



**CITY OF CORVALLIS  
COUNCIL WORK SESSION**

**AGENDA**

**June 14, 2011**

**5:00 pm**

**Madison Avenue Meeting Room  
500 SW Madison Avenue**

**COUNCIL ACTION**

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**I. ROLL CALL**

**II. NEW BUSINESS**

A. Discussion

B. Historic Resources Commission Applicant Interviews

5:20 pm Richard Bryant  
5:40 pm Larry Thornton  
6:00 pm Roger Lizut  
6:20 pm Aaron Collett  
6:40 pm Geoffrey Wathen

C. Planning Commission Applicant Interviews

7:00 pm Ronald Sessions  
7:20 pm Jim Ridlington  
7:40 pm Frank Hann

**III. ADJOURNMENT**

For the hearing impaired, a sign language interpreter can be provided with 48 hours' notice prior to the meeting. Please call 766-6901 or TTD/TDD telephone 766-6477 to arrange for such service.

**A LARGE PRINT AGENDA CAN BE AVAILABLE BY CALLING 766-6901**

*A Community That Honors Diversity*

**\* \* \* MEMORANDUM \* \* \***

**June 8, 2011**

**TO: MAYOR AND CITY COUNCIL**

**FROM: KATHY LOUIE, ASSISTANT TO CITY MANAGER/CITY RECORDER**

**SUBJECT: HISTORIC RESOURCES COMMISSION AND PLANNING  
COMMISSION APPLICANT INTERVIEWS**



At the June 14 Work Session, you will be interviewing five interested candidates for four Historic Resources Commission vacancies. Three positions will expire on June 30, 2014, and another with a partial term expiring on June 30, 2013. Current Commissioner Ross Parkerson did not apply.

You will also be interviewing three interested candidates for three Planning Commission vacancies expiring on June 30, 2014. Two incumbent Planning Commissioners, Jim Ridlington and Frank Hann, have reapplied.

The Work Session starts at 5:00 pm and the first interview begins at 5:20 pm. Please take the time to review and discuss the interview questions and voting procedure before your first interview. The Historic Resources Commission interviews start at 5:20 pm and Planning Commission interviews will follow at 7:00 pm. The agenda, applications, relevant Municipal Code sections, and interview questions are attached. Again, please treat the interview questions as confidential.

Selection of the Historic Resources and Planning Commissioners will be by ballot at the June 20 noon Council meeting. The ballot is not secret and your votes will be published in the minutes of the meeting.

**Please note** that no dinner will be provided so plan accordingly.

Attachments

c: City Manager Nelson  
Community Development Director Gibb  
City Attorney Fewel

### **Section 1.16.325 Historic Resources Commission**

1) A Historic Resources Commission (HRC) is hereby created for the City.

2) This Commission shall consist of nine members as described in "3.a" through "3.d" below, in the context of fulfilling at least one of the following three Primary Attributes for all Commission members:

- a) A demonstrated positive interest, competence, or knowledge in historic preservation;
- b) Prior experience in a quasi-judicial decision-making capacity; and/or
- c) A community-wide perspective on balancing multiple objectives associated with community planning.

3) An individual appointed to the Commission may represent both "a" and up to one of the other categories in "b" through "d" below. However, an individual appointed to the Board may not be counted to satisfy representation for both "d" below and either "b" or "c." In addition, a member of the Planning Commission shall serve as an ex officio member of the Commission with all the rights and privileges attendant thereto except the right to vote.

a) To the extent that they are available in the community and fulfill at least one of the Primary Attributes outlined in "2" above, at least five members fulfilling one or more of the Federal Historic Preservation Professional Qualification Standards listed in 1-12 below. If a reasonable effort has been made to fill these five positions, the positions may be filled by persons fulfilling the qualifications in "b" through "d" below.

1) Archaeology: (a) Prehistoric Archaeology - Graduate degree in Anthropology or Prehistoric Archaeology, plus 2.5 years full-time professional experience; or (b) Historic Archaeology - Graduate degree in Anthropology or Historic Archaeology, plus 2.5 years full-time professional experience;

2) Architectural History: (a) Graduate degree in Architectural History or a closely related field, plus 2 years full-time professional experience; or (b) an undergraduate degree in Architectural History or a closely related field, plus 4 years full-time professional experience;

3) Conservation: (a) Graduate degree in Conservation or a closely related field, plus 3 years full-time professional experience; or (b) an undergraduate degree in Conservation or a closely related field, plus 3 years full-time apprenticeship in the field;

4) Cultural Anthropology: (a) Graduate degree in Anthropology with specialization in Applied Cultural Anthropology, plus 2 years full-time professional experience; or (b) an undergraduate degree in anthropology with specialization in applied cultural anthropology, plus 4 years full-time professional experience;

5) Curation: (a) Graduate degree in Museum Studies or a closely related field, plus 2 years full-time professional experience; or (b) an undergraduate degree in Museum Studies or a closely related field, plus 4 years full-time professional experience;

6) Engineering: (a) State Government-recognized license to practice Civil or Structural Engineering plus 2 years full-time professional experience; or (b) a Masters of Civil Engineering degree with course work in Historic Preservation or a closely related field, plus 2 years full-time professional experience; or (c) a Bachelor's of Civil Engineering degree with one year of graduate study in Historic Preservation or a closely related field, plus 2 years full-time professional experience;

7) Folklore: (a) Graduate degree in Folklore or a closely related field, plus 2 years full-time professional experience; or (b) an undergraduate degree in Folklore or a closely related field, plus 4 years full-time professional experience;

8) Historic Architecture: (a) State Government-recognized license to practice Architecture plus 2 years full-time professional experience; or (b) a Masters of Architecture degree with course work in Historic Preservation or a closely related field, plus 2 years full-time professional experience; or (c) a Bachelor's of Architecture with one year of graduate study in Historic Preservation or a closely related field plus 2 years full-time professional experience;

9) Historic Landscape Architecture: (a) a State Government-recognized license to practice Landscape Architecture plus 2 years full-time professional experience; or (b) a Masters degree in

Landscape Architecture with course work in Historic Preservation or a closely related field, plus 2 years full-time professional experience; or (c) a four or five year Bachelor's degree in Landscape Architecture plus 3 years full-time professional experience;

10) Historic Preservation Planning: (a) State Government-recognized certification or license in Land Use Planning, plus 2 years full-time professional experience; or (b) a graduate degree in Planning with course work in Historic Preservation or a closely related field, plus 2 years full-time professional experience; or (c) an undergraduate degree in Planning with course work in Historic Preservation or a closely related field, plus 4 years full-time professional experience;

11) Historic Preservation: (a) Graduate degree in Historic Preservation or a closely related field, plus 2 years full-time professional experience; or (b) an undergraduate degree in Historic Preservation or a closely related field, plus 4 years full-time professional experience; or

12) History: (a) Graduate degree in History or a closely related field, plus 2 years full-time professional experience; or (b) an undergraduate degree in History or a closely related field, plus 4 years full-time professional experience.

b) To the extent that they are available in the community and fulfill at least one of the Primary Attributes outlined in "2" above, at least one member from each established Historic District. These Historic District representatives must be property owners and residents of the Historic District that they represent;

c) To the extent that they are available in the community and fulfill at least one of the Primary Attributes outlined in "2" above, at least one member that is a representative of Oregon State University. If an Oregon State University Historic District is eventually established, this member requirement will no longer be needed, as an OSU representative would already exist through "b" above; and

d) To the extent that they fulfill at least one of the Primary Attributes outlined in "2" above, additional members representing the general public, as needed, to fill the Commission's nine positions.

4) The Commission shall be a quasi-judicial decision-maker for matters that include the following:

a) District Change decisions regarding the application or removal of a Historic Preservation Overlay in cases where a public hearing is required by Land Development Code Chapter 2.2 - Development District Changes;

b) HRC-level Historic Preservation Permit decisions; and

c) Appeals of Director-level Historic Preservation Permit decisions.

5) The Commission shall advise and assist Council, the Planning Commission, and the Community Development Director in matters pertaining to historic and cultural resource preservation. Such matters shall include:

a) Recommendations concerning amendments to sections of the Land Development Code pertaining to historic preservation.

b) Recommendations concerning the nominations of sites or structures for the National Register of Historic Places.

c) Recommendations concerning additional inventories and/or surveys of Corvallis' historic sites and structures.

d) Coordination of public information or educational programs pertaining to historic and cultural resources.

6) Upon expiration of a term or vacancy, a public announcement of the opening will be announced in a newspaper of general circulation in the City. The notice shall contain the qualifications for appointment in subsections 2) and 3) and a list of the qualifications of existing Commissioners. After receiving applications, Council shall conduct interviews. If more than one application is submitted, Council shall hold a ballot vote conducted by the City Recorder. Any person receiving a majority vote shall be appointed to the Historic Resources Commission. If no person receives a majority vote, the two receiving the most votes shall be voted upon again. The one then receiving the majority vote shall be appointed to the Historic Resources Commission.

(Ord. 2006-15 §2, 06/05/2006)



Community Development Planning Division  
PO Box 1083, Corvallis, OR 97339  
Telephone 541. 766.6908

# 2011 Historic Resources Commission Application RECEIVED

Interview dates: Monday and/or Tuesday; June 13 and/or 14 @ 5:20 p.m.

Please answer the questions that are attached.

**MAY 26 2011**

Please return to the Planning Division by 5 p.m. Friday, May 27, 2011. **Community Development Planning Division**

Name: Richard Bryant Date: May 24, 2011

Address (home) \_\_\_\_\_ Phone(h) (541) \_\_\_\_\_

Address (work) \_\_\_\_\_ Phone (w) (541) \_\_\_\_\_

E-mail (work) altavistadesign@ E-mail(home) altavistadesign@

Occupation/Profession: Architect & Planner

Please list each source of income that is 10% or more of your total household income: \_\_\_\_\_

Professional Commissions, Investments Pension, Property Rental Income

Please identify your community/civic activities including business or professional organizations:

City / County Boards and Commissions Neighborhood Assoc. Board, AIA Board / Delegate

Please list all financial interests in real property located in Benton County:

Personal Residence @ Vacant residential lot @

Please indicate your interests, qualifications and/or philosophical attitudes toward the responsibilities of a Historic Resources Commissioner: \_\_\_\_\_

See attached sheet

Please indicate any familiarity you might have with historic preservation planning, Corvallis land use regulations, and/or the Oregon State Historic Preservation Office programs.

See attached sheet

Certification: I certify the foregoing information to be true and exact to the best of my knowledge.

Richard P. Bryant  
Candidate's Signature

May 24, 2011  
Date

*This application provides general biographical information to assist the City Council in making their appointments to the Historic Resources Commission. If you wish to elaborate on any of the above items, please attach additional pages.*

**\*Pursuant to State law (ORS 244.050), persons appointed to the PC/HRC are required to file an annual verified statement of economic interest and a quarterly public official disclosure form with the Oregon Government Ethics Commission.**

# Historic Resources Commission Application

## Page 1 Questions

**1. Please indicate your interests, qualifications, and / or philosophical attitudes toward the responsibilities of a Historic Resources Commissioner:**

During my 37 years as a resident of Corvallis, I have always been impressed with the level of community interest directed toward preserving what remains of the quality historic buildings in Benton County, Corvallis and Albany. It is quite clear that the residents of our community have a deep interest in learning about and preserving the history of this area.

The Historic Resources Commission occupies a position that can objectively help to preserve the historic fabric and character of the community. When reviewing a project application that falls under the oversight responsibility of the HRC, it is incumbent upon the HRC members to judiciously apply the review criteria adopted by the City Council and incorporated within city land use regulations and land development codes.

When requested, HRC members should be available to assist Community Development staff respond to technical questions related to historic buildings and building components that might be impacted by proposed development, building modifications, and adaptive re-use of an existing building.

As an architect and planner, I believe I can bring years of experience and technical knowledge to the HRC team. My experience with evaluating and preserving historic buildings that have been subject to local, state and / or federal oversight and regulations should be an asset that will enhance the ability of the HRC to successfully carry out their role in the review and approval process.

**2. Please indicate any familiarity you might have with historic preservation planning, Corvallis land use regulations, and / or the Oregon State Historic Preservation Office programs.**

I have been actively involved with the design of projects that required site and building studies to determine the level of preservation required while adapting an historic site or structure for new uses. In some cases, studies have been conducted to determine what portions of a site may require archeological investigations before a vacant site can be disturbed and then incorporating the findings into a planning report or action plan.

I have worked with SHPO staff and their archeological consultants to help determine important historic facts and features of historic sites and buildings and what the preferred preservation approaches might be for a specific building.

During my career I have worked on a number of projects in Corvallis and elsewhere in the state that have either required conditional use permits or other levels of planning approval through the land use review process. Many of these projects also involved the added layer of public oversight and involvement to obtain funding through bond measures or approval by the legislature or Capitol Planning Commission.

# THE CITY OF CORVALLIS

## Historic Resources Commissioner

The City of Corvallis has been designated a Certified Local Government by the State of Oregon for the purpose of implementing a Historic Preservation program that is consistent with the Comprehensive Plan, the Statewide Planning Goals, and other state and federal guidelines. This program is implemented locally by *Corvallis Municipal Code Section 1.16.325- Historic Resources Commission (CMC)* and the Corvallis Land Development Code (LDC), primarily *Chapter 2.9 - Historic Preservation Provisions* and *Chapter 2.2 - Development District Changes*. Among other actions, these provisions establish the Historic Resources Commission as the decision-making authority for discretionary decisions affecting historic resources. The job of Commissioner on the Historic Resources Commission (HRC) is described below.

### I. JOB SUMMARY

- Review and make quasi-judicial decisions on Historic Preservation Permit requests submitted under the provisions of LDC *Chapter 2.9- Historic Preservation Provisions*, Section 2.9.100.04, 2.9.110, and 2.9.120. Such reviews are for situations where a public hearing is required for Alteration and New Construction, Demolition, and/or Moving activities to be carried out on a Designated Historic Resource and/or in a Historic District within the Corvallis city limits. Reviews are processed through a public hearing consistent with state-mandated open meeting requirements and LDC *Chapter 2.0 - Public Hearings*.
- Review and make quasi-judicial decisions in situations where a public hearing is required for Development District Changes that involve either the placement or removal of a Historic Preservation Overlay on a property, consistent with the provisions of LDC *Chapter 2.2- Development District Changes*. Reviews are processed through a public hearing consistent with state-mandated open meeting requirements and LDC *Chapter 2.0- Public Hearings*.
- Review and make quasi-judicial decisions on appeals of the Director's decision on Director-level Historic Preservation Permit requests submitted under the provisions of LDC *Chapter 2.9- Historic Preservation Provisions*, Section 2.9.100.03. Appeals are processed through a public hearing consistent with state-mandated open meeting requirements and LDC *Chapter 2.0 - Public Hearings*.
- Assist in the development and dissemination of training and other informational materials regarding historic resources, historic districts, and application of the City's Historic Preservation provisions. Such materials may include guidelines to assist owners of Designated Historic Resources in discovering options to consider for repair, maintenance, or construction of other improvements to these resources.
- Assist in decisions regarding completion of additional historic resource inventories.
- Assist in planning and implementing activities for Historic Preservation Month each year.

- Periodically attend conferences and other training or information-sharing activities as funding and time commitments allow.

## II. DECISION-MAKING AUTHORITY

As a part of its responsibilities, the HRC makes quasi-judicial decisions. These decisions are similar to court proceedings in which affected parties are afforded procedural safeguards. The quasi-judicial process is characteristic of most meetings of the HRC. Personal notice must be mailed to property owners and occupants living within a prescribed distance from the affected area. Unlike legislative cases, the HRC members are expected to avoid outside discussion of the business at hand and must declare any such contacts. The decisions are discretionary.

Although quasi-judicial decisions of the Historic Resources Commission (HRC) are land use decisions, they are focused on the criteria specifically related to Designated Historic Resources. Thus, permit requests from an owner of a Designated Historic Resource that fall within the applicable parameters of LDC *Chapter 2.9 - Historic Preservation Provisions* and some decisions regarding placement or removal of a Historic Preservation Overlay are the purview of the HRC, but decisions regarding other land use issues (e.g., Conditional Development Permits, etc.) are not. Actions meeting the descriptions in Section 2.9.100.03 are reviewed by the Community Development Director administratively, but these may be appealed to the HRC. These types of decisions of the HRC are final decisions unless appealed to the City Council.

As indicated, decisions will be made based on a review of the development proposal against specific criteria. To assist in the decision-making, a staff report will be prepared and presented that provides the analysis needed to make the decision. The staff report will be available one week in advance of the public hearing. It will generally contain a recommended decision to approve, approve with conditions, or deny the requested Historic Preservation Permit. It will also contain findings and conclusions in support of that recommendation. Based on the Commissioners' review of the proposal against the appropriate criteria, the HRC may support the recommendation in the staff report or may arrive at another decision. If a different decision from that recommended in the staff report is arrived at by the HRC, the Commission will need to provide findings and conclusions in support of that decision based on the facts presented during the hearing and the appropriate criteria.

Consistent with this decision-making authority, the City Attorney's Office will provide legal advice as needed. This advice may be provided via staff reports and memoranda or the presence of an attorney at some public hearings.

The HRC also provides comment and direction on other Historic Preservation issues in the community, such as Historic Preservation Month and decisions regarding additional inventory efforts.

### III. TIME COMMITMENT

It is expected that the HRC will meet once every month to review and make decisions on Historic Preservation Permits. The length of each meeting will vary depending on the number of permits to be handled. Assume a minimum of one hour.

As indicated, the staff report will be available one week in advance of the hearing. This will allow some time for preparation. If questions or concerns arise during this review, please contact staff in advance of the hearing to allow time to fully address the issue.

Additional assignments or duties (preparation for Historic Preservation Month, development of guidelines, etc.) may require additional time commitments. Generally, the HRC will have control over the number and frequency of such efforts.

### IV. QUALIFICATIONS

Qualifications for the HRC are fully articulated in CMC Section 1.16.325. Members shall be appointed by the City Council as follows:

- All Commission members shall fulfill at least one of the following three Primary Attributes:
  - > A demonstrated positive interest, competence, or knowledge in historic preservation;
  - > Prior experience in a quasi-judicial decision-making capacity; and/or
  - > A community-wide perspective on balancing multiple objectives associated with community planning.
- One member of the HRC shall be appointed from each Historic District, and each such member shall reside in and own property in that district.
- One member of the HRC shall be appointed as a representative of Oregon State University.
- To the extent available in the community, five members of the HRC shall meet the qualifications pertaining to the various types and levels of historic resource expertise described in CMC Section 1.16.350. Otherwise, members will be appointed from the general populace.
- The remaining members may be appointed from the general populace.
- Individual members may fulfill multiple categories, though not all combinations are allowed (see CMC).

## City Council Interviews Historic Resources Commission

3 openings for 3-year Terms running July 1, 2011 to June 30, 2014  
1 opening for a 2-year Term running July 1, 2011 to June 30, 2013

### Questions

Please answer the following questions and return with your application.

1. Why would you like to be on the Historic Resources Commission, and what do you think is the role of the Historic Resources Commission?  
See attached
  
2. Explain your understanding of Historic Preservation in Corvallis.  
See attached
  
3. Briefly, tell us about a Historic Preservation decision that interested you and share your observations about the process and the decision.  
See attached
  
4. Describe how you meet at least one of the following criteria:
  - > A demonstrated positive interest, competence, or knowledge in historic preservation;
  - > Prior experience in a quasi-judicial decision-making capacity; and/or
  - > A community-wide perspective on balancing multiple objectives associated with community planning.

See attached

5. Indicate if you meet at least one of the criteria identified on the following pages:  
**(Note: It is not required that you meet one of these qualifications to be appointed):**

See attached

**City Council Interviews  
Historic Resources Commission**

**Questions**

- 1. Why would you like to be on the Historic Resources Commission and what do you think is the role of the Historic resources Commission?**

The primary role of the HRC is to objectively evaluate projects that are subject to HRC review. The HRC conducts the review activities by using the applicable city preservation standards during the course of the evaluation process.

Acting in an advisory role the HRC will make recommendations regarding approval or denial of specific projects or select project elements.

In the course of a public hearing process, when appropriate, the HRC members may offer suggestions to project owners that could improve the concepts submitted by applicants who are seeking HRC review.

I am requesting appointment to the Historic Resources Commission as a matter of interest in public service to my community. I believe my education, training and experience in the area of historic resources can be a positive asset to the HRC and the City.

- 2. Explain your understanding of Historic Preservation in Corvallis.**

Corvallis places a high value on preserving designated historic districts, neighborhoods, and significant buildings that are representative of historic settlement patterns, styles, and construction materials or methods.

To the greatest extent practicable, the community should preserve and protect the historic character of our surroundings.

In addition to reviewing projects that are subject to HRC oversight, the HRC can serve as a resource to partner with other organizations, private citizens, developers and city staff to help inform the general population about the history of the built environment.

- 3. Briefly, tell us about a Historic Preservation decision that interested you and share your observations about the process and the decision.**

There have been several projects recently on the OSU campus and downtown that generated a considerable amount of press coverage and discussion during the HRC public hearing process.

The end solutions accepted during the review seemed to be appropriate.

**City Council Interviews  
Historic Resources Commission**

**Questions**

4. Describe how you meet at least one of the following criteria:
- A demonstrated positive interest, competence, or knowledge in historic preservation;
  - Prior experience in a quasi-judicial decision-making capacity; and / or
  - A community-wide perspective on balancing multiple objectives with community planning.

**Prior experience in a quasi-judicial decision-making capacity:**

- 9 year member of the Corvallis Riverfront Commission
- 20+ years serving as a Board member of the Benton County Natural Areas & Parks Advisory Board
- 12+ years as a Board member and Committee Member for a local Neighborhood Association (ODHA)
- Benton County representative of the West Corvallis Planning Taskforce (non-judicial)
- Member – Highway 20 Study Commission (non-judicial)

**A demonstrated positive interest, competence, or knowledge in historic preservation:**

- Experience designing adaptive re-use projects that are housed in old and historic buildings.
- Experience with maintenance and upgrade projects that are designed to preserve historic buildings.

5. **Indicate if you meet at least one of the criteria identified on the following pages:**

By education, licensure, and experience, I believe I meet the standards contained in criteria #2 and #8 of this application form.

My education includes a Bachelor of Architecture degree (5-year program) from the University of Washington and post-baccalaureate studies in interior architecture and landscape architecture at the University of Minnesota.

Coursework at the UW included 1-year of Architecture History, History of Modern Architecture, and Roman Art & Architecture.

Professional experience includes over 40 years of architectural and planning practice in the states or Oregon, Washington, Minnesota, and Missouri. Portions of that professional experience includes working on evaluating and preserving registered historic buildings and buildings that would qualify for inclusion on the National Historic Register. Such preservation projects involved conducting building evaluation studies, preparing designs for building and system improvements, and plans for adaptive re-use of old buildings.

**City Council Interviews  
Historic Resources Commission**

**Questions**

**5. Indicate if you meet at least one of the criteria identified on the following pages: (contd.)**

Additionally, my work experience has involved expansion projects where additions to old and historic buildings have been the preferred solution.

During my architectural career, I have had the opportunity to evaluate historic sites and campus settings where new or expanded buildings were required to meet the growth projections for public institutions. Resulting projects included master plans for sites and facilities, remodels and additions, as well as free-standing new buildings.

Over the past 45 years, I have had the opportunity to travel extensively to Europe and Asia to study and absorb many of the best examples of both ancient and modern architecture and city plans.

Domestic travel has included trips to many of the monumental cities and structures of the US as well as exploration of lesser-known pre-historic sites and buildings.

1. **Archaeology:** (a) Prehistoric Archaeology - Graduate degree in Anthropology or Prehistoric Archaeology, plus 2.5 years full-time professional experience; or (b) Historic Archaeology - Graduate degree in Anthropology or Historic Archaeology, plus 2.5 years full-time professional experience;
2. **Architectural History:** (a) Graduate degree in Architectural History or a closely related field, plus 2 years full-time professional experience; or (b) an undergraduate degree in Architectural History or a closely related field, plus 4 years full-time professional experience;
3. **Conservation:** (a) Graduate degree in Conservation or a closely related field, plus 3 years full-time professional experience; or (b) an undergraduate degree in Conservation or a closely related field, plus 3 years full-time apprenticeship in the field;
4. **Cultural Anthropology:** (a) Graduate degree in Anthropology with specialization in Applied Cultural Anthropology, plus 2 years full-time professional experience; or (b) an undergraduate degree in anthropology with specialization in applied cultural anthropology, plus 4 years full-time professional experience;
5. **Curation:** (a) Graduate degree in Museum Studies or a closely related field, plus 2 years full-time professional experience; or (b) an undergraduate degree in Museum Studies or a closely related field, plus 4 years full-time professional experience;
6. **Engineering:** (a) State Government-recognized license to practice Civil or Structural Engineering plus 2 years full-time professional experience; or (b) a Masters of Civil Engineering degree with course work in Historic Preservation or a closely related field, plus 2 years full-time professional experience; or © a Bachelor's of Civil Engineering degree with one year of graduate study in Historic Preservation or a closely related field, plus 2 years full-time professional experience;
7. **Folklore:** (a) Graduate degree in Folklore or a closely related field, plus 2 years full-time professional experience; or (b) an undergraduate degree in Folklore or a closely related field, plus 4 years full-time professional experience;
8. **Historic Architecture:** (a) State Government-recognized license to practice Architecture plus 2 years full-time professional experience; or (b) a Masters of Architecture degree with course work in Historic Preservation or a closely related field, plus 2 years full-time professional experience; or © a Bachelor's of Architecture with one year of graduate study in Historic Preservation or a closely related field plus 2 years full-time professional experience;
9. **Historic Landscape Architecture:** (a) a State Government-recognized license to practice Landscape Architecture plus 2 years full-time professional

experience; or (b) a Masters degree in Landscape Architecture with course work in Historic Preservation or a closely related field, plus 2 years full-time professional experience; or © a four or five year Bachelor's degree in Landscape Architecture plus 3 years full-time professional experience;

10. **Historic Preservation Planning:** (a) State Government-recognized certification or license in Land Use Planning, plus 2 years full-time professional experience; or (b) a graduate degree in Planning with course work in Historic Preservation or a closely related field, plus 2 years full-time professional experience; or © an undergraduate degree in Planning with course work in Historic Preservation or a closely related field, plus 4 years full-time professional experience;
11. **Historic Preservation:** (a) Graduate degree in Historic Preservation or a closely related field, plus 2 years full-time professional experience; or (b) an undergraduate degree in Historic Preservation or a closely related field, plus 4 years full-time professional experience; or
12. **History:** (a) Graduate degree in History or a closely related field, plus 2 years full-time professional experience; or (b) an undergraduate degree in History or a closely related field, plus 4 years full-time professional experience.



Community Development Planning Division  
PO Box 1083, Corvallis, OR 97339  
Telephone 541.766.6908

RECEIVED

### 2011 Historic Resources Commission Application

Interview dates: Monday and/or Tuesday; June 13 and/or 14 @ 5:20 p.m.

MAY 26 2011

Please answer the questions that are attached.

Please return to the Planning Division by 5 p.m. Friday, May 27, 2011

Community Development  
Planning Division

Name: LARRY THORNTON Date: 26 MAY 2011

Address (home) 207 W 4th St SW Phone(h) \_\_\_\_\_

Address (work) \_\_\_\_\_ Phone (w) \_\_\_\_\_

E-mail (work) \_\_\_\_\_ E-mail(home) \_\_\_\_\_

Occupation/Profession: \_\_\_\_\_

Please list each source of income that is 10% or more of your total household income: \_\_\_\_\_  
\_\_\_\_\_

Please identify your community/civic activities including business or professional organizations:  
\_\_\_\_\_  
\_\_\_\_\_

Please list all financial interests in real property located in Benton County:  
\_\_\_\_\_  
\_\_\_\_\_

Please indicate your interests, qualifications and/or philosophical attitudes toward the responsibilities of a Historic Resources Commissioner: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please indicate any familiarity you might have with historic preservation planning, Corvallis land use regulations, and/or the Oregon State Historic Preservation Office programs.  
\_\_\_\_\_  
\_\_\_\_\_

Certification: I certify the foregoing information to be true and exact to the best of my knowledge.  
Larry Thornton 26 MAY 2011  
Candidate's Signature Date

*This application provides general biographical information to assist the City Council in making their appointments to the Historic Resources Commission. If you wish to elaborate on any of the above items, please attach additional pages.*

**\*Pursuant to State law (ORS 244.050), persons appointed to the PC/HRC are required to file an annual verified statement of economic interest and a quarterly public official disclosure form with the Oregon Government Ethics Commission.**

## 2011 Historic Resource Commission Application

Name: Larry Thornton

Date: 24 May 2011

Address (home):

Phone (home):

Address (work):

Phone (work):

E-mail (work): freshaire2002@

E-mail (home): freshaire2002@

- List each source of income that is 10% or more of your total household income:

None

- Please identify your community / civic activities including business or professional organizations:

Local/ civic activities include the Sustainable Business Network (SBN), Corvallis Sustainable Coalition, Water Action Team, and involvement with the City of Corvallis effort with urban stream restoration. I have a consulting engineering company, Fresh Aire Engineering LLC, and am an active member of the American Society of Heating and Refrigeration Engineers (ASHRAE).

- Please list all financial interests in real property located in Benton County:

None

- Please indicate your interests, qualifications and/or philosophical attitudes toward the responsibility of a Historic Resources Commissioner:

I believe that my interests, qualifications and philosophical attitudes are expressed in the answers to the questions on the following pages.

- Please indicate any familiarity you might have with historic preservation planning, Corvallis land use regulations, and/or the Oregon State Historic Preservation Office programs.

I have briefly looked through the City of Corvallis, Chapter 2.9 – Historic Preservation Provisions

## Questions

1. Why would you like to be on the Historic Commission and what do you think is the role of the Historic Resources Commission?

For a long time I have had an interest in history, especially historic architecture and engineering. Part of that interest includes painting and photographing historic structures. While living in Leawood, Kansas (a suburb of Kansas City), we purchased a 1937 limestone, cape code style house. The next 9 years were spent painstakingly restoring the house back to its original condition.

Having lived in a very desirable old neighborhood with a strong neighborhood association, I have learned the importance of having an association that values its historic resources. I feel that the Historic Resource Commission helps to maintain those important values.

2. Explain your understanding of Historic Preservation in Corvallis.

My limited understanding of the Historic Preservation in Corvallis is mainly what has been in the news for the last 13 years that we have lived in Corvallis. As time permits, I have explored and photographed some of the historic neighborhoods and buildings in Corvallis and other areas of Oregon.

3. Briefly, tell us about a Historic Preservation decision that interested you and share your observation about the process and the decision.

I am currently involved as part of the professional design team with the new South Benton County Library project located in Monroe. Part of the project includes re-using the remaining baggage section of the depot. The design team was involved with a number of decisions to re-use the structure balanced with preserving its historic character. I have had projects dealing with historic buildings at the OSU campus, Linn County buildings in Albany, and other buildings in the surrounding communities. As part of a design team, I had limited exposure to the actual process and decisions, but was excited to be a part of preserving the buildings.

4. Describe how you meet at least one of the following criteria:
  - a. A demonstrated positive interest, competence, or knowledge in historic preservation;
  - b. Prior experience in a quasi-judicial decision-making capacity; and/or
  - c. A community-wide perspective on balancing multiple objectives associated with community planning.

I have served on a number of professional engineering boards, including a two-year term as president of the America Society of Plumbing Engineers Research Foundation (ASPERF). I was involved with this national professional organization at a board level for over 14 years. I am also an active member of the American Society of Heating and Refrigeration Engineers (ASHRAE).

While here in Corvallis, I am also involved with the Sustainable Business Network (SBN), Corvallis Sustainable Coalition and its Water Action Team, and leader of the Caring for Creation (C4C) committee at our church. One of our recent C4C projects included

restoration efforts along Dunawi Creek which was featured as part of the 2010 Corvallis Urban Creek tours.

5. Indicate if you meet at least one of the criteria identified on the following pages: (Note: It is not required that you meet one of these qualifications to be appointed):

I have a bachelor's degree in Architectural Engineering and am licensed professional mechanical engineer with over 30 years of experience in the building industry. I have my own engineering company (Fresh Aire Engineering LLC) and have been in business in Corvallis for over 9 years.

I also have a bachelor's degree in Architecture, but have not taken the professional licensing examination. Part of my architectural degree includes a number of architectural history requirements. While completing my architecture degree, I had a number of projects that dealt with local old / historic design projects. During college I started to explore my interest in historic preservation. My senior project was an adaptive re-use project of an 1890's 2-story, limestone school house in a neighboring town.

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MAY 16 2011

Community Development Planning Division  
PO Box 1083, Corvallis, OR 97339  
Telephone 541. 766.6908



Community Development  
Planning Division

**2011 Historic Resources Commission Application**

Interview dates: Monday and/or Tuesday, June 13 and/or 14 @ 5:20 p.m.

Please answer the questions that are attached.

Please return to the Planning Division by 5 p.m. Friday, May 27, 2011

Name: ROGER LIZUT Date: 5/16/11  
 Address (home) CORVALLIS Phone(h) \_\_\_\_\_  
 Address (work) N/A Phone (w) N/A  
 E-mail (work) N/A E-mail(home) WWWL45@  
 Occupation/Profession: RETIRED

Please list each source of income that is 10% or more of your total household income: USAF (25%)  
SANDIA NATIONAL LABS (31%) SPOUSE - NM STATE EDUCATION (17%)  
SOCIAL SECURITY (17%) SPOUSE SOCIAL SECURITY (10%)

Please identify your community/civic activities including business or professional organizations:  
CORVALLIS CITY PLANNING COMM CITY CLUB BOARD  
RSVP BOARD LEADERSHIP CORVALLIS 2011

Please list all financial interests in real property located in Benton County:

\_\_\_\_\_  
\_\_\_\_\_

Please indicate your interests, qualifications and/or philosophical attitudes toward the responsibilities of a Historic Resources Commissioner:

PLEASE REFER TO ATTACHMENT

Please indicate any familiarity you might have with historic preservation planning, Corvallis land use regulations, and/or the Oregon State Historic Preservation Office programs.

PLEASE REFER TO ATTACHMENT

Certification: I certify the foregoing information to be true and exact to the best of my knowledge.

Roger Lizut 5/16/11  
 Candidate's Signature Date

This application provides general biographical information to assist the City Council in making their appointments to the Historic Resources Commission. If you wish to elaborate on any of the above items, please attach additional pages.

\*Pursuant to State law (ORS 244.050), persons appointed to the PC/HRC are required to file an annual verified statement of economic interest and a quarterly public official disclosure form with the Oregon Government Ethics Commission.

## Historic Resources Commission Application

Roger Lizut

### Application Items

#### Interests, qualifications, philosophical attitudes

- Interests – My interests are demonstrated by my participation in civic preservation efforts in previous places of residence
- Qualifications –
  - Member and Chairman, Port Townsend WA Historic Preservation Committee (HPC),
  - Chairman, Design Committee, Downtown Walla Walla Foundation,
  - Member, Walla Walla County Historic Preservation Committee
- Philosophical Attitudes – We must not forget the mistakes made during the urban renewal movement of the 1970s with respect to teardown of historic resources, usually resulting from neglect. At the same time, the dynamic balance between individual property rights and the public good requires a case-by-case approach rather than “one size fits all”.

#### Familiarity with historic preservation planning and Corvallis land use regulations

- Historic preservation planning – The waterfront downtown area of Port Townsend WA is the only historic district listed in the National Register of Historic Places and regulated by the US Department of Interior (DOI) guidelines in Washington. Every hearing and subsequent decision rendered by the HPC was in accordance with the DOI guidelines and addressed scope ranging from color palette selections to structural design.
- Corvallis land use regulations – As a current member of the City Planning Commission, I participate in quasi-judicial land use decisions in accordance with the Land Development Code (LDC).

### Interview Questions

1. As evidenced by my participation in historic preservation activities in prior locales, I enjoy the work of protecting community heritage. I consider the role of the Historic Resources Commission to be one of applying the regulations of the LDC with due consideration to the trade-offs between preservation and property ownership. Clearly, the primary role of the Commission is to protect historic resources from unnecessary dilution or removal. But in situations where the issues are overlapping or fuzzy, a preferable approach is one of a case-by-case basis.
2. Historic preservation in Corvallis has two components, a codified one via the LDC, and an informal one manifested as community spirit. The former is fairly straightforward, read the code and apply it. The latter is what makes the work interesting. Who is the “community”, and what do they want? I don’t provide a stock answer to that question, it can only be addressed as each situation arises.

3. This is a little complicated and I'll be as brief as possible. A court decision in Seattle regarding adult entertainment zoning prompted the Port Townsend Planning Department to develop pre-emptive code. The initial plan was an overlay in an undeveloped area near the city limits. Unfortunately, there were housing and a school adjacent. An irritated crowd overwhelmed the Planning Commission hearing, and the issue was deferred to the next meeting. In the interim, a building owner in the historic district proposed an overlay in the heart of the district! The initial reaction was one of shock, but upon reflection his logic became clear. The many controls on the visual appearance of the district were prohibitive for any such business. Vacancies were zero. No excess parking was available, much less the usual "private " lots for such places. It is impossible to walk any distance in the district without being seen by somebody you know (pop. 7000). All the regulatory and social norms for precluding such a business were in place and no obvious pre-emptive code had to be developed. Soon the beauty of this solution became apparent to the community and the proposal breezed through. The real point of the story is that a citizen property owner having potential financial gain came up with an original and effective solution that received near universal acceptance and protected historic resources.
  
4. I believe I meet all 3 criteria by virtue of my experience in the following ways:
  - Member and Chairman, City of Port Townsend Historical Preservation Committee
  - Member and Chairman, City of Port Townsend Planning Commission
  - Member, City of Walla Walla Planning Commission
  - Member, City of Corvallis Planning Commission
  
5. Item #6 Engineering
  - Although I am now permanently in Retired status, for 21 years I was in active status as a licensed Professional Engineer (New Mexico # 8512). However, my specialty area was neither Structural nor Civil. I wish to make the point that as a formally practicing PE, I do have the technical background to understand the static and dynamic properties of building structures and materials.



Community Development Planning Division  
PO Box 1083, Corvallis, OR 97339  
Telephone 541.766.6908

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2011 Historic Resources Commission Application

Interview dates: Monday and/or Tuesday, June 13 and/or 14 @ 5:20 p.m.

MAY 24 2011

Please answer the questions that are attached.

Please return to the Planning Division by 5 p.m. Friday, May 27, 2011 Community Development  
Planning Division

Name: AARON COLLETT Date: 5-24-11  
Address (home) \_\_\_\_\_ Phone(h) \_\_\_\_\_  
Address (work) Springfield, OR 97477 Phone (w) \_\_\_\_\_  
E-mail (work) acollett@ E-mail(home) aaron\_collett@  
Occupation/Profession: CIVIL ENGINEER / PROJECT MANAGER

Please list each source of income that is 10% or more of your total household income: \_\_\_\_\_

City of Springfield - my employer Pharm Compounding Pharmacy - spouse employer

Please identify your community/civic activities including business or professional organizations: \_\_\_\_\_

HRC part 3 years Organization - PN.CWA, ACWA, WEF  
AFSO - REGION 199 Commissioner

Please list all financial interests in real property located in Benton County: \_\_\_\_\_

Primary residence only

Please indicate your interests, qualifications and/or philosophical attitudes toward the responsibilities of a Historic Resources Commissioner: \_\_\_\_\_

Currently a commissioner. Feel it is our responsibility to evaluate each application against the criteria fairly and ethically.

Please indicate any familiarity you might have with historic preservation planning, Corvallis land use regulations, and/or the Oregon State Historic Preservation Office programs. \_\_\_\_\_

3 years as HRC Commissioner, historic home owner.

Certification: I certify the foregoing information to be true and exact to the best of my knowledge.

Aaron Collett 5-24-11  
Candidate's Signature Date

This application provides general biographical information to assist the City Council in making their appointments to the Historic Resources Commission. If you wish to elaborate on any of the above items, please attach additional pages.

\*Pursuant to State law (ORS 244.050), persons appointed to the PC/HRC are required to file an annual verified statement of economic interest and a quarterly public official disclosure form with the Oregon Government Ethics Commission.

## City Council Interviews Historic Resources Commission

3 openings for 3-year Terms running July 1, 2011 to June 30, 2014

1 opening for a 2-year Term running July 1, 2011 to June 30, 2013

### Questions

Please answer the following questions and return with your application.

1. Why would you like to be on the Historic Resources Commission, and what do you think is the role of the Historic Resources Commission?

I have enjoyed contributing to my community these past 3 years as a Commissioner. I feel our role is to provide fair review of each application against applicable criteria and balance historic preservation with continued use.

2. Explain your understanding of Historic Preservation in Corvallis.

The HRC focuses on LDC Chapter 2.9 provisions and reviews applications against the applicable criteria, making quasi-judicial decisions on each case.

3. Briefly, tell us about a Historic Preservation decision that interested you and share your observations about the process and the decision.

Please see attached.

4. Describe how you meet at least one of the following criteria:

- > A demonstrated positive interest, competence, or knowledge in historic preservation; 3 years on Commission
- > Prior experience in a quasi-judicial decision-making capacity; and/or
- > A community-wide perspective on balancing multiple objectives associated with community planning.

I have been on the Historic Resources Commission for 3 years. I am also a historic home owner and a Civil Engineer. All of these contribute to the above criteria.

5. Indicate if you meet at least one of the criteria identified on the following pages:  
(Note: It is not required that you meet one of these qualifications to be appointed):

#6 - Engineering. I am a registered Professional Civil Engineer in the state of Oregon.

3. Briefly, tell us about a Historic Preservation decision that interested you and share your observations about the process and the decision.

When I originally applied to be on the Historic Resources Commission (HRC) the case that most interested me was my own. We applied to demolish our old garage and replace it with a new, more functional one that complemented our home. We were given permission for the demolition, but not the new construction. The recommendations by what was then the Historic Preservation Advisory Board (HPAB) were confusing, conflicting and even mutually exclusive. I found the process to be difficult to understand and frustrating. Part of my original desire to participate on the board was to try to be a part of improvements to the process.

By the time I joined the HRC, the process had been dramatically improved. It was also clear that Commissioners were well educated and sensitive to the duties, and restrictions, of the HRC. In my time with the HRC I have seen continued improvement and a commitment to proper application of Chapter 2.9 of the Land Development Code. One of the assets of the HRC in my opinion is the number of experienced Commissioners who return for multiple terms on the Commission.

One of the most interesting decisions of the HRC regarded the 2009 application for the Linus Pauling Science Building. The application brought before the HRC at that time had significant issues of compatibility with the OSU Historic District and surrounding architecture. The building itself had no individual identity, the architect having chosen to mimic the style of facing buildings on each side rather than find a style for the Linus Pauling building that was consistent throughout in addition to being compatible with its surroundings. Finally, the application itself was not of the best quality, likely because it was one of OSU's first applications (subsequent submissions have been much more complete). For these reasons, among others, the application was denied after hours of discussion and attempts by the HRC to come up with conditions sufficient to allow approval.

Largely for timing and financial reasons, OSU appealed the decision to the City Council and the HRC decision was overturned. While I disagree with the reversal, I believe that if the HRC had applied a more thorough review of the LDC Chapter 2.9 criteria in its analysis, the Council would have had more background regarding why the original application was denied approval. Since that time, I have seen continual improvement in the HRC's ability to cite LDC Chapter 2.9 specifics while rendering decisions on applications. I believe that the expertise of the board has increased in this area and will continue to do so while experienced Commissioners continue to return and provide history (no pun intended) for newly appointed members.

1. **Archaeology:** (a) Prehistoric Archaeology - Graduate degree in Anthropology or Prehistoric Archaeology, plus 2.5 years full-time professional experience; or (b) Historic Archaeology - Graduate degree in Anthropology or Historic Archaeology, plus 2.5 years full-time professional experience;
2. **Architectural History:** (a) Graduate degree in Architectural History or a closely related field, plus 2 years full-time professional experience; or (b) an undergraduate degree in Architectural History or a closely related field, plus 4 years full-time professional experience;
3. **Conservation:** (a) Graduate degree in Conservation or a closely related field, plus 3 years full-time professional experience; or (b) an undergraduate degree in Conservation or a closely related field, plus 3 years full-time apprenticeship in the field;
4. **Cultural Anthropology:** (a) Graduate degree in Anthropology with specialization in Applied Cultural Anthropology, plus 2 years full-time professional experience; or (b) an undergraduate degree in anthropology with specialization in applied cultural anthropology, plus 4 years full-time professional experience;
5. **Curation:** (a) Graduate degree in Museum Studies or a closely related field, plus 2 years full-time professional experience; or (b) an undergraduate degree in Museum Studies or a closely related field, plus 4 years full-time professional experience;
6. **Engineering:** (a) State Government-recognized license to practice Civil or Structural Engineering plus 2 years full-time professional experience; or (b) a Masters of Civil Engineering degree with course work in Historic Preservation or a closely related field, plus 2 years full-time professional experience; or © a Bachelor's of Civil Engineering degree with one year of graduate study in Historic Preservation or a closely related field, plus 2 years full-time professional experience;
7. **Folklore:** (a) Graduate degree in Folklore or a closely related field, plus 2 years full-time professional experience; or (b) an undergraduate degree in Folklore or a closely related field, plus 4 years full-time professional experience;
8. **Historic Architecture:** (a) State Government-recognized license to practice Architecture plus 2 years full-time professional experience; or (b) a Masters of Architecture degree with course work in Historic Preservation or a closely related field, plus 2 years full-time professional experience; or © a Bachelor's of Architecture with one year of graduate study in Historic Preservation or a closely related field plus 2 years full-time professional experience;
9. **Historic Landscape Architecture:** (a) a State Government-recognized license to practice Landscape Architecture plus 2 years full-time professional

experience; or (b) a Masters degree in Landscape Architecture with course work in Historic Preservation or a closely related field, plus 2 years full-time professional experience; or © a four or five year Bachelor's degree in Landscape Architecture plus 3 years full-time professional experience;

10. **Historic Preservation Planning:** (a) State Government-recognized certification or license in Land Use Planning, plus 2 years full-time professional experience; or (b) a graduate degree in Planning with course work in Historic Preservation or a closely related field, plus 2 years full-time professional experience; or © an undergraduate degree in Planning with course work in Historic Preservation or a closely related field, plus 4 years full-time professional experience;
11. **Historic Preservation:** (a) Graduate degree in Historic Preservation or a closely related field, plus 2 years full-time professional experience; or (b) an undergraduate degree in Historic Preservation or a closely related field, plus 4 years full-time professional experience; or
12. **History:** (a) Graduate degree in History or a closely related field, plus 2 years full-time professional experience; or (b) an undergraduate degree in History or a closely related field, plus 4 years full-time professional experience.



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PO Box 1083, Corvallis, OR 97339  
Telephone 541. 766.6908

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### 2011 Historic Resources Commission Application

Interview dates: Monday and/or Tuesday; June 13 and/or 14 @ 5:20 p.m.

MAY 27 2011

Please answer the questions that are attached.

Please return to the Planning Division by 5 p.m. Friday, May 27, 2011

Community Development  
Planning Division

Name: Geoffrey H Wathen Date: May 27, 2011

Address (home) 227 Phone(h) 541-

Address (work) \_\_\_\_\_ Phone (w) \_\_\_\_\_

E-mail (work) \_\_\_\_\_ E-mail(home) geoff.wathen@

Occupation/Profession: Martial Art Instructor

Please list each source of income that is 10% or more of your total household income: \_\_\_\_\_

Spouse's Salary from OSU

Please identify your community/civic activities including business or professional organizations:  
Owner / Head Instructor Golden Naga Martial Arts Center Historic Resources Commissioner since December 2009

Please list all financial interests in real property located in Benton County:

Home Owner:

Please indicate your interests, qualifications and/or philosophical attitudes toward the responsibilities of a Historic Resources Commissioner: I have long been a supporter of historic preservation, in many forms.

Having grown up in an historic district in Portland, I always appreciated the character of a well preserved historic neighborhood.

Please indicate any familiarity you might have with historic preservation planning, Corvallis land use regulations, and/or the Oregon State Historic Preservation Office programs.  
My familiarity comes from my experience as a commissioner on the HRC and as a home owner in an historic district in Corvallis, as well as through supporting neighbors in HRC applications, and from experience as a small business owner in Corvallis.

Certification: I certify the foregoing information to be true and exact to the best of my knowledge.

Geoffrey H Wathen  
Candidate's Signature

May 27, 2011  
Date

*This application provides general biographical information to assist the City Council in making their appointments to the Historic Resources Commission. If you wish to elaborate on any of the above items, please attach additional pages.*

**\*Pursuant to State law (ORS 244.050), persons appointed to the PC/HRC are required to file an annual verified statement of economic interest and a quarterly public official disclosure form with the Oregon Government Ethics Commission.**

City Council Interviews  
Historic Resources Commission

3 openings for 3-year Terms running July 1, 2011 to June 30, 2014  
1 opening for a 2-year Term running July 1, 2011 to June 30, 2013

Questions

Please answer the following questions and return with your application.

1. Why would you like to be on the Historic Resources Commission, and what do you think is the role of the Historic Resources Commission?

The role of the HRC is to review applications for activities requiring historic preservation permits. This, naturally, includes review of applications, relevant city codes, and other historic resources, as well as holding public hearings on these issues.

**Continued Below.**

2. Explain your understanding of Historic Preservation in Corvallis.

The simple answer to this is to quote the Community Planning Department itself: "The protection, enhancement, and perpetuation of [Corvallis' Designated Historic Resources]...." This being achieved through the regulation of "stewardship of individual property owners." Of course, this begs the question what does it mean to protect, enhance and perpetuate these resources?

**Continued Below.**

3. Briefly, tell us about a Historic Preservation decision that interested you and share your observations about the process and the decision.

As a commissioner on the HRC, I have seen a number of cases that have ranged from being fascinating to mundane. One of the more interesting cases was relating to an owner who had installed vinyl windows, not knowing or understanding the process for replacing windows in a house in one of the historic districts in Corvallis.

**Continued Below.**

4. Describe how you meet at least one of the following criteria:

- > A demonstrated positive interest, competence, or knowledge in historic preservation;
- > Prior experience in a quasi-judicial decision-making capacity; and/or
- > A community-wide perspective on balancing multiple objectives associated with community planning.

**See Below.**

5. Indicate if you meet at least one of the criteria identified on the following pages: (Note: It is not required that you meet one of these qualifications to be appointed): **See Below.**

**Continued from Question #1 Above**

I would like to be on the Historic Resource Commission because I feel that I have something to offer this process. As both someone who values traditional things, ranging from architecture to the unique look and feel of writing with classic ink pens, as well as being an engineer who appreciates the advantages that new technologies offer, I have a unique perspective on balancing the two, which all too often are seen as being at odds. Given this, I feel that I can offer a good perspective to the HRC, and I think that this voice would be a positive thing for the HRC and the Corvallis community.

**Continued from Question #2 Above**

As I mentioned above, I am someone who feels strongly about the value of traditional and historic things. Growing up in the historic Irvington District in Portland, I lived in the wealth of that historic character. I also am an engineer and I am directly familiar with the advantages that new technologies can offer. So, my understanding of protect, enhance and perpetuate the historic resources is simple. The true character of the historic resources should be protected, while allowing these resources to be enhanced with appropriate improvements that don't detract from that character. In addition, especially where these historic resources are residential, they must be perpetuated by not making the process of making enhancements so onerous that people will choose not to live there any more.

As with all things, these goal can sometimes be seen as being in conflict, and therefore it is essential to work toward balance between protection, enhancement and perpetuation. Leaning too far one way leads to compromising the historic integrity of the resources; too far the other and the result is turning the resources into museums. I believe that this balance is possible, but it something toward which we must always strive.

**Continued from Question #3 Above**

After the owner had learned about the proper process, he had submitted a proposal that, in many ways, did not meet the criteria for an acceptable application for an historic permit. Through the process of review and discussion, it was clear that the owner was learning a lot about what we, the HRC, were looking for in an application. Thus, the owner was much better armed to come up with an appropriate application.

However, there was much discussion about the decision that the board had to make between appending various conditions of approval to eek the application through, or to simply reject the application and let the owner apply again. The final decision was to reject the application, and the owner did apply again a month later with an outstanding application and a final design that would not have been possible under the previous application with the conditions of approval attached to it.

This was a fascinating case and it really put the whole board through its paces. The results were positive and I think that everyone, the owner and the members of the HRC, learned from the experience.

**Answer to Question #4 Above**

With regards to the question of positive interest, in addition to my very active role as a commissioner on the HRC, I have already described in my answers to the previous questions several aspects of my own personal interests in historic preservation in general. The capstone on this could be considered to be the fact that I am a home owner in an historic district in Corvallis, and as such I

**Continued from Question #4 Above**

am strongly motivated to see the historic preservation process continue to be a positive one for the city of Corvallis and its residents.

While when I started in the position as a commissioner on the HRC I fully acknowledged that I did not have any professional competence or knowledge in historic preservation, I feel that I have learned a tremendous amount in my time and have more than adequately demonstrated both knowledge and competence in matters relating to historic preservation.

Now, when it comes to quasi-judicial experience, in addition to the past eighteen months of experience as a commissioner on the HRC, I have two relevant sources of experience. First, most recently, I have often, in my career as an engineer, sat on a design review committee, where we had to discuss the value of several different competing designs, and decide which one was to be pursued, or, in some cases, decided that more than one showed promise and those had to be developed further and presented to the committee again before a final choice could be made. Second, as a middle school science teacher a few years ago, I was a member of the accreditation leadership team. In this role, I was part of the group that had to evaluate the processes that the other teachers at the school were proposing to bring the school up to the accreditation standards.

Finally, in the question of having a community-wide perspective on balancing multiple objectives associated with community planning, again, in addition to my experience as a commissioner on the HRC, I would offer two sources of relevant experience. First, I feel that the role of being a member of the accreditation leadership team required this kind of perspective. Second, as the owner of a martial art school, this is a business that depends not just on delivering a service to a customer, but also to developing a community that is supportive of all members needs. As such, in a microcosm, this also embodies the need to have the wider perspective associated with community planning. In short, maintaining a larger perspective of what is good for a greater community, including the balancing of multiple objectives, is something that I am familiar with.

**Answer to Question #5 Above**

At this time, I do not meet any of the criteria listed.

**Section 1.16.235 Planning Commission.**

1) Hereby is created a City Planning Commission for the City of Corvallis, Oregon. The Planning Commission is created pursuant to ORS 227.020.

2) The City Planning Commission shall consist of nine members to be appointed by Council. No more than two voting members of the Commission may be engaged principally in the buying, selling, or developing of real estate for profit as individuals or be members of any partnership or officers or employees of any corporation that engages principally in the buying, selling, or developing of real estate for profit. In the interest of ensuring a balanced, community-wide perspective on the Planning Commission, no more than two members shall be engaged in the same kind of occupation, business, trade, or profession.

3) Upon expiration of a term or vacancy, a public announcement of the opening will be announced in a newspaper of general circulation in the City. The notice shall contain the qualifications for appointment in subsection 2) and a list of the occupations of existing commissioners. After receiving applications Council may conduct interviews. If more than one application is submitted, Council shall hold a ballot vote conducted by the City Recorder. Any person receiving a majority vote shall be appointed to the Planning Commission. If no person receives a majority vote, the two receiving the most votes shall be voted upon again. The one then receiving the majority vote shall be appointed to the Planning Commission.

4) Five members of the City Planning Commission shall constitute a quorum. If a quorum cannot be obtained because five (5) or more members have a conflict of interest, the quorum requirement shall be reduced to three (3) for that issue only.

5) A member of the Planning Commission shall not participate in any Commission proceeding or action in which any of the following has a direct or substantial financial interest: the member or his or her spouse, brother, sister, child, parent, father-in-law, mother-in-law, any business in which she or he is then serving or has served within the previous two (2) years, or any business with which she or he is negotiating for or has an arrangement or understanding concerning prospective partnership or employment. Any actual or potential interest shall be disclosed at the meeting of the Commission where the action is being taken. Examples of conflict of interest include:

- a) The member owns property within the area entitled to receive notice of the public hearing;
- b) The member has a direct private interest in the proposal; and
- c) For any other valid reason, the member has determined that participation in the hearing and decision cannot be in an impartial manner.

6) The Commission shall have the authority which is now or may hereafter be assigned to it by Charter, ordinances, or resolutions of the City and ORS 227.090, and other State laws.

The Planning Commission shall function primarily as a comprehensive planning body proposing policy and legislation to Council related to the coordination of the growth and development of the community. The functions of the Planning Commission shall include, but not be limited to, the following:

- a) Review the Comprehensive Plan and make recommendations to Council concerning Plan amendments which it has determined are necessary based on further study or changed concepts, circumstances, or conditions.
- b) Formulate and recommend legislation to implement the Comprehensive Plan.
- c) Review and recommend detailed plans including functional plans which relate to public facilities and services, and subarea plans which relate to specific areas of the community to implement the Comprehensive Plan.
- d) Assist in the formulation of the Capital Investment Plan [Capital Improvement Program] and submit periodic reports and recommendations relating to the integration and conformance of the plan with the Comprehensive Plan.
- e) Review and make recommendations concerning any proposed annexation.
- f) Conduct hearings, prepare findings of fact, and take such actions concerning specific land development proposals as required by the Land Development Code.

g) Advance cooperative and harmonious relationships with other planning commissions, public and semi-public agencies and officials, and civic and private organizations to encourage the coordination of public and private planning and development activities affecting the City and its environs.

h) Study and propose, in general, such measures regarding land development as may be advisable for promotion of the public interest, health, safety, comfort, convenience, and welfare.  
(Ord. 98-45 § 3, 11/11/1998; Ord. 82-6 §§ 2, 3, 1982; Ord. 81-99 § 60, 1981)

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MAY 27 2011



Community Development  
Planning Division

City Planning Division  
PO Box 1083  
Corvallis, OR 97339  
Telephone 541-766-6908

**2011 Planning Commission Application**

Interview dates: Monday and/or Tuesday, June 13 and/or 14, 2011 @ 5:20 p.m.

Please answer the three questions that are attached on a separate page.

Please return to the Planning Division by 5 p.m. Friday, May 27, 2011.

Name: RONALD C. SESSIONS Date: 5/27/11  
Address (home) \_\_\_\_\_ Phone (h) (541) 417-4117  
Address (work) \_\_\_\_\_ Phone (w) CELL (831)  
E-mail (work) \_\_\_\_\_ E-mail (home) SESSARCH@  
Occupation/Profession: ARCHITECT CALIF C28366

Please list each source of income that is 10% or more of your total household income:

CITY OF SAN JOSE (RETIRED) SOCIAL SECURITY, IRAS

Please identify your community/civic activities including business or professional organizations: \*

ROTARY CLUB 12 yrs CALIF GREEN BUILDING  
AIA 15 yrs (PRESENTLY INACTIVE) ARCHITECTS ASSOCIATION  
OF SANTA CRUZ COUNTY

Please list all financial interests in real property located in Benton County:

NONE PRESENTLY, I PLAN TO PURCHASE A PRIVATE  
RESIDENCE WITHIN CITY LIMITS.

Please indicate your interests, qualifications and/or philosophical attitudes toward the responsibilities of a Planning Commissioner:

\* PLEASE SEE ATTACHMENT  
PLAN TO APPLY FOR "LEADERSHIP CORVALLIS" SEPT 2011

Please indicate any familiarity you might have with land use planning, Corvallis land use regulations, and/or the Oregon Statewide Planning Program.

PLEASE SEE ATTACHMENT

Certification: I certify the foregoing information to be true and exact to the best of my knowledge.

Ronald C. Sessions  
Candidate's Signature

5/27/11  
Date

This application provides general biographical information to assist the City Council in making their appointments to the Planning Commission. If you wish to elaborate on any of the above items, please attach additional pages.

\*Pursuant to State law (ORS 244.050), persons appointed to the PC/HRC are required to file an annual verified statement of economic interest and a quarterly public official disclosure form with the Oregon Government Ethics Commission.

## Application Questions

1. Why would you like to be on the Planning Commission and what do you think is the role of the Planning Commission?

When I made the decision to move to Oregon I chose Corvallis due to its livability, wholesome feel of community, arts and cultural climate, riverfront, downtown, recreational opportunities, diversity, community activism, effective city government, and university presence. This position is an opportunity for me to utilize skills and experience I have gained over many years as problem solver, negotiator, visionary, team player, objective observer, and to apply them for a public benefit. I have a retirement income which affords me independence and time to pursue community service on a full to part-time basis, to do it objectively without a personal or conflicting economic interest. Much is to be done to continue the successes of the present and preserve the economic vitality for the future. I want to do my part to preserve and enhance the "Quality of Life" we experience in Corvallis.

I see the Planning Commission role as key in the process of providing for the general welfare of the public and for private interests. The role of the commission is enumerated in item 6 of the Application packet. A primary role is to research options, provide specific recommendations to council for legislative actions and the implementation of the policies and Goals of the Comprehensive Plan. A second primary role is in the public process of conducting hearings, fact finding and action for specific development projects within the city.

2. Explain your understanding of the Oregon Land Use system and our Comprehensive Plan and Development Code.

Urban designer Peter Calthorpe advocated that urban renewal, urban infill and density, preservation of farm lands, parks and wild-land areas, transportation nodes and travel corridors contributed to quality of life issues that are vital for human prosperity and community development. His work was a basis for land use and transportation in the metro Portland area and in many urban areas of Oregon.

The Corvallis Comprehensive Plan guides and controls community land use with the intension to reflect the current thoughts and to be responsive to the needs and desires of the citizens. It is the guide for developing regulations contained within the Land Development Code and a basis for decisions for new project issues not specifically addressed in the Code. To be absolutely candid, I have only a general understanding of this plan and feel that as a commissioner, it should become intimately familiar and an ongoing reference for decisions and recommendations made by the Commission.

3. Briefly, tell us about a land Use decision that interested you and share your observations about the process and the decision.

A local Santa Cruz hotel wished to complete a wing to the hotel which was a part of the original building design. The hotel ownership had offered several hundred thousand dollars of infrastructure and hotel cosmetic upgrades and improvements that complied with the city master plan and design guidelines. The improvements would have generated and estimated annual room tax revenue of \$650,000, increased tourism revenue, and provided the spark plug for redevelopment of a blighted area that was key to the special character of the city. Tourism is a primary city revenue source, and the project was proposed during a time when city coffers were strained to provide vital public services. There were many issues, but basically the decision was made to reject the project due to special interest input rather than for the general good of the community. Under increased financial pressure, the city called this architect two years later to enquire if the client was still interested in completing the project.

## 2011 Planning Commission Application

May 27, 2011 Attachment

Please indicate your interests, qualifications and/or philosophical attitudes toward the responsibilities of a Planning Commissioner:

I have been interested in the role of the Planning Departments and the Planning Commissions in at least a dozen jurisdictions where I have been actively engaged in the practice of architecture. Often I have seen interested parties take an adversarial position which did not achieve a positive outcome for the community, the private owner or developer, and for the overall economic and social health of the communities involved.

I as a practicing commercial and public architect, licensed in California, and earlier as fire prevention enforcement officer for San Jose Fire Department I have had the opportunity to view many issues regarding the planning processes both from public municipal interests and desires, and from private property development expectations. I have always worked to bring multiple concerned persons together for a mutual benefit that enhances the community vision and economy. Working together for consensus and compromise usually brings success.

I have been the project chair for the first adoption of the Uniform Fire Code in San Jose which brought together in one volume the cities codes and ordinances, state and federal law. I prepared a 200 page document which was then reviewed by the city attorney and went through a public review process.

I have been an advocate for "Green Building", renewable resources and historic preservation for most of my career. I have found that most architectural projects touched concerns and provided opportunities to move forward on these fronts.

Please indicate any familiarity you might have with land use planning, Corvallis land use regulations, and/or the Oregon Statewide Planning Program:

Practicing for over 20 years as the architect representing private party interests for new projects I have found it essential to review Planning Codes and interpretive requirements as well as taking the pulse of other community interested parties to develop each project so that it benefited not only investors but also the community vision and goals at large. Often this occurred during meetings with planning staff and a variety of public gatherings.

I have read the "2020 Vision Statement", scanned the General Land Development Code, reviewed the "Annual Planning Work Program Review" and glanced at the "Corvallis Comprehensive Plan". A working knowledge of each is essential to be effective as a Commissioner. I have discovered an endless source of meeting minutes, ordinances, policy decisions and resolutions for the city. I firmly believe that each planning question requires working with Planning Staff and may deserve specific research, feedback, public comment, to address livability concerns and understanding.

I admire the work of the Infill task Force which has provided over sixty recommendations to address "Unresolved Planning Issues" in the LDC to the Community Development Department and Planning Commission.



RECEIVED

### 2011 Planning Commission Application

Interview dates: Monday and/or Tuesday, June 13 and/or 14, 2011 @ 5:20 p.m.

MAY 23 2011

Please answer the three questions that are attached on a separate page.

Please return to the Planning Division by 5 p.m. Friday, May 27, 2011.

Community Development  
Planning Division

Name: James W Ridlington Date: May 19, 2011

Address (home) \_\_\_\_\_ Phone (h) 541- \_\_\_\_\_

Address (work) \_\_\_\_\_ Phone (w) \_\_\_\_\_

E-mail (work) \_\_\_\_\_ E-mail (home) Jim.ridlington@ \_\_\_\_\_

Occupation/Profession: Retired

Please list each source of income that is 10% or more of your total household income:

PERS & SS

Please identify your community/civic activities including business or professional organizations:

Corvallis Chamber Music board

Please list all financial interests in real property located in Benton County:

\_\_\_\_\_

Please indicate your interests, qualifications and/or philosophical attitudes toward the responsibilities of a Planning Commissioner:

We have lived in Corvallis since 1971 and I want to maintain the Corvallis quality of life that we currently have.

Please indicate any familiarity you might have with land use planning, Corvallis land use regulations, and/or the Oregon Statewide Planning Program.

I have served on the commission for the last 3 years and learned much about planning

Certification: I certify the foregoing information to be true and exact to the best of my knowledge.

James W Ridlington \_\_\_\_\_ Date May 19, 2011

Candidate's Signature \_\_\_\_\_ Date \_\_\_\_\_

This application provides general biographical information to assist the City Council in making their appointments to the Planning Commission. If you wish to elaborate on any of the above items, please attach additional pages.

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City Council Interviews  
Planning Commission Vacancies  
Positions 1, 6, and 9  
Terms from July 1, 2011 - June 30, 2014

Questions

Please answer the following questions and return with your application.

1. Why would you like to be on the Planning Commission and what do you think is the role of the Planning Commission?

I would like to maintain the high liveability that we enjoy in Corvallis.  
Our role is to apply the code to development in Corvallis.

2. Explain your understanding of the Oregon land use system and our Comprehensive Plan and Land Development Code.

The code has been developed so that when development does occur, it happens in a way that protects the environment, liveability, property rights

3. Briefly, tell us about a land use decision that interested you and share your observations about the process and the decision.

The Bald Hill farm development took a long time to move forward. The developer finally realized that he had to go through the process to get the approval. He could not do it just because he wanted to.



RECEIVED

MAY 27 2011

City Planning Division  
PO Box 1083  
Corvallis, OR 97339  
Telephone 541-766-6908

Community Development  
Planning Division

### 2011 Planning Commission Application

Interview dates: Monday and/or Tuesday, June 13 and/or 14, 2011 @ 5:20 p.m.

Please answer the three questions that are attached on a separate page.

Please return to the Planning Division by 5 p.m. Friday, May 27, 2011.

Name: Franklin Hann Date: 5.24.2011  
 Address (home) \_\_\_\_\_ Phone (h) 541 \_\_\_\_\_  
 Address (work) \_\_\_\_\_ Phone (w) 541 \_\_\_\_\_  
 E-mail (work) encore E-mail (home) hannam@  
 Occupation/Profession: Physical Therapist

Please list each source of income that is 10% or more of your total household income:

Encore P.T., GSRMC Rental Income Out of State  
One in Corvallis

Please identify your community/civic activities including business or professional organizations:

Corvallis Planning Commission Volunteer Community Outreach  
LDHB Member Clinic

Please list all financial interests in real property located in Benton County:

Personal Residence = \_\_\_\_\_  
Rental = \_\_\_\_\_ Lease office \_\_\_\_\_

Please indicate your interests, qualifications and/or philosophical attitudes toward the responsibilities of a Planning Commissioner: to fulfill both the quasi-judicial

& legislative responsibilities of PC in fair  
& impartial manner as required by LDC, Comp Plan & OR Gov

Please indicate any familiarity you might have with land use planning, Corvallis land use regulations, and/or the Oregon Statewide Planning Program. six years experience as Corvallis

planning commissioner, chair of LDHB

Certification: I certify the foregoing information to be true and exact to the best of my knowledge.

Franklin Hann  
Candidate's Signature

5.24.2011  
Date

This application provides general biographical information to assist the City Council in making their appointments to the Planning Commission. If you wish to elaborate on any of the above items, please attach additional pages.

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City Council Interviews  
Planning Commission Vacancies  
Positions 1, 6, and 9  
Terms from July 1, 2011 - June 30, 2014

Questions

Please answer the following questions and return with your application.

1. Why would you like to be on the Planning Commission and what do you think is the role of the Planning Commission? I have enjoyed my 2 terms on the commission & learning more each year about the process & our community. The P.C. has a dual role & responsibility to make quasi-judicial decisions re: land use applications & recommendations to City Council re: legislative issues.
2. Explain your understanding of the Oregon land use system and our Comprehensive Plan and Land Development Code. For almost 40 years Oregon has based our system on 19 goals with Citizen involvement being the 1st. From these goals guiding principles evolve that drive guidelines leading to development of the LDC & its consistency with State Goals. Comprehensive Plan establishes broad framework for land use whereas LDC is specific set of rules to follow.
3. Briefly, tell us about a land use decision that interested you and share your observations about the process and the decision.

Presbyterian Church Renovation was interesting confluence of conflicts that required balancing of commercial interests, alleged & Historic District constraints. Highlighted the depth of the parking issue & brought about increased citizen involvement. To some extent it demonstrated that we as a community have not adequately developed an overall plan for parking & how to encourage alternative ways of providing for it in Planning process.