

Minutes

Bend Landmarks Commission

June 17, 2005

6:00 PM Regular Meeting

Virtual Zoom meeting platform and in person  
in the Council Chambers.



CITY OF BEND

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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:**

|                  |         |
|------------------|---------|
| Kathy Nagel Hood | Present |
| Jim Figurski     | Present |
| Heidi Slaybaugh  | Excused |
| Andy Coughlin    | Present |
| Tom Schmidt      | Present |

**Alternate**

**Commissioners:**

|                |                     |
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| Sean Quinlivan | Present (virtually) |
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**Staff Present:**

|               |                |
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| Heidi Kennedy | Senior Planner |
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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) Note: Public Presentations and Oral Testimony may be limited to five minutes.

No comments from the general public were received.

**3. QUASI-JUDICIAL PUBLIC HEARING**

**3.1 PLHIS202440674**

**PROPERTY LOCATION:** Bunk + Brew (aka Lucas House); 42 NW Hawthorne Avenue; Tax Lot 800 on Deschutes County Tax Map 17-12-32DA; Lots 11 and 12 of Block 26, Bend Subdivision.

**REQUEST:** A Major Historic Alteration request to add a dormer to the west-facing roofline, relocate the fence on the east side of property; relocate a gazebo; modify an existing entrance arbor; replace three exterior doors and sidelights on east, west, and

south elevations; and add a new ADA ramp with railing to the south-facing elevation.

Commissioner Coughlin read the public hearing preliminary statement for the public hearing and then opened the public hearing for file PLHIS20240674. Commissioner Coughlin asked Commissioners if they had any prehearing ex parte contacts, biases or conflicts of interest to declare. Commissioner Nagel Hood declared that she walked by the project/building but had no conflicts or interests to declare. No one in the audience challenged any Commissioners.

Commissioner Coughlin asked staff, Michelle Patrick, to provide a staff report or presentation. Following the presentation, there were no specific questions for staff. The applicants, Jay Griggs and Frankie Maduzia, provided testimony in support of the application PLHIS20240674. Katie Driver also provided testimony in support of the application. Commissioners asked the applicants questions. No public testimony was received in favor or against this proposal either online or in person.

Commissioner Coughlin closed the public hearing at 6:48 and asked for Commissioner deliberation. Commissioners had questions for staff. Commissioners deliberated on the project details. Commissioner Coughlin made a motion to approve the application with modifications to the staff recommended conditions of approval as listed below:

Conditions of approval:

1. The applicant must inform Landmarks staff of any modification to the approved Landmarks Commission approval that arise during construction. All changes are required to be reviewed and approved prior to implementation in order to uphold this Bend Landmarks Decision Approval.
2. Prior to the issuance of a building permit, the applicant must submit the required application(s) and permit(s) for the winter shelter in compliance with the Historic Preservation Code, the Bend Development Code, all applicable building codes; otherwise, the winter shelter must be removed from the site.
3. Prior to the issuance of a building permit, the applicant must provide additional documentation to clarify how the ramp will be structurally erected/affixed without damage to the existing masonry. No additional damage or impact is permitted to the existing brickwork, belly band, or lava rock foundation, including screws, nails, concrete, or other means of erecting/affixing the ramp (including but not limited to railings, footings, and posts).
4. Prior to the issuance of a building permit, the applicant must provide a final plan set that shows an accurate scope of work for the current proposal.
5. Prior to the issuance of a building permit, if new landings and steps are intended to be constructed under the first-story doors on the east and west facing elevations, additional documentation (including materials, dimensions, details and a narrative documenting historical compliance) must be provided for review.
6. Prior to the issuance of a building permit, the applicant must provide additional documentation to clarify the existing and proposed doorway and sidelight

dimensions on all proposed replacement doors and sidelights to confirm there will be no impact to the existing doorway openings and brickwork. The applicant must revise the elevations if necessary. The second-floor, west egress door may be changed to a glass paneled door at the applicant's discretion.

7. Prior to the issuance of a building permit, the applicant must provide manufacturer drawings for the specific door and window combinations to ensure the manufacturer can produce these as proposed.
8. Prior to the issuance of a building permit, the applicant must submit a revised site plan that proposes landscaping which supports visibility of the historic structures on site.
9. Prior to the issuance of a building permit, the applicant must remove the incompatible, unapproved materials from the existing gazebo (specifically the corrugated clear plastic siding).

10. The applicant must obtain a sign permit and provide the required details on location, mounting, and footings prior to erecting the sign.
11. All work must follow The Secretary of the Interior's Standards for the Treatment of Historic Properties to the greatest extent possible. The Landmarks Commission encourages the reuse of historic materials removed during this process so they can be reused in the future.

Commission Schmidt seconded the motion. All Commissioners present approved the motion.

- 4. Review/Discussion of Franklin Avenue Undercrossing/Overpassing Corridor Improvements.**

Justin Mason from DOWL (Design Engineering firm for this project) and Todd Johnson, Senior Engineer with the City of Bend, provided information on the City of Bend Franklin Avenue Undercrossing project. Mr. Mason presented a slide show on the project and Mr. Johnson provided background information as well. The Commissioners and staff had several questions and some recommendations for the Engineers. As the project moves forward, a letter of support from the Landmarks Commission would be helpful to include with correspondence with the Oregon State Historic Preservation Office (SHPO). The Commission is in supportive of drafting a letter in support of the project in general. Comments were also received from a neighboring property owner, Mr. Rod Hunt owner of 123 NW Franklin Avenue. Mr. Rod Hunt expressed concerns with the details of some of the proposal. In particular, he is not support of tearing out the existing wall because of the existing two beautiful walls and lamp posts that are on the west side of the Franklin underpass are the entrance to the old town historic district. Mr. Hunt is also not in support of a left hand turn lane on Hill Street and expressed that he would like to keep this entrance to the Old Town looking as much as possible as the original design. Mr. Johnson has indicated that the intent is reuse the existing light posts unless there is some reason it could not be salvaged. The City of Bend recognizes the location and context of the walls and lamp posts are the entrance to the Old Town Historic District. The City

understands the historical context of the undercrossing.

**5. Approval of Minutes:** April 2025 draft Minutes.

Commissioner Figurski made a motion to approve draft minutes as presented. Commissioner Schmidt seconded the motion. All other Commissioners present approved the minutes with the exception of Commissioner Coughlin who was not present at the April meeting and abstained from voting on the minutes.

**6. Communications: Reports from Landmarks Commissioners.**

Ms. Kennedy asked the Commission to revisit or discuss in general the use of skylights and metal roofing on historic homes. One of the concerns raised by homeowners is the need to minimize fire hazards on residential buildings with a more fire proof material for the roof such as metal roofing rather than the existing asphalt shingle roofing material on an historic home.

There was general discussion among all the Commissioners regarding metal roofing and skylights. The Commission understands the pressure of potential fire hazards has increased. Whether or not replacing an asphalt shingle roof with a metal roof would be compatible with an historic home depends a lot on the details including the type of structure, contributing or non-contributing, location and also whether there are other material design options such as a metal shingle roofing material available for example. One Commissioner recommended that anyone with fire hazard concerns should reach out to Melissa Steele at the City of Bend Fire department for fire hazard and prevention information. The concern is some research has determined that the roofing material itself (unless discussing wood roofing) probably is not the most important part of fire prevention or fire spread on a home. Items such as the design of eave openings on a home may be more important. The Commission is concerned that a modern metal roof on an historic house may not look historic or natural and may not be the most cost effective or compatible material for the exterior of an historic home and not potentially helpful as a fire mitigation or prevention solution. Generally, metal roofing is a fairly incompatible material for an historic home. There is a notable appearance difference between a standing seam metal roof compared to an asphalt shingle roof even though asphalt shingles may look different than what was probably originally cedar shakes.

The Commission believes that there are certain parts of buildings where skylights may be acceptable. There is the need though to minimize their visual impact where at all possible. In general, the Preservation Code standards and guidelines support historic districts where historic homes are preserved including the landscaping. And transportation or right of way features within the historic districts are compatible and that any exterior modifications to the homes are done in such a way that they are not destroying something that has historic value.

**7. Adjourn:** The meeting was adjourned at 8:19 pm.

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