

MINUTES
HISTORIC LANDMARKS COMMISSION WORK SESSION
November 21, 2019

COMMISSIONERS PRESENT

Carroll Cottingham
Jessica Curteman
Jennifer Maglinte-Timbrook
Patricia Mulvihill
Tracy Schwartz
Andrew Zimmerman
Russell Schutte, Vice-Chair

COMMISSIONERS ABSENT

Jamie French, Chair, excused
Kelly Thomas, excused

STAFF PRESENT

Kimberli Fitzgerald, Historic Preservation
Officer
Kirsten Straus, Recorder

1. CALL TO ORDER:

Vice-Chair, Russell Schutte, called the meeting to order at 5:30 P.M.

2. Roll call was taken and quorum was established.

3. PUBLIC COMMENT: None

4. APPROVAL OF MINUTES

a. Minutes of October 17, 2019

Motion: Move to approve the minutes.

Motion by: Commissioner Timbrook

Seconded by: Commissioner Schwartz

Questions or Comments by: none.

Vote:

Aye: Curteman, Maglinte-Timbrook, Mulvihill, Schwartz, Zimmerman, Schutte

Nay:

Absent: Cottingham, Thomas, French

Abstentions:

Action: Moved to approve the minutes.

VOTE:

Yes 6 No 0 Abstain 0 Absent 3 (Cottingham, French, Thomas)

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5. ALTERATION REVIEWS

- a. **DELIBERATIONS ONLY** - Historic Design Review –Case No. HIS19-38 for 1043 High St SE
Major Historic Design Review of a proposal to reconstruct a retaining wall and install fencing, new steps with associated lighting on the eastern portion of the site in front of the exterior of the Benjamin F. Harding House (c.1884) a historic contributing building in the Gaiety Hill/Bush’s Pasture Park Historic District in the RS (Single Family Residential) zone, and located at 1043 High Street SE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W27CA03000).

Case Manager Kimberli Fitzgerald summarized the testimony for this case and was available to answer questions.

For the record, Commissioner Cottingham arrived during the Staff summary.

Staff Recommendation: Based upon the information presented in the application, plans submitted for review, and findings as presented in this staff report, staff recommends that the Historic Landmarks Commission **APPROVE** the proposal.

Motion: Move to approve Staff recommendations.

Motion by: Commissioner Maglinte-Timbrook

Seconded by: Commissioner Schwartz

Questions or Comments by: Mulvihill

Vote:

Aye: Cottingham, Curteman, Maglinte-Timbrook, Schwartz, Zimmerman, Schutte

Nay:

Absent: Thomas, French

Abstentions: Mulvihill

Action: Moved to approve Staff recommendations.

VOTE:

Yes 6 No 0 Abstain 1 (Mulvihill) Absent 2 (French, Thomas)

- b. **Historic Design Review** –Case No. HIS19-19 for 195-197 Commercial St SE
Major Historic Design Review of a proposal to construct a new seven-story hotel with 126-rooms and above ground structured parking on property totaling approximately 0.47 acres in size, zoned CB (Central Business District) within the Salem Downtown Historic District, and located at 195 to 197 Commercial Street SE (Marion County Assessor Map and Tax Number(s): 073W27BA00500 & 700).

The Chair opened the public hearing at 5:37 p.m. and directed staff to read the applicable criteria into the record. The Chair asked if there were any conflicts of interest or exparte contacts.

Commissioner Zimmerman has written about this property but he does not think it will affect deliberations on this case.

Kimberli Fitzgerald, Historic Preservation Officer, entered the Staff Report, all attachments and testimony into the record. Ms. Fitzgerald then summarized the proposal and outlined the applicable criteria, highlighting each criterion and how specific proposal components addressed that criterion.

Staff Recommendation: Based upon the information presented in the application, plans submitted for review, and findings as presented in this staff report, staff recommends that the Historic Landmarks Commission APPROVE the proposal with the following CONDITION:

CONDITION 1: The applicant shall submit the specifications (material and design) and the content (pictures and narrative) for the interpretive panel describing the history and significance of both the Holman Building and the Marion Car Park for review and approval prior to issuance of building permits.

Questions for Staff by: Commissioners Schwartz, Zimmerman

Persons Testifying:

- Lamont Smith, 760 SW 9th Ave #2250, Sturgeon Development Partners, Applicant's Representative
- Bob Thompson, 920 SW 6th Ave Ste 1500, TVA Architects

At this time, the applicant presented a sample of the proposed materials to the HLC.

Questions for Applicant by: Commissioners Schwartz, Zimmerman, Curteman, Schutte

Neighborhood Association: None

Support: Chip Kitzmiller, Dehn Bar, 157 Commercial St SE

Oppose: None

Neutral: None

Rebuttal: None

Additional questions for staff: None

With no further questions, the chair closed the public hearing at 6:19 p.m.

Motion: Move to approve Staff recommendations.

Motion by: Commissioner Zimmerman

Seconded by: Commissioner Maglinte-Timbrook

Questions or Comments by: Zimmerman, Maglinte-Timbrook, Schwartz, Curteman, Schutte

Vote:

Aye: Cottingham, Curteman, Maglinte-Timbrook, Mulvihill, Schwartz, Zimmerman, Schutte

Nay:

Absent: Thomas, French

Abstentions:

Action: Moved to approve Staff recommendations.

VOTE:

Yes 7 No 0 Abstain 0 Absent 2 (French, Thomas)

c. Historic Design Review –Case No. HIS19-42 for 1455 Commercial St SE

Major Historic Design Review to install a new ~~illuminated~~ monument sign internally lit with LED letters in front of the Dr. Ray J. Pemberton House (1914), an individually listed Local Historic Landmark located at 1455 Commercial Street SE (Marion County tax lot 073W27CD09000).

The Chair opened the public hearing at 6:23 p.m. and directed staff to read the applicable criteria into the record. The Chair asked if there were any conflicts of interest or exparte contacts. There were none.

Kimberli Fitzgerald, Historic Preservation Officer, entered the Staff Report, all attachments and testimony into the record. Ms. Fitzgerald then summarized the proposal and outlined the applicable criteria, highlighting each criterion and how specific proposal components addressed that criterion.

Staff Recommendation: Based upon the information presented in the application, plans submitted for review, and findings as presented in this staff report, staff recommends that the Historic Landmarks Commission APPROVE the proposal.

Questions for Staff by: None

Persons Testifying:

- Corey Spadey, 1825 Front St NE, Salem Sign Company

Neighborhood Association: None

Support: None

Oppose: None

Neutral: None

Rebuttal: None

Additional questions for staff: Schwartz

With no further questions, the chair closed the public hearing at 6:34 p.m.

Motion: Move to approve Staff recommendations.

Motion by: Commissioner Maglinte-Timbrook

Seconded by: Commissioner Schwartz

Questions or Comments by: Maglinte-Timbrook, Schwartz

Vote:

Aye: Cottingham, Curteman, Maglinte-Timbrook, Mulvihill, Schwartz, Zimmerman, Schutte

Nay:

Absent: Thomas, French

Abstentions:

Action: Moved to approve Staff recommendations.

VOTE:

Yes 7 No 0 Abstain 0 Absent 2 (French, Thomas)

5. ACTION ITEMS: None

6. DISCUSSION ITEMS:

- Commissioner Schwartz summarized her attendance at the recent Certified Local Government (CLG) workshop.

At this time, Commissioner Schwartz left the meeting.

- Subcommittee Reports

7. HISTORIC PRESERVATION OFFICER REPORT

- Holiday Party will be on December 10, 2019
- Historic Preservation Open House on December 4, 2019
- Workplan will go out via email later next month.

With no further business to discuss, the meeting was adjourned at 6:54 p.m.

Prepared by: *Kirsten Straus, Recorder*
November 21, 2019

APPROVED: January 16, 2020