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

Approval of Minutes

Approval of Minutes from the November 2, 2021 Meeting (attached).

Discussion Items

Consider a request for a Certificate of Appropriateness to replace roof shingles on the building located at 727 North 7th Street.

Updates

Enstroms and Relocation of Historic Shade Structure - Priscilla

Other Business/Public Comment

January 4, 2022 Meeting

Adjournment

Historic Preservation Board Meeting

Minutes – November 2, 2021

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

Board Members Not Present: Jody Motz

Others in Attendance: Kristen Ashbeck, Principal Planner; Dani Acosta, Associate Planner; Sue Ann and Kevin Tinsley, Building Owners; Randall Reitz, City Council

Call to Order/Announcements

The meeting convened at the building at 226 Pitkin Avenue at 4:00 pm.

Approval of Minutes

The Board unanimously (6-0) approved the minutes of the October 5, 2021 meeting.

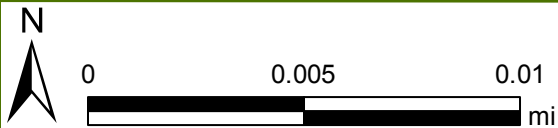
Discussion Items

Tour building at 226 Pitkin Avenue (Stranges Store) with new property owners, Sue Ann and Kevin Tinsley. Since acquiring the property in June 2021, the Tinsleys have continued to clean out the building and work on rehabilitation and are presently gathering bids for new arched windows, awnings and front doors. There is presently no specific use identified but will likely be used for commercial and/or office use in the future.

Adjournment

The meeting was adjourned at 5:00 pm.

727 North 7th Street Sketch Plan / Aerial Photo



Printed: 9/24/2021

1 inch = 24 feet

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) WESTERN COLORADO OUTSIDE, LLC ("Entity") is the owner of the following property:

(b) LOTS 14 and 15 in block 39 of the City of Grand Junction, 727 N 7th ST. CO CO

A copy of the deed(s) evidencing the owner's interest in the property is attached. Any documents conveying an interest in the property to someone else by the owner are also attached.

I am the (c) MANAGER/MEMBER for the Entity. I have the legal authority to bind the Entity regarding obligations and this property. I have attached the most recent recorded Statement of Authority of the Entity.

☒ My legal authority to bind the Entity both financially and concerning this property is unlimited.

☐ My legal authority to bind the Entity financially and/or concerning this property is limited as follows:

☒ The Entity is the sole owner of the property.

☐ The Entity owns the property with other(s). The other owners of the property are:

On behalf of Entity, I have reviewed the application for the (d) CERTIFICATE OF APPROPRIATENESS AKA: NEW Roofing material

I have the following knowledge or evidence of a possible boundary conflict affecting the property:

(e) _____

I understand the continuing duty of the Entity to inform the City planner of any changes regarding my authority the Entity and/or regarding ownership, easement, right-of-way, encroachment, lienholder and any other interest in land.

I swear under penalty of perjury that the information in this Ownership Statement is true, complete and correct.

Signature of Entity representative: [Signature]

Printed name of person signing: KIRK HUDDLESTON

State of Colorado)

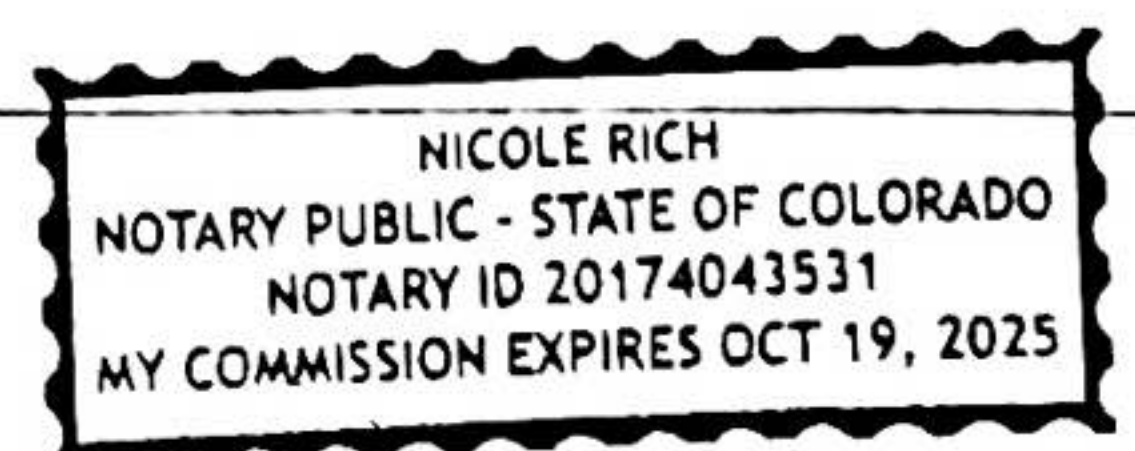
County of Mesa) ss.

Subscribed and sworn to before me on this 22nd day of November, 2021

by Kirk Huddleston

Witness my hand and seal.

My Notary Commission expires on 10/19/2025





Certificate of Appropriateness

North Seventh Street Historic Residential District

This box for office use only

File Number: _____

Review Fee: \$100

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: DISCOVERY KIDS LEARNING CENTER (Kirk Huddleston)

Are You? ☒ Owner ☐ Buyer ☐ Lessee

Applicant's Mailing Address: 715 N 7TH ST
CJ CO 81501

Applicant's Phone: 970-245-0797 Email Address: GRANDJUNCTIONKIDS@gmail.com

Representative/Contact Person: Kirk Huddleston

Representative/Contact Person Mailing Address: 715 N 7TH ST

Rep/Contact Phone: 245-0797 Email Address: CERANDJUNCTIONKIDS@gmail.com

Address of Subject Property: 727 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):

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

Fully explain the nature of your request:

REMOVING OLD ROOFING MATERIAL (COMPOSIT SHINGLES)
AND REPLACING WITH NEW COMPOSIT SHINGLES.
Changing color to a light grey. See attached
images

Number of Structures on Property: _____ Residential _____ Outbuildings _____ Non-Residential

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

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

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

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	<u>COMPOSITE SHINGLES</u>	<u>COMPOSITE SHINGLES</u>
Walls/Siding	_____	_____
Doors	_____	_____
Fascia, Trim, Etc.	_____	_____
Other	_____	_____

Existing Windows:

Existing Material: _____

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:

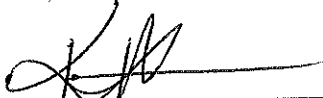
No

ADDITIONAL INFORMATION:

Are there other proposals not yet covered in the application? Yes No No

If yes, please explain: _____

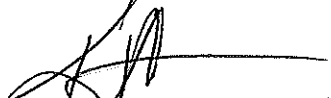
Signatures:



Property Owner

11-12-21

Date



Representative

11-12-21

Date

City Approval:

Printed Name and Title

Signature

Date

Existing Shingle



Proposed Shingle and Example on a Structure

