

BEND LANDMARKS COMMISSION

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MINUTES

Tuesday July 19, 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>Present</i>
Heidi Slaybaugh, Chair	<i>Present</i>
Jerry Sebestyen	<i>Excused</i>
Bill Olsen	<i>Present</i>

Alternate

Commissioners:

Paul Claeysens	<i>Excused</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). John Corso, owner of 229 Florida Avenue, asked a procedural question about moving forward with their recent Landmarks Commission approval for a new dwelling. What is the process for making minor or small changes to approved house plans and approved exterior materials for the new dwelling. Commissioner Slaybaugh requested that all material substitution requests go through City staff for review. Emails with the detailed information outlining any requested changes are the best avenue for communicating with staff.
- 3. Approval of April and June Minutes.** Commissioner Olson made a motion to approve the April minutes. Commissioner Chapman seconded the motion. All present approved the motion with the exception of Commissioner Offutt who was not in attendance during the April meeting.

Review of June Minutes were postponed until August as none of the members in attendance at the July meeting were in attendance at the June meeting.

4. PUBLIC HEARING: PZ-16-0510

Applicant/Owner: Kim Taylor

Address: 255 NW Sisemore Avenue

Request: The applicant is seeking approval to construct a second dwelling on the subject property. There is a single family dwelling and a garage located on the subject property currently. The proposed dwelling includes 846 square feet on the

first floor and 242 square feet on the second floor. The new dwelling includes a total building area of 1,088 square feet.

A public hearing was held for PZ-16-0510. 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-16-0510. Commissioner Offutt mentioned that there had been an application previously for this site that had been reviewed by the Commission. No Commissioners had any biases or conflicts to interest to disclose. Commissioner Slaybaugh asked if there were any challenges from the audience. Hearing none, staff, Heidi Kennedy, presented a brief staff report. Ms. Kennedy mentioned receiving two emails in support of the application request that were included in the packets this month and another letter in support is expected to be included in the record by the applicant's representative. 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. Mr. Koslow also presented into the record a written letter from Mr. Cammelletti, resident of 811 NW Georgia, in support of the project. Testimony in support to the proposal was also received from Mr. Ross, resident of 246 Florida Avenue. Commissioners asked questions of the applicant's representatives. Mr. Koslow estimated the existing house is 16 feet tall and the proposed home is 18 feet in height. Commissioner Slaybaugh asked if there is any existing landscaping being removed. Mr. Koslow indicated that there is one tree in the middle of the property that will be removed. Commissioner Offutt asked what shingle exposure is proposed. Mr, Koslow indicated that the shingle exposure is 7 inches on the main home and 3 inches on the eaves. The hearing was closed at 7:15 and the Commissioners deliberated on the application request. Commissioner Slaybaugh explained that this is the Commissioners time to deliberate on the application and make a decision. Commissioner Offutt expressed support for the building's current design with the following conditions:

1. Applicant shall submit very detailed chimney plans as the chimney is on the front of the dwelling façade to the Landmarks Commission for review and approval. The details shall identify the proposed spark arrester, chimney shroud, brick type and brick mortar tooling. The plans shall also identify if the chimney will be a drainage wall or bearer wall system.
2. The applicant shall identify the finish on the concrete work as stucco finish or paint to terminate a minimum of 6 inches below grade.
3. The applicant shall submit 2D elevations of window grid layouts for Landmarks Commission review and approval. The applicant shall provide consistent window grid layouts when doing the 2D window elevations.
4. The applicant shall submit barge board and knee brace details for Landmarks Commission review and approval.
5. The applicant shall review and locate utility meter locations accordingly.
6. The applicant shall revise the proposed kitchen windows. The recommendation is for a pair of kitchen windows at the kitchen on the west elevation that will be centered and aligned under the above dormer.
7. The applicant shall provide details for the beam to post connections and provide details on the post to foundation connections to the Landmarks Commission for review and approval.
8. The applicant shall submit to the Landmarks Commission details if any door or

window conflicts occur with construction. The applicant shall submit to the Landmarks Commission for review and approval any changes prior to construction of those items.

Commissioner Olsen asked if these recommendations were in addition to the 4 staff recommended conditions of approval. Commissioner Offutt indicated that they were in addition to staff's recommendations.

Commissioner Slaybaugh read the 4 recommended staff conditions from the staff report. Commissioner Slaybaugh mentioned that many of the items identified in Commissioner Offutt's recommendation are included on the Standard Details checklist which is recommendation #1 of the staff report. Her recommendation was to include staff's recommendations and five additional conditions to address Commissioner Offutt's recommendations that are not on the Standard Details Checklist. These include the following:

5. Applicant shall submit very detailed chimney plans as the chimney is on the front of the dwelling façade to the Landmarks Commission for review and approval. The details shall identify the proposed spark arrester, chimney shroud, brick type and brick mortar tooling. The plans shall also identify if the chimney will be a drainage wall or bearer wall system.
6. The applicant shall identify the finish on the concrete work as stucco finish or paint to terminate a minimum of 6 inches below grade.
7. The applicant shall submit 2D elevations of window grid layouts for Landmarks Commission review and approval. The applicant shall also provide consistent window grid layouts when doing the 2D window elevations.
8. The applicant's first choice light fixture is approved.
9. The applicant shall submit to the Landmarks Commission for review and approval a sample of the brick proposed to be used on the dwelling.

No other commissioners had anything to add. Commissioner Chapman made a motion to approve with all stated 9 conditions. Commissioner Olsen seconded the motion. All the Commissioners present voted in favor of the motion.

DECISION: The Landmarks Commission approves the proposed dwelling subject to the following conditions:

Conditions of approval:

Condition #1. *The applicant shall submit a standards details checklist to the Planning Division for review and approval with submittal of all building permit(s) required by the Building Division for the proposed new building.*

Condition #2. *The applicant shall apply for and receive approval for a Minimum Development Standards application to the Planning Division for the proposed duplex. Per the Bend Development Code definitions, a duplex means one building with two*

dwelling units on one lot or parcel. For permitting purposes, units may be attached or detached.

Condition #3. *The dwelling/porch wall facing the west porch shall be redesigned. The Commission recommendation is for a pair of kitchen windows to be placed on the west elevation kitchen wall that are centered and aligned under the above dormer. The applicant shall submit revised window elevation drawings to the Landmarks Commission staff for administrative review and approval.*

Condition #4. *The wood deck boards for the porch/deck facing west shall run east/west or perpendicular to the west facing porch wall instead of north/south.*

Condition #5. *Applicant shall submit very detailed chimney plans as the chimney is on the front of the dwelling façade to the Landmarks Commission staff for administrative review and approval. The details shall identify the proposed spark arrester, chimney shroud, brick type and brick mortar tooling. The plans shall also identify if the chimney will be a drainage wall or bearer wall system.*

Condition #6. *The applicant shall identify the finish on the concrete work as stucco finish or paint to terminate a minimum of 6 inches below grade.*

Condition #7. *The applicant shall submit 2D elevations of window grid layouts to the Landmarks Commission staff for administrative review and approval. The applicant shall also provide consistent window grid layouts when doing the 2D window elevations.*

Condition #8. *The applicant's first choice light fixture is approved.*

Condition #9. *The applicant shall submit to the Landmarks Commission staff for administrative review and approval a sample of the brick proposed to be used on the dwelling.*

5. Commission review of applicant requested modifications or changes to the approved plan for 614 Florida Avenue. Proposal includes changes are to the knee braces, light fixtures and fencing. Staff has provided a copy of the final Landmarks Decision, the approved exterior building plans, the required construction details checklist and emails from the applicant' and the applicant's representative outlining the requested changes.

Staff provided a brief background on the proposed changes to the building designed approved as part of City File PZ-15-0292. Mr. Wannacott, property owner, provided testimony addressing each of the proposed changes. The Commissioners discussed the changes with the applicant and deliberated among themselves. Commissioner Slaybaugh made a motion to approve the three modifications as presented by the applicant for PZ-15-0292. Commissioner Offutt seconded the motion. All Commissioners present voted in favor of the motion.

6. COMMUNICATIONS: Report from Staff

- Applications:
 - Process
 - Completeness check
 - Submittal Requirements

Staff discussed completeness check process and procedures to address any new information presented to the Commission or additional evidence received at a public hearing. There was general discussion about processes and procedures to address changes and new evidence received with applications or at public hearings.

Staff asked for feedback on the application forms and the submittal requirements. Commissioner Slaybaugh asked all the Commissioners to review the application forms and get comments back to staff.

Staff has started informal discussions involving Preservation Code text changes with the City Attorney, Gary Firestone. Staff will set up a work session once she has a draft of possible changes for everyone to review. Commissioner Slaybaugh would like to see the applicant provide additional evidence with their application request to assist in Commission review of applications. Commissioner Chapman suggested that application clearly identify the proposed project type. Commissioner Offutt asked that the definition of what a story and a half be included in the Preservation Code and that final decisions include wording that outlines for applicants the process for making any future changes to the approved plans. The Commissioners liked the idea of including a condition/statement addressing any future changes. The Commission will review the Preservation Code and identify code language for staff to discuss with Gary Firestone.

Commissioner Slaybaugh asked if there were any suggestions for the 2016 DeMuro Awards? Commissioners suggested recommending 524 Lava (Cara Townsend), 429 Georgia (Robert and Ann Jennings) and 711 Georgia (Lundstrum). Recommendations are due August 5th. Staff will include the three recommendations and submit to Restore Oregon by the deadline.

Commissioners Slaybaugh asked if there were any suggestions for Oregon's most endangered places. Commissioner Chapman saw an advertisement in the Bulletin for City of Redmond asking if the public is aware of any endangered places in Redmond. Commissioners recommended Troy Field be included on the list. Commissioner Olsen will pass this recommendation on to the Save Troy Field group of supporters. Commissioner Slaybaugh asked if there were any other nominations. The Commissioners discussed the Nels Andersen resource and the remaining supports from the Crane Shed. The Nels Andersen property is listed locally and any plans to remove the dwelling would require an application be submitted to the Landmarks Commission. With regards to the Crane Shed supports, staff is working with the property land use attorney, Miles Conway and City Engineering to get the remaining supports moved to the adjacent public right of way.

7. Commissioner Slaybaugh adjourned the meeting at 8:05 P.M.