



CITY OF REDMOND
Community Development Department

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REDMOND HISTORIC LANDMARKS COMMISSION
MINUTES

December 22, 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, Shannon Farnsworth Rose

Youth Ex Officio: Vacant

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

Council Liaison: None assigned

Visitors: Jack and Carol Nelson

Media: None

(The 3 digits after a motion title show the number of commissioners voting in favor/opposed/abstaining.)

CALL TO ORDER

Chair Pinkerton opened the meeting at 1:07 p.m. with a quorum of commissioners (5 of 5) present.

CITIZEN COMMENTS

Mr. Nelson provided an update on the restoration of Petersen Rock Gardens. Topics discussed included improvement projects (museum, restaurant, dog and cat shelter), ADA (Americans with Disabilities Act) access, funding, financial management, event recruitment/management, and community support. Progress is being posted on Facebook.

DISCUSSION/ACTION ITEMS

A. Consideration of Recommendation to City Council to Submit an Application for Historic Landmark Designation for 716 SW Evergreen Avenue

Ms. Richards presented her staff report. Her discussion covered the history and architectural design of the Safeway Building (current City Hall), alterations it has undergone, and staff analysis of this building's compliance with review criteria for landmark designation in Section 8.0835 of the Redmond Development Code. The data presented was informational only and not a review of an actual application for designation. Per the development code, property owner approval is required to move forward with landmark designation. This building exhibited distinguishing characteristics of the Art Deco architectural type until the mid-1970s, when Redmond School District significantly modified the front facade. The City reconstructed over 50% of the northern storefront, eastern façade, and western entry during its 2010 remodel and incorporated new design elements and new materials that diverged from the original Safeway design. She stated that, based on the science of historic preservation, the Safeway Building did not qualify for landmark status under the "architectural significance" category. Regarding "historical significance" criteria, this store was a significant part of daily life for Redmond residents but was

not the first Safeway store in town. The store's design was a prototype of Safeway buildings in the Northwest but was one of many and is not the only remaining example. In short, the Safeway Building at 716 SW Evergreen Avenue has been altered so significantly that the current design is not indicative of the original design. She discussed options for preserving individual elements, criteria for designating a "Site of Historical Significance," and the importance of maintaining the integrity of the historic preservation program.

Mr. Witcosky outlined the impact of this site on downtown redevelopment plans.

Commissioner concerns included objective vs. subjective values of the building, different preservation standards (National Register vs. local inventory), difference between "landmark" and "historic site" designations, options to preserve original elements if not the whole building, and focusing on preservation of buildings with more historic integrity.

Following extensive discussion, commissioners agreed by consensus to not move forward with a recommendation to Council regarding landmark status for the Safeway Building and to make a presentation to Council on the Safeway Building early in 2016.

Ms. Richards said she would schedule time at Council's January 26 meeting for this presentation.

LIAISON COMMENTS

None. No liaison assigned.

COMMISSIONER COMMENTS

Commissioner Cain recommended sequential page numbering of meeting packets for efficiency.

Commissioner Fessler and Commissioner Rose requested a tour of the Evergreen Elementary site before the rehabilitation process is complete.

STAFF COMMENTS

Ms. Richards said the commission's annual update to Council was scheduled for January 12, 2016. Staff will work with Chair Pinkerton to prepare the annual report. The City's Certified Local Government (CLG) grant application is due on February 26, 2016. She suggested the commission consider updates to the Redmond Historic Code.

Upcoming commission meetings:

- * Thursday, January 7, 4:30 p.m. (tentative agenda: plan Safeway Building presentation to Council).
- * Thursday, January 28, 4:30 p.m. (tentative agenda: budget, brochure update, CLG application).

ADJOURN

With no further business, Chair Pinkerton adjourned the meeting at 3:03 p.m.

APPROVED by the Redmond Historic Landmarks Commission and SIGNED by me this 31st day of March, 2016.

ATTEST:

/s/ Judy Fessler
Judy Fessler
Chair

/s/ Heather Richards
Heather Richards
Community Development Director