

HISTORICAL BUILDINGS AND SITES COMMISSION

MEETING MINUTES

February 18, 2016 – 6:00 P.M.

City Council Chambers

A. ROLL CALL:

The Historical Buildings and Sites Commission met in regular session on the above date with Chair Ward Warren presiding. Vice Chair Dan McBerty and Commissioners Arden McConnell, Virginia Ford, Shirley Holzinger, and Don Hendricks were present. Also present was City Council Liaison Dennis Roler and representing the City staff was Parks & Community Development (hereafter: PCD) Director Lora Glover, PCD Senior Planner Joe Slaughter, and PCD Planner Justin Gindlesperger.

B. APPROVAL OF MINUTES: January 21, 2016 meeting Pg. 1-2

MOTION/VOTE

Commissioner Warren moved and Commissioner Hendricks seconded the motion to delay the discussion and approval of the minutes until the end of the meeting. The vote resulted as follows: “AYES”: Chair Warren, Vice Chair McBerty, and Commissioners McConnell, Holzinger, Ford, and Hendricks. “NAYS”: None. Abstain: None. Absent: None. The motion passed.

C. 15-40200004 – Staff report – Comprehensive, Plan Map and Zone Map Amendment, Historic District Expansion. Pg. 3-10

- Chair Warren stated, at this time I will open the public hearing to consider recommendation from the Historic Building and Sites Commission to the City Council to approve the proposed comprehensive plan and zone map amendment to expand the historic district and the text amendment to identify the historic overlay map in the development code. We will begin the hearing with a staff report followed by a presentation by the applicant, statements by persons in favor of the

application, statements by persons in opposition to the application, and an opportunity for additional comments by the applicant and staff. After that has occurred, the public comment portion will be closed and the matter will be discussed and acted upon by the Commission. Is there anyone present who wishes to challenge the authority of the Commission to consider this matter? Seeing none do any Commissioners wish to abstain from participating in this hearing or declare a potential conflict of interest? Seeing none are there any Commissioners who wish to disclose discussions, contacts, or other ex parte information they have received prior to this meeting regarding this application? Seeing none in this hearing the decision of the Commission will be based on specific criteria which are set forth in the development code. All testimony which apply in this case are noted in the staff report. If you would like a copy of the staff report please let us know and we will try and get you one. It is important to remember if you fail to raise an issue with enough detail to afford the Commission and the parties an opportunity to respond to the issue you'll not be able to appeal to the Land Use Board of Appeals based on that issue. The hearing will now proceed with a report from staff.

- Justin gave the staff report.

I. Items from the Commission

- Commissioner Warren asked for confirmation on two points. It was confirmed that existing buildings in the new proposed guidelines would be grandfathered in and would not need to make changes or improvements to areas that do not currently meet the guidelines put forth by Council and HBSC. It was also confirmed that the new guidelines will streamline the process for citizens within the Historic District by allowing any improvements that fall under the guidelines to be put under administrative review rather than being put forth to the HBSC. The HBSC will review any proposed improvements that fall outside of the guidelines.
- Commissioner McConnell asked if the guidelines would be available to the public. The updated Development Code will be posted online for anyone to view. It was also discussed that a flyer may be put together illustrating the changes to be handed out to potentially interested parties.

II. Items from the Public

- Walter Cauble - owner of the building at 111 SE 6th Street. Mr. Cauble's building houses his law firm as well as spaces that are leased to other companies. He expressed a concern that he doesn't feel that his building fits into a historical setting, as it was a more modern building for the 60's. He is also concerned that if he were to have new tenants they wouldn't be able to use their signs as they wouldn't be grandfathered in, this would be detrimental to bringing new businesses into the City.
- Dennis Dreher – Highland Ranch Rd outside of the City limits. Mr. Dreher is here representing the Committee on Public Art (COPA). He expressed a concern as to whether murals that are currently planned for buildings that are in the proposed guidelines will still be allowed and what the process will be for approvals.
- Ron Martin – 315 SE 7th Street. Mr. Martin made mention that when you go through Grants Pass towards 7th Street from the Redwood Hwy area there are many beautiful buildings and structures that are over the top and fantastic. However they don't match the façade on 6th Street. He expressed that he doesn't believe it is necessary for 7th Street to look like 6th Street and that the City looks alive.
- Debbie Brownell – 6th street between H and I. Ms. Brownell wanted clarification on the issues of signs and paint colors listed within the Historic District Guidelines.
- Rick Chapman – 311 SE 6th street- Mr. Chapman wanted to express his support the plan to expand the Historic District. He did want to know how much control the City/Commission has over signs vs. the building. He believes this might be a selling point for Tourism to use.
- Roy Pondelick – Bluestone Bakery, 412 NW 6th Street. Mr. Pondelick would like to know specifically how he will be affected by the Historic guidelines in increasing his current signage as well as paint colors as he is currently under construction.
- Steve Baksay – Climate City Brewing, 509 G street – Mr. Baksay would like to know how the proposed district was decided on, specifically why it didn't extend to him building on G Street. He would also like to know if there will be infrastructure increases (lighting) to go with the potential expansion.

- Doran O'Donnell – 208 NW 6th Street – Mr. O'Donnell wanted to give his support for the expansion. He believes it will increase tourism.

III. Further Explanation from Staff

- Justin brought up his presentation on the Historic Guidelines. He let it be known that the guidelines say that the predominate wall should be of a neutral tone and that there should be no more than three different color choices per single building. He showed a palate of colors with approximately 150 colors listed. Citizens can propose other colors that are not listed on the pallet but they will need to be reviewed by the HBSC. If the citizen's request is denied they can also appeal the decision to City Council. Current Development Code prohibits pure black, pure white, and unmuted primary colors.
- Any signage, paint colors, lighting that falls within the guidelines can go under administrative review and can be approved in a much shorter timeline. Any exterior changes or improvements that do not fall within the guidelines can be taken to the HBSC for review.
- Anything that has an already existing building permit will be fine to continue with the approved permits. As far as Mr. Pondelick's concerns his building is outside of the proposed guidelines so he will be fine to continue as he has been.
- The guidelines are to protect the City as a whole from having buildings that specifically look out of place among the Historic District.
- To clarify the guidelines apply only to the exterior of the buildings within the Historic District and not the interior.
- To address Mr. Dreher's concerns the murals can be put to the HBSC for review the same as any improvements that fall outside of the guidelines.

IV. Discussion

- Commissioner McConnell wanted to express her gratitude that someone had the forethought to preserve G Street for generations to come. The Historic District encourages people to visit our City and will be good for everyone.
- Commissioner Ford is looking forward to the changes and believes the potential expanded Historic District will be a real asset to the City.

- Commissioner Holzinger brought up the concern sent in by the Daily Courier indicating that they didn't want to be included in the proposed Historic District expansion.
- Commissioner Warren responded to Commissioner Holzinger that he feels it is too bad that the Daily Courier doesn't want to be included because he feels that their building has quite a bit of significance within the City. He also stated that he agrees with some of what Mr. Martin said in regards to 7th Street. The boundary has already been decided on by the Commission, however City Council can choose to amend the boundary. He brought up that per the state a historical building only needs to be 50 years old to fall under consideration. He feels that not all of the buildings within the Historic District need to be historic old buildings. He believes that the Climate City Brewing building is one of the most beautiful and old buildings within the City. He let Mr. Baksay know that the Historic District had a continuous core area and by breaking it up by going down to Climate City that it was not consistent with the shape of the district and making it a walking district. By branching it out to include Climate City it would take people away from the main district area. He suggested that Mr. Baksay look into making the building a Historic Landmark; Justin let them know that the brewery is already on that list.
- City Council will make the final decision on the proposed boundary on March 16th.

MOTION/VOTE

Commissioner Warren moved and Commissioner McConnell seconded the motion to recommend the City Council to approve the proposed comprehensive plan and zone map amendment to expand the historic district and the text amendment to identify the historic overlay map in the development code. The vote resulted as follows: "AYES": Chair Warren, Vice Chair McBerty, and Commissioners McConnell, Holzinger, Ford, and Hendricks. "NAYS": None. Abstain: None. Absent: None. The motion passed.

D. Approve Minutes: January 21,2016

- The Commission expressed dissatisfaction with the minutes being moved from verbatim to summary. Lora explained that the City lost their minute taker and was forced to move to summary minutes for all committees. There was a specific desire to see the questions that were put to Joe at the last meeting. Lora went over the list and gave answers to the commissioners. The questions and answers will be attached as an exhibit to the minutes for this meeting.

MOTION/VOTE

Commissioner Warren moved and Commissioner McConnell seconded the motion to approve the minutes from January 21, 2016 as presented. The vote resulted as follows: “AYES”: Chair Warren, Vice Chair McBerty, and Commissioners McConnell, Holzinger, Ford, and Hendricks. “NAYS”: None. Abstain: None. Absent: None. The motion passed.

E. ADJOURMENT:

Chair Warren adjourned the meeting at 7:10 P.M.

These minutes were prepared by Carlie Paulsen, Administration Department, City of Grants Pass.