

BEND LANDMARKS COMMISSION

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MINUTES

Tuesday September 20, 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>Present</i>
Bill Olsen	<i>Present</i>

Alternate

Commissioners:

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

Staff Present:

Heidi Kennedy	<i>Senior Planner-Bend</i>
Beth LaFleur	<i>Assistant Planner - Bend</i>

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. Commissioner Slaybaugh asked for an introduction for Beth LaFleur. Ms. Kennedy provided a brief introduction and the Commissioners welcomed Ms. LaFleur.
2. **General comments and questions from the public.** (Topics not on agenda).
None.
3. **Approval of July Minutes.** Commissioner Offutt made a motion to approve the July minutes as submitted. Commissioner Olson seconded the motion. All present approved the motion.
4. **PUBLIC HEARING: PZ-16-0678**
Applicant/Owner: Tom and Yvette Nishikawa
Address: 407 NW Delaware Avenue
Request: The applicants are seeking approval to remodel the existing dwelling on the property. The proposed alterations include removing a center-roof chimney, re-roofing the dwelling, replacing a basement window with a larger egress window, installing new window wells on four basement windows, replacing a window with French doors on the rear of the home and adding a landing and stairs to the area adjacent to the French doors on the rear of the home and adding a landing and stairs to the area adjacent to the French doors.

A public hearing was held for PZ-16-0678. 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-16-0678. Commissioner Sebestyen mentioned that he drove by the property. No other Commissioners had any biases or conflicts of interest to disclose. Commissioner Slaybaugh asked if there were any challenges from the audience. Hearing none, staff, Beth LaFleur, presented a brief staff report. Commissioner Olsen asked staff if the chimney removal request includes removal of the chimney inside the building as well. Ms. LaFleur's understanding is the request is to remove the chimney internally all the way down to the basement. No other Commissioners has questions for staff. Commissioner Slaybaugh asked the applicants to provide testimony. Testimony was received from the applicant, Yvette Kone. Commissioner Slaybaugh asked if the new window wells will have a cap or cover. Ms. Kone currently planned to not have any caps or covers. Commissioner Slaybaugh asked that if the owners decide to use covers then please coordinate the change with staff. Commissioner Claeysens asked Ms. Kone about the details or design for the proposed landing including the railing design. Ms. Kennedy also mentioned that a board on the deck needs to be replaced. Ms. Kone discussed the board replacement plan. It was determined that the board replacement is a maintenance item. There were no final comments from staff and no final questions for staff. The hearing was closed at 6:21 and the Commissioners deliberated on the application request. Commissioner Offutt made a motion to approve as submitted. Commissioner Claeysens seconded the motion. All Commissioners voted in favor of the motion.

5. Commission review of applicant requested modifications or changes to the approved plan for 229 Florida (PZ-16-233) Avenue. The owner and owner, Mr. Corso, provided background on the request to remove a significantly sized tree from the property and explained how they will not be able to save the tree and construct the approved dwelling due to the shallow root system of the tree and the proximity of the tree to the proposed dwelling foundation. Commissioner Offutt asked questions of the owner including asking what sized diameter trees are proposed to be installed for mitigation. Commissioners gave some suggestions/advise for Mr. Corso with regards to the replacement/mitigation proposal. Mr. Corso requested permission to seek the advice of his arborist with regards to the size and species availability. Mr. Corso will get a note from his arborist that will provide advice on the size, timing of transplant and as large as possible. All the Commissioners were in agreement with the suggested mitigation plan which includes two evergreens in the front yard and a fruit tree in the rear yard. Mr. Corso will provide the arborist note to Ms. Kennedy.

6. COMMUNICATIONS: Report from Staff

Oregon State Historic Preservation Office – Certified Local Government (CLG) workshop – save the date November 2nd in Salem Oregon,

Staff encouraged the Commissioners to attend the annual meeting. It will be a one day event and staff will drive a City vehicle to the workshop.

Commissioner Slaybaugh discussed a recent joint meeting that was held with Kuri Gill from the State Historic Preservation Office as well as County and Redmond Historic Preservation staff and some of the respective Commissioners and discussed the possibility of an annual summit that would

also include an educational aspect to the meeting. Commissioner Slaybaugh asked if the Commissioners think an annual summit would be a good idea and also asked if the Commissioners had ideas for more training topics to please email Heidi Kennedy. Ms. Kennedy mentioned that she would schedule Gary Firestone, Assistant City Attorney, for another training session. The Commissioners discussed projects that could potentially be included in the next CLG Grant including an inventory for Bend and the story map inclusion in the County map. Commissioner Slaybaugh talked about the ***What was there*** website that highlights historic buildings. Ms. Kennedy provided a demonstration/example.

Commissioner Slaybaugh shared that two more of the Crane Shed footings will be preserved. Commissioner Slaybaugh, staff from Planning and Engineering and the contractors working on the site of the Old Crane Shed met on site to discuss where to place the footings in the nearby roundabouts.

Commissioner Offutt asked about the letter from Ms. Gould. Staff provided a brief background and mentioned that a nomination application is being worked on currently. A hearing date has not been set yet. Commissioner Offutt also asked about the plan for revising the Preservation Code. Ms. Kennedy has been collecting lots of comments and suggestions for a draft going forward and will work towards setting up work session(s). Commissioner Slaybaugh mentioned design guidelines too as a possibility. Commissioner Claeysens asked Ms. LaFleur if Astoria has a design guidelines document. She said she thought that they did.

Commissioners Slaybaugh asked everyone to review the application forms for possible amendments too. Staff will send the applications electronic versions of the forms to the Commissioners. Commissioner Offutt recommended having family members fill out the forms. Ms. LaFleur talked a little about how applications were treated in Astoria including two types of applications, new construction or exterior alteration.

Commissioners Offutt asked if everyone wants more info on either Arches or the CS Surveyor programs. Commissioner Claeysens asked if anyone is up for their term. All terms are current. Next fall Jason Offutt, Bill Olson and Robin Vora's terms will expire. Ms. Kennedy will consult with Gary Firestone regarding the re-election process.

7. Commissioner Offutt made a motion to adjourn the meeting at 7:05 P.M. Commissioner Chapman briefly talked about electing new positions and recommended the Chair be an architectural expert but Commissioner Claeysens advised that being the chair does not necessary and the everyone should have a chance to be the chair or to run the meeting. The meeting was adjourned at 7:07.