



CITY OF REDMOND
Community Development Department

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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 10th day of January, 2013.

ATTEST:

/s/ Jack Nelson
Jack Nelson
Chair

/s/ Heather Richards
Heather Richards
Community Development Director