



**HISTORIC PRESERVATION BOARD AGENDA
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET
FRIDAY, DECEMBER 15, 2023 - 2:00 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 15, 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	☐	☐	☐	☒
① Walls/Siding GARAGE ONLY	☐	☒	☐	☐
Fascia/Other Trim	☐	☐	☐	☒
② Windows/Doors	☐	☒	☐	☐
Porch	☐	☐	☐	☒
③ Other (describe below)	☒	☒	☐	☐

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 ft² HOUSE, 480 ft² 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.

- ④ • 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-3 ALLEY OFF OURAY</u>	<u>SAME, BUT TO 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.

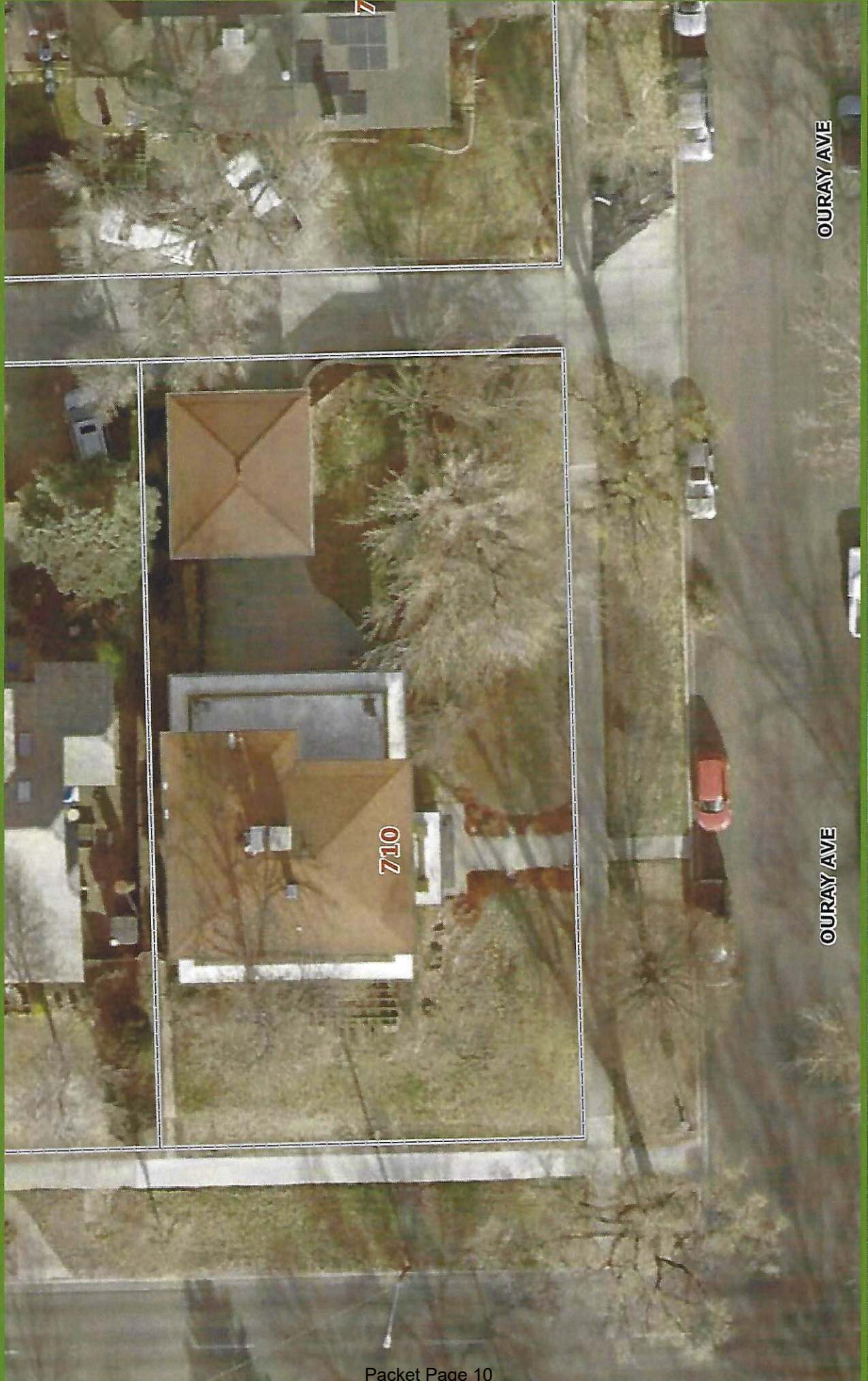
1. The garage siding is damaged and getting worse. The siding is a style called "Pebbledash" (it is NOT stucco), which is no longer used in the United States. Plans are to wainscot the perimeter of the garage with brick, (style, installation and paint to match the house) to cover the damaged areas. Work 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.

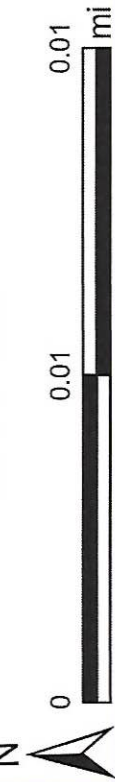
3. A 20" tall by 12" thick wall, constructed of stone and concrete currently runs along the east boundary of the property separating the alley from the yard. It travels from the sidewalk, along the alley, then curves to the corner of the garage. It is essentially falling apart and crumbling. Aesthetically 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

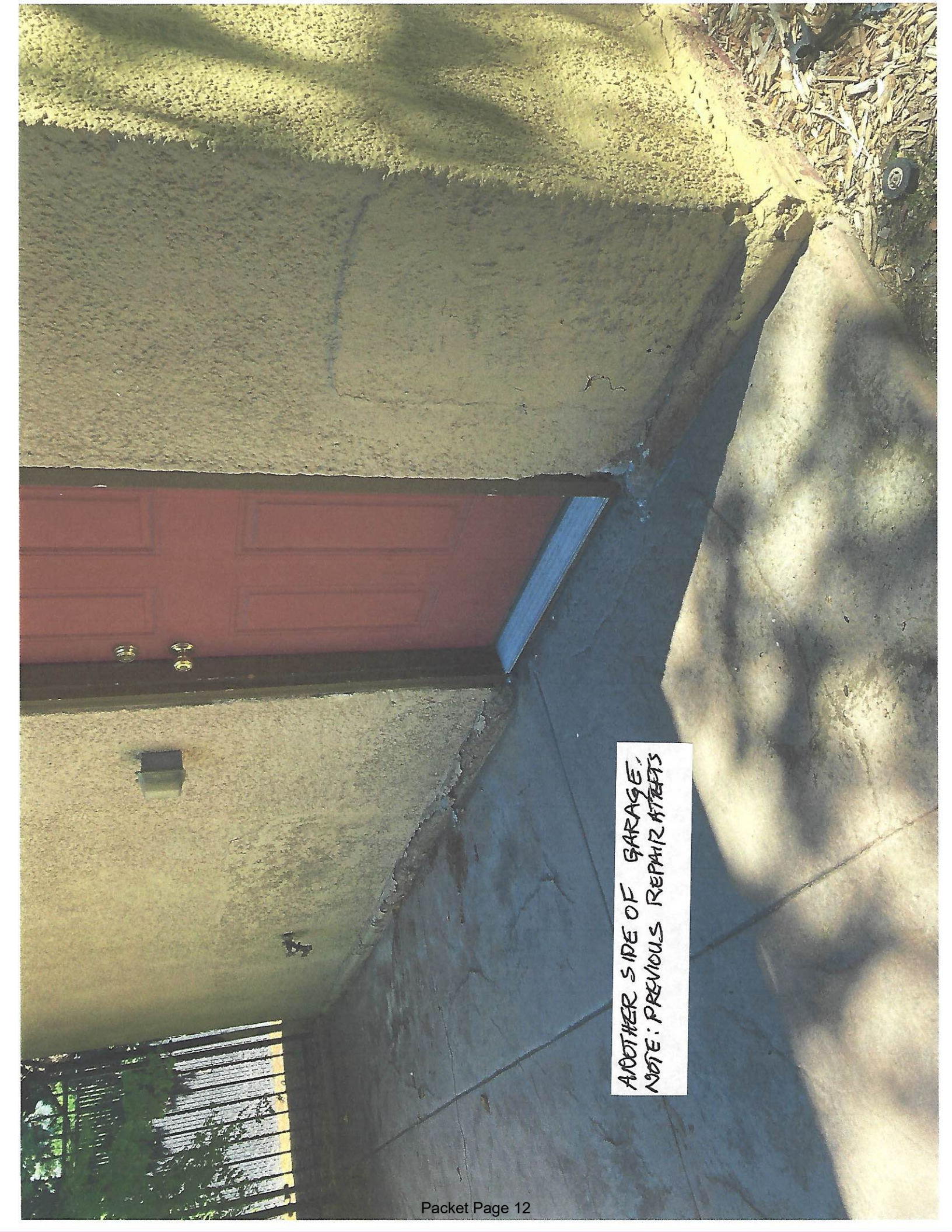


Printed: 8/30/2023
1 inch equals 24 feet
Scale: 1:282

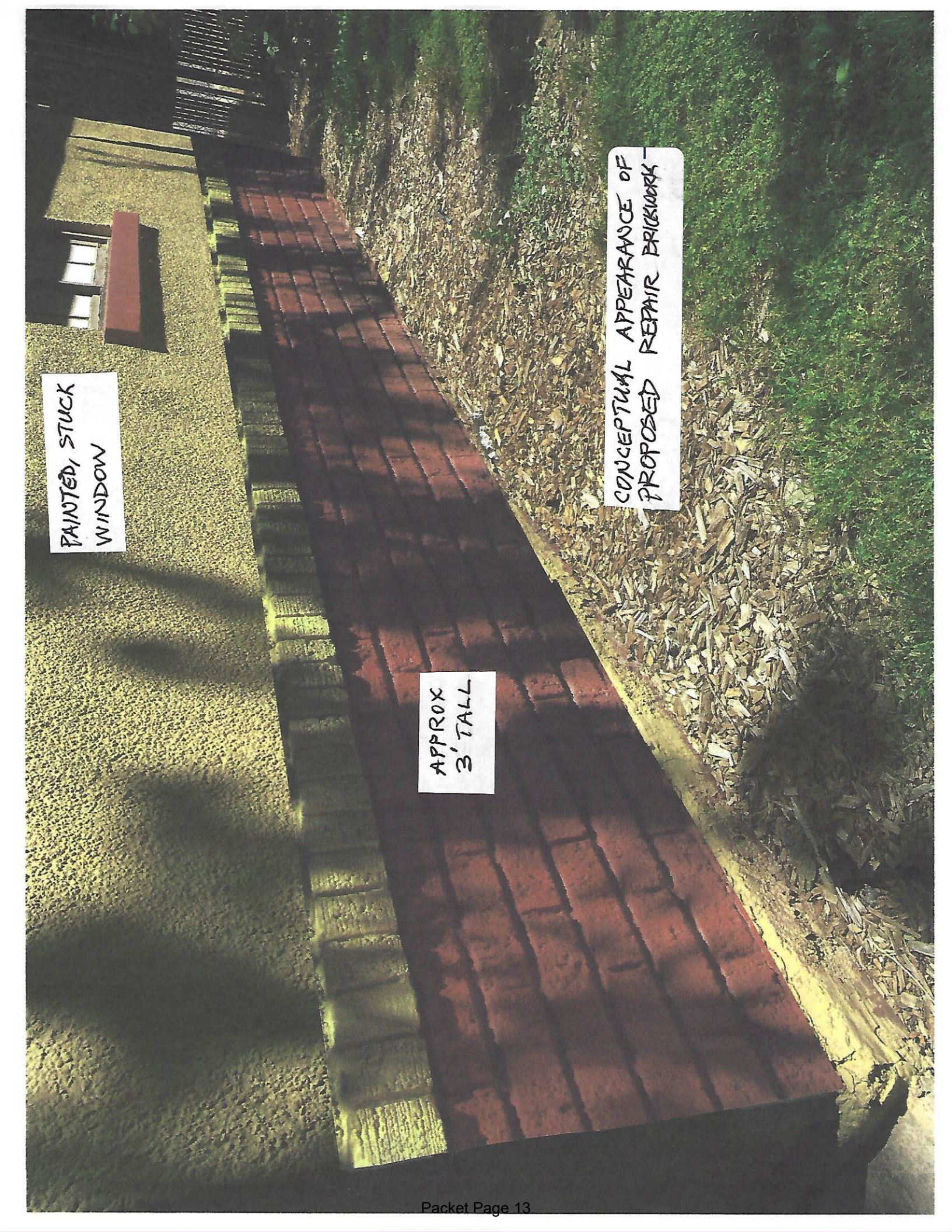


SITE PLAN: 710 OURAY AVE City of Grand Junction



A photograph showing the exterior of a garage. A red door with two brass handles is visible on the left. To the right of the door is a concrete wall with a small, dark, rectangular object mounted on it. A concrete driveway runs along the bottom of the wall. In the foreground, there is a concrete sidewalk and a patch of grass. A white text box is overlaid on the right side of the image.

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.

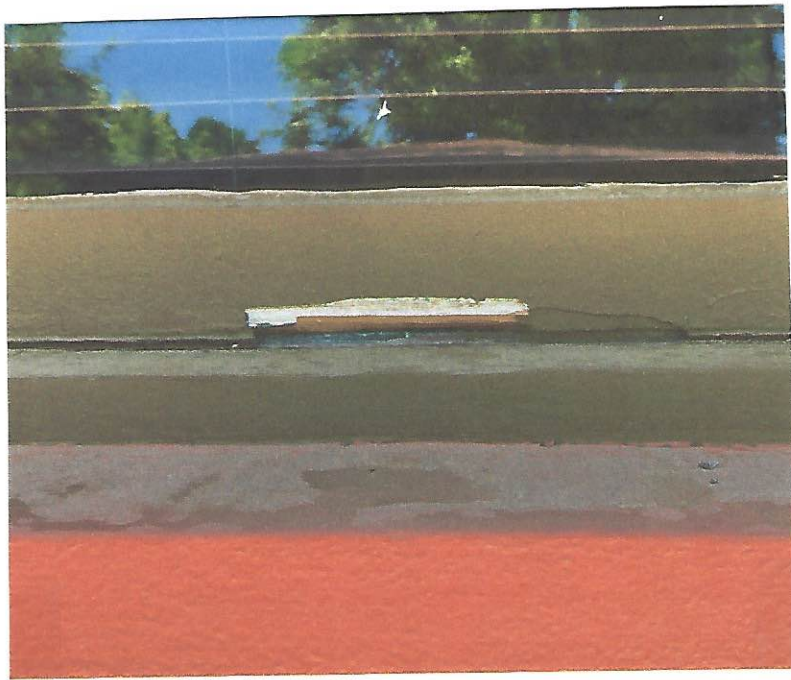


SECTION OF WALL
DISTORTED BY
TRUNKS AND ROOTS
OF ADJACENT
TREE, CRACKED,
NOT STRAIGHT,
CRUMBLING.

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.

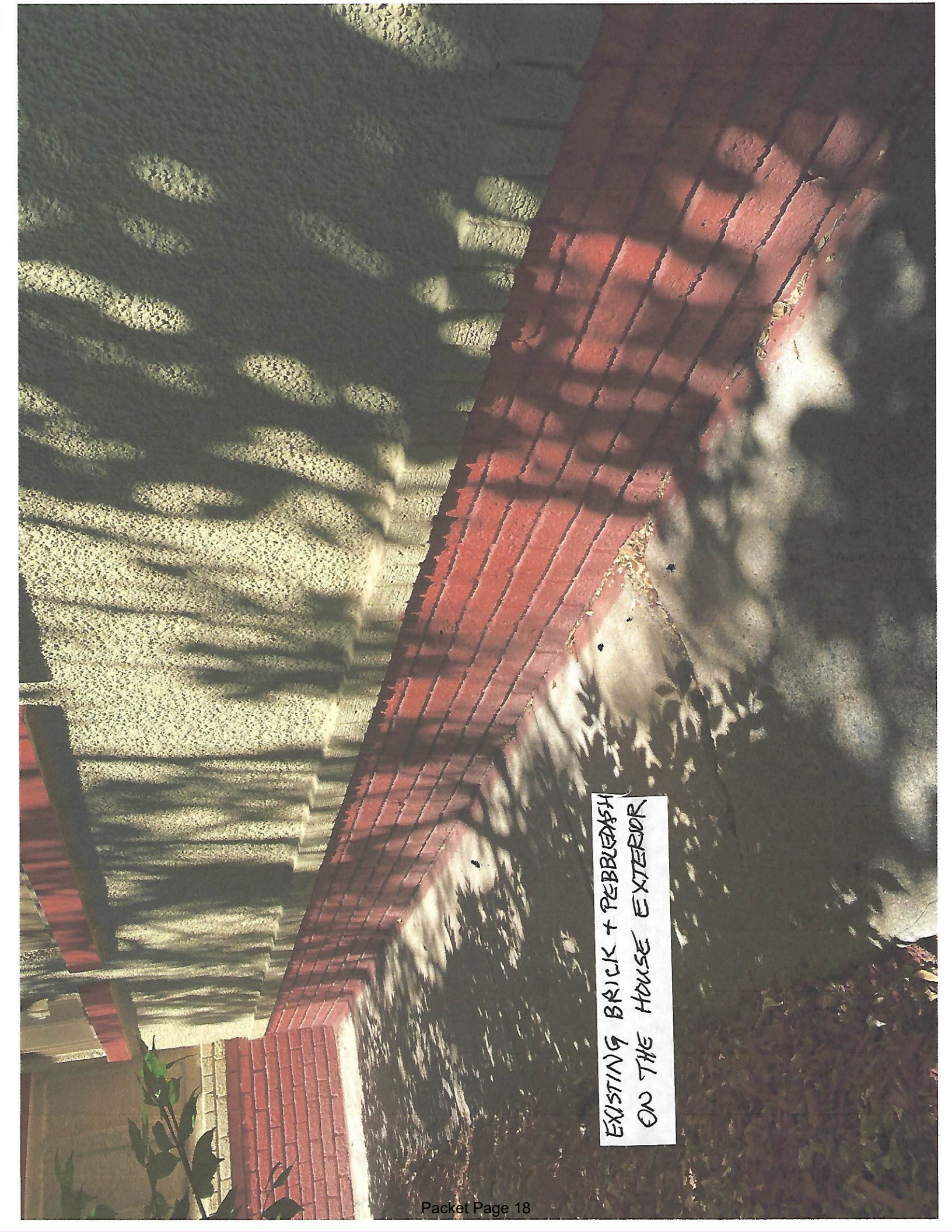
AGAIN! SAME
OLD TYPE
WINDOWS.

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



↑
BEDROOM

(WILL IMPROVE EASE OF EGRESS)



EXISTING BRICK + PEBBLESH
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

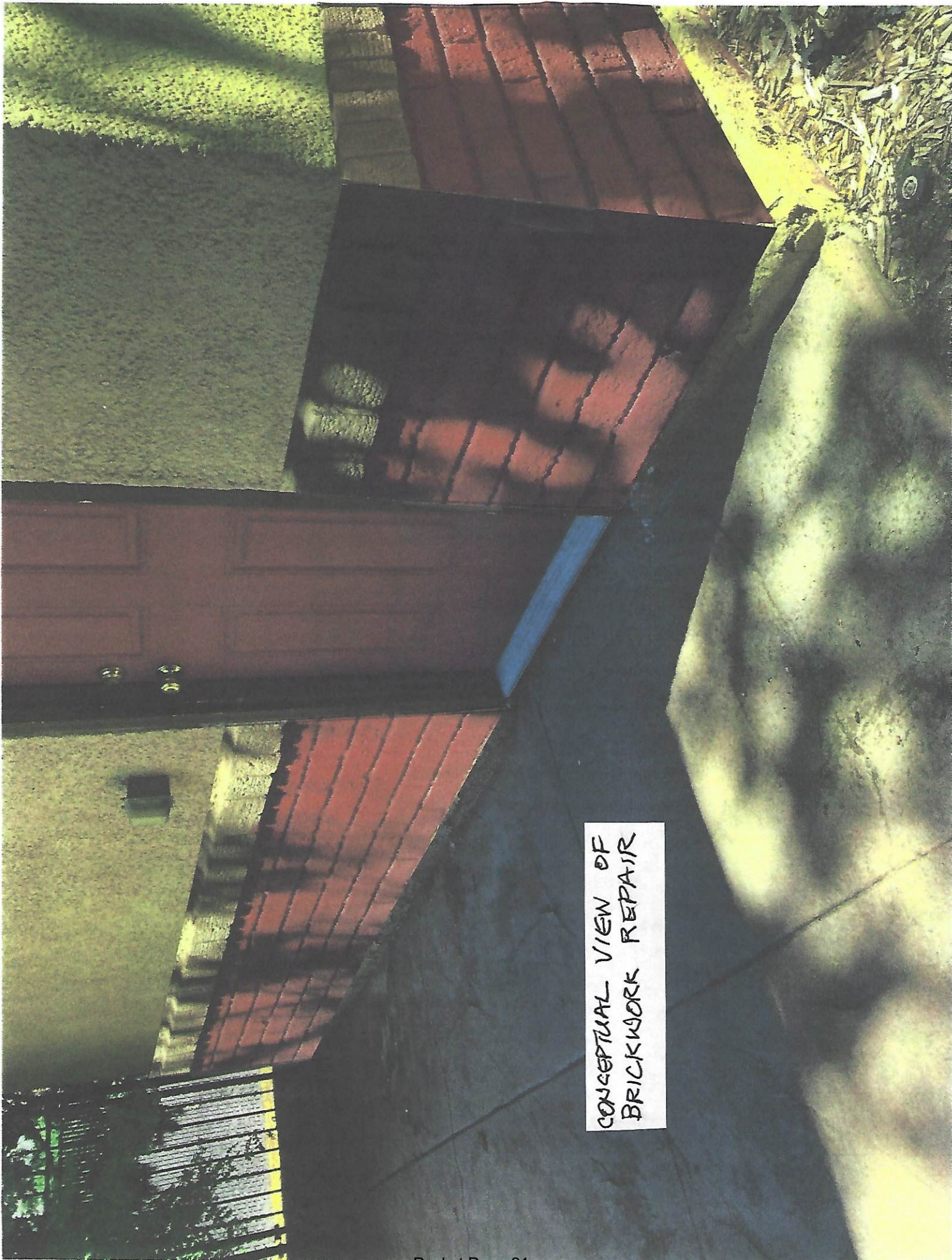
BOTH WINDOWS FACE OURAY AVE

SECOND FLOOR BEDROOM



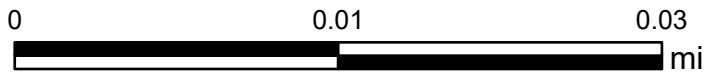
1 WINDOW WHICH
HAS ALREADY
BEEN REPLACED.
NOTE: PANE
PATTERN IS
IDENTICAL TO
THE OLD WINDOW.
TEMPERED, DOUBLE-
PANE, EFFICIENT
GLASS.

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



CONCEPTUAL VIEW OF
BRICKWORK REPAIR

Site Map



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

Packet Page 22



Grand Junction Planning Commission

Regular Session

Item #2.

Meeting Date: December 15, 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 15, 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

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



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	☐	☐	☐	☒
① Walls/Siding GARAGE ONLY	☐	☒	☐	☐
Fascia/Other Trim	☐	☐	☐	☒
② Windows/Doors	☐	☒	☐	☐
Porch	☐	☐	☐	☒
③ Other (describe below)	☒	☒	☐	☐

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 ft² HOUSE, 480 ft² 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-3 ALLEY OFF OURAY</u>	<u>SAME, BUT RE 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.

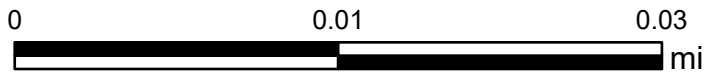
1. The garage siding is damaged and getting worse. The siding is a style called "Pebbledash" (it is NOT stucco), which is no longer used in the United States. Plans are to wainscot the perimeter of the garage with brick, (style, installation and paint to match the house) to cover the damaged areas. Work 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.

Site Map



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

City of Grand Junction



OURAY AVE

OURAY AVE

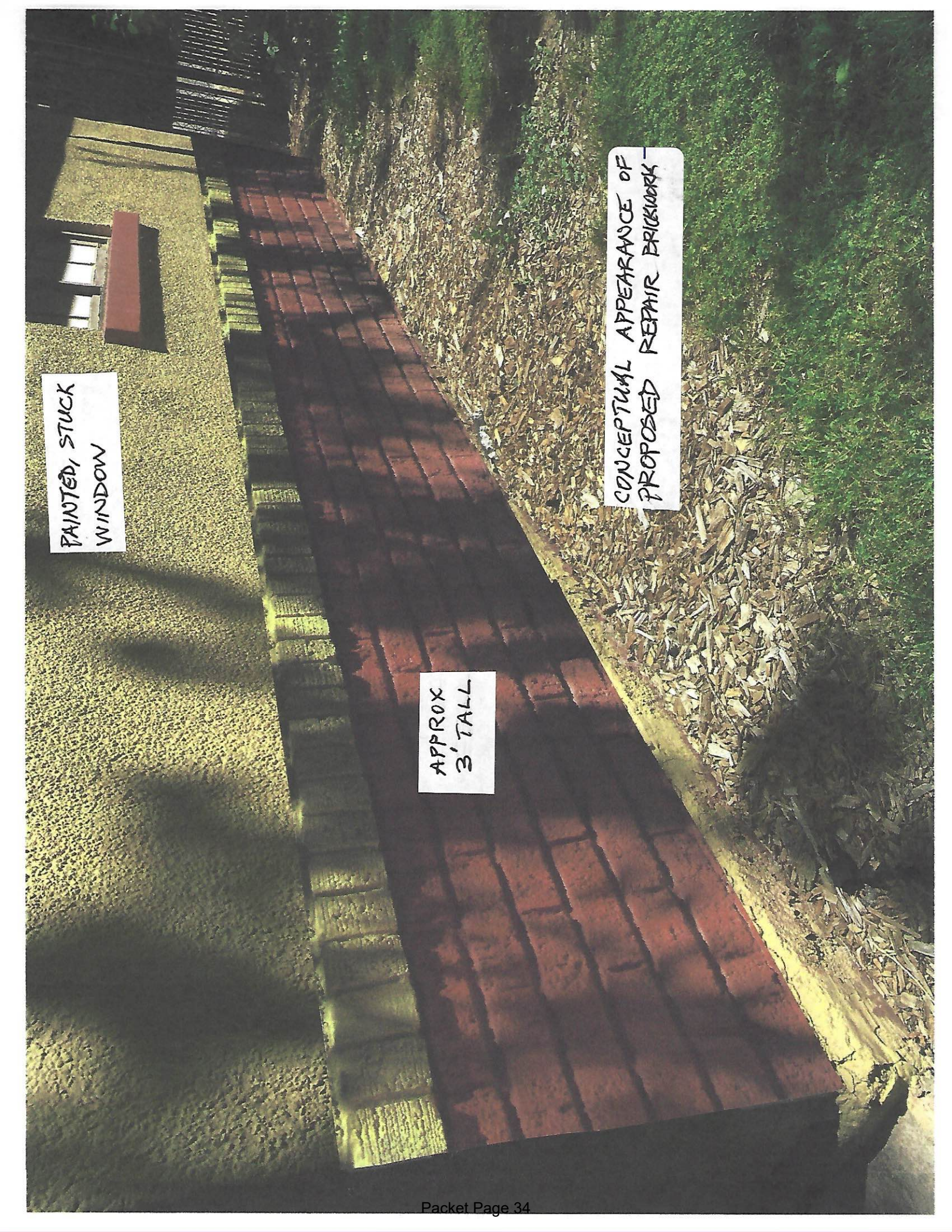
Printed: 8/30/2023
1 inch equals 24 feet
Scale: 1:282



SITE PLAN: 710 OURAY AVE City of Grand Junction



ANOTHER SIDE OF GARAGE.
NOTE: PREVIOUS REPAIR ATREPTS



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.

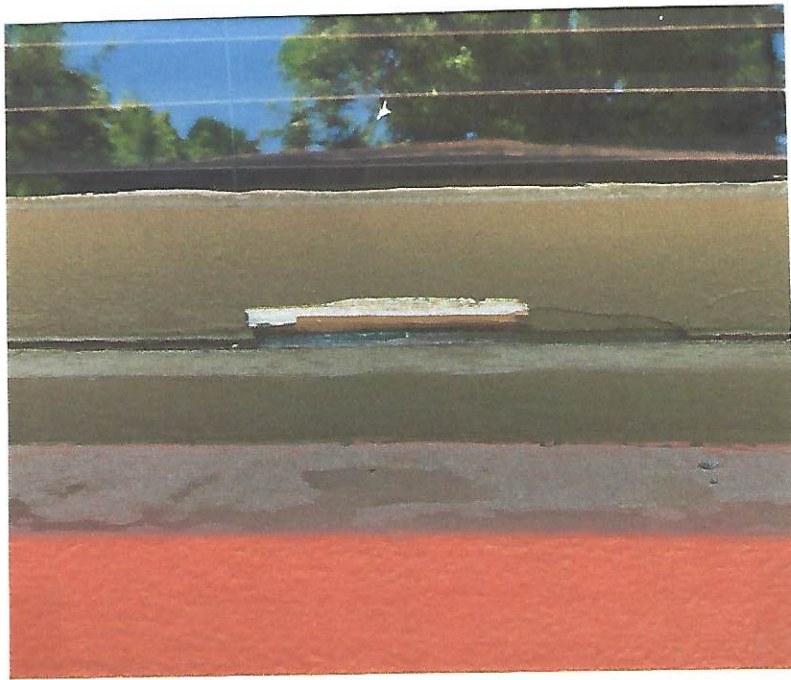


SECTION OF WALL
DISTORTED BY
TRUNKS AND ROOTS
OF ADJACENT
TREE, CRACKED,
NOT STRAIGHT,
CRUMBLING.

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.

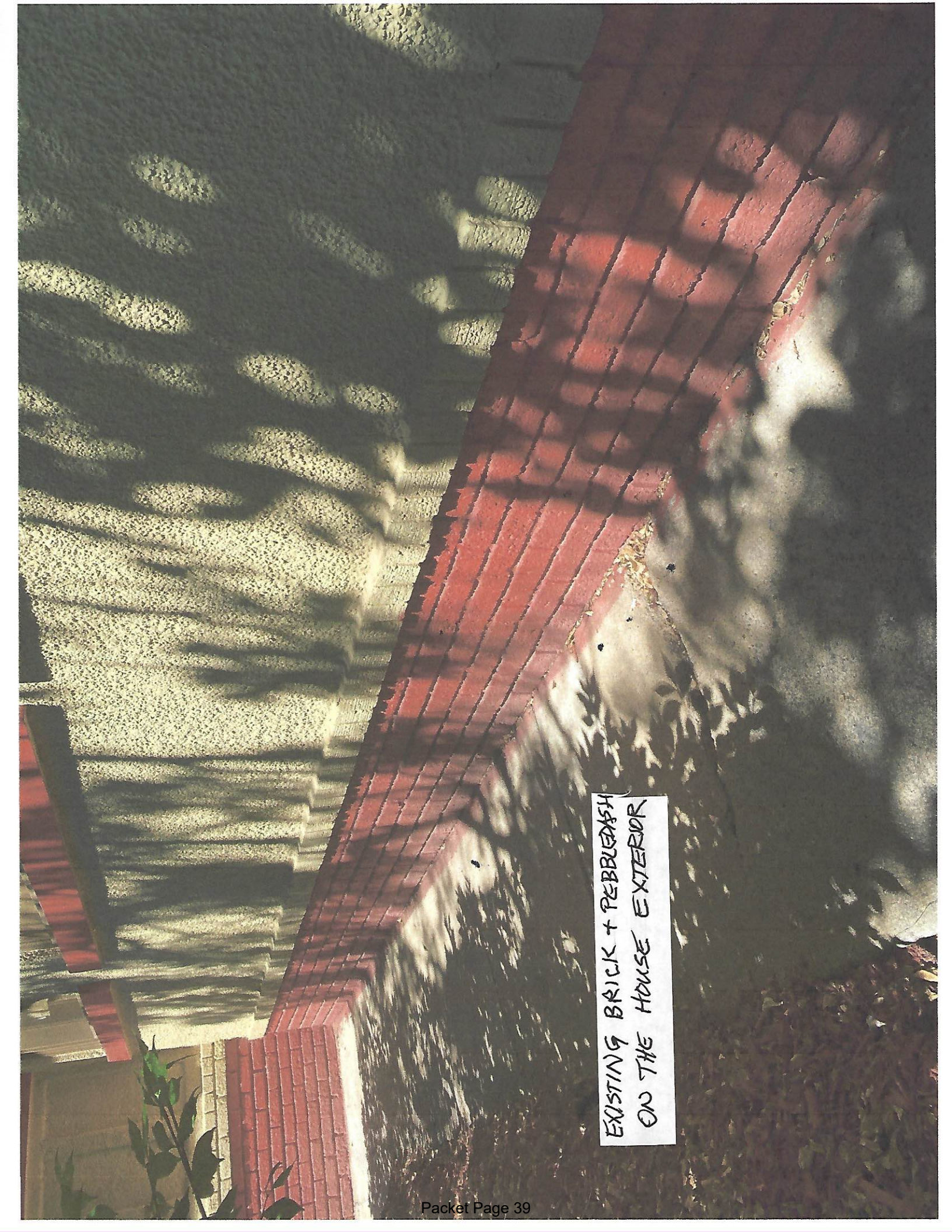


3 WINDOWS
NEEDING REPLACE-
MENT ON NORTH
SIDE, NOT VISIBLE
FROM ANY STREET.

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 covered in shadows from trees, creating a dappled light effect. A handwritten label is placed on the wall, reading "EXISTING BRICK + PEBBLEDASH ON THE HOUSE EXTERIOR".

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

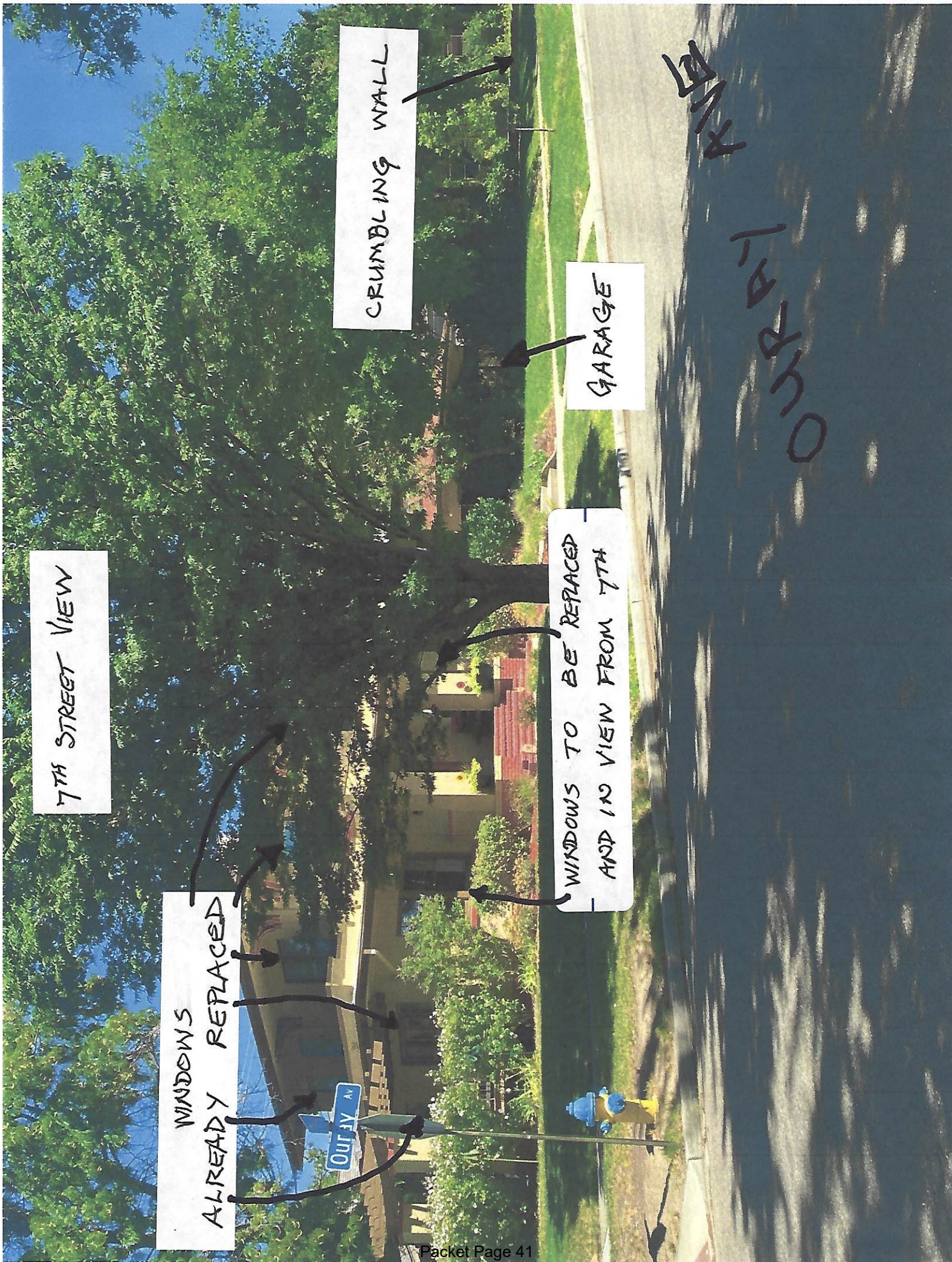
BOTH WINDOWS FACE OURAY AVE

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

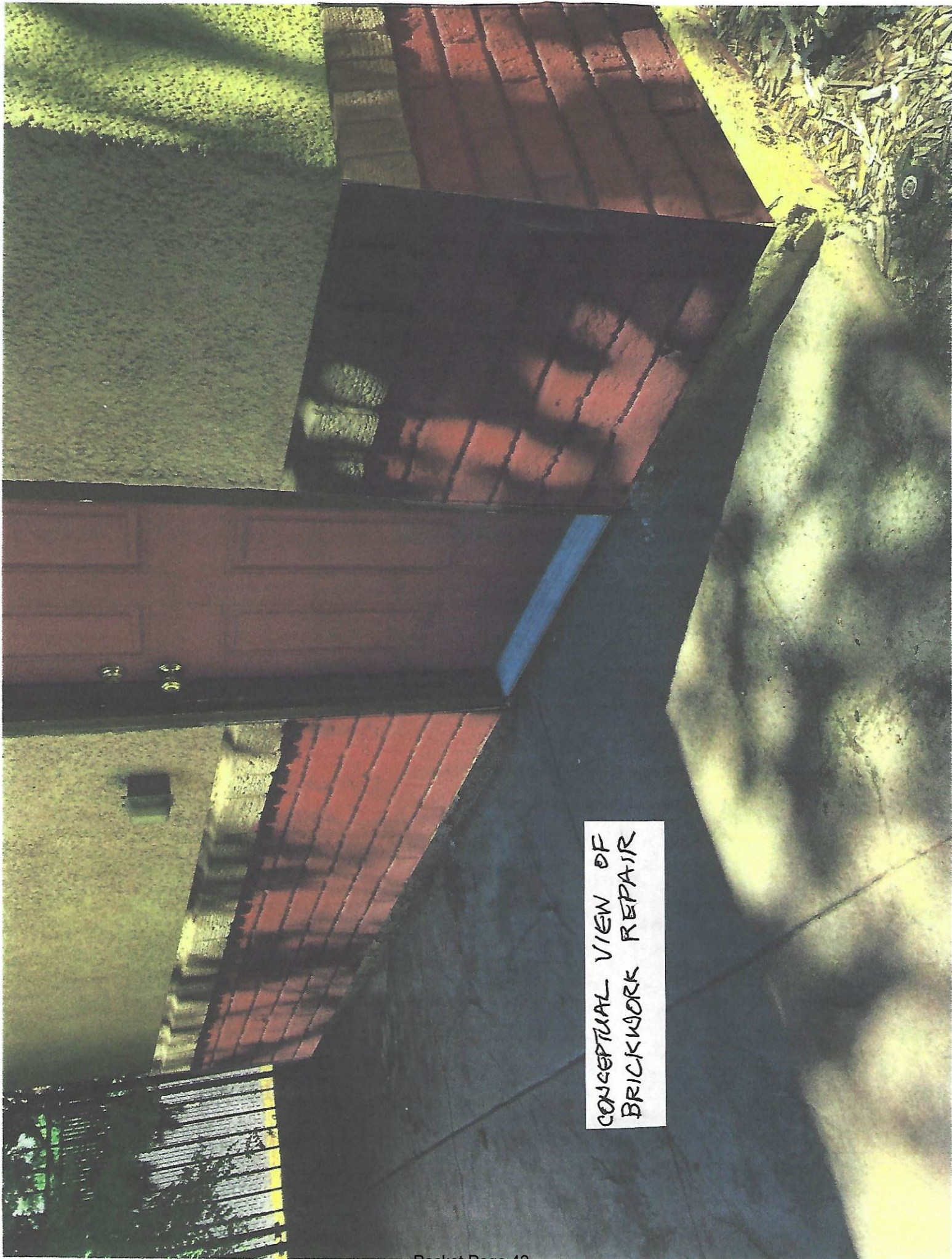
WINDOWS
ALREADY REPLACED

WINDOWS TO BE REPLACED
AND IN VIEW FROM 7TH

GARAGE

CRUMBLING WALL

FUTURE



CONCEPTUAL VIEW OF
BRICKWORK REPAIR

**Bylaws of the
GRAND JUNCTION HISTORIC PRESERVATION BOARD**

Article 1. Purpose. Board. Place of Business.

- (a) The purpose of the Board is to promote and enhance the community's architectural, historical and cultural heritage through: recommendation on designation on the City's local Register of Historic Sites, Structures and Districts; providing educational opportunities to increase the public appreciation of the local heritage; and generally advising City Council on matters related to preserving the historic character of the City.
- (b) The business and affairs of the Board shall be managed its members, comprised of no less than five (5), and no more than seven (7) persons appointed by the Grand Junction City Council and consistent with the rules and these bylaws adopted by said City Council for such Board.
- (c) The place of business of the Historic Preservation Board ("Board") shall be in Grand Junction, Colorado with a mailing address of 250 N. 5th Street, Grand Junction CO 81501.

Article 2. Appointment of Members.

The members of the Board shall be appointed by the Grand Junction City Council for individual terms of four (4) years, for no more than two (2) terms.

Article 3. Officers.

- (a) At the first meeting of the board each calendar year, the members of the board shall select three officers: a chairperson, a vice-chairperson and a secretary.
- (b) The chair shall preside at meetings of the Board, and shall be the titular head of the Board but otherwise shall be one of the members. The chair may sign for the Board and the secretary shall attest to such signature. The chair shall perform all duties incidental to such office and such other duties as may be prescribed by the members.
- (c) In the absence of the chair, or in the event of the inability or refusal of the chair to act, the vice-chair shall perform the duties of the chair, and when so acting, shall have all the authority and duties of the chair.
- (d) The secretary shall record the affairs of the Board, shall see to the correspondence of the Board, and shall perform such other duties as may be assigned by the chair or the members.

Article 4. Terms. Conditions.

- (a) Members shall hold office until their successors have been appointed and qualified, unless the member is no longer a city resident and city residency is a prerequisite. A director may be appointed for one or more terms. An appointment to fill a partial term shall only be for the remainder of the full term.
- (b) If the City Council has imposed city residency as a condition of being a member, the seat shall be immediately vacant upon the member no longer being a resident of the City.

- (c) A majority of the total members of the Board may recommend to the City Council that a member be removed upon such member's failure to routinely attend the meetings of the Board or to participate in the work and mission of the Board.

Article 5. Conflicts. Compensation. Expenses.

No compensation shall be paid to any member of the Board for their services. The Board shall not enter into any contract with any member nor pay or authorize any remuneration to any member. The rules and requirements of the City Charter and state law that apply to members of the City Council regarding conflicts of interest, disclosure, gifts and appearances of impropriety shall likewise apply to each member of the Board.

In accordance with the rules and requirements of the City, a member may be reimbursed for his reasonable expenses incurred in the performance of his duties as a member, provided however that all such expenses shall be paid only by the finance director of the City.

Article 6. Meetings. Notice. Open Meetings.

- (a) Regular meetings shall be held at least once each month, as necessary, at the place of business of the Board.
- (b) Any member may call a special meeting and it shall then be the duty of the Secretary to cause notice of such meeting to be properly given. Special meetings may be held at any place within the City of Grand Junction.
- (c) Notice of any meeting of the Board, including the purpose thereof, shall be given to each member by mail, facsimile, e-mail, or in an equivalent manner at least 72 hours before the scheduled meeting. Attendance by a member at any meeting of the Board shall be a waiver of notice by him/her of the time and place thereof. Any lawful business of the Board may be transacted at any meeting for which proper notice has been given.
- (d) Any meeting may be held by telephone or video conference call.
- (e) The members shall conduct all affairs of the Board as though the Board is a local government subject to the Open Meetings Act and the Open Records Acts, as amended.

Article 7. Quorum.

A majority of the authorized number of members of the Board shall constitute a quorum for the transaction of business. However, if at any meeting a quorum is no longer present whether due to conflict of interest or otherwise, a majority of those present may adjourn the meeting. The act of a majority of the members present at a meeting in which a quorum is present shall be the act of the Board. Any member may vote on an issue at a meeting at which he or she is not present if that member provides a written proxy in writing prior to the meeting as to his or her position on a certain issue.

Article 8. Action of Members without a Meeting.

Any action that could have occurred at a meeting of the members can also be accomplished without a meeting if all of the members entitled to vote with respect to the subject matter thereof sign a written consent specifying the action.

Article 9. Contracts. Expenditures.

The Board and its members ordinarily do not have authority to bind the City, unless the City Council has specifically provided otherwise in writing. Expenditures on behalf of the Board and its work shall be exclusively through the City's Finance Department.

Article 11. Notices.

Any notice of claim, demand or other legal process served on or received by the Board or any of its members should be immediately delivered to the City Clerk or the City Attorney.

Article 12. Legal Advice. Finances.

The City Attorney shall serve as the legal advisor for the Board. The City's Finance Director shall serve as the treasurer for the Board.

Article 13. Amendment of the Bylaws. The Board may, by the affirmative vote of a majority of its members, amend or alter the bylaws of the Board provided that no such alteration or amendment by the Board shall increase the powers of the Board or expose the City to any additional liabilities, responsibilities or expenses. The Secretary of the Board, or any member, shall send a copy of such proposed changes to the City Clerk prior to adoption by the Board.

APPROVED AND ADOPTED by the Historic Preservation Board this 7th day of March 2006.

/s/ Zebulon Miracle
Zebulon Miracle, Chair

ATTEST:

/s/ Kristen K. Ashbeck
Kristen Ashbeck Senior Planner
Staff to City Historic Preservation Board



Grand Junction Planning Commission

Regular Session

Item #1.

Meeting Date: December 15, 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 15, 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