

## **HISTORICAL BUILDINGS AND SITES COMMISSION**

### **MEETING MINUTES**

**September 1, 2016 – 6:00 P.M.**

**Courtyard Conference Room**

#### **A. ROLL CALL:**

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

#### **B. Public Hearing**

##### **I. 303-00102-16 Flores Taqueria “H” St Historic Review**

- Vice Chair McBerty stated, at this time I will open the public hearing to consider application 303-00102-16 Flores Taqueria “H” St Historic Review. 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?
- Vice Chair McBerty disclosed that he had a brief conversation with the applicant last Thursday to disclose the Commissions feedback for the redesign of the 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 explained that as this was a continuation he did not have anything additional to add as a staff report.
- Justin clarified that this building was listed as not contributing and not eligible for land marking at this time. This simply means that while this building is in the historic district it does not contribute to the historic nature of the district. Justin will add this information to the original staff report.
- Joseph Johnson – Natural Creations- Mr. Johnson let the commission know that they took into consideration the feedback that was provided to them and they modified the rendering and he believes that this will better suit the Historic District.
- They have left the doorway the same as it was. It will have the same footprint with the original structural lines. They have also left the original windows that were a concern at the previous meeting. They did have to change the little 28” doors and round windows as they are no longer up to code. They will be modelling the replacement windows after the windows across the street to keep the consistency in the area.
- The replacement sign will be neon similar to the Wonder Bur to be in keeping with the era – similar feel to the original 1930s/1940s style.
- They will be keeping the smooth plaster finish and will be choosing the color from the historic palette.
- Commissioner McConnell asked for clarification on the round window and door they are removing. Mr. Johnson explained that the windows are in poor repair and the hope was that by keeping the other round windows that were a concern for the commission they might be able to reach a compromise.
- Mr. Johnson clarified which buildings he modelled the replacement windows off of to keep the appearance in the same era.
- Mr. Johnson clarified for the commission the shape and framing of the recessed windows.
- The applicant explained to the commission that unfortunately at this point if they are unable to make a few compromises they will likely leave the building as is and not do the improvements.

- Mr. Johnson clarified that the sign will be a little lower and smaller than it appears on the rendering.
- Justin clarified that if the sign meets the design guidelines it will be approved through city staff.
- The commission asked what is covering the doors in the rendering; the applicant let them know it is Spanish tile.
- Justin confirmed that the sign should meet the design guidelines.
- Mr. Johnson clarified that the beams will be made of concrete so that they will not deteriorate but they will have the appearance of wood beams.
- The door will likely be a Rogue Valley Door custom made wooden door.
- The applicant would like to get started on the façade mid-September if approved. They will be putting in a smooth plaster that will weather very well. The color will be in the plaster so you will not have to be repainted.
- City staff will see a sample of the plaster before they start on the whole building.
- The applicant really feels this will be a beautiful building.
- Mr. Johnson let the committee know that they will be moving the bar towards the front of the restaurant to accommodate the changing atmosphere and vibe on H Street.
- Mr. Johnson clarified that the only thing they will be doing to the sidewalk is giving it a good cleaning.
- The commission asked the applicant if they planned to do anything with the larger Mexican pots or with outdoor seating. Mr. Johnson clarified that they would love to do something along those lines but it would have to be limited to what the City will permit.
- Manuel Flores – Applicant/building owner – Mr. Flores expressed his desire for the commission to approve the application.
- Commissioner McConnell asked for clarification on which guidelines were not met. The applicant let the commissioners know that the materials had been shifted to meet the approved materials in the historic design guidelines with the one exception of the tile roof.
- Councilor Roler believes that this will be a classy building and the neon will tie in well with the theatre and that what the applicant is asking for isn't unreasonable.

- Commissioner McBerty believes that there was a little bit of give and take here and that this is more on the restoration side.
- Commissioner Holzinger believes it is an appropriate compromise.
- The commission made a recommendation to make the side windows the same shape but larger.
- The commission and staff had a discussion on how to approve the application and give room for the window modifications.

**Commissioner McConnell moved and Commissioner Holzinger seconded the motion to approve application 303-00102-16 with the condition of making the larger windows. The vote resulted as follows: “AYES”: Vice Chair McBerty and Commissioners McConnell, Holzinger, and Ford. “NAYS”: None. Abstain: None. Absent: Warren and Marshbank.**

**The motion passed.**

**C. Items from Staff**

- None.

**D. Items from Public**

- None.

**E. Items from Commissioners**

- The September 15<sup>th</sup> meeting has been cancelled and the next meeting will be October 20<sup>th</sup>.
- Councilor Roler let the commission know that the new visitor guide does show some of the historic district.
- Councilor Roler let the commission know that six new historic district signs will be going up on 199.

**F. Adjournment**

Next meeting: September 15, 2016

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