



CITY OF REDMOND
Community Development Department

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REDMOND HISTORIC LANDMARKS COMMISSION
MINUTES

May 24, 2018

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

Commissioners Present: Chair Charles Rucker, Vice-Chair Trish Pinkerton, Tonia Cain, Shannon Farnsworth Rose (**3 vacancies**)

Youth Ex Officio Absent: Karla Mora

City Staff: Scott Woodford, *Senior Planner*; Josh Hoff, *Assistant Planner*; Deborah McMahon, *Planning Manager*; Cameron Prow, *TYPE-Write II*

Visitors: Chad Nemec; Eric Hobble and Larry Wright, *Tekneek Architecture*; **Karen ?**; Lew Hollander

Media: None

(Agenda items appear in discussion order. 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 (HLC) to order at 4:30 p.m., Thursday, May 24, 2018, with a quorum of commissioners (4 of 4) present.

CITIZEN COMMENTS

None.

ACTION ITEMS

B. Presbyterian Church – Addition/Exterior Alterations to a Local Landmark Building

Mr. Woodford discussed (staff report) the background and applicant's proposal for 641 SW Cascade Avenue (Deschutes County Assessor's Map 151316AB12300). The former Presbyterian Church is on the local Redmond Inventory of Historic Buildings. His summary included purpose of the requested exterior alterations, amenities, site access, review criteria, and code requirements.

Mr. Hobble and Mr. Wright discussed (PowerPoint, historic photos) the applicant's plans to convert the former church to a restaurant with an apartment on the second floor of the addition. Their presentation covered design details of the addition (height, roof height/pitch), compatibility of exterior materials, restoration cost of doors and windows, and why dormers weren't included. The applicant's goal is to preserve as much of the original building as possible. Mr. Wright said he intended to submit the proposal without the side ADA ramp but was prepared to add it if required. They assured commissioners they intended to replace existing windows with historically correct materials (no vinyl windows) if repairing the original windows was not cost effective.

Mr. Nemec, building owner/applicant, outlined his concerns about the roof pitch of the addition, stormwater drainage, retention of the church bell and belfry, interior alterations needed for the kitchen area, and appropriate materials for reroofing the steeple.

Commissioner concerns included if the Presbyterian Church was still connected to Westminster Hall, purpose of the upstairs apartment, ADA (Americans with Disabilities Act) accessibility (ramp width, number of ramps needed, screening), preserving the large tree on the Cascade Avenue side of the lot, relationship of patio to addition, use of original church space, which structural components would be retained (belfry, stained glass windows), which doors and windows would be replaced, roof structure and scaling, exterior lighting, stairway enclosure (vertical siding makes it look taller), if commissioners could review siding orientation on the extension at the point of construction, and if commissioners could review window and door replacements when that process starts. General comments by commissioners: design looked better than expected, a lot of thought went into the plan, and the overall result was a nice job.

Mr. Woodford said funding was available for a restoration workshop on one historic window.

Ms. McMahon discussed the type of exterior lighting allowed.

Motion 1 (4/0/0): Commissioner Rucker moved the Historic Landmarks Commission approve the request for a Certificate of Approval for exterior alterations for the First Presbyterian Church of Redmond building located at 641 SW Cascade Avenue, subject to Condition of Approval 1 in the staff report and replacing Condition of Approval 2 in the staff report with a new Condition of Approval 2 to allow commissioners to “review the final choices for exterior siding, doors, and windows before construction.” Commissioner Cain seconded the motion which passed unanimously.

A. Approval of Minutes

1. **March 22, 2018**

2. **April 26, 2018**

Motion 2 (4/0/0): Commissioner Pinkerton moved to approve the minutes of March 22 and April 26, 2018, as presented. Commissioner Rose seconded the motion which passed unanimously.

C. Consideration of COID Cline Falls Hydroelectric Plan Interpretive Exhibit Support Letter

Commissioners agreed by consensus to Chair Rucker’s signing the draft letter included in the meeting packet and asked staff to forward this letter to Lisa Lee at Central Oregon Irrigation District.

DISCUSSION ITEMS

A. Next Steps on the Work Plan

Due to lack of time, Chair Rucker postponed this agenda item to the June 2018 meeting.

COMMISSIONER COMMENTS – ANNOUNCEMENTS

Chair Rucker expressed concern that commissioners did not have the opportunity to review exterior alterations made to the Old Redmond Hotel. He suggested updating the code to require keeping the Historic Landmarks Commission informed about all historic preservation issues including those handled administratively (by staff). Such notice should be provided in a timeframe that allows commissioners time to review the issue and respond with their concerns before construction or any other work is started by an applicant.

Mr. Woodford discussed updates made by City staff to internal controls. He proposed setting up a process similar to that used to inform the Redmond Urban Area Planning Commission about administrative land use decisions. Ms. McMahon agreed with his suggestion.

STAFF COMMENTS

Next HLC meeting: Thursday, June 28, 2018, 4:30 p.m.

