



**CITY OF REDMOND**  
Community Development Department

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**REDMOND HISTORIC LANDMARKS COMMISSION**  
**411 SW 9<sup>th</sup> Street, Conference Room 210**  
**December 20, 2017**  
**4:30pm – 6:00pm**

**Agenda**

**RHLC  
MEMBERS**

**Charles  
Rucker  
Chair**

**Trish  
Pinkerton,  
Vice Chair**

**Tonia  
Cain**

**Leaha  
Moon**

**Shannon  
Farnsworth  
Rose**

**Vacancy**

**Karla  
Mora  
Ex Officio**

<b>TIME</b>	<b>ITEM</b>
4:30 PM	<b>CALL TO ORDER / INTRODUCTIONS</b>
4:30 PM	<b>CITIZEN COMMENTS</b>
	<b>ACTION ITEMS</b>
4:35 PM	A. Approval of Minutes a. November 30, 2017 (Exhibit 1) b. John Tuck House – Local Landmark Designation Application (Exhibit 2)
5:00 PM	<b>DISCUSSION ITEMS</b> A. May Preservation Month Planning B. Social Media Outreach C. Redmond Union High Gymnasium-Historic Status
5:50 PM	<b>COMMISSIONER COMMENTS/ANNOUNCEMENTS</b>
5:55 PM	<b>STAFF COMMENTS</b>
6:00 PM	<b>ADJOURN</b>

**Next Historic Landmarks meeting will be January 25, 2018**

\*Please note that these documents are also available on the City's website [www.ci.redmond.or.us](http://www.ci.redmond.or.us); click on City Government, hover on Commissions and Committees, click on Redmond Historic Landmarks Commission. You may also request a copy at City Hall from Scott Woodford at 541-923-7758 or Jackie Abslag at 923-7763.

Anyone needing accommodation to participate in the meeting must notify ADA Coordinator, at least 48 hours in advance of the meeting at 541-504-3036, 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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Community Development Department

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**REDMOND HISTORIC LANDMARKS COMMISSION**  
**MINUTES**

**November 30, 2017**

Redmond City Hall, 411 SW 9<sup>th</sup> Street – Room 210, Redmond, Oregon

**Commissioners Present:** Chair Charles Rucker, Vice-Chair Trish Pinkerton, Tonia Cain, Shannon Farnsworth Rose (*absent: Leaha Moon; 2 vacancies*)

**Youth Ex Officio:** Karla Mora

**City Staff:** Scott Woodford, *Senior Planner*; Cameron Prow, *TYPE-Write II*

**Visitors:** None

**Media:** None

*(Agenda items appear in the order discussed. The 3 digits after a motion title show the number of commissioners voting in favor/opposed/abstaining.)*

**CALL TO ORDER – INTRODUCTIONS**

Chair Rucker called the regular meeting of the Redmond Historic Landmarks Commission (Landmarks Commission) to order at 4:32 p.m. with a quorum of commissioners (3 of 5) present. He announced Commissioner Pinkerton would arrive shortly after 5 p.m.

Vice-Chair Pinkerton arrived at 5:03 p.m. after approval of the minutes.

**CITIZEN COMMENTS**

None.

**ACTION ITEMS**

A. Approval of Minutes

1. **October 26, 2017**

**Motion 1** (3/0/0): Commissioner Cain moved to approve the minutes of October 26, 2017, as presented. Commissioner Rose seconded the motion which passed unanimously.

**DISCUSSION ITEMS**

A. Redmond Preservation Code Workshop

Mr. Woodford presented his staff report and the latest draft of the Preservation Code amendments. He reviewed elements of the Oregon Model Code and key questions for commissioners to consider.

Commissioners discussion points covered defining ordinary maintenance, which façade(s) should be protected (Page 3, #21), type of materials allowed for repairs if aesthetic value is maintained, if historic value can be maintained with nonhistoric materials, when economic hardship should be considered, review criteria (local landmark designation, alterations, demolition, removal of landmark status), how locally designated districts should be handled, timeframe for issuing a Certificate of Appropriateness, clarifying which issues can be decided by the Landmarks

Commission alone and which require City Council approval, and level of HLC involvement in relocation or demolition proposals for local landmarks or National Register-listed properties. Specific suggestions included:

- **8.0830 Definitions** – add SHPO (State Historic Preservation Office). Move “Minor Alteration” and “Major Alteration” here. Replace “tree lawn” with “planting strip” (No. 28, Streetscape).
- **Section 9** – Change Item B to read: “Before commencing inventory studies or updates, the Commission shall invite public participation and shall post its intent on the City website.”
- **Section 10** – Change Paragraph 1, Sentence 1, to read: “The Commission may designate historic resources to the Local Landmark Register as a means of providing recognition of their significance and providing incentive and guidelines for their preservation.”

B. May Preservation Month Planning

Chair Rucker postponed discussion due to lack of time.

C. HLC Website and Social Media Outreach

Chair Rucker suggested the Landmarks Commission commissioners spend \$100 to buy more Facebook “likes” to help promote historic preservation. Commissioners agreed to discuss this idea at the next meeting.

Commissioner Cain left the meeting at 6:05 p.m.

## **COMMISSIONER COMMENTS – ANNOUNCEMENTS**

Chair Rucker provided an update on recent media attention regarding historic preservation. Two articles were recently published in The (Bend) Bulletin: (1) about the estimated \$5.5 million cost to rehabilitate the old gymnasium adjacent to the current City Hall (411 SW 9<sup>th</sup> Street) and (2) a proposal by Bill Schertzinger to construct housing on the site of the former city hall (716 SW Evergreen Avenue) with no protection for the front façade of the former Safeway building. He said Safeway used this architectural design for hundreds of other Safeway stores after Redmond’s.

Mr. Woodford reported e-mailing Chuck Arnold, staff liaison to the Downtown Urban Renewal Advisory Committee (DURAC), about proposed uses for the old city hall (Family Fun Center, housing). DURAC recently approved a 90-day extension to allow Mr. Schertzinger time to modify his proposal to meet DURAC criteria. Mr. Woodford said he would provide a copy of the DURAC structural analysis study regarding what was needed to renovate the old gymnasium.

Commissioner concerns included the accuracy of Mr. Schertzinger’s model, why the gymnasium was not included when the current City Hall building was designated a local landmark, why the Landmarks Commission wasn’t consulted about the historic nature of the gymnasium, and if commissioners could tour the gymnasium building. Commissioners decided to meet for lunch on December 14 to celebrate the City’s designation of a Downtown Redmond Historic District which will be listed on the National Register of Historic Places. The location and time will be determined at a later time.

Ms. Mora confirmed the process needed to reapply for the Youth Ex Officio position; her term will expire on December 31, 2017.

## **STAFF COMMENTS**

Upcoming event: April 11-13, 2018: Oregon Heritage Conference, Bend, Oregon

Next meeting: Thursday, December 20, 2017, 4:30 p.m.

**ADJOURN**

With no further business, Chair Rucker adjourned the meeting at 6:09 p.m.

APPROVED by the Redmond Historic Landmarks Commission and SIGNED by me this \_\_\_\_\_ day  
of \_\_\_\_\_, 2017.

ATTEST:

\_\_\_\_\_  
Charles Rucker  
Chair

\_\_\_\_\_  
Scott Woodford  
Senior Planner



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## EXHIBIT 2

**DATE:** December 20, 2017  
**TO:** Redmond Historic Landmarks Commission (HLC)  
**FROM:** Scott Woodford, Senior Planner  
**SUBJECT:** Landmark Designation Request – the John Tuck House (a/k/a Franks/Yopp Residence), 255 SW 9<sup>th</sup> Street (Tax Lot 151316AB03401)

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### Report in Brief:

This is a public meeting to consider a request from Cara Frank and Nic Yopp, owners of the residence (commonly known as the John Tuck House) located at 255 SW 9<sup>th</sup> Street, who are requesting Landmark Designation of the home as a Historic Building, Structure, Object or Site on the Redmond Inventory of Historic Sites.



John Tuck House viewed from 9<sup>th</sup> Street

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### Attachments:

Attachment A – Historic Information on the John Tuck House  
Attachment B – Section 8.0835 of the Development Code – Designation of Historic Building, Structure, Object or Site  
Attachment C – Historic Landmark Rating Sheet

**Background:**

According to the Oregon Inventory of Historic Properties Historic Resource Survey Form records, the 1,069-square foot John Tuck House was constructed in 1925 and is a good example of a Craftsman Bungalow. It sits on .12-acre lot. In addition to the main house, there is a small shed that was recently constructed. There used to be a one car garage in the rear accessed off of Cascade Avenue, but that was removed within the last several years. It's unclear who the original builder of the house was. The current occupants, Cara Frank and Nic Yopp, purchased the home in 2016.

According to the recently completed Craftsman Bungalows of Redmond Survey, which was reviewed and accepted by the State of Oregon Historic Preservation Office, the property is identified as individually eligible for listing in the National Register of Historic Places since it retains sufficient historic integrity. Included in this design is the front facing gable roof form with exposed rafter tails, drop Shiplap siding, front porch, and double hung, one-over-one windows.



House viewed from Cascade Avenue (2017)

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House as viewed from Cascade Avenue (2017)

Per information provided by the applicant, “The house also embodies the distinctive architectural characteristics of a Craftsman Style Bungalow regardless of minor alteration. John’s contributions to the community should be remembered with the preservation and protection of his home.”

The applicant states in their application that the house is associated with John Tuck, who significantly contributed to the earlier days of Redmond’s heritage as an educator. According to the Redmond School District website, Mr. Tuck was the second teacher to ever teach in Redmond when, in 1906, he taught 42 students in all grades in the Old Oregon Hotel. Mr. Tuck eventually became the grade school superintendent and occupied that position until he retired in 1940 at the age of 77. He passed away in 1944 at the age of 81. The John Tuck School located at 209 NW 10<sup>th</sup> Street was named after Mr. Tuck when it opened in 1948 as a junior high school (becoming the elementary school that it currently is in 1989-90).

Mr. Tuck’s son, Arthur Tuck, built a home just one house north of the subject house at the same time as the John Tuck House. Arthur Tuck was a track and field athlete who, according to Wikipedia, singlehandedly won the Oregon state high school track and field team championship for Redmond High School in 1919. He later competed for the University of Oregon track and field team and represented the United States in the 1920 Summer Olympics in Belgium. Arthur Tuck died in 1979.

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Attachments:

Attachment A – Historic Information on the John Tuck House

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Attachment C – Historic Landmark Rating Sheet



View of house from 9<sup>th</sup> Street (circa 1980's)

**Discussion:**

According to Section 8.0835 of the Redmond Development Code (see Attachment B), the Landmarks Commission shall review requests for Designation of a Historic Building and submit its recommendation to the Redmond City Council for a final decision. At the public hearing with Council, the owner of the property, a representative of the Landmarks Commission, and all other interested parties will have the opportunity to make public comment to the City Council.

In their review of the proposal and to make the determination that the building is a historical landmark, the Historic Landmarks Commission and the City Council must determine that it has “architectural significance” or is of “historical importance based upon past or present use”. To help Historic Landmark Commissioners determine if a proposal meets one or both of those criteria, the Development Code provides a Rating Sheet that includes five different factors to consider in an analysis (see Attachment C-Rating Sheet). Commissioners should fill out the Rating Sheet and bring it to the meeting and be prepared to discuss it with the rest of the Commission. There is no minimum threshold for making a finding that it qualifies for Historic Landmark status.

After review of the available information about the residence and a site visit to the residence, staff supports the request to designate the house as a Historic Building on the Redmond Historic Landmarks Inventory based on both its architectural significance and historical importance based on its past use as a residence for influential Redmond residents.

**Alternative Courses of Action:**

1. Recommend to City Council that they approve Historic Landmark Building Designation for the John Tuck House located at 255 SW 9<sup>th</sup> Street; or,
2. Continue the meeting to the next available Historic Landmarks Commission agenda, and request additional information to make your decision; or,
3. Recommend that the City Council not approve the Historic Landmark Designation for the John Tuck House located at 255 SW 9<sup>th</sup> Street.

**Recommendation/Suggested Motion:**

“I move that the Historic Landmarks Commission recommend that City Council approve Historic Landmark Building Designation for the John Tuck House located at 255 SW 9<sup>th</sup> Street.”

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Attachments:

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29-Jun-98

**OREGON INVENTORY OF HISTORIC PROPERTIES  
HISTORIC RESOURCE SURVEY FORM**

Local ID #: 685

County: DESCHUTES

Page 1

**RESOURCE NAME AND LOCATION**

Historic Name: TUCK, JOHN HOUSE  
 Common Name:  
 Street: 255 9TH STREET  
 City: REDMOND

**RESOURCE USE**

Historical Use: RESIDENCE  
 Current Use: RESIDENCE  
 Condition: POOR

**OWNERSHIP INFORMATION**

Owner: PRIVATE  
 Owner Name:  
 Owner Address:  
 City, State and Zip:  
 Owner Phone:

**RESOURCE THEMES**

Oregon Theme 1: 20TH C ARCH  
 Oregon Theme 2: NO DATA  
 Historical Period: THE MOTOR AGE: 1925-1940

**RESOURCE INFORMATION**

Resource Type: BUILDING      Date of Construction: 1925  
 Location: U  
 Number of Features: 2      Architect:  
 Local Ranking: LEVEL TWO      Bullder:

**MAPPING INFORMATION**

Addition:      Lot Number:      Block Number:  
 Map Page: AB      Tax Lot #: 03401  
 Township: 15S      Range: 13E      Section: 16  
 Quadrangle: REDMOND      Latitude:      Longitude:

**ARCHITECTURAL DESCRIPTION**

Style: BUNGALOW: 1904-1930	Number of Stories: 1
Plan Shape: RECTANGULAR	Basement: No
Foundation Material: NO DATA	Structural Framing: BALLOON FRAMING
Roof Form: FRONT FACING GABLE	Raking Type: A-FRAME BRACKETS
Roof Material: COMPOSITION SHINGLES	Eave Type: EXPOSED RAFTER TAILS
Chimney Location: SLOPE: SIDE	Dormer Type: NONE
Primary Window Type: DOUBLE-HUNG	
Primary Sash Arrangement: ONE-OVER-ONE	
Secondary Window Type: NONE	
Secondary Sash Arrangement: NONE	
Primary Exterior Surface Material: DROP SHIPLAP	
Secondary Exterior Surface Material: NONE	
Door Type: HALF-LIGHT	
Does the resource have a porch? Yes	Porch Location: PROJ. FRONT CENTER

SHPO #:

29-Jun-98

**OREGON INVENTORY OF HISTORIC PROPERTIES  
HISTORIC RESOURCE SURVEY FORM**

Local ID #: 685

County: DESCHUTES

Page 2

**ARCHITECTURAL DESCRIPTION CONTINUED**

Noteworthy Decorative Features: NONE

**ALTERATIONS**

Integrity: HIGH

Has the Resource been altered? No

Altered Date(s):

Extent of Alterations: NO ALTERATIONS

Alteration Description:

**SITE CHARACTERISTICS**

Archaeological Features: NONE

Noteworthy Landscape Features and  
Outbuildings: CORNER LOT

Fence Type: NONE

**STATEMENT of SIGNIFICANCE**

Statement of Significance: HOUSE IS AN EXCELLENT EXAMPLE OF A CRAFTSMAN STYLE BUNGALOW. ONE OF THE ELEMENTARY SCHOOLS IN REDMOND WAS NAMED AFTER JOHN TUCK IN THE 1950S.

**INVENTORY INFORMATION:**

Recorded By: MICHAEL HOUSER

Date Recorded: 8/29/97

Local Inventory Number: 685

Locally Designated? No

Is the Resource on the National Register? No

NRHP Date Recorded:

NRHP District Name:

NRHP Ranking: NOT RANKED

Last Date of Form Entry: 8/27/97

SHPO #:

29-Jun-98

**OREGON INVENTORY OF HISTORIC PROPERTIES  
HISTORIC RESOURCE SURVEY FORM**

Local ID #: 685

County: DESCHUTES

Page 3

**PHOTOGRAPHIC INFORMATION FOR**

Historic Name: TUCK, JOHN HOUSE

Township/Range/Section: 15S 13E 16

Street: 255 9TH STREET

Master Negative Numbers: 0833

City: REDMOND

Recorded By: MICHAEL HOUSER

Date Recorded: 8/29/97



SHPO #:

29-Jun-98

**OREGON INVENTORY OF HISTORIC PROPERTIES  
HISTORIC RESOURCE SURVEY FORM**

Local ID #: 685  
County: DESCHUTES

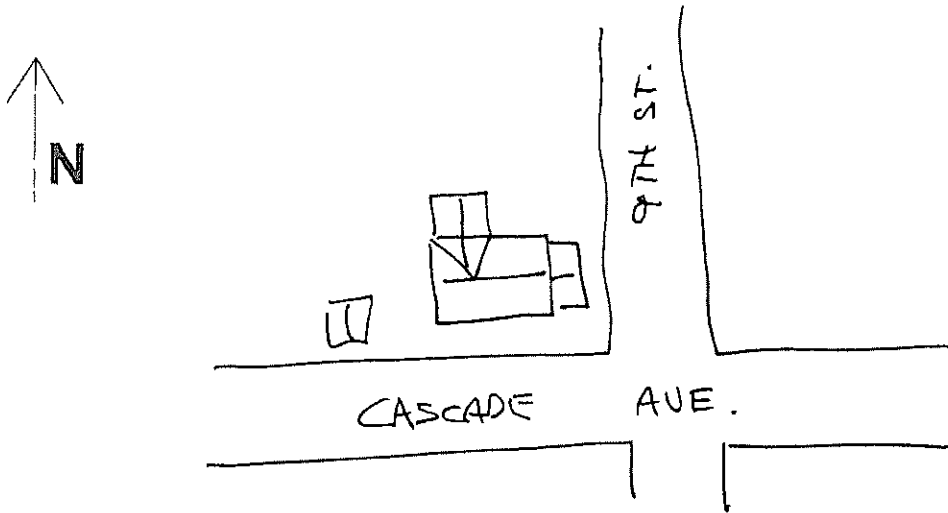
Page 4

**RESOURCE NAME AND LOCATION**

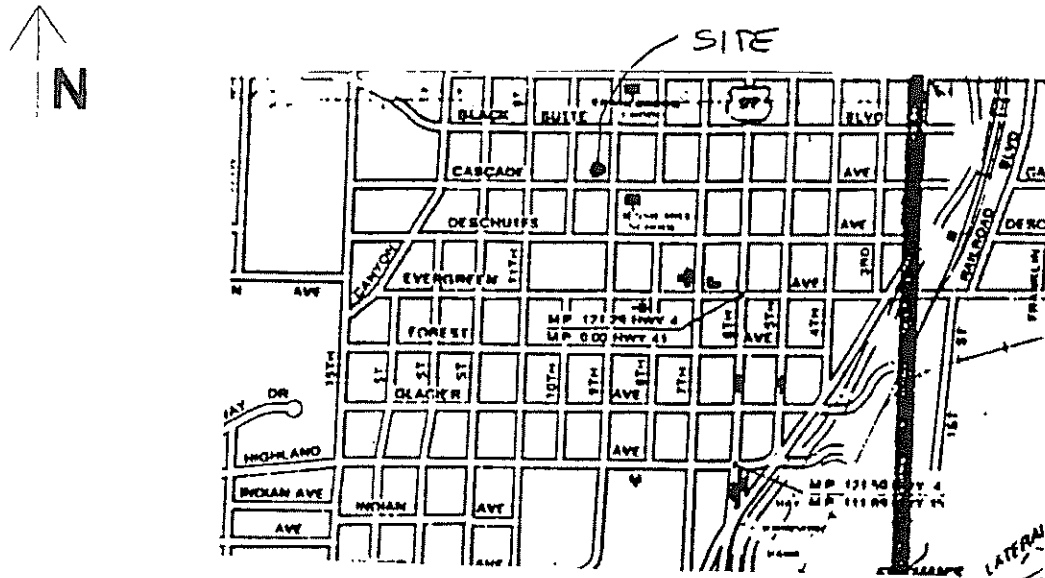
Historic Name: TUCK, JOHN HOUSE  
Common Name:  
Street: 255 9TH STREET  
City: REDMOND

Quadrangle: REDMOND  
Township/Range/Section 15S 13E 16  
Addition:  
Tax Lot #: 03401 Map Page: AB

**SITE MAP** Site map schematic drawing showing inventoried building(s) including outbuildings, structures, roads, historic landscaping if appropriate and adjacent setting.



**TOWN MAP** Town Map with cross streets for urban areas or sections of USGS map for rural areas.



SHPO #:

# Attachment B-Code Review Criteria

## CHAPTER 8 DEVELOPMENT REGULATIONS

16. State Historic Preservation Office: Each state has a designated State Historic Preservation Office (SHPO) to help the Federal government administer provisions of the National Historic Preservations Act. The SHPO is aided by a professional staff and review board.

[Section 8.0830 amended by Ord. #2011-06 passed May 24, 2011]

- 8.0832 Property Owner Permission Required for Designation.** The property owner's permission will be require for the consideration of the initial designation of a Historic Building, Structure, Object, Site or District as outlined in Section 8.0835, 8.0840 and 8.0845 of the Redmond Development Code.

[Section 8.0832 added by Ord. #2011-06 passed May 24, 2011]

**8.0835 Designation of Historic Building, Structure, Object or Site.** The designation of historic landmarks allows the City to formally recognize, rate and protect its historic and architectural resources. Properties listed on the National Register of Historic Places are eligible for automatic listing on the Redmond Historic Landmarks Inventory. The Redmond Historic Landmarks Inventory identifies buildings, sites, structures, objects and districts of historical importance or architectural significance that are considered exemplary of their time and style. The regulation of designate and rated historic landmarks provides a means to review proposed changes and encourage the preservation of historical or architectural values. Periodically it may be necessary to re-rate or remove the designation of a historic landmark to reflect changing conditions, community values or needs.

1. Upon receipt of a request by the Landmarks Commission to designate a particular building or site within the city limits of Redmond as a historical building or site, or upon direction by the Redmond City Council on its own motion, the City Planning Department shall advise the owner of such building or site and shall fix a date and time for a public hearing before the City Council thereon.
2. The City Planning Department shall transmit a copy of the request to the Landmarks Commission unless such a request has come from the Landmarks Commission.
3. The Landmarks Commission shall submit its recommendation to the Redmond City Council at least 10 days prior to the public hearing.
4. At such public hearing, the owner of the property involved, a representative of the Landmarks Commission, and all other interested parties shall be entitled to be heard by the City Council.
5. Any request for historic designation must be filed with the City Planning Department before the date of application for any building, conditional use, or any other application or permit which might be affected by such historic designation.
6. If the City Council determines that a building inside the city limits proposed for designation as a historical building has architectural significance or is of historical importance based upon past or present use, the council may designate such building as a historical building.
7. If the council finds that a particular site had a prior use involving the establishment, growth, or particular incidents relating to the history of the City, the council may designate the same as a historical site.
8. If any historical building has been demolished or destroyed, the city, on its own motion or upon recommendation of the Landmarks Commission, may remove the historical building designation therefrom.

## CHAPTER 8 DEVELOPMENT REGULATIONS

9. If the designation is proposed to be removed from any historical building or site for any other reason than set forth in the preceding sentence, then similar notices, recommendations, and hearings shall be held as upon the designation of a building or site as historical building designation of a building or site as historical in the first instance.
10. A historical or architecturally significant interior space or other portion of a building may be designated as a historic building in the same manner as provided in this section; provisions of this code relating to historical buildings shall be applicable to such designated interior space or other portion of a building.
11. The City Council may make a recommendation regarding any request to designate a particular building or site within the urban growth area as a historical building or site. As used in this section, "urban growth area" is that area outside the City limits but within the urban growth boundary.
12. At the time of annexation to the city, all designated historical sites within the annexation area shall automatically revert to within city jurisdiction unless a public hearing is held to remove the site from the historical designation.

[Section 8.0835 amended by Ord. #2011-06 passed May 24, 2011]

### **8.0840 Designation of a Building, Structure, Object or Site of Historical Interest.**

1. If the City Council finds that a particular site is of historical interest but does not meet the criteria for designation as a historical building or site, the council may designate said building or site as a building or site of historical interest.
2. Buildings or sites designated as being of historical interest shall not be required to comply with the requirements of this code except in the event of demolition or of major alteration. In this instance, the owner must notify the City within at least ten (10) days prior to said demolition or major alteration and permit the City to take photographs of the site or building.
3. The City and/or Landmarks Commission may also make recommendations to the owner regarding alternatives to demolition or major alteration which would be detrimental to the building or site designation as being of historical interest.

[Section 8.0840 amended by Ord. #2011-06 passed May 24, 2011]

### **8.0845 Designation of Historical District.**

1. Upon receipt of a request by the Landmarks Commission to designate an area as a historical district or upon direction by the City Council, the Planning Department shall fix a date and time for a public hearing before the City Council thereon.
2. The Planning Department shall notify owners within the proposed historical district, the Redmond Urban Area Planning Commission, and shall transmit a copy of the request to the Landmark Commission unless such request has been made by the Landmark Commission.
3. At such public hearing, the owner of the property involved, a representative of the Landmarks Commission and all other interested parties shall be entitled to be heard by the City Council.
4. If the City Council determines that an area proposed to be designated as a historical district has architectural significance or is of historical importance based upon past or present use, the council may designate such area as a historic district.
5. If the city Council determines that an area outside the city limits but inside the adopted urban growth boundary is proposed to be designated as a historical district for the

## CHAPTER 8 DEVELOPMENT REGULATIONS

### Redmond Historic Preservation Code

#### PRESERVATION OF HISTORIC BUILDINGS AND SITES

#### APPENDIX "A" RATING SHEET

RATING

BUILDING/STRUCTURE

LOCATION

TOWN/VICINITY

EVALUATOR

DATE

Scoring on Scale of 1-5

- 5 - Excellent
- 4 - Very Good
- 3 - Good
- 2 - Fair
- 1 - Poor
- 0 - Non-existent

#### REDMOND HISTORIC LANDMARKS COMMISSION RATING SHEET

Factors	Relative Importance	Weighted Rating
1. Interpretive Potential: Property is associated with historic or famous events, is related to the broad cultural history of the nation, state or community, is included on the National Register of Historic Places.	3.0 x	
2. Rarity of type and/or Style: Property represents a period of history or prehistory or style of architecture or method of construction of extraordinary or unusual design, detail, materials, or craftsmanship; or is identified as the work of an architect, designer or master builder whose work has influenced development in the nation, state or community.	2.0 x	
3. Identification: Property is identified with a person or persons who have significantly contributed to the history of the City or County.	1.5 x	
4. Symbolic Value: Property represents an aesthetic or educational feature of the community, or has contributed to the cultural or economic history of the area.	1.5 x	
5. Chronology: Property was developed early in the relative scale of local history or was an early expression of a type or style of structure or development.	1.0 x	