



CITY OF REDMOND
Community Development Department

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REDMOND HISTORIC LANDMARKS COMMISSION
MINUTES
August 14, 2015

City Hall Conference Room A, 716 SW Evergreen Avenue, Redmond, Oregon

Commissioners Present: Chair Trish Pinkerton, Vice-Chair Judy Fessler, Tonia Cain, Leaha Moon
(1 vacancy)

Youth Ex Officio: Vacant

City Staff: Deborah McMahon, *Principal Planner*; Scott Woodford, *Associate Planner*; Cameron Prow,
TYPE-Write II

Visitors: None

Media: None

(The 3-digit number after a motion title shows the number of commissioners voting in favor/opposed/abstaining.)

CALL TO ORDER

Chair Pinkerton opened the meeting at 9 a.m. with a quorum of commissioners (4 of 4) present.

CITIZEN COMMENTS

None.

DISCUSSION/ACTION ITEMS

A. Approval of Minutes
None.

B. Landmark Designation Request – Redmond Passenger Depot at 3716 SW 21st Place
Mr. Woodford said the property owner (City of Redmond) has requested designation of the Redmond Passenger Depot as a Historic Building. His staff report covered background, architectural values, and evaluation criteria. Also known as the Oregon Trunk Railway Passenger Depot, this building was designed in the Mission and Romanesque styles and completed at its original location (330 East 1st Street, Redmond, Oregon) in 1912. The City purchased the depot for \$1 from Burlington Northern Railroad in 1998. Due to realignment of Highway 97, the City moved the depot to its current location on Airport Way (Franks Landing, Lot 1) in 2003. Based on a site visit and review of available information, staff recommended approving the City's request. This structure has "architectural significance" and is associated with events of a "historical importance based upon past or present use." According to Rosalind Keeney, architectural historian, this depot is one of only four railroad stations in Oregon that possess the unique combination of masonry with the porte-cochere design.

Commissioner discussion included the depot's eligibility for National Register recognition.

Motion 1 (4/0/0): Commissioner Fessler moved that the Redmond Historic Landmarks Commission recommend that City Council approve Historic Landmark Building Designation for the Redmond Passenger Depot at 3716 SW 21st Place as soon as possible. Commissioner Moon seconded the motion which passed unanimously.

- C. Landmark Designation Request – Oregon Trunk Railway Freight Depot at 778 NE 11th Street
Mr. Woodford said the property owners (Nunzie Gould and Jim Guild) have requested designation of the Oregon Trunk Railway Freight Depot as a Historic Building. He reviewed the background, owners' restoration efforts, architectural value, and evaluation criteria. Exterior renovations visible in 2015 were completed in 2004 and 2013 by Old Town Restoration dba Jim Guild Construction. Based on review of available information, staff recommended approving the owners' request as this structure has "architectural significance" and "historic importance."

Commissioner concerns included impact of renovations and move on the building's integrity.

Motion 2 (4/0/0): Commissioner Cain moved that the Redmond Historic Landmarks Commission recommend that City Council approve Historic Landmark Building Designation for the Oregon Trunk Freight Depot located at 778 NE 11th Street. Commissioner Moon seconded the motion which passed unanimously.

- D. Preparation of Streamlined Moderne Context Statement
Mr. Woodford requested help to update the context statement in the SHPO (State Historic Preservation Office) application for the Safeway Store Building (current City Hall) at 716 SW Evergreen Avenue. SHPO rejected Michael Houser's statement, intended to justify the building's inclusion in a Multi-Property Streamlined Moderne Historic District, declaring it "weak."

Chair Pinkerton volunteered to edit Mr. Houser's context statement and present her draft for commission review at the September 2015 meeting.

Mr. Woodford recommended professional assessment of the revised context statement before resubmittal of the SHPO application.

LIAISON COMMENTS

None. Mr. Woodford said Heather Carlin had been appointed to fill the position vacated by former City Councilor Ginny McPherson. Council has not assigned a new liaison to the Landmarks Commission.

COMMISSIONER COMMENTS

Commissioners Fessler and Cain presented draft language proposing that the current City Hall (old Safeway Store) be added to the inventory of locally designated historic structures. Commissioner discussion covered the building's historic integrity, who can request designation of public buildings, property owner's permission, saving the north façade, and inviting City management to attend the next meeting to explore this issue further.

Commissioner Fessler reported 60-70 people attended a presentation on the City's plans to remodel the old Evergreen Elementary School as the new City Hall. Neighbor concerns included parking and traffic congestion. Mr. Woodford commented that the Redmond Bicycle and Pedestrian Advisory Committee has expressed concern about the potential for increased traffic on Deschutes Avenue. Commissioners requested a copy of the PowerPoint presentation.

Tentative September Agenda

- * Discuss potential historic designation of current City Hall building
- * Final report from Preservation Solutions on Historic Preservation Plan

Future Agendas

- * SHPO training on National Register nominations
- * Begin planning May 2016 National Historic Preservation Month event

STAFF COMMENTS

Patrick’s Professional Building: Mr. Woodford presented a handout on potential renovation solutions developed by Ms. McMahon. Ms. McMahon reviewed the background and results of staff conversations with the property owner, Dr. Belza, who previously indicated he intended to tear down the building and put in a parking lot with temporary food uses. Dr. Belza has since acknowledged there might be other options for this property and asked the City to submit a pro forma estimate, which is being prepared by Sera Architects. Redmond Chamber of Commerce (potential tenant) and Pennbrook Development (developer) have both expressed interest in this building. Dr. Belza and Community Development Director Heather Richards have agreed to talk again after both return from vacation. She emphasized the community’s desire to brand Redmond as a family-friendly place with something unique in order to compete with other cities.

Commissioner concerns included potential for re-using this building, how the commission needs to approach the community about historic preservation issues, adding Patrick’s Professional Building to Restore Oregon’s “endangered buildings” list, learning more about tools available to protect endangered buildings to provide consistent information to the public, interior condition report, and potential new uses.

Redmond Hotel Revitalization: Ms. McMahon provided a status report. The City’s proposed contribution has dropped to \$750,000 of the \$5 million needed to move this project forward. This project is considered critical for downtown revitalization.

Historic Preservation Plan: Mr. Woodford reported that the final report from Preservation Solutions was due to SHPO by August 31, 2015.

ADJOURN

The next regular meeting is scheduled for Friday, September 11, 2015, 9 a.m.

With no further business, Chair Pinkerton adjourned the meeting at 10:25 a.m.

APPROVED by the Redmond Historic Landmarks Commission and SIGNED by me this 11th day of September, 2015.

ATTEST:

/s/ Trish Pinkerton
 Trish Pinkerton
 Chair

/s/ Heather Richards
 Heather Richards
 Community Development Director