



Board of  
**MESA COUNTY**  
COLORADO  
**COMMISSIONERS**

District 1 - John Justman

District 2 - Scott McInnis

District 3 - Rose Pugliese

---

**AGENDA**  
TUESDAY  
06/20/2017

**LAND USE HEARING**

544 Rood Avenue, Public Hearing Room  
9:00 AM

**Call Meeting to Order:**

**Deletions from Agenda:** None

**Additions to Agenda:** None

**Approval of Minutes:**

**M-1. 4-25-17, Land Use Hearing**

**M-2. 5-2-17, Land Use Hearing**

**M-3. 5-30-17, Land Use Hearing**

**Continued To Item(s):**

- Project-1. **2017-0050 VA 1287 M ¼ ROAD VACATION OF RIGHTS OF WAY**  
**Adjacent Property Owners:** Jennifer White; Marshal Stoddard; Lori Sampson;  
Spencer and Melissa Russell; Sandrah Tully  
**Representative:** Marshall Stoddard  
**Location:** Immediately west and south of M ¼ Road approximately 350 feet west of  
13 Road  
**Parcel #s:** 2691-334-19-006; 2691-334-19-009; 2691-334-19-010; 2691-334-23-007;  
2691-334-23-001  
**Zoning:** AFT  
**Planner:** Linda Dannenberger, (970)244-1771, linda.dannenberger@mesacounty.us  
**Request:** Vacation of rights-of-way in the Refiling of the Loma Townsite: more  
particularly, the east 25.00 feet of Teller Street lying adjacent to Lot 12 thru Lot 22 of  
said Block 38; the north 25.00 feet of Oliver Street lying adjacent to Lot 11 and Lot 12  
of said Block 38; the south 25.00 feet of Oliver Street lying adjacent to Lot 1 and Lot  
22 of said Block 43; the east 7.50 feet of the alley lying adjacent to Lot 1 through Lot  
11 of said Block 38; and the west 7.50 feet of the alley lying adjacent to Lot 12 thru  
Lot 22 of said Block 38.  
**Proposed BoCC Continued to:** 6-27-17  
**Reason for Continuation:** Applicant wants to have all 3 board members present.

**Withdrawn Item(s):** None

**Consent Item(s):** None

The Consent Agenda is intended to allow the Board to spend its time on more complex items. These items are generally perceived as non-controversial and can be approved by a single motion. The public or the Board members may ask that an item be removed from the Consent Agenda for individual consideration.

NOTICE: If an applicant agrees to have a project placed on the Consent Agenda for the Mesa County Planning Commission and it is approved on that Agenda, the project is placed on the Consent Agenda for the Board of County Commissioners. If an applicant decides to remove the item from the Board Consent Agenda, the project will be referred back to the Mesa County Planning Commission and rescheduled for a new hearing date.

**Individual Hearing Item(s):**

PRESENTATION RULES: The rules apply to this Board of County Commissioners Hearing:

1. Decorum. The following rules of decorum shall be observed during the hearing:

1.1 All persons attending this public hearing are expected to behave in a professional and civil manner, and the Chair reserves the right to require persons violating the rules of decorum to leave the hearing room.

1.2 Outbursts and interruptions from the public or the Applicant, including shouting, clapping, booing, laughing, or other reactions to the proceedings are prohibited.

1.3 All comments from the public shall only be made by persons recognized by the Chair, and shall only be made to the Chair (no comments or questions shall be directed at staff, the Applicant, or other members of the public).

1.4 All comments from the public shall only be made by persons speaking into the microphone at the podium after they have identified themselves on the record. The proceedings are recorded and comments made away from the microphone are inaudible and cannot become part of the official record.

2. Order and timing of Speakers. Unless modified by the Chair, the order and timing of speakers at the hearing shall be as follows:

2.1 Staff presentation. Timing – as needed (suggest maximum of 15 minutes). Staff will make a presentation to the Board and receive questions from the Board.

2.2 Applicant. Timing – as needed (suggest maximum of 15 minutes). The Applicant will make a presentation to the Board and receive questions from the Board.

2.3 Public. Timing – Three (3) minutes per speaker (prior to starting their presentation, speakers who have prepared presentations that include detailed handouts, PowerPoint presentations, or similar items, and speakers who represent an organized group, may request that the Chair, in his or her sole discretion, approve more than three (3) minutes). Speakers are encouraged to state their agreement with the testimony of a previous speaker rather than providing repetitive and redundant testimony. THE PUBLIC WILL NOT BE ALLOWED TO SPEAK AGAIN AT THE CONCLUSION OF THE PUBLIC

COMMENT PORTION OF THE HEARING.

2.4 Applicant clarification. Timing – as needed (suggest maximum of 10 minutes). The Applicant may clarify issues raised by the public, and shall answer any questions that the Board members have. No public questions or input will be allowed.

2.5 Staff clarification. Timing – as needed (suggest maximum of 10 minutes). Staff may clarify issues raised by the public or the Applicant, and shall answer any additional questions that the Board members have. No public questions or input will be allowed.

2.6 Board Deliberation. Timing – as needed. The Board members may discuss their respective views of the project.

2.7 Board Vote. The Chair will entertain a motion on the application.

- I-1. 2017-0149 HL COLLBRAN AUDITORIUM HISTORIC LANDMARK DESIGNATION**  
**Property Owner(s):** Town of Collbran  
**Representative(s):** Davis Farrar, Town Administrator  
**Location:** 102 Main Street, Collbran, 81624 (Main and High Streets)  
**Parcel #:** 2667-351-03-053  
**Zoning:** Downtown Commercial (Town of Collbran)  
**Planner:** Kaye Simonson, (970)255-7189, kaye.simonson@mesacounty.us  
**Request:** To designate the Collbran Auditorium as a Mesa County Historic Landmark  
**Staff Recommendation:** Approval and Adoption of Resolution

**Briefing Item(s):** None

Briefing items are intended to allow the Board to give Staff guidance in day-to-day operations of the County, or to hear general presentations from others.

**Road Petition(s):** None

**Corrected Resolution(s):** None

Please note all other Resolutions can be found under each Individual Hearing Item(s).

**Adjourn:**

**CERTIFICATION OF POSTING**

On 06/13/2017 at 1:35 PM, Andrea Gorbett did post the above AGENDA as public notice of the 06/20/2017 meeting. The official notice is placed on the East entrance kiosk monitor at 544 Rood Avenue, Grand Junction, CO and a courtesy copy added to the Mesa County website at [www.mesacounty.us/BoCCagendas/](http://www.mesacounty.us/BoCCagendas/)

---

Andrea Gorbett

**\*\*PLEASE NOTE\*\***

There is limited free public parking on the southeast corner of 6<sup>th</sup> Street and White Avenue.



## MESA COUNTY OPERATIONS DEPARTMENT

Building Inspection – Code Compliance – Engineering – Environmental Health  
Fleet – Planning – Regional Transportation Planning – Road and Bridge  
Solid Waste Management – Traffic – Public Works

---

200 S. Spruce Street • P.O. Box 20,000-5022 • Grand Junction, Colorado 81502-5001  
Ph (970) 244-1636 Fax (970) 244-1769

### PROJECT REVIEW May 8, 2017 Updated June 9, 2017

- I. 2017-0149 HL COLLBRAN AUDITORIUM HISTORIC LANDMARK DESIGNATION**
- Property Owner(s): Town of Collbran  
Representative(s): Davis Farrar, Town Administrator  
Location: 102 Main Street, Collbran, 81624 (Main and High Streets)  
Parcel #: 2667-351-03-053  
Zoning: Downtown Commercial (Town of Collbran)  
Planner: Kaye Simonson, (970)255-7189, [kaye.simonson@mesacouny.us](mailto:kaye.simonson@mesacouny.us)  
Request: To designate the Collbran Auditorium as a Mesa County Historic Landmark

**Recommendation: Approval**

### II. HISTORIC LANDMARK DESIGNATION PURPOSE AND PROCESS

The purpose of the Mesa County Register of Historic Landmarks is to recognize the historic, architectural and cultural heritage of Mesa County, and to increase public appreciation of Mesa County's unique heritage. The Register enables owners of historic properties in the County to take advantage of programs that may be available to assist in the recognition and preservation of the historic properties. Designation as a Historic Landmark does not impart additional regulatory control over the development of historic properties.

Pursuant to Section 3.22.7, the Planning Commission shall act as a review agency and shall provide comments and recommendations to the Planning Director. The Planning Director shall review the application to determine whether it complies with the Purpose of the Land Development Code, as set forth in Section 1.5, Purpose, and whether it would conflict with other sections of the Land Development Code. The Planning Director shall then prepared a resolution and forward it to the Board of County Commissioners for adoption. Designation of a Historic Landmark must be in the form of a resolution, adopted by the Board of County Commissioners and recorded by the Clerk and Recorder.

### III. SURROUNDING LAND USE AND ZONING:

Zoning districts within the 500 foot public notification area:

- Town of Collbran zoning

Land Uses within the 500-foot public notification area:

- Residential
- Commercial
- Public and Institutional

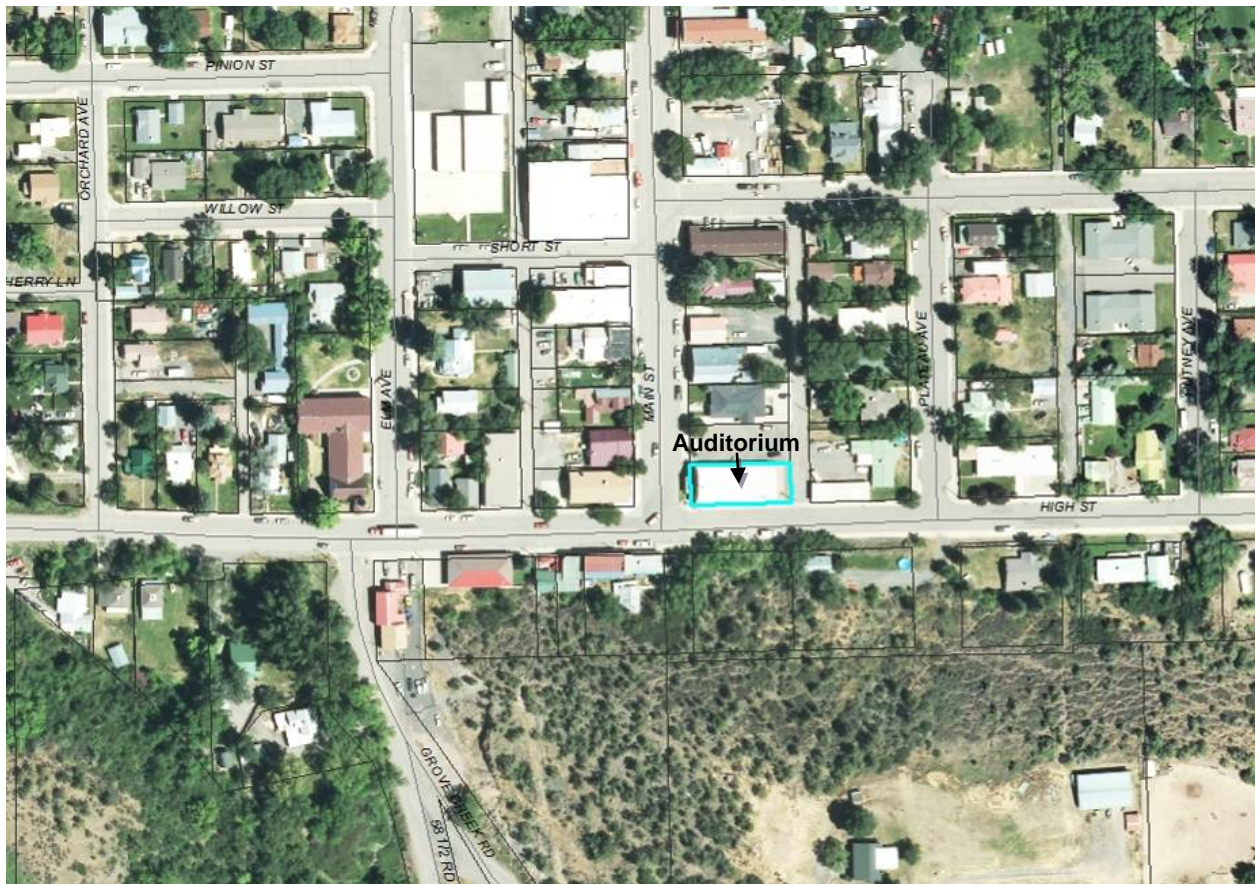
Applicable Area Plans

- Collbran Comprehensive Master Plan

Historic Properties

- Stockmen's Bank, 111 Main Street – Colorado State Register

### Location Map:



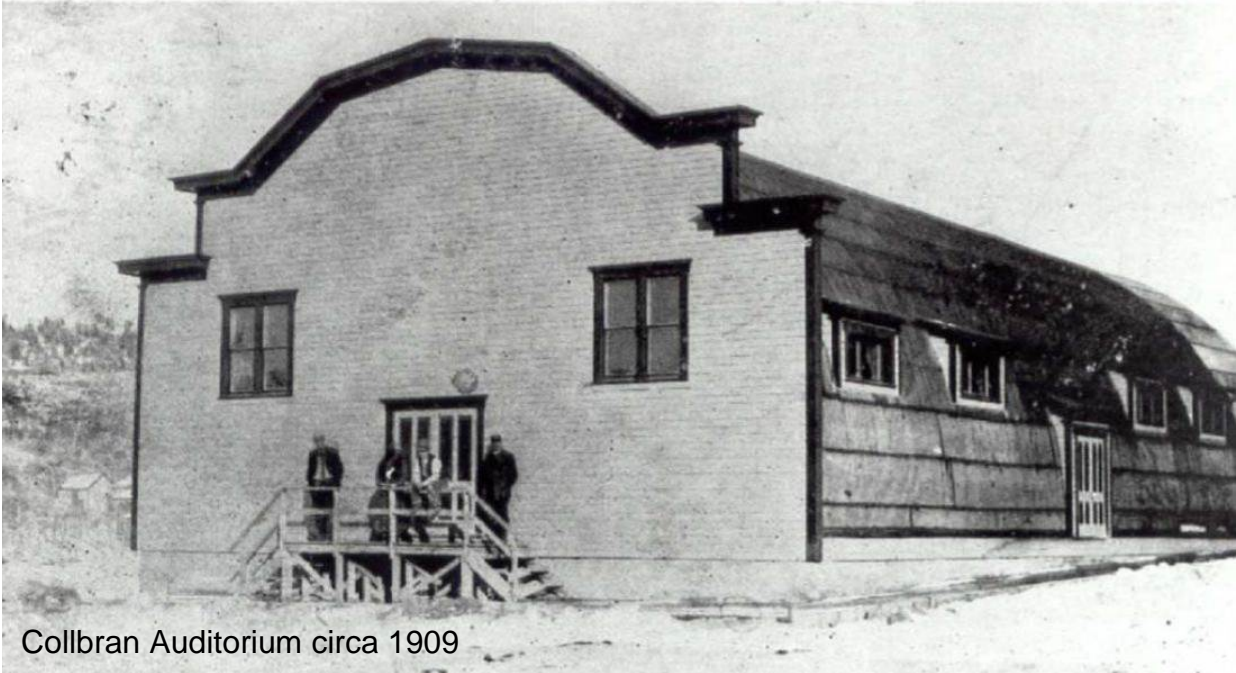
### IV. PROJECT DESCRIPTION:

The Town of Collbran has submitted an application requesting Mesa County designate the Collbran Auditorium as historic on the Mesa County Register of Historic Landmark. The property is located in the Town of Collbran; Section 3.22.3.D allows the listing of properties within municipalities, following consultation and coordination with the

municipality. Such listing does not confer on Mesa County any authority to regulate land use or grant any development approvals or permits.

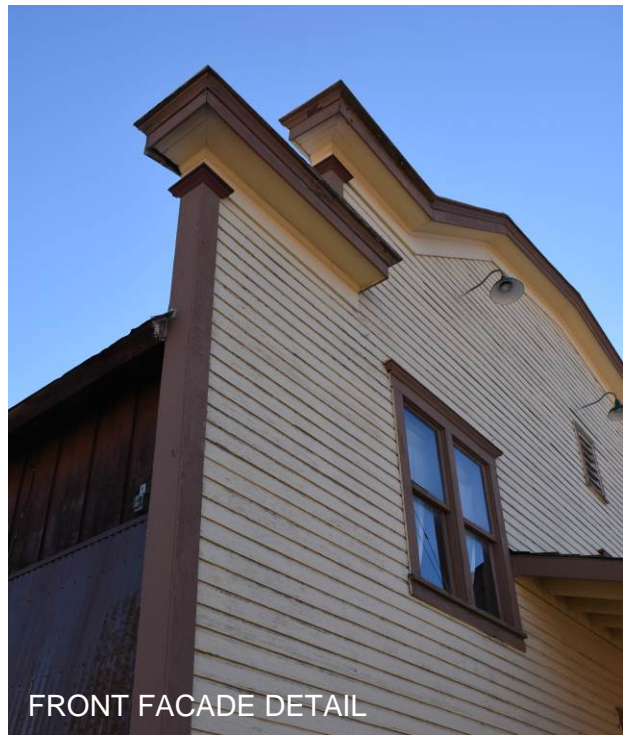
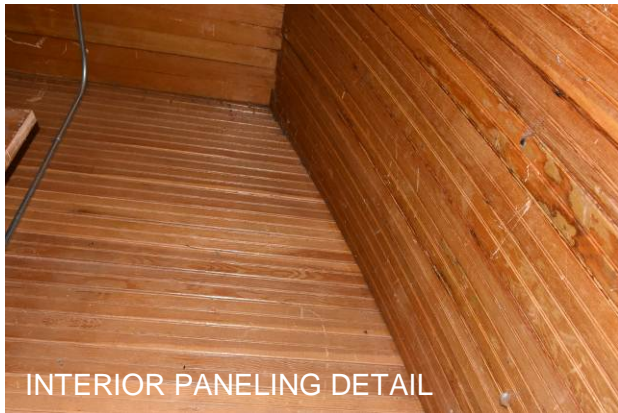
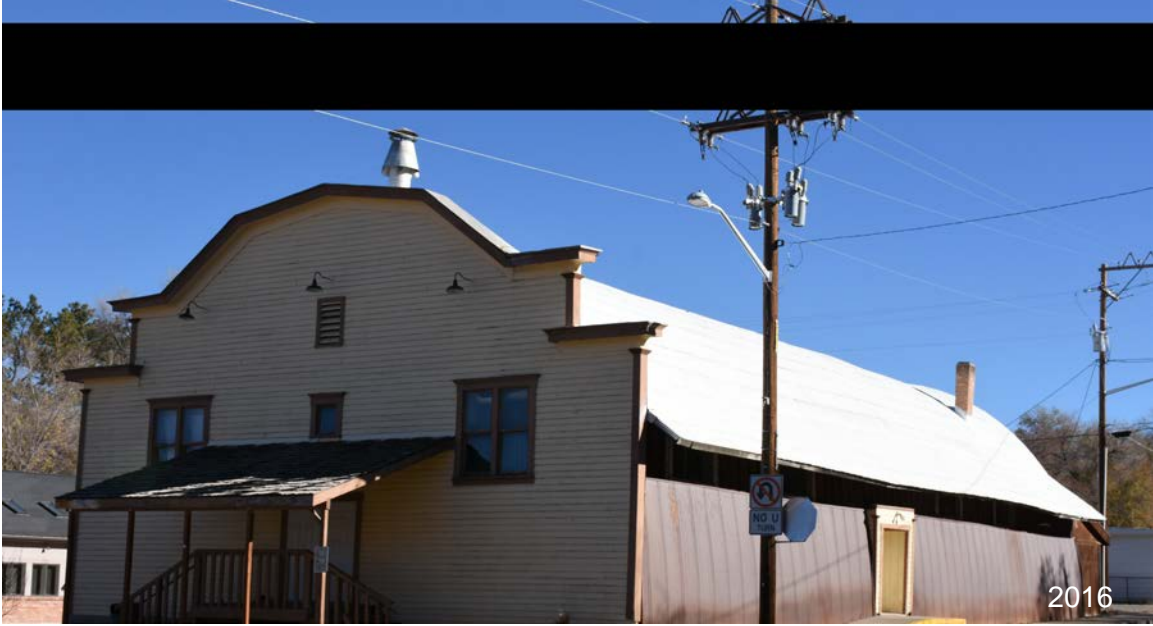
On December 6, 2016, the Collbran Board of Trustees adopted a resolution designating the Collbran Auditorium as a landmark historic structure in the Town of Collbran. The resolution also requests that the Mesa County Board of County Commissioners designate it as such in the Mesa County Register of Historic Landmarks. The Town of Collbran wishes to seek funds from the Colorado State Historical Fund for work on the building. To be eligible for funding, the building must be listed on the National Register of Historic Places, the Colorado Register of Historic Properties, or a local historic register.

The Collbran Auditorium was built in 1907. The building is described as “Mission Style,” based on its false front, while the structure itself is distinctive for its arched truss design. Commissioned by Doctor Zinke, the 5,096 square-foot building was built by local carpenters Copley, Kendall, Harris and Winston. The Collbran Auditorium was built to serve as a community gathering place, with a stage and wood floors. Over the years, it has been used for many community events, including social functions, public meetings, and recreation activities. Displays of local brands, boxes of roller skate wheels, and vintage movie projectors are reminders of its past uses.



The building is simple in its detailing. The front (west) facade is capped by a stepped parapet that curves at the top to follow the roof. There are two sets of windows on either side of the double doors. Originally accessed by a simple raised platform with steps to either side, a porch roof was added in more recent years. On the sides, shed-roofed dormers extend out from the curved roof, and a double-door entrance is centered on the south facade. The roof and side walls have been modified, primarily to address

water infiltration issues, but additions have encapsulated the existing building, leaving the original structure intact. On the interior, small rooms have been added at the west end, and the ceiling has been dropped. The original wood paneling, flooring and stage remain.





INTERIOR – VIEW TO STAGE



INTERIOR – VIEW TO ENTRANCE

## V. COMPLIANCE WITH MESA COUNTY CODE REQUIREMENTS:

Section 3.22.10 of the Mesa County Land Development Code (2000, as amended) states that, in order to be listed on the County Register of Historic Landmarks, buildings, structures, sites or objects must be at least fifty (50) years old. Contributing sites within a Historic District must be at least fifty (50) years old. Buildings, structures, sites, objects and districts less than fifty (50) years in age may be designated only if deemed to be of exceptional historical, architectural or cultural importance.

### A. Approval Criteria

In designating a building, structure, site, object or district as a Historic Landmark, a finding shall be made that the designation satisfies one or more of the following criteria for historical, architectural or cultural significance:

1. *Represents a specific architectural style or period;*
2. *Represents a unique example of a structure or building type;*
3. *Represents an innovation in construction, materials, or design;*
4. *Demonstrates superior craftsmanship or high artistic value;*
5. *Is an example of the work of a master architect or builder;*
6. *Represents the built environment of a group of people in an era of history;*
7. *Is associated with a significant historic event;*
8. *Is associated with a notable person or the work of a notable person;*
9. *Exemplifies the cultural, political, economic, or social heritage of the community, region, state or nation;*



10. *Is an established and familiar natural setting or visual feature of the County; and/or*
11. *Has the potential to make an important contribution to the knowledge of the area's history or pre-history.*

The Collbran Auditorium meets a number of criteria for historic, social and architectural significance. Its "Mission-style" front facade is a unique style in Plateau Valley and is indicative of its era. (Criterion 1) It is an example of a civic building, built for public gatherings and entertainment that has served as the center of the Collbran community for over 100 years. (Criterion 2) The arched truss structure is unique and innovative, and demonstrates the skills of the local craftsmen who built it. (Criteria 3 and 4) As the site of many social and civic events over the years, it exemplifies the cultural and social heritage of Collbran and the surrounding area. (Criterion 9)

#### B. Physical Integrity

Each property shall also be evaluated based on physical integrity using one or more of the following criteria:

1. *Retains original design features, materials and/or character;*
2. *Is in the original location or in the same historic context if it has been moved; or*
3. *Has been accurately reconstructed or restored.*

The Collbran Auditorium has had several notable alterations. Specifically, the front porch has been added. Roof extensions over the side dormers have modified the form of the building, but its original form is still evident. On the interior, a dropped ceiling has been added. On the rear, a shed-roofed addition houses bathrooms. However, the original form and details of the building are still evident, and all additions could be removed without damage to the original structure. The Collbran Auditorium retains its original design features, materials, and character. (Criterion 1) The building is in its original location. (Criterion 2)

#### **VI. REVIEW AGENCY COMMENTS**

No substantive comments have been received.

#### **VII. PUBLIC COMMENTS:**

At the May 11 Planning Commission workshop, Lew Evans, Collbran Board of Trustees, and Sylvia Spangler of the Plateau Valley Preservation Society were present and spoke in support of the designation.

**VIII. PROJECT RECOMMENDATION:**

The Planning Director recommends **Adoption of a Resolution Listing the Collbran Auditorium as a Mesa County Historic Landmark.**

**The basis for this recommendation:**

The petition demonstrates compliance with the criteria in Section 3.22.10 of the Mesa County Land Development Code (2000, as amended).

**REVIEW SUMMARY**

Approval Criteria A.1, 2, 3, 4 and 9 are satisfied.

Physical Integrity Criteria B.1 and 2 are satisfied.

**IX. MCPC RECOMMENDATION TO PLANNING DIRECTOR (5/11/17): Approval**

**X. BOCC ACTION:**

## **APPENDIX G: MESA COUNTY REGISTER OF HISTORIC LANDMARKS**

*List: Name, location and brief description of property and significance; include National/State Register listing date and State ID number if any*

### **1. LONG FAMILY CABIN**

3117 F Road (Long Family Park), Grand Junction vicinity

The historic Long family home was built in the 1930s using logs from the Grand Mesa. The surrounding farm land, which is now Long Family Park, used to be part of Cross Orchards (listed on the National Register and part of the Museum of Western Colorado). The cabin represents a piece of Mesa County's agricultural heritage. William A. and Mollie Long established the farm in 1920s, where they raised their two children. Mollie sold fruit and vegetables from a log stand on the property.



*Photo courtesy of Museum of Western Colorado*

### **2. OLD MESA GYMNASIUM AND AUDITORIUM (Mesa Community Hall)**

48973 KE Road, Mesa

The Old Mesa Gymnasium and Auditorium, built around 1936, is a unique example of rural vernacular architecture in Colorado. Its rubble foundation, log construction, and wide gabled roof of corrugated metal reflect building styles of earlier eras such as the mining camp phase of the late 1880s in Colorado. Logs were cut and milled locally. The building is also typical of "armory construction," in which all features of an armory and community or recreation center were combined into one structure to efficiently serve more than one purpose. The Old Mesa Gym was constructed as a Works Progress Administration project to serve as a community/recreation center for the public. It has a fold-down stage, to clear the floor for basketball games and other events, and was known as having "one of the best dance floors in the county."



**3. MESA COUNTY COURTHOUSE**  
544 Rood Avenue, Grand Junction  
(Grand Junction Register)

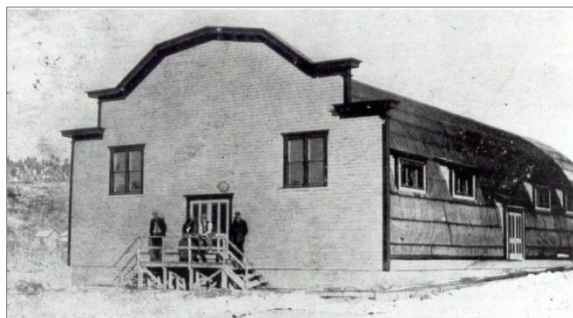
The Mesa County Courthouse was constructed in 1922 at a cost of \$293,000. It replaced the original courthouse located at 6<sup>th</sup> and Main Streets. Designed by Eugene Groves, the Second Renaissance Revival-style building was constructed of brick faced with Indiana limestone. It is distinguished by arch-topped windows separated by paired Ionic columns, a grand entry with bronze doors, and a balustrade at the roof. The wide front lawn further sets off the imposing structure. A substantial brick addition, design by Robert A. Van Deusen, was constructed on the north side of the building in 1964. Mesa County was created in 1883, the result of a division of Gunnison County, and Grand Junction was designated as the County seat.



**NEW**

**4. COLLBRAN AUDITORIUM**  
102 Main Street, Collbran

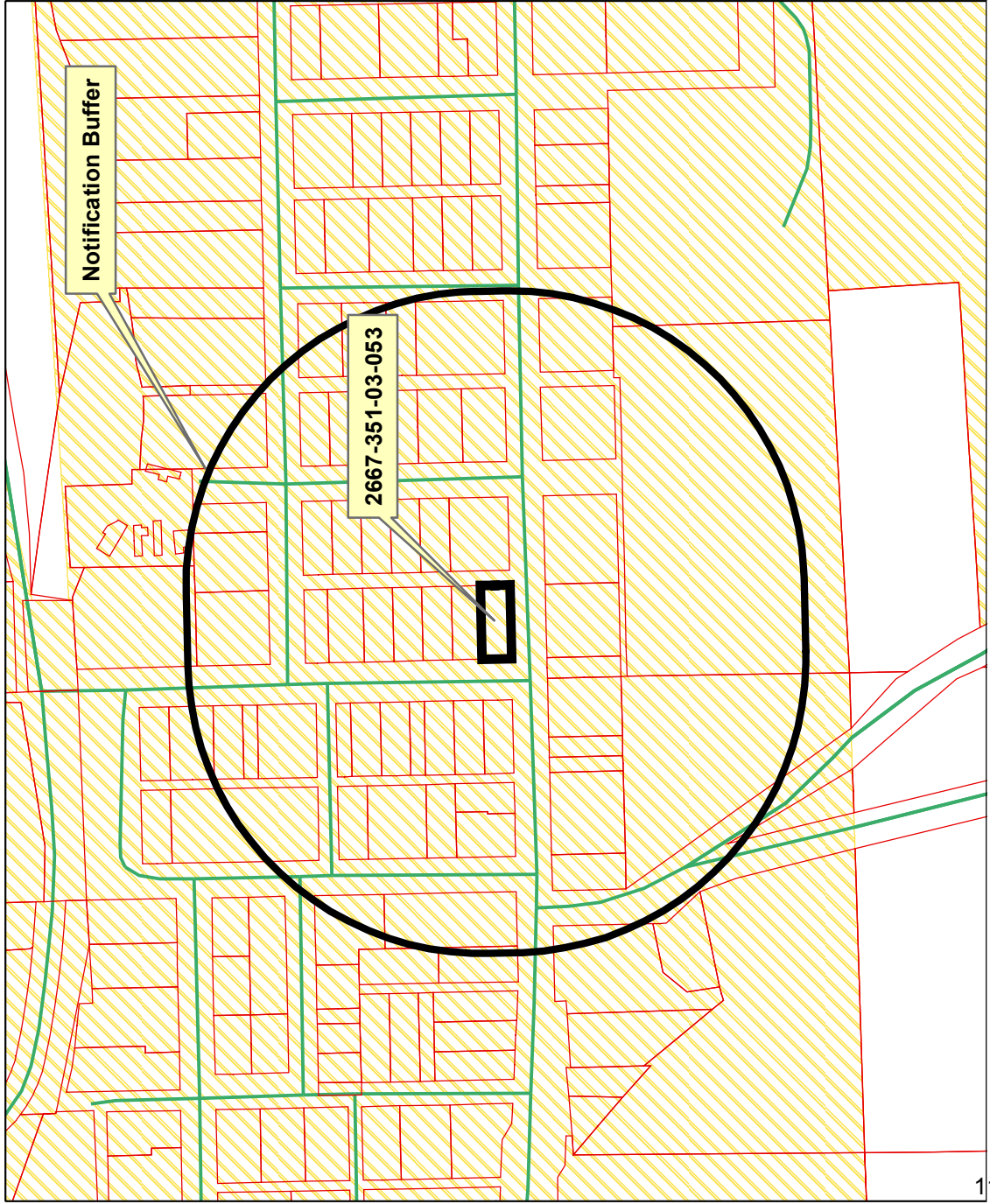
The Collbran Auditorium was built in 1907. The building is described as “Mission Style,” based on its false front, while the structure itself is distinctive for its arched truss design. Commissioned by Doctor Zinke, the 5,096 square-foot building was built by local carpenters Copley, Kendall, Harris and Winston. The Collbran Auditorium was built to serve as a community gathering place, with a stage and wood floors. Over the years, it has been used for many community events, including social functions, public meetings, and recreation activities. Displays of local brands, boxes of roller skate wheels, and vintage movie projectors are reminders of its past uses.



The building is simple in its detailing. The front (west) facade is capped by a stepped parapet that curves at the top to follow the roof. There are two sets of windows on either side of the double doors. Originally accessed by a simple raised platform with steps to either side, a porch roof was added in more recent years. On the sides, shed-roofed dormers extend out from the curved roof, and a double-door entrance is centered on the south facade. The roof and side walls have been modified, primarily to address water infiltration issues, but additions have encapsulated the existing building, leaving the original structure intact. On the interior, small rooms have been added at the west end, and the ceiling has been dropped. The original wood paneling, flooring and stage remain.

# HEARING NOTICE

# Parcel/Notification Map



## Legend

- 500 ft buffer
- Parcels
- Collbran.shp

PARCEL_NUM	OWNER	MAILING	MAILING_CI	MAILING_ZI
2667-351-03-011	ADAMS CHARLOTTE S	PO BOX 341	COLLBRAN CO	81624
2667-351-02-003	ALVEY FLOYD & LUPE FAMILY TR	121 SPRING ST	COLLBRAN CO	81624-9648
2667-352-11-003	ANDERSON MICHAEL G	PO BOX 35	COLLBRAN CO	816240035
2667-352-04-004	BAILEY JOHN	PO BOX 223	COLLBRAN CO	81624
2667-352-00-025	BELDEN KARL O	PO BOX 425	COLLBRAN CO	81624-0425
2667-351-00-005	BORNE DENNIS H	PO BOX 372	COLLBRAN CO	81624-0372
2667-352-13-004	COLLBRAN COTTAGES LLC	PO BOX 11	COLLBRAN CO	81624
2667-352-11-008	CONGREGATIONAL CHURCH OF	2003 HIGH ST	COLLBRAN CO	81624
2667-351-06-008	COON KODY EARL	110 HIGH ST	COLLBRAN CO	81624
2667-351-04-002	DJOKIC NADA	736 HILL AVE	GRAND JUNCTI(CO	815013230
2667-351-03-002	DUTTON CALVIN E SR	PO BOX 111	COLLBRAN CO	81624
2667-352-14-004	ENTWISTLE TAMARA	1004 HIGH ST	COLLBRAN CO	81624
2667-351-02-001	FELLER FREDERICK A JR	PO BOX 388	COLLBRAN CO	81624
2667-352-13-008	FELLER JOHANN F	PO BOX 611	COLLBRAN CO	81624
2667-352-13-018	GRACE BIBLE CHURCH OF COLLB	PO BOX 234	COLLBRAN CO	81624
2667-351-04-004	HAWKINS JOYCE E	PO BOX 443	COLLBRAN CO	81624-0443
2667-352-04-003	JONES FRANK	PO BOX 122	COLLBRAN CO	81624-0122
2667-351-05-001	JONES FRANK E	4724 DAISY LEAF DR	KELLER TX	762446428
2667-352-14-005	JULIUS VENTURES LLC	PO BOX 163	MESA CO	81643-0163
2667-351-05-005	KERNAN JUDITH L	PO BOX 213	COLLBRAN CO	81624-0213
2667-352-04-002	KNUTSON JOHN W	PO BOX 3	MESA CO	81643-0003
2667-351-02-002	LYONS JARAD	119 SPRING ST	COLLBRAN CO	81624
2667-351-00-001	MAIGATTER ROLSON RAY	210 MAIN ST	COLLBRAN CO	81624
2667-352-13-013	MASON MANOR	628 RUSHMORE DR	GRAND JUNCTI(CO	81507
2667-351-03-001	MATAROZZO FAMILY TRUST	PO BOX 168	COLLBRAN CO	81624-0168
2667-351-03-051	MIKESSELL DAVID & TERRY FAMILI	693 TRANQUIL TRL	GRAND JUNCTI(CO	815079531
2667-351-04-006	MOSHER ROBERT MICHAEL	PO BOX 238	COLLBRAN CO	81624-0238
2667-351-03-003	MOSS LUTHER DEAN TRUST	849 CITRUS DR	ALAMO TX	78516-2577
2667-352-13-002	NICHOLS BEN E SR	PO BOX 14	COLLBRAN CO	81624
2667-351-03-004	NOEL THOMAS PATRICK	0990 CTY RD 106	CARBONDALE CO	81623
2667-351-03-009	OLFORD COLBY L	209 PLATEAU AVE	COLLBRAN CO	81624
2667-351-00-048	OSSIE INVESTMENTS LLC	2045 RIVER RD	FRUITA CO	81521
2667-351-03-008	PERRIN TAMMY S	211 PLATEAU AVE	COLLBRAN CO	81624
2667-352-04-006	PLATEAU VALLEY FIRE PROTECTI	PO BOX 210	MESA CO	81643
2667-352-00-032	PLATEAU VALLEY RANCH LLLP	PO BOX 2072	GRAND JUNCTI(CO	81502
2667-351-04-001	ROWLES BARRETT L	PO BOX 7	COLLBRAN CO	81624-0007
2667-352-13-011	SALAMANCA ROBERTO	57348 HIGHWAY 330	COLLBRAN CO	81624
2667-352-00-028	SCHOWALTER CHARLES T	58838 ME RD	COLLBRAN CO	81624
2667-352-13-003	SCHOWALTER REBECCA	1006 ELM AVE	COLLBRAN CO	81624
2667-352-00-027	SEVERSON LESLIE E	PO BOX 42	COLLBRAN CO	81624-0042
2667-351-00-071	STITES R&B FAMILY TRUST	PO BOX 196	COLLBRAN CO	81624
2667-351-00-064	STRICKLAN EUGENE TRUSTEE	PO BOX 202	COLLBRAN CO	81624-0202
2667-351-17-002	SUNNYSIDE PRODUCTION COMF	PO BOX 3669	GRAND JUNCTI(CO	81502
2667-352-14-006	TOWN OF COLLBRAN	PO BOX 387	COLLBRAN CO	81624-0387
2667-351-04-003	TURNER ROBERT E REVOC TRUS	PO BOX 176	COLLBRAN CO	81624
2667-351-04-007	UNITED STATES OF AMERICA GC	209 HIGH ST	COLLBRAN CO	81624

2017-0149 HL Collbran Auditorium  
Historic Landmark Designation

Notification Table

2667-351-01-003	WATSON KATHERINE	211 SPRING ST	COLLBRAN	CO	81624
2667-351-06-007	WELLS FAMILY TRUST	813 LINCOLN CT	PALISADE	CO	81526
2667-352-00-014	WEST JOHN W	13609 58 RD	COLLBRAN	CO	81624-9784
2667-352-14-001	WEST JOHN W	13609 58 RD	COLLBRAN	CO	81624-9784
2667-351-03-010	WILD HORSE PROPERTY HOLDIN	PO BOX 1851	GRAND JUNCTI	CO	81502-1851
2667-351-03-012	WILLHITE GERRY W JR	PO BOX 622	COLLBRAN	CO	81624



# MCPC MINUTES

**PRO 2017-0149 Collbran Auditorium Historic Landmark Designation**  
**Mesa County Planning Commission Workshop Notes**  
**May 11, 2017**

Present:

- Christi Flynn
- Chip Page
- Ron Wriston
- George Skiff
- Dean Harris
- Dan Penry

Davis Farrar, Collbran Town Manager, was present as applicant.

Lew Evans, Collbran Board of Trustees, and Sylvia Spangler, Plateau Valley Preservation Society were present and spoke in support of the designation.

Commissioner Page moved to recommend the Planning Director forward a recommendation to the Board of County Commissioners to list the Collbran Auditorium as a Mesa County Historic Landmark.

Second by Commissioner Wriston

Vote: 6-0

**NO  
REVIEW  
AGENCY  
COMMENTS**

Mesa County  
Project Plan Review History



Applied 4/19/2017 VA  
 Approved  
 Closed  
 Expired  
 Status 4/24/2017 KK

Project Number PRO2017-0149  
 Project Name COLLBRAN AUDITORIUM HISTORIC  
 Type HISTORIC LANDMARK  
 Subtype  
 Status REVIEW COMPLETE

REVIEW COMPLETE

Site Address 102 MAIN ST  
 City, State Zip COLLBRAN, CO 81624

Subdivision  
 Tract  
 Block 03  
 Lot No 053  
 Parcel No 2667-351-03-053  
 Zoning  
 General Plan

Type of Review / Notes Contact Sent Due Received Elapsed Status Remarks

CITY COLLBRAN DAVIS FARRAR 4/24/2017 5/15/2017

FIRE PLATEAU VALLEY MIKE LOCKWOOD 4/24/2017 5/15/2017

GM SCENIC BYWY ASS <none> 4/24/2017 5/15/2017

SCHLDIST 50-PV <none> 4/24/2017 5/15/2017

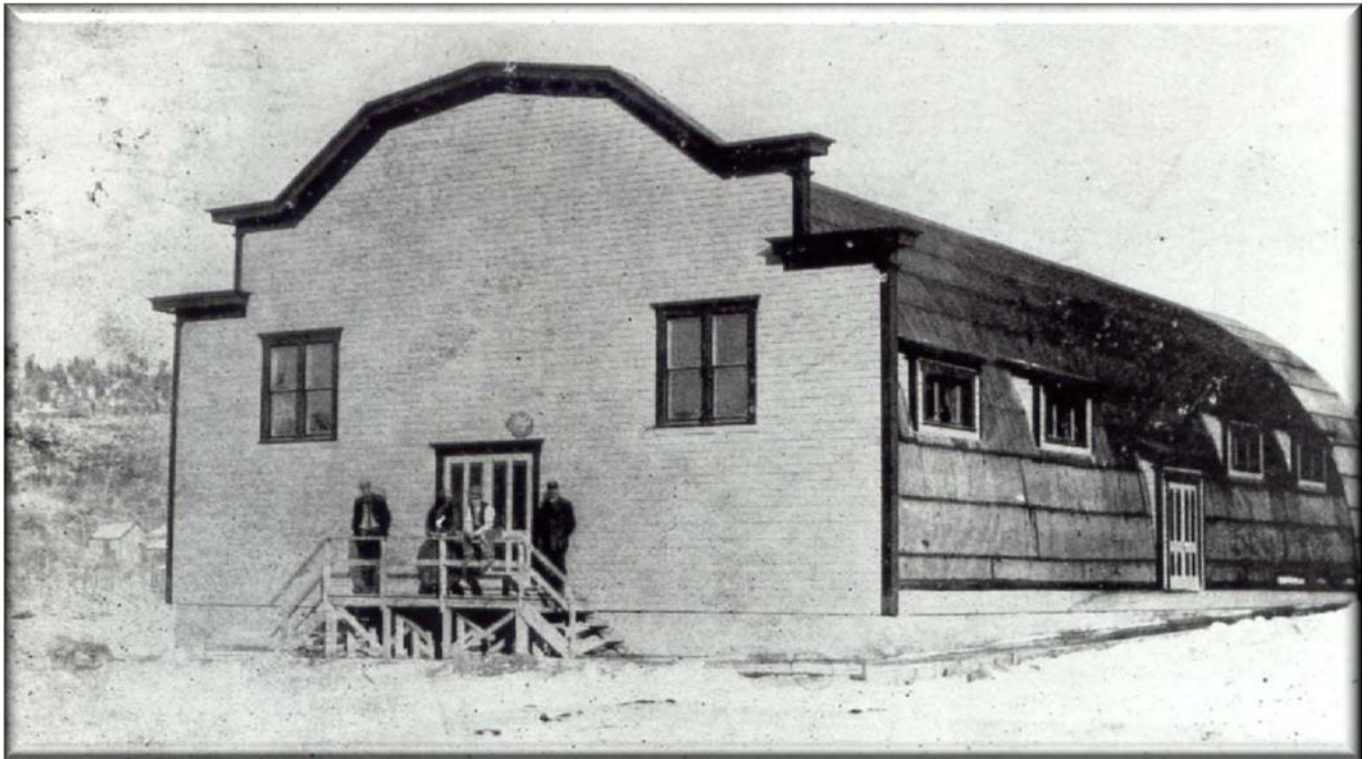
**NO  
PUBLIC  
COMMENTS**

# APPLICANT INFORMATION

# Collbran Auditorium

Application for

Designation of Historic Structure



Submitted by: **Town of Collbran**  
C/o Davis Farrar - Town Administrator  
PO Box 387  
Collbran, Colorado 81624  
970-487-3751  
[townmanager@townofcollbran.us](mailto:townmanager@townofcollbran.us)

## DEVELOPMENT APPLICATION FORM

*I/We, the undersigned, being the owner(s) of property situated in Mesa County, State of Colorado, as described on the attached legal description form, do hereby petition this Development Application.*

Name of Project: Collbran Auditorium  
Type of Application: Historic Landmark Designation  
Property Address: 102 Main St City/State: Collbran CO Zip: 81624  
Nearest Cross Streets Main and High Streets  
Tax Parcel Number: 2667-351-03-053  
Zoning: Downtown Commercial  
Acres: 0.14

**Property Owner** - Legal property owner is the owner of record during the application process. If the property ownership changes during the application process, the new owner(s) are required to submit a new application form. Please list additional property owners on the back of this sheet.

Name: Town of Collbran Telephone # 970-487-3751  
Mailing Address: Box 387 City/State: Collbran CO Zip: 81624  
Email Address: Townmanager@TownofCollbran.us FAX # 970-487-3380

Name: \_\_\_\_\_ Telephone # \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email Address: \_\_\_\_\_ FAX # \_\_\_\_\_

Name: \_\_\_\_\_ Telephone # \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email Address: \_\_\_\_\_ FAX # \_\_\_\_\_

**Name:**  
Name: \_\_\_\_\_ Telephone # \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email Address: \_\_\_\_\_ FAX # \_\_\_\_\_

**Representative**  
Name: Davis Farrar - Town Administrator Telephone # 970-487-3751  
Mailing Address: Box 387 City/State: Collbran CO Zip: 81624  
Email Address: Townmanager@TownofCollbran.us FAX # 970-487-3380

**Lienholder** (if no lienholder, write N/A)  
Name: None Telephone # \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

Please include the **original signatures of all property owners** on this form.

Property owner must initial the Primary Contact Person for this Application:

Property Owner    \_\_\_\_\_ Developer     Representative  
*JB*



*I/We further acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this application, that the foregoing information is true and correct to the best of our knowledge, and that we assume the responsibility to monitor the status of this application. We recognize that we ourselves, or our representative(s), must be present at all hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda, and an additional fee charged to cover the re-scheduling expenses before it can be placed again on the agenda. Submission of this Development Application constitutes a grant of permission for Mesa County Review Boards, Staff and Agencies to enter the subject property during working hours and conduct such site investigations as they deem necessary. **All property owners are required to sign this form.***

*Javis Farrar - Town Administrator*  
 Signature of Representative

*Davis Farrar*  
 Print Name

*4/18/2017*  
 Date

\_\_\_\_\_  
 Signature of Property Owner(s)

\_\_\_\_\_  
 Print Name Date

\_\_\_\_\_  
 Signature of Property Owner(s)

\_\_\_\_\_  
 Print Name Date

\_\_\_\_\_  
 Signature of Property Owner(s)

\_\_\_\_\_  
 Print Name Date

\_\_\_\_\_  
 Signature of Property Owner(s)

\_\_\_\_\_  
 Print Name Date

\_\_\_\_\_  
 Signature of Property Owner(s)

\_\_\_\_\_  
 Print Name Date

\_\_\_\_\_  
 Signature of Property Owner(s)

\_\_\_\_\_  
 Print Name Date

**Additional Property Owners:** *None*

Name: \_\_\_\_\_ Telephone # \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

Name: \_\_\_\_\_ Telephone # \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

Name: \_\_\_\_\_ Telephone # \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

## **Pre-Application Meeting**

A pre-application meeting was held with Kaye Simonson November 8, 2016.

## **Building Description**

The 5,096 square foot Collbran Auditorium was constructed in 1907 by Doctor Zinke a local Collbran resident. Local carpenters Copley, Kendall, Harris and Winston were in charge of building construction. The building design represents a “Mission Style” architectural character that is reflected by the front building elevation appearance.

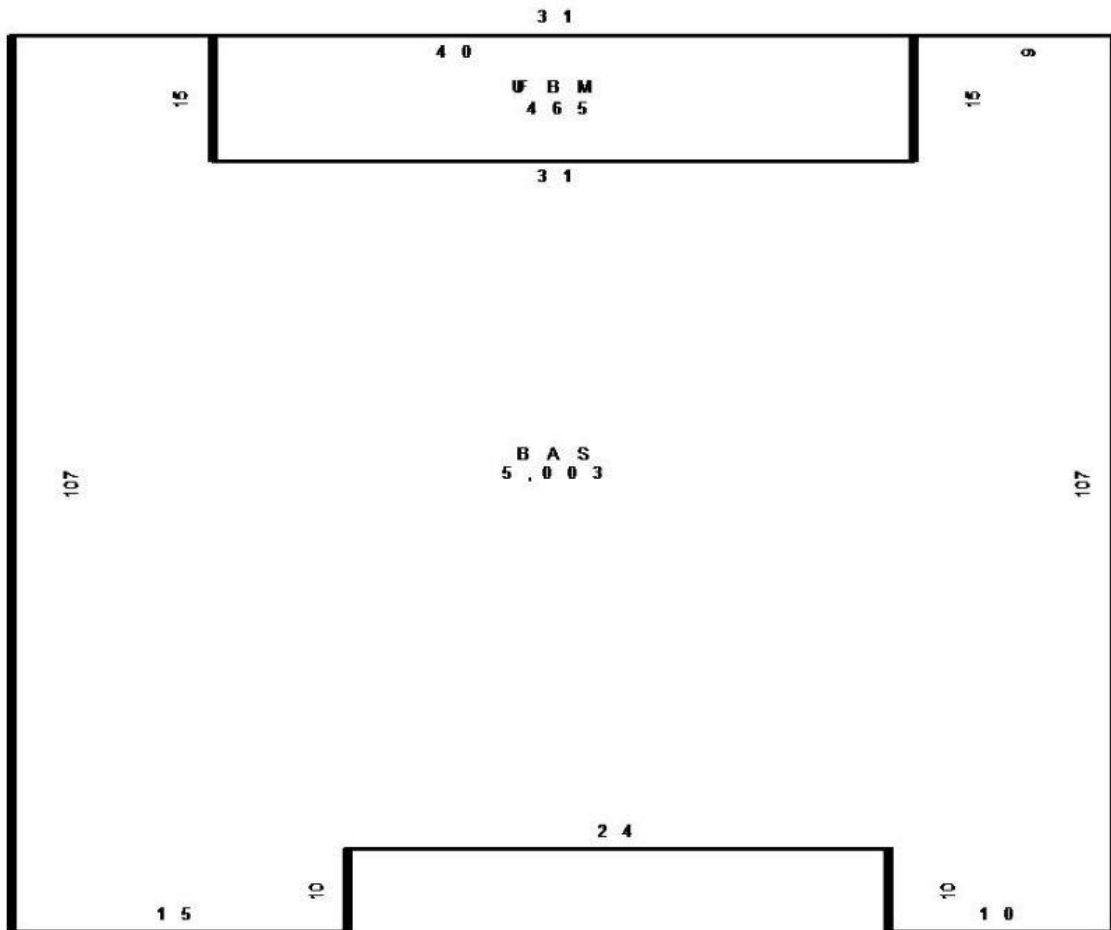
This building is believed to be significant for both its unusual architecture and civic use of the structure. The Auditorium is one of two buildings in Collbran that reflect the Mission style front façade. The Auditorium has been a focal point for the Collbran community since its construction. In the early days, the building was an important meeting place for cattlemen, wool growers and Plateau Valley residents. Throughout its history, the Auditorium has been a community center and gathering place. The hardwood floors provided an excellent surface for roller-skating and dancing. Recently, the Plateau Valley Historical Preservation Society collected and inventoried boxes of wooden and steel wheeled roller-skates found in the basement. The original coal-fired furnace and diesel powered electric generator remain in the basement of the building although the structure is now heated by a natural gas forced air system. There is still some coal left in the bottom of the original coal chute on the east end of the structure.

The Auditorium was also used as a dance hall and a theater for plays and movies. There is a projection booth on the west end of the building that still houses two carbon arc movie projectors. Empty film spools and some 35mm celluloid films were removed in 2016 by the Historical Society for safekeeping.

In modern times, the Auditorium was used as a public meeting space for the Collbran Comprehensive Plan, Downtown Master Plan and after the 2014 West Salt Creek Rock Avalanche Landslide that claimed the lives of three local residents. Recurring events that take place in the Auditorium include Collbran’s Cowboy Christmas, annual fundraisers for the Plateau Valley Cattle Women and the Collbran Arena Advisory Committee’s Kentucky Derby fundraiser.

The Town of Collbran regularly rents the building for weddings, funeral services, family gatherings and other Plateau Valley events. Although the building is in need of repairs, the Auditorium continues as an important community gathering space.

Building Sketch 1



- Base Area(BAS) = 5003 sq.ft.
- Fin Basement(FBM) = 465 sq.ft.
- Unfinished Basement(UBM) = 465 sq.ft.

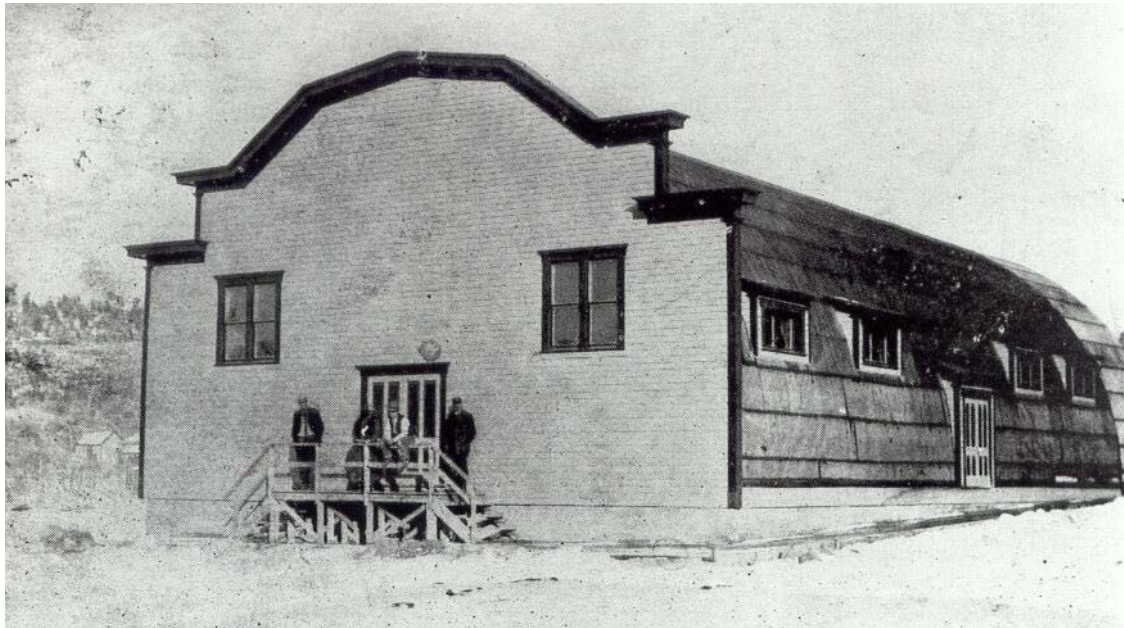
**Legal Description**

Lots 15 & 16 Block 3 Town of Collbran, Colorado Section 35, Section 9S, 95W. of the Sixth PM, Mesa County, Colorado.

Parcel Number: 2667-351-03-053

Street Address: 102 Main St., Collbran, CO 81624.

**Photographs**



**Auditorium Circa 1909**





**Auditorium Circa 1911**



**Auditorium Circa 1967**



**Auditorium 2016**



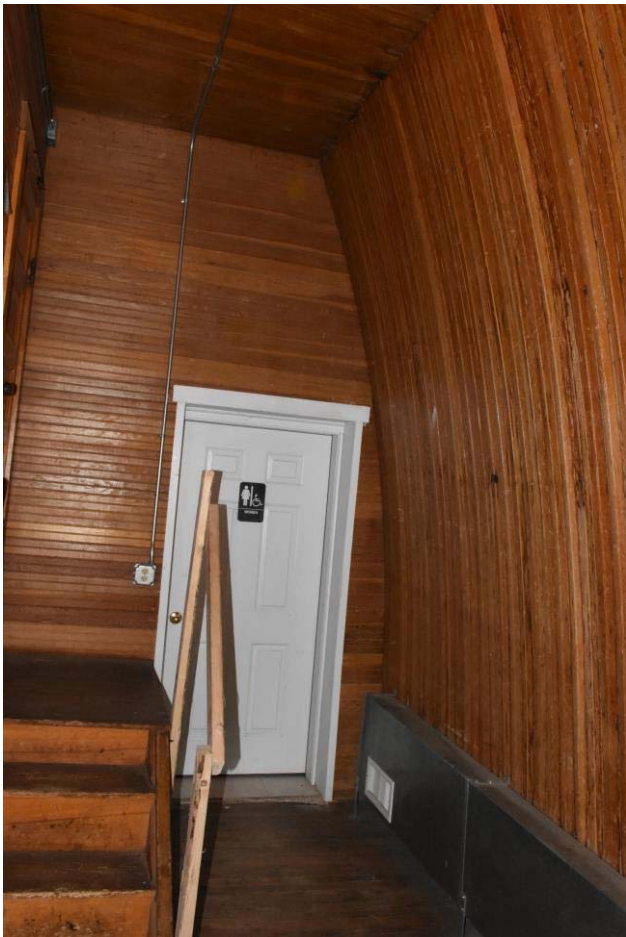












## Property Location Map



## Designation and Approval Criteria

The Collbran Auditorium is 110 years old and meets the Designation Criteria specified in Section 3.22.10 as well as many of the following Approval Criteria specified in Section 3.22.10(A) & (B) of Mesa County Resolution No. MCM 2011-022.

### **3.22.10(A) Approval Criteria**

*Represents a specific architectural style or period.*

**Response** - The Collbran Auditorium represents a unique architectural design modeled after the Spanish Mission architectural design. The building was constructed by early Collbran residents.

*Represents a unique example of a structure or building type.*

**Response** - The west façade of the Auditorium is unique for wood frame structures in Western Colorado and is one of two of these building types on Main St. in Collbran.

***Demonstrates superior craftsmanship or high artistic value.***

**Response** - Although the craftsmanship is typical of early Western Slope rural community construction, the west façade design has considerable artistic value when considered in a small rural Colorado community.

***Represents the built environment of a group of people in an era of history.***

**Response** - The design and use of the Auditorium reflects the cooperative community spirit in a rural western agricultural community during the town's early history. The building continues to resonate the continuing agricultural and pioneering spirit of modern Collbran. The building is still used for many of the same functions that the town's early residents enjoyed.

***Exemplifies the cultural, political, economic or social heritage of the community, region, state or nation.***

**Response** - As noted previously, the Collbran Auditorium has served as a community gathering place, recreation facility, theater, dance hall, roller skate rink, family gathering place, public meeting space, family memorial site, emergency management location and a host of other important cultural, political, economic and social heritage functions in the Plateau Valley.

***Has the potential to make an important contribution to the knowledge of the area's history or prehistory.***

**Response** - The Plateau Valley Historical Preservation Society uses the Auditorium to showcase historical artifacts, photographs of Collbran's early history and brand displays from the various branches in the Valley. The Auditorium is an icon in the Town of Collbran as well as the Plateau Valley. The current use of the Auditorium is a perpetuation of the historic functions of the building and in many ways helps maintain the Town and Valley's cultural and social character.

### **3.22.10(B) Physical Integrity**

***Retains original design features, materials and/or character.***

**Response** - Some modifications have been made to the exterior and interior of the building, but most of the original design features, materials and building character remain intact.

***Is in the original location or in the same historic context if it has been moved.***

**Response** - The auditorium remains in its original location.

***Has been accurately reconstructed or restored.***

**Response** - Some of the restoration in the Auditorium has been returned parts of the structure to original condition, but other changes are not accurate restorations although they retain the general building character.

## Conclusion

The Town of Collbran respectfully requests that the Mesa County Planning Commission designate the Collbran Auditorium as a Historic Landmark Structure and include the building in the Mesa County Register of Historic Landmarks. The Town of Collbran believes that the Auditorium meets most of the designation criteria specified in Section 3.22.10 identified in Exhibit A of Resolution No. MCM 2011-022 adopted by the Mesa County Commissioners on March 14, 2011.

**TOWN OF COLLBRAN, COLORADO  
RESOLUTION NO. 8  
SERIES OF 2016**

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF  
COLLBRAN, COLORADO IDENTIFYING THE COLLBRAN AUDITORIUM  
AS A LANDMARK HISTORIC STRUCTURE.

WHEREAS, the Town of Collbran Board of Trustees wishes to identify and designate the Collbran Auditorium as qualifying landmark historic structure; and

WHEREAS, the Collbran Auditorium, located at the corner of Main Street and High Street, was constructed in 1905 by local residents to serve an important community function; and

WHEREAS, the structure represents a significant architectural style for the period; and

WHEREAS, the Collbran Auditorium characterizes the built environment of the early residents of the Town of Collbran and the surrounding community; and

WHEREAS, the building exemplifies an important historical architectural character of the time period and represents an important aspect of Collbran's social heritage; and

WHEREAS, the Collbran Auditorium has special historic, architectural and cultural value to the town and Plateau Valley; and

WHEREAS, the Town of Collbran Board of Trustees desires to pursue a designation of the Collbran Auditorium in the Mesa County Register of Historic Landmarks as an historic structure.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF COLLBRAN, COLORADO, THAT:

The Collbran Auditorium is hereby designated a landmark historic structure in the Town of Collbran and requests that the Mesa County Board of County Commissioners designate it as such in the Mesa County Register of Historic Landmarks pursuant to Mesa County Resolution NO. MCM 2011-022.

THIS RESOLUTION was read, passed, and adopted by the Board of Trustees of the Town of Collbran at a regular meeting held this 6<sup>th</sup> day of December, 2016.

TOWN OF COLLBRAN, COLORADO

By: \_\_\_\_\_

Mayor



Town of Collbran, Colorado  
Resolution No. 8, Series of 2016  
Page 2 of 2



ATTEST:

Town Clerk

**RESOLUTION**

Planning Department File 2017-0149 HL

**Designation of the Collbran Auditorium as a Mesa County Historic Landmark**

**WHEREAS**, the Mesa County Register of Historic Landmarks was established to recognize the historic, architectural and cultural heritage of Mesa County; to increase public appreciation of Mesa County's unique heritage; and to enable owners of Historic Resources in the County to take advantage of opportunities, benefits and programs that may be available to assist in the recognition and preservation of the historic properties; and

**WHEREAS**, Land Development Code Section 3.22.3.D allows the listing of properties within municipalities as historic landmarks, following consultation and coordination with the municipality; and

**WHEREAS**, on December 6, 2016, the Collbran Board of Trustees adopted a resolution designating the Collbran Auditorium, built in 1907, as a landmark historic structure in the Town of Collbran and requesting the Mesa County Board of County Commissioners designate it as such in the Mesa County Register of Historic Landmarks; and

**WHEREAS**, at their May 11, 2017 workshop the Mesa County Planning Commission recommended the Planning Director forward a recommendation to designate the Collbran Auditorium as a Mesa County Historic Landmark; and

**WHEREAS**, a public hearing was held before the Mesa County Board of County Commissioners on June 20, 2017.

**NOW, THEREFORE, THE BOARD OF COUNTY COMMISSIONERS OF MESA COUNTY, COLORADO FINDS:**

**THAT** the public notice requirements of Section 3.1.8 of the Mesa County Land Development Code (2000, as amended) have been met; and

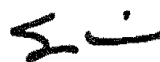
**THAT** the application meets the criteria for historical, architectural or cultural significant and retains physical integrity, as set forth in Section 3.22.10 of the Mesa County Land Development Code (2000, as amended). More specifically, its "Mission-style" front facade is a unique style in Plateau Valley and is indicative of its era. (Criterion A.1) It is an example of a civic building, built for public gatherings and entertainment that has served as the center of the Collbran community for over 100 years. (Criterion 2) The arched truss structure is unique and innovative, and demonstrates the skills of the local craftsmen who built it. (Criteria A.3 and A.4) As the site of many social and civic events over the years, it exemplifies the cultural and social heritage of Collbran and the surrounding area. (Criterion A.9) Also, the Collbran Auditorium retains its original design features, materials, and character (Criterion B.1), and the building is in its original location (Criterion B.2); and

THAT the application meets Section 1.5 of the *Mesa County Land Development Code* and does not conflict with other sections in the *Mesa County Land Development Code*.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS IN THE COUNTY OF MESA, STATE OF COLORADO THAT THE COLLBRAN AUDITORIUM IS DESIGNATED AS MESA COUNTY HISTORIC LANDMARK NUMBER 4.**

1. The Planning Director shall add the Collbran Auditorium to Mesa County Land Development Code Appendix G, Mesa County Register of Historic Landmarks, as set forth in Exhibit A.

APPROVED this 20<sup>th</sup> day of June, 2017.

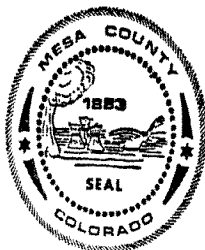


\_\_\_\_\_  
Scott McInnis, Chair

ATTEST:



\_\_\_\_\_  
Shelia Reiner  
Mesa County Clerk & Recorder



## EXHIBIT A

### APPENDIX G: MESA COUNTY REGISTER OF HISTORIC LANDMARKS

The following property will be added:

**4. COLLBRAN AUDITORIUM**  
102 Main Street, Collbran

The Collbran Auditorium was built in 1907. The building is described as "Mission Style," based on its false front, while the structure itself is distinctive for its arched truss design.

Commissioned by Doctor Zinke, the 5,096 square-foot building was built by local carpenters Copley, Kendall, Harris and Winston. The Collbran Auditorium was built to serve as a community gathering place, with a stage and wood floors. Over the years, it has

been used for many community events, including social functions, public meetings, and recreation activities. Displays of local brands, boxes of roller skate wheels, and vintage movie projectors are reminders of its past uses.



The building is simple in its detailing. The front (west) facade is capped by a stepped parapet that curves at the top to follow the roof. There are two sets of windows on either side of the double doors. Originally accessed by a simple raised platform with steps to either side, a porch roof was added in more recent years. On the sides, shed-roofed dormers extend out from the curved roof, and a double-door entrance is centered on the south facade. The roof and side walls have been modified, primarily to address water infiltration issues, but additions have encapsulated the existing building, leaving the original structure intact. On the interior, small rooms have been added at the west end, and the ceiling has been dropped. The original wood paneling, flooring and stage remain.