



CITY OF REDMOND
Community Development Department

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REDMOND HISTORIC LANDMARKS COMMISSION
MINUTES

September 27, 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: **Vacant**

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

Visitors: Gary and Christie Bryant, *Christie's Kitchen*; Deborah Cook; Eric Hobble and Larry Wright, *Tekneek Architecture*

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

Vice-Chair Rucker called the regular meeting of the Redmond Historic Landmarks Commission (HLC) to order at 4:34 p.m., Thursday, September 27, 2018, with a quorum of commissioners present (3 of 4). Chair Rucker arrived at 4:35 p.m.

CITIZEN COMMENTS

None.

ACTION ITEMS

A. Approval of Minutes

1. **August 23, 2018**

Motion 1 (4/0/0): Commissioner Pinkerton moved to approve the minutes of August 23, 2018, as presented. Commissioner Rose seconded the motion which passed unanimously.

B. Presbyterian Church – Addition/Exterior Alterations to Local Landmark Building
City File 711-18-000102-HLS

Mr. Woodford presented the staff report and summarized the background. The building at 641 SW Cascade Avenue, owned by Grace & Hammer, LLC, and represented by Chad Nemec, was listed on the Redmond Inventory of Historic Places on July 22, 1986, and on the National Register of Historic Places on September 3, 2001. On May 24, 2018, Redmond Historic Landmarks Commission reviewed and approved a proposed addition that included a dining patio, restrooms, indoor dining, and an apartment and garage unit. The State Historic Preservation Office (SHPO) denied the applicant's request for federal tax credits, deeming the prior addition too large and not in compliance with Secretary of the Interior standards for additions. The applicant redesigned the addition to accommodate the proposed restaurant use with a smaller footprint. Per evidence

submitted by the applicant and findings in the staff report, staff concluded the revised request complied fully with Redmond Development Code standards and criteria. Staff recommended approval of the revised application, subject to one condition of approval: Any preservation, cleaning, repair, and other treatment of original materials shall be in accord with the Secretary of Interior's Standards of Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

Mr. Hobble outlined changes made since the applicant's proposal in May 2018. The proposed 375-square-foot addition will include only a patio dining area and restrooms. His summary covered the new design concept, exterior siding, doors, windows, stairwell, signage, walkways, bike racks, parking, and ADA (Americans with Disabilities Act) compliance.

Commissioner concerns included retention of the church spire and a large tree at the front of the property, ingress and egress, compatibility of the smaller profile, landscaping, roof pitch of the addition, pergola paint color, patio material, and parking. Suggestions included orienting the open seating area to face The Taphouse.

Ms. Bryant asked about seating capacity and if the ADA ramp would be covered.

Motion 2 (4/0/0): Commissioner Pinkerton moved that the Historic Landmarks Commission approve the request for a Certificate of Approval for exterior alterations and addition for the First Presbyterian Church of Redmond building located at 641 SW Cascade Avenue, subject to the conditions of approval. Commissioner Rucker seconded the motion which passed unanimously.

C. Christie's Kitchen – Addition/Exterior Alterations to Local Landmark Building
City File 711-18-000206-HLS

Mr. Woodford presented the staff report and summarized the background of applicants' proposal for an addition to the McMickle House at 614 NW Cedar Avenue. This building, owned by Darren and Mandich Construction, is listed on the Redmond Inventory of Historic Places. Per evidence from the applicants and staff findings, staff concluded the request complied fully with Redmond Development Code standards and criteria. Staff recommended approval of the application.

Mr. and Mrs. Bryant said the 238-square-foot addition would continue the addition put on by the original owner 10-13 years ago and be used for storage. Existing landscaping (arborvitae) will block view of the addition by the public.

Motion 3 (4/0/0): Commissioner Pinkerton moved to approve the request for a Certificate of Approval for an addition to Christie's Kitchen building located at 614 NW Cedar Avenue. Commissioner Cain seconded the motion which passed unanimously.

DISCUSSION ITEMS

A. Historic Resources of Redmond Multiple Property Documentation Form (MPDF) Status

Mr. Woodford said he had been working with Kerry Davis, *Preservation Solutions, Inc.*, and Robert Olguin, SHPO's new National Register Coordinator, to assure SHPO will support Redmond's moving forward with its MPDF designation. Based on Mr. Olguin's input, this project has been retitled as "Historic Resources of Redmond MPD" to include nonresidential resources. He reviewed Ms. Davis' process timeline from the 1st public presentation in December 2018 through providing the final MPD draft to SHPO by August 31, 2019. Public outreach and engagement is included in this process. The current grant cycle ends on August 31, 2019. Ms. Davis has recommended using the next grant cycle (September 2019-August 2020) to finalize the full MPD listing and National Register nominations with owner approval. Ms. Davis is preparing her scope of work for

a new City contract and has agreed to attend a future HLC meeting by phone to answer HLC questions and concerns about the MPDF process.

Commissioner Rose asked Mr. Woodford to e-mail the MPD timeline to commissioners.

B. Historic Preservation Ordinance Revisions Status

Mr. Woodford reported on progress of HLC-proposed changes to the Historic Preservation Ordinance. Legal review has been completed. He reviewed Planning Commission concerns and responses by the City Attorney.

Commissioners asked if they would have a chance to review Planning Commission and City Attorney changes prior to City Council review of the proposed historic preservation ordinance language. Mr. Woodford said he would check on the appropriate review process. He reminded commissioners they were welcome to submit their comments at the Planning Commission and City Council hearings on this issue.

C. Redmond Museum Update

Commissioner Cain reported Redmond Museum staff were packing to move and have received assistance from Commissioner Rose and Jessica Rowan. Redmond staff Heather Cassaro and Chuck Arnold are trying to get Public Works staff to help move items that don't have to be environmentally controlled into City storage.

COMMISSIONER COMMENTS – ANNOUNCEMENTS

Commissioner Rose said she found a piece of an arrowhead in the Crooked River Gorge area. She recommended working with Deschutes County to protect a rock in the Lower Bridge area that advertises the Roberts and Lynch Store. She said reopening of the historic Odem Theatre was closer. She suggested asking the property owners and architects (Presbyterian Church, Christie's Kitchen) – once their projects are completed – about their experience in working with the City and the Historic Landmarks Commission. She reported the Odem house had been painted.

Chair Rucker discussed opportunities for commissioners to reach out to community groups to advance HLC goals. Redmond Museum board members have expressed interest in partnering with the City. The City has also expressed interest in an oral history project. He has accepted a new job with an employer supportive of his continuing to serve on this commission. The City of Prineville and Kelly Cannon-Miller of the Deschutes Historical Society have expressed interest in developing historic walking tour brochures based on the Redmond model. Eric Sande, executive director at the Redmond Chamber of Commerce, reached out to him about producing a video about the Historic Landmarks Commission, similar to one done for RCAPP (Redmond Committee for Art in Public Places). He suggested the commissioners consider holding an evening event in conjunction with the History Pub to highlight commercial historic preservation projects in Redmond.

Commissioner Cain asked about potential grant resources to help fund plaques for Redmond landmark buildings.

STAFF COMMENTS

Community Outreach: Mr. Woodford reported making a presentation to Leadership Redmond about community history and asking them to consider serving on City commissions/committees.

Commissioner Recruitment: Mr. Woodford said he was awaiting an application from a community member who indicated interest in applying for one of the vacant positions. He will check on the status of the commission's Youth Ex Officio position.

Restore Oregon Grants: Mr. Woodford report that, despite the efforts of Commissioner Rose and Chair Rucker, the City was unsuccessful in obtaining any Restore Oregon grants. He agreed with Commissioner Rose's suggestion to share Restore Oregon comments with the property owners.

Secretary of the Interior Historic Preservation Awards: Mr. Woodford said nominations were now open for 2018 awards that recognize outstanding contributions in the area of historic preservation.

Next HLC meeting: Thursday, October 25, 2018, 4:30 p.m.

ADJOURN

With no further business, Chair Rucker adjourned the meeting at 5:45 p.m.

APPROVED by the Redmond Historic Landmarks Commission and SIGNED by me this 25th day of October, 2018.

ATTEST:

/s/ Trish Pinkerton Vice-Chair
Charles Rucker
Chair

/s/ Scott Woodford
Scott Woodford
Senior Planner