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**HISTORIC PRESERVATION BOARD AGENDA
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET
TUESDAY, SEPTEMBER 7, 2021 @ 4:00 PM**

Call to Order/Announcements

Approval of Minutes

See attached minutes from the July 6, 2021 meeting.

Discussion Items

Historic Designation of the Residence Located at 1155 Grand Avenue

Updates

Schedule Walk About for Potential Umbrella Locations

Other Business/Public Comment

Expiring Terms

Adjournment



Grand Junction Planning Commission

Regular Session

Item #

Meeting Date: September 7, 2021

Presented By:

Department: Community Development

Submitted By:

Information

SUBJECT:

See attached minutes from the July 6, 2021 meeting.

RECOMMENDATION:

EXECUTIVE SUMMARY:

BACKGROUND OR DETAILED INFORMATION:

SUGGESTED MOTION:

Attachments

1. Historic Preservation Board Minutes - 2021 - July 6

Historic Preservation Board Meeting

Minutes – July 6, 2021

Board Members Present: Priscilla Mangnall, Greg Gnesios, Mikhail Blosser, Jody Motz, Vida Jaber and Troy Reynolds

Board Members Not Present: Ron

Others in Attendance: Randall Reitz, City Council; and Kristen Ashbeck, Principal Planner

Call to Order/Announcements

The meeting was called to order at 4:00 pm by Chair Troy Reynolds. Introductions were made of Councilman Reitz and members of the Board

Approval of Minutes

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

Discussion Items

1. Kristen provided an update regarding a Certificate of Appropriateness application that was withdrawn that was to extend an exterior covered entryway. Instead, the walls of the enclosure will be removed so the work improves the historic integrity of the building thus, no requirement for COA review/approval.

The current owner is still working on remodeling the interior of the building in hopes of relocating their business to the building soon. Once it is further along, the owner would like to work with the Board to host an event/grand opening at the building and invite the neighborhood and general public to visit/tour the building.

2. Board Activities the Remainder of 2021

Kristen provided an update regarding the nomination of the Teller Institute to the Colorado Most Endangered Places list. It had been nominated in 2019 but was not designated. While Colorado Preservation Inc. encouraged re-application, there will not be a nomination round for 2022. However, the Board will continue to gather materials regarding the complex of buildings towards a re-application in 2022 for the 2023 designation.

The Board would like to continue to work on the relocation of one of the historic downtown shade structures from Little Park Road to somewhere downtown. Brandon Stam of the DDA has suggested somewhere on 7th Street. The Board would like to schedule a time to walk the area and focus on 5-6 possible locations to present to the Public Works Department and the DDA.

The City GIS Division continues to refine the story map that had been created by the Public History students at Colorado Mesa University. There are presently no students working on the project but GIS hopes to provide something more comprehensive by the end of the year.

Kristen had inquired about a tour of the Stranges Store but was told the building would be sold soon and the Board could follow up with the subsequent owner.

Priscilla and Kristen had visited with the 92-year-old owner of the home at 1155 Grand Avenue who had lived there since 1936. She is interested in designating the house on the local historic register so the information gathered (to be summarized in writing by Priscilla) will be used to add to its historic background and significance for the designation application. A neighbor will be assisting the owner with the rest of the application.

Adjournment

The meeting was adjourned at 5:25 pm.



Grand Junction Historic Preservation Board

Meeting Date: September 7, 2021
Presented By: Kristen Ashbeck, Principal Planner
Department: Community Development
Submitted By: Kristen Ashbeck, Principal Planner

SUBJECT

Consider a request to Designate the property at 1155 Grand Avenue in the City Register of Historic Sites, Structures and Districts

RECOMMENDATION

Staff recommends approval of the request.

BACKGROUND OR DETAILED INFORMATION

City Council adopted Section 21.07.040, Historic Preservation, in the Zoning and Development Code in 1994 which established a City Register of Historic Structures, Sites and Districts, to which eligible resources may be designated. The criteria by which the Historic Preservation Board and Council shall review a proposed designation are specified in the ordinance and are included in the Analysis section of this report. The purpose and effect of designation is: to assist local interests in preservation of physical structures, sites or districts and to recognize locally significant structures, sites or districts; to provide a mechanism to educate the public on local history, development of the community, architectural styles and housing and business development; to enable the owners of the property in the City to take advantage of historic preservation programs and opportunities; and to make all properties listed on the City Registry eligible for such incentive programs as may be developed.

Site History

The home at 1155 Grand Avenue was constructed c. 1901-1903 and has an interesting and important history. Built in 1903 in an area that at the time was at the far east edge of the City of Grand Junction, in the original square mile laid out by George A. Crawford in 1882. When the home was built in 1903 by Alvin Borschell it was clearly in a rural setting with corrals and barns at the Borschell home as well as the surrounding residences. Alvin Borschell was an early grand valley pioneer, having arrived in Grand Junction in 1895. He became a prominent Grand Junction citizen, having served as the Deputy Postmaster for the City. He later embarked on a banking career at William H. Moyer's Grand Valley National Bank. Borschell also served as President of the Federal Aid Society. By 1908, the property was conveyed to Mary and Judge Charles E. Cherrington who moved to Grand Junction in 1906 to enter the real estate business. During the years he resided in the house, he was manager of the Ramey-

Udlock Investment Company, president of the Grand Junction Chamber of Commerce, and manager of Western Slope Securities. Cherrington was elected a city commissioner in 1913, serving as mayor for eight years while Grand Junction was ruled under the commission form of government. In 1921, when the City Charter was amended to adopt the current City Manager form of government, he briefly served as the first city manager until one could be hired. Cherrington also served as a municipal judge until the time of his death in 1942.

In 1916, the home was put back into the hands of the Borschell family, this time being owned by John Borschell, Alvin's father. John Borschell rented the home out until the Jaynes family purchased 1155 Grand Avenue in 1936.

When M.H. James, his wife Ida, daughters Avis and Lois and son Leon moved into the house, Avis remembers there was a barn in the back of the home and still had the feel of being in the country. Mr. Jaynes worked in the furniture store business while Ida was active in social circles involving their church and ladies' groups, often meeting in their home. A few modifications have been made to the home over the years, primarily during the 1950s, including a reconfiguration of the front porch and stoop.

Avis Jaynes, the current owner, was a well-liked educator, teaching at Lincoln Park Elementary. Avis married Loyd Carlson in 1975 and continued to live in the house. Thus, Avis has occupied the historic residence for 85 years.

Analysis

Pursuant to Section 21.07.040(f)(2) of the Zoning and Development Code, designation of a structure in the City Register of Historic Structures, Sites and Districts shall conform to the following criteria.

(1) Structures. Structures must be at least 50 years old and meet one or more of the architectural, cultural or geographic/environmental significance criteria. A structure can be exempted from the age requirement if the Council finds it to be exceptionally important in other criteria.

The house at 1155 Grand Avenue was constructed circa 1901-1903 and thus meets this criterion.

(i) Historic structures or sites shall meet one or more of the following areas of significance in order to be considered for designation.

(A) Architectural.

(B) Cultural

(C) Geographic/Environmental

The 1155 Grand Avenue property is most significant under the Cultural criterion in that it is associated with a notable person or the work of a notable person. Several of the previous owners were notable in the community; in particular, Judge Charles E.

Cherrington and his association with local businesses and participation with city government.

Findings of Fact and Recommendation

After reviewing the request to designate the property at 1155 Grand Avenue in the City Register of Historic Structures, Sites and Districts, the following findings of fact have been made:

1. The request conforms with Section 21.07.040(f)(2) of the Zoning and Development Code.

Therefore, Staff recommends approval of the request.

SUGGESTED MOTION

Mr. Chairman, on the request to designate the property at 1155 Grand Avenue in the City Register of Historic Structures, Sites and Districts, City file number HIS-2021-525, located at 1155 Grand Avenue, I move that the Historic Preservation Board forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.

1155 Grand Avenue Location Map



Printed: 8/30/2021

1 inch = 47 feet



COLORADO HISTORICAL SOCIETY
Office of Archaeology and Historic Preservation
1300 Broadway Denver, CO 80203

HISTORIC BUILDING INVENTORY

SITE NO.: 5ME8229

Eligible for National Register ☐ yes ☐ no
 date _____ initials _____

Criteria ☐ A ☐ B ☐ C ☐ D

Contributes to a potential National Register district
☐ yes ☐ no district name: _____

Eligible for State Register ☐ yes ☐ no
 date _____ initials _____

Criteria ☐ a ☐ b ☐ c ☐ d ☐ e

Areas of significance: _____

COUNTY: Mesa

CITY: Grand Junction

HISTORIC BUILDING NAME: Cherrington, Charles E., House

Period of significance _____

Needs data _____ date _____ initials _____

CURRENT BUILDING NAME: Carlson Residence

LOCAL LANDMARK DESIGNATION: ☐ yes ☒ no

Date of designation: N/A

Designating authority: N/A

ADDRESS: 1155 Grand Ave., Grand Junction, CO 81501-3429

P.M.: UTE township: 1S range: 1W
 NE ¼ of NE ¼ of NE ¼ of SE ¼ of section 14

OWNER NAME & ADDRESS: Loyd A. Carlson, 1155 Grand Ave., Grand Junction, CO 81501-3429

UTM REFERENCE-12

Easting: 711760

Northing: 4327200

USGS QUAD NAME: Grand Junction

Year: 1962; photorevised 1973 ☒ 7.5' ☐ 15'

STYLE: Classic Cottage

Block: 88

Lot(s): 13 - 15

Addition:

Year of addition:

BUILDING TYPE:

☒ original location ☐ moved

Date of moves(s): _____

MATERIALS: Mud Sill Foundation - Wood Frame - Wood Shakes - Tile Roof

HISTORIC USE: Domestic

PRESENT USE: Domestic

STORIES: 1.5

SQUARE FOOTAGE: 1204

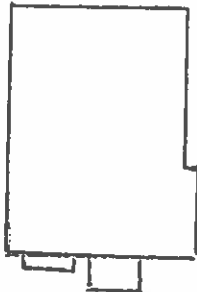
DATE OF CONSTRUCTION- estimate: 1901 actual:

Source of information: Tax Assessor's Records

PLAN SHAPE:



north arrow



ARCHITECT: Unknown

Source of information: _____

BUILDER/CONTRACTOR: Unknown

Source of information: _____

ORIGINAL OWNER: John Borschell

Source of information: Lot and Block Books

ASSOCIATED BUILDINGS- ☒ yes ☐ no

Type: Garage

ARCHITECTURAL DESCRIPTION: One and a half story, front gable roof with flared catslide in west slope and a cross gable. Concrete foundation. Concrete step and stoop lead to vestibule with front gable roof with flared west slope. Wooden screen door. Main door is paneled and has three vertical lights. Double hung wood sash windows, one-over-one, with metal storm windows around house. Shallow bay with hip roof on east facade. Small gabled dormer in east elevation. Large gables on north and south elevations, and cross gable on west elevation, all have full sized paired windows. Beige asbestos shingle siding. Window frames and surrounds, cornice returns, foundation, fascia, gutters and down spouts are dark gray. Red tile roof with boxed eaves. Two brick chimneys in west slope.

Landscaped with lawn, shrubs and stones randomly arranged in yard, several large trees and a young tree on lot.

Single car garage in rear with front gable with flared slope on west side covered with red tiles. Shake shingle siding painted beige.

PHOTOGRAPHS (include photographs showing each side of building and any associated buildings)

Film roll no.: 34
Negative no.: 21

Photographer: Carolyn Howard
Location of negatives: City Of Grand Junction

CONSTRUCTION HISTORY (include description and dates of major additions, alterations, or demolitions): Asbestos siding. Clay tile roof from 1950s. Storm windows. Additional construction or modifications not noted in Assessor's records.

HISTORICAL BACKGROUND (discuss important persons and events associated with this building): Pearl and John Borschell, a janitor for the Carnegie Public Library, were the first owners/occupants of the house ca. 1901-1907. Perhaps the best known owners/occupants have been Mary and Judge Charles E. Cherrington who owned/occupied the house ca. 1908-1916. Cherrington moved to Grand Junction ca. 1906 to enter the real estate business. During the years he resided in the house, he was manager of the Ramey-Udlock Investment Company, president of the Grand Junction Chamber of Commerce, and manager of Western Slope Securities. He was elected a city commissioner in 1913, serving as mayor for eight years while Grand Junction was ruled under the commission form of government. In 1921, when the City Charter was amended to adopt the current City-Manager form of government, he briefly served as the first city manager until one could be hired. He also served as a municipal judge until the time of his death in 1942. James Borschell, a mechanic at Paris Brothers Auto, was the owner/occupant ca. 1917-1919; and Etta and Howard Leffingwell, Leffingwell Electric Service, the owners/occupants ca. 1920-1928, and the absentee owners ca. 1930-1931. The house was owned/occupied, at least through 1946, by Ida and Melvin H. Jaynes, a driver and later a linoleum layer for Treece Furniture. The Jaynes daughter, Avis, and her husband Loyd Carlson, were still living there in 1996.

INFORMATION SOURCES (be specific): Plat Map, Appraisal Card, Lot and Block Books, Grand Junction City Directories, Obituary Index, 1981 Historic Survey of Grand Junction. Grand Junction Daily Sentinel Newspaper: 8 Jun 1942, p8; 9 Jun 1942, p1; 10 Jun 1942, p10; 12 Jun 1942, p4. Museum of Colorado Research Library: City of Grand Junction Collection.

SIGNIFICANCE (check appropriate categories)

Architectural significance:

☐ represents the work of a master
☐ possess high artistic value
☒ represents a type, period, or method of construction

Historical significance:

☒ associated with significant person(s)
☐ associated with significant event
☐ associated with a pattern of events
☐ contributes to an historic district

National Register eligibility:

Individual ☐ yes ☒ no

Criteria: ☐ A ☐ B ☐ C ☐ D

Area(s) of significance: Architecture;
Government

Contributes to a potential district:

☐ yes ☒ no
District name:

THEME(S):

Period of significance: 1901

STATEMENT OF SIGNIFICANCE (briefly justify the significance checked above): This house had major remodeling in the 1950s. The flared eaves, siding, and tile roof are unchanged from them. This house should be checked for possible addition to the local register based on its association with Judge Cherrington.

INVENTORY COMPLETED BY: Museum Group Staff

DATE: 3/29/96

AFFILIATION: Museum of Western Colorado

PHONE: (970) 241-9117



1155 Grand Ave. , Grand Junction, Mesa Co, CO
2945-144-01-007 03/08/1996
Roll 34 Frame 21 View N Dir SE
5ME8229

Packet Page 13



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Department: Community Development

Submitted By:

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SUBJECT:

Schedule Walk About for Potential Umbrella Locations

RECOMMENDATION:

EXECUTIVE SUMMARY:

BACKGROUND OR DETAILED INFORMATION:

SUGGESTED MOTION:

Attachments

None



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None