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**HISTORIC PRESERVATION BOARD AGENDA
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET
TUESDAY, OCTOBER 4, 2022 - 4:00 PM**

Call to Order/Announcements

Approval of Minutes

There are no minutes from previous meetings to be considered.

Discussion Items

Consider a request for a Certificate of Appropriateness to replace roof shingles on an accessory structure located at 428 North 7th Street.

Updates

Board Appointments

Board and Commission Volunteer Appreciation Dinner - December 5,
2022 5:00 pm at Grand Junction Events Center

Other Business/Public Comment

Adjournment



Grand Junction Planning Commission

Regular Session

Item #

Meeting Date: October 4, 2022

Presented By:

Department: Community Development

Submitted By:

Information

SUBJECT:

There are no minutes from previous meetings to be considered.

RECOMMENDATION:

EXECUTIVE SUMMARY:

BACKGROUND OR DETAILED INFORMATION:

SUGGESTED MOTION:

Attachments

None



Grand Junction Planning Commission

Regular Session

Item #

Meeting Date: October 4, 2022

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 on an accessory structure located at 428 North 7th Street.

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The property at 428 North 7th Street is a Contributing Structure in the North Seventh Street Historic Residential District (District) known historically as the Allsion House. The house was constructed in 1900. The property includes a primary residence and two outbuildings. The home and one of the outbuildings presently have composite shingle roofs. The owners propose to replace the wooden shake shingles on the other outbuilding with composite shingles to match the other two buildings on the site.

BACKGROUND OR DETAILED INFORMATION:

The Applicants, Jeffrey and Melodee Bergin, have owned the home at 428 North 7th Street (just north of the First Baptist Church) since 2014 and have continued to restore and upgrade the property since their purchase. The home and one of the outbuildings presently have composite shingle roof material that is gray in color. The second outbuilding has a wooden shake shingle roof that is in need of replacement. The owners propose to replace the shingles on the outbuilding with the same composite product as that on the house and other outbuilding 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 428 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 on the outbuilding with the same material as currently exists on the home and other outbuilding is similar to materials found on roofs in the District. This standard has been met.

FINDINGS OF FACT AND RECOMMENDATION

After reviewing the 428 North 7th Street roof shingle replacement application, file number COA-2022-617 for a Certificate of Appropriateness to replace the roof shingles on one of the outbuildings with the same material as presently exists on the home and another outbuilding, 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-2022-617, an application for a Certificate of Appropriateness for proposed replacement of roof shingles on an outbuilding on the property at 428 North 7th Street, I move we approve the proposal as presented.

Attachments

1. 428 N 7th Roof COA Application with Map Photo and Product Info

[Grab your reader's attention with a great quote from the document or use this space to emphasize a key point. To place this text box anywhere on the page, just drag it.]



Certificate of Appropriateness

North Seventh Street Historic Residential District

This box for office use only

File Number: _____ **Review Fee:** \$105

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: Jeffrey & Melodee Bergin

Are You? ☒ Owner ☐ Buyer ☐ Lessee

Applicant's Mailing Address: 428 N. 7th St., Grand Junction, CO 81501

Applicant's Phone: 970-985-9433 **Email Address:** jmbc9590@bresnan.net

Representative/Contact Person: _____

Representative/Contact Person Mailing Address: _____

Rep/Contact Phone: _____ **Email Address:** _____

Address of Subject Property: 428 N. 7th St., Grand Junction, CO 81501

Tax Parcel Number: 2945-141-38-002

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

Yes X 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
Roof/Chimney	☐	☒	☐	☐
Walls/Siding	☐	☐	☐	☐
Fascia/Other Trim	☐	☐	☐	☐
Windows/Doors	☐	☐	☐	☐
Porch	☐	☐	☐	☐
Other (describe below)	☐	☐	☐	☐

Fully explain the nature of your request: We have a guest house on the back of our property that has a shake roof that needs to be replaced. We will replace the current shingles with composite shingles to match the main house.

Number of Structures on Property: 2 Residential 1 Outbuildings Non-Residential

Total Gross Square Footage of Existing Structures (all floors): 2,100 SQ FT + 900 SQ FT

Total Gross Square Footage of Proposed Structures or Additions (all floors): N/A

Total Gross Square Footage of Existing Structures to be removed (all floors): N/A

Existing Height to Building Eave: Existing Height to Building Peak:

Proposed Height to Building Eave: SAME NO CHANGE Proposed Height to Building Peak: SAME NO CHANGE

The existing building is a: X Single Family Dwelling Duplex Other Multi-Unit
 Other (specify):

Exterior Building Materials:

Existing

 N/A

Proposed

 N/A

Roof	<u>SHAKE SHINGLE</u>	<u>COMPOSITE SHINGLE</u>
Walls/Siding	<u>NO CHANGE</u>	<u>NO CHANGE</u>
Doors	<u>↓</u>	<u>↓</u>
Fascia, Trim, Etc.	<u>↓</u>	<u>↓</u>
Other	<u>↓</u>	<u>↓</u>

Existing Windows:

Existing Material: NO CHANGE

Existing Sill Depth: 1/2

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: NO CHANGE

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	<u>NO CHANGE</u>	<u> </u>
Size/Height	<u> </u>	<u> </u>
Location	<u> </u>	<u> </u>

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

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

If yes, please explain: _____

Signatures:

Julia 2. [Signature]
Property Owner

AUGUST 17, 2022
Date

Representative

Date

City Approval:

Printed Name and Title

Signature

Date

OWNERSHIP STATEMENT - NATURAL PERSON

I, (a) MELODEE L. BERGIN, am the owner of the following real property:

(b) 428 N. 7TH ST.
GRAND JUNCTION, CO 81501

A copy of the deed evidencing my interest in the property is attached. All documents, if any, conveying any interest in the property to someone else by the owner, are also attached.

☐ I am the sole owner of the property.

☒ I own the property with other(s). The other owners of the property are (c):

JEFFREY L. BERGIN

I have reviewed the application for the (d) ROOF REPLACEMENT pertaining to the property.

I have the following knowledge and evidence concerning possible boundary conflicts between my property and the abutting property(ies): (e) _____

I understand that I have a continuing duty to inform the City planner of any changes in interest, including ownership, easement, right-of-way, encroachment, lienholder and any other interest in the property.

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

Owner signature as it appears on deed: Melodee L. Bergin

Printed name of owner: MELODEE L. BERGIN

State of Colorado)

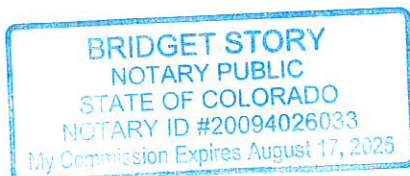
County of Mesa) ss.

Subscribed and sworn to before me on this 18 day of August, 20 22

by Melodee Bergin

Witness my hand and seal.

My Notary Commission expires on 8/17/2025



Bridget Story
Notary Public Signature

[Grab your reader's attention with a great quote from the document or use this space to emphasize a key point. To place this text box anywhere on the page, just drag it.]



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 Other (specify):

Exterior Building Materials:

Existing

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Proposed

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ADDITIONAL INFORMATION:

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

If yes, please explain: _____

Signatures:

Julia 2. [Signature]
Property Owner

AUGUST 17, 2022
Date

Representative

Date

City Approval:

Printed Name and Title

Signature

Date

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(b) 428 N. 7TH ST.
GRAND JUNCTION, CO 81501

A copy of the deed evidencing my interest in the property is attached. All documents, if any, conveying any interest in the property to someone else by the owner, are also attached.

☐ I am the sole owner of the property.

☒ I own the property with other(s). The other owners of the property are (c):

JEFFREY L. BERGIN

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I understand that I have a continuing duty to inform the City planner of any changes in interest, including ownership, easement, right-of-way, encroachment, lienholder and any other interest in the property.

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

Owner signature as it appears on deed: Melodee L. Bergin

Printed name of owner: MELODEE L. BERGIN

State of Colorado)

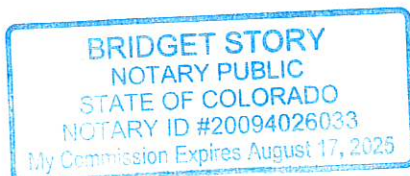
County of Mesa) ss.

Subscribed and sworn to before me on this 18 day of August, 20 22

by Melodee Bergin

Witness my hand and seal.

My Notary Commission expires on 8/17/2025



Bridget Story
Notary Public Signature



Warranty Deed
(Pursuant to 38-30-113 C.R.S.)

State Documentary Fee Date: October 24, 2014 \$ 32.20

THIS DEED, made on **October 24, 2014** by **STEPHEN EDWARD HURD, ALSO KNOWN AS STEPHEN E. HURD**, Grantor(s), of the County of **MESA** and State of **NORTH CAROLINA** for the consideration of **(\$322,000.00) *** Three Hundred Twenty Two Thousand and 00/100 ***** dollars in hand paid, hereby sells and conveys to **JEFFREY L. BERGIN AND MELODEE L. BERGIN** Grantee(s), as Joint Tenants, whose street address is **428 N 7TH ST GRAND JUNCTION, CO 81501**, County of **MESA**, and State of **COLORADO**, the following real property in the County of **Mesa**, and State of Colorado, to wit:

LOTS 7, 8 AND THE SOUTH HALF OF LOT 9 IN BLOCK 71 OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO.

also known by street and number as: **428 N 7TH ST GRAND JUNCTION CO 81501**

with all its appurtenances and warrants the title to the same, subject to *general taxes for the year 2014 and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Record Title Matters (Section 8.2) of the Contract to Buy and Sell Real Estate relating to the above described real property; distribution utility easements, (including cable TV); those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Off-Record Title Matters (Section 8.3) and Current Survey Review (Section 9) of the Contract to Buy and Sell Real Estate relating to the above described real property; inclusions of the Property within any special tax district; and other **Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the October 24, 2014. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than 120% of the short sale price until 90 days from the October 24, 2014. These restrictions shall run with the land are not personal to the Grantee.***

Stephen Edward Hurd also known as Stephen E Hurd, by Jeffrey Stephen Hurd
 STEPHEN EDWARD HURD ALSO KNOWN AS STEPHEN E. HURD, BY
 JEFFREY STEPHEN HURD AS ATTORNEY IN FACT
as Attorney in Fact

State of **COLORADO**)
) ss.
 County of **MESA**)

The foregoing instrument was acknowledged before me on this day of **October 24, 2014** by **JEFFREY STEPHEN HURD AS ATTORNEY IN FACT FOR STEPHEN EDWARD HURD, ALSO KNOWN AS STEPHEN E. HURD**

Julianna McNeill
 Notary Public
 My commission expires 11-15-17

JULIANNA MCNEILL NOTARY PUBLIC STATE OF COLORADO NOTARY ID #19934017213 Commission Expires November 15, 2017 County of Mesa

When Recorded Return to: **JEFFREY L. BERGIN AND MELODEE L. BERGIN**
428 N 7TH ST GRAND JUNCTION, CO 81501

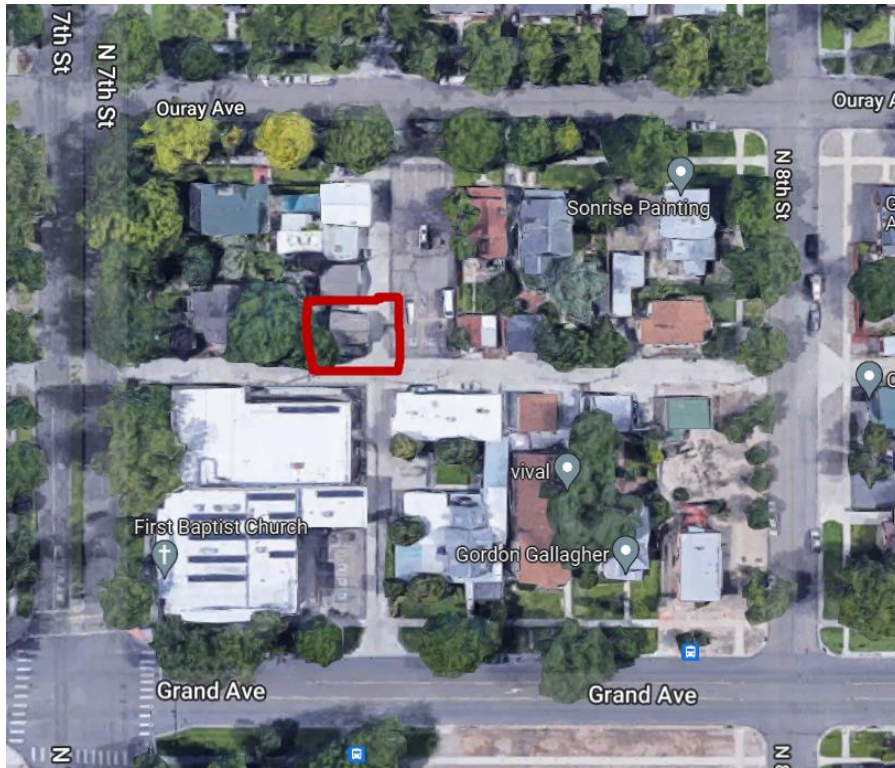


428 North 7th Street Historic Photograph of Residence



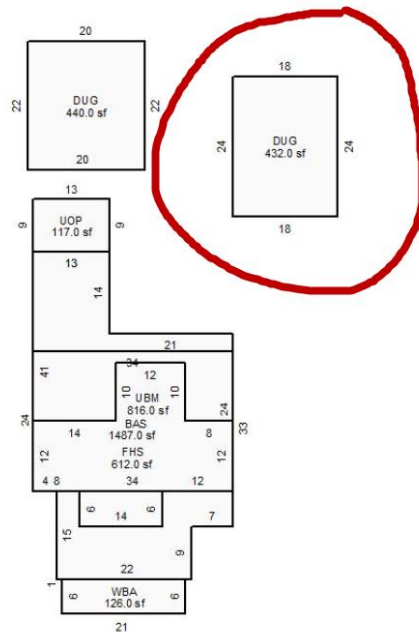
This is the shake shingle roof that we will be replacing with composite shingles to match the house





Building Sketch 1 of 1

Building Sketch 1



Sketch by Agave Urbanism™

- Base Area(BAS) = 1487 sq. ft.
- Garage, Det. Unf(DUG) = 872 sq. ft.
- Finished Half Story(FHS) = 612 sq. ft.
- Unfinished Basement(UBM) = 816 sq. ft.
- Wood Deck, Balcony(WBA) = 126 sq. ft.
- Unfin. Open Porch(UOP) = 117 sq. ft.



428 North 7th Street Proposed Outbuilding Roof Material



Grand Junction Planning Commission

Regular Session

Item #

Meeting Date: October 4, 2022

Presented By:

Department: Community Development

Submitted By:

Information

SUBJECT:

Board Appointments

RECOMMENDATION:

EXECUTIVE SUMMARY:

BACKGROUND OR DETAILED INFORMATION:

SUGGESTED MOTION:

Attachments

None



Grand Junction Planning Commission

Regular Session

Item #

Meeting Date: October 4, 2022

Presented By:

Department: Community Development

Submitted By:

Information

SUBJECT:

Board and Commission Volunteer Appreciation Dinner - December 5, 2022 5:00 pm at Grand Junction Events Center

RECOMMENDATION:

EXECUTIVE SUMMARY:

BACKGROUND OR DETAILED INFORMATION:

SUGGESTED MOTION:

Attachments

None