



COMMUNITY DEVELOPMENT DEPARTMENT

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BENTON COUNTY HISTORIC RESOURCES COMMISSION

**Meeting Minutes
Monday, June 15, 2020**

The meeting was held remotely. Members called into a central number.

A. Call to Order.

The meeting was called to order at 6:43 pm. In attendance were Larry Landis, Chair, and Cody Hull, Doug Eaton, Scott McClure, and Tanya Freeman. Nancy Taniguchi was excused. Patti Thrall was absent. Warren Lisser, Katherine Osten Harris, and Jay Sexton were present.

Inga Williams, Associate Planner, provided staff support for the meeting and Linda Ray, Administrative Assistant, was the Recorder.

B. Approval of Minutes

A motion was made by Comm. McClure to approve the minutes from March 16, 2020, without changes; seconded by Comm. Eaton. The minutes were approved unanimously.

C. LU-20-030, Independent School

Chair Landis opened the public hearing and stated the quasi-judicial land use hearing procedures for the record. He asked the board members if there was any ex parte communications or conflicts of interest. There were none. He then outlined the rules for testifying and asked for the staff presentation.

Planner Williams reported that the Independent School is requesting a rehabilitation (which involves returning the property to a state of utility through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values). The applicants are requesting to enlarge the entrance on the north side of the addition to the original school house to allow for a wider door, replace the landing with a larger landing, and add a handicap ramp. The handicap ramp will swing out away from the north façade of the original school house so that it will reduce impacts to the bank of windows. Planner Williams stated that the applicant has met county and state guidelines and requested that the Commission approve the application. Planner Williams recommended approval of the alteration with several conditions of approval.

Warren Lisser, applicant, stated that there are two bathrooms being remodeled in the interior of the building, which will be handicap accessible. In order to make this area handicap accessible from outside the building, they are required to widen the door opening and replace the door with an “outswinging” door. Blueprints and photos were provided to the commissioners and the applicant noted that the handicapped ramp being installed would not detract from the main view of the schoolhouse. A handicapped parking spot will also become available near the ramp. The applicant is seeking approval from the commission to be able to move forward with SHPO’s approval and begin renovation.

A commissioner asked if there would be fill placed where the two ramps converged. The applicant confirmed that that area would be graded and there would be no drop off.

There was no public present, therefore there was no testimony in support of or in opposition to the application.

There was no representative of any government body present.

There was no rebuttal by the applicant.

No participant requested an opportunity to submit additional testimony.

The public hearing was closed.

Commissioner McClure moved approval of the Alteration of a Historic Resource, "Based on the findings contained in the staff report and evidence in the file, the Historic Resources Commission finds that the proposed alterations to the Independent Schoolhouse are consistent with the Code criteria for exterior alteration of a historic structure, subject to satisfaction of the following conditions of approval:

- 1) The applicants shall recreate the appearance of the original door frame.
- 2) The new door and all paintable portions of the new landing and ramps shall be painted to match the façade color.
- 3) The appearance of the new additions shall be plain and unornamented.
- 4) The applicants shall ensure that the siding of the schoolhouse is not damaged during construction. They shall also identify measures that will protect the siding that will be covered by the landing and shall incorporate those into the construction."

Seconded by Commissioner Eaton. The motion was approved by all commission members present.

CLG Grant Funding

The applicant is also seeking approval for grant funding in the amount of \$2750 from the CLG grant fund.

Commissioner McClure made a motion to approve the request for grant funding in the amount of \$2750, which is 50% of the total amount required for the project. Seconded by Commissioner Eaton. The motion was approved by all commission members.

D. LU-20-029; Willamette Grange Alteration of a Historic Resource

Chair Landis opened the public hearing and stated the quasi-judicial land use hearing procedures for the record. He asked the board members if there was any ex parte communications or conflicts of interest. There were none. He then outlined the rules for testifying and asked for the staff presentation.

Planner Williams reported that the Willamette Grange is requesting an alteration of a historic resource through preservation (the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property) and re-construction (the act or process of depicting, by means of new construction, the form, features, and detailing of non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location). The Grange is proposing to deconstruct the existing porch due to damage from decomposition. The Grange will reuse any material that is sound and will reconstruct the porch back to a historically accurate appearance including the missing railing along the top of the porch roof. Planner Williams stated that the applicant has met county and state guidelines and requested that the Commission approve the application. Planner Williams recommended approval of the alteration with two conditions of approval.

Jay Sexton, Willamette Grange member, referred to the plans provided to the commissioners to point out the proposed renovations. Mr. Sexton stated that the areas of the structure he and the engineer have investigated have revealed that the interior is soft, probably due to water damage. The north pillar will need to be restructured but the south pillar appears to be sound and safe. Mr. Sexton noted that once reconstruction begins there may be damage to the bases of the porch and anticipates work to be done there as well. A Commissioner asked what type of material would be used on the ceiling portion of the renovation. Mr. Sexton responded that the material has a groove to it and will be similar in décor to the original material that was used. Mr. Sexton emphasized that during the renovation they will attempt to preserve and reuse as much of the original material that is safe. A Commissioner asked if the sign for the grange will rest on the roof. Mr. Sexton replied that they will attempt to integrate the sign with the railing so it is not positioned on the roof of the structure.

There was no public present, therefore there was no testimony in support of or in opposition to the application.

There was no representative of any government body present.

There was no rebuttal by the applicant.

No participant requested an opportunity to submit additional testimony.

The public hearing was closed.

Commissioner McClure moved approval of the Alteration of a Historic Resource, "Based on the findings contained in the staff report and evidence in the file, the Historic Resources Commission finds that the proposed alterations to the Willamette Grange are consistent with the Code criteria for exterior alteration of a historic structure, subject to satisfaction of the following conditions of approval:

- 1) The applicant shall reconstruct the grange portico to its original, historic appearance.
- 2) The applicant shall carefully disassemble the portico and reuse any components that are sound in the reconstruction of the structure."

Commissioner Freeman seconded. The motion was approved by all commissioners present.

CLG Grant Funding

The applicant also is requesting grant funds to use for the renovation on Willamette Grange. The cost of the project will be \$6950. The applicant is requesting 50% of that cost as grant funding in the amount of \$3475.

Commissioner Eaton made a motion to approve the request for grant funding in the amount of \$3475.

Commissioner McClure seconded. The motion was approved by all commissioners present.

E. Presentation of the Willamette Grange roof plans – informal review

Mr. Sexton presented two options for replacing the roof on the Willamette Grange. He said that upon consulting with a builder, the recommendation was made to take off the entire roof off and replace with engineered trusses which would allow them to remove the interior tie rods currently keeping the walls from falling outward. One option would be to match the interior profile of the ceiling but it would require an extension of the eaves and one option would require the interior ceiling profile to change slightly but would keep the exterior the same. Chair Landis responded that the commission is typically more concerned with the exterior look of the roof and would prefer the option that only made interior changes. Mr. Sexton explained that the change to the ceiling would be minimal. The Grange will be investigating options and organizing fund raising and grant funds before bringing the request before the Historic Resources Commission.

F. Items from the Public

None

G. Items from the Commissioners

None

H. Other Business

Ms. Williams gave the commissioners an update on the videos that were made of some of the Preservation Month tours.

I. Adjournment – The meeting was adjourned at 8:04 PM.