



MEETING SUMMARY

PROJECT:	La Grande Downtown Historic District Standards Preservation Code Update	DATE/TIME:	October 19, 2021 5:15 PM
PROJECT NO.:	21-024	LOCATION:	La Grande Historic District

Attendees:	Kristen Minor, Minor Planning & Design Tricia Forsi, PMA Mike Boquist, City of La Grande	Roxie Ogilvie John Howard Davis Carbaugh Casey Boyd John Eurner Sandra McClaen K + A Metlen Peter Donovan Mavis Hartz Lorraine Ferron Courtney Kemp Ashley O'Toole Dale Mammen Ginny Mammen Tim Harrison Ginger Moore Kathryn Grant Ken Johnson Tegan Bohannan Cassie Hibbert
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1. Tour Summary
 - Approximately **30 total attendees** (not everyone signed in)
 - **Brochures** with code update timeline, contact information, website, tour map, and important definitions provided. A copy of the brochure is included at the end of this memo.
 - Discussion at the gathering spot (Max square) included:
 - o **Introduction** of the lead consultants (Kristen and Tricia)
 - o **Project goals:** to come up with a new set of standards for the La Grande Historic District that are community-driven, easier to understand, and that separate out types of resources in the district, possibly with different approaches for regulation.
 - o Required Oregon "Goal 5" standards set a **minimum** as far as jurisdiction over historic resources
 - o The **maximum** would be the "Secretary of the Interior standards" which are included in the brochure.
 - o Explanation of what a **historic district** is, and what are **contributing** resources vs. a **noncontributing** resources.
 - o Information finding: link to the **survey** on the brochure, why it is so important to give feedback on this project, and ongoing opportunities for public input (stay tuned on the **website**!)
 - Walking tour extended past various types of resources, empty lots, different streets, etc. Key talking points included:
 - o Storefront design: what is desirable, what is achievable? How important are storefront materials?
 - o Signage: new signs, "ghost" signs on old brick side walls

- Jefferson Avenue's industrial /warehouse /railroad character: is this desired and important for a segment of La Grande businesses? What do they need to thrive within the historic district?
 - Zoning considerations: not part of the scope of the project but an opportunity to make some recommendations or raise discussion about this topic.
 - New construction/ infill in the district. How important is the basic massing, scale, and proportion of new construction? What about the materials of new buildings?
 - Alley activation: is this an area that should be "lightly" regulated? What is important about the spaces in the alleys and what happens there? How to make sure that feeling or character remains in future?
 - Massing and scale of building additions, especially rear additions: is this a concern?
 - Awnings: how to reconcile awnings with transom windows?
2. Public Comment Summary
- Alleys as a multi-user space for pedestrians, bicycles, and cars
 - Appreciation of alleys "gritty, energetic" utilitarian nature and the character unique to them
 - Generally not enough parking. Some noted issues with type of parking (parallel v. angled),
 - Concerns over parking during winter and sidewalk snow removal
 - Desire to extend parking time limits
 - Mention that there are more reserved spots for garbage cans than there are bike parking spots- also not enough secure bike parking spots (lit, place to lock to)
 - Hoping to seek federal highway/public funds to repave Jefferson Ave.
3. Next Steps
- Survey emailed to tour participants and March 2020 preservation workshop participants, as well as a selection of contractors, on Friday, October 22nd. Emails were sent to 83 people total. As of 8am on October 25th, we have received 17 responses.
 - Follow up on "Diamond in the Rough" grant recipients and presentation
 - Send a series of emails to other stakeholders in the process including local contractors, builders, and members of the Main Street board and staff.
 - Begin reaching out for a series of phone interviews to gather wide input on the issues around the existing regulatory standards and where they could be improved.

Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced.
7. Chemical or physical treatments that cause damage to historic materials shall not be used.
8. Significant archeological resources affected by a project shall be protected and preserved.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Historic District Standards Update Timeline

September 2021
Kick-Off with City Staff

October 2021
Walking Tour

October through December 2021
Public Input and Information Gathering

January 2022
Draft Updated Standards

March 2022
Proposed Updated Standards Circulated
for Public Comment

April 2022
Public Meeting

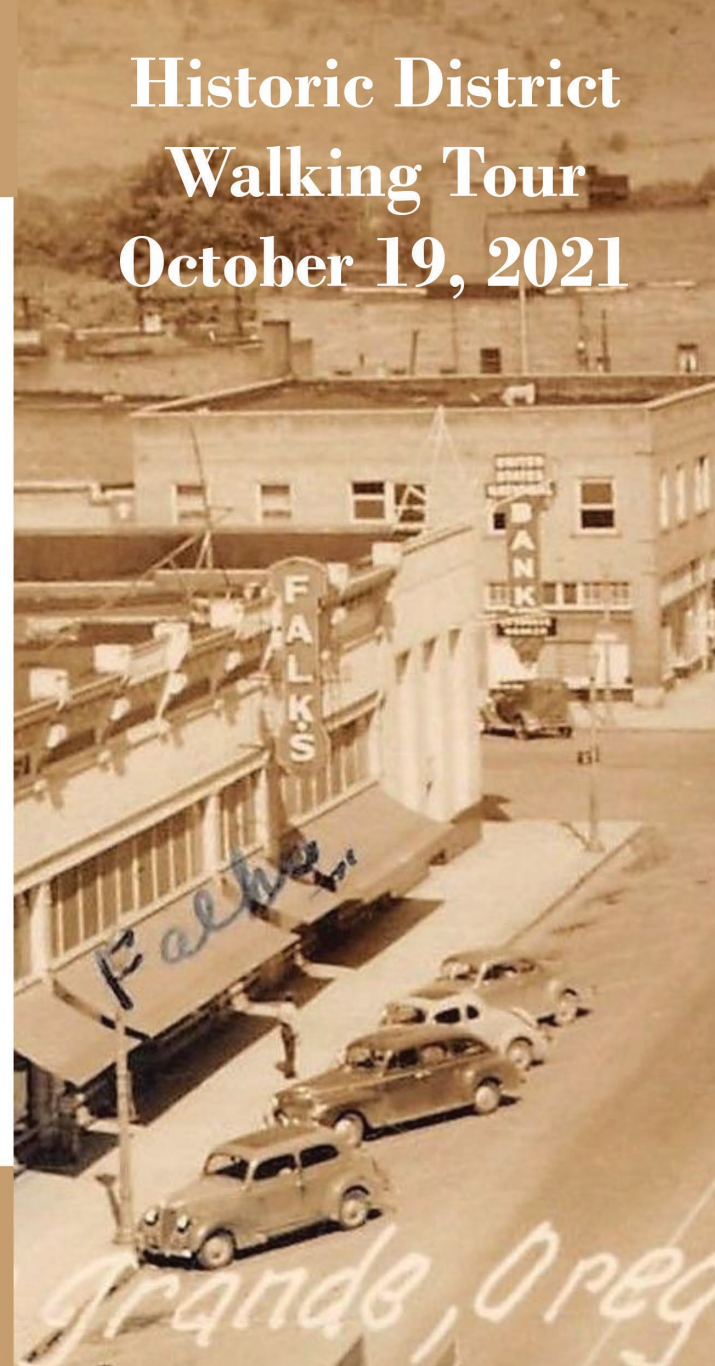
May 2022
Hearing before City Council

We want to hear from you!
Please take our survey by October 31st
for a chance to win a \$25 Downtown gift card

For the latest news:
<https://www.cityoflagrande.org/landmarks-commission>

Keep in touch!
Kristen Minor: kristen.minor.pdx@gmail.com
Tricia Forsi: TriciaF@pmapdx.com

Historic District Walking Tour October 19, 2021



 Peter Meijer Architect, PC
Minor Planning & Design



- 56 Contributing Buildings
- 1 Contributing Object
- 35 Non-Contributing Buildings
- Period of Significance: 1891 to 1948
- Classifications: Historic-Contributing, Historic Non-Contributing, Non-Contributing, Vacant

Period of Significance is the timeframe associated with the historic district's development.

Historic Contributing Building is a building that was constructed between 1891 and 1948 and retains sufficient integrity to convey its significance.

Historic Non-Contributing Building is a building that was constructed between 1891 and 1948 but has been substantially altered over time.

Non-Contributing Building is a building constructed after 1948.

Goal 5 is a broad statewide planning goal which protects historic resources.

1. Inventory existing resources
2. Decide whether the resource values inherent in the resource warrant protection through comprehensive plan policies and zoning regulations
3. Identify potentially conflicting uses
4. Balance the economic, social, environmental, and energy consequences of protecting the significant resource versus allowing the conflicting use(s), and
5. Decide whether and how to protect the resource, and place the outcome in the comprehensive plan and implementing regulations