

Historical Buildings and Sites Commission
MEETING MINUTES
June 10, 2021
5:15 pm Council Chambers

COMMISSIONERS:

Ward Warren (Chair)
Arden McConnell (Vice Chair)
Virginia Ford
Shirley Holzinger
Bill Richardson
Nathan Miller
Sandra Crowder - Absent

STAFF/LIAISON MEMBERS:

Bradley Clark – Director Community Development
Donna Rupp – Associate Planner

STAFF/LIAISON MEMBERS:

Joel King

GUESTS:

Andre Edson
Michael Black
Dave Morrison
Justin Gerlitz

1. **Roll Call** – Chair Warren called the meeting to order at 5:15 pm. Sandra Crowder absent.
2. **Introductions**
3. **Public Comment:** None.
4. **Approval of May Minutes:**
Edits: 6.b. Sentence starting with “Chair Warren has contacted...” change to “Mr. Mancuso has contacted...”

MOTION

Commissioner Holzinger moved, and Commissioner McConnell seconded the motion to approve the May 6, 2021 minutes, as amended. The vote resulted as follows: “AYES”: Chair Warren, Vice Chair McConnell, Commissioners Ford, Miller, Richardson, and Holzinger.

“NAYS”: None. Abstain: None. Absent: Commissioner Crowder.

The motion passed.

5. Action Items:

- a. Hearing 303-00111-21 Edson conversion of garage/carriage house to café located at 139 SW I Street. Presentation by staff. Questions about the materials for the exterior stairs. The applicant indicated that the stairs will be a steel frame with concrete steps and they will be painted to blend with the building. The exterior where walls have to be removed to create the new space will be clad in brick veneer. According to the applicant, you can't tell the difference between the two. Discussion on trim colors having to be from historical palette and that the white should be a muted historical white rather than a bright white.
The submittal did not include details for windows and doors. The applicant said he could have them for review within three months. The window trim will have minimal wood inside the brick enclosure.

MOTION

Chair Warren moved, and Commissioner Miller seconded the motion to approve the Edson – Conversion of garage/carriage house to café located at 139 SW I, as presented, with the condition that HBSC review the door, window and stairwell plans before final approval is given. The hearing is continued until July. The vote resulted as follows: “AYES”: Chair Warren, Vice Chair McConnell, Commissioners Ford, Miller, Richardson and Holzinger.

“NAYS”: None. Abstain: None. Absent: Commissioner Crowder.

The motion passed.

6. Matters from Commission Members and Staff:

- a. L Street Forest Service Compound – Presentation by Michael Black with Black Oak Neighborhood Development. This is an informational presentation and there are no deliberations or decisions to be made this evening.
Presentation covered proposed building types for single family homes and exploration of plans for future uses of the old Forest Services buildings. Mr. Black requested input and ideas from HBSC on what to do with the old Forest Service buildings. The houses that they are building are not real high end and are designed in the “Neo-traditional” style with shutters and some decorative details. The garages are in the back and accessed from the alley. Mr. Black said the company is focused on infill projects to help develop and improve existing neighborhoods.
- b. Follow up on CLG application. Commissioner resumes were handed out for review to include in the application packet. Donna will look again for more recent ones. Joel offered assistance in getting it on Council agenda.
- c. Indian Marathon Marker. It is moving forward and will be built shortly. A dedication ceremony will be planned when it is completed, along with press releases.
- d. Conservation District Design Overlay. Brad presented an overview of the proposed district to the HBSC. He would like to send this overview to the City Council and then, if they approve to go forward, more work will need to be done. Commissioner McConnell wants to be sure that the option of “copying” your existing house is included for ADUs and additions to provide more “wobble room.”

MOTION

Chair Warren moved, and Commissioner Holzinger seconded the motion to forward the Conservation District Design Overlay plan to Council for approval. The vote resulted as follows: “AYES”: Chair Warren, Vice Chair McConnell, Commissioners Ford, Miller, Richardson and Holzinger. “NAYS”: None. Abstain: None. Absent: Commissioner Crowder. The motion passed.

- e. County Courthouse and GP Water plant. Chair Warren is gathering information and will report back at next meeting.
- f. Caveman Bridge Local Landmark – Application has been submitted and it will be on July agenda.
- g. Addition of Riverside Park to the Local Landmarks listing. This will be on the Council’s workshop agenda on Monday (6/14). If they give the go ahead, then the application will be processed and come back to HBSC for a hearing.
- h. Historic signs on I-5 and Redwood Hwy. No current update.
- i. Update to Historic District brochure in Community Development lobby. Discussion on edits. HBSC requested that the opt-out map be removed, with Commissioner Miller voting against that request. If there is room, additional information could include that all murals must come to HBSC for review, more information on sign lighting, and that video signs/moving digital displays are not allowed in the district.

One other item not on agenda – final proofs of signs for Riverside Park stating, “Historic Landmark”. Discussion on replacing 7th Street sign if funding available. Commissioners voted on best layout and design for Vista St. entrance and approved the other two.

7. Future Agenda Building for Next Meeting:

- a. Continued hearing for Edson cafe, unless delay requested by applicant
- b. Caveman Bridge local landmark hearing
- c. Conservation District Design Overlay
- d. County Courthouse & Water Treatment Plant – Designations?
- e. Indian marathon sign marker update
- f. Update on Downtown Plan

8. Adjourn: 7:23 pm

Next Meeting: July 8, 2021

Summary minutes prepared by Donna Rupp, Associate Planner, Grants Pass Community Development.