



CITY OF REDMOND
Community Development Department

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REDMOND HISTORIC LANDMARKS COMMISSION
City Hall 716 SW Evergreen Avenue Conference Room A
Thursday, July 18, 2013
9:00 – 10:30 AM

Agenda

TIME	ITEM
RHLC MEMBERS Jack Nelson Trish Pinkerton Jane Schroeder Phyllis Sturza Jo Anne Sutherland	9:30 AM CALL TO ORDER / INTRODUCTIONS
PROPOSED AGENDA	9:35 AM DISCUSSION / ACTION ITEMS <ul style="list-style-type: none"> A. Dry Canyon Park Plan - Landscape Preservation Discussion, Richard Vance B. Old Redmond Schoolhouse Update C. Historic Landmark Designation D. Approval of Minutes <ul style="list-style-type: none"> a. May 9, 2013 b. May 23, 2013 c. June 7, 2013
	10:45 AM LIAISON COMMENTS
	10:50 AM CITIZEN COMMENTS
	10:50 AM STAFF COMMENTS
	ADJOURN

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REDMOND HISTORIC LANDMARKS COMMISSION Minutes

Thursday, May 9, 2013

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

Commissioners Present: Chair Jack Nelson, Vice-Chair Phyllis Sturza, Jane Schroeder, Jo Anne Sutherland, Trish Pinkerton

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

Visitors: Ginny McPherson, *Council Liaison*; Leslie Pugmire Hole, *Redmond Spokesman*; Lee Barnett; Roger Lee

(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 9:02 a.m. Ms. Prow called the roll and established that the four Commissioners present constituted a quorum. Commissioner Schroeder arrived at 9:19 a.m.

DISCUSSION/ACTION ITEMS

A. Old Redmond Schoolhouse

Mr. Lee summarized his background in moving and preserving historic structures (six to date) and outlined his interest in this project. He would move the building from its current location in the Dry Canyon to (preferably) an infill lot. The footprint would not be changed, but he would like to provide more architectural interest on the east-side porch and have the option of changing the windows. He would install a plaque about the historic nature of this building. He will consult with a moving company prior to making a formal proposal.

Ms. Richards affirmed that Mr. Lee has shown respect for the historic buildings he has handled in the past. Another party is considering a proposal and is involved in the due-diligence part of the process. During the Dry Canyon master-planning process, the public reached consensus about the need for permanent concessions in the canyon and to use existing structures to house them. However, the Parks Commissioners have not reached consensus on what it wants to do with this structure. Issues to be resolved included preservation vs. funding and public vs. private use.

Commissioners clarified their understanding of Mr. Lee's proposal. Additional concerns included *risk of moving damage, credibility of Mr. Lee's proposal, the building's economic viability as a concession stand, Parks Commission input, and impact of restroom construction on the building's structural integrity.* **By consensus**, Commissioners decided to meet on May 23, 2013, to explore additional options for this building and to make a decision on Mr. Lee's proposal. They asked Ms. Richards to invite Redmond Parks Commissioners and other interested parties.

B. Historic Preservation Month Discussion

1. Old Redmond Schoolhouse Interpretive Panel: Ms. Richards said an interpretive panel would elevate awareness of the structure's history and help ascertain whether citizens want

to retain public ownership of this building. Chair Nelson suggested that the panel contain an AutoCAD drawing showing how the floor plan evolved.

Commissioner concerns included *cost of interpretive panel* (style, materials, labor), *length of time it will be up*, *risk of negative publicity from elevating public awareness then moving the building*, and *Parks Commission feedback*.

Motion 1 (5/0/0): Commissioner Sturza moved that the City construct an inexpensive interpretive panel next to the Old Redmond Schoolhouse to explain the history and layout of the building. Commissioner Schroeder seconded the motion which passed unanimously.

2. **Jessie Hill School Bell:** Ms. Richards reported that Redmond School District built the cupola at Vern Patrick School to house the bell and will not permit it to be moved from that location. The district has verified that this is the original Jessie Hill School bell and is willing for the public to have access to the bell and photograph it.

Commissioners discussed alternatives including *a display about the bell at Redmond Public Library*, *requesting permission and funding assistance to install a plaque at the school*, *orienting teachers to the bell's significance*, *making presentations to students about the bell*, and *location of the old train bell*.

Motion 2 (5/0/0): Commissioner Schroeder moved that the Commission work with City and library staff to create a display about the Jessie Hill School bell for the library during Historic Preservation Month and to install a plaque at Vern Patrick School about the bell's significance. Commissioner Sutherland seconded the motion which passed unanimously.

C. Historic Landmark Designation – Next Steps

Ms. Richards reported that City staff have mailed notices to property owners twice with minimal results. Those interested have moved forward and their properties are the newest designations since the 1990s. She agreed to provide updated contact data at the June 2013 meeting.

Chair Nelson said the Housing Works subcommittee will make a recommendation at the May board meeting. Due to lack of response from property owners, many of which are nonlocal, Commissioners have not moved forward with designation recommendations to City Council.

Commissioner discussion covered *what no response to City mailings means*, *contacting out-of-town property owners*, and *most effective way to contact local owners* (phone calls, visits).

D. Certified Local Government Grant

Ms. Richards said that the bulk of the survey work for a National Historic District (funded by the CLG grant) will be done in June-July 2013. The HLC may designate a Commissioner "point person" to respond to questions or meet more often to facilitate the consultant's work.

Commissioner concerns included *frequency of consultant questions* and *potential meeting times*.

E. Approval of Minutes

Motion 3 (4/0/1): Commissioner Sturza moved to approve the April 11, 2013, minutes as presented. Commissioner Schroeder seconded the motion which passed with Commissioners Nelson, Pinkerton, Schroeder, and Sturza voting in favor and Commissioner Sutherland abstaining due to her absence from the April meeting.

LIAISON COMMENTS

Councilor McPherson said feedback from the Parks Commission is unlikely in May or June due to its current difficulty in establishing a quorum.

CITIZEN COMMENTS

Ms. Hole suggested standardizing plaque location closer to the street to encourage more public interest in historic landmarks.

Mr. Barnett announced he is working with the owner (Susan Caward), Owen Evans, local merchants and musicians to provide food, beverages, and entertainment for the Petersen Rock Garden fund-raising event on Memorial Day weekend (May 25-27, 2013). Silver Leaf Café furnished cinnamon rolls, Starbucks provided coffee, and Mr. Barnett donated time on Friday of the estate sale weekend.

STAFF COMMENTS (None)

COMMISSIONER COMMENTS

Chair Nelson reported that the recent estate sale held at Petersen Rock Garden was attended by over 120 people. The items not sold will be put back into the house which was built in 1927. National designation is being pursued along with activities and events.

ADJOURN

The next regular meeting is scheduled for June 13, 2013.

Motion 4 (5/0/0): Commissioner Schroeder moved to adjourn. Commissioner Sturza seconded the motion which passed unanimously.

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

APPROVED by the Redmond Historic Landmarks Commission and SIGNED by me this _____ day of _____, 2013.

ATTEST:

Jack Nelson
Chair

Heather Richards
Community Development Director



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REDMOND HISTORIC LANDMARKS COMMISSION and REDMOND PARKS COMMISSION
Minutes

Thursday, May 23, 2013

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

RHLC Commissioners Present: Chair Jack Nelson, Vice-Chair Phyllis Sturza, Jo Anne Sutherland, Trish Pinkerton

Parks Commissioners Present: Vice-Chair Richard Lance, Linda Nolte, Gordon Wiseman

City Staff: Heather Richards, *Community Development Director*; Bill Duerden, *Public Works Director*; Curt Petersen, *Park Operations Supervisor*; Cameron Prow, *TYPE-Write II*

Visitors: Ginny McPherson, *Council Liaison*; Katie Hammer, *Redmond Area Park and Recreation District (RAPRD)*; Nancy Tomlin

(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 9:33 a.m. Four Landmarks Commissioners and three Parks Commissioners introduced themselves, establishing quorums for their respective bodies.

DISCUSSION/ACTION ITEMS

A. Old Redmond Schoolhouse

Ms. Richards provided context for discussion by summarizing the background, estimated renovation cost (\$125,000), preservation efforts to date (including the Historic Preservation Month kiosk), and records available to the City regarding the historic purposes of this structure. The building's current location is designated as a Site of Historic Interest. Roger Lee, experienced in renovating and preserving historic buildings in Baker City and Central Oregon, has proposed saving the schoolhouse by converting it to private residential use. Mr. Lee has stated he is not interested in Historic Landmark designation but would be willing to install a plaque on the building about its historic nature. Another party has indicated interest in using the structure as a concession stand in its current location in the Dry Canyon, but has not submitted a formal proposal. Businesses that indicated interest earlier were unwilling to cover the renovation cost.

Landmarks Chair Nelson outlined public and private options to preserve the schoolhouse that have been considered to date. Additional comments by Landmarks Commissioners covered *renovation costs, maintenance expense, need for Dry Canyon public restrooms, economic viability of a concession stand, potential preservation partners, experience of East Coast communities trying to preserve their heritage, and lack of funding options.*

Parks Commission concerns included *potential current and future uses of this building, cost of maintenance and operations, grant-writing/fund-raising, identifying or creating a group to spearhead preservation efforts, developing an educational display about the schoolhouse and associated preservation efforts, increasing public use of the Dry Canyon creating a need for permanent restrooms, and the Dry Canyon planning process.*

Parks staff expressed concern about maintaining this building.

Councilor McPherson said preserving and maintaining the Old Redmond Schoolhouse, while a worthy goal, is not a priority for Council at this time due to the City's economic realities. The schoolhouse's current location is not the original one; however, Council would like this building to stay within the city limits.

Motion 1 (7/0/0): Landmarks Commissioner Sutherland moved that Redmond Historic Landmarks Commission and Redmond Parks Commission send this proposal of the Old Redmond Schoolhouse to City Council with a recommendation that it be allowed to be moved and used as a housing opportunity as long as it remains in Redmond and that the City give this opportunity to Roger Lee who has brought this proposal forward. Parks Commissioner Lance seconded the motion.

Motion 2: Parks Commissioner Nolte moved to amend Motion 1 and recommended securing permission from Roger Lee for the City to do what it is capable of doing to document the transformation for historic research purposes. Landmarks Commissioner Sutherland seconded the motion to amend Motion 1. No vote was taken on Motion 2.

Four Landmarks Commissioners and three Parks Commissioners unanimously passed Motion 1.

LIAISON COMMENTS (None)

CITIZEN COMMENTS

Ms. Tomlin thanked Commissioners for the opportunity to learn about the Old Redmond Schoolhouse. She suggested including an espresso bar in the Dry Canyon concession stand and asked why public restrooms were needed when a portable restroom is already there.

Ms. Hammer said RAPRD did not want to own the Old Redmond Schoolhouse or renovate it. However, the schoolhouse should remain within the city limits and be identified as a historic structure.

STAFF COMMENTS (None)

COMMISSIONER COMMENTS

Parks Vice-Chair Lance thanked the RHLC for the time and effort it has expended to preserve the Old Redmond Schoolhouse. Landmarks Chair Nelson thanked Parks Commissioners for their input on this sensitive issue.

ADJOURN

With no further business, Chair Nelson adjourned the meeting at 10:33 a.m.

APPROVED by the Redmond Historic Landmarks Commission and SIGNED by me this _____ day of _____, 2013.

ATTEST:

Jack Nelson
Chair, Redmond Historic Landmarks Commission

Heather Richards
Community Development Director

Richard Lance, Vice-Chair, Redmond Parks Commission



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REDMOND HISTORIC LANDMARKS COMMISSION
Minutes

Thursday, June 7, 2013

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

Commissioners Present: Chair Jack Nelson, Vice Chair Phyllis Sturza, Jane Schroeder, Jo Anne Sutherland (absent: *Trish Pinkerton*)

City Staff: Heather Richards, *Community Development Director*; Jon Williams, *Economic Development Project Manager*; Cameron Prow, *TYPE-Write II*

Visitors: Bill Matthews, *WHM Enterprises LLC*

(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 10:08 a.m. Ms. Prow called the roll; four of five Commissioners were present, establishing a quorum.

DISCUSSION/ACTION ITEMS

A. 535 SW 6th Street (Atkinson Building)

Ms. Richards said the former tenant (Twins) has closed its bar operation. Redmond Antique Mall wants to expand its operation to this building and move in before the summer business season starts. Mr. Matthews, the property owner, is proposing to accommodate the antique mall's desire for more natural light inside by restoring the transom windows on the north side of the front façade. She summarized the history of the structure (built in 1922, listed as Redmond Historic Landmark in 1986), review process, Certificate of Approval criteria, and restoration work included in Mr. Matthews' newest proposal. She and Mr. Williams have met with Mr. Matthews several times regarding this proposal.

Mr. Matthews described the changes needed for structural integrity and safety, summarized his repair and restoration efforts to date, and pointed out differences between his proposal and the photos in the meeting packet. Restoring the south front side is cost-prohibitive at this time.

Commissioner concerns included *windows* (symmetry, colors, materials), *signage*, *basement access*, *building design/character*, *interior integrity*, *door materials*, *brick compatibility for alley-facing windows that will be filled in*, and *awnings*. Commissioner Sutherland commended Mr. Matthews for setting a good example in improving the downtown and the City for its openness to working with this landlord. Chair Nelson thanked Mr. Matthews for caring about the alley view.

Motion 1 (4/0/0): Commissioner Nelson moved that the Redmond Historic Landmarks Commission issue a Certificate of Approval for Applicant's proposal for the building at 535 SW 6th Street based on the (1) alterations are reasonable due to the interior design, structural and tenant use; (2) compatibility of exterior proposals; (3) relationship of new additions to the historic

building; and (4) it's compatible and there's a relationship of additions to the historic character of surrounding buildings. Commissioner Schroeder seconded the motion which passed unanimously.

LIAISON COMMENTS (None)

CITIZEN COMMENTS (None)

STAFF COMMENTS (None)

COMMISSIONER COMMENTS (None)

ADJOURN

The next meeting is scheduled for June 13, 2013.

Motion 2 (4/0/0): Commissioner Sturza moved to adjourn. Commissioner Sutherland seconded the motion which passed unanimously.

With no further business, Chair Nelson adjourned the meeting at 11:10 a.m.

APPROVED by the Redmond Historic Landmarks Commission and SIGNED by me this _____ day of _____, 2013.

ATTEST:

Jack Nelson
Chair

Heather Richards
Community Development Director