



**COMMUNITY DEVELOPMENT DEPARTMENT**

360 SW Avery Avenue  
Corvallis, OR 97333-1139  
(541) 766-6819  
FAX (541) 766-6891

**BENTON COUNTY HISTORIC RESOURCES COMMISSION**

**Meeting Minutes  
Thursday, February 13, 2020**

**Benton County Avery Office | 360 SW Avery Avenue, Corvallis**

**A. Call to Order and Introductions.**

The meeting was called to order at 6:34 pm. In attendance were Larry Landis, Chair, and Scott McClure, Cody Hull, Nancy Taniguchi, and Tanya Freeman. Doug Eaton and Patti Thrall were absent.

Inga Williams, Associate Planner, provided staff support for the meeting and Linda Ray, Administrative Specialist was the Staff Recorder. Laurie Starha, Director of Natural Areas and Parks (Parks Department) was also present.

**B. Approval of Minutes**

A motion was made by Comm. Taniguchi to approve the minutes from August 19, November 18 and January 13, seconded by Comm. Freeman. The minutes were approved unanimously.

- August 19, 2019
- November 18, 2019
- January 13, 2020

**C. Public Hearing on Frantz-Dunn House**

Chair Landis opened the hearing at 6:37 pm and read the process for Historic Resources Commission hearings. A staff report was provided by Ms. Williams regarding LU-19-049. Laurie Starha, Parks Department Director, began her presentation expressing apologies for the actions taken on moving forward with re-roofing the Franz-Dunn Home without the approval from the Historic Resources Commission (HRC). Her department staff did research and price comparisons on the materials for replacing the roof and brought back the options that would work within the department's budget. The condition of the existing roof was poor; there was dry-rot. The existing roof began leaking five years ago. With winter approaching, the need to have it replaced was a priority. The department analyzed the financial cost involved as well as the time needed to special order the 3-tab roofing materials and made the decision to move forward using architectural roofing materials over 3-tab. The 3-tab was 3% higher in price to get installed.

There was miscommunication between the county departments on the need to bring this decision before the HRC. There had been some communication with David Pinyerd and the HRC on the color choice and Ms. Starha decided to move ahead with that.

Ms. Starha explained that the Parks Department is developing a master plan for historical buildings for each facility, for the use and how the county will proceed with maintenance and upkeep. This master plan will be presented to the Historic Resources Commission for comments. In efforts to avoid another misunderstanding in the future, Ms. Starha emphasized the need for her department to be in better communication with the commission and other county departments when needed.

A commission member asked about the longevity of the new roof. Ms. Starha responded that it has a 20 year warranty. But if a building is occupied and being used, the roof may last up to 30 years.

A commission member asked who the contractor was that executed the roof replacement. Ms. Starha responded that Stutzman (& Kropf) was the contractor. The Department attempted to get three bids for the project but only got two.

The commission discussed the possibility of having a representative of the commission on the Parks Board to help with better communication. The Parks Board meets the second Wednesday of the month from 6 pm to 8 pm.

A commission member also mentioned the option of having those Park Board minutes available to review as well to help with better communication.

Chair Landis continued the discussion by emphasizing the desire to continue the good relationship the HRC has with the Parks Department. He asked Ms. Williams what the recourse would be if a citizen of the county had inadvertently replaced a roof on a historical building without permission. Ms. Williams responded that the citizen would be requested to testify before the HRC. The worst case would be that the HRC would deny the application and require the roof to be removed. This process could also be moved through the County's Code Compliance as replacing a roof without HRC permission would be a violation of county code. Larry offered an alternative to the Parks Department, a fine be assigned due to their actions. The funds from this fine would be applied to the CLG grant from the State Historic Preservation Office.

Ms. Starha proposed that the county pay a fine that would equal the difference in price between the 3-tab and the architectural shingles, which is \$480. Chair Landis mentioned that the county should be held to the same standard as anyone else, so this amount would be acceptable.

The Public Hearing was closed at 7:15 pm.

The commission then voted on the decision to fine the county for their actions to proceed with re-roofing the Franz-Dunn Home without the commission's consent. A **Motion** was made by Comm. Taniguchi to fine the Benton County Natural Area and Parks Department \$480 for their actions in replacing the roof without the HRC consent. That \$480 would then be used for educational and historic preservation grants. The Department will also improve communication with the HRC by providing minutes from the Park Board meetings and including an additional member to the Park Board that has historical perspective. **The motion was seconded by Comm. McClure and passed unanimously.**

Ms. Starha closed with appreciation for using the fine towards a worthwhile cause and stated that the department will come before the commission once or twice a year to update, review the master plan and budget to continue better communication between the HRC and department. Chair Landis stated that the HRC would search for a candidate to sit on the Parks Board. Ms. Williams will attend the Parks Board meetings in the meantime.

#### **D. Continuing Discussion of Historic Preservation Month**

Comm. McClure began the discussion of Historic Preservation month with an update that he had talked with Jill VanBuren about tours of the courthouse and she is happy to help facilitate those tours. He will follow back up with her to solidify some dates and times for the tours.

Comm. McClure continued the discussion by mentioning that he will check with Roz Keeney on the Footwise building. The building is getting upgrades for earthquake resistance and he will check to see if they will be done in time for a tour. Comm. McClure will also check with the Independent School to see if they would be interested in taking part of the Historic Preservation Month with opening it up for tours.

Ms. Williams indicated that Ms. Keeney had checked in for the workshop that Comm. McClure will be holding the first weekend of May and asked if the county can copy handouts. The county can do so. Ms. Williams will also look for handouts on-line to see if anything is appropriate. At the last meeting Comm. Eaton agreed to verify that the Biddle house could be used for the demonstration. After Comm. Freeman brought up the suffrage theme, Ms. Williams agreed to put together a handout on Alice Biddle as the first woman to graduate from OSU.

Chair Landis will check with Tye Wine Cellar to see if they will put together a tour this year.

Comm. Freeman asked if the theme for Historic Preservation Month would be "suffrage". The committee discussed this option. Jan Dilg, an independent historian from Portland with a focus on women and labor, was brought up as a possible keynote speaker. Chair Landis indicated that she would probably be expected to get paid as this is her job and the other commissioners found that to be acceptable. Chair Landis indicated he would get in contact with her.

Chair Landis summarized the tours that still need to be confirmed: Benton County Court House, KOAC Transmitter station, Hansen House, Footwise, Independent School, Tye Wine Cellar.

#### **E. Items from the Public**

None

#### **F. Items from the Commissioners**

Larry gave an update on the Oregon Heritage Conference taking place on April 22-24. Registration for this conference opens soon. The event will include a neighbor tour of the area east of the OSU campus about buildings that were renamed. Also, there will be a Mary's Peak tour and a self-guided walking tour of brewery history in Benton County.

The awards banquet for this Conference will be on April 23<sup>rd</sup> in the Memorial Union Ballroom on the OSU Campus. The Keynote speaker is Tom Shellhammer who will be speaking on the cascade hops and brewing process.

A discussion stemmed from the topic of breweries and Comm. Freeman inquired about a hops barn located on the property at 3069 Springhill Road.

A suggestion was made to put Benton County Driving Tour Brochures in the registration packets for the conference.

Chair Landis also gave an update on the Van Buren Bridge preservation. The primary issue holding up the preservation process is in getting a variance from the Coast Guard (they consider the portion under the Van Buren bridge as “navigable”). The mostly likely solution will be to move the bridge 70 feet to the south and use it as a designated bike/pedestrian path.

**G. Other Business**

The next meeting for the HRC will be Monday, March 16<sup>th</sup> at the Benton County Avery Office. Final decisions will be made on the tours and plans for Historic Preservation Month coming in May.

Ms. Williams let the commissioners know that she had submitted the information to SHPO on this coming CLG grant and it was accepted.

**H. Adjournment** – The meeting was adjourned at 8:13 PM.