



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

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Web Address: <http://www.oregon.gov/LCD>

NOTICE OF ADOPTED AMENDMENT

November 9, 2006

TO: Subscribers to Notice of Adopted Plan or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Redmond Plan Amendment
DLCD File Number 004-06



The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Copies of the adopted plan amendment are available for review at DLCD offices in Salem, the applicable field office, and at the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: November 24, 2006

This amendment was submitted to DLCD for review prior to adoption with less than the required 45-day notice. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE DATE SPECIFIED ABOVE.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist
Mark Radabaugh, DLCD Regional Representative
Sean Cook, City Of Redmond

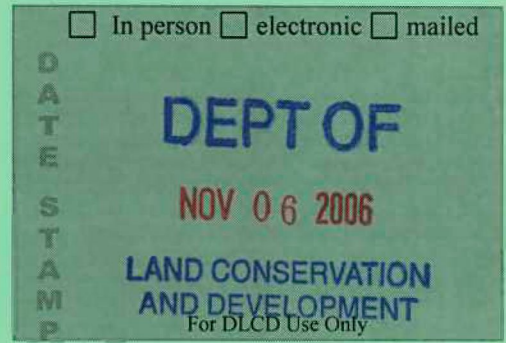
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FOR 2

DLCD

Notice of Adoption

THIS FORM **MUST BE MAILED** TO DLCD
WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION
PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18



Jurisdiction: City of Redmond Local file number: HLA 06-02

Date of Adoption: 10/24/2006 Date Mailed: 11/2/2006

Date original Notice of Proposed Amendment was mailed to DLCD: 7/21/2006

- | | |
|---|---|
| <input checked="" type="checkbox"/> Comprehensive Plan Text Amendment | <input type="checkbox"/> Comprehensive Plan Map Amendment |
| <input type="checkbox"/> Land Use Regulation Amendment | <input type="checkbox"/> Zoning Map Amendment |
| <input type="checkbox"/> New Land Use Regulation | <input type="checkbox"/> Other: _____ |

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

Remove the Historic Safeway Store from the Historic Landmarks Inventory.

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write "SAME". If you did not give Notice for the Proposed Amendment, write "N/A".

Same

Plan Map Changed from: n/a to: _____

Zone Map Changed from: n/a to: _____

Location: 716 SW Evergreen, 151316AC00600 Acres Involved: .29

Specify Density: Previous: n/a New: _____

Applicable Statewide Planning Goals: 5

Was and Exception Adopted? YES NO

DLCD File No.: 004-06 (15405)

Did the Department of Land Conservation and Development receive a Notice of Proposed Amendment.....

Forty-five (45) days prior to first evidentiary hearing? Yes No

If no, do the statewide planning goals apply? Yes No

If no, did Emergency Circumstances require immediate adoption? Yes No

Affected State or Federal Agencies, Local Governments or Special Districts:

City of Redmond, State Historic Preservation Office

Local Contact: **Sean Cook** Phone: **(541) 923-7722** Extension: _____

Address: **PO Box 726** City: **Redmond**

Zip Code + 4: **97756-** Email Address: **seanc@ci.redmond.or.us**

ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and TWO (2) Copies of the Adopted Amendment to:

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

2. Submit **TWO (2) copies** the adopted material, if copies are bounded please submit **TWO (2) complete copies** of documents and maps.

3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.

4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.

5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the Notice of Adoption is sent to DLCD.

6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.

7. **Need More Copies?** You can copy this form on to 8-1/2x11 green paper only; or call the DLCD Office at (503) 373-0050; or Fax your request to:(503) 378-5518; or Email your request to **mara.ulloa@state.or.us** - ATTENTION: PLAN AMENDMENT SPECIALIST.

**CITY OF REDMOND
ORDINANCE NO. 2006-16**

AN ORDINANCE AMENDING THE CITY OF REDMOND'S 2020 COMPREHENSIVE PLAN BY REMOVING CITY HALL (SAFEMART STORE, 716 SW EVERGREEN) FROM THE INVENTORY OF HISTORIC LANDMARKS IN REDMOND.

WHEREAS, the City Council adopted Order 98-01, on August 25, 1998 to include the subject building on the Inventory of Historic Landmarks; and

WHEREAS, the City of Redmond evaluated the historic integrity of the City Hall and considered possible uses of the City Hall property; and

WHEREAS, the Deschutes County Historic Landmarks Commission held a public hearing on August 31, 2006, and after reviewing the application and all the evidence, the Commission recommends that the City Council remove City Hall from the historic inventory, subject to a condition requiring photographs to be taken of the building as an architectural record (Attachment "A").

NOW, THEREFORE, THE CITY OF REDMOND ORDAINS AS FOLLOWS:

SECTION ONE: The 2020 Comprehensive Plan is amended to remove City Hall (Safeway Store) from the Inventory of Historic Landmarks found in Chapter 7, Table 1 of the 2020 Comprehensive Plan as described in Attachment "B", attached hereto and by this reference incorporated herein.

SECTION TWO: City Staff is directed to take black and white photographs of the building as described in the Landmarks Commission recommendation (Attachment "A") and submit them and the negatives to the County Historic Preservation Office and copies of the prints to the Redmond Historical Commission.

PASSED by the City Council and **APPROVED** by the Mayor this 24th day of October, 2006.



Alan Unger, Mayor

ATTEST:



Patricia Freauff, City Recorder



CITY OF REDMOND
Community Development Department

716 SW Evergreen
PO Box 726
Redmond, OR 97756-0100

(541) 923-7721
Fax: (541) 548-0706
cdd@ci.redmond.or.us
www.ci.redmond.or.us

STAFF REPORT

DATE: October 12, 2006
TO: Mayor and Council Members
THROUGH: Michael Patterson, City Manager
Jim Hendryx, CD Director
FROM: Sean Cook, Associate Planner
SUBJECT: Removal of the City Hall building from the inventory of Historic Landmarks

Report in Brief: The City of Redmond is requesting that the current City Hall building (716 SW Evergreen) be removed from the inventory of Historic Landmarks presented in the City's Comprehensive Plan. Historically, the City Hall building was a Safeway Store built in 1940.

Background: Staff began researching the possibility of removing City Hall from the historic inventory in an effort to look at possible redevelopment opportunities for the property as it relates to the redevelopment of the downtown.

Ms. Pat Kliever, Historic Preservation Planner for the City, researched the site to determine if the building has maintained its historical significance and should remain as a protected building or if other options were available.

Ms. Kliever researched the history and documented the building's architectural integrity. Ms. Kliever wrote a staff report which contained findings and a recommendation to remove the site from the local historic inventory. This recommendation was based on the fact that the art deco style architectural significance of the building has been compromised due to the additions and alterations to the building.

The findings and recommendation was brought to a public hearing on August 31, 2006 before the Deschutes County Historical Landmarks Commission. At the close of the public hearing, the Landmarks Commission voted to recommend that the City Council remove the site from the inventory, subject to a condition of approval. This condition of approval requires the City to take photographs of the site and submit them and the negatives to the County Historic Preservation Office and the Redmond Historical Commission. This recommendation is now brought before the City Council as the decision maker for this amendment.

All information concerning the historic nature of the current City Hall building is addressed in detail in the attached Landmark's recommendation report written by Ms. Kliever, dated Sept 12, 2006 (Attachment "A" of the Ordinance).

Fiscal Impact: None

Alternative Courses of Action: The City Council can approve the request with a condition of approval as recommended by the Deschutes County Historical Landmarks Commission. The City Council can approve the request without a condition. The City Council could deny the request, which makes no change to the historical status on the subject property.

Recommendation: Staff recommends that the City Council amend the City's Comprehensive Plan, Chapter 7, Table 1, the Inventory of Historic Landmarks in the Redmond UGB, to remove the local historic designation of the Safeway Store (City Hall) located at 716 SW Evergreen. This recommendation comes with one condition of approval to require that city staff be directed to take photographs of the site and provided them to the County Historic Preservation Office and the Redmond Historical Commission as described in the Landmark Commission's recommendation.

Suggested Motion: "I move to approve the request to remove the current City Hall site from the Inventory of Historic Landmarks in the City's Comprehensive Plan, as recommended and conditioned by the Landmark's Commission."

Respectfully submitted:

A handwritten signature in cursive script that reads "Sean Cook". The signature is written in black ink and is positioned above a horizontal line.

Sean Cook, Associate Planner

DESCHUTES COUNTY HISTORICAL LANDMARKS COMMISSION
Des Chutes Historical Center, 129 N.W. Idaho Avenue, Bend, Oregon 97701
Celebrating Serving Deschutes County, Bend, Redmond and Sisters for 25 years, 1980-2006

RECOMMENDATION TO THE REDMOND CITY COUNCIL

Date: September 12, 2006

File number: HLA 06-02

Applicants/ Owners: City of Redmond
716 SW Evergreen Avenue, Redmond, OR 97756

Historic Name: Second Redmond Safeway Store

Location: T15 South, R 13 East, Section 16, Map AC Tax lot 00600

Address: 716 SW Evergreen Avenue, Redmond, OR 97756

Subdivision: Townsite of Redmond, Block 47, Lots 1, 2, 3, 4, 5

Size of Lot: 0.29 acres

Zoning: Public Facility PF (City of Redmond)

Request: Amendment to the City Comprehensive Plan Chapter 7, Table 1, the list of local historic and cultural resources, to remove the local historic resource designation for the second Redmond Safeway Store.

Period of Significance: The building was constructed in 1940. It was a Safeway store until 1969. It was heavily remodeled in the 1970s and the 1990s.

Historic Status: City of Redmond locally designated historic resource

Public Hearing before Landmarks Commission: Thursday, August 31, 2006, 6:30 p. m.
129 NW Idaho Ave, Bend OR 97702

Staff Reviewer: Pat Kliewer, Associate Planner, Historic and Cultural Resources

RECOMMENDATION: APPROVAL

RECOMMENDATION

APPLICATION

On July 21, 2006 the City of Redmond, as applicants, applied to the City of Redmond Community Development Department to remove the local historic and cultural resource designation from the second Redmond Safeway store through the Comprehensive Plan Amendment process. Only the City Council can amend the Comprehensive Plan. The City Council will make the decision about this request.



Second Safeway in Redmond, 716 SW Evergreen Avenue



The building is now City Hall

The Deschutes County Historical Landmarks Commission held a public hearing and reviewed the application, as specified in the Redmond Historic Preservation Code Section 8.0835 (9) (Removing the Designation from a Historical Building or Site). The Landmarks Commission re-evaluated the building's local significance to the City and makes this recommendation to the City Council. The recommendation is made to the City Council at least ten days before the City Council holds the public hearing on the case (8.0835 (3)).

RECOMMENDATION

The Landmarks Commission reviewed the application and staff report and took testimony at the public hearing. Based on that evidence, the Commission voted to recommend approval of the application.

However, the Commission found that many of the distinctive art deco features of the building, especially on the sides and top of the front façade, are still there. It is possible and likely that the red tiles under the front windows are under the rock. Alterations over time have reduced the building's architectural significance. However, only a few buildings in town were constructed in the style. The style is still apparent. Compare the photos on the previous page.

It was designed for and used as the second Safeway Store of four Safeways in Redmond. It does not have a strong association with significant local historic events or local people. The second Safeway store's contribution to the local economy is not greatly different than other local businesses of its size. Other employers had a greater effect on the local economy.

What is important is the design of the front façade in the art deco style. More can be done to restore it. Based on Planning Manager Nick Lelack's testimony, the Commission considered future uses of the building. Mr. Lelack said that it is possible that a future use for the building may include street level storefront retail. If that is so, it is possible that a more complete restoration of the art deco storefront could be accomplished to give the building character and distinction. Such an adaptive re-use project would contribute to the local architectural diversity of the downtown area. Perhaps the City Council can consider the value of the building's architecture and the potential of restoration as it considers future uses of the building.

OWNERS AND LOCATION OF PARCEL

The owner of the building and the 0.29 acre lot is the City of Redmond. The address of the building is 716 SW Evergreen Avenue, Redmond, OR 97756. The tax map description is T15 South, R 13 East, Section 16, Map AC Tax lot 00600. The subdivision block and lot description is Lots 1 through 5, Block 47, Townsite of Redmond.

Site

The building is used as the Redmond City Hall. The one-story stucco building is located on the southwest corner of 7th Street and SW Evergreen Avenue in downtown Redmond. The front facade faces Evergreen Avenue. The property includes five lots on block 47 in the original plat of Redmond. The flat urban lot is 12,570 square feet, 100 feet by 125 feet.

The existing building has 9,199 square feet. The building abuts the blacktop-paved alley on the west property line. Next to the alley is a city parking lot. Masonry buildings adjoin it on the

south side. City sidewalks, curbs and streets and a parking lot for City Hall are on the north and east.

The main entrance to City Hall is through two non-historic glass doors on the right side of the front facade facing Evergreen Avenue. Another non-historic entrance to the planning division is off the alley on the west side. A staff door is located on the 7th Street side. A City Hall sign in the historic Safeway sign style is mounted above the front facade.

BACKGROUND

Designation as a Local Historic Resource

The second Safeway/City Hall Building was added to the City's list of protected historic resources by City Council Order 98-01, signed by Mayor Jerry Thackery and City Recorder Nancy Blankenship on August 25, 1998. The designation followed public hearings before the Landmarks Commission, the Planning Commission and the City Council. The Redmond Urban Area Planning Commission held its hearing on May 27, 1998. The City Council held its hearing on August 25, 1998.

History of Building

The building was the second Safeway store in Redmond. The original store at 421 SW Sixth Avenue was too small and was replaced with the new modern one that is now City Hall. In 1940 Frank Paradise of Boise, Idaho designed a standard plan for the Safeway Corporation. His architectural firm designed a modern facade that could be used on all of its stores in the Pacific Northwest. The same design was used for the new stores in Rigby, Idaho Falls and Pocatello, Idaho in 1940 and 1941. Tigard architect J. D. Annand adapted the corporate design to local conditions for this store. The building is a simple, rectangular commercial structure in the Art Deco Style. A glossy red tile veneer was under the large storefront windows running across the front facade.

The 50 by 100 foot store was built in 1940 for \$20,000. It opened on December 19, 1940. Carl Copper was the manager. By 1940 Safeway had 2,528 stores. The 1940s Safeway stores featured attached dedicated parking lots reflecting the new widespread ownership of automobiles. It also was built bigger than any grocery store in town because of the new idea of having city-wide grocery stores that sold the new prepared foods rather than pedestrian oriented corner neighborhood stores that sold mostly the staples- basic ingredients needed to make home-made meals.

During the twenty-nine years of 1940-1969 that it was used as a Safeway store, the only windows were the big plate glass windows running completely across the front. There were no windows on the sides. The building still has the original corner pilasters that telescope inward on the front. Small rounded sculptural relief softens the hard angular geometry of the building. The building formerly had a steel framed marquee that projected five feet toward Evergreen Street, protecting customers. The Safeway Corporation sign and lights were above the marquee and on the east side and a modern neon sign rose above the store on the east corner. The interior had asphalt tiles for the flooring and Johns-Mansville tile for the ceilings. The walls were plastered.

The building is 66 years old. The simple, boxy, one story flat roofed art deco style store was the first grocery store in Redmond to be designed and built with a large parking lot for automobiles, reflecting the widespread ownership of automobiles. Today, corporations such as Lowes, Home Depot, Costco, Target, Wal-Mart, Bi-Mart, and many restaurant and drug store chains purchase sites that have plenty of parking around the stores. But, in the 1930s, this was not the case. Customers of stores in town parked in angled or parallel parking along the street in front of the stores. The idea of building a store with on-site parking in 1940 was innovative.

Safeway Corporation built the concrete building for \$20,000 in 1940. This Safeway store was also innovative in that it was built from plans standardized by the Safeway corporate office. They wanted people to be able to recognize a Safeway store from the architecture and finish materials as they traveled from town to town. The interior was also standardized, so that customers would know where items were displayed, no matter which store they were in. This idea is now common today in most chain stores.

Four Redmond Safeways

The City Hall building was the second of four Safeways in Redmond. The following is a list of addresses for the Redmond Safeway:

1. Mid 1920s-1939 421 SW 6th Street, rock building Now used by Clothes Encounters.
2. 1940-1968 716 NW Evergreen Ave Now used as City Hall.
3. 1969- 1981 732 SW 6th at the Corner of Highland Now used by the Great American Furniture Store.
4. 1981-present 1705 South Highway 97. The store orientation has changed from facing east towards the highway to facing south, sideways to the highway. The current Safeway store has undergone expansion and redecorating.



**Third Safeway in Redmond, on Highland between 5th and 6th Streets
535 SW Highland Avenue**



City Hall before Shake Awning was Removed

Alterations

1950s 50 x 60-foot concrete block service addition was added to the southeast side of the building by Safeway.

1970s The Redmond School District purchased the building from Verne Patrick and remodeled it. A wood shingled mansard awning replaced the 6-foot deep flat store awning. Plate glass windows and distinctive shiny 8-inch square red tiles at bottom of windows were replaced or covered over with rock. The glass entry door was removed and the entry location was moved to the right. Five vertical office windows were added to the front façade. The Safeway signs were removed. Store was divided into small offices.

1996, 1997 Wood awning removed, 4-feet of old awing is restored, and new lighting matching original lighting is added. Restrooms were built, interior reconfigured into offices, a lunch room, counters, and meeting rooms. Carpet covers the old linoleum floors.

2002 Three 2 x 3-foot windows added to west wall, new sign attached.

2004 City applied for and was given approval to add 2,892 square feet on the east side of City Hall in the historic parking area and to add a new entry on the northeast corner and ass two new windows on the west elevation. The windows were installed, but the other work was not done.

It is expected that many historic structures will change over time. The ten Secretary of the Interior's Standards are the basis of most historic preservation programs in our country, in our state and in our local governments, including Redmond. One of the standards is: "Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved." However, all of the alterations to this building occurred less than 50 years ago and none of them qualify to be historic (50-year-old) or significant in their own right.

The City consulted with Historic Preservation Planner Michael Houser in 1996 and 1997 to plan a complete restoration of the front façade of the building that would display most of the

significant art deco and Safeway elements to the front façade. A portion of that work was done in 1997, but the red tiles, storefront windows and glass door are still not done. It is not known if the tiles are under the rock or if they were removed. The City decided in 2002 not to complete the restoration because the storefront windows would be undesirable in the staff offices that are located along the front facade.

EVIDENCE SUBMITTED BY APPLICANT

The relevant evidence submitted by the applicant in support of this application that demonstrates that the Safeway building does not have a high level of significance and that it has been altered and no longer belongs on the list of historic and cultural resources that are protected by the Redmond Historic Preservation Code includes:

1. A completed application form to remove the historic designation signed by Bill Adams and submitted on July 21, 2006.
2. The four-page Oregon Inventory of Historic properties Historic Resource Survey Form completed by Michael Houser on June 24, 1997.
3. Copies of the original Deschutes County Landmark Evaluation Sheets completed by Commissioners Larry Huettl, Marci Todd, Don Stevens, Dorothy Stenkamp, Paul Claeysens, and Jack Nelson and staff Michael Houser. A perfect score would be 40. For this building, the average score was 23. The scores were 18, 19, 20, 22, 25, 26, and 30
4. Copy of a nomination of this property for the National Register of Historic Places completed by Michael Houser on November 25, 2000 and submitted to the Oregon State Historic Preservation Office. The nomination makes a case that the building qualifies for listing on the National Register for its art deco architecture and for its association with significant historic events related to the expansion of the Safeway Corporation and with its significant contribution to local history. The nomination was rejected.
5. A Burden of proof written by consultant Bill Adams dated June 7, 2006.
6. A Historic Resource rating Sheet filled in by Bill Adams rating it with a score of 13.
7. A copy of City Council Order 98-01
8. A copy of the nomination of a multiple properties called the Moderne Movement in Redmond, Oregon for the National Register of Historic places completed by Michael Houser on November 28, 2000 and submitted to the Oregon State Historic Preservation Office. The nomination was rejected.

HISTORIC RESOURCE RATING SHEET

The Board of County Commissioners (BOCC) approved Appendix "A " to establish consistent criteria and a consistent scoring system that would be used to evaluate the relative significance of historic districts, buildings, and sites within the county and cities by county resolution Number 82-001 on January 27, 1982.

Staff has a copy of the Landmarks Commission decision that said that it would consider any buildings and sites that score higher than 30 points worthy of further investigation and for possible resource designation. Sites with scores lower than 30 either were not significant or not enough information about them was known at the time to warrant resource designation.

Having scored only 23, it is unclear why this building was forwarded to the City Council for designation. Correspondence in the property file indicates that the Landmarks Commission was given the impression from City staff that the front façade would be restored by the City after designation

The scoring was done by the Landmarks Commissioners, usually on site visits. The Commissioners were trained in the criteria, in how to evaluate structures and sites, and on how to complete the forms. Then the Commissioners scored the buildings independently. In committees, a score was agreed on or an average score was determined. The Commissioners turned in their scoring sheets and many of them are still in the property files. Scoring on hundreds of buildings was done in a few years from 1979 to 1998, allowing the Commissioners to compare similar resources to one another.

Staff will offer an updated Appendix A score in these findings. Usually, a significant historic building or site will score well in only one category. It is rare to score well in several categories, and those buildings or sites score the highest. The rating sheet evaluates buildings and sites for significance on the following:

1. Events The property is associated with the events that have made a significant contribution to the broad patterns of our history. The events occurred in Bend, and significantly impacted our local history or our state or national history.
2. People The property is associated with the lives of persons significant in our past.
3. Architecture or building materials and craftsmanship The property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
4. Archaeological sites Property has yielded, or is likely to yield, information important in prehistory or history.

Staff will analyze the significance of this building and make findings as to whether or not the Safeway building's alterations in 1970-2005 caused the resource to irretrievably lose its value as a historic and cultural resource or if it simply scores lower on the criteria that asks about the architecture and building materials.

Other Buildings That Represent the Art Deco Style, the Safeway Corporation and the Early Dependence on Automobiles in Redmond

One must always compare a building associated with significant events with other buildings that feature the same characteristics or associations. What other building in Redmond have Art Deco architecture? Is this the only one, and is it therefore a rare example that should be saved, no matter how it has been altered? All of the grocery stores and department stores and others

built since 1940 in Redmond were built with parking on site. Examples are the Feed Barn, Sentry, Fred Meyer, Big R, Wal-Mart, Safeway and all of the modern banks. Safeway was a leader in this idea.

Four buildings represent Safeway in Redmond. The first Safeway store is used for Clothes Encounters today. The second store is City Hall. The third Safeway store is being re-used as Great American Furniture Store. Safeway operates out of their fourth store in Redmond.

The following is list of similar buildings built between 1935 and 1951. To be comparable, they should retain sufficient integrity to evoke the character of their art deco, International or Streamline Moderne style and should add to the story of the Moderne Movement in Redmond. The structure should retain a majority of its original exterior features such as windows, siding, and doors and should convey its original use through the building's exterior envelope. Properties should be located on their historic footprints where setbacks and building orientation are true to the original design.

Existing Moderne Structures: (as of 12/1/00)

HISTORIC NAME:	ADDRESS:	BUILT DATE:
Milton Odem House	623 SW 12 th Street	1937
Odem Theater	349 SW 6 th Street	1928 / 1937
Meda Butler Building	435-439 SW 6 th Street	1938
Chadwick Building	354 SW 7 th Street	1939
Redmond Spokesman Building	321 SW 6 th Street	1939
Walter Franks Building	502 SW Evergreen	1939
Safeway Store	716 SW Evergreen Ave.	1940
Central Oregon Co-Operative Creamery	640 SW Evergreen Ave.	1926 / 1940
Medical Dental Building	708 SW Deschutes Ave.	1941
Redmond High School Gymnasium	Evergreen Avenue	1945
Trailways Depot	356 SW 6 th Street	1946
Carl Bonelli House	147 NW Canyon Drive	1947
Stewart-Pendroy Clinic	200 SW 7 th Street	1948
Robert Dougherty House	916 SW 12 th Street	1949
Redmond CAA Building	Sisters Avenue	1950
Cyril Meyers House	421 N 12 th Street	1951"

From this list we find that there are other buildings from this period and of this style in Redmond.

APPLICABLE CRITERIA

The applicable criteria are found in OAR 660-023-0200 and the Redmond Historic Preservation Code Section 8.0835 and Appendix "A". .

"The evaluation and designation of sites, structures, and historical districts shall be based on the factors listed on the Deschutes County Landmarks Commission Rating Sheet, a copy of which is marked Appendix "A," attached hereto and, by this reference, incorporated herein."

8.0835 Designation of Historic Resources.

- (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 historic resource, 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 Planning Department shall notify the Redmond Urban Area Planning Commission and 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. The Landmarks Commission, as part of its report, may request an inspection of the property from the building department and/or the fire prevention division to determine the condition of the building or site.*
- (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 historic resource has architectural or historical significance based upon past or present use, the Council may designate such building as a historical building.*
- (7) If the City 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 Council, on its own motion or upon recommendation of the Landmarks Commission, may remove the historic resource designation therefrom.*
- 9) If the designation is proposed to be removed from any historic resource for any other reason than set forth in the preceding sentence, then similar notices, recommendations and hearings shall be held as upon the designation 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 resource in the same manner as provided in this section; provisions of this ordinance 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 sit. 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 historic resources within the annexed area shall automatically revert to within city jurisdiction unless a public hearing is held to remove the site from the historical designation."*

CHRONOLOGY of APPLICATION

The following is the chronology of this application:

July 21, 2006- Application was submitted to the city CDD

July 21, 2006 – Application forwarded to the Landmarks Commission for review, staff report and public hearing.

August 1, 2006- City Staff mailed the notice to owners of property in the notification area.

August 9, 2006- A Legal Notice of the public hearing before the Landmarks Commission was published in the Spokesman newspaper.

August 18, 2006- Staff report issued

August 21, 2006- Agenda for Landmarks Commission August 31, 2006 meeting electronically sent to the applicant, consultant, all media and to interested parties.

August 21, 2006- Meeting agenda, copy of application and staff report mailed to all Landmarks Commissioners.

August 31, 2006 – Quasi-judicial public hearing was held before Landmarks Commission to formulate its Recommendation to the City Council.

APPLYING REDMOND’S HISTORIC PRESERVATION CODE, APPENDIX “A”, DETERMINATION OF SIGNIFICANCE

The Landmarks Commission will evaluate the building for its “architectural or historical significance”. Minor alterations to the subject building have occurred since 1997 when the building was rated and compared to other historic buildings in Redmond.

There is no score that triggers removal of the designation of a historic building. However, a score of 30 was the lowest score a building could have to be considered for designation. The rating sheet is used to determine the relative significance of a building or site. For removal of designation, the City Council will determine the historic significance of the building.

APPENDIX "A"
 DESCHUTES COUNTY LANDMARKS COMMISSION
 HISTORIC RESOURCE RATING SHEET

RATING: 23/45
 NAME OF HISTORIC RESOURCE: Second Redmond Safeway Store
 ADDRESS: 716 SW Evergreen Avenue, Redmond
 MAP AND TAX LOT: 151316AC00600
 EVALUATOR: Patricia Kliewer
 DATE: August 18, 2006

Scoring on Scale of 1-5
 5 - Excellent
 4 - Very Good
 3 - Good
 2 - Fair
 1 - Poor
 0 - Non-existent

Factors	Relative Importance	Weighted Rating
1. Interpretive Potential: Property is associated with pre-historic or historic events, is related to the broad cultural history of the nation, state or community, or is included on the National Register of Historic Places, or has yielded or is likely to yield information important to prehistory or history.	3.0 x 3	9
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	6
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 2	3
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 2	3
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 2	2
Total Score		23/45

Discussion of New Rating

The applicants offer a rating sheet that they prepared. The applicants conclude that the score should be 13. The applicant's scores are lower than the staff score of 23 or the scores from the Landmarks Commission at the time of designation (23) because they believe that the association with the architect Frank Paradise of Boise, Idaho and the representation of the

standardized corporate plan and its significance for featuring a dedicated parking lot that reflected the new widespread ownership of automobiles are not that significant in Redmond's local history and development. The City finds that it is unlikely that the building will be restored to its historic appearance. The applicants find that due to the non-historic alterations, it is not a good example of the art deco storefront design.

More importantly, of the three scores, (Landmarks Commission-23, New Commission-23 or Applicants-13) none evaluated the property above 30, the usual threshold for significance.

1. EVENTS

(The following description is based on the National Register nomination submitted for this building, written by Michael Houser.)

Built in 1940, the Redmond Safeway Store is historically significant for its direct association to events that made a significant contribution to the local history of the City of Redmond. Additionally the building is significant for its connection to the Safeway Corporation and the company's development and growth in the Pacific Northwest region. The Redmond store was built as part of a massive campaign of expansion for the company during the 1940s.

The Safeway Corporation began in 1915 when Marion Barton Skaggs, the son of a Baptist minister took over the family grocery business.¹ Skaggs opened his first grocery store in American Falls, Idaho with a cash investment of just \$1,088². The store was such a success that, in less than eleven years with the help of his five brothers and other businessmen, he developed the Skaggs organization into 428 retail units in ten states.³ In 1926 all of the Skaggs stores were joined with the former Sam Seelig Stores of Southern California. The Seelig Stores had adopted the name "Safeway" the previous year. The new organization, Safeway Stores, Inc. was incorporated on March 24, 1926 in Maryland. Marion B. Skaggs, served as the first Chief Executive Officer. With his slogan of "Distribution without Waste," by the end of 1926 the Safeway Corporation operated 766 stores nationwide.⁴ Under Skaggs' direction, the newly found company expanded rapidly. In 1928 alone, they opened 201 stores in a single year and 329 in the following year. By the end of 1931 the number of stores had reached 3,257.⁵ Skaggs continued as CEO of the company until 1934 when he relinquished the position to Lingan A. Warren.⁶

By 1940, the Company had 2,528 stores and yearly sales of almost 400 million dollars.⁷ Their average weekly sales per store were \$2,600.⁸ Over the years the Safeway Corporation has always sought to be in the forefront of commercial grocery store design. Their 1940s era stores (of which the Redmond Safeway Store represents) were among the first grocery stores to have dedicated parking lots, responding to the era of the automobile. Additionally their 1940s stores were among the first to use a standardized façade design, as part of a corporate identity

1 "Our 50th Year" Safeway Stores, Inc Annual Report 1975.

2 Ibid.

3 Ibid.

4 Ibid.

5 Ibid.

6 "1999 Fact Book" The Safeway Corporation.

7 "Our 50th Year" Safeway Stores, Inc Annual Report 1975.

8 Ibid.

program. Their 1950s stores were noted for their advanced use of interior decorating which gave the shopper a "more pleasant shopping experience". Their 1960s stores introduced the beauty of the curved roof design (called the "Marina design").

Safeway opened a store in Redmond during the mid 1920s. Their first location was leased from Chad Irvin in the Irvin Building at 421 SW 6th Street. Having outgrown the small space, in 1940 they moved to their new store at 716 NW Evergreen Avenue and resided at that location until 1969. Safeway's shift to locate off a main thoroughfare in Redmond started a trend in business relocation, which eventually led to the expansion of the core business area of Redmond to both to the east and to the west. Having outgrown their space once again, the company built a new modern store at 535 SW Highland Avenue in 1969.

Redmond's 1940 Safeway Store was built for \$20,000.⁹ When it opened on December 19, 1940 Carl C. Copper, manager of the new store stated, "We are pleased with the reception given our new store and of the favorable comment on its arrangement."¹⁰ During the opening celebration a food show was held where manufacturers' representatives served samples of their products. Also on hand for the December opening was Santa Claus, who had gifts for children.

The O.C. Hart Building Company, a well-known Central Oregon contracting firm, started the building in mid September¹¹. The new store was to be erected according to the standards of Safeway's "super drive-in" markets, and was designed to be an exact copy of other stores which the company was erecting in other cities throughout the Pacific Northwest. The company hired Tigard, Oregon architect J.D. Annand to adapt architect Frank Paradise Jr.'s design to meet local conditions. At the time, the store was reported to be the "last word" in grocery merchandising markets. Company executives pointed out that the new store would step into tomorrow's world of design with its spacious interior. Merchandise was displayed at eye level for "easier selection." The store also had wide "super aisles" which would permit the use of two-decked "baby carriages" that allowed customers to load all of their groceries in one trip. Advertisements noted that the architecture was not confined to the interior¹². And that an all stone-tile front would give the store the distinction of being an asset to the beauty of any city.

Summary- The building is significant for its association with the growth and development of Safeway Corporation, the coming of the modern supermarket, incorporating parking lots into the site plan, and with the expansion of the retail area off Sixth Street. Scoring should be average.

2. ARCHITECTURE, BUILDING MATERIALS AND WORKMANSHIP

The Redmond Safeway Store embodies distinctive characteristics of the Art Deco Style. While the storefront has been altered, the building envelope does contain enough integrity to represent the Art Deco style in the city during the 1930s and 1940s.

Constructed in 1940, the Redmond Safeway Store is one of hundreds of such designs constructed throughout the Pacific Northwest during the late 1930s and early 1940s. The design was devised as part of a corporate identity program which was developed by Pocatello,

9 "Redmond's \$20,000 Safeway Building". The Redmond Spokesman. December 19: 1940, pg. 1.

10 "Modern Safeway Opens in Redmond". Ad, The Redmond Spokesman. December 19: 1940, pg. 3.

11 "Redmond's \$20,000 Safeway Building". The Redmond Spokesman. December 19: 1940, pg. 1.

12 "Modern Safeway Opens in Redmond". Ad, The Redmond Spokesman. December 19, 1940, pg. 3.

Idaho architect Frank Paradise Jr. Local or regional architects then took Paradise's design and adapted it to local conditions, developing site plans and foundation plans.

Frank H. Paradise, Jr.

Born in 1879 in St. Catherine, Ontario, Canada, Frank Paradise, Jr. moved to Denver, Colorado as a young child. After attending Denver schools, Paradise left for Chicago to attend the Chicago Art Institute and the Armour Institute of Technology.¹³ Upon graduation, Paradise returned to Denver as the supervising architect for the Denver and Rio Grande Railroad. He practiced architecture and engineering in Denver for one year. He moved to Boise, Idaho where he joined fellow architect M. Morgan Nisbet, a University of Pennsylvania graduate. Together they produced some of Boise's most innovative Craftsman style Bungalows. After a seven-year partnership, the two men split the practice in 1913 and Paradise moved to Pocatello and Nisbet moved to Twin Falls¹⁴.

Now out on his own, Paradise's architectural practice thrived. His work includes some of the more prominent buildings in Pocatello and southern Idaho region including the 1919 Bannock Hotel (now demolished), the 1916 Fargo-Wilson Wells Store Building, the 1922 Bannock County Solder's Memorial Building, the 1928 Blackfoot High School, the Bannock County Courthouse, and the 1939 Idaho State University Administration Building in Pocatello.¹⁵ Among his more prominent commission was to develop a standardized design for the Safeway Corporation in 1940. By 1948, Paradise began collaborating with Ray Hunter, a construction engineer. And together they designed many buildings scattered throughout the Pacific Northwest mainly in southern Idaho.

Paradise passed away in 1952 at the age of 72.¹⁶ His drawings, files and plans now reside with the Pocatello architectural firm of Wallace and Hudson (836 East Center Street, Pocatello, ID 38201).

Art Deco Style

As a standardized design for the Safeway Corporation, Paradise's 1940 Art Deco designed store to date has been located in several cities. Among them Walla Walla, Washington, and Portland (9th and Belmont and 4936 SE Division) and Salem, Oregon (State Street and 605 Commercial Street).

The Art Deco style of the building is highlighted mainly by the corner pilasters, which telescope inward. Small round sculptural reliefs soften the hard angular geometry of the building. In 1940, when the building was constructed, the Art Deco style was becoming a prominent mode in many commercial areas of cities throughout the nation. It was during this time that the City of Redmond experienced a high rate of growth, not only in population, but in the construction of numerous structures. The Redmond Safeway Store is represents an important part of that boom which eventually led to one of the highest concentrations of buildings in the Moderne mode for a town of its size in Oregon.

13 Smith, Paul. "Ubiquitous Architect Left Mark on Town". Idaho State Journal. No date.

14 Ibid.

15 Idaho State University Administration Building, National Register Nomination. Pg 1, section 8.

16 Smith, Paul. "Ubiquitous Architect Left Mark on Town". Idaho State Journal. No date.

Exterior

The Redmond Safeway Store is a simple one-story commercial structure built in the Art Deco style. Like many commercial structures, the storefront has been altered, but the building's envelope retains its original character and Art Deco charm, thus revealing a time in history important to the community of Redmond. Built in 1940 for the Safeway Corporation, the store is rectangular in plan. The 50'0" x 140'0" footprint is broken by the attachment of a large, 60'0" deep x 50'0" service wing on the southeast corner constructed in the 1950s. The Art Deco style of the building is emphasized by the use of a series of telescoping pilasters at the corners of the main facade and large dentils at the cornice line. Horizontal and vertical lines in the concrete highlight two round circles on the top of each corner pilaster. The building was constructed using reinforced concrete, which was originally painted a cream stucco color. On the main facade, facing Evergreen Avenue, large plate glass windows (now removed) rested on a bulkhead of dark red tile, which carried out Safeway's then yellow and red color scheme. The plate glass front was shaded by a steel-framed marquee, which projected approximately five feet from the building. Above the marquee, original lights remain from the Safeway Corporation sign.

The store is capped with a patented arch-rib truss roof installed by Timber Structures of Portland, Oregon. The low type of truss was designed exclusively for the Safeway Corporation and was developed to eliminate the need for any interior support columns. Plain parapets hide the almost flat roof on the side and rear facades.

The sides of the building have a rough surface that reveals the poured in-place-concrete formwork. Six rectangular pilasters which hold the weight of the walls highlight the simple flat surfaces. The west facade has been punctured by a set of double glass doors, inset some six feet beyond the concrete exterior wall. The 7th Street facade of the 1950s concrete block addition is punctured by three, fixed-pane metal windows. The rear or south facade of the building is flush with the adjacent structure to the south.

Interior

Today the interior of the Safeway Store has been masked by a dropped ceilings and room partitions. Originally, the building had a single open space, from outside wall to outside wall on the east and west facades (as indicated by model plans drawn by architect F. Paradise for the Idaho Falls, Idaho store) and the 40 feet of the rear of the store was partitioned off for storage and mechanical space. Here an oil-burning furnace heated the store, and space was allocated for bathrooms and an incinerator for rubbish. The room was further divided for a rear stock room (known as the night delivery area) which allowed trucks to enter from the outside on the east facade via a set of double doors. The interior was reportedly painted white with blue trim. The walls were plastered and lighting was recessed within a dropped ceiling. Johns-Mansville tile was used for the ceiling material and asphalt tile for the floors. Local contractors Ted Povey handled the plumbing and heating work, while Redmond Electric completed the electrical wiring. Today the interior has been divided into several office and meeting spaces, and carpet covers the floors.

Summary- The store is associated with a well known architect. But, he is not well known in Central Oregon. The architecture has been compromised by all of the alterations and additions over the past 50 years. It was a good example of the art deco style, but is not a good example now. It is possible that a business could purchase the building if City Hall moved elsewhere, but it is unlikely that it would be restored while it is City Hall. Therefore, it must receive a medium score.

3. PEOPLE

The store is associated with its employees and the shoppers. It is not strongly associated with any particular local people significant in the local history.

Therefore, it must receive an average score.

4. EDUCATION AND THE ECONOMY

The store is not associated with Redmond Education.

The store's payroll contributed to the local economy and would have been very important to the breadwinners who earned their incomes for the store. However, there are many employers who had a larger contribution to the local economy in the 1940s and 1950s.

Therefore, it must receive an average score.

5. AGE

The store was built in 1940. As noted in the list of other buildings of this style there are several buildings in Redmond built around this time are still in use. It is not a very old building, such as the Frank and Josephine Redmond's House and barn built in 1906 or the Ehret Brother's Store built in 1910

Therefore, it must receive a low score on age.

OAR 660-023-0200

Historic Resources

(1) For purposes of this rule, the following definitions apply:

(a) "Designation" is a decision by a local government declaring that a historic resource is "significant" and including the resource on the list of significant historic resources.

(b) "Historic areas" are lands with buildings, structures, objects, sites, or districts that have local, regional, statewide, or national historic significance.

(c) "Historic resources" are those buildings, structures, objects, sites, or districts that have a relationship to events or conditions of the human past.

(d) "Historic resources of statewide significance" are buildings, structures, objects, sites, or districts listed in the National Register of Historic Places, and within approved National Register Historic Districts pursuant to the National Historic Preservation Act of 1966 (PL 89-665; 16 U.S.C. 470).

(e) "Protect" means to require local government review of applications for demolition, removal, or major exterior alteration of a historic resource.

(2) Local governments are not required to amend acknowledged plans or land use regulations in order to provide new or amended inventories or programs regarding historic resources, except as specified in this rule. The requirements of the standard Goal 5 process (see OAR 660-023-0030 through 660-023-0050) in conjunction with the requirements of this rule apply when local governments choose to amend acknowledged historic preservation plans and regulations. However, the sequence of steps in the standard process is not recommended, as per section (3) of this rule. The provisions in section (3) of this rule are advisory only. Sections (4) through (9) of this rule are mandatory for all local governments, except where the rule provides recommended or optional criteria.

(3) Local comprehensive plans should foster and encourage the preservation, management, and enhancement of structures, resources, and objects of historic significance within the jurisdiction in a manner conforming with, but not limited by, the provisions of ORS 358.605. In developing local historic preservation programs, local governments should follow the recommendations in the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. Where possible, local governments should develop a local historic context statement and adopt a historic preservation plan and a historic preservation ordinance before commencement of local historic inventories.

Finding: The City of Redmond has an acknowledged historic preservation plan that includes a list of designated resources and a historic preservation code that protects the buildings. Several sections of the code, including Appendix "B", Alterations and Additions, are based on the Secretary of the interior's Guidelines for Rehabilitations. A Historic Context Statement was written by Michael Houser through funding provided by federal and state grants. Review and protection of the site and structures is done by the Deschutes County Historical Landmarks Commission, a Certified Local Government (CLG). The CLG program is a National Park Service Program. Appendix "A" of the Historic Preservation Code is based on the National Register Criteria. Applications for alterations, additions or demolition are decided by the Deschutes County Historical Landmarks Commission, with members appointed by elected officials. The decision on whether or not to remove the designation will be made by the local government officials, the Redmond City Council.

(4) Local governments shall provide broad public notice prior to the collection of information about historic resources. Local governments shall notify landowners about opportunities to participate in the inventory process. Local governments may delegate the determination of significant historic sites to a local planning commission or historic resources commission. The determination of significance should be based on the National Register Criteria for Evaluation or the Secretary of the Interior's Standards for Evaluation.

FINDING:

With the assistance of the owners of the historic properties, volunteers and the Landmarks Commission have inventoried over 3,000 properties since the county-wide effort began under the direction of the Deschutes County Board of Commissioners in 1979. Public notice of public

hearings before the Deschutes County Historical Landmarks Commission are mailed to the owners of all property owners of the subject properties and published in the Bulletin and Spokesman Newspapers. Community meetings announcing the inventory and its purpose are held, such as the meeting when every building 40 or more years old in the entire City of Sisters was inventoried two years ago. Newspaper articles were written. Lists of property owners who were sent notices for each hearing from the beginning of the program are saved.

Therefore, these Criteria are met.

(5) Local governments shall adopt or amend the list of significant historic resource sites (i.e., "designate" such sites) as a land use regulation. Local governments shall allow owners of inventoried historic resources to refuse historic resource designation at any time prior to adoption of the designation and shall not include a site on a list of significant historic resources if the owner of the property objects to its designation.

FINDING:

The City has adopted the list of significant cultural and historic resources that is included in the Redmond Comprehensive Plan, Chapter 7, Table 1. The City Council in 1986 adopted most of the sites and structures located in the City that were previously included in the County-wide resource list, as found in the County's 1979 Comprehensive Plan. Since its first list of thirteen properties adopted in 1986, the City Council has added properties to its list. It added the Second Redmond Safeway Store in 1998, along with three other properties. Since 1997, written owner consent is required for designation of new resources.

Therefore, these criteria are met.

(6) The local government shall allow a property owner to remove from the property a historic property designation that was imposed on the property by the local government.

FINDING:

The building is owned by the City and was owned by the City at the time of designation. Based on the evidence in the record, the designation of the Redmond Safeway Store was done with the City Council's consent. Therefore, the designation was not imposed on the owner at the time of designation.

This criterion is met.

(7) Local governments are not required to apply the ESEE process in order to determine a program to protect historic resources. Rather, local governments are encouraged to adopt historic preservation regulations regarding the demolition, removal, or major exterior alteration of all designated historic resources. Historic protection ordinances should be consistent with standards and guidelines recommended in the Standards and Guidelines for Archeology and Historic Preservation published by the U.S. Secretary of the Interior.

FINDING:

The City Historic Preservation Code meets all of these requirements. The City's historic preservation regulations set forth criteria and guidelines regarding the demolition, removal, or exterior alterations and additions to all designated historic resources. The City's historic protection ordinance is fairly consistent with standards and guidelines recommended in the Standards and Guidelines for Archeology and Historic Preservation published by the U.S. Secretary of the Interior.

Therefore, these criteria are met.

(8) Local governments shall protect all historic resources of statewide significance through local historic protection regulations, regardless of whether these resources are "designated" in the local plan.

FINDING:

The City protects all historic resources designated by the City Council and all resources of statewide significance, such as those listed on the National Register of Historic Places, by requiring owners of the designated resources to apply for City and Landmarks Commission approval to alter, add onto, demolish or add new construction to a property that was designated as a historic resource. The City Historic Preservation Code is used as criteria for that review.

Therefore, these criteria are met.

(9) A local government shall not issue a permit for demolition or modification of a historic resource described under subsection (6) of this rule for at least 120 days from the date a property owner requests removal of historic resource designation from the property.

FINDING:

The Applicants are asking to remove the designation from their property. If the City Council grants their request, no permits for modification or demolition of the building could be issued for 120 days from the application date, May 10, 2006.

Stat. Auth.: ORS 183 & ORS 197

Stats. Implemented: ORS 197.040 & ORS 197.225 - ORS 197.245

Hist.: LCDC 2-1996, f. 8-30-96, cert. ef. 9-1-96

Recommendation

Approval, with the condition that the building be thoroughly photographed before the designation is removed. Photographs are to be taken with a camera attached to a tripod using ASA 100 black and white film and be submitted with the negatives to the County Historic Preservation Office. The owner will provide a second set of prints to the Redmond Historical Commission.

The Commission agrees with the applicant that the building lacks the necessary local significance necessary to continue to be protected by the Comprehensive Plan and the Redmond Historic Preservation Code.

It had significant additions and alterations to its original size, architectural design and historic materials since it was replaced by the third Redmond Safeway store and was converted to other uses. The historic plate glass storefront windows, the entry doors and the distinctive red tiles are among the trademark Safeway elements that have been removed.

The City may need to further expand City Hall into the historic parking lot along 7th Street. The building is no longer recognizable as a 1940 Safeway and is not a good example of the 1940s Safeway corporate architecture.

If the City decides to move City Hall elsewhere and sells the building, it is further recommended that the Council consider encouraging the buyer continue the restoration of the front facade if it is returned to retail use.

September 12, 2006

Signed: Derek K. Stevens

Derek Stevens, Chair, Deschutes County Historical Landmarks Commission

Date: Sept 12th 2006

Chapter 7

HISTORIC AND CULTURAL ELEMENT

BACKGROUND

Oregon Administrative Rules describe how local historic resources are to be evaluated. Standards are established for historic resources of "statewide significance" and property owner notification. Any land use action or building modification to the historic structures on the city's list of approved historic places must be reviewed and approved by the joint city/county Historical Landmarks Commission, a citizens committee established in 1980. Table 6-1 identifies eleven designated historical landmarks that are protected from exterior alterations by city ordinance. Two of these properties are listed on the National Register of Historic Places in Redmond. They are the Milton Odem House (built in 1937) and the New Redmond Hotel (built in 1928) Within the city are an additional five buildings designated of "historical interest." These sites have no protection from alterations.

Table 1

INVENTORY OF HISTORIC LANDMARKS IN THE REDMOND UGB		
Historic Site/Name	Address	Tax Map Number
Fred Atkinson Building	535-537 S. 6th St.	15-13-16AC TL 00201
J.D. Butler Building	453 S. 6th St.	15-13-16AB TL 11600
Burdick Building Site	357 W. 6th St.	15-13-16AB TL 07300
Theron Beogher Cottage	422 S.W. 13th St.	15-13-16BA TL 07300
Presbyterian Community Church	641 S.W. Cascade Ave.	15-13-16AB TL 12300
Ehret Brothers Store	251 S. 6th St.	15-13-16AB TL 06000
B.H. & A.T. McMickle House	614 N.W. Cedar Ave.	15-13-09DC TL 05400
Milton Odem House*	623 S.W. 12th St.	15-13-16BD TL 05500
Redmond Union High School	437 S.W. 9th St.	15-13-16AB TL 12700
Safeway Store	716 S.W. Evergreen	15-13-16AG TL 00600
Lew A. Smith House	1329 S.W. Evergreen	15-13-16BD TL 00700
The New Redmond Hotel*	521 S. 6th St.	15-13-16AC TL 00100
Joseph A. Wilcox House	636 N.W. Cedar Ave.	15-13-09DC TL 05500
WWII Airport Hanger	Sisters Avenue	15-13-22 TL 00100
Francis McCormack Allen House **	655 S.W. 7th St.	15-13-16AC TL 04800
John F. Hosch House**	511 S.W. 12th St.	15-13-16BD TL 02501
Fritz Landaker Building**	457 S. 6th St.	15-13-16AB TL 11700
Alfred Munz House**	404 E. Forest Ave.	15-13-16AD TL 02500
Redmond Schoolhouse **	1429 W. Antler Ave.	15-13-09CD TL 01900