

HISTORICAL BUILDINGS AND SITES COMMISSION

MEETING MINUTES

May 19, 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. Update on Historic Inventory – George Kramer

- The original Historic inventory was done 24 years ago, in 1992, and it was a formal architectural history of the City.
- George and Jill took photos, created maps, and documented the history of 175 buildings within the core area.
- 26 were considered “primary contributing” and 5 were already on the national registry.
- 15% of the inventory were listed as primary contributing and 8% were listed as secondary (don’t use this verbiage anymore). The rest were still historic properties and they either didn’t know enough about the history of the building or otherwise didn’t meet the standards used in 1992.
- 32% of the area was contributing.
- Each potential property needs to be at least 50 years of age or older. When we do the new survey there will be a considerable amount of buildings that weren’t considered contributing in 1992 that will fall under the guidelines now in 2016.
- Grants Pass was one of the first cities in the valley to do a historic inventory and with the exception of Jacksonville, Grants Pass was the first to be nationally registered.
- George was asked to reevaluate all of the resources within the existing boundary, and evaluate the expanded border.

- With the buildings that didn't meet age requirements in 1992 added we went from 32% to 61% contributing.
- The inventory will need to be redone in 2040.
- Everything is on a computer data base now and can be adjusted as time goes by and buildings change.
- State preservation office will add this to their inventory.
- Commissioner Warren let George know that the historic district was expanded from E Street to J Street and from 4th Street to 7th Street.
- The commission asked if there any benefits aside from getting a CLG designation. George let the commission know that the reason this was done was partly due to the expansion and the data is 24 years out of date but the main desire would be for the designations.
- It was mentioned that when the commission updates the landmark list this inventory will be an asset.
- The commission asked how they could go about designating state owned properties as a local landmark (ie. Caveman Bridge) and how they could go about removing landmarks from the list that no longer exist/qualify. Justin let the commission know that a landmark can be removed through a recommendation from the HBSC, the process would mirror the process to recommend adding a landmark and Council would approve the recommendation. George let the commission know that any local government can designate a landmark, however contacting ODOT would be advised. He recommended contacting Jerry with the regional office for ODOT in Roseburg and let him know what you want to do with the Caveman Bridge.
- Councilor Roler asked if the inventory is submitted as our new expanded historic district to the City. George said that this is just an inventory mainly for the state to be aware of locations that could be considered historic.
- The commission asked how they could correct inaccuracies. George requested that they submit inaccuracies to him before June 1st and he will have them corrected. After that they can be updated at any time as the inventory is computerized. One of the examples of an error that was brought up was that the inventory says that the old Mormon Church has a spire made of sheet metal, the spire is actually made of copper.

C. APPROVAL OF MINUTES:

- **April 21, 2016**

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MOTION/VOTE

Commissioner Hendricks moved and Commissioner Holzinger seconded the motion to approve the minutes from April 21, 2016 as amended. 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.

D. Public Hearings

- **303-00100-16 Oakley H Street Historic Review**

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- Justin gave the staff report.
- Commissioner McConnell asked what the height of the fence would be. The fence will be approximately between 3' and 3 ½'.
- There was a recommendation to not put tips on the iron fence as they tend to go missing. The Oakley's do not plan on putting tips on the fence.
- There was a clarification that the 120 days is a timeframe that the City needs to approve or deny the requests. The 120 days is not a deadline to complete construction of the project.
- Justin clarified that the 3 feet is consistent with the design guidelines in the development code and would be acceptable.
- The staff report has built in a limit of a four foot fence. If the commission would like to limit that to a 3 foot fence they would need to make a motion with clarification on that front.

MOTION/VOTE

Commissioner McConnell moved and Commissioner Ford seconded the motion to approve application 303-00100-16. 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.

- **303-00101-16 Garden Valley Mural Historic Review**

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- Justin gave the staff report.

- Justin clarified that the color change in the staff report is for the trim on the building.
- The commission asked how much the final project can vary from the sketch in the staff report. Justin said that it would pretty much be what they proposed. Any deviations would need to be approved as a modification to the staff report.
- Council Roler asked about the growers market sign due to the limitation on having advertisements. It was explained that they are allowed to keep the sign in the mural but it is not allowed to have any of the specific business names listed due to them being classified as advertisements.
- Judy Davidson (the artist along with Valente and Claudia Ornelas) presented the propped mural to the commission.
- Judy went over her sketch and explained the feeling they were trying to give with the layout of the mural. They plan to frame the whole mural in the “coffee shop” color with the intention of giving the feeling of a courtyard type setting.
- To test how they worked together Judy and Val donated a 10’ by 10’ mural to the food bank. Judy showed this mural to the commission to indicate the style of the artists working on the mural.
- Commissioner Warren asked if the example mural would be indicative of the colors the artists would be using on the herb shop mural. Judy let the commission know that they planned to go with more muted tones to go with the general feel in the downtown area. They do not plan to use any colors that are too primary and the brightest tones would be the sunflower colors.
- Commissioner Warren asked if they knew how tall the herb shop building is. Judy believes that the building is 24 feet tall and 99 feet long. The mural is mostly under the 8 foot mark. This will allow most of the work to be done from the ground and will allow them to complete the mural this summer.
- Commissioner Warren asked if there is any completion date set by the City. Justin confirmed that if the application is approved the applicant would then have 18 months to complete the conditions listed on page 20, but there is no set date to complete the project.
- Judy clarified that the “coffee shop” or brown color is going to trim the building and the windows.

- Commissioner McConnell asked if the bottom windows will also be outlined in the coffee shop color. Judy let her know that they will be. It should end up looking like a building that has a courtyard. You'll be looking in to a courtyard in between the windows. The tree and the sunflowers should appear to be coming out of the courtyard and the other items will look like they're within the courtyard.
- Judy let the commission know that there will be a protective coating over the art. Bob Eddy gave recommendations on paint and the protective coating.
- Dennis Dreher - COPA – Dennis let the commission know that he thinks the mural will be a terrific change. The building, as is, is not the prettiest building. The concept to bring the colors around and add the art is a huge enhancement to the area and building. He thinks the application process is great and wants to congratulate the commission on a good job. He has been out to see the sample mural at Raptor Creek Farm and is very pleased with it. He asked if there is a distinction between posting a donor on the mural vs. posting a business as an advertisement.
- Justin let the artist know that they can submit a new rendering of how they want to show donor support in the mural and staff can weigh in on that at a later time. The Chamber of Commerce will be fine but staff will need to investigate if adding local business sponsorship would fall under advertisement or not.
- Judy was asked if "Garden Valley" was a business name. Judy let the commission know that "Garden Valley" was a project name that they picked to put on the application. However they would like to change that to "Garden Mural at 4th and G". This project name will be featured on a funding website. They have already secured a domain name. gardenmuralproject.com/org
- The Herb Shop has already donated \$1,000 and there is a tentative donation from the growers market of \$500.
- Commissioner Warren expressed that he is pleased and thinks the murals will be a great enhancement to the downtown area. He is excited to see murals included in the historic district and he is excited to be working with COPA on adding art to the historic district.
- Commissioner McConnell asked if the commission will be seeing revised plans. Justin said that they will not unless the artists want to push for

advertisements in the mural. The conditions stated that they aren't to have the advertisements, if they wanted to try to have donor names they would need to present the application again.

MOTION/VOTE

Commissioner Warren moved and Commissioner Hendricks seconded the motion to approve application 303-00101-16 with the conditions as given by staff and with the indication that the colors will be chosen from the historic palette. 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.

- Councilor Roler let it be known that the Council would like to see HBSC and COPA work together on the applications for murals within the Historic District. This will make things easier for the applicants, the HBSC and COPA, and City staff.
- Judy asked if they will receive some kind of written approval from the City. Justin would like to have a special meeting to get a written approval. Justin confirmed that Judy will get something in writing.

E. Items from Staff

- Justin asked for a special meeting with the HBSC.
- Council would like some further direction from HBSC on what the redwood empire sign should say. Justin showed the options to the commission.
- The commission suggested adding "Oregon Coast" and removing "Golden Gate Bridge"
- Justin put down that the commission suggested to have the wording be "Keep right for Redwood Empire, Oregon Caves, Oregon Coast" and will bring the suggestion to Lora.
- Commissioner Warren spoke with Jon Bowen about the map and Jon is working on a much larger map that will be the entire city, not just the historic district. The map will be online and you can zoom in on any specific part you're interested in similar to google maps. There will also be a printed map.

- The commission let it be known that they would like there to be a distinctive color for the historic district on the map so it stands out from the rest of downtown. There also needs to be a boarder in case it's printed in black and white.
- Commissioner Warren said that there will likely be an image of the tower at 5th and G in the center of the historic district map and it will say Grants Pass Historic District.
- There will be a legend on the side of the map that will show important things to take note of in the historic district. The legend will have numbers that correspond to buildings and there will be room to include about 30 listings. The commission will need to choose the most significant locations from the inventory. The legend would then have the number, the historic name, the date it was built, and the current business in the building. The website would list all of the buildings in the expanded district.
- Jon and Commissioner Warren also discussed including at least 3 important landmarks that weren't included in the district. Climate City, the Court House, and the Methodist Church.
- Commissioner Warren is going to get in touch with Jon and let him know the results of this meeting. He is going to get a mockup to present at the special meeting. Jon said he can have it ready in about two weeks.
- The commission had a discussion of what the map should look like, color, suggested one side of the map be the whole city and the other side be the historic district. Commissioner Warren will report back to Jon with the requests.
- There will be a Special meeting June 2nd at 4:00pm – this meeting will include the findings of fact for the mural and fence and a meeting with Jon about walking map.
- Commissioner McConnell would like to see the language on the qualifications for fence standards within the historic district. She would like to see that standardized so that there aren't different sized fences right next to each other within the district. Justin let the commission know that to standardize the fence heights would require a text amendment.
- Commissioner Warren requested that be put on a future agenda for further discussion.

F. Items from Public

- None.

G. Items from Commissioners

- Commissioner Holzinger let the rest of the commission know that her son, Michael, has been going out and taking photos of the entry signs.
- The commission would like the COPA subcommittee and the HBSC subcommittee to meet to discuss mural guidelines.
- Commissioner Warren asked if Commissioner Ford and Commissioner McConnell had a report on their subcommittee. They let the rest of the commission know that they have been sick but they are planning to get together as soon as they are well. Commissioner McConnell asked where Commissioner Holzinger had left off. Commissioner Holzinger let them know she still was wrapping up what she had been working on for the catalog and that she would love to see the subcommittee indicate which buildings they would like to see get the landmark status.
- The commission asked how to report blatant code violations. Justin let them know that there is a form that can be taken to Code Enforcement with Public Safety to remain anonymous.
- Councilor Roler let the commission know that the council reappointed Commissioner Warren. Since Commissioner Hendricks did not reapply, there will be two openings. Councilor Roler urged the commission to encourage people to apply, one of the applicants needs to be a business owner. There is a possibility that there could be a seventh member. Justin will look into this and get back to the commission if there is a seventh opening and if so what the qualifications are.

H. Adjournment

Next meeting: June 16, 2016

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