



**CITY OF REDMOND**  
Community Development Department

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**REDMOND HISTORIC LANDMARKS COMMISSION**  
**City Hall 716 SW Evergreen Avenue Conference Room A**  
**Thursday, December 12, 2013**  
**9:00 – 10:30 AM**

**Agenda**

RHLC MEMBERS	MEETING OBJECTIVES	TIME	ITEM
Trish Pinkerton	PROPOSED AGENDA	9:00 AM	<b>CALL TO ORDER / INTRODUCTIONS</b>
Jane Schroeder			<b>DISCUSSION / ACTION ITEMS</b>
Phyllis Sturza		9:05 AM	A. Deschutes County Community Development Dept: Discussion Draft Historic Preservation Strategic Plan Scope of Work
Jo Anne Sutherland		9:30 AM	B. Old Redmond Schoolhouse
Vacant			C. Approval of Minutes a. September 19, 2013 b. October 10, 2013
		9:50 AM	
		10:10 AM	
		10:15 AM	<b>LIAISON COMMENTS</b>
		10:20 AM	<b>CITIZEN COMMENTS</b>
		10:25 AM	<b>STAFF COMMENTS</b>
		<b>ADJOURN</b>	

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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, September 19, 2013

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

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

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

**Visitors:** Ginny McPherson, *City Council Liaison*; Kuri Gill and Diana Painter, *State Historic Preservation Office*; Shannon Rose; Leslie Pugmire Hole, *Redmond Spokesman*

*(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 9:07 a.m. Ms. Prow called the roll and established that a quorum was present.

**DISCUSSION/ACTION ITEMS**

**A. State Historic Preservation Office Presentation**

Ms. Gill introduced herself as the Oregon Heritage Program Coordinator and summarized her responsibilities as the Certified Local Government coordinator. The goal of the federal CLG program is to support local communities that want to save their historic properties. She discussed impacts of Redmond development code on district nominations, public involvement process, acceptable uses for CLG funds, other heritage grants available, and other preservation options. Upcoming training opportunities include:

- \* October 2-3, 2013: Oregon Main Street Conference, Astoria, Oregon
- \* October 8, 2013: CLG Workshop, Dayton, Oregon
- \* April 2014: Oregon Heritage Conference, Albany, Oregon

Ms. Richards presented a map of the initial evaluation boundary for a downtown historic district (Antler Avenue, Forest Avenue, SW 10<sup>th</sup> Street, SW 5<sup>th</sup> Street) and a map of Redmond Moderne Structures created by Michael Houser in 2001. She summarized the background of historic preservation in the Redmond community and accomplishments of the Landmarks Commission to date. Historic districts being considered include *Downtown*, *Art Deco*, and *Residential*. The City wants to move forward with designating a Downtown Historic District even though it was unable to update the reconnaissance-level survey that Michael Houser did 20 years ago. The City has set aside \$10,000 to do historic preservation work during fiscal year 2013-2014. She also discussed federal and state financial benefits of historic designation and the impact of multiple-property submittals and National Register Districts on tourism promotion.

Ms. Painter, Architectural Historian and co-coordinator of the National Register Program for

SHPO, handed out *Heritage Bulletin 6*, June 2012, providing basic information about historic districts in Oregon, and a report of SHPO's historic sites database for Redmond. Of the 488 properties surveyed to date, 44 are eligible/contributing, 18 eligible/significant, 20 not eligible/noncontributing, and 406 undetermined. Additional data included Construction Date Decade Counts, Original Use Counts, Material Counts, and Style Category Counts. She discussed the National Register District nomination process and multiple-property submittals.

Commissioner concerns included *restrictions on owner changes to historic structures and length of the nomination process*. Chair Nelson thanked Ms. Gill and Ms. Painter for their information.

## B. Historic District Survey and Nominations

- 1. Old Redmond Schoolhouse:** Chair Nelson reminded Commissioners of the extensive discussions that have taken place on how to protect this structure.

Ms. Richards handed out copies of Roger Lee's correspondence including an aerial map of the lot he purchased on August 9, 2013, near the intersection of SW Forest Avenue and SW 13<sup>th</sup> Street. She reported that, according to Mr. Lee's contractor, the height of the structure would require splitting it into two pieces to move it under power lines and reconnecting it on its new site. While Mr. Lee was searching for a lot, other parties indicated interest in this structure. Mr. Lee has also proposed installing an interpretive panel at the new location and adding a school bell. She suggested adding the new site address to the walking tour brochure.

Commissioner discussion covered *integrity of Landmarks Commission prior direction to Mr. Lee, impact to schoolhouse of waiting for fund-raising, and the fact that the building is not currently on its original site*.

Councilor McPherson reminded Commissioners that the City would be responsible for some costs whether the schoolhouse was remodeled on its current site in the Dry Canyon or a new building was constructed.

Ms. Richards pointed out that the City issued a Request for Proposals in 2009 but received no responses. She asked if YouthBuild could participate in building a new public facility.

**Motion 1** (4/0/0): Commissioner Sturza moved to recommend that City Council consider Roger Lee's proposal to move the Old Redmond Schoolhouse from its current location in the Dry Canyon and to preserve it in another location within Redmond city limits. Commissioner Schroeder seconded the motion which passed unanimously.

## E. Approval of Minutes

**Motion 2** (4/0/0): Commissioner Sturza moved to approve the July 18, 2013, minutes as presented. Commissioner Pinkerton seconded the motion which passed unanimously.

**Motion 3** (4/0/0): Commissioner Schroeder moved to approve the August 8, 2013, minutes as presented. Commissioner Sturza seconded the motion which passed unanimously.

## **LIAISON COMMENTS** (None)

## **CITIZEN COMMENTS**

Ms. Rose said she and her husband, Diego, were the new owners of 349 SW 12<sup>th</sup> Street (Roy Holmes House). She requested information on historic designation, disadvantages to such designation, and guidelines on how to assure her renovations will preserve the historic integrity of this structure.

Ms. Richards explained the difference between “Historic Landmark” and “Site of Historic Interest” and said her staff would provide the requested information.

**STAFF COMMENTS** (None)

**COMMISSIONER COMMENTS** (None)

**ADJOURN**

The next meeting is scheduled for October 10, 2013.

With no further business, Chair Nelson adjourned the meeting at 10:48 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



**DRAFT**

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**REDMOND HISTORIC LANDMARKS COMMISSION**  
**Minutes**

Thursday, October 10, 2013

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

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

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

**Visitors:** Ginny McPherson, *Council Liaison*

*(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 show the number of Commissioners voting in favor/against/abstaining.)*

**CALL TO ORDER – INTRODUCTIONS**

Chair Nelson opened the meeting at 9:08 a.m. Ms. Prow conducted roll call and established that a quorum was present.

**DISCUSSION/ACTION ITEMS**

**A. Historic District Survey and Nominations: Discussion About Next Steps for an Art Deco Historic District or a Downtown Historic District**

Commissioners agreed that last month's presentation on historic districts by staff from the State Historic Preservation Office (SHPO) was helpful.

Ms. Richards said the City has \$10,000 available to support the Landmarks Commission. These funds could be used to hire a consultant to assist in the historic district designation process or buy plaques for historically designated properties. Options for district designation included an Art Deco District, Downtown Commercial Historic District, or Residential Historic District. She presented a copy of the Art Deco Multiple Properties Submission, not approved by SHPO in 2001, which included a nomination for 716 SW Evergreen Avenue (Safeway store). She discussed designation types, geographical vs. thematic historic districts, "branding" Redmond by the type of district, and advantages and disadvantages of different districts.

Commissioners discussed designation types, integrity of these types in Redmond, potential downtown district boundary (west, north, east, south: 10<sup>th</sup> Street, Forest Avenue, 5<sup>th</sup> Street, Black Butte Avenue), consultants with National Register Historic District experience, data resources (Redmond Museum, Deschutes County Historical Landmarks Commission, Tum-A-Lum and other plan kits, builders exchanges, Redmond Spokesman, realtors), reconnaissance vs. intensive surveys, identifying the historic district with "brown" signs, how other communities protect historic resources, and educating property owners about the advantages and disadvantages of historic designation.

*By consensus*, Commissioners asked Ms. Richards to locate plan kit books published by Tum-A-Lum and other companies and to verify if a historic district can be smaller than the study area.

**Motion 1** (3/0/0): Commissioner Schroeder moved that the Redmond Historic Landmarks Commission get bids from Michael Hall regarding the evaluation work needed to designate a Downtown Historic District. Commissioner Pinkerton seconded the motion which passed unanimously.

**B. Discussion of Development Code Relative to National Register Historic Districts**

Ms. Richards summarized potential impacts of exempting National Register properties from compliance with the Redmond Development Code.

Commissioner concerns included the risk of no protection for historically designated properties and the need to educate businesses about the value of historic district nominations vs. regulatory requirements. Commissioners, *by consensus*, agreed that the code should be kept “as is.”

**LIAISON COMMENTS** (None)

**CITIZEN COMMENTS** (None)

**STAFF COMMENTS**

Ms. Richards reported meeting with Roger Lee and Wendie Every. Mr. Lee has indicated he is ready to make a proposal to City Council this fall about his plan for the Old Redmond Schoolhouse. The new site proposed is close to other buildings on the City’s walking tour route. City Attorney Steve Bryant is working through the legal process to designate the schoolhouse as surplus City property. Ms. Every has withdrawn her interest in converting the building to a concession stand in the Dry Canyon.

**COMMISSIONER COMMENTS** (None)

**ADJOURN**

The next meeting is scheduled for November 14, 2013.

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 \_\_\_\_\_, 2013.

ATTEST:

\_\_\_\_\_  
Jack Nelson  
Chair

\_\_\_\_\_  
Heather Richards  
Community Development Director