

Minutes
Bend Landmarks Commission
May 21, 2024
6:00 PM Regular Meeting
Virtual Zoom meeting platform and in person
in the Council Chambers.



Minutes shall be prepared with sufficient detail to meet their intended uses. Verbatim minutes are not required.

REGULAR MEETING 6:00 p.m.

A. Roll Call:

Voting

Commissioners:

Kathy Nagel Hood	<i>Present</i>
Jim Figurski	<i>Present</i>
Derek Stevens	<i>Excused</i>
Andy Coughlin	<i>Present</i>
Tom Schmidt	<i>Excused</i>

Alternate

Commissioners:

Heidi Slaybaugh	<i>Present</i>
Sean Quinlivan	<i>Excused</i>

Staff Present:

Heidi Kennedy	<i>Senior Planner</i>
Fenix Van Tassel	<i>Assistant Planner</i>

1. Call to Order/ Roll Call. Commissioner Stevens called the meeting to order at approximately 6:00 PM and conducted roll call.

2. General comments and questions from public. (Topics not on agenda)

No comments from the general public.

3. Approval of Minutes: April draft Minutes.

Commissioner Figurski made a motion to approve draft minutes as presented. Commissioner Kathy Nagel Hood seconded the motion. All other Commissioners present approved the minutes.

4. PUBLIC HEARING: PLHIS20240150

APPLICANT: Gary K. Johansen

LOCATION: 466 NW Kansas Avenue, Bend, OR 97703; 171232CB00700;

LOT: 7, BLOCK: 1, PARK ADDITION TO BEND

REQUEST: An application request seeking Landmarks Commission approval to expand the existing 200 square-foot single-car garage to the north and east, providing an additional attached 385 square-foot single-car garage with an attached 80 square-foot tool shed for additional on-site parking and storage area. Alterations to the existing single-car garage also include changing the gable direction, replacing the existing garage door, and replacing one non-historic window. Additionally, a portion of the existing stone wall at the front of the subject property will be rebuilt. The subject property is located in the Standard Density Residential (RS) Zone and within the Drake Park Historic District.

STAFF REVIEWER: Fenix VanTassel, ASSISTANT PLANNER
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Commissioner Coughlin, read the public hearing preliminary statement for the public hearing scheduled and then started the public hearing for file PLHIS20240150. Commissioner Coughlin asked Commissioners if they had any prehearing exparte contacts, biases, conflicts of interest to disclose regarding this application. Commissioners had nothing to declare. In addition, no one from the audience challenged any Commissioners.

Commissioner Coughlin asked Fenix VanTassel to provide a staff report or presentation. Following the presentation, Commissioners had questions for staff. Commissioner Coughlin proceeded with the public hearing. The property owner, Bruce Hughes, provided testimony in support of the application PLHIS20240150. Commissioners asked the owner questions. Commissioners provided some general comments regarding the proposal. Concerns were raised by the Commissioners regarding the roof style. Preserving the original roof peak and stepping back the addition would be more compatible with the Preservation Code standards. The Commission provided the applicant additional comments on the proposed project regarding roof designed including recommended a stepped gable or a cross gable design for the garage addition. The property owner, Mr. Hughes, provided final comments. Commissioner Slaybaugh suggested the Commission and the Chair consider a continuation from the applicant in order to consider the Commission's comments tonight and potentially provide a modified design for their proposed project. Staff explained that the applicant would need to put the application on hold until the following meeting and provide revised drawings in enough time for staff and the Commission to review before the next meeting. There was additional discussion between the applicant and the Commissioners. Mr. Hughes agreed to put the application on hold verbally until the next meeting in June and requested a continuance until the June meeting.

5. PUBLIC HEARING: PLHIS20240037

APPLICANT: Heidi Slaybaugh/ COLE

LOCATION: 202 NW GREENWOOD AVE, BEND, OR 97703; 171232AC02700;
LOT: ALL, BLOCK: 7, NORTH ADDITION TO BEND

REQUEST: The applicant, Deschutes County, requests approval to change the A.J. Tucker Blacksmith Shop located at 200-202 NW Greenwood designation in the City of Bend Comprehensive Plan, Chapter 3 Community Connections, Table 3-1

Inventory of Historic Sites in the Bend Urban Area from the “Historic Structures” to “Site Designated with Plaques” with the address of just 202 NW Greenwood Avenue, Bend, OR 97703. The Bend Landmarks Commission has previously approved the request to remove the A.J. Tucker building from the site.

STAFF REVIEWER: Heidi Kennedy, AICP, Senior Planner
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Commissioner Coughlin opened the public hearing and asked the applicant if they would be willing to waive having the public hearing preliminary statement read for the public hearing scheduled as they were present when it was read during the previous hearing. The applicant agreed to waive the reading of the public hearing preliminary statement. Commissioner Slaybaugh stepped down and recused herself from the Commission.

Commissioner Coughlin asked Heidi Kennedy to provide a staff report or presentation. Following the presentation, Commissioners had questions for staff. Commissioner Coughlin proceeded with the public hearing. The applicant, Heidi Slaybaugh from Cole Architecture and Lee Randall, the Deschutes County Facilities director, provided testimony in support of the application PLHIS20240037. Commissioners asked the owner and applicant questions. Commissioners has some general comments regarding the proposal. No public testimony was received in favor or against this proposal. Commissioner Coughlin closed the public hearing at 7:25 and asked if there was a motion on the table. Commissioner Figurski made a motion to move that the Commission recommend to City Council approval of the request to changes the status of the A.J. Tucker blacksmith shop designation as described in the staff report. Commissioner Kathy Nagel Hood seconded the motion. All other Commissioners present approved the motion. Staff will upload the presentation exhibit into the record.

6. Continued discussion of the Bend Historic Code audit project materials created by Peter Meijer Architect, PC – Staff recommended this agenda item be continued until next month until more Commissioners are present. Commissioner Coughlin moved to have this agenda item continued until June meeting. Commissioner Figurski seconded the motion. All present approved the motion.

7. COMMUNICATIONS:

7.1 Reports from Landmarks Commissioners. The Commission discussed nominating the Chair and Vice Chair for the Commission. Commissioner Figurski nominated Commissioner Coughlin for the Chair position. Commissioner Slaybaugh nominated Commissioner Figurski as the Vice Chair position. All present were in favor of the nominations. Commissioner Coughlin recused himself from the Chair vote and Commissioner Figurski recused himself from the Vice Chair vote.

8. **Adjourn:** The meeting was adjourned at 7:30 pm.

Commissioner Coughlin made a motion to adjourn and Commissioner Figurski seconded the motion. All present approved the motion.