

Historical Buildings and Sites Commission
MEETING MINUTES
May 19, 2022
5:15 pm Council Chambers

COMMISSIONERS:

Ward Warren (Chair)
Arden McConnell (Vice Chair)
Virginia Ford
Shirley Holzinger
Nathan Miller
Sandra Crowder
Cynthia Charat (absent)

STAFF/LIAISON MEMBERS:

Bradley Clark – Director Community Development
Jason Maki – Associate Planner

COUNCIL LIAISON:

Joel King

GUESTS:

Jenna Wiltout
Jason Canady – Public Works Director

***Due to a technical issue, the meeting was not recorded*

1. **Roll Call** – Chair Warren called the meeting to order at 5:17 pm.
2. **Introductions:** None.
3. **Public Comment:** Public History Project Discussion, Jenna Wiltout

Jenna “My project would ideally consist of three components: the first being research, the second creating a webpage to display my findings, and the third creating an interaction between the community and their history. The home page of the website would give a general overview of the town and surrounding area. Easily accessible links would then lead users to other pages consisting of micro histories and topical histories. Ideas include Indigenous history, the town’s logging history, and pioneer history. The interactive component of the project mainly derives from the town’s strong downtown presence. QR codes would be placed downtown and in relevant locations elsewhere. Scanning the QR codes would then take visitors and locals to the correlating page of the website. Grants Pass residents would then have the opportunity to contribute to a living history of the town either online, or by writing their personal story of how they came to Grants Pass and dropping it off at a centrally located drop box.”

The commission showed interest in the concept project Jenna described and requested that she provide a written proposal for review, Jenna agreed.

4. **Approval of Minutes:**

- a. April 14, 2022:

MOTION

Chair Warren moved, and Commissioner Holzinger seconded the motion to approve the March 10, 2022 minutes as amended. The vote resulted as follows: “AYES”: Chair Warren, Vice Chair McConnell, Commissioners Ford, Miller, Holzinger, Charat and Crowder. “NAYS”: None. Abstain: None. Absent: None. The motion passed.

5. **Action Items:**

- a. Findings of Fact 303-00116-22; Local Historical Landmark Designation at 121 NE B Street

Chair Warren moved, and Vice Chair McConnell seconded the motion to approve the Findings of Fact for project 303-00116-22. The vote resulted as follows: "AYES": Chair Warren, Vice Chair McConnell, Commissioners Ford, Miller, Holzinger, Charat and Crowder.

"NAYS": None. Abstain: None. Absent: None.

The motion passed.

- b. Findings of Fact 303-00117-22; Local Historical Landmark Designation at 116 SE H Street

Chair Warren moved, and Vice Chair McConnell seconded the motion to approve the Findings of Fact for project 303-00117-22. The vote resulted as follows: "AYES": Chair Warren, Vice Chair McConnell, Commissioners Ford, Miller, Holzinger, Charat and Crowder.

"NAYS": None. Abstain: None. Absent: None.

The motion passed.

- c. Findings of Fact for 303-00118-22; Local Historical Landmark Designation at 961 SE 8th Street

Chair Warren moved, and Vice Chair McConnell seconded the motion to approve the Findings of Fact for project 303-00118-22. The vote resulted as follows: "AYES": Chair Warren, Vice Chair McConnell, Commissioners Ford, Miller, Holzinger, Charat and Crowder.

"NAYS": None. Abstain: None. Absent: None.

The motion passed.

- d. Discussion and potential action: Possible Reconfiguration of G Street

- The Commission discussed recent information presented at the Central Business District Revitalization task force meetings. The discussion mainly focused on the impacts of a proposed reconfiguration of G street could have on the Historic District. Concerns such as pedestrian/vehicle safety, parking, economic development, sidewalk dining, urban renewal, and other issues were discussed.
- Commissioner Miller requested staff provide some materials to help provide a resource for form a future recommendation.
- The Commission were in consensus that they would not be making a formal motion on the topic at this time.

6. Matters from Commission Members and Staff:

- a. Welcome Center Exterior Changes

- Jason Canady presented elevations of the proposed façade improvements to the Downtown Welcome Center which included two roll-up glass doors.
- Generally, the commission had concerns that the roll up doors did not fit the aesthetic of the building and that the doors to closely resembled "garage doors"
- Jason Canady let the Commissions know that he would take the Commissions comments back to the Council.

- b. Redwood Empire Sign Update

- Public Works Director, Jason Canady, informed the group that the Redwood Empire sign had been installed however there were some neon lights that were not working and that the sign company was going to be fixing them.
- c. Historic District Map Update
 - Staff member Jason Maki presented an estimate for printing Historic District Maps, the commission agreed printing 2,500 copies would be appropriate.

8. Future Agenda Building for Next Meeting:

- a. The Commission requested that the guest, Jenna Wilttrout, provide a written project proposal for review
- b. Update on Central Business District Revitalization Task Force progress
- c. Public Hearing for 303-00119-21; Local Historical Landmark Designation at 1230 Rogue River Highway

8. Adjourn: before 7:00 pm

Next Meeting: June 16, 2022

Summary minutes prepared by Jason Maki, Associate Planner, Grants Pass Community Development.

**CITY OF GRANTS PASS
COMMUNITY DEVELOPMENT DEPARTMENT**

**WARD WARREN, 232 SW 6TH ST.
HISTORICAL BUILDING FAÇADE IMPROVEMENT REVIEW
HBSC HEARING**

Procedure Type:	Type III: Historical Buildings and Sites Commission Hearing
Project Number:	303-00120-22
Project Type:	HBSC Façade Improvement Review
Owner:	Ward Warren
Property Address:	232 NW 6 th St.
Map and Tax Lot:	36-05-17-BC TL 16800 See Exhibits 1 & 2
Zoning:	Central Business District (CBD)
Planner Assigned:	Jason Maki
Application Received:	May 25, 2022
Application Complete:	May 27, 2022
Date of Staff Report:	June 9, 2022
Date of Hearing:	June 16, 2022

I. PROPOSAL:

The request is for a design review of façade improvements at the corner of NW 6th and NW “E” Streets, 232 NW 6th Street. The structure is located within the Grants Pass Downtown Local Historic District and the Central Business District. The proposed site is listed as a “Non-Contributing [H]” property, but no statement was prepared for *Historic Resources Survey and Inventory of the Central Business District* for the City of Grants Pass, dated August 1992, Survey 30 (**Exhibit 3**). The applicant is proposing an approximately 15’ x 50’ mural on an exterior wall facing NE “E” Street, as well as a change of exterior color of the building. The application includes a concept drawing of the mural, photo of the existing façade, color samples, and a narrative explaining the proposal, see (**Exhibit 4**).

II. AUTHORITY:

Section 2.050 and 13.454 authorizes the Historical Buildings and Sites Commission to review installation of new awnings, murals, lighting and signs on structures within the Grants Pass Downtown Local Historic District as a Type III procedure.

III. CRITERIA:

The decision must be based upon the criteria contained in Section 13.450 of the Grants Pass Development Code.

IV. APPEAL PROCEDURE:

Section 10.050, City of Grants Pass Development Code, provides for an appeal of the Historical Buildings and Sites Commission's decision to the City Council. Based on Section 10.051, an appeal must be filed within twelve (12) calendar days from the date the written decision is mailed.

V. DISCUSSION:

The subject property is listed as an Oregon State Historic structure in the Grants Pass Downtown Historic District. The applicant wishes to enhance the exterior, which is mainly stucco, with a hand painted mural and new exterior paint. The subject parcel has traditionally been used as commerce/retail, with the upper floor providing apartments at one time in the past. Previous businesses operating at this location have included Elite Rent to Own.

The applicant proposes to upgrade the exterior by:

A. Paint – “Hand painting a mural on historic building located in the Downtown Historic District. The mural will depict historical icons that represent Grants Pass’ history: caveman, vineyards, gold panning, Caveman Bridge, timber/logging, fishing, etc.”

VI. CONFORMANCE WITH CRITERIA:

A. Criteria for Elements of Compatibility within the Historic District for “Murals” ~ Section 13.452; and “Paint” ~ Section 13.453(4).

Criteria for Approval/Historic Review of the City of Grants Pass Development Code states that in reviewing the appropriateness of this application, the Historical Buildings and Sites Commission shall consider the following:

Criterion (1): Complies with the applicable development standards of this section.

Staff Response: Satisfied. As proposed, and with the conditions of the staff report, the project complies with the applicable standards of Section 13.400.

Criterion (2): The purpose of Section 13.411 (Historic Resources: Districts and Landmarks).

1. Effect and accomplish the protection, enhancement and perpetuation of such improvements and of districts which represent or reflect elements of the City's and County's cultural, social, economic, political and architectural history;
2. Safeguard the City's and County's historic, aesthetic and cultural heritage as embodied and reflected in such improvements and districts;

3. Complement any National Register historic designations within the area subject to the City's historic resource protection program;
4. Stabilize and improve property values in such districts;
5. Foster civic pride in the beauty of historic buildings, structures, sites and signage and noble accomplishments of the past;
6. Protect and enhance the City's attractions to tourists and visitors and the support and stimulus to business and industry thereby provided.

Staff Response: Satisfied. The proposed "mural" will further enhance the property and add color to a visible corner. The mural will depict historical icons that represent Grants Pass' history: caveman, vineyards, gold panning, Caveman Bridge, timber/logging, fishing, etc. The applicant has provided a concept drawing of the proposed mural and it is attached as (**Exhibit 4**). The proposed mural will add to and complement, the downtown Historic District. Adding public artwork to the Historic District fosters civic pride and enhances the City's attractions to visitors and tourists.

Criterion (3): The general compatibility of the signage, exterior design, arrangement, proportion, detail, scale, color, texture, and materials proposed to be used in the construction of the new building or structure.

Staff Response: Satisfied. The exterior mural design proposed with the historic depiction of Grant Pass history will add detail and color currently absent from this corner property.

Criterion (4): The effect of the proposed new structure on the historic value of the district.

Staff Response: Not applicable. The property is developed with an existing building. No new structure is proposed. The proposed mural will maintain the historic value of the building.

Criterion (5): The economic effect of the new structure on the value of the historic district.

Staff Response: Not applicable. No new structure is proposed under this review. The proposed mural will complement and enhance the property and the historic district.

Criterion (6): Complies with required applicable state and federal design guidelines.

Staff Response: Satisfied. No new structure is proposed under this review. The proposed mural will complement and enhance the property and the historic district.

Criteria for Elements of Compatibility within the Historic District: Paint ~Section 13.453(4).

Colors: Paint and roof color represent highly visible elements of a building that can either greatly enhance, or greatly detract, from historic character.

- (a) Exterior colors shall be selected from commercially available

historical color palettes.

- (b) The application of up to five individual colors per building, up to two for the predominate walls and up to three for trim is allowed.

Staff Response: Satisfied The exterior colors of dark green, dark grey, and light grey are often found within commercially available historical color palettes.. As conditioned, outside of the mural which is discussed above, the predominate walls will have no more than two colors, and no more than three colors for the trim.

VII. RECOMMENDATION:

Staff recommends the Historical Buildings and Sites Commission **approves the application** for the façade improvements at the corner of NW 6th and NW “E” Streets, 232 NW 6th Street.

VIII. HISTORICAL BUILDINGS AND SITES COMMISSION ACTION:

- A. Approval of the request as submitted
- B. Approval of the request as modified (list):
- C. Deny the request – criteria must be listed:
- D. Continue item until a certain date and time.

Note: Law requires that final action be taken within 120 days of the date the application was deemed complete, including resolution of all appeals. The 120-day deadline for this proposal is September 24, 2022.

IX. INDEX TO EXHIBITS:

- 1. Location Map
- 2. Aerial Photo
- 3. Historic Survey
- 4. Application, Concept Mural Drawing, Photo, and Color Swatches

Grants Pass History Project

Abstract

My project would ideally consist of three components: the first being research, the second creating a webpage to display my findings, and the third creating an interaction between the community and their history. The home page of the website would give a general overview of the town and surrounding area. Easily accessible links would then lead users to other pages consisting of micro histories and topical histories. Ideas include Indigenous history, the town's logging history, and pioneer history. The interactive component of the project mainly derives from the town's strong downtown presence. QR codes would be placed downtown and in relevant locations elsewhere. Scanning the QR codes would then take visitors and locals to the correlating page of the website. Grants Pass residents would then have the opportunity to contribute to a living history of the town either online, or by writing their personal story of how they came to Grants Pass and dropping it off at a centrally located drop box.

Potential Issues

Administration: This project will need someone to administer the submitted histories and have them archived. To avoid extraneous responses, it might be in the best interest to propose people's submission with a leading question. Compliance to a specific prompt will give people the opportunity to express what they want, while also staying in congruence with the intention of the project. If there is a lack of permanent administration, the letter writing portion (third part of the project) could be a single event as a way to promote the new website. In this model, the website will be published, and if there is a desire, to be updated with new micro-histories. An initial period of time can be designated to give people the option to share their own history. In this case, the living history component would be a time capsule of the town rather than a growing collection.

Who has Access and Where will histories be stored: The website will be largely accessible to the general public because its purpose is to serve the public memory of the town's history. Ideally, after the website is published, there will be an influx of new sources. The personal histories can be published on the website or archived to be used by future citizens and historians to understand the current Grants Pass community. If the public's letters are published there is the slippery issue of censorship and consent. The latter could likely be solved by agreeing to written consent when filling out one's submission to the project. Thirdly, where the project is archived presents a problem because someone will have to sponsor the project. Ideally the city would keep the records either digitally or as physical copies, but other potential sponsors include the library, Grants Pass Historical Society, or the Grants Pass Daily Courier.

Funding: The timeline and brevity of the project will largely be affected by how well funded it is. Potential sources in addition to funding from the city include historical grants, and if somehow the project could be connected to the high school, education grants.

Access to Sources: The more access to sources, the richer the project will be. I will hopefully get access from Oregon State University's library. Additionally, I hope to have access to city hall's records and censuses, Daily Currier's archive, and the Historical Society's archives. There is a \$25.00 fee per hour to use Historical Society's sources so I would need this to be subsidized or waived by the society. Hopefully the city and the Historical Society will collaborate on this project.

Additional Thoughts

The hopeful success of this project is largely based on the town's appreciation for their own history and strong local spirit. Both of these are potential sources to capitalize on. For example, the website could be shared via Facebook, incorporated into and promoted by local businesses (I imagine a particular focus on Dutch Bros. in a portion of the website), and centrally located downtown through the QR codes, and by publicity through First Fridays. I can also see publishing a portion of the website dedicated to the 1950s-60s in July of 2023 during Back to the Fifties as a way to promote the website.

I can be contacted with further thoughts via my email (jgwilttrout@hotmail.com) or by phone (541-660-9639). I would enthusiastically consider topics of interest by the Historical Buildings and Sites Commission. I will be in Corvallis or out of town for most of June, but can work via Zoom if needed. Finally, I can provide a portfolio of my writing upon request if you would like.