

Historical and Architectural Review Commission **Public Hearing Minutes**

Wednesday, September 20, 2023

5:00 p.m.

**City Hall: Second Floor Assembly Room
206 North Fifth Street
Jacksonville, OR 97530**

Call to Order/ Roll Call 5:00 pm

Present: Councilor Liaison Andy Hellenthal, Commissioner Trish Murdoch, Vice Chair Ray Wedel, Commissioner Leslee Parr, and Chair Penni Viets

Absent: Commissioner Jack Akin

Staff Present: Planning Director Ian J. Foster, and Planning/Building Technician Diane Oliver

Introductions and Review of Agenda

Minutes: June 21, 2023 minutes stand as submitted

General Public Comment: None

Consent Calendar Item: The Historic Preservation Fund Grant Committee recommends the HARC approve a total of \$50,000.00 from the 2023 Historic Preservation Fund for the approval from the projects mentioned in the staff report.

Motion by: Vice Chair Ray Wedel

Second by: Commissioner Trish Murdoch

Vote: All ayes, none opposed, the motion carries

Chair Viets changed the order of the agenda

Public Hearing Opened: 5:06PM

- b) **File Number # 2023-128- Certificate of Appropriateness-New Construction**
Request: Demolition and Reconstruction of the Las Palmas Building
Address: 210 East California Street
Applicant/Agent: Carl Johnson/Claudio Alvarez /Michael Thornton

Ian Foster, Planning Director presented his staff report for the record

(No questions of commissioners)

Michael Thornton, the agent PO Box 476 Jacksonville Or, 97530 presented his proposal for the Commissioners, and thanked staff for the outstanding staff report

(No questions of commissioners)

Public Testimony: Carol Knapp, 360 South Oregon Street, Jacksonville, OR 97530 is in favor of the proposal and asked the agent if SHPO (State Historic Preservation Office) will be contacted prior to digging because it is on the fringes of an old boarding house that stood there from the 1890's.

Rebuttal Testimony: Michael Thornton the agent addressed the public testimony and yes, we will notify SHPO through their forms and policies before they excavate to make sure it's not a historic archeological site. If it is, we will get a permit from that agency. We will have a discovery plan, and SHPO has 30 days to respond to us.

Move to: Close the public hearing

Motion by: Commissioner Trish Murdoch

Seconded by: Commissioner Ray Wedel

Vote: All "Ayes" none opposed, public hearing is closed

Move to: I move to adopt the findings of fact from the staff report dated and August 29, 2023 and direct staff to prepare a final order of approval granting a Certificate of Appropriateness for the file-number 2023-128 with staff recommended conditions that are included in the staff report

Motion by: Commissioner Trish Murdoch

Seconded by: Vice Chair Ray Wedel

(No discussion on the motion)

Vote: All "Ayes" none opposed, the Certificate of Appropriateness with File Number 2023-128 is granted at 210 East California Street

Public Hearing Opened: 5:23PM

- a) **File Number # 2023-069 Certificate of Appropriateness-New Construction**
Request: To Build Four New Townhomes
Address: 565 G Street
Applicants: Tim and Kristina Alvarez

Ian Foster, Planning Director presented his staff report for the record, and entered exhibits L & M into the record and believes there are areas that the Commission needs to discuss prior to making a final decision. Staff is not recommending denial, but the HARC could continue this request, if need be, but that is a decision that is entirely up to this commission. There are areas of this application that need further clarification so tonight we will give the applicant that time to clarify which is his right.

(No questions of Commissioners)

Applicant Tim Alvarez, 1675 Old Stage Road Central Point OR 97502 presented his proposal to the commission for the record and asked for the approval with conditions this evening. He only wants to build in Jacksonville to provide more housing. The property is zoned for this type of use which is why he purchased it.

The applicant answered questions of the commissioners about the design of the proposal and the concerns of not being compatible with the surrounding area. Councilor Hellenenthal also asked about the solar standards not being clear, and asked the applicant to turn those findings into the city to ensure that it meets those setbacks. The pitch of the roof of your proposal does not blend in with the neighborhood and will have a negative impact. Chair Viets reminded the applicant that this proposal is in a review level one area so you are surrounded by historic homes and that's part of the issue, we need to respect the rhythm of the area more carefully.

Public Testimony: Brad Jones, PO Box 851 Jacksonville OR, 97530 who is a neighbor to the east of this proposal and did not speak in favor of this proposal, and because he lives in a listed historic landmark resource

house for the last 30 years has always come before this commission when they wanted to do modifications and improvements to the home because there is a responsibility and criteria that you must follow. If you're not going to follow that criterion, why have it? He understands the multi-family zone, and the desire to build more homes, but that is not the concern here. The architectural design does not work because of the elevations, and it's not good. Yes, we have stucco in the area, but your design that includes a shed roof, metal, and the stucco does not make sense. It takes away from the historic value of my house even though it will sit way back from the street. Also, the site plan does not take into account all of the trees on this property.

Public Testimony: *Steve Gooding, 525 Apt C, G Street Jacksonville, OR 97530 is opposed to the proposal because of the shed roof, and he feels they have no place in Jacksonville. He states that he is all for development, but has concerns that the proposal will tower over his and not be compatible.*

Public Testimony: *Carol Knapp, 360 South Oregon Street, PO Box 968 Jacksonville OR, 97530 voiced her concerns regarding the pervious surfaces, and is assuming that the driveway is pervious because it would exceed the lot coverage of impervious unless they made the driveway pervious. My concern is that the surfaces have to be treated and cleaned in a specific way or they become impervious. Once they become impervious, it will affect the neighbors every time there's rain and runoff. There was an issue with this at the Britt grounds. Is there a way for the city to make sure that the pervious surface remains pervious and that the property owner is cleaning it the correct way?*

Ian Foster, Planning director addressed the pervious surface question which is a code requirement in Chapter 18:17 found in the Surfacing Standards which states that the new surface shall function as a pervious surface. There is a condition to have the city engineer review it prior to installation to make sure it's a material that's sufficient for the zone.

Rebuttal Testimony: *We will maintain the surface. As far as the shape of the roof, my intent was to stay low, and the Farms are all two story, and the house out front is two story, and I understand the sensitivity, and it is what it is. I would love to change it to batten board so that it looks good. I will paint it whatever color you want me to. There are two walnut trees, one is dead the other is dying. I care about the neighborhood and will do whatever it takes to build what you want. I don't need to do metal roofing, I thought it was a good idea, but I was wrong.*

(No further questions of commissioner's or staff)

Ian Foster, Planning director there is not a way to condition our way through this tonight so staff's recommendation would be to continue this hearing to October 25, 2023 at 5:00PM for file number 2023-069 because if the applicant has a re-design, it will require HARC review. So, the punch list would be 1. Solar profile 2. More specifications on the trees 3. Roof treatment, siding 4. Architectural treatment changes to the siding for the applicant to work on.

Applicant Tim Alvarez asked for an opinion regarding his proposal

Move to: Close the public hearing

Motion by: Commissioner Trish Murdoch

Seconded by: Vice Chair Ray Wedel

Vote: All "Ayes" none opposed, public hearing is closed

Move to: Re-open the public hearing at 6:05 pm on the 2023-069 Certificate of Appropriateness- New Construction at 565 G Street

Motion by: Chair Viets

Move to: Continue this public hearing to October 25th 2023 at 5:00 PM on File number 2023-069 at City Hall

Seconded: Commissioner Parr

No discussion on the motion

Vote: All “Ayes” none opposed, the public hearing for File # 2023-069 is continued to October 25th, 2023 at 5:00PM at City Hall

Chair Viets reminded the applicant that we will address solar, trees, roof, siding, and any architectural changes at the next hearing, and the record will remain open.

Planning Director Report we’re working on the code update, James Schireman is leaving us for a job in Colorado.

City Council Report no report

Adjourn: 6:10 pm



Penni Viets, Chair HARC



Diane Oliver, Building/Planning Technician

Date of Approval: 10/25/23