

To access the Agenda and Backup Materials electronically, go to www.gjcity.org



**HISTORIC PRESERVATION BOARD AGENDA
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET
TUESDAY, JULY 6, 2021 @ 4:00 PM**

Call to Order/Announcements

Approval of Minutes

See attached minutes from May 4, 2021 meeting.

Discussion Items

Application for a Certificate of Appropriateness for the building located at
535 North 7th Street - APPLICATION WITHDRAWN

Board Activities - Remainder of 2021
Downtown Historic Shade Structure
Most Endangered Places
Other?

Updates

Other Business/Public Comment

Adjournment

Historic Preservation Board Meeting

Minutes – May 4, 2021

Board Members Present: Ron Parron, Jody Motz, Vida Jaber and Troy Reynolds

Board Members Not Present: Mikhail Blosser, Priscilla Mangnall and Greg Gnesios

Others in Attendance: Kristen Ashbeck, Principal Planner; Richard and Karen Buffington, North Seventh Street Historic District Residents

Call to Order/Announcements

The meeting was called to order at 4:15 pm by Ron Parron

Approval of Minutes

The Board unanimously (4-0) approved the minutes of the April 6, 2021 meeting by motion from Jody Motz and second by Vida Jaber.

Discussion Items

1. Consideration of a Certificate of Appropriateness for Roof Replacement at the home at 604 North 7th Street

Kristen presented an overview of the proposal which was found to meet the North Seventh Street Historic Residential District Guidelines and Standards pertaining to replacement of roof materials. Staff recommended approval of the proposal.

The applicant, Richard Buffington, added that the proposed color was much more in line with the traditional weathered wooden shingles originally on the home.

There was no public input, and the Board had no further questions of staff or the applicant. Ron Parron made a motion to approve the proposed alteration. The motion passed unanimously (4-0) on a second by Jody Motz.

2. 2020 Annual Report and 2021 Board Activities

The Board reviewed the 2020 Annual Report and discussed possible activities for the remainder of 2021 including continued work on the downtown historic shade structure and nomination of the Teller Institute to the Colorado Most Endangered Places list. Vida Jaber stated she had been in contact with someone from the State representing the latter and the Museum had received additional information on the property. The Board would also like to follow up with the status of some of the buildings it had recently visited or designated as well as some older projects including: Stranges Store, Colorado Fruit and Commercial Association Building, railroad depot and the First Church of Christ, Scientist. Kristen will follow up with

property owners to check status and/or set up a tour of the site(s).

Updates

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

Troy had drafted a letter to property owners within the District. Community Development Department was wanting some clarification from the City Attorney's office before sending it out. Kristen will follow up on the status.

Ron stated that a new fence had been constructed on the property at 505 North 7th Street. Kristen will look into whether it is a new fence that needs a Certificate of Appropriateness review or if was a replacement of an old fence which may not require review.

Adjournment

The meeting was adjourned at 4:56 PM.



Grand Junction Planning Commission

Regular Session

Item #

Meeting Date: July 6, 2021

Presented By: Kristen Ashbeck, Principal Planner/CDBG Admin

Department: Community Development

Submitted By: Kristen Ashbeck

Information

SUBJECT:

Application for a Certificate of Appropriateness for the building located at 535 North 7th Street - APPLICATION WITHDRAWN

RECOMMENDATION:

EXECUTIVE SUMMARY:

The property at 535 North 7th Street is a Contributing Structure in the North Seventh Street Historic Residential District (District) known historically as the First Church of Christ, Scientist. The building was constructed in c. 1929 and has had few alterations since then. The basement entryway stairwell on the north-facing facade was enclosed and covered at an unknown date and an accessible lift was added on the southeast corner of the building in the 1990s. The current owner is in the process of rehabilitating the building for use as a body art studio and Building Codes have required that the stairwell enclosure be either 1) extended to cover a landing at the top of the stairs inside the stairwell; or 2) that the walls of the enclosure be removed so that the existing sidewalk to the entry serve as the landing at the top of the stairs. Refer to the attached map, photo and plans.

The applicant has chosen the latter alternative and will remove the walls but the roof and support posts will remain. The removal of the walls of the enclosed stairwell will actually improve the visual quality and historic integrity of the property. Thus, staff found that the proposal does not have significant impact on the property and District and does not warrant review of the application by the Historic Preservation. The Certificate of Appropriateness application withdrawn is considered withdrawn.

BACKGROUND OR DETAILED INFORMATION:

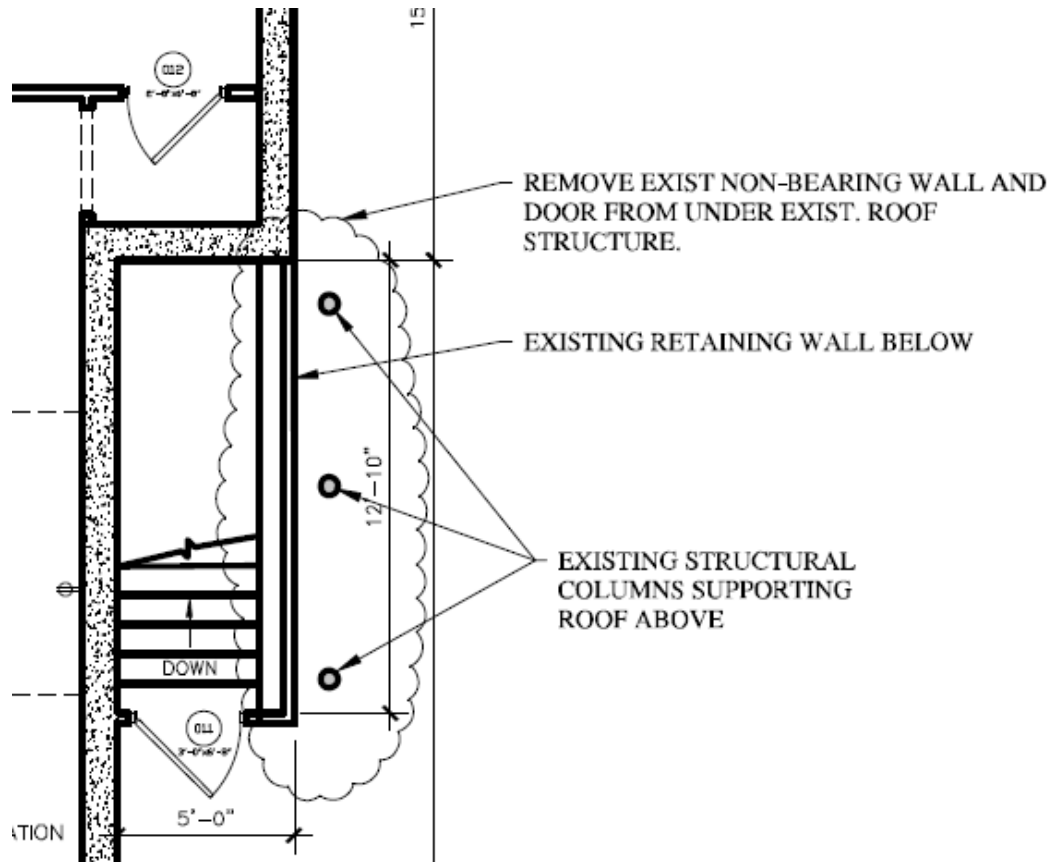
SUGGESTED MOTION:

Attachments

1. 535 North 7th Street Aerial Location Map
2. 535 N 7th St Before Photo
3. Excerpt of Architectural Plans







535 North 7th Street – Proposed Alteration to Exterior Covered Stairwell
Remove Walls/Door but Leave Roof and Supporting Columns



Grand Junction Planning Commission

Regular Session

Item #

Meeting Date: July 6, 2021

Presented By: Kristen Ashbeck, Principal Planner/CDBG Admin

Department: Community Development

Submitted By:

Information

SUBJECT:

Board Activities - Remainder of 2021
Downtown Historic Shade Structure
Most Endangered Places
Other?

RECOMMENDATION:

EXECUTIVE SUMMARY:

BACKGROUND OR DETAILED INFORMATION:

SUGGESTED MOTION:

Attachments

None