

MINUTES
HISTORIC LANDMARKS COMMISSION WORK SESSION
December 20, 2018

COMMISSIONERS PRESENT

Carroll Cottingham
Jamie French
Andrew Hendrie
Patricia Mulvihill
Russell Schutte
Tracy Schwartz
Andrew Zimmerman
Jennifer Timbrook – Vice Chair
Kevin Sund – Chair

COMMISSIONERS ABSENT

None

STAFF PRESENT

Kimberli Fitzgerald, Historic Preservation Officer
Lisa Anderson-Ogilvie, Deputy Community Development
Director & Planning Administrator
Natasha Zimmerman, Deputy City Attorney
Sally Long, Planner I
Kirsten Straus, Recorder

1. CALL TO ORDER:

Chair, Kevin Sund, called the meeting to order at 5:31 P.M.

Roll call was taken and quorum was established.

2. SWEARING IN OF NEW OFFICERS

- Patricia Mulvihill
- Tracy Schwartz
- Andrew Zimmerman

3. CELEBRATION OF ANDREW HENDRIE'S FIVE YEARS OF SERVICE

4. PUBLIC COMMENT: None

5. APPROVAL OF MINUTES

- a. Minutes of September 20, 2018

Motion: Move to approve the minutes from September 20, 2018.

Motion by: Commissioner Timbrook

Seconded by: Commissioner Hendrie

Questions or Comments by: none.

Vote:

Aye: Cottingham, French, Schutte, Sund, Hendrie, Mulvihill, Schwartz, Zimmerman and Timbrook

Nay:

Absent:

Abstentions:

Action: Moved to approve the minutes from September 20, 2018

VOTE:

Yes 9 No 0 Abstain 0 Absent 0

6. ALTERATION REVIEWS

a. Historic Design Review Case No. HIS17-16MOD1 for 296 14th St NE:

Major historic design review of a proposal to modify a previous historic design review approval (HIS17-16), to ~~alter the screened porch and kitchen additions on the east end of the resource by removing existing unusable windows and doors and installing new door and window openings,~~ as well as extending a previously approved privacy fence to enclose the north side of the porch addition on the William H. Byrd House, (1887), a historic contributing building within the Court Chemeketa District, on property zoned RD (Duplex Residential), and located at 296 14th St. NE, 97301; Marion County Assessor Map and Tax Lot number: 073W26BA11600.

The Chair opened the public hearing at 5:35 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 with the following **CONDITION:**

Condition 1: The north kitchen porch stairs shall be reconstructed in their original location as originally approved under HIS17-16.

Questions for Staff by: Commissioners Schutte, French

Persons Testifying

- Connie Strong, 296 14th St NE, Applicant

Questions for the applicant: Commissioner Schutte

Neighborhood Association: None

Support: None

Oppose: None

Neutral: None

Rebuttal: None

Additional questions for staff: Commissioners Hendrie, Mulvihill

With no further questions, the Chair closed the public hearing 5:56 p.m. and the Commission proceeded to deliberations.

Motion: Move to approve staff recommendation with the following condition of approval:

Condition 1: The north kitchen porch stairs shall be reconstructed in their original location as originally approved under HIS17-16.

Motion by: Commissioner Timbrook
Seconded by: Commissioner Schutte

Questions or Comments by: Commissioners Timbrook, Schutte, Hendrie

Vote:

Aye: Cottingham, French, Schutte, Sund, Mulvihill, Schwartz, Zimmerman and Timbrook

Nay: Hendrie

Absent:

Abstentions:

Action: Moved to approve staff recommendation with following condition of approval:

Condition 1: The north kitchen porch stairs shall be reconstructed in their original location as originally approved under HIS17-16.

VOTE:

Yes 8 No 1 (Hendrie) Abstain 0 Absent 0

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b. Historic Design Review Case No. HIS18-34 for 195-197 Commercial St SE

Major historic design review of a proposal to demolish the Marion Car Park (1950), a historic contributing resource within Salem’s Downtown Historic District and located at 195-197 Commercial St. SE, 97301; Marion County Assessor Map and Tax Lot number: 073W27BA00700.

The Chair opened the public hearing at 6:00 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 French related that this proposal has been reviewed by her office but she has not had any involvement with the project.

Commissioner Zimmerman has written about this property as the Holman Building in his role at the Statesman Journal.

Commission Sund has worked with this development company in the past but his company has no current projects with Sturgeon Development Partners.

Commissioner Schwartz works in the same office as Commissioner French but has not talked about the proposal.

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 CONDITIONS:

Condition 1: The new construction historic design review proposal shall include a minimum of one exterior historic interpretive panel on the site that includes a summary of the history and significance of the Marion Car Park.

Condition 2: The historic design review for new construction on the site shall be submitted for HLC review prior to issuance of the demolition permit for the Marion Car Park.

Questions for Staff by: Commissioners French, Schwartz, Hendrie, Zimmerman

Persons Testifying: Lamont D. Smith, Sturgeon Development Partners, 760 SW 9th Ave, Ste 2250, Portland, Oregon, Applicant; Bob Thompson, PVA Architects, 920 SW 6th Ave, Portland Oregon, Applicant

Questions for Applicant: Commissioner Mulvihill

Neighborhood Association: None

Support: Jon Christensen, address on record

Oppose: None

Neutral: None

Rebuttal: None

Additional questions for staff: None

With no further questions, the Chair closed the public hearing 6:30 p.m. and the Commission proceeded to deliberations.

Motion: Moved to approve staff recommendation with following conditions of approval:

Condition 1: The new construction historic design review proposal shall include a minimum of one exterior historic interpretive panel on the site that includes a summary of the history and significance of the Marion Car Park.

Condition 2: The historic design review for new construction on the site shall be submitted for HLC review prior to issuance of the demolition permit for the Marion Car Park.

Motion by: Commissioner Timbrook
Seconded by: Commissioner Hendrie

Questions or Comments by: Commissioners Zimmerman, French, Schutte, Hendrie, Sund, Mulvihill

Motion: Moved to amend the condition one to include information about the Holman Building on the interpretive panel.

Motion By: Commissioner Zimmerman
Seconded By: Commissioner Hendrie

Vote:

Aye: Cottingham, French, Schutte, Hendrie, Sund, Schwartz, Mulvihill, and Timbrook

Nay:

Absent:

Abstentions:

Action: Moved to approve staff recommendation with amendment.

VOTE:

Yes 9 No 0 Abstain 0 Absent 0

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- 6. ACTION ITEMS:** a. Toolbox Grant Extension Request for Connie Strong, 296 14th St NE
- Motion to approve extension granted.

Noted that Commissioner Timbrook is no longer present.

- a. 2019 Workplan
 - i. Comments from Commissioners due back by the 7th – Revised Workplan will mail out with the staff report for the Jan. 17 meeting.

- 7. DISCUSSION ITEMS:** a. Spring Newsletter
- i. Spotlight on historic home or person: Commissioner Schwartz
 - ii. What's New in Salem: Jamie and Kimberli – Salem Police Facility Site

- iii. Restoration Tips – Kevin
- 1. Possible Historic District Tour
 - a. Commissioners would like to pursue this option

8. HISTORIC PRESERVATION OFFICER REPORT

With no further business to discuss, the meeting was adjourned to at 7:00 p.m.

Prepared by: *Kirsten Straus, Recorder*
December 20, 2018

APPROVED: January 17, 2019