



CITY OF REDMOND
Community Development Department

716 SW Evergreen, Redmond OR 97756
541-923-7721
Fax: (541) 548-0706
www.ci.redmond.or.us

REDMOND HISTORIC LANDMARKS COMMISSION
City Hall 716 SW Evergreen Avenue Conference Room A
Thursday, April 12, 2012
9:30 – 11:00 AM

Agenda

<p>RHLC MEMBERS</p> <p>Jack Nelson</p> <p>Jane Schroeder</p> <p>Phyllis Sturza</p> <p>Jo Anne Sutherland</p> <p>Mike Thompson</p>	<p>MEETING OBJECTIVES</p> <p>PROPOSED AGENDA</p>	<p>•</p>														
		<table border="0" style="width: 100%;"> <tr> <th style="text-align: left; padding: 5px;">TIME</th> <th style="text-align: left; padding: 5px;">ITEM</th> </tr> </table>	TIME	ITEM												
TIME	ITEM															
		<table border="0" style="width: 100%;"> <tr> <td style="padding: 5px;">9:30 AM</td> <td style="padding: 5px;">CALL TO ORDER / INTRODUCTIONS</td> </tr> <tr> <td style="padding: 5px;">9:35 AM</td> <td style="padding: 5px;">DISCUSSION / ACTION ITEMS</td> </tr> <tr> <td></td> <td style="padding: 5px;"> <ul style="list-style-type: none"> A. Update on Projects <ul style="list-style-type: none"> 1. Old Redmond Schoolhouse 2. Whited Farmstead, Barn and Outbuildings 3. Certified Local Grant Application 4. Certified Local Grant Grant B. Historic Landmarks Review and Evaluation C. Preservation Month Event D. Approval of Minutes <ul style="list-style-type: none"> a. February 9, 2012 (<i>Exhibit 1</i>) b. March 8, 2012 (<i>Exhibit 2</i>) </td> </tr> <tr> <td style="padding: 5px;">10:45 AM</td> <td style="padding: 5px;">LIAISON COMMENTS</td> </tr> <tr> <td style="padding: 5px;">10:50 AM</td> <td style="padding: 5px;">CITIZEN COMMENTS</td> </tr> <tr> <td style="padding: 5px;">10:50 AM</td> <td style="padding: 5px;">STAFF COMMENTS</td> </tr> <tr> <td></td> <td style="padding: 5px;">ADJOURN</td> </tr> </table>	9:30 AM	CALL TO ORDER / INTRODUCTIONS	9:35 AM	DISCUSSION / ACTION ITEMS		<ul style="list-style-type: none"> A. Update on Projects <ul style="list-style-type: none"> 1. Old Redmond Schoolhouse 2. Whited Farmstead, Barn and Outbuildings 3. Certified Local Grant Application 4. Certified Local Grant Grant B. Historic Landmarks Review and Evaluation C. Preservation Month Event D. Approval of Minutes <ul style="list-style-type: none"> a. February 9, 2012 (<i>Exhibit 1</i>) b. March 8, 2012 (<i>Exhibit 2</i>) 	10:45 AM	LIAISON COMMENTS	10:50 AM	CITIZEN COMMENTS	10:50 AM	STAFF COMMENTS		ADJOURN
9:30 AM	CALL TO ORDER / INTRODUCTIONS															
9:35 AM	DISCUSSION / ACTION ITEMS															
	<ul style="list-style-type: none"> A. Update on Projects <ul style="list-style-type: none"> 1. Old Redmond Schoolhouse 2. Whited Farmstead, Barn and Outbuildings 3. Certified Local Grant Application 4. Certified Local Grant Grant B. Historic Landmarks Review and Evaluation C. Preservation Month Event D. Approval of Minutes <ul style="list-style-type: none"> a. February 9, 2012 (<i>Exhibit 1</i>) b. March 8, 2012 (<i>Exhibit 2</i>) 															
10:45 AM	LIAISON COMMENTS															
10:50 AM	CITIZEN COMMENTS															
10:50 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

CITY OF REDMOND
Community Development Department

716 SW Evergreen Avenue
Redmond, OR 97756-2242

Phone **541-923-7721**
Fax **541-548-0706**

www.ci.redmond.or.us

REDMOND HISTORIC LANDMARKS COMMISSION
Minutes

Thursday, February 9, 2012

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

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

City Staff: Heather Richards, *Community Development Director*, James Lewis, *Long-Range/Economic Development Planner*

Visitors: Shirlee Evans, *City Councilor*, Trish Pinkerton, *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 members voting in favor/against/abstaining.*)

CALL TO ORDER – INTRODUCTIONS

Chair Nelson opened the meeting at approximately 9:30 a.m. with a quorum present.

DISCUSSION/ACTION ITEMS

A. Mapping Exercise to Identify District Study Areas

Chair Nelson said the goal for today's meeting was to continue a long-term process to describe and eventually designate properties in Redmond that are historically significant.

Mr. Lewis discussed the work needed to create a historic district versus designating sites individually and defined "contributing" and "noncontributing" structures or properties. Staff can assist with preparation of an inventory document based on Commissioners' input. Many sites are old, but is their historic integrity worthy of preservation?

Ms. Richards discussed benefits of historic designations such as bringing interest and investment to historic properties, neighborhood revitalization, increased property value, highlighting architectural themes, and create a sense of place.

Commissioner concerns included *cost-effective approach to protect historic buildings/sites*, *evaluation criteria for historic significance* (architecture, business uses, homes, important people, properties at risk due to redevelopment), *possible districts* (downtown, Dry Canyon, corridor), *barriers to listing properties* (regulatory impact, additional cost for maintenance/renovation), *benefits to listing properties* (tax break), *mapping ideas* (public survey, public tour, face-to-face visit with owners of properties proposed for inclusion, and *updating documentation* (1997 aerial map, Michael Hauser's inventory, Michael Hall's survey), and *impact of urban renewal district expansion*.

Commissioners identified the following buildings and areas for further consideration: Chadwick Building, First National Bank, medical area around Larch Avenue, 9th Street

homes south of Black Butte Avenue, properties surrounding Evergreen School, Sam Johnson Park, and 7th Street south of post office.

(scribe CP's note: Unable to complete minutes due to premature end of audio recording. Yellow-highlighted areas indicate potentially incomplete sections.)

B. Identification of Landmarks to Evaluate from Heritage Resources Survey

Ms. Richards/Mr. Lewis _____

Commissioner concerns included

By consensus, Commissioners requested that staff

LIAISON COMMENTS (None)

CITIZEN COMMENTS (None)

STAFF COMMENTS

Ms. Richards reported that she has approached City Manager David Brandt about supporting historic district planning efforts by reallocating some funds to match with a Certified Local Government grant.

The next meeting is scheduled for March 8, 2012, 9:30 a.m.

COMMISSIONER COMMENTS (None)

ADJOURN

With no further business, Chair Nelson adjourned the meeting at approximately **11:___ 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



DRAFT

CITY OF REDMOND
Community Development Department

716 SW Evergreen Avenue
Redmond, OR 97756-2242

Phone **541-923-7721**
Fax **541-548-0706**

www.ci.redmond.or.us

REDMOND HISTORIC LANDMARKS COMMISSION
Minutes

Thursday, March 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
(*absent:* Mike Thompson, Phyllis Sturza)

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

Visitors: Trish Pinkerton, *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 members voting in favor/against/abstaining.)*

CALL TO ORDER – INTRODUCTIONS

Chair Nelson opened the meeting at 9:43 p.m. with a quorum present.

DISCUSSION/ACTION ITEMS

A. Update on Projects

1. Art Deco/Moderne District

Ms. Richards reported progress by the leadership team. A master map is being compiled based on files from the State Archives, County database, and Art Deco .pdf files.

By consensus, Commissioners requested that printed copies of the Art Deco poster.

2. Downtown Commercial District

Ms. Richards said that Carrie Gill, Certified Local Government Coordinator at the State Historic Preservation Office, is interested in helping Redmond launch its program. Ms. Gill recommended using the grant to hire a consultant. The consultant would do an intensive-level survey of about 15 properties. Based on that new data and Michael Hauser's original reconnaissance survey, the consultant would work with the HLC leadership team to identify boundaries and prepare a National Historic District recommendation. Ms. Richards said that she has applied for a \$10,000 State grant and has allocated matching funds in the City's 2012-2013 budget. The National Register nomination of a commercial district will do three things: provide a landmark listing, provide access to several tax credit programs, and facilitate marketing. She also submitted an application for Certified Local Government designation so the City can access the grant funds.

3. Old Redmond Schoolhouse

Ms. Richards said that the Parks Commission supported the HLC recommendation. This week, the City will be issuing a Request for Proposal from vendors willing to preserve this structure "as is" in its current location including nearby mature trees. An interim Dry Canyon master plan has been adopted. Using the schoolhouse for public restrooms

outside a vendor's hours of operation (an earlier proposal) is considered to be cost-prohibitive and no funds have been allocated for this type of capital expenditure.

By consensus, Commissioners requested copies of the proposals that will be presented to City Council.

4. Whited Farmstead

Ms. Richards reported that the owners are very interested in this property being designated. The house and barn were previously reviewed by Michael Hall. She will be scheduling a public hearing before City Council to amend the comprehensive plan to add this farmstead to the historic landmarks inventory.

Following discussion, Commissioners asked staff to add the Whited Farmstead to the designation prospect list.

B. Historic Landmarks Review and Evaluation

1. Discussing Evaluation Process

Ms. Richards presented a list of Redmond Properties to Consider for Local Landmark Designation, Appendix A/Rating Sheet from the Redmond Historic Preservation Code, Redmond Development Code Sections 8.0835 and 8.0840. She also discussed the designation process. Requests are trickling in for designation of various sites and structures in the community.

Discussion covered *scoring threshold for designation, individual property evaluation, and the threat to historic structures from multiple owners and development activity.*

By consensus, Commissioners asked staff to:

- * Add *Commercial District, Architectural Style (Art Deco/Moderne), and Property Owner Interested (Yes or No)* columns to the designation prospect list.
- * Add the Whited Farmstead, the rock house, and rock structures across Helmholtz from the Whited Farmstead to the designation prospect list.

2. Reviewing Initial List for Consideration

Ms. Richards presented a letter and color photos from the Greater Redmond Historic Society, requesting designation of an original homesite. She discussed the difference between "regulatory" and "local recognition" designations.

Discussion covered *removing sites whose structures have been torn down, threshold of points for different categories, and weighting the evaluation criteria.*

By consensus, Commissioners requested that staff:

- * Combine the walking tour list, properties visited by Commissioners that are not on the tour, and Michael Hall's intensive-level survey.
- * Develop a secondary list for future consideration.
- * Survey owners of properties on the prospective designation list to determine their interest in historic designation.
- * Request citizen assistance via the *Redmond Spokesman* to identify historic properties in their neighborhoods and provide a standardized response format for them to use in contacting Ms. Richards via e-mail, phone, or snail-mail.

LIAISON COMMENTS

Councilor Evans suggested speaking with individual owners to see if they're interested before starting the designation process. Council is looking forward to receiving HLC designation recommendations. She suggested a format that would enable Councilors to understand why historic designation is important.

CITIZEN COMMENTS

Ms. Pinkerton agreed to provide a copy of a 1913 photo from the *Redmond Spokesman* archives of a property across Helmholtz east of the Whited Farmstead.

STAFF COMMENTS

Ms. Richards said that she will be updating City Council at their March 20 work session about HLC's formation and work program for 2012. She will send a copy of the staff report and her PowerPoint presentation to Chair Nelson for his review prior to the March 20 meeting.

The next HLC meeting is scheduled for April 12, 2012, 9:30 a.m.

COMMISSIONER COMMENTS

Commissioner Sutherland requested an update on Chamber of Commerce involvement at the April 2012 meeting. Will Commissioners will be able to attend the Preservation 101 training in Bend, Oregon, on April 19? (Ms. Richards promised to e-mail a reminder.)

ADJOURN

With no further business, Chair Nelson adjourned the meeting at 11:05 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