



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, October 25, 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: Mary Bliven, Chancy Ball

(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 7:06 p.m. with a quorum present.

DISCUSSION/ACTION ITEMS

A. Historic Landmarks Property Owner Discussions

Address: 511 SW 12th Street (now known as J. F. Hosch House)

Chair Nelson thanked Ms. Bliven for attending this meeting. He summarized the Commission's process in reviewing properties to assess suitability for historic designation.

Ms. Richards discussed how properties were selected for Commission review, resource materials, advantages and disadvantages of historic designation, types of designation, level of protection afforded by each type, how a property can be removed from designation, and types of alterations that a property owner of a designated property can make. Maintenance and painting are not regulated. Ms. Bliven's property is currently identified in the City's comprehensive plan as a "Site of Historic Interest." She emphasized that property owner permission for historic designation is required before City Council will hold a public hearing.

Ms. Bliven said she's been involved in this process since 1985. This house has the second flush toilet in Redmond and it still works. According to a letter she received from Michael Houser in January 2000, her property was designated as a "Site of Historical Interest" but that designation was removed in the new code. She reviewed the documents provided by City staff and requested that the City verify the name of the Hosch house (J. F., John F., or Jacob Frederick), replace the plaque mounted on her house if needed, and correct the spelling of her last name to "Bliven." She stated that she wanted to keep the "Site of Historic Interest" designation she currently has but did not want to seek a higher level of protection; however, she would be interested in being part of a historic district. She requested a copy of Commissioner Schroeder's evaluation.

Mr. Ball expressed concern about when the increase in property value associated with historic designation would take effect and how high the evaluation would go. Ms. Richards

responded that while *market value* was likely to increase following designation, the same would not be true for *tax-assessed value*. She recommended contacting Deschutes County Assessor Scott Langton for more detailed information about property values.

Commissioners agreed **by consensus** to add a third choice to the property owner letter (“not interested in Historic Designation; please don’t contact me in the future”) and to include a written statement from the county assessor about the potential impact of historic designation on property value.

Ms. Richards assured Commissioners that she will follow up with property owners who do not respond to the letter.

LIAISON COMMENTS (None)

CITIZEN COMMENTS (None)

STAFF COMMENTS

Ms. Richards said that 404 East Forest Avenue (known as the “Alfred Munz House”) is listed in the comp plan as a “Site of Historic Interest” and should be added to the list of Redmond Properties to Consider for Local Landmark Designation. Two property owners have requested public hearings before City Council, one of whom is Jack Nelson. Property owners are scheduled to meet with the Landmarks Commission on November 8 (Audrey Cook, 451 NW 12th Street, “Cyril and Kathryn Meyers House”) and November 29 (Dennis and Naomi McClay, 640 SW Evergreen Avenue, “Central Oregon Cooperative Creamery”).

COMMISSIONER COMMENTS

Commissioner Schroeder reported that the owners of 1332 SW Evergreen Avenue (“George Brewster House/Garage”) have stated that they don’t want to participate in the Landmark designation process. She will follow up with them to make sure they know about the “Site of Historic Interest” option.

Chair Nelson requested that staff verify the street name in the address for the “Ira and Lillian Carter House” (650 SW 4th or 14th Street). He has spoken to a couple of property owners about the historic designation process, one of whom is Lisa Goad (342 SW Canyon Drive, “Roy Carpenter House”).

ADJOURN

The next meeting is scheduled for 9 a.m., November 8, 2012.

Motion 1 (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 8:04 p.m.

APPROVED by the Redmond Historic Landmarks Commission and SIGNED by me this 8th day of November, 2012.

ATTEST:

/s/ Jack Nelson
Jack Nelson
Chair

/s/ Heather Richards
Heather Richards
Community Development Director