



CITY OF REDMOND
Community Development Department

411 SW 9th Street
Redmond, OR 97756-2213

Phone **541-923-7758**
Fax 541-548-0706

www.ci.redmond.or.us

REDMOND HISTORIC LANDMARKS COMMISSION
MINUTES

October 25, 2018

Redmond City Hall, 411 SW 9th Street – Room 200, Redmond, Oregon

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

Youth Ex Officio: **Vacant**

City Staff: Scott Woodford, *Senior Planner*; Chuck Arnold, *Economic Development/Urban Renewal Program Manager*; Keith Witcosky, *City Manager*; Cameron Prow, *TYPE-Write II*

Visitors: Kerry Davis, *Preservation Solutions, LLC*; Shelby and Tanney Staffenson; Tricia Plass, *Ascent Architecture & Interiors*

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 Pinkerton called the regular meeting of the Redmond Historic Landmarks Commission (HLC) to order at 4:30 p.m., Thursday, October 25, 2018, with a quorum of commissioners present (3 of 4).

CITIZEN COMMENTS

None.

ACTION ITEMS

A. Approval of Minutes

1. **September 27, 2018**

Motion 1 (3/0/0): Commissioner Rose moved to approve the minutes of September 27, 2018, as presented. Commissioner Cain seconded the motion which passed unanimously.

DISCUSSION ITEMS

B. Redmond Passenger Depot

Mr. Woodford summarized the background of the Redmond Passenger Depot including its designation as a Local Historic Landmark in 2015. Staffenson Resources, LLC, purchased the depot and took possession in February 2018.

Mr. Staffenson thanked commissioners for their support to date. He outlined the conceptual layout, uses (offices, conference room, reception, mechanical/electrical equipment, museum foyer), and operating hours. Exterior updates included resurfacing and striping the parking lot, landscaping clean-up, and painting. Inside changes included removal of partitioning walls, mezzanine area, and remaining restaurant equipment. Ms. Plass presented conceptual designs (doors, windows, ceiling, walls, floors, backsplash tile, lighting, furniture, décor) and finish features including paint

color samples. Mr. Staffenson requested feedback on the interior design, adding an outside water faucet to make cleaning exterior space behind the building easier, and space and electrical needs for historic displays in the foyer. He expects this project to be done by January-February 2019.

Commissioner concerns included Redmond Museum office space, display area for an aerial map of Redmond, wainscoting, and trim colors. Following discussion, commissioners agreed with Mr. Staffenson's proposed interior changes and with adding an outside water faucet.

Mr. Woodford suggested the current lighting fixtures, if replaced, be stored for future use. He will work with Mr. Staffenson to schedule a tour of the depot building within the next two weeks.

A. Downtown Urban Renewal Update

Mr. Arnold discussed (PowerPoint) urban renewal programs, historic property investments, and potential partnership opportunities due to the overlap of the Redmond Downtown Historic District and the Downtown Urban Renewal District. He provided updates on properties within the Downtown Historic District that were, or might, benefit from urban renewal investment:

- **Historic Redmond Hotel** (521 SW 6th Street): Under renovation. The Urban Renewal Agency hired Steve Boothroyd/Able Construction to assist with bid analysis. A third-party architect (selected by urban renewal, paid by developer) will verify work invoiced has been done before the funds are released. With National Park Service approval of the rooftop bar, the developer is expecting the hotel to re-open in summer 2019.

Mr. Woodford said he contacted the new project manager, Rick Stilson, about exterior changes needed: repointing brick, replacing windows, and removing the fire escape.

- **Old City Hall** (716 SW Evergreen Avenue): The Urban Renewal Agency acquired this property from the City to redevelop it into a tax-based use to add value to downtown and "feet on the street." Urban Renewal is in an Exclusive Right to Negotiate (ending mid-December 2018) for redeveloping the northern half of the block to an apartment complex. The developer is working on costs and doing market studies. City Council has suggested the Urban Renewal Agency consider demolishing all buildings on the site.

Mr. Woodford suggested researching the availability of federal tax credits.

- **Old Presbyterian Community Church** (641 SW Cascade Avenue): Under renovation.
- **Old Redmond Smoke & Gift** (245 SW 6th Street): Now operating as *The Vault Tapouse*.
- **Old First National Bank** (corner of Deschutes Avenue/6th Street): Mr. Arnold reported a new investor from Vancouver, Washington, purchased this building for potential redevelopment as a restaurant/brew pub.
- **Patrick Building** (708 Deschutes Avenue, Redmond's first hospital): Urban renewal staff are working with the owner's property management team on potential re-use of this building.

Mr. Arnold said urban renewal and historic preservation staff will continue to coordinate re-use of buildings in the Downtown Historic District.

C. Historic Resources of Redmond MPD

Kerry Davis, City consultant, joined the meeting by phone at 5:30 p.m. She discussed commission activities over the last two years, scope of work needed to complete the National Register Multiple

Property Documentation Form (MPDF), benefits to submitting an MPDF, and how much work could be done within this grant cycle. *Next steps:* She will coordinate with Mr. Woodford and SHPO (State Historic Preservation Office) on data collection and mapping. She asked commissioners to suggest potential property types (themes) to Mr. Woodford who will forward them to her. She recommended doing field work (late November/early December 2018) to identify potential properties before holding public meetings in early 2019.

Commissioners asked if the number of themes should be limited, architectural styles to capture, and how the MPDF would be organized.

Mr. Woodford requested information about identifying and talking with owners who might be interested in nominating their properties for National Register listing in conjunction with the Landmarks Commission submission of an MPDF.

D. Review Preservation Code Amendments – Legal Changes

Due to lack of time, Vice-Chair Pinkerton postponed discussion of preservation code amendments to the November 2018 meeting.

E. DeMuro Awards Discussion

Commissioner Rose said copies of letters about the unsuccessful DeMuro Award nominations still had to be sent to the owners of *The Vault Taphouse* and the Old Redmond Schoolhouse.

COMMISSIONER COMMENTS – ANNOUNCEMENTS

Vice-Chair Pinkerton reported the new owners of the John Eberhard House (Andrew and Emily Fitch) were interested in listing their property on the local inventory. She suggested Kerry Davis review the property's potential for listing before she encourages Andrew and Emily to apply.

Commissioner Rose asked about the listing potential of an old stone building in the Dry Canyon across from the former location of the Old Redmond Schoolhouse.

STAFF COMMENTS

Next HLC meeting: Thursday, November 29, 2018, 4:30 p.m.

ADJOURN

With no further business, Vice-Chair Pinkerton adjourned the meeting at 6:13 p.m.

APPROVED by the Redmond Historic Landmarks Commission and SIGNED by me this 29th day of November, 2018.

ATTEST:

/s/ Charles Rucker
Charles Rucker
Chair

/s/ Scott Woodford
Scott Woodford
Senior Planner