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HISTORIC PRESERVATION BOARD AGENDA
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET
TUESDAY, MAY 4, 2021 @ 4:00 PM

Approval of Minutes

1. See attached minutes from April 6, 2021 meeting.

Discussion Items

1. Consider a request for a Certificate of Appropriateness to replace roof shingles at the residence located at 604 North 7th Street.
2. 2020 Annual Report and 2021 Board Activities

Updates

1. Enforcement of North Seventh Street Historic Residential District Guidelines and Standards

Other Business/Public Comment

Adjournment

Historic Preservation Board Meeting

Minutes – April 6, 2021

Board Members Present: Priscilla Mangnall, Ron Parron, Jody Motz, Troy Reynolds and Greg Gnesios

Board Members Not Present: Mikhail Blosser

Others in Attendance: Jace Hochwalt, Senior Planner; John Shaver, City Attorney; Joe Hatfield, North Seventh Street Historic District Resident

Call to Order/Announcements

The virtual meeting was called to order at 4:05 pm by Chairman Troy Reynolds.

Approval of Minutes

Discussion Items

1. Consideration of a Certificate of Appropriateness for Window and Door Replacement at the home at 407 North 7th Street

Joe Hatfield provided an overview of the proposal and staff gave further detail regarding the criteria for review of building alterations. The glass front door and side windows would be replaced with a wooden door with side lights. Windows in three existing openings on the west and north facades of the home would be replaced without altering the openings or the trim.

There was no public input. Mr. Hochwalt stated that the proposals did meet the criteria included in the North Seventh Street Historic Residential District Standards and Guidelines and staff recommended approval of the requests.

The Board had no further questions. Ron Parron made a motion to approve the proposed alterations. The motion passes unanimously (5-0) on a second by Priscilla Mangnall.

Other Business/Public Comment

Ron Parron noted he had been contacted by the owner of the former Christian Science Church at 535 North 7th Street. Ron suggested the contractor contact City Community Development for the Certificate of Appropriateness process.

Priscilla Mangnall stated that there are two neon marquee signs for the Rocket and Chief drive-in movie theaters at the historic water treatment plant on Orchard Mesa. It would be nice to restore them and have them on display somewhere.

Jody Motz inquired about the Lincoln Park Historic District Standards and Guidelines since the item was denied by the Planning Commission. The neighborhood has decided not to move forward at this time but expects to do so once more input from the neighborhood is documented.

Troy Reynolds is continuing to work on the beehive and has started to determine a plan for its restoration. Priscilla will follow up with the Mesa County Historical Society to see if they would like to participate in providing signage and/or restoration efforts.

Adjournment

By motion from Greg and a second from Ron, the meeting was adjourned at 4:37 PM.



Grand Junction Planning Commission

Regular Session

Item #1.

Meeting Date: May 4, 2021

Presented By: Kristen Ashbeck, Principal Planner/CDBG Admin

Department: Community Development

Submitted By:

Information

SUBJECT:

Consider a request for a Certificate of Appropriateness to replace roof shingles at the residence located at 604 North 7th Street.

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The property at 604 North 7th Street is a Contributing Structure in the North Seventh Street Historic Residential District (District) known historically as the Talbert House House. The house was constructed in 1907. The home presently has a composite shingle roof that was installed in 1999 and is in need of replacement. The owners propose to replace the shingles with the same style of shingle but with a different coloring.

BACKGROUND OR DETAILED INFORMATION:

The Applicants, Richard and Karen Buffington, have owned the home at 604 North 7th Street (northeast corner of Chipeta Avenue Avenue and North 7th Street) since 2011 and have continued to restore and upgrade the property over the past decade. The home presently has a composite shingle roof material that is greenish in color and installed in 1999. The shingles are in need of replacement, having met their 20-year useful life. The owners propose to replace the shingles with the same composite product but of a gray coloring rather than green and are seeking approval of a Certificate of Appropriateness in order to do so. Refer to the current photograph of the house and proposed product information provided by the Applicant. No other

alterations to the home or property are proposed at this time.

ANALYSIS

1. Zoning and Development Code. There are no Zoning and Development Code regulations that apply to the roof material replacement proposal.

2. North Seventh Street Historic Residential District Guidelines and Standards.

Per Section 26.08.040, the property at 407 North 7th Street is a Contributing Structure in the District. The Guidelines and Standards include one standard that applies to contributing properties only which is stated below.

Section 26.24.090 (b) Standards – Roof forms and materials

(1) Materials on a new roof or replacement roof should be similar to materials found on roofs in the District.

The replacement of the shingles with the same material as currently exists on the home is similar to materials found on roofs in the District. This standard has been met.

FINDINGS OF FACT AND RECOMMENDATION

After reviewing the 604 North 7th Street roof shingle replacement application, file number COA-2021-221 for a Certificate of Appropriateness to replace the roof shingles on the home with the same material as presently exists, staff makes the following findings of fact and conclusions:

1. The proposed replacement of roof shingles meets the applicable standard of the North Seventh Street Historic Residential District Guidelines and Standards.

SUGGESTED MOTION:

Mr. Chairman, on item COA-2021-221, an application for a Certificate of Appropriateness for proposed replacement of roof shingles on the home at 604 North 7th Street, I move we approve the proposal as presented.

Attachments

1. 604 N 7th Roof COA Application with Map Photo and Product Info

Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For: Replace Roof Shingles

Please fill in blanks below only for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation

Existing Zoning

Proposed Land Use Designation

Proposed Zoning

Property Information

Site Location: 604 N 7th St

Site Acreage:

Site Tax No(s):

Site Zoning:

Project Description: Replace Roof Shingles

Property Owner Information

Name: Rich & Karen Buffington

Street Address: 604 N 7th St

City/State/Zip: GJ, CO 81501

Business Phone #: 970-589-9406

E-Mail: karbuf@msn.com

Fax #:

Contact Person: Rich

Contact Phone #: 970-589-9406

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application [Signature]

Date 3-26-21

Signature of Legal Property Owner [Signature]

Date 3-26-21



Certificate of Appropriateness

North Seventh Street Historic Residential District

This box for office use only

File Number: _____

Review

Fee: \$50

This application is a request to construct, add, change or demolish a property within the North Seventh Street Historic Residential District as follows:

APPLICANT INFORMATION

Applicant Name: Rich & Karen Buffington

Are You? ☒ Owner ☐ Buyer ☐ Lessee

Applicant's Mailing Address:

604 N 7th St, GI, CO 81501

Applicant's Phone: 970-589-9406 **Email Address:**

Representative/Contact Person:

Rich Buffington

Representative/Contact Person Mailing Address:

same

Rep/Contact Phone: 970-589-9406 **Email Address:** karbuf@msn.com

Address of Subject Property: 604 N 7th St

Tax Parcel Number: _____

Have you reviewed the North Seventh Street Historic Residential District Guidelines and Standards?

Yes ☒ No ☐

PROPOSAL AND PROPERTY INFORMATION

This application is a request to construct, add or change the following (check all that apply):

	N/A	Add	Change	Demolish
Roof/Chimney	☒	☐	☒	☐
Walls/Siding	☐	☐	☐	☐
Fascia/Other Trim	☐	☐	☐	☐
Windows/Doors	☐	☐	☐	☐
Porch	☐	☐	☐	☐
Other (describe below)	☐	☐	☐	☐

Fully explain the nature of your request:

Remove current shingles installed in 1999
Replace with same style shingle
Different Color

Number of Structures on Property: 1 Residential
1 Outbuildings — Non-Residential

Total Gross Square Footage of Existing Structures (all floors):

5600 sq ft

Total Gross Square Footage of Proposed Structures or Additions (all floors): NA

Total Gross Square Footage of Existing Structures to be removed (all floors): NA

Existing Height to Building Eave: _____ **Existing Height to Building Peak:** _____

Proposed Height to Building Eave: _____ **Proposed Height to Building Peak:** _____

The existing building is a: _____ Single Family Dwelling
_____ Duplex _____ Other Multi-Unit

_____ Other (specify):

Exterior Building Materials:

	Existing	Proposed
Roof	Owens Corning Dimensional Teakridge Chateau Green	Owens Corning Dimensional-Teakridge Peppermill Gray
Walls/Siding	_____	_____

Doors _____

**Fascia, Trim,
Etc.** _____

Other _____

Existing Windows:

Existing Material:

N/A

Existing Sill Depth: ☐ ☐ ☐ ☐

Existing Window Type: ☐ Casement ☐ Slider
Double Hung ☐ Single Hung
Fixed Divided Light : How
many? _____ (e.g. 4 over 1, 3 over 1)

Proposed Windows:

Proposed Material:

Proposed Sill Depth: ☐ ☐ ☐ ☐

Proposed Window Type: ☒ Casement ☐ Slider
☐ Double Hung ☐ Single Hung

☐ Fixed ☐ Divided Light : How many? _____ (e.g. 4 over 1, 3 over 1)

For proposed divided lights, please describe grid, including width, whether it is flat or contoured:

Will the exterior trim remain on the replacement windows?

☐ Yes ☐ No

SITE AND LANDSCAPE INFORMATION

Fencing:

	Existing	Proposed
Type	_____	_____
Size/Height	_____	_____
Location	_____	_____

Are there any prominent trees or areas of vegetation on the property? If yes, what is the type, size and general location?

Does this application propose to remove or alter any of these prominent trees or vegetation areas? If so, which ones? And describe proposed change:

ADDITIONAL INFORMATION:

Are there other proposed not yet covered in the application?

☐ Yes ☐ No

If yes, please explain:

Signatures:

Property Owner

3/25/21

Representative

Date _____

City Approval:

Printed Name and Title

Signature _____

Date _____

604 North 7th Street Aerial Photo Location Map







CURRENT CHATEAU GREEN





OAKRIDGE®
Shingles



Flagstone®



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SEAL.



DEFEND.



BREATHE.



Oakridge® Shingles

Make it your own.

When does a house become a home? When the place you live in begins to reflect the life you're living. When every change, both big and small, makes it more and more your own. Choosing a new roof is your opportunity to make a major impact on the look of your home — and we're here to help. Owens Corning has been a leader in the building materials industry for over 75 years. So you can be confident that your new roof will enhance and help protect your home for years to come.

The Right Choice.™

Oakridge® Shingles are The Right Choice® for long-lasting performance and striking beauty. In addition to a wide range of inviting, popular colors, they also offer:

- Limited Lifetime Warranty*¹ (for as long as you own your home)
- 110/130** MPH Wind Resistance Limited Warranty*
- StreakGuard™ Protection with a 10-year Algae Resistance Limited Warranty*¹



Peppermill Gray[®]



Your home is your canvas.

At Owens Corning Roofing, we're always looking for ways to help you express your sense of style through your home, which is why we've expanded the Oakridge® color palette with these inspiring selections.

Oakridge® shingles are specially designed to provide a unique blend of artistry and craftsmanship that will give your home a look that is anything but ordinary. Blacks and grays are rich and warm, earth tones capture the vibrancy of nature's brightest hues, and bold color combinations help enhance a wide variety of exterior accents and landscaping. Plus, every Oakridge® Color features great contrast and color depth to add drama and curb appeal to your entire home.





Amber[†]
Not Available in Service Area 13 (see map).



Brownwood^{†/††}



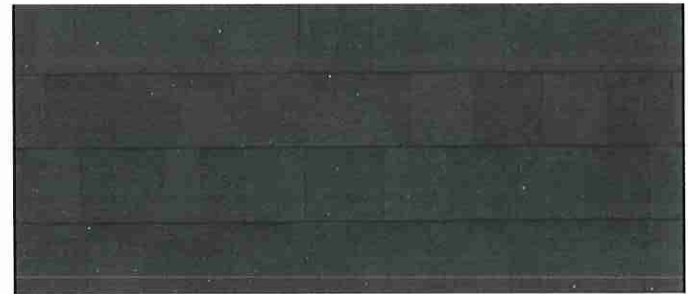
Desert Tan^{†/††}



Driftwood^{†/††}



Estate Gray^{†/††}



Onyx Black^{†/††}



Shasta White^{†/††}



Sierra Gray^{†/††}



Teak^{†/††}

Enhanced colors and bold designs.



Aged Cedar^{††}



Black Walnut^{††}



Flagstone^{††}



Peppermill Gray^{††}

Color Availability Map



†† Available with StreakGuard[®] Protection to inhibit the growth of airborne blue-green algae* that can cause unsightly dark streaks on your roof in service area 13 (see map), Owens Corning provides a 10-year Algae Resistance Limited Warranty.*



**The perfect
finishing touch.**

Owens Corning[®] Roofing Hip & Ridge Shingles do more than just deliver added protection to the most vulnerable areas of your roof — they enhance the roofline and help define the character of your entire home.

Don't accept a generic substitute. Be sure to choose the right Owens Corning[®] Roofing Hip & Ridge style and specially matched color to provide the perfect finishing touch to your new roof.

ENERGY STAR[®] is for roofs too.



Similar to the energy-efficient appliances in your home, roofing products can help provide energy-saving qualities. Owens Corning[®] Oakridge[®] Roofing Shingles in Shasta White can help reduce your heating and cooling bills when installed properly.

These shingles reflect solar energy, helping to decrease the amount of heat transferred to a home's interior — and the amount of air conditioning needed to keep it comfortable. Actual savings will vary based on geographic location and individual building characteristics. Call 1-800-GET-PINK[®] or 1-888-STAR-YES for more information.

Product Attributes

Warranty Length*

Limited Lifetime[†] (for as long as you own your home)

Wind Resistance Limited Warranty*

110/130** MPH



Algae Resistance available
in areas shown in white.

Algae Resistance Limited Warranty*

10 Years

TRU PROtection[†] Non-Prorated Limited Warranty[†] Period

10 Years

Product Specifications

Size	13 1/4" x 39 3/8"
Application Exposure	5 5/8"
Shingles per Bundle	Not less than 20
Average Shingle Count per 3 Bundles	64
Average Coverage per 3 Bundles	98.4 sq. ft.

Applicable Standards and Codes

ASTM D228

ASTM D3018 (Type 1)

ASTM D3161 (Class F Wind Resistance)

ASTM D3462

ASTM D7158 (Class H Wind Resistance)

ASTM E108/UL 790 (Class A Fire Resistance)

ICC-ES AC438[#]

PRI ER 1378E01

Shasta White color meets ENERGY STAR[®] requirements for initial solar reflectance of 0.25 and 3-year aged solar reflectance of 0.15; 2013 California Building Energy Efficiency Standards, Title 24, Part 6 requirements; rated by the Cool Roof Rating Council (CRRRC).



Total Protection Roofing System^{® ^}



TOTAL PROTECTION **SIMPLIFIED™**

Owens Corning[®] Total Protection Roofing System^{® ^} integrates engineered Owens Corning[®] components that work together to address these three primary performance areas, critical to a high-performance roof, while also making it easy to understand the importance of each. **With Owens Corning, it's easy to confidently deliver total protection, beauty and peace of mind.**



SEAL.

SELF-ADHERED ICE
& WATER BARRIER
SYNTHETIC UNDERLAYMENT



DEFEND.

STARTER SHINGLES
LAMINATE SHINGLES
HIP & RIDGE SHINGLES

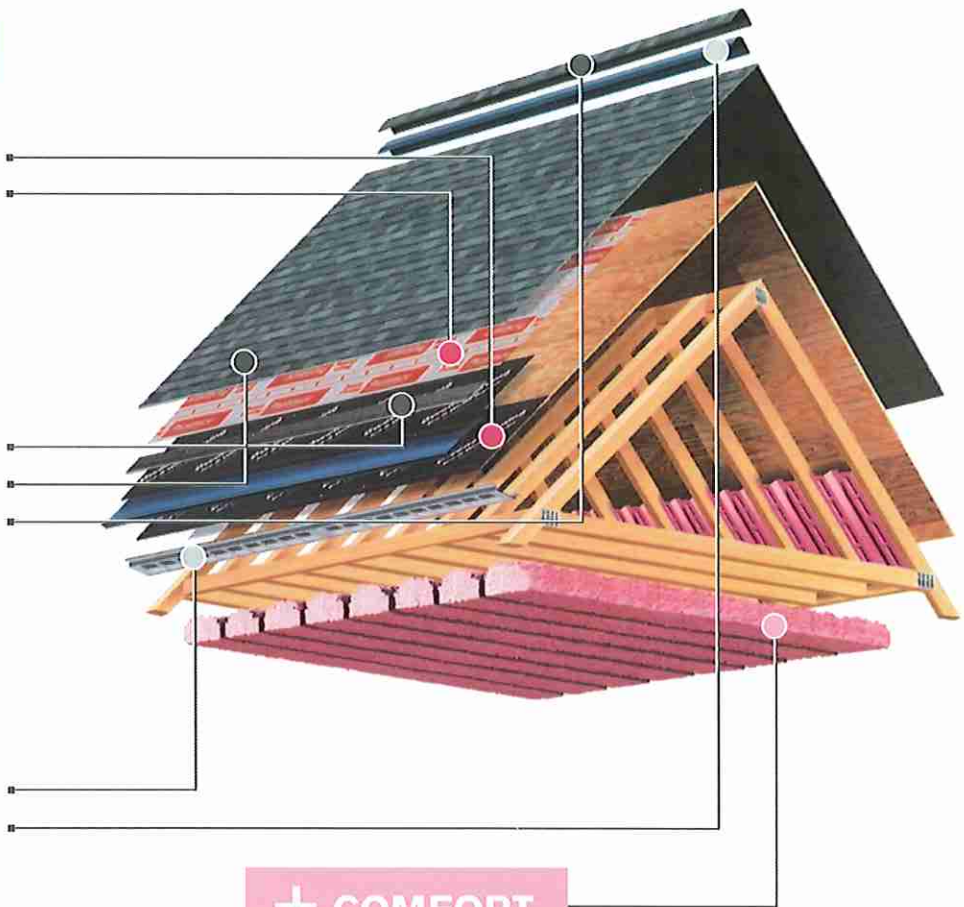


BREATHE.

INTAKE VENTS
EXHAUST VENTS

+ COMFORT.

PINK[®] FIBERGLAS[™]
BLOWN-IN
ATTIC INSULATION



Home sweet home.

Owens Corning Roofing wants to help make your purchase of a new roof a positive experience. Not only can we help you choose the right shingle and roofing system components, but we can also help you select the right contractor for the job. Don't worry — we know this is a big decision. We're here to help you feel confident about choosing our roofing products. After all, we're America's most trusted roofing brand^{††} for a reason.

Want design assistance or more information
about Owens Corning® Roofing products?
Or want to find an Owens Corning
Roofing Preferred Contractor network member?

It's easy to reach us:

1-800-GET-PINK^{*}
www.owenscorning.com/roofing

^{*} See actual warranty for complete details, limitations and requirements.

^{**} 110 MPH is standard with 4-nail application. 130 MPH is applicable only with 6-nail application and Owens Corning® Starter Shingle products application along eaves and rakes in accordance with installation instructions.

[†] Actual colors and granule blends may vary from the photo. We suggest that you view actual product on the roof to get a better idea of the finish color. Color availability subject to change without notice. Ask your professional roofing contractor for samples of colors available in your area.

[‡] 40-year Limited Warranty on commercial projects.

^{††} 2018 Roofing Brand Awareness Study by Owens Corning Roofing and Asphalt, LLC.

[#] International Code Council Evaluation Services Acceptance Criteria for Alternative Asphalt Shingles.

¹ StreakGuard® Algae Resistance Technology is not available in the Denver (12) service area. ENERGY STAR and the ENERGY STAR mark are registered trademarks of the U.S. Environmental Protection Agency.

[^] Excludes non-Owens Corning® roofing products such as flashing, fasteners, pipe boots and wood decking.



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ROOFING AND ASPHALT, LLC**
ONE OWENS CORNING PARKWAY
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1-800-GET-PINK^{*}
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CITY OF GRAND JUNCTION

HISTORIC PRESERVATION BOARD

2020 ANNUAL REPORT

INTRODUCTION

INTRODUCTION

The Historic Preservation Board (HPB) was established to enhance the community's local historic resources and promote the public health, safety, prosperity and welfare through the protection and preservation of the City's architectural, historic and cultural heritage. This report provides an overview of activities and highlights of program activities that the Board and staff to the Board have accomplished during 2020.

BOARD MEMBERS

Mikhail Blosser

Greg Gnesios

Priscilla Mangnall

Jody Motz

Ron Parron (Chair)

Troy Reynolds

PRIMARY DUTIES

The Board's primary duties are to:

- 1) Establish a City Register listing designated structures, sites and districts; and
- 2) Provide educational opportunities to increase public appreciation of Grand Junction's unique heritage.

The Board also reviews proposed alterations to designated sites as necessary. It is comprised of five to seven members appointed by City Council and includes one member from the Downtown Development Authority Board or staff.

Community Development staff organizes and helps manage Board activities including the Historic Preservation Board's monthly meetings. In addition, staff addresses historic preservation interests in the community, helps address and provide information to the general public and reviews development projects, as necessary.

2020 PROJECTS AND ACCOMPLISHMENTS

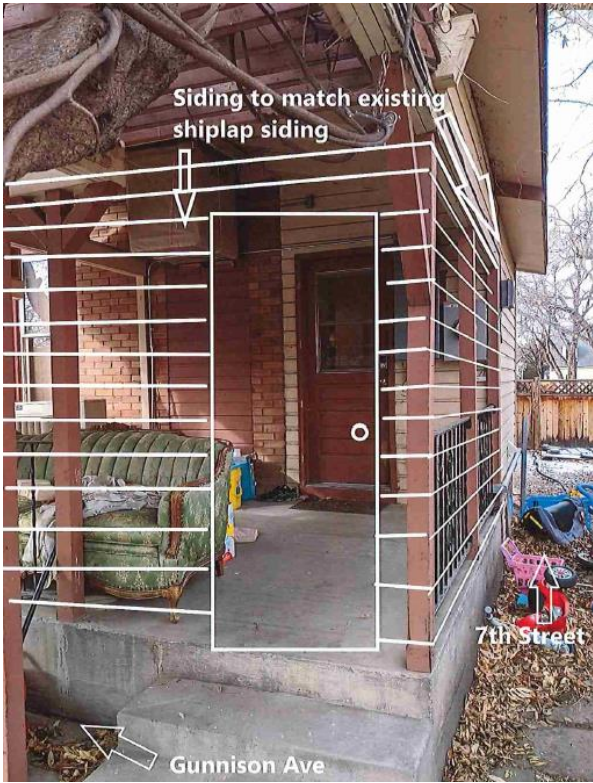
The Historic Preservation Board meets monthly on the first Tuesday of the month to conduct regular business or for special meetings as needed to review development proposals. The discussion below summarizes general projects, activities and accomplishments of the Board as well as highlights some of the larger projects in which the Board has been involved.

BOARD AND STAFF GENERAL ACTIVITIES

During 2020, general operations and activities of staff and the Board included:

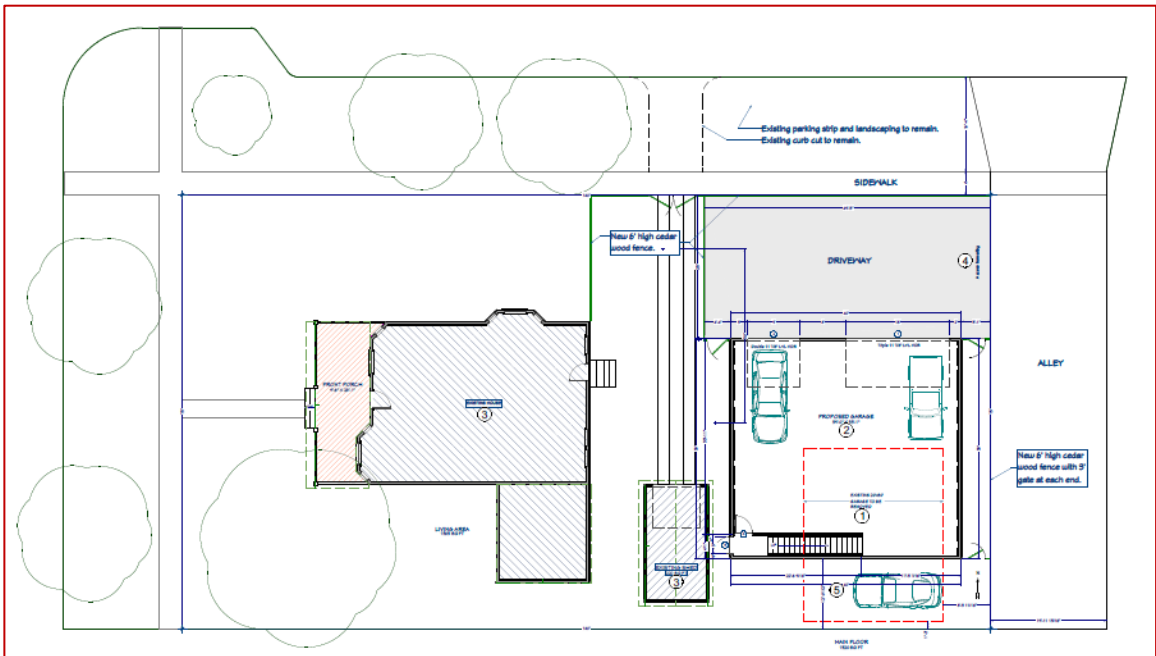
- There were no terms that expired in 2019 thus no new members were appointed but Ron Parron was selected as chair 2020.
- Staff regularly responded to inquiries by the public via phone, email or counter visits regarding Historic Preservation.
- On behalf of the Board and with comment from the Board as needed, staff responded to requests for comment on federal- or state-related capital projects or other projects requiring Section 106 or other environmental review (e.g., communications facilities) for potential impact on historic resources.
- Staff completed historic preservation review as part of the required Environmental Review for all Community Development Block Grant (CDBG) activities funded for the 2020 Program Year as well as ongoing activities from previous program years and CDBG-CV activities funded through the CARES Act.
- Staff completed an annual report to History Colorado/State Historic Preservation Office (SHPO) of the environmental reviews conducted July 1, 2019 - June 30, 2020 per the City and State's Programmatic Agreement established in 2015.
- In addition, the Programmatic Agreement with the SHPO was renewed for another 5 years through 2025.
- Other projects as highlighted on the following pages.

2020 PROJECTS AND ACCOMPLISHMENTS



CERTIFICATE OF APPROPRIATENESS REVIEWS

Staff reviewed and made recommendation to the Board on three applications at three different properties for Certificates of Appropriateness. Applying the North Seventh Street Historic Residential District Guidelines and Standards, the proposals were approved for modifications to the properties including a new garage, a small addition and site modifications.



2020 PROJECTS AND ACCOMPLISHMENTS

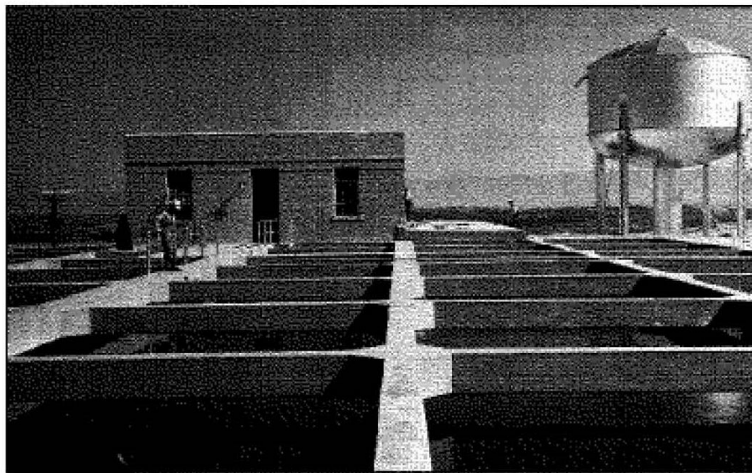
GIS STORY MAP

Staff, the Board, the City GIS Division and an independent study student from the Fall 2019 CMU Public History Class continued to develop text and identify images that are being built into a GIS Story Map regarding local history and historic figures and sites.

The map is expected to be complete in early 2021.



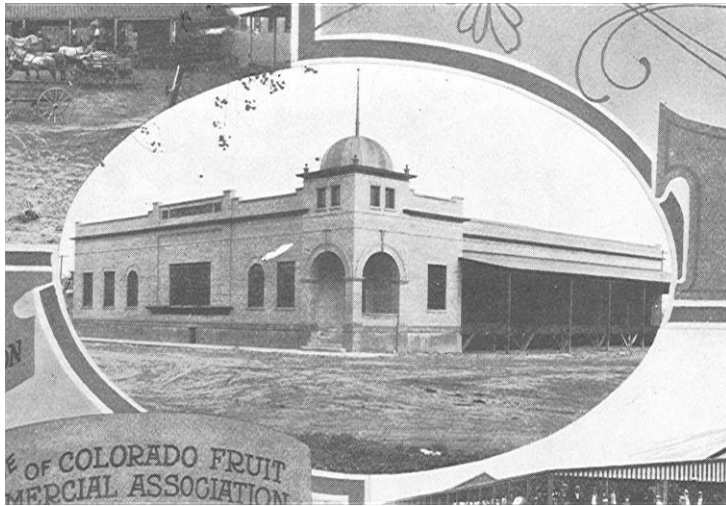
HISTORIC WATER TREATMENT PLANT AND TOWER



1939 water treatment plant (south façade) taken in 1946.

The Board provided a letter of support for the City's application to the State Historical Fund grant to complete the first phase of preservation of the historic Water Treatment Plant and Tower located on Orchard Mesa. While the grant was not successful, it is anticipated that the City may apply for the funds again in the future.

2020 PROJECTS AND ACCOMPLISHMENTS



HISTORIC DESIGNATIONS

Staff and the Board worked with the owner of the Colorado Fruit and Commercial Association Building located at 601 Pitkin Avenue to designate the property in the City Register of Historic Structures, Sites and Districts. Upon recommendation by the Historic Preservation Board, City Council approved historic designation of the property in Fall 2020.

GUIDELINES AND STANDARDS CODE AMENDMENT

Property owners within the Lincoln Park Historic District have expressed the desire to create design guidelines and standards for their newly formed District. The Board and Staff assisted District representatives in this effort. The guidelines and standards are anticipated to be considered by the Planning Commission and City Council in 2021.

In addition, the Board worked with property owners in the North Seventh Street Historic Residential District to clarify the guidelines and standards pertaining to demolition of non-historic accessory structures. A Code amendment addressing these provisions was adopted by City Council in mid-2020.



2020 PROJECTS AND ACCOMPLISHMENTS

HISTORIC SANDERS BEEHIVE

In conjunction with the Mesa County Historical Society, Board members worked to successfully relocate the historic Sanders Beehive store before it was demolished to make way for new development proposed at 2580 Patterson Road. The structure has been moved to the historic Page Ranch property at 298 Mahan Street on Orchard Mesa.



DOWNTOWN HISTORIC SHADE STRUCTURE

The 1962 Operation Foresight / Downtown Shopping Park project included enhancements such as “modern” shade structures. The Board has been working with the property owner where one structure still exists to possibly move it to a downtown location.