



CITY OF REDMOND
Community Development Department

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REDMOND HISTORIC LANDMARKS COMMISSION

City Hall 716 SW Evergreen Avenue Conference Room A

September 11, 2015

9:00am – 10:30am

Agenda

RHLC MEMBERS

MEETING OBJECTIVES

- Discussion of interest in designating City Hall a local landmark
- Review of work plan and items to begin working on

PROPOSED AGENDA

	TIME	ITEM
Trish Pinkerton, Chair	9:00 AM	CALL TO ORDER / INTRODUCTIONS
Tonia Cain	9:05 AM	CITIZEN COMMENTS
Judy Fessler	9:10 AM	DISCUSSION / ACTION ITEMS
Leaha Moon	9:15 AM	A. Approval of Minutes a. July 10, 2015 (Exhibit 1) b. August 14, 2015 (Exhibit 2)
Shannon Farnsworth Rose	9:30 AM	B. Landmark Discussion 716 SW Evergreen Ave
Vacant Youth Ex Officio	9:30 AM	C. Work Plan Review (Exhibit 3)
	10:00 AM	LIAISON COMMENTS
	10:05 AM	COMMISSIONER COMMENTS
	10:20 AM	STAFF COMMENTS
	10:30 AM	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 Historic Landmarks Commission. 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 ADA Coordinator, at least 48 hours in advance of the meeting at 541-923-7735, 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 EXHIBIT 1

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REDMOND HISTORIC LANDMARKS COMMISSION

MINUTES

July 10, 2015

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

Commissioners Present: Chair Trish Pinkerton, Vice-Chair Judy Fessler, Tonia Cain, Leaha Moon
(1 vacancy)

Youth Ex Officio: Vacant

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

Visitors: Charlie Rucker, *Redmond Chamber of Commerce*; Shannon Farnsworth Rose

Media: None

(The 3-digit number after a motion title shows the number of commissioners voting in favor/opposed/abstaining.)

CALL TO ORDER

Chair Pinkerton opened the meeting at 9:04 a.m. with a quorum of commissioners (4 of 4) present.

CITIZEN COMMENTS

Ms. Rose expressed interest in becoming a commissioner and asked about residency requirements.

DISCUSSION/ACTION ITEMS

A. Approval of Minutes

Motion 1 (4/0/0): Commissioner Cain moved to accept the minutes of June 12, 2015. Commissioner Fessler seconded the motion which passed unanimously.

B. Consideration of Landmark Designation Request – 349 SW 12th Street, Roy Holmes Residence

Mr. Woodford said Shannon and Diego Rose have applied for designation of their house at 349 SW 12th Street as a Historic Building on the Redmond Historic Landmarks Inventory. He presented his staff report and reviewed the designation process, eligibility criteria, and background. Per Michael Hall's 2009 report, the house "embodies the distinctive architectural characteristics of a Craftsman style bungalow. Integrity of Location, Design, Setting, Materials, Workmanship, Feeling and Association remain at a high level." Based on review of information available about the residence and a site visit, staff supports the applicants' request.

Ms. Rose discussed the results of her research into the history of this house. She has spoken by phone with Naomi Brown Mitchell (90-year-old niece of Roy Holmes' wife, Elsie) who still lives in Redmond. She learned that Ms. Mitchell and two cousins inherited the house when Elsie died in 1989 and subsequently sold it and that Mr. Holmes built a number of homes in this area. The house is part of Redmond's history and should be preserved. She agreed to share any information about this property she obtains from Ms. Mitchell. The house is currently rented. She and her husband intend to keep the house and not change it.

Commissioners discussed Redmond history related to this house, the Holmes family, the house's architecture, and its potential for national designation.

Motion 2 (4/0/0): Commissioner Cain moved that the Historic Landmarks Commission recommend the City approve Historic Landmark Building Designation for the Robert Roy Holmes House located at 349 SW 12th Street. Commissioner Moon seconded the motion which passed unanimously.

C. Review of Draft Historic Preservation Plan

Chair Pinkerton requested commissioner feedback on the draft historic preservation plan prepared by Preservation Solutions LLC. Individual editorial changes should be e-mailed to Mr. Woodford after today's meeting. Substantive changes will need commission approval to be forwarded to the consultant, who needs to present the final plan by the end of July 2015.

Mr. Woodford summarized the process to date and assured commissioners they would have another chance to review this plan. He felt the plan needed more detail on Goals and Actions.

Ms. Richards said the City is interested in establishing a citywide nonprofit (Redmond Community Foundation) to help fund all City activities and projects. Many business leaders who would like to donate funds want to put them in one place where they can be leveraged effectively. The City is negotiating with the University of Oregon to have students in its MBA (Masters in Business Administration) program assist the City in this effort starting winter term 2016. This project is supported by City leadership, finance department, and legal counsel. She cautioned that complying with all federal requirements to establish the foundation would take at least 18 months. She provided a brief update on the status of consultant recommendations for actions that the City is already working on.

Commissioner concerns included the level of Council support (plan budget/funding), timeline for implementation (potential loss of old buildings before the plan is implemented), nonprofit foundation for the Redmond Historic Landmarks Commission, resources for nonprofit information (City of Salem, Crook County), historic designation status of the old Redmond Union High School (local inventory, National Register potential), role of irrigation canals in Redmond's growth, general clarity (adding a glossary of acronyms, reducing number of acronyms), adding language about "ongoing programs" in this "five-year" plan, and adding a progress evaluation in Year 3.

Chair Pinkerton recommended that staff provide an update on commission achievements this year when presenting this preservation plan to City Council.

Motion 3 (4/0/0): Commissioner Fessler moved to recommend adding Action 1.B.3 to evaluate and research sustainable funding for projects and including a survey of irrigation canals within the general City historic resources survey to the draft historic preservation plan. Commissioner Moon seconded the motion which passed unanimously.

LIAISON COMMENTS

None.

COMMISSIONER COMMENTS

Chair Pinkerton reported that City Council intended to proclaim July 15, 2015, as Jane Schroeder Day. She requested commissioners attend the July 14 Council meeting in support.

Chair Pinkerton announced Commissioner Moon's intention to nominate the Medical/Dental Patrick Building for Restore Oregon's list of Most Endangered Places for 2016. The owner has indicated he

wants to demolish the building because remodeling it would not be cost effective. Following discussion, Commissioners Moon and Fessler agreed to work together to explore resources available to protect this building from demolition. Ms. Richards noted that Restore Oregon covered the cost of National Register District nominations for both Petersen Rock Gardens and the Whited Farmstead, which were listed in prior years. Asbestos abatement would be required before the building could be demolished. She will reach out to the current owner regarding additional options he might want to consider.

Commissioner Fessler apologized for her failure to deliver to all commissioners a letter she wrote which contained her comments about the draft historic preservation plan. Mr. Woodford advised that communications between commissioners must be directed to staff for appropriate handling.

Commissioner Fessler requested that commissioners be kept updated about new uses for the World War II hangar at Redmond Municipal Airport. Mr. Woodford assured commissioners that the planner working on this project (Sean Cook) was aware of the historic landmark status of this facility.

STAFF COMMENTS

Mr. Woodford introduced the marketing director for the Redmond Chamber of Commerce.

Mr. Rucker reported the chamber received the final stock of the Heritage Walk brochure from the Redmond Museum and now has less than a one-year supply. Access to the source materials has been lost. The chamber is willing to update the copy but has no funds to cover printing or development of digital applications. He stated he could reproduce the text but needed better historic photographs.

Commissioner concerns included text changes needed including addition of a publishing date, historic photo resources, potential to combine the Heritage Walk and The Moderne Architectural Movement Redmond, Oregon Walking Tour brochures, promotional links (Travel Oregon application), printing options, potential ad revenue, and brochure update timeframe (fall 2015/winter 2016). Following discussion, commissioners agreed to update the text and photos and Mr. Rucker agreed to research/report preliminary production costs to commissioners at their September 2015 meeting.

Ms. Richards outlined benefits Redmond expects to receive from its participation in the University of Oregon's Sustainable Cities Initiative program during the 2015-2016 school year. Potential projects that could benefit from graduate student involvement included National Register nominations for a commercial historic district downtown and an Art Moderne district (multiple-property nomination).

Commissioner Fessler volunteered to contact business owners about potential National Register listing of their properties.

Ms. Richards said the City supported designating the railroad passenger depot it owns and another property owner is interested in designation of the railroad freight depot building she owns. Both buildings have been relocated from their original sites.

Tentative agenda for August meeting:

- * Update context statement on the MPDF (Multiple Properties Documentation Form) for Art Moderne property nominations.
- * Historic preservation code review.
- * Outreach process for contacting property owners about historic preservation listings.

ADJOURN

The next regular meeting is scheduled for Friday, August 14, 2015, 9 a.m.

With no further business, Chair Pinkerton adjourned the meeting at 11:26 a.m.

APPROVED by the Redmond Historic Landmarks Commission and SIGNED by me this _____ day of _____, 2015.

ATTEST:

Trish Pinkerton
Chair

Heather Richards
Community Development Director



DRAFT EXHIBIT 2

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REDMOND HISTORIC LANDMARKS COMMISSION
MINUTES

August 14, 2015

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

Commissioners Present: Chair Trish Pinkerton, Vice-Chair Judy Fessler, Tonia Cain, Leaha Moon
(1 vacancy)

Youth Ex Officio: Vacant

City Staff: Deborah McMahon, *Principal Planner*; Scott Woodford, *Associate Planner*; Cameron Prow,
TYPE-Write II

Visitors: None

Media: None

(The 3-digit number after a motion title shows the number of commissioners voting in favor/opposed/abstaining.)

CALL TO ORDER

Chair Pinkerton opened the meeting at 9 a.m. with a quorum of commissioners (4 of 4) present.

CITIZEN COMMENTS

None.

DISCUSSION/ACTION ITEMS

A. Approval of Minutes
None.

B. Landmark Designation Request – Redmond Passenger Depot at 3716 SW 21st Place
Mr. Woodford said the property owner (City of Redmond) has requested designation of the Redmond Passenger Depot as a Historic Building. His staff report covered background, architectural values, and evaluation criteria. Also known as the Oregon Trunk Railway Passenger Depot, this building was designed in the Mission and Romanesque styles and completed at its original location (330 East 1st Street, Redmond, Oregon) in 1912. The City purchased the depot for \$1 from Burlington Northern Railroad in 1998. Due to realignment of Highway 97, the City moved the depot to its current location on Airport Way (Franks Landing, Lot 1) in 2003. Based on a site visit and review of available information, staff recommended approving the City's request. This structure has "architectural significance" and is associated with events of a "historical importance based upon past or present use." According to Rosalind Keeney, architectural historian, this depot is one of only four railroad stations in Oregon that possess the unique combination of masonry with the porte-cochere design.

Commissioner discussion included the depot's eligibility for National Register recognition.

Motion 1 (4/0/0): Commissioner Fessler moved that the Redmond Historic Landmarks Commission recommend that City Council approve Historic Landmark Building Designation for the Redmond Passenger Depot at 3716 SW 21st Place as soon as possible. Commissioner Moon seconded the motion which passed unanimously.

- C. Landmark Designation Request – Oregon Trunk Railway Freight Depot at 778 NE 11th Street
Mr. Woodford said the property owners (Nunzie Gould and Jim Guild) have requested designation of the Oregon Trunk Railway Freight Depot as a Historic Building. He reviewed the background, owners' restoration efforts, architectural value, and evaluation criteria. Exterior renovations visible in 2015 were completed in 2004 and 2013 by Old Town Restoration dba Jim Guild Construction. Based on review of available information, staff recommended approving the owners' request as this structure has "architectural significance" and "historic importance."

Commissioner concerns included impact of renovations and move on the building's integrity.

Motion 2 (4/0/0): Commissioner Cain moved that the Redmond Historic Landmarks Commission recommend that City Council approve Historic Landmark Building Designation for the Oregon Trunk Freight Depot located at 778 NE 11th Street. Commissioner Moon seconded the motion which passed unanimously.

- D. Preparation of Streamlined Moderne Context Statement
Mr. Woodford requested help to update the context statement in the SHPO (State Historic Preservation Office) application for the Safeway Store Building (current City Hall) at 716 SW Evergreen Avenue. SHPO rejected Michael Houser's statement, intended to justify the building's inclusion in a Multi-Property Streamlined Moderne Historic District, declaring it "weak."

Chair Pinkerton volunteered to edit Mr. Houser's context statement and present her draft for commission review at the September 2015 meeting.

Mr. Woodford recommended professional assessment of the revised context statement before resubmittal of the SHPO application.

LIAISON COMMENTS

None. Mr. Woodford said Heather Carlin had been appointed to fill the position vacated by former City Councilor Ginny McPherson. Council has not assigned a new liaison to the Landmarks Commission.

COMMISSIONER COMMENTS

Commissioners Fessler and Cain presented draft language proposing that the current City Hall (old Safeway Store) be added to the inventory of locally designated historic structures. Commissioner discussion covered the building's historic integrity, who can request designation of public buildings, property owner's permission, saving the north façade, and inviting City management to attend the next meeting to explore this issue further.

Commissioner Fessler reported 60-70 people attended a presentation on the City's plans to remodel the old Evergreen Elementary School as the new City Hall. Neighbor concerns included parking and traffic congestion. Mr. Woodford commented that the Redmond Bicycle and Pedestrian Advisory Committee has expressed concern about the potential for increased traffic on Deschutes Avenue. Commissioners requested a copy of the PowerPoint presentation.

Tentative September Agenda

- * Discuss potential historic designation of current City Hall building
- * Final report from Preservation Solutions on Historic Preservation Plan

Future Agendas

- * SHPO training on National Register nominations
- * Begin planning May 2016 National Historic Preservation Month event

STAFF COMMENTS

Patrick’s Professional Building: Mr. Woodford presented a handout on potential renovation solutions developed by Ms. McMahon. Ms. McMahon reviewed the background and results of staff conversations with the property owner, Dr. Belza, who previously indicated he intended to tear down the building and put in a parking lot with temporary food uses. Dr. Belza has since acknowledged there might be other options for this property and asked the City to submit a pro forma estimate, which is being prepared by Sera Architects. Redmond Chamber of Commerce (potential tenant) and Pennbrook Development (developer) have both expressed interest in this building. Dr. Belza and Community Development Director Heather Richards have agreed to talk again after both return from vacation. She emphasized the community’s desire to brand Redmond as a family-friendly place with something unique in order to compete with other cities.

Commissioner concerns included potential for re-using this building, how the commission needs to approach the community about historic preservation issues, adding Patrick’s Professional Building to Restore Oregon’s “endangered buildings” list, learning more about tools available to protect endangered buildings to provide consistent information to the public, interior condition report, and potential new uses.

Redmond Hotel Revitalization: Ms. McMahon provided a status report. The City’s proposed contribution has dropped to \$750,000 of the \$5 million needed to move this project forward. This project is considered critical for downtown revitalization.

Historic Preservation Plan: Mr. Woodford reported that the final report from Preservation Solutions was due to SHPO by August 31, 2015.

ADJOURN

The next regular meeting is scheduled for Friday, September 11, 2015, 9 a.m.

With no further business, Chair Pinkerton adjourned the meeting at 10:25 a.m.

APPROVED by the Redmond Historic Landmarks Commission and SIGNED by me this _____ day of _____, 2015.

ATTEST:

Trish Pinkerton
Chair

Heather Richards
Community Development Director

Redmond Historic Landmarks Commission (HLC) – Adopted 2015/2016 Work Plan



GOAL: Preserve Redmond's Architectural Heritage

STRATEGY	Action	Priority	Time-frame	Responsibility
IMPLEMENT THE HISTORIC PRESERVATION PLAN	Begin implementation of the recommendations of the City's historic preservation plan	High	6/30/16	City of Redmond (COR), Historic Landmarks Commission (HLC)
EXPLORE VIABILITY OF NATIONAL REGISTER HISTORIC DISTRICTS	Consider pursuing a Downtown Historic District	Medium	6/30/16	COR, HLC
	Rewrite Art Moderne Historic District	Medium	6/30/16	COR, HLC

GOAL: Increase Awareness and Appreciation of Redmond's Historic Heritage

EDUCATE COMMUNITY ABOUT HISTORIC PRESERVATION	May Historic Preservation Month Planning	High	5/16/16	COR, HLC
CREATE PARTNERSHIPS	Reach Out to Local Schools, Greater Redmond Historical Society, RCAPP, BPAC, etc.	High	6/30/16	COR, HLC
CONDUCT AN AWARENESS CAMPAIGN	Tours, Newspaper Articles, Updated Walking Tour Brochure, etc.	High	1/30/16	COR, HLC

GOAL: Create a Strong Commission

TRAINING	Work with the Oregon State Historic Preservation Office on Training	High	1/30/16	COR, HLC
	Attend Historic Preservation Conferences/Training (State)	High	4/30/16	COR, HLC