

## **HISTORICAL BUILDINGS AND SITES COMMISSION**

### **MEETING MINUTES**

**March 17, 2016 – 6:00 P.M.**

**Courtyard Conference Room**

#### **A. ROLL CALL:**

The Historical Buildings and Sites Commission met in regular session on the above date with Chair Ward Warren presiding. Vice Chair Dan McBerty and Commissioners Arden McConnell, Virginia Ford, Shirley Holzinger, and Don Hendricks were present. Also present was City Council Liaison Dennis Roler and representing the City staff was Parks & Community Development (hereafter: PCD) Director Lora Glover and PCD Planner Justin Gindlesperger.

**B. APPROVAL OF MINUTES:** February 18, 2016 meeting Pg. 1-6

#### **MOTION/VOTE**

**Commissioner Warren moved and Commissioner McConnell seconded the motion to approve the minutes from February 18, 2016 with corrections. The vote resulted as follows: “AYES”:** Chair Warren, Vice Chair McBerty, and Commissioners McConnell, Holzinger, Ford, and Hendricks. **“NAYS”:** None. **Abstain:** None. **Absent:** None. **The motion passed.**

**C. 15-4020004 – Findings of Fact – Comprehensive Plan Map and Zone Map Amendment, Historic District Expansion. Pg. 7-14**

- Chair Warren will sign this as fact.

#### **D. Staff Updates**

- There was a discussion on the proposed expansion with the City Council. The original recommendation from HBSC to Council was to adopt the Historic District expansion as proposed. The Council after taking into consideration the comments from the public decided to amend and reduce the size of the proposed district. The Council does not want to reopen this for another public hearing but would like to get direction from the commission and confirm their support on the changes.

## **E. Proposed Boundary Expansion – Discussion**

- Councilor Roler let the commission know that he talked to other councilors and that they tried to keep the integrity of the district and still honor the wishes of as many of the people who wanted to opt out as possible. They didn't sacrifice any of the historic buildings and by reducing the size of the expansion it eliminates five or six of the people who opted out.
- Commissioner Warren said that he doesn't see this revision as being a response to the people who opted out, but rather he sees this as listening to public comments from citizens and property owners at public hearings. The citizens have a point that the Historic District should really be a walking tour and the west side of 7<sup>th</sup> Street isn't necessarily conducive to a walking area. Another point made was that 7<sup>th</sup> street doesn't have many historic buildings. Commissioner Warren said that the changes make sense to him when you look at the overall function of the district and the characteristics of the neighborhoods.
- Councilor Roler said that Council really liked the idea of finding a compromise with the business and property owners in the district. The hope was to reach a compromise without having too many opt outs, as planning will need to keep track of each building that needs to be treated differently outside of the Historic District guidelines.
- Justin let it be known that PCD is making an official overlay map, this will make any changes in the future easy to change and explain without development code amendments.
- Commissioner Warren said that the goal was to avoid islands and a patchwork within the district. With this change there will be a connected, continuous core without having islands and a patchwork.
- It was brought up that a lot of traffic goes through 7<sup>th</sup> street on a daily basis. Commissioner McBerty felt that 7<sup>th</sup> Street is just as important to have as a part of the Historic District as 6<sup>th</sup> Street and if possible would really like to keep the original proposed district. Why don't we have RCC and first Christian Church be landmarks instead of going so far down 4<sup>th</sup> Street?
- Commissioner Warren said that they wanted to be a part of the district as well as the fact that they are the most prominent landmarks on 4<sup>th</sup> Street and should really be included.

- Commissioner Hendricks said that the main goal was to look at it from the perspective of the property and business owners and try to maintain what we have to preserve what we have and to keep what isn't suitable from coming in. He also viewed it from a Tourism standpoint to have the boundary to work towards a walking map.
- The premise of the expansion and the design guidelines were to preserve the existing district and to give a buffer.
- Commission agreed to recommend the changes to council.

#### **F. Items from Public**

- None.

#### **G. Items from Commissioners**

- Commissioner Warren said the majority of critics aren't affected by expansion and if this revision happens it will cause several of the critics to be outside of the boundary. He checked with staff and there are 137 properties in the expanded district. If you went from a majority standpoint, as most other cities do, only about 10% of this district would be opting out. Even the biggest critic was a fan of the changes made in the guidelines.
- Future expansions are a possibility as more styles are recognized.
- Will the opt outs be contacted about the changes to try to sway them to reconsider? - No, a notice was put out with the decision but there wasn't a goal towards trying to get the opt outs back in. The Commission is welcome to.
- Arden will work on a rough draft to send letter out to opt outs.

#### **H. Adjournment**

Next meeting: April 21, 2016

These minutes were prepared by Carlie Paulsen, Administration Department, City of Grants Pass.