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

**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**: None.

4. **Approval of Minutes**:
   a. March 10, 2022:

   **MOTION**

   Vice Chair McConnell 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 Miller, Holzinger, and Crowder. “NAYS”: None. Abstain: None. Absent: Miller and Charat.
   The motion passed.

5. **Action Items**:
   a. Public Hearing for 303-00116-22; Local Historical Landmark Designation at 121 NE B Street

   The Historic Buildings and Sites Commission APPROVED the recommendation for approval of the Historic Local Landmark request to the City Council for project 303-00116-22. The vote resulted as follows: “AYES”: Chair Warren, Vice Chair McConnell, Commissioners Miller, Holzinger, and Crowder. “NAYS”: None. Abstain: None. Absent: Miller and Charat.
   The motion passed.

b. Public Hearing for 303-00117-22; Local Historical Landmark Designation at 116 SE H Street

   The Historic Buildings and Sites Commission APPROVED the recommendation for approval of the Historic Local Landmark request to the City Council for project 303-00117-22. The vote resulted as follows: “AYES”: Chair Warren, Vice Chair McConnell, Commissioners Miller, Holzinger, and Crowder.
c. Public Hearing for 303-00118-22; Local Historical Landmark Designation at 961 SE 8th Street

The Historic Buildings and Sites Commission APPROVED the recommendation for approval of the Historic Local Landmark request to the City Council for project 303-00118-22. The vote resulted as follows: “AYES”: Chair Warren, Vice Chair McConnell, Commissioners Miller, Holzinger, and Crowder. “NAYS”: None. Abstain: None. Absent: Miller and Charat.

The motion passed.

   i. Commissioner Miller presented a proposed plaque that would be placed at the new development located at the corner of SW 4th Street and SW J Street.

e. Discussion and possible action regarding the Historic Jo Co General Hospital
   i. Community member, Scott Lindberg, presented recent developments that could affect the site where the Historic Josephine County Hospital is located. Changes to the site included the possible demolition of the structure. After deliberation by the Commission Council Liaison, Joel King, offered to draft a letter to the County Commissioners encouraging them to consider the repurposing of the building.

6. Matters from Commission Members and Staff:

a. Forest Service Compound Update
   i. Community Development Director, Bradley Clark, gave an update to the Commission. The development is still under active development, however not to the point where the existing historic structures on the site are being affected. The applicant has indicated that if and when there are any changes to the existing structures the applicant will present the proposal to the Commission.
   ii. 2 building permits have been completed, and 7 have been issued.

b. Riverside Park Signage
   i. Staff Liaison, Jason Maki, gave an update to the Commission regarding the current status of the signage at Riverside Park.
   ii. The commission approved the following motion:

   **MOTION**

   Vice Chair McConnell moved, and Commissioner Crowder seconded the motion to recommend the Riverside Park entrance sign on 6th Street be replicated and used to replace the existing sign on 7th Street and East Park Street. The vote resulted as follows: “AYES”: Chair Warren, Vice Chair McConnell, Commissioners Miller, Holzinger, and Crowder. “NAYS”: None. Abstain: None. Absent: Miller and Charat.

   The motion passed.

c. SHPO Grant Project List
   i. Staff provided the commission the grant project list provided by SHPO.

d. Redwood Empire Sign Update
   i. At the time of the meeting there was no update.

e. Conservation District RFP Update
   i. Staff presented a timeline of issuing an RFP.
   ii. George Kramer provided a response to his availability indicated having the ability to complete the project late this year or early next year.
f. Historic District Map Update
   i. Staff is actively pursuing estimates for the cost of printing a new batch of maps.

7. Future Agenda Building for Next Meeting:
   a. Public Hearing for 303-00119-21; Local Historical Landmark Designation at 1230 Rogue River Highway

8. Adjourn: before 7:00 pm

Next Meeting: March 12, 2022

Summary minutes prepared by Jason Maki, Associate Planner, Grants Pass Community Development.
### FINDINGS OF FACT

<table>
<thead>
<tr>
<th>Procedure Type:</th>
<th>Type IV-B: Historical Buildings and Sites Commission</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Number:</td>
<td>303-00116-22</td>
</tr>
<tr>
<td>Project Type:</td>
<td>Local Historic Landmark Designation Review</td>
</tr>
<tr>
<td>Owner:</td>
<td>Thomas Ford</td>
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<tr>
<td>Property Address:</td>
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<td>Application Received:</td>
<td>March 2, 2022</td>
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<td>Application Complete:</td>
<td>March 7, 2022</td>
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<td>Date of Staff Report:</td>
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Note: **Bold Italic Text** indicates text added by the Commission that was not contained in the staff report. **Strikeout Text** indicates deletions made by the Commission.

### I. PROPOSAL:

The request is to designate the subject property as a Historic Local Landmark. The Cornell House located at 121 NE B Street is 90 feet east of Sixth Street on the south side of B Street, Lot four Block 16 of Jonathon Bourne's Original Town Site of Grants Pass, Oregon. The Cornell house is the only surviving reminder of the 1920's on the south side of B Street between Sixth and Seventh Street.

### II. AUTHORITY:

Sections 2.060, 7.064 and 13.442 authorize the Historical Building and Sites Committee to make a recommendation to the City Council and authorize the City Council to make a final decision on an application for historic designation or amendment to the historic district requiring a Type IV procedure, in accordance with procedures of Section 2.060.
III. CRITERIA:

The decision must be based upon the criteria contained in Section 13.441 of the Grants Pass Development Code.

IV. APPEAL PROCEDURE:

The City Council’s final decision may be appealed to the State Land Use Board of Appeals (LUBA) as provided in state statutes. A notice of intent to appeal must be filed with LUBA within 21 days of the Council’s written decision.

V. PROCEDURE:

A. An application for Local Landmark designation was submitted March 2, 2022 and deemed complete March 7, 2022. The application was processed in accordance with Section 2.060 of the Development Code.

B. Public notice of the April 14, 2022 hearing was mailed on March 23, 2022 and published in the local newspaper on November 23, 2020 in accordance with Section 2.053 of the Development Code.

C. A public hearing was held on April 14, 2022 and the HBSC voted unanimously to approve the application.

VI. SUMMARY OF EVIDENCE:

A. The basic facts and criteria regarding this application are contained in the Staff Report, which is attached as Exhibit “A” and incorporated herein.

B. The minutes of the public hearing held by the Historical Buildings and Sites Commission on April 14, 2022, attached as Exhibit “B”, summarize the oral testimony presented and are hereby incorporated herein.

VII. FINDINGS OF FACT:

The Historical Buildings and Sites Commission found that based on the testimony given at the public hearing and staff report, the proposal meets the criteria in Section 13.441 of the Development Code based on the reasons stated in the findings included below.

VIII. GENERAL FINDINGS OF FACT:

The historic Cornell House is a well-preserved and maintained Mission Revival Style of residence in the city of Grants Pass. The building is a tangible reminder of the 1920’s period of growth in Josephine County, and the Mission Revival Style of influence on architectural design. It relates to the influence of the Mission Revival philosophy in the West and is an outstanding example of the craftsmanship of a local builder/contractor, Gustave Adolph Lium.

The property is registered as an Oregon State Historic Site as well as listed on the National Register of Historic Places.
IX. FINDINGS IN CONFORMANCE WITH CRITERIA:

A. Designation Criteria for Historic Districts/Landmarks - Section 13.441

A Historic District, a Conservation District, and a Landmark may be recommended for designation by the Historical Buildings and Sites Commission and designated by the City Council, providing all the following criteria are addressed during consideration by the review body.

Criterion 1: The designation of a District or Landmark serves the purpose of this section.

HBSC Response: Satisfied. The purpose of Section 13.400, Historic Districts, is to effect and accomplish the protection, enhancement and perpetuation of such improvements which are reflective of the City’s cultural, social economic, political and architectural history. The inclusion of the Cornell House will serve to meet the intent of the historic preservation ordinance for both the cultural impact and architectural style of the building.

Criterion 2: The boundaries of a District are adequate and suitable for designation.

HBSC Response: Not Applicable. The request is for Local Landmark status of the Cornell House, rather than a new District.

Criterion 3: Consideration of the positive and negative effects of the designation upon residents, businesses or property owners of the area.

HBSC Response: Satisfied. The subject property is located just outside of the Downtown Historic District and designation as a Local Landmark will have a positive impact on the character of the neighborhood as a whole. The addition of the Cornell House to the Landmark List will maintain the property value and enhance the overall neighborhood.

Criterion 4: Consideration of the historic character, value, context, and integrity of the proposed District or Landmark.

HBSC Response: Satisfied. The Cornell House was listed in the National Register of Historic Places in October of 2002. As such, the integrity of the Landmark is verifiable.

X. DECISION AND SUMMARY:

The Historic Buildings and Sites Commission APPROVED the recommendation for approval of the Historic Local Landmark request to the City Council. The vote was unanimous, 5-0, with Commissioners Warren, McConnell, Miller, Crowder, and Holzinger voting in favor. Commissioners Ford and Charat were absent.

XI. FINDINGS APPROVED BY THE HISTORICAL BUILDINGS AND SITES COMMISSION this 11th day of May, 2022.

______________________________________________
Ward Warren, Chair
I. PROPOSAL:

The request is to designate the subject property as an Historic Local Landmark. The structure is listed as eligible/contributing in the *Historic Resources Survey and Inventory of the Central Business District* for the City of Grants Pass, dated August 1992. The applicant has submitted a narrative in support of the designation.

II. AUTHORITY:

Sections 2.060, 7.064 and 13.442 authorize the Historical Building and Sites Committee to make a recommendation to the City Council and authorize the City Council to make a final decision on an application for historic designation or amendment to the historic district requiring a Type IV procedure, in accordance with procedures of Section 2.060.
III. CRITERIA:

The decision must be based upon the criteria contained in Section 13.441 of the Grants Pass Development Code.

IV. APPEAL PROCEDURE:

The City Council’s final decision may be appealed to the State Land Use Board of Appeals (LUBA) as provided in state statutes. A notice of intent to appeal must be filed with LUBA within 21 days of the Council’s written decision.

V. PROCEDURE:

A. An application for Local Landmark designation was submitted March 2, 2022 and deemed complete March 7, 2022. The application was processed in accordance with Section 2.060 of the Development Code.

B. Public notice of the April 14, 2022 hearing was mailed on March 23, 2022 and published in the local newspaper on November 23, 2020 in accordance with Section 2.053 of the Development Code.

C. A public hearing was held on April 14, 2022 and the HBSC voted unanimously to approve the application.

VI. SUMMARY OF EVIDENCE:

A. The basic facts and criteria regarding this application are contained in the Staff Report, which is attached as Exhibit “A” and incorporated herein.

B. The minutes of the public hearing held by the Historical Buildings and Sites Commission on April 14, 2022, attached as Exhibit “B”, summarize the oral testimony presented and are hereby incorporated herein.

VII. FINDINGS OF FACT:

The Historical Buildings and Sites Commission found that based on the testimony given at the public hearing and staff report, the proposal meets the criteria in Section 13.441 of the Development Code based on the reasons stated in the findings included below.

VIII. DISCUSSION:

The subject property is a registered Oregon Historic Site and is located in the Grants Pass “G” Street National Register Historic District.

Built in 1900, this building was used as a grocery warehouse from construction through at least 1930. By 1947 the “Wonder Bur,” a tavern/restaurant had opened at the site and continues to operate today. The historical significance, beyond the building itself, lies in the fact that the Wonder Bur Lounge & Café, in its current configuration, has occupied the same site since 1972 and retains the iconic 1960s era neon sign.
The current owner David O’Malley and his wife Caitlin have owned the Wonder Bur Lounge & Café, since May 2020, before that his aunt and uncle ran the business for almost 30 years. Before that, O’Malley’s grandfather purchased the business in 1956.

IX. CONFORMANCE WITH CRITERIA:

A. Designation Criteria for Historic Districts/Landmarks ~ Section 13.441

A Historic District, a Conservation District, and a Landmark may be recommended for designation by the Historical Buildings and Sites Commission and designated by the City Council, providing all the following criteria are addressed during consideration by the review body.

Criterion 1: The designation of a District or Landmark serves the purpose of this section.

HBSC Response: Satisfied. The purpose of Section 13.400, Historic Districts, is to effect and accomplish the protection, enhancement and perpetuation of such improvements which are reflective of the City’s cultural, social economic, political and architectural history. The inclusion of the Wonder Bur Lounge & Cafe and building will serve to meet the intent of the historic preservation ordinance for both the cultural impact of the business and architecture of the building.

Criterion 2: The boundaries of a District are adequate and suitable for designation.

HBSC Response: Not Applicable. The request is for Local Landmark status of the Wonder Bur Lounge & Cafe, rather than a new District. It is located within the Downtown Historic District.

Criterion 3: Consideration of the positive and negative effects of the designation upon residents, businesses or property owners of the area.

HBSC Response: Satisfied. The subject property is located in the Downtown Historic District, as well as the “G” Street National Register Historic District and designation as a Local Landmark will have a positive impact on the character of the both Districts as a whole. The addition of the Wonder Bur Lounge & Cafe to the Landmark List will maintain the property value and enhance the overall neighborhood.

Criterion 4: Consideration of the historic character, value, context, and integrity of the proposed District or Landmark.

HBSC Response: Satisfied. The Wonder Bur Lounge & Cafe offers truly historic character and value to the Downtown Historic District through the continuity of the business and fixtures for nearly 90 years. The integrity of the Landmark is verifiable.

X. DECISION AND SUMMARY:

The Historic Buildings and Sites Commission APPROVED the recommendation for approval of the Historic Local Landmark request to the City Council. The vote was unanimous, 5-0, with Commissioners Warren, McConnell, Miller, Crowder, and Holzinger voting in favor. Commissioners Ford and Charat were absent.
XI. FINDINGS APPROVED BY THE HISTORICAL BUILDINGS AND SITES COMMISSION this 11th day of May, 2022.

________________________________________
Ward Warren, Chair
CITY OF GRANTS PASS
COMMUNITY DEVELOPMENT DEPARTMENT

ARDEN MCCONNELL, 961 SE 8th STREET
LOCAL HISTORIC LANDMARK DESIGNATION
FINDINGS OF FACT

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<td>Local Historic Landmark Designation Review</td>
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<td>Owner:</td>
<td>McConnell Family Trust</td>
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<td>Representative:</td>
<td>Arden McConnell</td>
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<td>Zoning:</td>
<td>Moderate Density Residential (R-2)</td>
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I.   **PROPOSAL:**

The request is to designate the subject property as a Historic Local Landmark. The English Cottage built for insurance broker M. D. Clark in 1936 occupies a wooded site of just over a half-acre at the foot of SE 8th Street, on the north bank of the Rogue River. The applicant has submitted a narrative in support of the designation.

II.   **AUTHORITY:**

Sections 2.060, 7.064 and 13.442 authorize the Historical Building and Sites Committee to make a recommendation to the City Council and authorize the City Council to make a final decision on an application for historic designation or amendment to the historic district requiring a Type IV procedure, in accordance with procedures of Section 2.060.
III. CRITERIA:

The decision must be based upon the criteria contained in Section 13.441 of the Grants Pass Development Code.

IV. APPEAL PROCEDURE:

The City Council’s final decision may be appealed to the State Land Use Board of Appeals (LUBA) as provided in state statutes. A notice of intent to appeal must be filed with LUBA within 21 days of the Council’s written decision.

V. PROCEDURE:

A. An application for Local Landmark designation was submitted March 2, 2022 and deemed complete March 7, 2022. The application was processed in accordance with Section 2.060 of the Development Code.

B. Public notice of the April 14, 2022 hearing was mailed on March 23, 2022 and published in the local newspaper on November 23, 2020 in accordance with Section 2.053 of the Development Code.

C. A public hearing was held on April 14, 2022 and the HBSC voted unanimously to approve the application.

VI. SUMMARY OF EVIDENCE:

A. The basic facts and criteria regarding this application are contained in the Staff Report, which is attached as Exhibit “A” and incorporated herein.

B. The minutes of the public hearing held by the Historical Buildings and Sites Commission on April 14, 2022, attached as Exhibit “B”, summarize the oral testimony presented and are hereby incorporated herein.

VII. FINDINGS OF FACT:

The Historical Buildings and Sites Commission found that based on the testimony given at the public hearing and staff report, the proposal meets the criteria in Section 13.441 of the Development Code based on the reasons stated in the findings included below.

VIII. GENERAL FINDINGS OF FACT:

Commission of the house was undertaken in the Great Depression after an initial period of arrested building activity. The house is shown to have been coincident with a local trend resulting from a mortgage workshop sponsored by the Federal Housing Authority. Because of the promotion, Grants Pass experienced a minor residential building boom in the southeast sector in 1936. The well-researched developmental history of the property shows that the original investor was M. D. Clark, a retired banker who, with his wife, had followed his son to the West Coast from Arkansas, first to California and eventually to Grants Pass. To recoup losses in the stock market crash of 1929, Clark reentered the business world, founding Clark Insurance Agency, which his son Marvin soon joined, as did, eventually, his grandsons. No architect or
The builder has been identified with the house to date, though it has been speculated that the local contractor LeMoss was responsible for carrying out plans brought by Clark from California. A photograph which appeared in the Grants Pass Courier for July 27, 1936 shows the house was substantially complete by that time. The Clarks left the property after only a few years residing there.

Since 1995, the house has been owned and rehabilitated by Arden McConnell, daughter of a subsequent owner, Helen McConnell, who owned and lived in the house in the 1940s and 1950s and rented it to others for a time after relocating to California.

The property is registered as an Oregon State Historic Site as well as listed on the National Register of Historic Places.

IX. CONFORMANCE WITH CRITERIA:

A. Designation Criteria for Historic Districts/Landmarks ~ Section 13.441

A Historic District, a Conservation District, and a Landmark may be recommended for designation by the Historical Buildings and Sites Commission and designated by the City Council, providing all the following criteria are addressed during consideration by the review body.

Criterion 1: The designation of a District or Landmark serves the purpose of this section.

HBSC Response: Satisfied. The purpose of Section 13.400, Historic Districts, is to effect and accomplish the protection, enhancement and perpetuation of such improvements which are reflective of the City’s cultural, social economic, political and architectural history. The inclusion of the Clark-McConnell house will serve to meet the intent of the historic preservation ordinance for both the cultural impact and architectural style of the building.

Criterion 2: The boundaries of a District are adequate and suitable for designation.

HBSC Response: Not Applicable. The request is for Local Landmark status of the Clark-McConnell house, rather than a new District.

Criterion 3: Consideration of the positive and negative effects of the designation upon residents, businesses or property owners of the area.

HBSC Response: Satisfied. The subject property is located along the north bank of the Rogue River and within a residential neighborhood. Over 60 years after its construction, the Clark-McConnell House remains an unaltered and significant example of the English Cottage Style as utilized in Grants Pass during the mid-1930s. Designation as a Local Landmark will have a positive impact on the character of the City and serve to further the appreciation of the growth experienced by the City since its founding.

Criterion 4: Consideration of the historic character, value, context, and integrity of the proposed District or Landmark.
HBSC Response: Satisfied. As the best identified example of the wood shingle English Cottage Style in the Grants Pass vicinity, the 1936 Clark-McConnell House is exemplary of that style. Accurately reflecting its original design and appearance and long associated with two prominent families in the Grants Pass area, the Clark-McConnell House retains very high integrity in its use of materials, its workmanship and setting on the banks of the Rogue River. The integrity of the Landmark is verifiable.

X. DECISION AND SUMMARY:

The Historic Buildings and Sites Commission APPROVED the recommendation for approval of the Historic Local Landmark request to the City Council. The vote was unanimous, 5-0, with Commissioners Warren, McConnell, Miller, Crowder, and Holzinger voting in favor. Commissioners Ford and Charat were absent.

XI. FINDINGS APPROVED BY THE HISTORICAL BUILDINGS AND SITES COMMISSION this 11th day of May, 2022.

Ward Warren, Chair