



CITY OF REDMOND
Community Development Department

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REDMOND HISTORIC LANDMARKS COMMISSION

City Hall 716 SW Evergreen Avenue Conference Room A

Thursday, January 10, 2013

9:00 – 10:30 AM

Agenda

RHLC MEMBERS	OBJECTIVES	TIME	ITEM
Jack Nelson		9:00 AM	CALL TO ORDER / INTRODUCTIONS
Trish Pinkerton	PROPOSED AGENDA	9:05 AM	DISCUSSION / ACTION ITEMS
Jane Schroeder			A. Election of Chair and Vice-Chair Positions
Phyllis Sturza			B. Historic Landmark Designation
			1. Update
			2. Next Mailing / Meetings
Jo Anne Sutherland			C. Evergreen Residential Historic District
			D. Old Redmond Schoolhouse
			E. Approval of Minutes
			1. November 8, 2012
			2. November 29, 2012
		10:15 AM	LIAISON COMMENTS
		10:20 AM	CITIZEN COMMENTS
		10:20 AM	STAFF COMMENTS
			ADJOURN

*Please note that these documents are also available on the City's website www.ci.redmond.or.us; click on City Government, hover on Commissions and Committees, click on Redmond Commission for Art in Public Places. You may also request a copy at City Hall from Heather Richards at 923-7756 or Jackie Abslag at 923-7763.

Anyone needing accommodation to participate in the meeting must notify Mike Viegas, ADA Coordinator, at least 48 hours in advance of the meeting at 504-3032, or through the Telecommunications Relay Service (TRS) which enables people who have difficulty hearing or speaking in the telephone to communicate to standard voice telephone users. If anyone needs Telecommunications Device for the Deaf (TDD) or Speech To Speech (STS) assistance, please use one of the following TRS numbers: 1-800-735-2900 (voice or text), 1-877-735-7525 (STS English) or 1-800-735-3896 (STS Spanish). The City of Redmond does not discriminate on the basis of disability status in the admission or access to, or treatment, or employment in, its programs or activities.



DRAFT

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REDMOND HISTORIC LANDMARKS COMMISSION
Minutes

Thursday, November 8, 2012

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

Commissioners Present: Chair Jack Nelson, Vice Chair Jo Anne Sutherland, Jane Schroeder, Phyllis Sturza (1 position vacant)

City Staff: Heather Richards, *Community Development Director*; Cameron Prow, *TYPE-Write II*

Visitors: Audrey Cook; Lisa Goad; Richard Hill; Leslie Pugmire Hole, *Redmond Spokesman*; Linda Olson, *Redmond Public Library*

(scribe CP's note: The minutes were created from an audio record and notes taken at the meeting. The three digits after the motion title shows the number of Commissioners voting in favor/against/abstaining.)

CALL TO ORDER – INTRODUCTIONS

Chair Nelson opened the meeting at 9:06 a.m. with a quorum present.

DISCUSSION/ACTION ITEMS

A. Historic Landmark Designation Discussion with Property Owners

- 1. Address: 827 SW Deschutes Avenue** (now known as "Jessie Hill School")
Owners: Audrey Cook and Richard Hill

Ms. Richards summarized the historic designation review process, "Historic Landmark" and "Site of Historic Interest" designations, and type of alterations allowed (maintenance and painting not regulated). Property owner permission for historic designation is required before Council will hold a public hearing.

Ms. Olson, Redmond Library Manager, said that Redmond Public Library has no plans to drastically change the integrity of the building or sheetrock over the brick. However, Deschutes Public Library District Manager Todd Dunkelberg would prefer the "Site of Historic Interest" designation. She noted that people who attended Jessie Hill School recognize features that the library has retained.

Commissioner discussion covered *interpretive potential, rarity of type/style, identification, symbolic value, chronology of this resource, and disposition of the school bell*. Chair Nelson recommended maintaining the structural and visual integrity of the library building.

Motion 1 (4/0/0): Commissioner Schroeder moved that Redmond Historic Landmarks Commission recommend that City Council approve designating 827 SW Deschutes Avenue ("Jessie Hill School") as a "Building of Historic Interest." Commissioner Sutherland seconded the motion which passed unanimously.

Motion 2 (4/0/0): Commissioner Sturza moved that Redmond Historic Landmarks Commission recommend that the City of Redmond locate and display the Jessie Hill School bell at Redmond Public Library. Commissioner Sutherland seconded the motion which passed unanimously.

2. Address: 451 NW 12th Street (now known as “Cyril and Kathryn Meyers House”)
Owners: Audrey Cook and Richard Hill

Ms. Richards summarized the historic designation review process, “Historic Landmark” and “Site of Historic Interest” designations, type of alterations allowed (maintenance and painting not regulated), and reviews done by Michael Houser, Michael Hall, and Commissioner Sturza. Property owner permission for historic designation is required before City Council will hold a public hearing.

Ms. Cook and Mr. Hill said their main concern was anything that might raise a “red flag” to lenders, such as deed restrictions. Mr. Hill stated that they had put new windows in but had not made any other changes.

Commissioner discussion covered *marketing potential for resale, deed restrictions, interpretive potential, rarity of type/style, identification, symbolic value, and chronology of this resource.*

By consensus, Commissioners asked staff to research impacts to property taxes and deed restrictions once the appropriate documents have been received from the property owners.

Ms. Richards said that Dennis and Naomi McClay are scheduled to attend the HLC meeting on November 29, 2012.

B. Approval of Minutes

Motion 3 (4/0/0): Commissioner Schroeder moved to approve the October 11, 2012, minutes as presented. Commissioner Sturza seconded the motion which passed unanimously.

Motion 4 (4/0/0): Commissioner Sturza moved to approve the October 25, 2012, minutes as presented. Commissioner Schroeder seconded the motion which passed unanimously.

LIAISON COMMENTS (None)

CITIZEN COMMENTS (None)

COMMISSIONER COMMENTS

Chair Nelson said that Lisa and James Goad, owners of 342 SW Canyon Drive (“Roy Carpenter House”), have indicated they will submit an application. He has spoken with Eric Sande regarding 447 SW 6th Street (E. C. Parker Drug Store) and will be talking with Central Oregon Housing Authority about designation options for 403 SW 6th Street (Roberts & Lynch Store) and 421 SW 6th Street (Irvin Furniture Store). He requested a status report on 708 SW Deschutes Avenue (Medical Dental Building) and suggested other community groups get involved in protecting Peterson Rock Garden.

Commissioner Schroeder agreed to forward her notes and other information she has on 511 SW 12th Street to the property owner, Mary Bliven. The current condition of the rock structure in the Dry Canyon area, which is in poor condition, could be used to illustrate insulation values at the time it was built.

STAFF COMMENTS

Ms. Richards reported that City Council will be conducting public hearings on the designation status of the following properties: *2036 NW Canal Boulevard* (Frank Redmond Homestead), *145 SW 6th Street* (George R. and Walter Hofstetter House), *111 NW 8th Street* (John Roy Roberts House), *2087 SW Helmholtz Way* (East Whited Farmstead), *135 SW 6th Street* (J. Sidney and Lizzie Lloyd House), and *827 SW Deschutes Avenue* (Jessie Hill School). A second mailing to property owners will go out next week. The return letter will include an opportunity for owners to indicate they have no interest in historic designation. Staff members have talked with several property owners who are considering designation, many of whom live out of town. Owners of 1332 SW Evergreen Avenue (George Brewster House/Garage) are uninterested in designating either resource. The City is seeking a contractor to replace the historic designation plaque on Mary Bliven’s property.

Ms. Richards said that she is finalizing a contract with Sally Donovan from Hood River, Oregon, to help the City move forward with establishing a Downtown Historic District. National Register listing can offer financial incentives to property owners. Deschutes County Historical Landmarks Commission received a grant from the Historic Preservation League of Oregon to look at a National Register nomination for Petersen Rock Garden, but that will not solve the owner’s cashflow and maintenance issues. She will follow up with Public Works on their efforts to repair and protect the rock structure in the Dry Canyon area. The Parks Commission installed a community garden near the rock structure in 2012, and is evaluating the best location for this amenity. Updating the Dry Canyon Master Plan in January 2013 should include dialogue about protecting the schoolhouse. The City has hired a new associate planner (Scott Woodford) to provide staff support to this Commission, starting in January 2013. The ice rink will re-open for the 2012-2013 winter season on November 16, 2012.

ADJOURN

The next meeting is scheduled for 7 p.m., November 29, 2012.

With no further business, Chair Nelson adjourned the meeting at 9:58 a.m.

APPROVED by the Redmond Historic Landmarks Commission and SIGNED by me this _____ day of _____, 2012.

ATTEST:

Jack Nelson
Chair

Heather Richards
Community Development Director



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REDMOND HISTORIC LANDMARKS COMMISSION
Minutes

Thursday, November 29, 2012

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

Commissioners Present: Chair Jack Nelson, Vice Chair Jo Anne Sutherland, Jane Schroeder, Phyllis Sturza (1 position vacant)

City Staff: Heather Richards, *Community Development Director*, Cameron Prow, *TYPE-Write II*

Visitors: Dennis and Naomi McClay; Jenn Fischer; Lisa Goad

(scribe CP's note: The minutes were created from an audio record and notes taken at the meeting. The three digits after the motion title shows the number of Commissioners voting in favor/against/abstaining.)

CALL TO ORDER – INTRODUCTIONS

Chair Nelson opened the meeting at 7 p.m. with a quorum present.

DISCUSSION/ACTION ITEMS

A. Historic Landmark Designation Discussion with Property Owners

- 1. Address: 640 SW Evergreen Avenue**
(now known as "Central Oregon Cooperative Creamery")
Owners: Dennis and Naomi McClay

Ms. Richards summarized the historic designation review process, historic designation types ("Historic Landmark," "Site of Historic Interest," National Register listing, historic district), type of alterations allowed (maintenance and painting not regulated), removing a property from designation, and federal and state tax incentives. Property owner permission for historic designation is required before City Council will hold a public hearing.

Chair Nelson summarized the Commission's review process to date and said he had shared a "walking tour" brochure with the McClays.

Mrs. McClay said her primary concerns were *benefits and disadvantages of designation, retaining the current church tenant, property tax impact, and potential future uses.*

Mr. McClay said that he and his wife intend to rent, not sell, this property. His concerns included *security (sign), City's plan to use this property as a parking lot (they own 50% of current parking lot), impact of historic designation on property value, keeping their options open (pros and cons of historic designation in real estate market), status of designation if structure is damaged by fire, written statement about what can/can't be done with this property, and withdrawing from designation later.* Following staff and Commissioner responses to his questions, he said they will be requesting "landmark" designation.

Commissioner discussion covered *opening the property once a year for public appreciation, retaining glass brick in the corner, and parking requirements.*

- 2. Address: 342 SW Canyon Drive** (now known as “Roy Carpenter House”)
Owners: James and Lisa Goad

Mrs. Goad requested that her property be designated as a “Landmark” to help her keep her promise to the former owners (Wrights) to protect the house. Questions she had about the process were answered during discussion of the McClays’ property. She invited Commissioners to visit her property and said it was formerly on a Heritage Walk.

Ms. Richards said “landmark” designation would travel with the deed to protect the property and discussed financial assistance that may be available if Ms. Goad wants to pursue a National Register listing.

Commissioner discussion covered *property condition* (extremely good repair), *significance of architectural style, supporting a National Register nomination, giving the public access to the house for educational purposes, and Michael Hall’s lack of support in a newspaper article for the addition to the Roy Carpenter house.*

- 3. Address: 1329 SW Evergreen Avenue** (now known as “Lew E. Smith House”)
Owner: Jenn Fischer

Chair Nelson reported giving Ms. Fischer information on historic preservation and said that he had evaluated her property.

Ms. Fischer requested clarification on the status of her property. She has a plaque and her property is included in the “walking tour” brochure. She stated she was interested in the possibility of a National Register Residential Historic District being created in her area.

Ms. Richards said Ms. Fischer’s property was already listed on the local landmarks inventory. A National Register residential district is being considered for her area.

Commissioner discussion covered *origin of house plan, original materials, and National Register listing potential.*

LIAISON COMMENTS (None)

CITIZEN COMMENTS (None)

STAFF COMMENTS

Ms. Richards said that additional meetings with property owners will be scheduled in January and February 2013. City Council public hearings on *861 NW 17th Street* (Gibbs House owned by Roger Lee), *827 SW Deschutes Avenue* (Jessie Hill School), and *342 SW Canyon Drive* (Roy Carpenter House) are scheduled for January 8, 2013. Staff will send a second mailing to property owners, including nonresident owners, next week. She will follow up with the Deschutes County Assessor regarding a written statement on how historic designation might affect property values/taxes. Trish Pinkerton has applied to serve on the Historic Landmarks Commission and Downtown Urban Renewal Advisory Committee and is expected to be appointed on December 11, 2012.

Motion 1 (4/0/0): Commissioner Schroeder moved to endorse appointing Trish Pinkerton to the Redmond Historic Landmarks Commission. Commissioner Sturza seconded the motion which passed unanimously.

COMMISSIONER COMMENTS

Chair Nelson requested an update on how to get out-of-area property owners to respond and how Commissioners can add properties to the existing worksheet list. He reported speaking with Cyndy Cook about getting Central Oregon Housing Authority to consider historic designation of 403 SW 6th Street (Roberts & Lynch Store). Ms. Richards said that Ms. Cook is planning to retire in June 2013.

Commissioner Sturza urged staff to obtain an informational statement as soon as possible from the Deschutes County Assessor about how landmark designation impacts property values.

ADJOURN

The next meeting is scheduled for 9 a.m., December 13, 2012.

With no further business, Chair Nelson adjourned the meeting at 8:24 p.m.

APPROVED by the Redmond Historic Landmarks Commission and SIGNED by me this _____ day of _____, 2012.

ATTEST:

Jack Nelson
Chair

Heather Richards
Community Development Director