

Minutes
Bend Landmarks Commission
July 16, 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:

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| Kathy Nagel Hood | <i>Excused</i> |
| Jim Figurski | <i>Present</i> |
| Heidi Slaybaugh | <i>Present</i> |
| Andy Coughlin | <i>Present</i> |
| Tom Schmidt | <i>Present</i> |

Alternate

Commissioners:

| | |
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| Sean Quinlivan | <i>Excused</i> |
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Staff Present:

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| Heidi Kennedy | <i>Senior Planner</i> |
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1. Call to Order/ Roll Call. Commissioner Coughlin 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 were received from the general public.

3. QUASI-JUDICIAL PUBLIC HEARING: PLHIS20240199

APPLICANT: Nancy Kramer

LOCATION: 805 NW GEORGIA AVE, BEND, OR 97703; 171232CD05200; LOT: 12, BLOCK: 16, DESCHUTES

REQUEST: Historic Review Application for the request to replace original wood windows in an historic home located in the Old Town Historic District.

STAFF REVIEWER: Heidi Kennedy, Senior Planner
hkennedy@bendoregon.gov ; 541-617-4524

Commissioner Coughlin, read the public hearing preliminary statement for the public hearing scheduled and then started the public hearing (File PLHIS20240199). 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 including the applicant challenged any Commissioners.

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 and owner, Ms. Nancy Kramer, provided testimony in support of the application PLHIS20240199. Commissioner Coughlin asked Commissioners if they had questions for the applicant. Commissioners asked the applicant and staff questions. No additional testimony from the audience was taken. Commissioner Coughlin asked if there were any closing comments from staff or the Commission. Staff had no closing comments to present. Commissioner Coughlin closed the public hearing at approximately 6:33. Commissioner Coughlin started the Commissioner deliberation by asking the Commissioners to provide their initial impressions of the application. All the Commissioners provided comments and feedback on the application.

At approximately 6:46, Commissioner Slaybaugh made a motion to approve the application. Commissioner Slaybaugh motioned that the Commission approve PLHIS20240199 with the following conditions of approval –

1. the two recommendations from staff be included in the motion,
2. the entry walk is acceptable to be removed and replaced with a concrete walk.
3. the pony walls with the caps are to be restored per the Secretary of Interior Standards or replaced in kind with a rock veneer and stone caps.
4. Either restoration of the stairs or replacement of the stairs are approved. The Commission will review administratively the contractor's recommendation to rebuild the stairs either in concrete or with a wood stair over the existing concrete stairs. It is acceptable to change the rise and rung of the front stairs to meet current building code standards.
5. The applicant shall restore and reinstall the two historic front façade windows on the front façade of the home. The applicant shall also replace the rest of the windows with the Jeld wen proposed windows ensuring the size, size width operation and the divided lites match the historic pattern of the homes divided lites. The window inventory shall be coordinated with the Jeld wen cut sheets so the numbers coordinate and there is an accurate record in the file. And if there are any other photos of the missing side elevation those should be provided to document that the proposed new windows match the historic windows.
6. The applicant shall provide a handrail proposal for administrative review for installation at the front stairs if a handrail is desired.

Commissioner Figurski seconded the motion. All the Commissioners approved the motion.

4. Continued discussion of the Bend Historic Code audit project materials created by Peter Meijer Architect, PC – Staff and the Commission continued to review the audit project materials. Staff will provide a new draft at the August Landmarks meeting of

the Preservation Ordinance taking into account the Commission comments from all the previous discussions regarding the materials.

5. Approval of Minutes: June draft Minutes.

Commissioner Figurski made a motion to approve draft minutes as presented. Commissioner Schmidt seconded the motion. All other Commissioners present at the June meeting approved the minutes. Commissioner Slaybaugh abstained as she was not present at the June meeting.

6. COMMUNICATIONS:

6.1 Reports from Landmarks Commissioners. Staff brought forth for the Commission to consider a window design change request for approved PLHIS20230306 which was a major remodel of the home at 216 NW Lava. The Commission approved the requested modifications provided the applicant can provide a precedent of similar designed historic windows in the neighborhood and then the modification could be approved at the staff level.

7. Adjourn: Commissioner Schmidt made a motion to adjourn. Commissioner Slaybaugh seconded the motion. All present approved the motion. The meeting was adjourned at 7:20 pm.