



**HISTORIC PRESERVATION BOARD AGENDA**  
**CITY HALL AUDITORIUM, 250 NORTH 5<sup>TH</sup> STREET**  
**TUESDAY, JANUARY 4, 2022 @ 4:00 PM**

**Call to Order/Announcements**

- 1 Introductions - New Board Members

**Approval of Minutes**

- 1 Approval of Minutes from the December 7, 2021 meeting (attached)

**Discussion Items**

- 1 Review 2021 Historic Preservation Board DRAFT Report (attached)
- 2 Story Map - What's Next? Here's a link to the final story map -  
<https://storymaps.arcgis.com/stories/38cab537be914165a8ca8a07c7fe22b>  
f
- 3 2022 Historic Preservation Month Activities (May)
  - Historic Preservation Award
  - 1st Church Christ Scientist - Historic Downtown Event
  - Museum Events for May
- 4 Mesa County Historical Society History Fair April 23, 2022

**Updates**

- 1 Historic Shade Structure  
Operation Foresight DVD to Flash Drive

**Other Business/Public Comment**

**Adjournment**





## Grand Junction Planning Commission

### Regular Session

Item #1.

---

**Meeting Date:** January 4, 2022

**Presented By:**

**Department:** Community Development

**Submitted By:**

---

### **Information**

**SUBJECT:**

Introductions - New Board Members

**RECOMMENDATION:**

**EXECUTIVE SUMMARY:**

**BACKGROUND OR DETAILED INFORMATION:**

**SUGGESTED MOTION:**

### **Attachments**

None



**Grand Junction Planning Commission**

**Regular Session**

**Item #1.**

---

**Meeting Date:** January 4, 2022

**Presented By:**

**Department:** Community Development

**Submitted By:**

---

**Information**

**SUBJECT:**

Approval of Minutes from the December 7, 2021 meeting (attached)

**RECOMMENDATION:**

**EXECUTIVE SUMMARY:**

**BACKGROUND OR DETAILED INFORMATION:**

**SUGGESTED MOTION:**

**Attachments**

1. Historic Preservation Board Minutes - 2021 - December 7

## **Historic Preservation Board Meeting**

Minutes – December 7, 2021

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

Board Members Not Present: Vida Jaber

Others in Attendance: Kristen Ashbeck, Principal Planner; Emily Sanders and Jon Larson, Historic Downtown Property Owners

### **Call to Order/Announcements**

The meeting was called to order at 4:04 pm by Troy Reynolds

### **Approval of Minutes**

Ron Parron noted that he did attend the November meeting which was not reflected in the minutes. The Board unanimously (6-0) approved the minutes as amended of the November 2, 2021 meeting by motion from Ron Parron and second by Priscilla Mangnall.

### **Discussion Items**

Consideration of Request for a Certificate of Appropriateness to Replace the Roof Shingles on the Building Located at 727 North 7<sup>th</sup> 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 was not in attendance.

There was no public input, and the Board had no further questions. The motion to approve the Certificate of Appropriateness passed unanimously (6-0).

### **Updates**

Enstroms Relocation of Historic Shade Structure – Priscilla reported that she had not been contacted by Doug Simmons for possible placement of the structure at Enstrom's along 7<sup>th</sup> Street. Mr. Simmons was going to look at it where it is currently located on Little Park Road and then get back with Priscilla.

### **Other Business/Public Comment**

1. Meeting guests, Emily Sanders and Jon Larson introduced themselves to the Board. They are in the process of relocating to Grand Junction and have purchased a home in historic downtown (841 Ouray Avenue). They were interested in finding out more about the Board and its activities which were summarized by Board members.
2. The Board decided to hold its regular meeting on January 4, 2022.

**New Business**

The Board expressed interest in continuing to pursue nomination of the Teller Institute to the Colorado Most Endangered Places List in 2022.

**Adjournment**

The meeting was adjourned at 4:53 PM.



**Grand Junction Planning Commission**

**Regular Session**

**Item #1.**

---

**Meeting Date:** January 4, 2022

**Presented By:**

**Department:** Community Development

**Submitted By:**

---

**Information**

**SUBJECT:**

Review 2021 Historic Preservation Board DRAFT Report (attached)

**RECOMMENDATION:**

**EXECUTIVE SUMMARY:**

**BACKGROUND OR DETAILED INFORMATION:**

**SUGGESTED MOTION:**

**Attachments**

1. HPB 2021 Annual Report DRAFT



CITY OF GRAND JUNCTION

## HISTORIC PRESERVATION BOARD

**DRAFT** 2021 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 2021.

## BOARD MEMBERS

Mikhail Blosser

Greg Gnesios

Priscilla Mangnall

Jody Motz

Ron Parron

Troy Reynolds (Chair)

Vida Jaber

Councilman Randall Reitz

## 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.

## 2021 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 2021, general operations and activities of staff and the Board included:

- There were no terms that expired in 2020 but the DDA representative was replaced with a community member so there was one new appointment. Troy Reynolds was selected as chair for 2021.
- 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 2021 Program Year.
- Staff completed an annual report to History Colorado/State Historic Preservation Office (SHPO) of the environmental reviews conducted July 1, 2020 - June 30, 2021 per the City and State's Programmatic Agreement that had been renewed in 2020.
- Other projects as highlighted on the following pages.

## 2021 PROJECTS AND ACCOMPLISHMENTS



These windows to be replaced.

Side of the house, facing North. This part of the house is not original, it was added around 1968, so these windows are not original. Currently, this space is filled with two wood awning windows that are hung vertically. It would be replaced with either two casement windows or one double hung window. We will know the best course of action once we tear into the window. Either way, the trim will be maintained and the color will match.



Inside. Since the window is an awning window, the mechanism is located halfway up the window on the side, instead of at the bottom like an actual casement window. This has put undue stress on the mechanism and the window, affecting its operation. Also, the snap-in screens are starting to splinter apart in multiple places.



### CERTIFICATE OF APPROPRIATENESS REVIEWS

Staff reviewed and made recommendation to the Board on four applications at four 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 entry and window replacement, new fencing and landscaping and roof replacement on two properties.



## 2021 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 to complete a GIS Story Map regarding local history and historic figures and sites.

The map will be made available to the general public in 2022.



### HISTORIC DESIGNATIONS

Staff and the Board worked with the owner of the home located at 1155 Grand 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 October 2021.

## 2021 PROJECTS AND ACCOMPLISHMENTS

### **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 were considered by the Planning Commission in March 2021 but more public input was recommended before the request could be recommended to City Council. Thus, the District residents are continuing to work on the proposal which may be resubmitted to the City for formal adoption in 2022.



### **HISTORIC DISTRICT SIGNAGE**

City Community Development Staff, in conjunction with the City Traffic Division, worked with the Original Mile Keith's Addition Historic District located on Main Street and Rood Avenue between 9<sup>th</sup> and 13<sup>th</sup> Streets to place identification signs in the District which has been done for other Districts in the City.

**NEED PHOTO**

## 2021 PROJECTS AND ACCOMPLISHMENTS



### 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.



## Grand Junction Planning Commission

### Regular Session

Item #2.

---

**Meeting Date:** January 4, 2022

**Presented By:**

**Department:** Community Development

**Submitted By:**

---

### **Information**

**SUBJECT:**

Story Map - What's Next? Here's a link to the final story map -  
<https://storymaps.arcgis.com/stories/38cab537be914165a8ca8a07c7fe22bf>

**RECOMMENDATION:**

**EXECUTIVE SUMMARY:**

**BACKGROUND OR DETAILED INFORMATION:**

**SUGGESTED MOTION:**

### **Attachments**

None



**Grand Junction Planning Commission**

**Regular Session**

**Item #3.**

---

**Meeting Date:** January 4, 2022

**Presented By:**

**Department:** Community Development

**Submitted By:**

---

**Information**

**SUBJECT:**

2022 Historic Preservation Month Activities (May)

- Historic Preservation Award
- 1st Church Christ Scientist - Historic Downtown Event
- Museum Events for May

**RECOMMENDATION:**

**EXECUTIVE SUMMARY:**

**BACKGROUND OR DETAILED INFORMATION:**

**SUGGESTED MOTION:**

**Attachments**

None



**Grand Junction Planning Commission**

**Regular Session**

**Item #4.**

---

**Meeting Date:** January 4, 2022

**Presented By:**

**Department:** Community Development

**Submitted By:**

---

**Information**

**SUBJECT:**

Mesa County Historical Society History Fair April 23, 2022

**RECOMMENDATION:**

**EXECUTIVE SUMMARY:**

**BACKGROUND OR DETAILED INFORMATION:**

**SUGGESTED MOTION:**

**Attachments**

None



**Grand Junction Planning Commission**

**Regular Session**

**Item #1.**

---

**Meeting Date:** January 4, 2022

**Presented By:**

**Department:** Community Development

**Submitted By:**

---

**Information**

**SUBJECT:**

Historic Shade Structure  
Operation Foresight DVD to Flash Drive

**RECOMMENDATION:**

**EXECUTIVE SUMMARY:**

**BACKGROUND OR DETAILED INFORMATION:**

**SUGGESTED MOTION:**

**Attachments**

None