



## **HISTORIC RESOURCES COMMISSION**

### **Minutes**

**Wednesday June 26, 2024**

**4500 SW Research Way, Corvallis  
2<sup>nd</sup> 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, and Autumn Peterson. Mariapaola Riggio and Adrienne Fritze were excused.

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

Public: Bruce Anderson

County Commissioner Nancy Wyse

- A. Welcome & Introductions** – Introductions were completed.
- B. Minutes Review and Approval** –The May 29 minutes were reviewed. No additions or corrections were put forward. Comm. Peterson moved approval of the minutes and Comm. Sexton 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. The commission chose to continue with the agenda without additional discussion on this topic.
- D. Middle Housing discussion**

Comm. Honneffer began the discussion. He mentioned that he had gone to a presentation by the Albany planning team on a particular land use action where the middle housing legislation allowed 22 approved single-family homes to become 80 some townhomes. That approval was in accordance with the law that's been passed. Unfortunately, the law doesn't have a carve out for historic districts at all, so, the same thing can happen in the historic district. He suggested organizing a group discussion between Albany, Monmouth, and Corvallis' planning teams and associated people, like friends of Historic Albany or whoever involved in this thing to talk through how they're handling this currently or a pending action. He said that there should be a strategy from the Oregon State Historic Preservation Office on how this is going to be handled. It would be nice to have that venue where people could come together and talk.

Bruce Anderson included some of his observations from the Corvallis HRC side. His hunch is that what we are waiting for is a proposed teardown in a historic district and then a rebuild of a



triplex or fourplex. And parking is another issue because it hasn't been attached to the bill either. Where does the decision stop?

Petra Schuetz was asked for her take on this and she mentioned that Ed Wolford and Liz Irish on the Planning Commission have created a subcommittee to discuss housing issues. She also mentioned that one of the primary or top tier themes for the comprehensive plan update is going to be housing. Historic resources is going to be a piece of that update - how can we modernize the zoning and policies around historic resources. She said that she will make sure that HRC is looped into any future discussions.

Comm. Honneffer responded that he thinks utilization of historic structures for housing is a different subject than this law. He said he is fine with moving forward with this within the envelope of something else happening, but the topic he is referring to is a different carve out. What he is referring to is to discuss the strategy of how you deal with a law that's in place that, basically, the planning departments don't have control over and he would like the local governments to come up with a unified strategy. It is in a developers interest to tear down a structure and replace it. Some further discussion took place.

#### **E. Discussion – Swick House Mitigation**

Inga summarized the meeting regarding the Memorandum of Agreement for the Swick House. It was much more productive than the first one and went for almost two hours. The construction contractor was present and he was asked his opinion on deconstructing instead of demolition. He was not a proponent of deconstruction but he was willing to look into it. Inga was able to download the Portland information on deconstruction contractors and give that to him. There was a comment on the section of the MOA about a deadline for when the deconstruction must be done, but there's no timeline for when they have to put out the bid. Inga responded that the folks in the meetings did flag that and pointed out that it depends on how intentional the outreach is, which could be minimal, so they agreed that they can fence off the building and try and get someone to do the deconstruction while they start work on the other parts of the property. Another question is why the Swick House can't be utilized since the new construction doesn't overlap with the house. Comm. Wyse said had talked with the county administrator and the county admin said that it isn't salvageable. Comm Taniguchi would love to see Court Appointed Special Advocates (CASA) utilize the house because it is much more homey than going into the courthouse. Comm. Freeman said that the HRC never got a chance to comment on this and Comm. Wyse stated that it didn't come to the county commission for discussion either.

Comm. Freeman stated that she still trying to get information on the he history of McFadden's ownership. Mr. McFadden was really a big cheese in the thoroughbred horse racing in Oregon. You can still see the racetrack on an aerial view.

Gary Stockhoff agreed to add \$50,000 to the contract for deconstruction.



## **F. Ongoing Updates**

### **a. Historic Preservation events**

Doug Eaton had 3 attendees at his Train the Trainer event. Bruce Anderson attended and said that Doug gave them the options to get a feel of where they might like to take over an existing tour from some of the older tour leaders and then maybe come up with ideas of some of their own. Bruce is interested in enhancing the College Hill tour. It was a really productive and hopeful kind of a night.

Inga contacted Judy Juntenan to see if she could do the Crystal Lake tour and she is still not feeling well. She was able to get the Corvallis Museum to place the Trail of Tears presentation on their schedule for September 27<sup>th</sup>.

### **b. Fort Hoskins Celebration**

Inga is waiting to hear back from Sisters Fry Bread because we definitely need food out at the park. She ran through the list of people who stated that they are coming to do demonstrations.

### **c. Trades School**

Comm. Peterson updated the commission on the trade school idea. She explained that we had talked about wanting training for county parks and recs people to help restore county structures which that would be one week at a time workshops. We also talked about having a kind of a degree-ish program, like Clatsop Community College, but in talking with them, they're not interested in doing a partnership here because they don't have enough resources. The option is to align with another non-profit that is already doing this, which is Historic Corps. She talked with the new regional director. They aren't interested in having a physical location because they go to sites, they are a travelling organization. She talked to them about having several trainings a year here. They were interested.

### **d. Virtual Reality project**

Inga just wanted to keep this in front of the commissioners as a reminder. No other information.

## **G. Items from the Public**

No items from the public.

## **H. Items from County Commissioner Liaison Nancy Wyse**

Commissioner Wyse said she just wanted to make sure we had a discussion about the Swick House today.



**Benton  
County**

**COMMUNITY DEVELOPMENT  
DEPARTMENT**

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**I. Items from Staff**

Inga asked Comm. Taniguchi and Freeman if they could come to the next meeting to talk with SHPO during their 4-year review of the commission. Comm. Taniguchi said she could make it.

**J. Items from the HRC Commissioners**

None

**K. Adjournment**

The meeting adjourned at 7:50.