

**Historical Buildings and Sites Commission  
MEETING MINUTES  
September 24, 2020 at 5:15 PM  
Council Chambers**

**COMMISSIONERS:**

Ward Warren (Chair)  
Rob Pell (Vice Chair)  
Virginia Ford  
Shirley Holzinger  
Arden McConnell  
Bill Richardson  
Nathan Miller

**STAFF/LIAISON MEMBERS:**

Bradley Clark – Interim Director  
Donna Rupp – Associate Planner

**STAFF/LIAISON MEMBERS:**

City Councilor Barry Eames - Absent

**GUESTS:**

Casey Miller, co-applicant with 14K Properties  
Justin Gerlitz, Gerlitz Engineering Consultants

1. **Roll Call** – Chair Warren called the meeting to order at 5:23 pm.

2. **Introductions**

3. **Public Comment:** None.

4. **Approval of August Minutes:**

Page 2 regarding the possible location of a new museum: Commissioner McConnell noted that she did not suggest the County Courthouse as a location for the museum. (Per verbatim minutes, Chair Warren did.)

Page 3 - next meeting date was incorrectly listed as October instead of September.

**MOTION**

**Commissioner McConnell moved, and Commissioner Pell seconded the motion to approve the August 13, 2020 minutes as amended. The vote resulted as follows: “AYES”: Chair Warren, Vice Chair Pell, Commissioners Ford, Miller, Holzinger and Richardson. “NAYS”: None. Abstain: None. Absent: None.**

**The motion passed.**

5. **Action Items:**

a. Findings of Fact 303-00106-20 Façade Improvement

Corrections were made as follows: white should be historical; colors on mural should be muted, not bright; sign is made of die-bond aluminum, not wood; sign will be black and white, not colorful as shown in the packet.

**MOTION**

**Chair Warren moved, and Commissioner Richardson seconded the motion to approve the Findings of Facts for the Façade Improvement, as amended. The vote resulted as follows: “AYES”: Chair Warren, Vice Chair Pell, Commissioners Ford, McConnell, Richardson, Holzinger and Miller. “NAYS”: None. Abstain: None. Absent: None.**

**The motion passed.**

- b. Hearing review for Plan 303-00107-20 14K Properties New Residential Development. Commissioner Miller recused himself from the hearing as he has a financial interest in 14K Properties.

Staff gave a presentation to the Commission on the application and criteria, followed by a presentation by the applicants, Casey and Nathan Miller (14K Properties).

Commissioners expressed concern over level of detail on proposed structures not matching actual historical detail. Applicant responded that they are designed to honor the past, and the cost per square foot to match exactly would be cost prohibitive. Commissioners asked for clarification on brick veneer. Civil engineer on project (Justin Gerlitz) responded that it is one layer of brick added to load bearing wood structure, rather than being 3-layers of brick construction built for load bearing.

Discussion on proportion and scale of buildings compared to those in neighborhood. Concern expressed over having 3-story buildings in the neighborhood. Applicant mentioned in presentation that the R-4 zoning district is intended for high-density housing, which could include 3-story structures. Scale discussed.

#### **MOTION**

**Commissioner McConnell moved, and Commissioner Richardson seconded the motion to deny approval of project number 303-00107-20 based on the scale and proportions of the proposed units.. The vote resulted as follows: “AYES”: Commissioners McConnell and Richardson.. “NAYS”: Chair Warren, Vice Chair Pell, Commissioners Ford, and Holzinger Abstain: Commissioner Miller. Absent: None.**

**The motion fails.**

Discussion on need for housing that complies with Historic District criteria. . Applicant requested specific guidance, but generalities given. Applicant provided examples of other housing in Grants Pass that are of similar square footage and height. Scale is a concern to the HBSC, but discussion about possibility of approving if additional details are addressed. HBSC would like to see how the proposed buildings fit into the existing neighborhood with some kind of height scale and the additional exterior details.

#### **MOTION**

**Chair Warren moved and Commissioner Pell seconded the motion to continue the hearing to October 15<sup>th</sup> to allow the applicant to make changes to plans and provide height scale. The vote resulted as follows: “AYES”: Chair Warren, Vice Chair Pell, Commissioners Ford, Richardson and Holzinger. “NAYS”: Commissioner McConnell. Abstain: Commissioner Miller. Absent: None.**

**The motion passed.**

- c. Review and vote on updates to Article 13, 4 & 7: CLG items; and sections 13.453 (Elements of Compatibility) and 13.463 (Demolition).

Due to length of discussion for hearing review, this topic moved to October agenda.

d. Discussion of Courthouse Demolition

Chair Warren expressed concern over the County considering demolition of the courthouse, as was written in the Daily Courier. The current building was constructed in 1916, with office additions made in the early 80s. It is on the local landmarks list, as the best example of county and civic government buildings in the entire county. The building has quality materials (marble and bronze) and is something that needs to be preserved. He believes the community will be in favor of keeping it. He requests that staff bring any additional information available to the next meeting.

**6. Matters from Commission Members and Staff:**

- a. Conservation District Design Overlay – no update.
- b. Local Landmarks – Commissioner McConnell Wonder Bur request – discuss at next meeting.
- c. Update on Museum subcommittee – discuss at next meeting.

**7. Future Agenda Building for Next Meeting:**

- a. Continuation of hearing for Plan 303-00107-20 14K Properties New Residential Development.
- b. Review and approval of updated Article 13, including demolition denial language, and CLG changes
- c. Conservation District Design Overlay
- d. Discussion of Courthouse Demolition
- e. Update on L Street USFS compound plans
- f. Recognition of Red Light District

**8. Adjourn: 7:37 pm**

**Next Meeting: October 15, 2020**

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