



**CITY OF REDMOND**  
Community Development Department

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**REDMOND HISTORIC LANDMARKS COMMISSION**  
**MINUTES**

**November 29, 2018**

Redmond City Hall, 411 SW 9<sup>th</sup> Street – Room 210, Redmond, Oregon

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

**Youth Ex Officio:** Vacant

**City Staff:** Scott Woodford, *Senior Planner*; Chuck Arnold, *Economic Development/Urban Renewal Project Manager*; John Roberts, *Deputy City Manager*; Cameron Prow, *TYPE-Write II*

**Visitors:** Deborah Cook; Steve Buettner, *Sun West Builders*

**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 4:45 p.m., Thursday, November 29, 2018, with a quorum present (3 of 4 commissioners).

**CITIZEN COMMENTS**

None.

**ACTION ITEMS**

A. Approval of Minutes

1. **October 25, 2018**

**Motion 1** (3/0/0): Commissioner Pinkerton moved to approve the minutes of October 25, 2018, as presented. Commissioner Rose seconded the motion which passed unanimously.

B. Redmond Hotel Exterior Alterations (File 711-18-000242-HLA)

Mr. Woodford outlined the applicant's (AWI Deschutes, LLC) request for a Certificate of Approval to make exterior alterations to the New Redmond Hotel at 521 SW 6<sup>th</sup> Street (Deschutes County Assessor's Map 151316AC00100). The proposed alterations were to tuckpoint exterior brick, repair all exterior windows on property-line facades, replace windows in alcoves with new windows similar in design and style (or rebuild new windows where original windows no longer exist and replacement windows are not operable), and remove fire escapes. The hotel, a three-story "Georgian" brick masonry building, opened in 1928. The hotel was listed on the National Register of Historic Places in 1980 and on the Redmond Historic Landmarks Inventory on July 22, 1986. His staff report included the background, proposal, exhibits, staff findings, conclusions, and alternative courses of action. Based on review of evidence submitted by the applicant, staff concluded the request complied fully with Redmond Development Code standards and criteria.

Mr. Buettner discussed the applicant's plans for replacement and repair of 23 windows. The applicant notified staff they were taking the three existing fire escapes down to facilitate moving Pacific Power & Light high-voltage power lines into the alley behind the hotel. The existing fire escapes were unsafe (not structurally sound), unusable (did not go all the way to the ground), and not accessible but could be put back if required. Restore Oregon, following its site tour, felt the fire escapes did not contribute to the building's historic integrity. Mr. Buettner didn't know if the State Historic Preservation Office (SHPO) had an opinion on the fire escapes. He will check on retention of the fire escape landings. The main rooftop bar was modified to meet SHPO requirements. Other issues included confusion about the height of the stair tower on the northwest corner and interior demolition of third-floor plaster ceilings to add a fire sprinkler system and insulate the roof deck.

Mr. Arnold said the fire escape apparatus would be stored after its removal from the hotel building. The sign will be restored but lit with LED (light-emitting diodes) instead of neon. He and Mr. Woodford agreed to coordinate their efforts to assure the sign design and materials comply with the City's historic preservation code.

Commissioner concerns included retention of the fire escape landings, final treatment on the building façade where the fire escapes were mounted, disposition of fire escape apparatus, and the iconic nature of this historic hotel building in Redmond.

**Motion 2** (3/0/0): Commissioner Rucker moved the Historic Landmarks Commission approve the request for a Certificate of Approval for exterior alterations for the Redmond Hotel located at 521 SW 6<sup>th</sup> Street, subject to the following condition of approval: (1) All preservation, cleaning, repair, and other treatment of original materials shall be in accord with the Secretary of the Interior's Standards of Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Commissioner Pinkerton seconded the motion which passed unanimously.

## **DISCUSSION ITEMS**

### **A. Preservation Code Amendments Update**

Commissioners reviewed wording revisions suggested by City Attorney Steve Bryant and requested deletion of the last eight words in Section 8.0865.B, Alterations, Relocations, and Demolitions of a Landmark, specifically, "signed and issued by the Historic Preservation Officer."

Mr. Woodford discussed changes made by the Redmond Urban Area Planning Commission to the Historic Landmarks Commission recommendation. He asked commissioners to e-mail additional comments to him by Monday, December 3, for inclusion in the meeting packet for City Council's public hearing on December 11, 2018. He agreed to provide a copy of pertinent Planning Commission minutes to commissioners prior to the Council hearing on December 11.

### **B. Redmond MPD Update**

Mr. Woodford said Kerry Davis, City consultant, visited Redmond during the Thanksgiving holiday but he didn't speak with her. He summarized what she accomplished while in town and her next steps. SHPO might ask commissioners to reduce the boundary of Redmond's proposed Multiple Property Designation (MPD) to include only residential resources. He reported Ms. Davis's feeling that, upon closer study, many of the nonresidential resources proposed for inclusion in the MPD were not National Register-eligible due to insufficient historic integrity. He said he will contact SHPO staff to confirm the scope of Redmond's proposed MPD has their support. He presented an aerial view of a building at 1106 NW 7<sup>th</sup> Street and requested feedback.

Commissioners commented the building blocked a through street and suggested consulting Commissioner Cain. Vice-Chair Pinkerton volunteered to research former owners of this property.

