

**Minutes**  
**Bend Landmarks Commission**  
**August 20, 2024**  
**6:00 PM Regular Meeting**  
**Virtual Zoom meeting platform and in person**  
**in the Council Chambers.**



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***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>Present</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>Present</i>
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**Staff Present:**

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: [PLHIS20240095](#)**

**APPLICANT:** Richard Kebler

**LOCATION:** 645 NW BROADWAY ST, BEND, OR 97703; 171232CA03200

**REQUEST:** A Major Historic Alteration request to replace 8 historic windows in the primary dwelling at 645 NW Broadway, within the Drake Park Historic District (Type III Review).

**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 PLHIS20240095). 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, Mr. Kebler, provided testimony in support of the application. Commissioner Coughlin asked Commissioners if they had questions for the applicant. Commissioners asked the applicant and staff questions. Wess Kebler also provided additional testimony in support of the application. 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 6:28. 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. Additional comments were provided by Wess Kebler in response to Commissioners comments and questions. Commissioners asked staff to pull up additional windows from the file application including pictures of the windows. The Commissioners had further discussion on the proposal.

At approximately 6:48, Commissioner Coughlin made a motion to approve the application with all staff recommendations with one special condition of approval that window #1 be removed from the inventory of windows to be replaced but the remaining windows may be replaced with the proposed window product. Commissioner Slaybaugh seconded the motion. Commissioner Figurski asked to clarify the motion. The motion is to approve the application subject to staff recommendations and removing window #1 from the removal list but allowing windows #2 through #8 to be replaced. Commissioner Coughlin confirmed that is the correct motion. Commissioner Coughlin asked if there were any other questions or clarifications. All the Commissioners approved the motion with the exception of Commissioner Slaybaugh. Commissioner Slaybaugh voted against the motion. There were no voting Commissioners who abstained from the vote.

Mr. Kebler expressed disappointment on the vote. He does not believe that there is an opportunity for an interior storm window on window #1 which will allow smoke to get into the home which is what he is trying to minimize by replacing the windows.

Commissioner Slaybaugh made a suggestion that Mr. Kebler have an interior storm window manufacture look at window #1 and if they cannot indeed manufacture an interior storm window for window #1 that the applicant return back to staff for reconsideration of replacement of window #1. It was also recommended that staff level review can be done for the single window with consultation with a commissioner. Staff would like to meet directly with the applicant and any manufacturer to discuss an interior storm window for window #1.

Commissioner Figurski recommended amending the original motion to include this

suggestion. Commissioner Figurski made a motion that would allow for staff, with consultation from a Landmarks Commissioner, to review subsequent information from the applicant that demonstrates that an interior storm window could not be applied to window #1. All the Commissioners voted on the modified motion and all Commissioners approved the revised 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 a revised draft code with recommendation for language changes in red that incorporated Commissioner and Mr. Meijer comments into one document. Commissioner Slaybaugh provided information from past Commission work including full architectural history and advisory design guidelines when the Commission was called the Deschutes County Landmarks Commission. Staff will scan and provide the document to the Commissioners as soon as possible. Commissioners will provide comments on the most recent draft for staff to revise for the next meeting. There were questions from Commission Quinlivan for staff on the draft revisions. Commissioners also provided feedback on the general goals and ideas for the changes to the Preservation Code.
5. Approval of Minutes: [July Draft Minutes](#).

Commissioner Figurski made a motion to approve draft minutes as presented. Commissioner Slaybaugh seconded the motion. All other Commissioners present approved the minutes with the exception of Commissioner Quinlivan who abstained as he was not present at the July meeting.

## 6. COMMUNICATIONS:

6.1 Reports from Landmarks Commissioners. Commissioner Figurski mentioned he would be out between September 13 through the 22<sup>nd</sup> and will probably miss the September meeting but would provide comments on the draft code.

7. **Adjourn:** Commissioner Figurski made a motion to adjourn. All present approved the motion. The meeting was adjourned at 7:150 pm.