



HISTORIC RESOURCES COMMISSION

Minutes

Wednesday May 29, 2024

**4500 SW Research Way, Corvallis
2nd Floor of the Kalapuya Building**

The meeting started at 6:30.

Those present at the meeting included:

HRC Commissioners: Nancy Taniguchi (Chair), Jay Sexton (Vice-Chair), Tanya Freeman, Bob Honneffer, Adrienne Fritze. Mariapaola Riggio and Autumn Peterson were excused.

Staff: Inga Williams, HRC liaison, Associate Planner, Petra Schuetz, Planning Manager

Public: Sarah Johnson (City of Corvallis Senior Planner), Toni Hoyman, Rebecca Landis

Public Hearing @ 7:30 PM

Alteration of a Historic Resource application: The Willamette Grange requests approval to widen three exterior doors, replace twenty-one vinyl windows, add a bathroom ventilation vent on the north wall, and add an HVAC vent in western most north gable.

- A. Welcome & Introductions** – Introductions were completed.
- B. Minutes Review and Approval** –The April 24 minutes were reviewed. No additions or corrections were put forward. Comm. Freeman moved approval of the minutes and Comm. Honneffer seconded. The minutes were approved.
- C. Discussion - request from County Administrator on HRC involvement in County Naming Policy** – Cory Grogan, County Public Information Officer, did not attend the meeting. Inga gave the commission a brief overview of the proposal. The item was placed on the agenda at the request of the County Administrator, Rachel McEneny. She would like the HRC to be involved in vetting names for structures. Some discussion occurred. There was mixed acceptance of the request and agreement to bring the topic back for the June 26 meeting so that Cory could attend and answer questions.
- D. Updates on 2024 Historic Preservation Month, update on Hist Preservation Celebration** – Sarah/Inga/Roz/, 10 minutes

Inga updated the commissioners on the Historic Preservation Month events. She started with the cemetery workshop. Herself, a coworker, two people from Polk, and one person from the Mt. Union Cemetery attended. Inga cleaned two headstones belonging to the Plunkett family and a couple from the King family. Dave Pinyerd and Bernadette Neiderer, who gave the workshop, suggested letting the Kings Valley Cemetery manager know that



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they would be happy to submit for a grant to repair headstones. While cleaning, Inga came up with the idea to purchase cemetery cleaning supplies and lend them out – so a Cleaning Supply Lending Library. Comm. Fritze mentioned that the Sustainability Coalition is proposing to create a Tool Library as an addition to the book library. This would be a great dovetail piece.

The Trail of Tears presentation was not well attended, and it was highly disappointing. He is willing to present it again so Inga will try to reschedule a new venue. We will see if we can put it on the Corvallis Museum schedule.

Some discussion occurred regarding the Masonic Temple tour. There was surprise that the lodge only had 15 members.

Comm. Fritze asked if anyone was keeping track of attendance. Inga stated that she was and that attendance is definitely down this year. The demographics of all the tours seems to be retired people. Comm. Fritze suggested hiring a marketing firm to get the word out next year. The city's banner was mentioned and Sarah said she is still planning on replacing the old one. Comm. Fritze suggested asking Scott at Willamette Living magazine to do an article or insert in the magazine. The magazine readership demographics are young 40s to early 60s. Rebecca Landis asked if we could somehow get lower-income families engaged. Comm. Fritze said we could approach the schools and add information into the parents' newsletters.

Inga presented the draft Historic Preservation Celebration program. The group reviewed the draft and made corrections. The mayor and Comm. Augerot will each do a welcome statement. There was discussion of the Van Buren Bridge presentation since Roz had to leave town for a family issue and Rebecca was taking over her part of the presentation. The order of the presentation was amended to place Paul McMullen ahead of Kirsten Straus. Some other discussion on the awards took place.

Sarah said she planned to be at the LaSells Center at 4:45 to set up the computer. Food will be set up outside the room.

E. Public Hearing @ 7:30 PM

Alteration of a Historic Resource application: The Willamette Grange requests approval to widen three exterior doors, replace twenty-one vinyl windows, add a bathroom ventilation vent on the north wall, and add an HVAC vent in western most north gable.

Commissioner Taniguchi started the public hearing. She stated, "This is a quasi-judicial hearing, conducted pursuant to Benton County Development Code sections 51.705 through 51.725. The public hearing is now open. In a quasi-judicial proceeding such as this, it is the Commission's duty to apply the law, not revise it. The Commission must determine whether the applicant has met all the applicable criteria in the Benton County Development Code,



Oregon Administrative Rules and Statutes. Does any member of the Commission wish to declare an ex parte contact, conflict of interest, or bias in this matter?"

Comm. Sexton recused himself as he is the applicant.

Comm. Taniguchi stated, "Please do not participate in the decision, (including verbal or non-verbal communication). If you have to, leave the room." Comm. Sexton asked, "As the applicant I can stay in the room?" The answer was yes you just cannot participate as a commission member. Comm. Taniguchi stated that she is a member of the Willamette Grange but that it does not bias her, she feels no conflict of interest. Inga stated that she is also a member of the Willamette Grange. Comm. Taniguchi asked if she felt conflicted? Inga stated no. Comm. Fritze stated she is applying to be a grange member and does not feel any bias.

Comm. Taniguchi continued.

"The Commission will consider the record as presented and will also consider any new evidence or testimony that is submitted into the record.

Hearing procedure will be as follows:

- a) The staff report will be presented by the staff planner.
- b) The Applicant will then present the case in support of the application.
- c) Testimony from other persons in support of the Application.
- d) Testimony from persons opposed to the Application.
- e) Testimony from any representative of a governmental body.
- f) Finally the Applicant may present rebuttal, which is limited to addressing any issues raised during testimony since the applicant's first presentation.
- g) The Commissioners may ask questions of the staff, or any of the parties providing testimony.
- h) Following rebuttal, I will ask whether any person who testified requests an opportunity to present additional evidence or testimony. Upon such a request, the Commission will either continue the public hearing to a date no less than seven days from today, or will leave the record open for no less than seven days for additional written evidence.
- i) If there is no request to submit additional testimony or evidence, the public hearing will be closed, the record will be closed, and the Commission will deliberate and make a decision.

If you are a participant in this hearing, please abide by the following rules:

- a) Speak only in the order of proceedings or when recognized by the Chair. In testifying, please do not repeat previous testimony made at this hearing, just note that you are in agreement with such prior testimony. Be advised: the Chair may halt testimony if it has become irrelevant, abusive, or clearly intended to harass or intimidate the participants in this hearing. Please be respectful of all participants.



- b) Any exhibits you want included in the record need to be handed to the Commission's Recorder for marking before being presented to the Commission for consideration.
- c) All testimony and evidence¹ must be directed toward the applicable criteria in the Development Code, or other criteria which the person believes applies to the decision. The following is a list of the applicable criteria for this decision:
Benton County Code Chapter 89 – Historic Preservation
- d) Failure to raise an issue in this hearing accompanied by statements or evidence sufficient to afford the Commission an opportunity to respond precludes appeal to LUBA, the Land Use Board of Appeals, on that issue. The failure to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the Commission to respond precludes any action for damages in circuit court.
- e) To have standing to appeal the decision of the Historic Resources Commission, you must present oral or written testimony to the Historic Resources Commission prior to the closing of the record.

The Commission will now dispense with any motions. “

It was noted that a quorum existed. The following commissioners were present for the hearing: Nancy Taniguchi, Tanya Freeman, Bob Honneffer, and Adrienne Fritze.

Inga gave a brief staff presentation concluding that the application meets the guidelines and criteria of Chapter 89 and that the department's recommendation is to approve the application, based on the staff report and the information in the application.

The applicant made their presentation. Representing the Willamette Grange were Toni Hoyman and Jay Sexton. They stated that the enlarged door frames were necessary for wheelchair access and the doors would approximately replicate the original doors. The vinyl windows were being replaced with replicated wood windows. The bathroom vent is white clamshell design and can be closed when not needed, hiding it, and the HVAC vent is being placed under the least visible gable. Some further discussion of the doors and windows took place.

Comm. Taniguchi asked if there was any testimony in opposition to the application. There was none. She asked if there was any representative of a government body who wished to speak. There was not.

Comm. Taniguchi asked, “If any person wishes to provide additional testimony or evidence, the Planning Commission will either continue the hearing for at least seven days to accept oral and written testimony, or will hold the record open for seven days to accept written

¹ Evidence is defined as facts, documents, data or other information offered to demonstrate compliance or noncompliance with the standards believed by the proponent to be relevant to the decision.



testimony only. Does any participant request an opportunity to submit additional testimony?" No one requested the opportunity and the record was closed.

The applicant was asked if they waived the opportunity to submit final written argument after the close of the record as provided in ORS Section 197.763 paragraph (6) (e) and they answered that they did waive the opportunity.

Comm. Freeman made the motion, "Based on 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 code criteria for exterior alteration of a historic structure and will be allowed subject to satisfaction of the following conditions:

1. Each vinyl window shall be replaced with an historically accurate replication in wood.
2. The doors shall be replaced with approximated historically accurate replications in wood and glass. The door frames will be recreated to historical accuracy and existing material shall be reused if possible."

This was seconded by Comm. Fritze.

The vote to approve was unanimous.

"This is the final decision of the Benton County Historic Resources Commission. The final decision of the Historic Resources Commission may be appealed to the Benton County Board of County Commissioners within fourteen days of the vote of the Historic Resources Commission. The Notice of Decision will be mailed to all persons who testified or submitted comments."

F. Update on Fort Hoskins Celebration

Inga mentioned that we were still trying to come up with some demonstrators and a food vendor. Coordination was ongoing.

G. Discussion – Swick House Mitigation

Inga gave an overview of the meeting on the Memorandum of Understanding with the county's consultant. Discussion took place. Comm. Freeman said she knows some horse people and was going to ask them if they know where the historic racetrack was located. Another meeting is scheduled for June 10th. Inga said she will send out the first meeting information to the commissioners when it is made available. If any of the commissioners have an idea for mitigation they should let her know.

H. Update on Virtual Reality Tour

Inga asked the commissioners to remember to get the write up of their projects to Rafaele.

I. Update on the Trades School

Comm. Peterson was not present.



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J. Items from the Public

No items from the public.

K. Items from County Commissioner Liaison Nancy Wyse

No items from the county commissioner.

L. Items from Staff

Inga mentioned that SHPO would be conducting their 4-year review of the commission and that she had scheduled them to be at the July meeting to talk with the commissioners. It was scheduled for July because Kuri would be on vacation during the June meeting.

M. Items from the HRC Commissioners

It was mentioned that Bruce Anderson interviewed for Tanya's position on the HRC. He is going to stay on the city's HRC also but there should be no conflict.

Comm. Honneffer asked that an item be placed on the next agenda related to what role the commission might play in coordinating the discussion between Corvallis, Albany, and Monmouth regarding middle housing and the impact on historic districts. Comm. Honneffer had gone to a presentation by the Albany Planning Commission on an unforeseen change from single family residential into townhouses in North Albany. He found out that there is no carve out for historic districts in the legislation.

He also mentioned that the Cumberland Center was approved for the national register.

Comm. Sexton mentioned that Western Star Grange was being reactivated in Tangent. Their building is an 1884 church.

N. Adjournment

The meeting adjourned at 8:37.