



CITY OF REDMOND
Community Development Department

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REDMOND HISTORIC LANDMARKS COMMISSION
MINUTES

August 24, 2017

411 SW 9th Street, City Hall Conference Room 210, Redmond, Oregon

Commissioners Present: Chair Charles Rucker, Vice-Chair Trish Pinkerton, Tonia Cain, Shannon Farnsworth Rose (*absent: Leaha Moon; 2 vacancies*)

Youth Ex Officio: Karla Mora

City Staff: Scott Woodford, *Senior Planner*; Keith Witcosky, *City Manager*; Cameron Prow, *TYPE-Write II*

Visitors: Lisa Lee

Media: Dave Morgan, *RedmondNewsToday.com*

(Agenda items appear in the order discussed. The 3 digits after a motion title show the number of commissioners voting in favor/opposed/abstaining.)

CALL TO ORDER – INTRODUCTIONS

Chair Rucker called the regular meeting of the Redmond Historic Landmarks Commission to order at 4:30 p.m. with a quorum of commissioners (4 of 5) present.

CITIZEN COMMENTS

None.

ACTION ITEMS

A. Approval of Minutes

1. **July 27, 2017**

Motion 1 (4/0/0): Commissioner Pinkerton moved to approve the minutes of July 27, 2017, as written. Commissioner Rose seconded the motion which passed unanimously.

DISCUSSION ITEMS

A. Redmond Passenger Depot – Discussion About Proposed Changes

Mr. Witcosky reported speaking with Tanney Staffenson, *Staffenson Resources LLC*, who has indicated interest in purchasing the Redmond Railroad (passenger) Depot for \$250,000. He summarized Mr. Staffenson's background and experience in property management and historic preservation. Mr. Staffenson had estimated the cost of improvements at \$120,000. Council will discuss this proposal on September 12, 2017, 6 p.m., and (hopefully) direct the City to negotiate a purchase and sale agreement for Council approval in late September/early October.

Mr. Woodford said the passenger depot was a local landmark. He reviewed (PowerPoint) Mr. Staffenson's August 2, 2017, letter, which outlined the type of improvements planned for the preferred use. Interior improvements proposed were professional offices, conference room, foyer, and possibly extra restrooms. The foyer would have a railroad depot theme and history and remain

open to the public. Exterior changes proposed were landscape cleanup, touch-up painting, and repair of the parking lot damage. No changes to the stone or windows and no new openings were planned, though replacing the opaque material in the double doors with clear glass would add more light to the rear of the building. The letter indicated food service use would be explored only if the office use proved unviable. Mr. Staffenson has requested a letter of support from this commission.

Commissioner comments and questions covered the value of having a tenant in this building, office use being lighter than restaurant use, keeping window and door configurations the same, protecting the windows, and saving interior historic elements if possible. Commissioner Cain suggested commissioners attend the September 12 Council meeting to learn more specifics about Mr. Staffenson's proposal.

Following discussion, commissioners agreed by consensus they wanted a chance to review the applicant's proposal and were willing to support the direction as detailed in Mr. Staffenson's August 2, 2017, letter.

Mr. Woodford said he would check the legality of the commissioners submitting a tentative letter of support before reviewing a specific proposal.

B. Downtown National Historic District Update

Mr. Woodford reported the nomination was still being processed by the state office. The woman who helped the City work through the nomination process resigned, leaving the state office short-staffed, and it took a while for Kerry Davis (City consultant) to get the proper direction for the changes the State wanted. He outlined the state and federal review processes and timelines. The nomination is due to the National Park Service in mid-September 2017. The City would be notified in November 2017 if the nomination is accepted.

C. Craftsman Bungalow Reconnaissance Level Survey Update

Mr. Woodford said Commissioner Rose had a few comments on the draft survey which was distributed to all commissioners. Kerry Davis is communicating with Jason in the State Historic Preservation Office about information he requested.

Commissioner Pinkerton said she was still researching historic photos and history for some of the surveyed buildings.

D. CLG Grant Update

Mr. Woodford said all funds for the last Certified Local Government grant had to be expended by August 31, 2017. He reviewed prior commissioner suggestions on how to allocate the remaining \$2,800 in CLG funds: training – Oregon Heritage Conference (\$400), reference books – *Images of America: Redmond, Oregon, Politics of Historic Districts, Rose of the Desert, and Where the Desert Blooms* (\$600), historic walking tour brochure – reprint 5,000 copies (\$2,090), convert brochure to hardcover book – to use as a prize (\$720), update the website,

Chair Rucker said he would research costs to recreate or obtain digital copies of the out-of-print reference books. He also volunteered to update the website.

E. Bob Whittier Donation Update

Chair Rucker recapped suggestions made at the July meeting for utilizing these funds.

Commissioner discussion covered the final design for the Centennial Park Expansion Project (see City website), creating a historic walk (timeline of Redmond history), and who would be responsible for moving the historic walk project forward.

Mr. Woodford said the historic walk would be funded by the Redmond Urban Renewal Agency as part of the Centennial Park Expansion Project. He assured commissioners they would have an opportunity to participate in the historic walk project.

F. Code Amendments – Work Session

Mr. Woodford reported receiving a phone call from Kerry Davis, saying she could be available for questions. Following discussion, commissioners agreed they would have better questions if they first reviewed the proposed code amendments and Ms. Davis’s comments.

Commissioner comments on Sections 8.0820 through 8.0855 included:

- Review the model Oregon historic code.
- Should HLC roles defined elsewhere in the code be cross-referenced with this location?
- Difference between “minor” and “major” alterations and who should review these.
- Review historic designation process for Deschutes County.
- Update section numbers that are cross-referenced elsewhere in the code. Add a note when a new section replaces an old section.
- Would be easier to review a clean version without strike-out language.
- Does the property owner’s written “consent” to designation need to be notarized? How do other communities handle this?
- Provide a better definition of “historic integrity.”
- Clarify the impact of historic designation on a property.
- Helpfulness of Ms. Davis’s comments.

Following discussion, commissioners agreed to schedule a code work session on September 13.

COMMISSIONER COMMENTS – ANNOUNCEMENTS

None.

STAFF COMMENTS

Upcoming meetings:

- Wednesday, September 13, 2017, 1 p.m. – code update work session
- Thursday, September 28, 2017, 4:30 p.m. – regular meeting

ADJOURN

With no further business, Chair Rucker adjourned the meeting at 6:08 p.m.

APPROVED by the Redmond Historic Landmarks Commission and SIGNED by me this 28th day of September, 2017.

ATTEST:

/s/ Charles Rucker
Charles Rucker
Chair

/s/ Scott Woodford
Scott Woodford
Senior Planner