



**HISTORIC PRESERVATION BOARD AGENDA**  
**CITY HALL AUDITORIUM, 250 NORTH 5<sup>TH</sup> STREET**  
**TUESDAY, DECEMBER 5, 2023 - 4:00 PM**

**Call to Order/Announcements**

**Approval of Minutes**

**Discussion Items**

1. Consider a request by Tim Stouffer – Stouffer Living Trust, applicant, and property owner, to obtain approval for the proposed exterior repair and upgrades to the home. The property is located at 710 Ouray Avenue.
2. 338 S. 2nd Street - Discussion with property owner
3. Changes or Updates to Historic Preservation By-Laws Discussion

**Updates**

1. Lowell School - Next month's hearing agenda item (sign)
2. Teller Institute/Grand Junction Regional Center

**Other Business/Public Comment**

**Adjournment**



## Grand Junction Planning Commission

### Regular Session

Item #1.

---

**Meeting Date:** December 5, 2023  
**Presented By:** Jessica Johnsen, Senior Planner  
**Department:** Community Development  
**Submitted By:** Jessica Johnsen, Senior Planner

---

### Information

#### **SUBJECT:**

Consider a request by Tim Stouffer – Stouffer Living Trust, applicant, and property owner, to obtain approval for the proposed exterior repair and upgrades to the home. The property is located at 710 Ouray Avenue.

#### **RECOMMENDATION:**

#### **EXECUTIVE SUMMARY:**

The owner of the home at 710 Ouray Avenue requests approval of the proposed exterior repair and upgrades. The repairs and upgrades include the following:

1. Repair/replace exterior materials (brick and wainscot) on garage
2. Replace 9 inefficient windows (replacing with vinyl windows)
3. Remove crumbling landscape wall (approximately 2 feet in height) and replace with decorative rocks
4. Complete tear off and replacement of roof shingles on the house
5. Complete tear off and replacement of roof shingles on the detached garage

#### **BACKGROUND OR DETAILED INFORMATION:**

##### **BACKGROUND**

The current owner of the property at 710 Ouray Avenue acquired the property in 2013 and has been continuing to upgrade the property. Part of those improvements include replacing and repairing specific exterior materials, windows, etc., as needed. A previous Certificate of Appropriateness application was applied for and approved by the Historic Preservation Board in 2016. The previous application was for window and door replacements.

##### **ANALYSIS**

All applications for alterations, new construction or site improvements within the North

Seventh Historic Residential District shall be reviewed by city staff, then presented at a Historic Preservation Board Hearing. Staff has reviewed the scope of work and provided analysis below, based on scope of work with referenced Grand Junction Municipal Code (GJMC) Sections:

1. Repair/replace exterior materials (brick and wainscot) on garage
  1. Pursuant to Title 26- North Seventh Street Historic Residential District Guidelines And Standards; Section 26.24.050 Exterior Materials, brick and wood siding are considered “dominant materials”. Therefore, staff finds this scope of work consistent with municipal code.
2. Replace 9 inefficient windows (replacing with vinyl windows)
  1. Pursuant to Title 26- North Seventh Street Historic Residential District Guidelines And Standards; Section 26.24.080 Window and façade treatments, subsection (a) #7 states “It is appropriate to use wood or similar looking materials such as aluminum clad or vinyl windows that provide depth and texture similar in appearance to historic wood windows on the primary façade.” Therefore, staff finds this scope of work consistent with municipal code.
3. Remove crumbling landscape wall (approximately 2 feet in height) and replace with decorative rocks.
  1. Pursuant to Title 26- North Seventh Street Historic Residential District Guidelines And Standards; Section 26.20.090 Fencing, subsection (a), items one and two
    1. Front yard fences should be a maximum height of 48 inches measured from the street side.
    2. Maximum opacity for front yard fences should be 60 percent
  2. The wall is approximately 24 inches in height. Therefore, staff finds this scope of work consistent with municipal code.
4. Complete tear off and replacement of roof shingles on the house
  1. Pursuant to Title 26- North Seventh Street Historic Residential District Guidelines And Standards; Section 26.24.090 Roof forms and materials, subsection (a) states “The roof on a new building should relate to the overall size, shape, slope, color, and texture of roofs on adjacent sites or in other areas of the District”
  2. Section 26.24.090 Roof forms and materials, subsection (b) states, “Materials on a new roof or replacement roof should be similar to materials found on roofs in the District.”
  3. The roof shingles were removed and replaced with identical shingles from what was installed previously. Therefore, staff finds this scope of work consistent with municipal code.
5. Complete tear off and replacement of roof shingles on the detached garage

1. Pursuant to Title 26- North Seventh Street Historic Residential District Guidelines And Standards; Section 26.24.090 Roof forms and materials, subsection (a) states “The roof on a new building should relate to the overall size, shape, slope, color, and texture of roofs on adjacent sites or in other areas of the District”
2. Section 26.24.090 Roof forms and materials, subsection (b) states, “Materials on a new roof or replacement roof should be similar to materials found on roofs in the District.”
3. The roof shingles were removed and replaced with identical shingles from what was installed previously. Therefore, staff finds this scope of work consistent with municipal code.

### **STAFF RECOMMENDATION AND FINDINGS OF FACT**

After reviewing the 710 Ouray Avenue application, file number COA-2023-610 for a Certificate of Appropriateness for exterior repair and upgrades in the North Seventh Street Historic Residential District, staff makes the following findings of fact and conclusions:

1. The exterior repairs and upgrades proposed meet the requirements of section 21.04.040(i) the Grand Junction Zoning and Development Code.
2. The fence proposal meets the Title 26 - North Seventh Street Historic Residential District Guidelines and Standards.

### **SUGGESTED MOTION:**

Madam Chair, on item COA-2023-610, an application for a Certificate of Appropriateness for exterior repairs and upgrades at 710 Ouray Avenue, I move that we approve the proposal and findings in the staff report as presented.

### **Attachments**

1. Exhibit 1 - COA Application
2. Exhibit 3 - Documents and photos (scope of work)
3. Exhibit 2 - Site Plan



## Certificate of Appropriateness

North Seventh Street Historic Residential District

This box for office use only

File Number: \_\_\_\_\_

Review Fee: \$75

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: STOUFFER LIVING TRUST

Are You? ☒ Owner ☐ Buyer ☐ Lessee

Applicant's Mailing Address: 710 OURAY AVENUE (TIM + JACKIE STOUFFER)  
GRAND JUNCTION, CO 81501

Applicant's Phone: 832-419-4377 Email Address: tstuffer@aol.com

Representative/Contact Person: TIM STOUFFER

Representative/Contact Person Mailing Address: 710 OURAY AVENUE  
GRAND JUNCTION, CO 81501

Rep/Contact Phone: 832-419-4377 Email Address: tstuffer@aol.com

Address of Subject Property: 710 OURAY AVENUE Tax Parcel Number: R063199

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                                 |
|-------------------------------|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|
| Roof/Chimney                  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ① Walls/Siding<br>GARAGE ONLY | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| Fascia/Other Trim             | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ② Windows/Doors               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| Porch                         | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ③ Other (describe below)      | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |

Fully explain the nature of your request:

- ① THE "PEBBLE DASH" EXTERIOR OF THE GARAGE IS DAMAGED. (NEAREST IS IN U.K.)  
 NO "PEBBLEDASH" - FAMILIAR REPAIR CONTRACTORS EXIST IN THE USA,  
 SO PLAN TO WAINSCOTE WITH BRICK TO MATCH HOUSE. THE HOME & GARAGE ARE NOT STUCCO.  
 ② REPLACE REMAINING OLD, DAMAGED, STUCK, INEFFICIENT WINDOWS.

Number of Structures on Property: 1 Residential 1 Outbuildings 0 Non-Residential

Total Gross Square Footage of Existing Structures (all floors): 3214 ft<sup>2</sup> HOUSE, 480 ft<sup>2</sup> GARAGE

Total Gross Square Footage of Proposed Structures or Additions (all floors): 0, N/A

Total Gross Square Footage of Existing Structures to be removed (all floors): 0, N/A

Existing Height to Building Eave: 11' 9" Existing Height to Building Peak: ~27' ~~N/A~~

Proposed Height to Building Eave: N/A Proposed Height to Building Peak: N/A

The existing building is a: ☒ Single Family Dwelling ☐ Duplex ☐ Other Multi-Unit

☒ Other (specify): SHORT TERM RENTAL, OCCASIONALLY

- ③ REMOVE CRACKED, CRUMBLING, KNEE-HIGH, ROCK + CEMENT WALL ALONG ALLEY TO GARAGE. ALSO ROOT DAMAGED. PLACE LARGE DECORATIVE STONES INSTEAD.

- \* GARAGE LOWER WALLS ARE NOT VISIBLE FROM 7TH ST (FENCING + LANDSCAPE)  
 \* 9 NEW WINDOWS WILL MATCH OTHER 21 WINDOWS (REPLACED IN 2014)  
 \* WALL IS BARELY VISIBLE FROM 7TH ST.

## Exterior Building Materials:

|                    | Existing                                                                    | Proposed                                           |
|--------------------|-----------------------------------------------------------------------------|----------------------------------------------------|
| Roof               | <u>COMPOSITE</u>                                                            | <u>N/A</u>                                         |
| Walls/Siding       | <u>BRICK + PEBBLEDASH (NOT STUCCO)</u>                                      | <u>BRICK REPLACING LOWER PEBBLE DASH OF GARAGE</u> |
| Doors              |                                                                             | <u>N/A</u>                                         |
| Fascia, Trim, Etc. |                                                                             | <u>N/A</u>                                         |
| Other              | <u>WINDOWS MOSTLY NEW, EFFICIENT, AESTHETICALLY SIMILAR MODERN WINDOWS.</u> | <u>REPLACE REMAINING OLD WINDOWS</u>               |

Existing Windows: (TEMPERED GLASS)

Existing Material: MOST - VINYL, SOME WOODEN (STUCK CLOSED, DAMAGED INEFFICIENT)

Existing Sill Depth: 1 1/2"

Existing Window Type: Casement ☐ Slider ☐ Double Hung ☒ Single Hung ☒  
 Fixed ☒ Divided Light ☒: How many? 9 (e.g. 4 over 1, 3 over 1)  
HOUSE 2 GARAGE

## Proposed Windows:

Proposed Material: VINYL, DOUBLE PANE, TEMPERED GLASS,

Proposed Sill Depth: 1 1/2", NO CHANGE

Proposed Window Type: Casement ☐ Slider ☐ Double Hung ☐ Single Hung ☒ → 8  
1A Fixed ☒ Divided Light ☒: How many? 4x3 (e.g. 4 over 1, 3 over 1)  
2 DOTIS → 2

For proposed divided lights, please describe grid, including width, whether it is flat or contoured: ONLY 2 GRIDDED 4x3

Will the exterior trim remain on the replacement windows? ☒ Yes ☐ No



## SITE AND LANDSCAPE INFORMATION

Fencing: KNEE-HIGH ROCK + CONCRETE WALL ALONG ALLEY

|             | Existing                     | Proposed                                      |
|-------------|------------------------------|-----------------------------------------------|
| Type        | <u>ROCK + CEMENT</u>         | <u>DECORATIVE ROCKS (SIMILAR TO NEIGHBOR)</u> |
| Size/Height | <u>30' L x 20" H x 12" W</u> | <u>APPROX 5-6, 36" x 20" x 24" SPACED</u>     |
| Location    | <u>N-S ALLEY OFF OUR WAY</u> | <u>SAME, BUT <del>RE</del> FENCE ONLY</u>     |

Are there any prominent trees or areas of vegetation on the property? If yes, what is the type, size and general location? YES. HONEY LOCUST ON W. SIDE, MISC BUSHES, TREES AND PLANTS ELSEWHERE.

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. N/A

ADDITIONAL INFORMATION: PLEASE REFER TO NEXT PAGE

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

MORE EXPLANATION  
If yes, please explain:

① PREVIOUS PEBBLEDASH REPAIR ATTEMPTS IN THE PAST DO NOT MATCH ORIGINAL AND ARE OFTEN THE LOCATION OF NEW DAMAGE ② THE HOUSE 30 WINDOWS, WITH THE PROPOSED 9 NEW ONES TO MATCH THOSE ALREADY DONE, IMPROVE EGRESS AND GLASS BREAKAGE SAFETY, BE THERMALLY EFFICIENT. ③ THE WALL IS AN EYESORE AND CRUMBLING AWAY. PIECES HAVE STARTED FALLING OFF.

Signatures:

Timothy J. Stouff, Trustee  
Jaqueline L. Stouff, Trustee  
Property Owner

8/30/23

8/30/23

Date

Representative

Date

City Approval:

Printed Name and Title

Signature

Date

# **Repair, Improvement, and Modifications**

710 Ouray Avenue

Three areas of approval are requested with this application for the property.

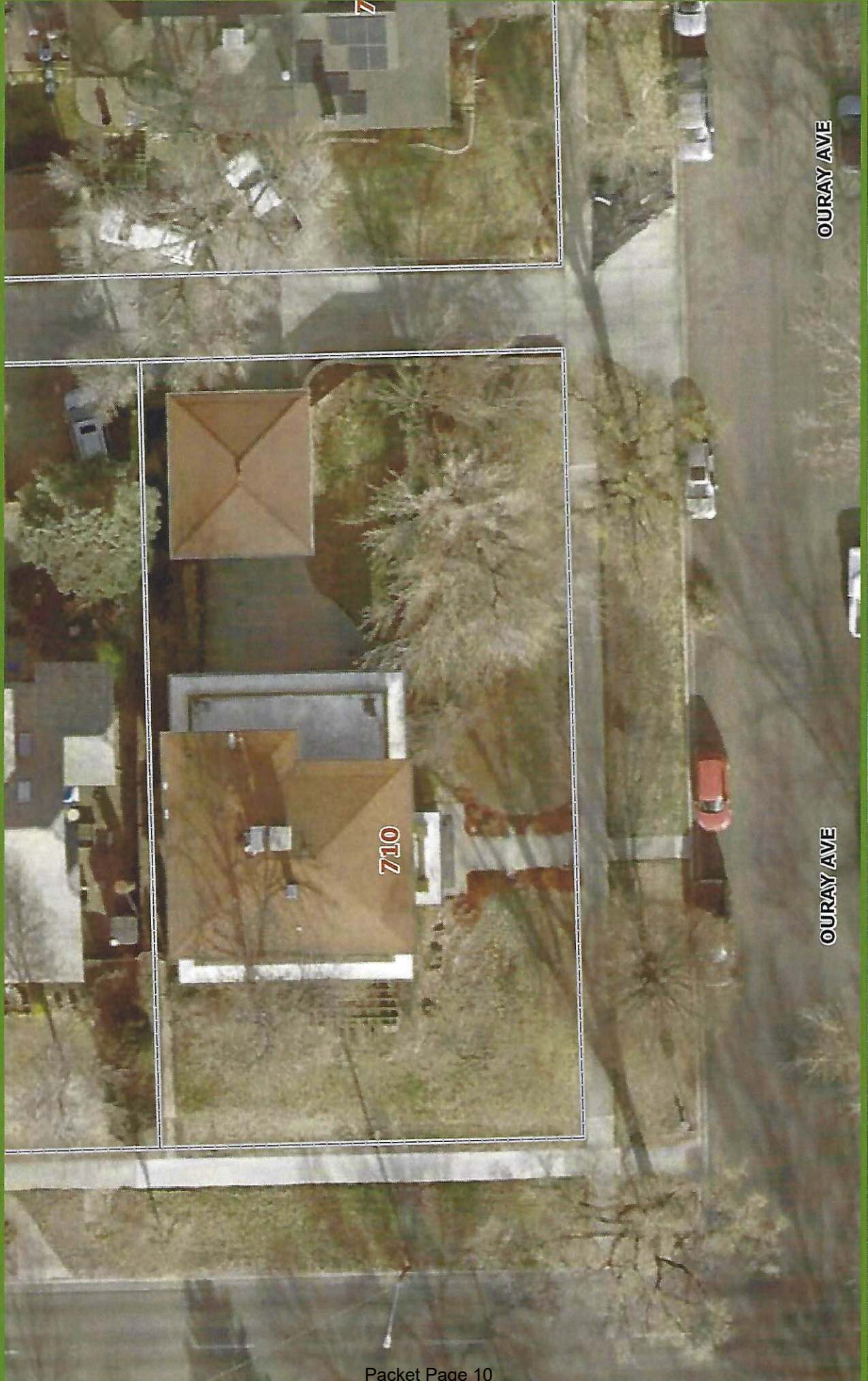
1. The garage siding is damaged and getting worse. The siding is a style called "Pebbledash" (it is NOT stucco), which is no longer used in the United States. Plans are to wainscot the perimeter of the garage with brick, (style, installation and paint to match the house) to cover the damaged areas. Work will be done in a professional, workmanlike manner to building codes by a brick mason. It will require removal of exterior material to studs 36" from the foundation up, then installation of sheathing, vapor barrier, screen, flashing and bricks. Bricks will be painted, so selection will be on matching the texture of existing house bricks.

2. The house has 30 windows, 20 of which have already been replaced (1 upstairs window was able to be reconditioned) with modern, tempered, double-pane, vinyl windows and trimmed to look original. Matching pane patterns were used when original windows had them. The old windows are difficult or incapable of opening, the counterweight system doesn't work, and there is irreparable structural and cosmetic damage to several. Only 3 of the windows are visible from the streets. There are also 2 windows on the garage which have the glass painted over and they will not open. Attempts to scrape the paint off resulted in pane breakage of the untempered glass. Replacement will be done by professional window installers to applicable codes and trimmed to retain the house's original appearance. 2 house windows will have 4x3 pane grids, matching the old windows and the 2 garage windows will be fully paned like the originals. Egress from rooms and energy efficiency in a house with no wall insulation will be significantly improved.

3. A 20" tall by 12" thick wall, constructed of stone and concrete currently runs along the east boundary of the property separating the alley from the yard. It travels from the sidewalk, along the alley, then curves to the corner of the garage. It is essentially falling apart and crumbling. Aesthetically it is an eyesore and was never a pretty addition to the property. I plan to tear out wall and replace it with 5-6 local rocks of similar height spaced along the same route but stopping at the backyard fence, since there wouldn't be space along that length.

The attached site plan, photos, and conceptional views illustrate the plans.

# City of Grand Junction



OURAY AVE

OURAY AVE

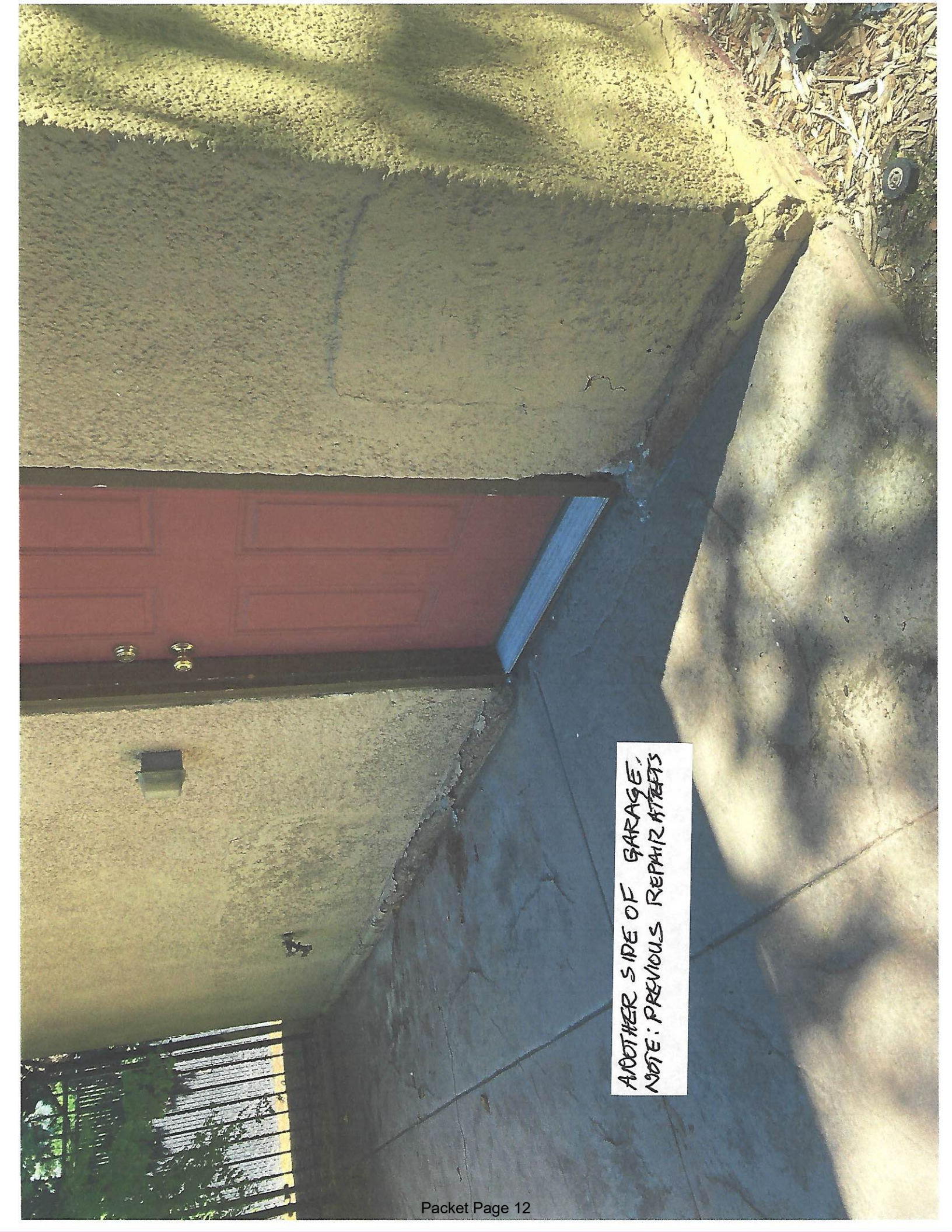
Printed: 8/30/2023  
1 inch equals 24 feet  
Scale: 1:282

CITY OF  
**Grand Junction**  
COLORADO  
GEOGRAPHIC INFORMATION SYSTEM

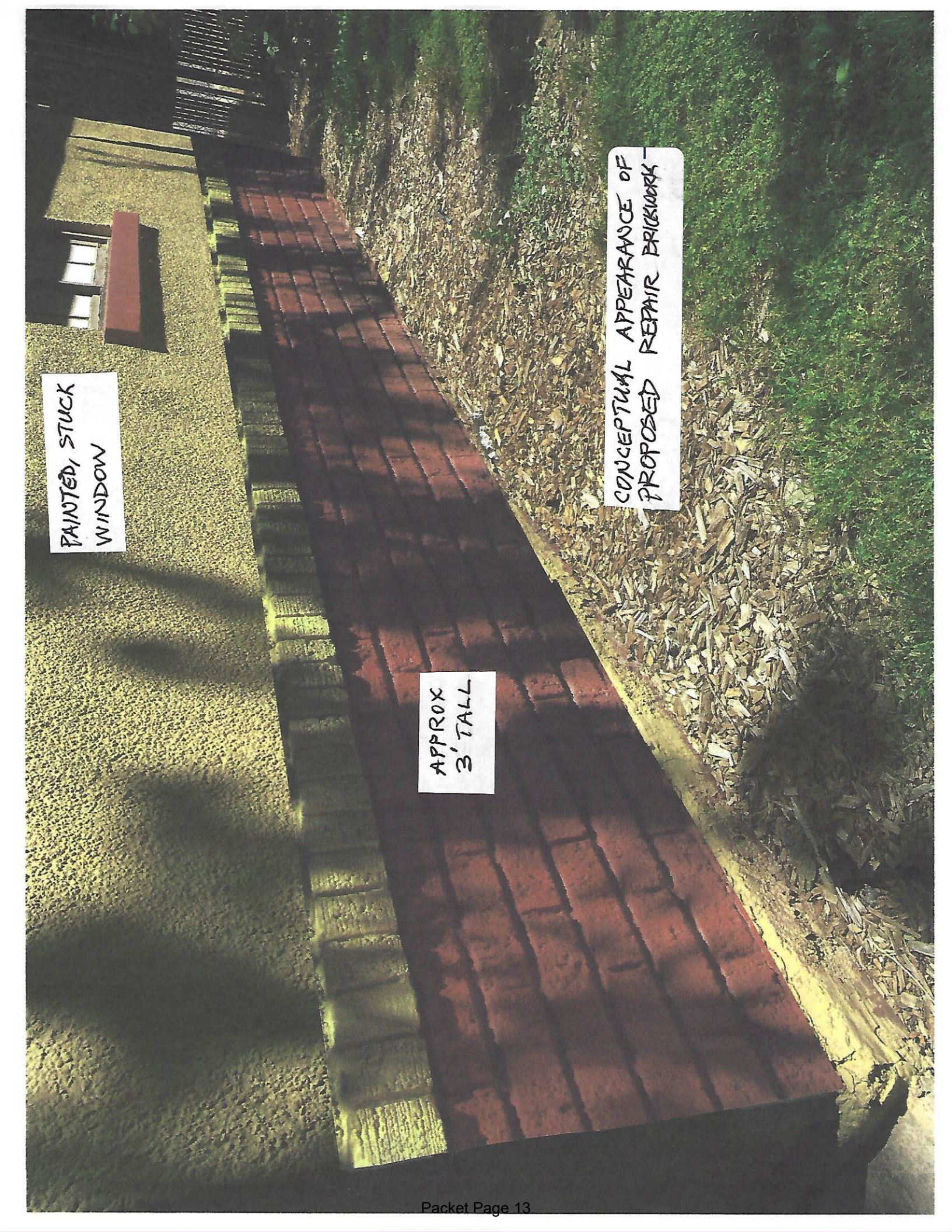


# SITE PLAN: 710 OURAY AVE City of Grand Junction



A photograph showing the exterior of a garage. A red door with two brass handles is visible on the left. The wall is a light-colored stucco. A concrete driveway runs along the bottom and right side of the door. A white text box is overlaid on the driveway area. The background shows some landscaping and a fence.

ANOTHER SIDE OF GARAGE.  
NOTE: PREVIOUS REPAIR ATTEMPTS



PAINTED, STUCK  
WINDOW

APPROX  
3' TALL

CONCEPTUAL APPEARANCE OF  
PROPOSED REPAIR BRICKWORK -

GARAGE

AREA OF MOST SEVERE  
DAMAGE TO REBBLEDASH



CONDITION OF  
20" TALL STONE  
AND CONCRETE  
WALL, CRUMBLING.

FROM OURAY AVE  
LOOKING NORTH  
UP ALLEY.

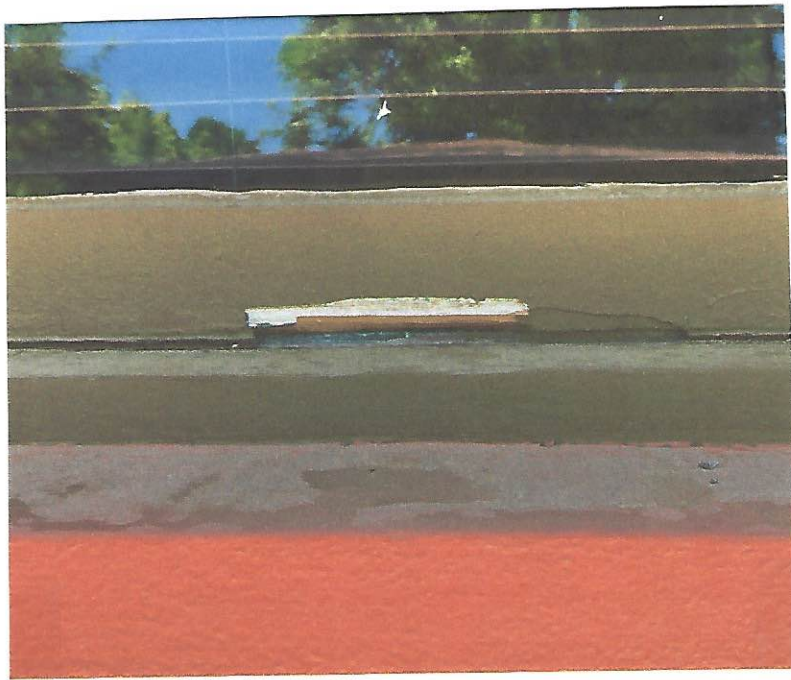


SECTION OF WALL  
DISTORTED BY  
TRUNKS AND ROOTS  
OF ADJACENT  
TREE, CRACKED,  
NOT STRAIGHT,  
CRUMBLING.

IN FRONT OF  
GARAGE ENTRANCE  
LOOKING SOUTH  
TOWARD OURAY AVE



NEIGHBOR'S DECORATIVE  
ROCKS, PROPOSE 5-6 OF  
SIMILAR TO REPLACE  
WALL FROM SIDEWALK TO  
FENCE,



PHYSICAL DAMAGE  
WHILE ATTEMPTING  
TO PRY OPEN EXISTING  
OLD WINDOW,

SAMPLES OF AESTHETIC DAMAGE ATTEMPTING  
TO MAKE OLD WINDOWS WORKABLE, MUCH  
LESS FUNCTIONING WELL...



GARAGE WINDOWS  
(TWO) HAVE BOTH  
BEEN PAINTED  
OVER AND WILL  
NOT OPEN. HERE  
YOU SEE RESULT  
OF TRYING TO USE  
RAZOR TO SCRAPE  
2 PANES CLEAN  
WINDOWS CANNOT  
BE SEEN UNLESS  
WITHIN FENCE  
PROPERTY.



↑  
DEN

↑  
DEN

↑  
BATHROOM

3 WINDOWS  
NEEDING REPLACE-  
MENT ON EAST  
SIDE, FACING BACK  
YARD. NOT VISIBLE  
FROM 7TH ST,  
BARELY VISIBLE  
THROUGH PRIVACY  
FENCING, FROM  
OURAY. AGAIN:  
UN-TEMPERED,  
SINGLE PANE,  
INEFFICIENT  
GLASS,

6 MORE WINDOWS TO BE REPLACED.  
ALL NEARLY INVISIBLE UNLESS ON THE  
PROPERTY INSIDE THE FENCES.

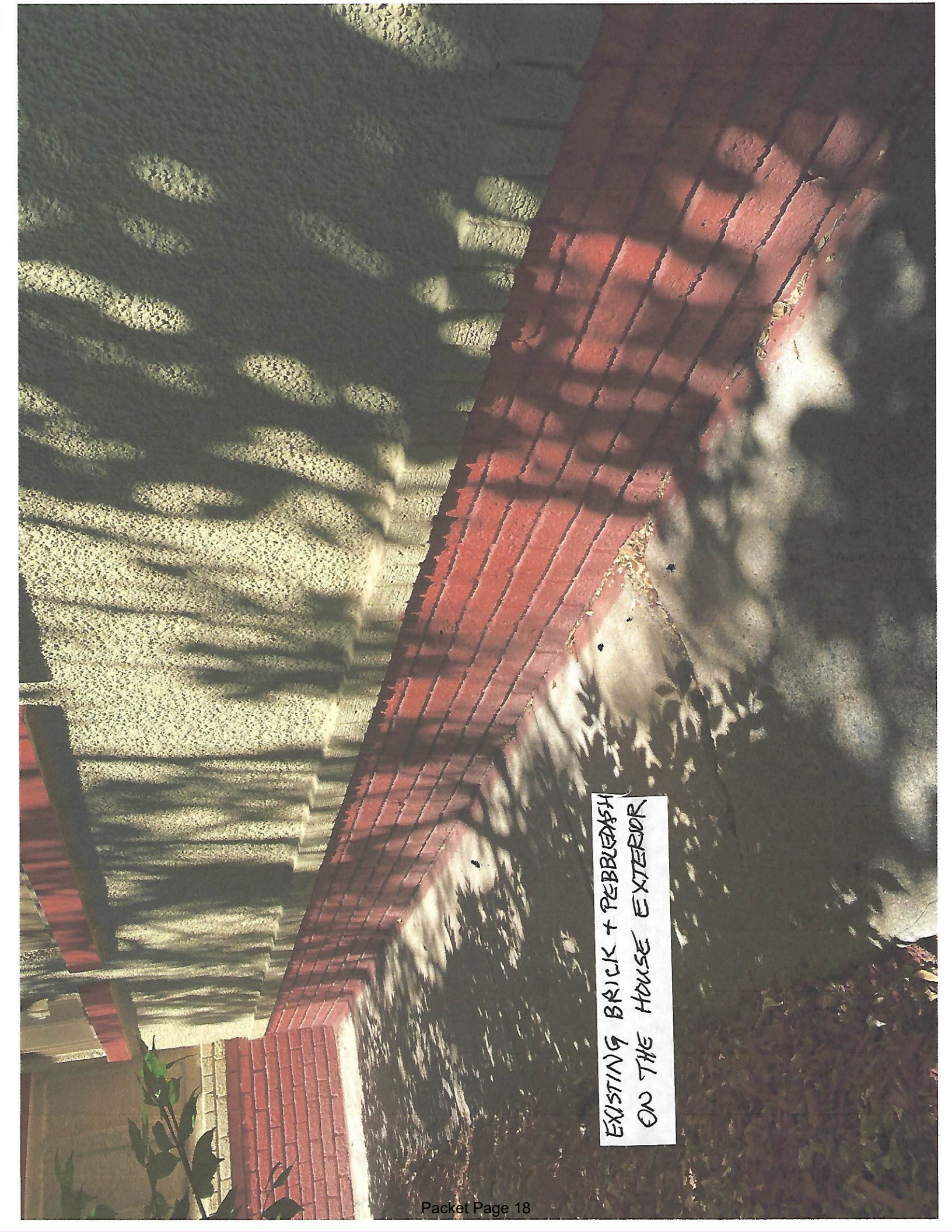


3 WINDOWS  
NEEDING REPLACE-  
MENT ON NORTH  
SIDE, NOT VISIBLE  
FROM ANY STREET.

AGAIN! SAME  
OLD TYPE  
WINDOWS.

THERE IS  
AESTHETIC  
DAMAGE TO  
THE 2 LARGER  
WINDOWS TO  
GET THEM TO  
OPEN!

↑  
BEDROOM (WILL IMPROVE EASE OF EGRESS)

A photograph of a red brick wall with a pebbledash finish. The wall is partially covered in shadows from trees. A handwritten label is placed on the wall.

EXISTING BRICK + PEBBLEDASH  
ON THE HOUSE EXTERIOR



2 DINING ROOM  
WINDOWS TO  
BE REPLACED.  
WINDOWS WON'T  
OPEN DUE TO  
YEARS OF  
PAINTING OVER  
AND BROKEN  
COUNTER-WEIGHT  
MECHANISM.  
UN-TEMPERED,  
INEFFICIENT,  
SINGLE-PANE  
GLASS.

↑  
FIRST FLOOR DINING

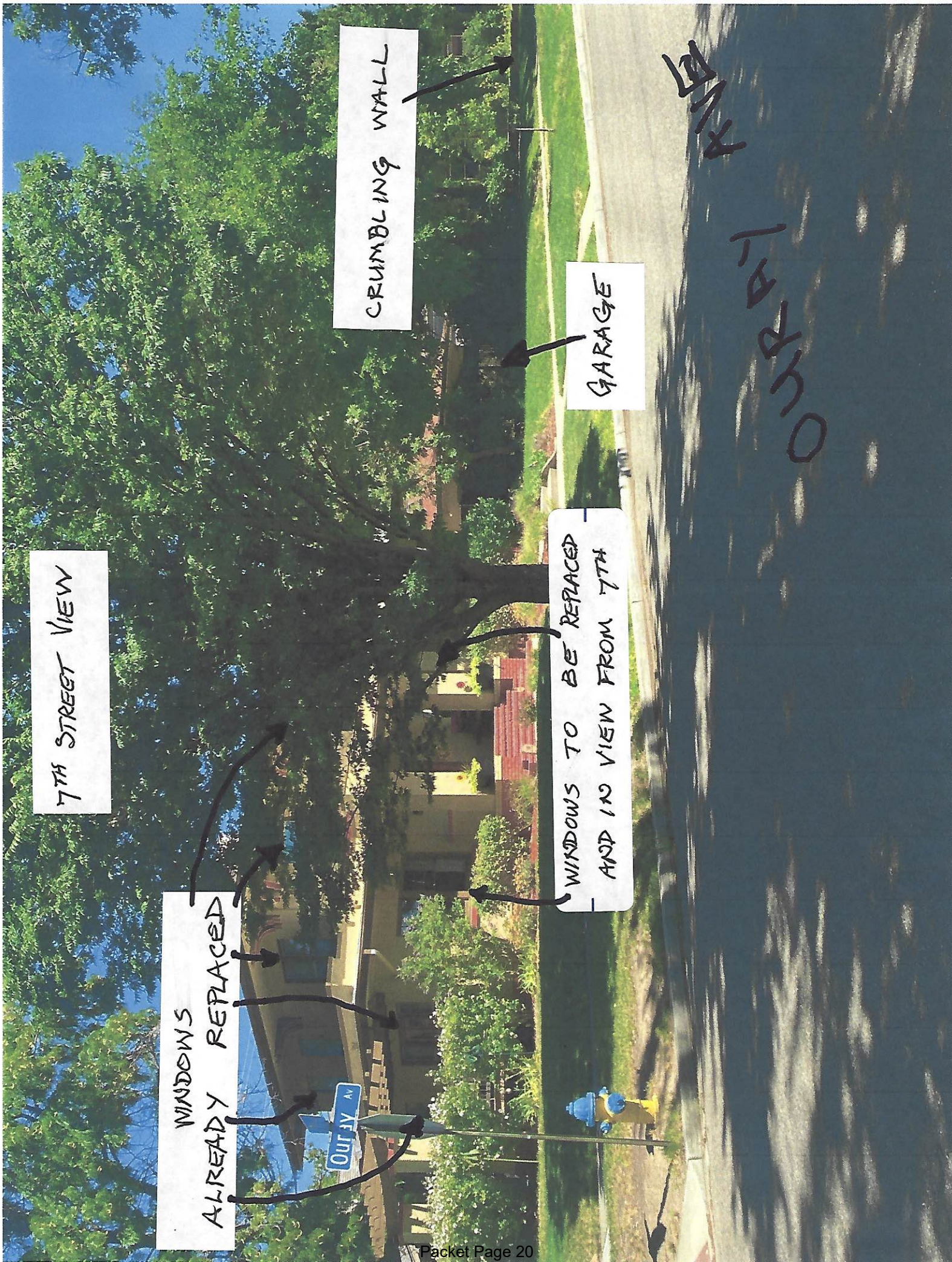
BOTH WINDOWS FACE OURAY AVE

SECOND FLOOR BEDROOM



1 WINDOW WHICH  
HAS ALREADY  
BEEN REPLACED.  
NOTE: PANE  
PATTERN IS  
IDENTICAL TO  
THE OLD WINDOW.  
TEMPERED, DOUBLE-  
PANE, EFFICIENT  
GLASS.

PROVIDES EGRESS, WHICH OLD WINDOWS COULD  
NOT BECAUSE OF NON-FUNCTION. NOTE: MATCHES STYLE  
AND APPEARANCE OF ORIGINAL WINDOWS!



7TH STREET VIEW

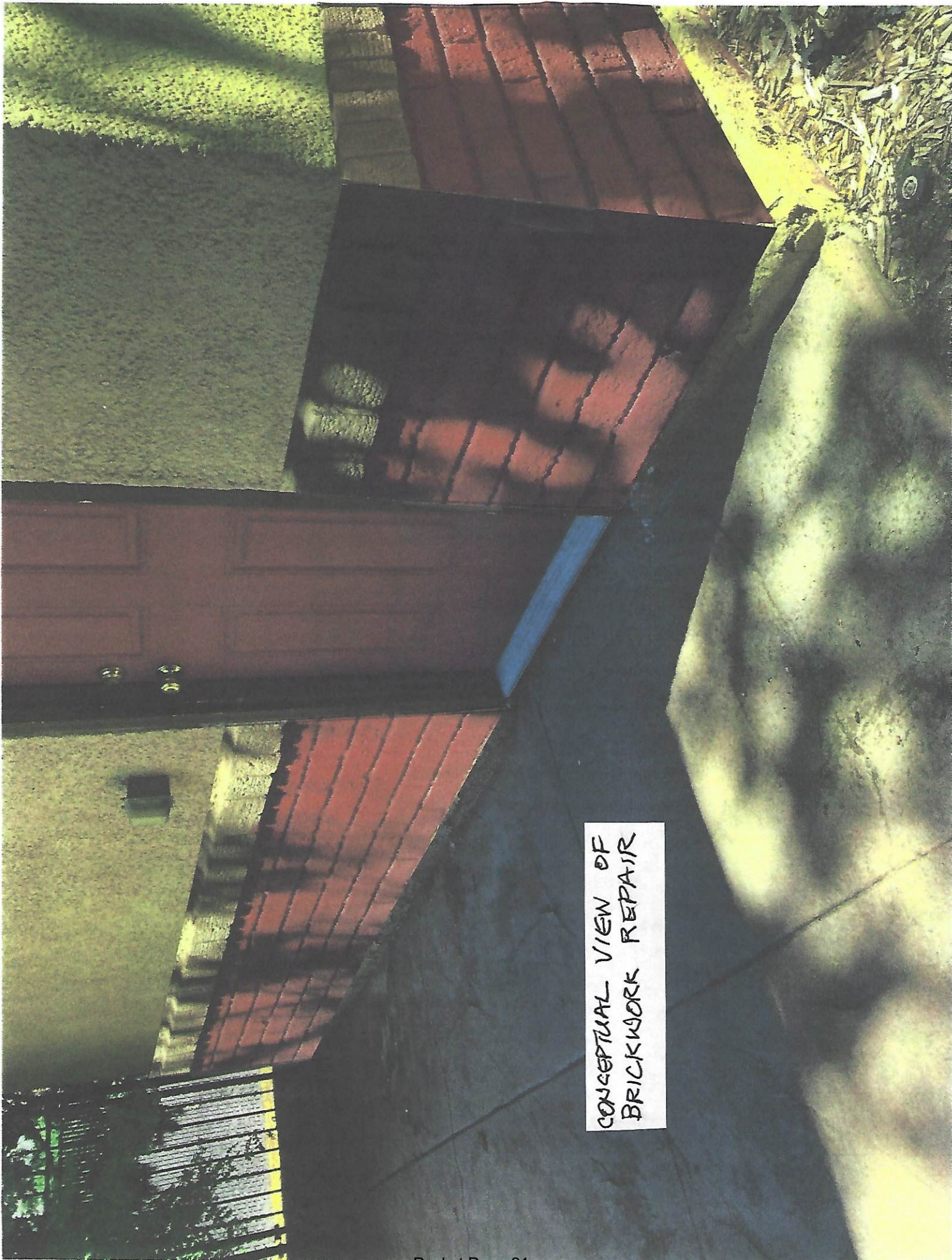
WINDOWS  
ALREADY REPLACED

WINDOWS TO BE REPLACED  
AND IN VIEW FROM 7TH

GARAGE

CRUMBLING WALL

FUTURE WORK



CONCEPTUAL VIEW OF  
BRICKWORK REPAIR

# Site Map



0 0.01 0.03  
mi

Printed: 11/27/2023  
1 inch equals 47 feet  
Scale: 1:564

Packet Page 22

CITY OF  
**Grand Junction**  
COLORADO  
GEOGRAPHIC INFORMATION SYSTEM



**Grand Junction Planning Commission**

**Regular Session**

**Item #2.**

---

**Meeting Date:** December 5, 2023  
**Presented By:**  
**Department:** Community Development  
**Submitted By:**

---

**Information**

**SUBJECT:**

338 S. 2nd Street - Discussion with property owner

**RECOMMENDATION:**

**EXECUTIVE SUMMARY:**

**BACKGROUND OR DETAILED INFORMATION:**

**SUGGESTED MOTION:**

**Attachments**

None



**Grand Junction Planning Commission**

**Regular Session**

**Item #3.**

---

**Meeting Date:** December 5, 2023  
**Presented By:**  
**Department:** Community Development  
**Submitted By:**

---

**Information**

**SUBJECT:**

Changes or Updates to Historic Preservation By-Laws Discussion

**RECOMMENDATION:**

**EXECUTIVE SUMMARY:**

**BACKGROUND OR DETAILED INFORMATION:**

**SUGGESTED MOTION:**

**Attachments**

None



**Grand Junction Planning Commission**

**Regular Session**

**Item #1.**

---

**Meeting Date:** December 5, 2023  
**Presented By:**  
**Department:** Community Development  
**Submitted By:**

---

**Information**

**SUBJECT:**

Lowell School - Next month's hearing agenda item (sign)

**RECOMMENDATION:**

**EXECUTIVE SUMMARY:**

**BACKGROUND OR DETAILED INFORMATION:**

**SUGGESTED MOTION:**

**Attachments**

None



**Grand Junction Planning Commission**

**Regular Session**

**Item #2.**

---

**Meeting Date:** December 5, 2023

**Presented By:**

**Department:** Community Development

**Submitted By:**

---

**Information**

**SUBJECT:**

Teller Institute/Grand Junction Regional Center

**RECOMMENDATION:**

**EXECUTIVE SUMMARY:**

**BACKGROUND OR DETAILED INFORMATION:**

**SUGGESTED MOTION:**

**Attachments**

None