

MINUTES OF A SPECIAL MEETING OF THE
YREKA HISTORIC DISTRICT & LANDMARKS COMMISSION
HELD IN THE YREKA CITY COUNCIL CHAMBER IN SAID CITY
ON THE 18TH DAY OF MAY 2009

On the 18th day of May 2009, at 6:30 p.m., the Historic District & Landmarks Commission of the City of Yreka met in the City Council Chamber in said city in special session. The meeting was called to order by Chair Vanden Broeck and present were:

Commissioners: Paul McCoy
John Mercier
Peter O'Brien
Maytha Reather
Stephanie Vanden Broeck

Absent: None

PUBLIC COMMENTS

None.

MINUTES

The Commission having received a copy of the minutes of the meeting held April 22, 2009 the minutes were approved as presented, on a motion made by Commissioner Mercier, seconded by Commissioner Reather, all in attendance voting aye (Commissioner McCoy was absent).

USE PERMIT – MICHELLE HILL

The Commission reviewed the application submitted by Michelle Hill for a use permit to replace windows broken by vandalism, replacing colored glass on the west side of the building with colored glass from the north side of building, replacing glass removed from north side of building with same type of white vinyl single pane windows located on the east side of the building on the property located at 202 N. Oregon Street.

Following Commission discussion, Commissioner Mercier made a motion to approve the application for a use permit to replace windows broken by vandalism, replacing colored glass on the west side of the building with colored glass from the north side of building, replacing glass removed from north side of building with same type of white vinyl single pane windows located on the east side of the building on the property located at 202 N. Oregon Street, Assessor's Parcel No. 53-281-050, RPO zone, HD General Plan designation. Approval is subject to full compliance with all applicable city, state, and federal laws and regulations based on the following findings and conditions:

FINDINGS:

1. The proposed exterior improvements will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood, and will not be detrimental to the harmonious and orderly growth of the City of Yreka.
2. The proposed exterior improvements will not adversely affect and will be compatible with the external appearance of other existing improvements, buildings and structures on or adjacent to said property.
3. The proposed exterior improvements will not detrimentally alter, destroy or adversely affect any exterior architectural feature of any existing building on the property. The improvements follow closely the recommendations made by the Options team.
4. The proposed exterior improvements conform with the purposes of the Historic District ordinance and specifically emphasizes the preservation of architectural styles existing in the area of the City prior to 1910 and, secondarily emphasizes other distinct and noteworthy architectural styles reflecting the phases of Yreka's history.

CONDITIONS:

1. Permittee shall comply at all times with the minimum performance conditions for the construction, rehabilitation and preservation of commercial buildings as set forth in Resolution No. HDLC-1 of the City of Yreka.
2. Permittee authorized to replace windows broken by vandalism according to the application submitted.
3. Permittee shall obtain a building permit and shall pay the necessary fees therefore prior to making any building, electrical, mechanical, or plumbing alterations/improvements to the structure.
4. The permit shall be automatically revoked and terminated if not used within one year from the date of approval.

Commissioner O'Brien seconded the motion. The motion carried by the following vote:

AYES: Mercier, O'Brien, Reather, Vanden Broeck
NOES: None
ABSENT: McCoy

USE PERMIT – LIBERTY ARTS

Chair Vanden Broeck recused herself from participating in this agenda item to prevent a possible conflict of interest because she has a financial interest in property located within 500 feet of the project and left the room. Vice Chair McCoy assumed the responsibilities of Chair.

The Commission reviewed the application submitted by Kimberly Presley for Liberty Painting Corporation/dba Liberty Arts for a use permit to modify the exterior façade by restoring missing pieces of original black tile, install tile mosaic around and above door, tile entry path, and install trim by the sign fabricated of brushed steel matching the sign on the property located at 108 W. Miner Street.

Applicant, Kim Presley, showed the commission samples of the tile proposed to be installed and answered questions from the Commissioners.

Following Commission discussion, Commissioner Reather made a motion to approve the application for a use permit to modify the exterior façade by restoring missing pieces of original black tile, install tile mosaic around and above door, tile entry path, and install trim by the sign fabricated of brushed steel matching the sign on the property located at 108 W. Miner Street, Assessor's Parcel No. 53-373-040, C2 zone, HD General Plan designation. Approval is subject to full compliance with all applicable city, state, and federal laws and regulations based on the following findings and conditions:

FINDINGS:

1. The proposed exterior improvements will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood, and will not be detrimental to the harmonious and orderly growth of the City of Yreka.
2. The proposed exterior improvements will not adversely affect and will be compatible with the external appearance of other existing improvements, buildings and structures on or adjacent to said property.
3. The proposed exterior improvements will not detrimentally alter, destroy or adversely affect any exterior architectural feature of any existing building on the property. The improvements follow closely the recommendations made by the Options team.
4. The proposed exterior improvements conforms with the purposes of the Historic District ordinance and specifically emphasizes the preservation of architectural styles existing in the area of the City prior to 1910 and, secondarily emphasizes other distinct and noteworthy architectural styles reflecting the phases of Yreka's history.

CONDITIONS:

1. Permittee shall comply at all times with the minimum performance conditions for the construction, rehabilitation and preservation of commercial buildings as set forth in Resolution No. HDLC-1 of the City of Yreka.
2. Permittee authorized to modify the exterior façade by restoring missing pieces of original black tile, install tile mosaic around and above door, tile entry path, and install trim by the sign fabricated of brushed steel matching the sign according to the application submitted.
3. Permittee shall obtain a building permit and shall pay the necessary fees therefore prior to making any building, electrical, mechanical, or plumbing alterations/improvements to the structure.
4. The permit shall be automatically revoked and terminated if not used within one year from the date of approval.

Commissioner O'Brien seconded the motion. The motion carried by the following vote:

AYES: McCoy, Mercier, O'Brien, Reather
 NOES: None

SIGN PERMIT – LIBERTY ARTS

Chair Vanden Broeck recused herself from participating in this agenda item to prevent a possible conflict of interest because she has a financial interest in property located within 500 feet of the project and left the room. Vice Chair McCoy assumed the responsibilities of Chair.

The Commission reviewed the application submitted by Kimberly Presley for Liberty Painting Corporation/dba Liberty Arts for a sign use permit to remove the existing projecting sign bracket and install a wall sign 10 ft. x 2 ft. = 20 sq. ft. total, sign copy to read "Liberty Arts", on the property located at 108 W. Miner Street.

Commissioners asked about the use of lights behind the sign and it was explained that the use of self-illuminating signs by neon light or otherwise is limited to the frontages on Miner Street between Broadway and Main Streets.

Following Commission discussion, Commissioner Reather made a motion to approve the application for a sign use permit to remove the existing projecting sign bracket and install a wall sign 10 ft. x 2 ft. = 20 sq. ft. total, sign to be illuminated from behind, sign copy to read "Liberty Arts", on the property located at 108 W. Miner Street, Assessor's Parcel No. 53-373-040, C2 zone, HD General Plan designation. Approval is subject to full compliance with all applicable city, state, and federal laws and regulations based on the following conditions:

CONDITIONS:

1. The sign approved shall comply with the specifications and plans approved by the Historic Commission on May 14, 2009, and shall serve only to identify the business carried on said premises.
2. The sign shall be installed in accordance with the specifications and plans submitted and approved by the Historic Commission on May 14, 2009, and shall not be deviated from without the prior review and approval of the Historic Commission.
3. The sign shall be installed in accordance with Title 13, Signs and Title 17, Historic District of the Yreka Municipal Code.
4. The sign shall harmonize with the materials, textures, sizes, shapes, heights, locations, and designs of the buildings, properties, or neighborhood of which it is a part, and as approved by the Historic Commission.
5. The sign permit shall be automatically revoked and terminated if not used within one year from date of approval.
6. The sign shall be removed within thirty days after the business closes and is no longer in operation on the property upon which the signs are placed.

Commissioner Mercier seconded the motion. The motion carried by the following vote:

AYES: McCoy, Mercier, O'Brien, Reather
NOES: None

Commissioner Vanden Broeck returned to the Commissioner's table and resumed the responsibility of Chair.

BLACK'S BUILDING

David Simmen and Jason Darrow made a presentation on the history of the purchase of the Black's Building and the apartment building on North Street, and a proposal for the use of the property if the Black's Building is removed. They explained there had been several meetings for public input as to the options for use of the site. David and Jason propose removal of the building.

Selma George requested equal time to present the other option of keeping the existing structure and remodeling it as presented by the East's at the previous public meeting.

As no action will be taken by the Commission until there is an actual project, hearing another option for the building is not necessary.

Commissioner McCoy is adverse to removal of the building at this time, Commissioner's Mercier, O'Brien, Reather & Vanden Broeck were not adverse to the removal of the building.

TELL THE TALE NIGHT

David Simmen suggested that further action on a Tell the Tale Night be postponed until later in the year when everyone has more time to devote to the project.

The Commissioners were in agreement to the postponement.

COMMISSIONER STATEMENTS AND COMMENTS

Commissioners asked what could be done regarding the torn awning on the building located at 122 S. Broadway. Staff said they would write a letter to the owner requesting it be repaired or removed.

Commissioners thanked David Simmen and Jason Darrow for their presentation on the Black's building.

There being no further business before the Commission, the meeting adjourned at 7:50 p.m.

Pamela J. Hayden, Planning Director