



**Community Development Department  
Staff Report  
November 7, 2022**

**Project Name:** 157 North Plum Street  
**Application:** Nomination to Fruita's Registry of Historic Sites, Structures & Districts  
**Property Owners:** Michelle Cools  
**Location:** 157 North Plum Street  
**Zone:** Downtown Mixed-Use (DMU)  
**Request:** This is a nomination for the house at this location to be placed on Fruita's Register of Historic Sites, Structures & Districts.

**Project Description:**

In 1997, the City of Fruita created a local Registry of Historic Sites, Structures & Districts. Since that time, 26 properties have been placed on the local registry including Circle Park, Elmwood Cemetery, and many commercial and residential buildings. Recently, the owner of the house located at the 157 North Plum Street submitted a nomination for their house to be placed on the local registry.

According to the Mesa County Assessor's Office records and the nomination application, the house was constructed in 1896. More information regarding the style, condition, and history of this property is outlined in the nomination form submitted by the property owners.

According to Chapter 29 of the Fruita Land Use Code, a recommendation to the City Council on whether or not to list a property on the local registry is required from both the Fruita Historic Preservation Board and the Planning Commission before the Council takes final action. The public hearing schedule is outlined below.

Historic Preservation Board	November 7, 2022
Planning Commission	November 8, 2022
City Council	November 15, 2022

**Location Map & Photographs:**

**Aerial Photo (2022)**







### **Review of Applicable Land Use Code Requirements:**

Section 17.29.060 of the Land Use Code requires that the Historic Preservation Board, the Planning Commission, and City Council consider the following criteria in reviewing nominations of structures for designation to the local registry:

**Structures - Structures must be at least fifty (50) years old and meet one (1) or more of the criteria for architectural, cultural or geographic and/or environmental significance.**

- 1. Historic structures shall meet one (1) or more of the following in order to be considered for designation.**
  - a. Architectural:**
    - i. Exemplifies specific elements of an architectural style or period;**
    - ii. Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally, or locally;**
    - iii. Demonstrates superior craftsmanship or high artistic value;**
    - iv. Represents an innovation in construction, materials or design;**
    - v. Represents a built environment of a group of people in an era of history;**

- vi. Exhibits a pattern or grouping of elements representing at least one (1) of the above criteria; or
- vii. Is a significant historic remodel.
- b. **Cultural:**
  - i. Is a site of historic event that had an effect upon society:
  - ii. Exemplifies cultural, political, economic or ethnic heritage of the city; or is associated with a notable person or the work of a notable person.
- c. **Geographic/Environmental:**
  - i. Enhances the sense of identity of the city; or
  - ii. Is an established and familiar natural setting or visual feature of the city.

This application meets more than one of the approval criteria for architectural, cultural or geographic significance. See attached nomination form for details.

**2. Prehistoric, Paleontological and historic archaeological structures.**

Not applicable.

**3. Each property will also be evaluated based on physical integrity using the following criteria (a property need not meet all the following criteria):**

- a. Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation;
- b. Retains original design features, materials and/or character;
- c. Is in the original location or same historic context if it has been moved; or
- d. Has been accurately reconstructed or restored.

This house is in the same location as when it was first constructed and retains most of its original design features, materials, and character as described above.

This house meets the criteria that must be considered for designation of a structure to the City's Register of Historic Sites, Structures & Districts.

**Staff Recommendation:**

Staff recommends **approval** of the nomination to place the house located at 157 North Plum Street on the City's Register of Historic Sites, Structures & Districts.

No conditions of approval are recommended.

**Legal Notice for Public Hearing:**

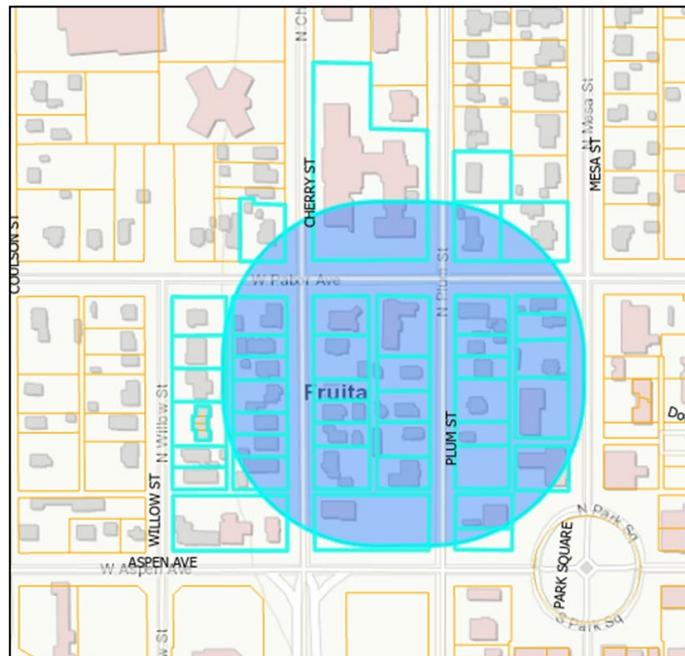
**NOTICE OF PUBLIC HEARING**

The Historic Preservation Board will hold a public meeting on **Monday, November 7, 2022, at 11:00 am**. The Fruita Planning Commission will hold a public hearing **Tuesday, November 8, 2022 at 6:00 p.m.** If the meeting is held in person, the virtual link will remain open for public participation. The following item will be presented at the public hearings. The Planning Commission will formulate a recommendation, which will be forwarded to the Fruita City Council. If the item listed below is acted on by the Planning Commission, the Fruita City Council will hold a public hearing on this same item on **Tuesday, November 15, 2022 at 7:00 p.m.** Please check [www.fruita.org](http://www.fruita.org) for more details. If you have an interest on the item please call 858-0786 or come to the Planning & Development Department office located at 325 E. Aspen Avenue to review the information in the file. Your appearance at the hearings is encouraged to ensure your concerns are accurately represented or you can write a letter outlining your concerns and submit it to the Planning & Development Department.

Application #: 2022-33  
 Application Name: Fruita Historic House Registry  
 Applicant: Michelle Cools  
 Location: 157 N. Plum Street  
 Zone: Community Residential (CR)  
**DESCRIPTION:** This is a request to add property located at 157 N. Plum Street to the Fruita Historic Registry.

Physically disadvantaged persons who wish to obtain information or need assistance in attending the Public Hearing, may call (970) 858-0786, the hearing impaired may call Relay Colorado at 1-800-659-2656, or visit our website: [www.fruita.org](http://www.fruita.org)

**Legal Notice postcard buffer (350')**



Legal Notice (minimum of 15 days prior to 1 <sup>st</sup> Public Hearing)	
October 17, 2022 (22 days prior)	Post Cards [17.07.040 (E)(1)(d)]
October 18, 2022 (21 days prior)	Sign Posting [17.07.040 (E)(1)(c)]
October 21, 2022 (18 days prior)	Legal Ad [17.07.040 (E)(1)(a)]

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If the property is approved to be placed on the City of Fruita's Register of Historic Sites, Structures and Districts, the following section will apply if there is an alteration, relocation, or demolition.

### **17.29.070 ALTERATION, RELOCATION, OR DEMOLITION OF LISTED PROPERTIES AND DISTRICTS**

#### **A. Requirements**

1. Before carrying out any new construction, alteration, relocation, or demolition involving the exterior of any designated property or property within a district (including non-contributing properties) or a structure listed on the City Register, the property owner(s) must first submit the proposed work to the Board under this Section, as well as apply for any other permits required by municipal code.
2. The City shall review any building permit application received to determine whether the property is a listed designated property or located in a designated district and if so, if the applicant has completed review by the Commission as required by this Section.
3. No person shall receive a building permit to construct, alter, remove or demolish any property or other feature on a site, or element of a district nominated for designation after an application has been filed to initiate the designation of such property or district. No such building permit shall be approved while proceedings are pending on such designation.
4. The Board shall review any proposed demolition and have up to one hundred eighty (180) days to review alternatives to demolition such as historic grants and loans for rehabilitation, adaptive reuse alternatives, advertisement for alternatives to demolition, public/private partnerships, etc.

#### **B. Criteria for Review**

1. In reviewing a proposed alteration, the Board shall consider the project in terms such as design, finish, material, scale, mass and height. When the subject site is in an historic district the Board must find that the proposed development is visually compatible with the development on adjacent properties, as well as any guidelines adopted as part of the given historic district designation.
2. The Board will review all alterations in terms of the Secretary of the U.S. Department of Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings."
3. The Board will use the following criteria to determine compatibility of a proposed alteration:
  - a. The effect upon the general historical and architectural character of the structure and property;

- b. The architectural style, arrangement, texture and material used on the existing and proposed structures and their relation and compatibility with other structures;
- c. The size of the structure, its setbacks, its site, location, and the appropriateness thereof, when compared to existing structure and the site;
- d. The compatibility of accessory structures and fences with the main structure on the site, and with other structures;
- e. The effects of the proposed work in creating, changing, destroying, or otherwise impacting the exterior architectural features of the structure upon which such work is done;
- f. The condition of existing improvements and whether they are a hazard to public health and safety; and
- g. The effects of the proposed work upon the protection, enhancement, perpetuation and use of the property.