

Historical Buildings and Sites Commission
MEETING MINUTES
September 14, 2023
5:15 pm Council Chambers

COMMISSIONERS:

Ward Warren (Chair)
Arden McConnell (Vice Chair)
Terri Collins-Bain
Nathan Miller
Sandra Crowder - Absent
Samuel Marsh
Vacant

STAFF/LIAISON MEMBERS:

Bradley Clark – Director Community Development (absent)
Mark Trinidad – Planning Manager
Jason Maki – Associate Planner

COUNCIL LIAISON:

Joel King

GUESTS:

Gabi Johnson – Grants Pass Remembrance
Jason Canady – Public Works Director
Gary Corn – Welcome Center
Linda Edson – Edson Café
Andy Edson – Edson Café

1. **Roll Call** – Chair Warren called the meeting to order at 5:15 pm.
2. **Introductions:**
3. **Public Comment:** None
4. **Approval of Minutes:**
 - a. Meeting Minutes – August 10, 2023

MOTION

Vice Chair McConnell moved, and Chair Warren seconded the motion to approve the August 10, 2023, meeting minutes as amended. The vote resulted as follows: “AYES”:
Chair Warren, Vice Chair McConnell, Commissioners Collins-Bain, Marsh, and Miller.
“NAYS”: None. Abstain: None. Absent: Commissioners Crowder.

The motion passed.

5. Action Items:

- a. 303-00124-23 (hearing): Grants Pass Downtown Welcome Center, exterior alterations
 - i. The staff presented the staff report, including the background of the proposal and the history of discussions about the project with the Commission.
 - ii. The project's design and proposed alterations were presented, which includes the replacement of aluminum siding with cement fiberboard siding, the addition of new restrooms with exterior doors, and extending an existing portico.
 - iii. The Chair suggested that the paint color “tricorn black” by Sherwin Williams would be an appropriate color for the lettering of the signs and made a

recommendation that the “tricorn black” paint color be used for the trim around above the bay windows.

- iv. The Commission raised questions about the lifespan of the cementitious siding.
- v. Commissioners shared their thoughts and expressed support for the project. They highlighted the project's adherence to historic preservation and architectural compatibility.

MOTION

Chair Warren moved, and Commissioner Marsh seconded the motion to approve the Grants Pass Downtown Welcome Center exterior alterations, #303-00124-23. The vote resulted as follows: “AYES”: Chair Warren, Vice Chair McConnell, Commissioners Collins-Bain, Marsh, and Miller. “NAYS”: None. Abstain: None. Absent: Commissioners Crowder.

The motion passed.

- b. 303-00123-23 (hearing): Edson Café, exterior alterations and new construction
 - i. The Edson Cafe project has been presented to the Commission in the past, with previous proposals for a cafe and a second-story addition. The revised proposal has changed the design to one story among other changes.
 - ii. The primary focus of the review is to determine if the proposed changes, to the exterior elevations are compatible with historic design criteria.
 - iii. There was uncertainty about the type and appearance of the proposed brick veneer and how well it would match the existing brick. Members of the commission emphasized the importance of ensuring that the new brick veneer closely matches the existing brick to maintain visual cohesion.
 - iv. The discussion raised questions about the roof of the new addition. It was noted that a flat roof with a parapet would be used to hide mechanical equipment, but there was uncertainty about how it would blend with the existing structure.
 - v. Some commission members expressed concerns about the massing and architectural compatibility of the new addition with the existing structure. It was noted that the new design appeared substantially different from the previously approved plans.
 - vi. a motion was made to follow the staff recommendation to continue the hearing, work with the applicant to address concerns, and gather additional information before making a final decision. This motion aims to ensure that the proposed changes align with historic district criteria and maintain the property's integrity.

MOTION

Chair Warren moved, and Commissioner Collins-Bain seconded the motion to follow the staff recommendation to continue the hearing. The vote resulted as follows: “AYES”: Chair Warren, Vice Chair McConnell, Commissioners Collins-Bain, Marsh, and Miller.

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

The motion passed.

- c. 303-00122-23 (findings of fact): Proposed New Business Signs, located at 246 SW “I” Street, Noel Sheckells, Property Owner

MOTION

Chair Warren moved, and Commissioner Miller seconded the motion to approve 303-00122-23 the Proposed New Business Signs, located at 246 SW “I” Street, Noel Sheckells, Property Owner. The vote resulted as follows: “AYES”: Chair Warren, Vice Chair McConnell, Commissioners Collins-Bain, Marsh, and Miller. “NAYS”: None. Abstain: None. Absent: Commissioners Crowder.

The motion passed.

6. Matters from Commission Members and Staff:

- a. Lawnridge-Washington Historic Design Overlay District Design Standards Update
 - i. The meeting discussed the Lawnridge-Washington Historic Design Overlay District Design Standards update, which is set for final adoption by Council at a public hearing scheduled for the next Wednesday. Once adopted, it will take 30 days to become effective, with an expected adoption date of October 20th. Commission members and staff expressed excitement about the progress and noted the absence of objections during the process.
- b. Update on caretakers building in Riverside Park
 - i. Staff presented an update on the caretaker's building in Riverside Park. There have been two motions related to the Reed Building presented to Council.
 - ii. After a Council visit to the building, it was observed that the building has significant repair needs, including foundation and floor issues. However, some Council members expressed the view that it might be rehabilitated and used for various purposes.
 - iii. The Council's current direction is for staff to host a community viewing of the building, inviting the public to comment.
 - iv. The goal is to gather community input before deciding on the future direction for the building.
- c. New Local Landmark Plaque Installation Update
 - i. Continued until next meeting.
- d. GP Remembrance Update
 - i. During this discussion, the Commission discussed an update on the GP Remembrance project. The project is unique in the sense that it does not involve a land use application.
 - ii. A representative of the GP Remembrance project, Gabi Johnson, expressed appreciation for the Commission's consideration and offered to provide further information or bring in other partners for future discussions.

- iii. The Commission requested more time to review packet materials and suggested further discussion at the next meeting.

7. Future Agenda Building for Next Meeting:

- a. Update on caretakers building in Riverside Park
- b. Railroad History Subcommittee Update
- c. New Local Landmark Plaque Installation Update

8. Adjourn: before 6:45 pm

Next Meeting: October 12, 2023

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