



**CITY OF REDMOND**  
Community Development Department

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

**November 13, 2015**

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

**Commissioners Present:** Chair Trish Pinkerton, Vice-Chair Judy Fessler, Tonia Cain, Shannon Farnsworth Rose (*absent: Leah Moon*)

**Youth Ex Officio:** Vacant

**City Staff:** Scott Woodford, *Associate Planner*; Keith Witcosky, *City Manager*; Cameron Prow, *TYPE-Write II*

**Council Liaison:** None assigned

**Visitors:** None

**Media:** Dave Morgan, *RedmondNewsToday.com*

*(The 3 digits after a motion title show the number of commissioners voting in favor/opposed/abstaining.)*

**CALL TO ORDER**

Chair Pinkerton opened the meeting at 9:04 a.m. with a quorum of commissioners (4 of 5) present.

**CITIZEN COMMENTS**

None.

**DISCUSSION/ACTION ITEMS**

A. Approval of Minutes

**Motion 1** (4/0/0): Commissioner Fessler moved to approve the minutes of October 9, 2015. Commissioner Cain seconded the motion which passed unanimously.

B. Exterior Alteration of a Historic Landmark Building – 431 9<sup>th</sup> Street, Redmond Union High School (Deschutes County Tax Assessor’s Map 15-13-16AB TL 12700)

Mr. Woodford presented his staff report and reviewed the background, process, criteria, and staff findings. He welcomed Mr. Witcosky as representative for the property owner/applicant (City of Redmond). City Council added the Main Building to the local Historic Landmark inventory on August 13, 1991. The applicant is requesting approval of its proposed exterior alterations to the Main Building of Redmond Union High School and site plan changes to accommodate this building’s adaptive re-use as the new Redmond City Hall. Every effort will be made to avoid compromising the historic value of the building; the applicant plans to restore historically accurate doors and windows. The City wants to retain the Gymnasium but postpone renovation due to budget constraints. The City plans to demolish the Auxiliary Building (annex) which is in poor condition and lacks architectural or social significance. (The Landmarks Commission has no jurisdiction over the request for demolition since the annex is not designated as a local landmark.) The interior of the Main Building is not part of the historic landmark designation, but the applicant

is trying, to the extent feasible, to use the original layout and unique features such as existing hallways, stairways, and woodwork. FFA Architecture+Interiors, which specializes in adapting historic buildings for re-use, is designing the remodel. Based on findings in its report, staff recommended approval of applicant's request.

Commissioner concerns included parking placement, annex demolition, touring the building before remodeling starts, fire escape, ADA (Americans with Disabilities Act) facilities, repurposing unneeded materials (Habitat Restore), awnings, HVAC (heating, venting, air conditioning) and trash screening, parking lot lighting, energy-efficient windows, tree preservation, cornice integrity, impact of code requirements on interior and exterior design, and quality of presentation by the applicant's architect.

Mr. Witcosky responded to commissioner concerns.

**Motion 2** (4/0/0): Commissioner Fessler moved that the Historic Landmark Commission approve the request for a Certificate of Approval for exterior alterations for the Redmond Union High School building located at 431 SW 9<sup>th</sup> Street. Commissioner Cain seconded the motion which passed unanimously.

C. Historic Preservation Plan – Adoption

Mr. Woodford outlined the next steps in the review process. Upon Council adoption, this plan will guide the commission's work plan for the next five to seven years. He recommended that commissioners attend the Council meeting when this plan is presented for adoption.

Commissioners expressed the hope that timelines in the Historic Preservation Plan were somewhat flexible.

**Motion 3** (4/0/0): Commissioner Fessler moved that City Council adopt the City of Redmond Historic Preservation Plan as presented or with modification. Commissioner Rose seconded the motion which passed unanimously.

D. Streamline Moderne Context Statement

Chair Pinkerton presented her latest draft of the Streamlined Moderne context statement which she has been working on as requested by commissioners. Students from the Sustainable Cities Initiative Program with the University of Oregon will be working on the Multiple Property Listing nomination in spring 2016. The City's final version of this statement is due in late November/early December. She asked commissioners to e-mail their comments to her on/before November 20.

Commissioners asked what the students would be doing, suggested including contemporary photos along with the nomination, and recommended the City reach out to property owners including absentee owners before the students begin working on this project.

**LIAISON COMMENTS**

None. No liaison has been assigned.

**COMMISSIONER COMMENTS**

Commissioner Cain requested a status report on the Patrick Building. Mr. Woodford said the City has been researching actual renovation costs. Commissioner comments included a suggestion to reach out to the building owner's wife.

Commissioners Fessler and Rose presented written comments about whether the current City Hall (Safeway Building) qualified for local historic designation and requested commissioner feedback. Mr. Woodford directed that commissioner concerns/comments be shared with him by November 27, 2015.

Commissioners discussed changing the meeting schedule to accommodate Commissioner Moon's new work schedule. Following discussion, Mr. Woodford said he would e-mail alternate meeting dates and times to commissioners.

**STAFF COMMENTS**

Next meeting: Friday, December 11, 2015, 9 a.m.

Tentative agenda: brochure revision options, presentation by Commissioners Fessler and Rose regarding the current City Hall building, meeting schedule change

**ADJOURN**

With no further business, Chair Pinkerton adjourned the meeting at 10:29 a.m.

APPROVED by the Redmond Historic Landmarks Commission and SIGNED by me this 31st day of March, 2016.

ATTEST:

/s/ Judy Fessler  
Judy Fessler  
Chair

/s/ Heather Richards  
Heather Richards  
Community Development Director