

BEND LANDMARKS COMMISSION

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MINUTES

Tuesday August 16, 2016 6:00 p.m.

Bend City Council Chambers, 710 NW Wall Street, Bend OR 97701

Voting

Commissioners:

Robin Vora	<i>Excused</i>
Janel Chapman, Secretary	<i>Excused</i>
Heidi Slaybaugh, Chair	<i>Present</i>
Jerry Sebestyen	<i>Present</i>
Bill Olsen	<i>Excused</i>

Alternate

Commissioners:

Paul Claeysens	<i>Present</i>
Jason S. Offutt	<i>Present</i>

Staff Present: Heidi Kennedy *Senior Planner-Bend*

Note: Public Presentations and Oral Testimony may be limited to five minutes.

- 1. Call to Order/ Roll Call.** Commissioner Slaybaugh called the meeting to order at 6:00 PM.
- 2. General comments and questions from the public.** (Topics not on agenda).
None.
- 3. Approval of June and July Minutes.** Commissioner Claeysens made a motion to approve the June minutes. Commissioner Sebestyen seconded the motion. All present approved the motion with the exception of Commissioner Offutt who was not in attendance during the June meeting and abstained from voting.

Commissioner Claeysens has reviewed the July minutes and had a few recommended changes to the minutes. Changes include changing attendance for Commissioner Claeysens from acting chair to excused. And on last page, the sentence should say "The Commissioners discussed the Nels Anderson resource...". Commissioner Slaybaugh made a motion to approve the minutes. However, most of the Commissioners were not present. Review of July Minutes were postponed until September as there is not a quorum of Commissioners present that were in attendance at the July meeting.

4. PUBLIC HEARING: PZ-16-0511

Applicant/Owner: Nicholas and McKenzie Murray

Address: 306 Delaware Avenue

Request: The applicants have applied for a major alteration to the existing dwelling on the property. The project description includes "Foundation will be replaced, roof line will be removed, 1st floor walls replumbed and structure elements solidified new

roof with new dormer configuration replace, atop 4ft stem wall to replace current 2 foot stem wall.”

A public hearing was held for PZ-16-0511. Commissioner Slaybaugh read the preliminary statement and asked Commissioners if they had any prehearing contacts, biases, conflicts of interest to disclose regarding the public hearing application PZ-16-0511. Commissioner Claeysens had none to declare. Commissioner Sebestyen mentioned that he drove by the property this afternoon. Commissioner Offutt mentioned that he was in attendance at the last public hearing involving this property and he had also driven by the property. Commissioner Slaybaugh asked if there were any challenges from the audience. Hearing none, staff, Heidi Kennedy, presented a brief staff report. The Commissioners had no questions for staff. Commissioner Slaybaugh asked the applicants to provide testimony. Testimony was received from the applicant’s representative, Erik Koslow. Testimony in support to the proposal was also received from Mr. Murray, owner of 306 Delaware Avenue.

Commissioner Sebestyen, Claeysens and Slaybaugh asked for some clarification of fencing on the property and what fencing is proposed to remain on the property. Mr. Koslow provided some clarification and final arguments to support the application. Commissioner Slaybaugh asked Mr. Koslow for a clarification of the application and asked if this is a demo application and reconstruction application. Mr. Koslow provided comments in response to the question. Additional questions were asked of Mr. Koslow. Commissioner Slaybaugh asked for a clarification of the wall legend so it is clear what is new and what is existing and maybe a possible third option such as “existing wall but being restructured”. She also asked questions about other sheets in the submitted plans. Commissioner Offutt, Claeysens and Slaybaugh asked more questions of staff as well as the applicant. Mr. Koslow provided comments in response to all the questions. Commissioner Slaybaugh asked if any of the Commissioners had additional questions for the applicant. Then Commissioner Slaybaugh asked if there was anyone else in the audience that wanted to provide comments. Yvette Nishikawa, owner of 407 NW Delaware, provided comments in support of the application. Closing comments were provided by Mr. Koslow.

Commissioners asked questions of staff and deliberated among themselves on the application request. Commissioner Slaybaugh closed the hearing 8:03 and made a motion to approve the project with the following conditions: the two conditions listed in the staff report, the third would be to provide the demolition floor plan, the fourth would be to provide the details on sheet A5.1, the fifth to clarify the legend on the existing and proposed floor plan of the wall types, the sixth, which is a typical one, window cut sheets, the seventh is submit the chimney cap information to staff to review and condition number 8 is to remove the fence wall on the south elevation. Commissioner Claeysens seconded the motion for approval with 8 conditions. Commissioner Sebestyen commented that this will project will be a great improvement to the neighborhood. No other commissioners had anything to add. Commissioners Slaybaugh, Sebestyen, Claeysens voted in favor of the decision and Commissioner Offutt voted in opposition to the motion.

FINAL DECISION: *The Landmarks Commission approves the proposed major alterations to the dwelling subject to the following conditions:*

Conditions of approval:

1. *The applicants shall submit a standards details checklist to the Planning Division for administrative review and approval with submittal of any building permit(s) for the proposed building changes required by the Building Division and prior to any exterior remodeling.*
2. *The applicants shall provide additional fencing details including proposed height and setbacks to property line to the Planning division for review and approval.*
3. *The applicants shall provide the demolition floor plan to the Planning Division for administrative review and approval.*
4. *The applicants shall provide the details on sheet a5.1 to the Planning Division for administrative review and approval prior to issuance of a building permit.*
5. *The applicants shall clarify the legend on the floor plans in order to identify or distinguish between the existing floor plan and the proposed floor plan or the wall types. The plans shall be submitted to the Planning Division for administrative review and approval.*
6. *The applicants shall provide window cut sheet information to the Planning Division for administrative review and approval.*
7. *The applicants shall submit detailed chimney plans to the Landmarks Commission staff for administrative review and approval prior to construction of the chimney. The details shall identify the proposed spark arrester, chimney shroud, brick type and brick mortar tooling.*
8. *The applicants shall remove existing fence/wall on the south elevation of the dwelling.*

This decision becomes final twelve days after the date mailed, unless appealed by a party of interest.

The applicant shall inform Landmarks staff of any modifications to the approved design that arise during construction. All changes are required to be reviewed and approved prior to implementation in order to uphold this Bend Landmarks Commission Administrative decision.

5. Presentation of CR Surveyor Tool that is useful for doing evaluations of properties – Commission Offutt provided a presentation on using the CR Surveyor Tool and pictures of Mobile Alabama that he took during the recent Forum Conference.

6. COMMUNICATIONS: Report from Staff

- Update on Historic Preservation Restoration Grant Program - Staff provided a brief update on the restoration grant portion of the CLG Grant award.

Commissioner Sebestyen asked about how Preservation Month activities went. Commissioner Slaybaugh provided an update and mentioned that the amount of activities may be narrowed down next year and the possible general theme may be more geared towards children. The opening event will be during the first Friday of May and it will be located at the Boys and Girls club. The hope is to get some activities in the schools for kids as well.

7. Commissioner Slaybaugh adjourned the meeting at 8:30 P.M.