

CITY OF REDMOND, OR HISTORIC PRESERVATION PLAN



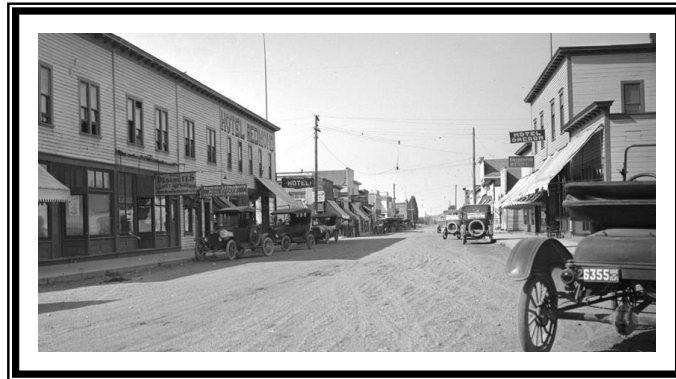
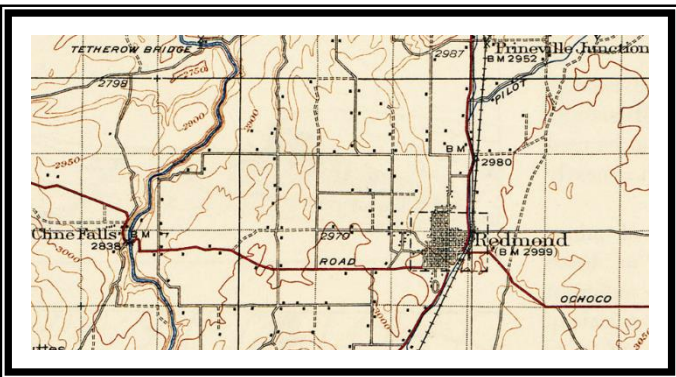
PREPARED FOR

**CITY OF REDMOND
COMMUNITY DEVELOPMENT DEPT.**

BY

PRESERVATION SOLUTIONS LLC

21 AUGUST 2015



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INTRODUCTION

Redmond's heritage dates back to the first years of the 20th century when major irrigation projects inspired homesteaders to take advantage of relatively inexpensive land and promised agricultural opportunities. Today, Redmond is a city of over 27,000 residents that has experienced meteoric growth in the last two decades – with a more than 280 percent increase in population since 1990. With continued pressure for growth and infill development in Redmond, it is important that the City ensure that it effectively manages and balances the maintenance of its historic areas in concert with new development.

When integrated into the planning process and targeted at identifiable areas, historic preservation provides a level of certainty and permanence that is necessary to attract investment. Preserved commercial business areas and residential neighborhoods create stability of population, a greater tax base, and less drain on City services. To aid Redmond's development and transformation in the future, the City has chosen to continue to and enhance its public policy options of considering historic preservation in City actions.

Buildings and structures from the past – early farmhouses and bungalows, institutional and commercial buildings – provide tangible links to Redmond's rich history for residents and visitors today. The solid street wall of historic commercial buildings downtown provides opportunities for promoting economic development and heritage tourism. Not only do Redmond's citizens value these indications of the past, but City planning and policy documents recognize the importance of the assets that are Redmond's historic resources as economic anchors in the community.

PURPOSE OF THE HISTORIC PRESERVATION PLAN

The Historic Preservation Plan outlines the essential components for a viable preservation program as an integral part of Redmond's community planning. The Plan is a guiding document that identifies the community's priorities for the preservation of historic resources and sets forth related goals, policies, and action steps toward their implementation.

It will be used by the City and its preservation partners to guide and monitor preservation efforts in the community. Businesses, property owners, and members of the general public may also use the Plan to learn about the program and the status of preservation efforts. Preservation is a part of many community interests, including housing, sustainability, livability and economic development; therefore, the Plan approaches historic preservation as an integral element of community development. It seeks to balance broader community objectives with its core mission of retaining cultural resources. It touches on many subjects that appear in other City planning documents while presenting additional program-specific actions related to the components of a complete preservation program.

Across the country, cities turn to historic preservation as an effective means of enhancing their quality of life, fostering economic development, and building community pride. To guide historic preservation efforts, it is accepted best practice to complete a preservation plan to assist policy makers and community leaders with the often interrelated and overlapping programs and procedures regarding historic preservation. The intent of the Redmond Historic Preservation Plan is to outline goals and related, specific action steps toward those goals to preserve, develop, and maintain historic buildings over the next five years. The plan includes recommendations for strengthening protection efforts, encouraging preservation as an economic development tool, cultivating public awareness and partnerships, as well as increasing heritage tourism efforts.

BENEFITS OF PRESERVATION

Preservation has intrinsic value not only in celebrating a community's history, but dozens of studies conducted nationwide have demonstrated that historic preservation is an economically sound, fiscally responsible, and cost effective strategy that produces visible and measureable economic benefits to communities.

Nationally known real estate professional Donovan D. Rypkema, author of *The Economics of Historic Preservation*,¹ emphasizes that commitment to preservation may be one of the most effective acts of fiscal responsibility governmental entities can undertake. The State of Oregon and the federal government recognize the role rehabilitation of historic buildings can play in strengthening local economies. To encourage sustainable communities and preservation of important cultural resources they provide incentives to encourage rehabilitation of historic buildings. (See Appendices B and C for specific federal and state financial incentives.)

Nationwide, the most successful revitalization efforts incorporate historic rehabilitation as the core of their strategies. These efforts demonstrate time and again that the most successful approach toward creating sustainable communities combines the old and the new; capitalizing on the aesthetics and craftsmanship of earlier eras and enhancing a community's fabric and character.

Historic settings are increasingly sought after by the public because they offer quality craftsmanship and materials, provide authenticity and variety, and encourage human interaction in a familiar context. Moreover, preservation has demonstrated practical value as a tool for economic development and environmental stewardship. Studies conducted by various institutions and organizations, including Rutgers University, the National Trust for Historic Preservation, and the Brookings Institution, have shown preservation provides the following benefits.

- 1. Historic Preservation Stabilizes and/or Increases Property Values**

Studies across the country have shown that in most cases listing in either the National Register of Historic Places or local historic districts almost always stabilizes property values and nearly always enhances resale values. The value of rehabilitated properties in a city's historic core increases more rapidly than the real estate market in the larger community. Studies from Texas, New York, Philadelphia, New Jersey, and elsewhere all reported the historic designation increased property values from between 5 percent and as much as 70 percent.² The value of a property is determined by the buildings and public improvements around it; thus, rehabilitation of a historic property directly benefits adjacent property owners and nearby businesses.

- 2. Historic Preservation Capitalizes on Existing Public Investments**

Older neighborhoods and commercial centers represent considerable taxpayer investment in infrastructure and building construction. Conservation of the historic core, older neighborhoods, and sites of historic and aesthetic value can be one of the best tools in recovering and extending the worth of past investments while stimulating new economic activity. Streets, sewer lines,

¹ Donovan D. Rypkema, *The Economics of Historic Preservation: A Community Leader's Guide* (Washington, D.C.: National Trust for Historic Preservation, 2005).

² Brookings Institution, Metropolitan Policy Program, *Economics and Historic Preservation: A Guide and Review of the Literature*. Available from http://www.brookings.edu/~media/research/files/reports/2005/9/metropolitanpolicy-mason/20050926_preservation.pdf

sidewalks, utilities, and so forth represent considerable public investments. Historic preservation directs development toward existing infrastructure, thus avoiding the need for and cost of new improvements. Rehabilitation of individual buildings can be more attainable and stabilizing to a local economy than a single large economic development project.

3. Historic Preservation Creates Jobs

Historic preservation consistently outperforms other industries in job creation, household income, and impact on other industries. Comparatively, historic preservation activity creates more jobs than comparable new construction activity, and often produces more jobs per dollar spent than leading industries. Typically, between 60 and 70 percent of historic rehabilitation projects costs go toward labor. This has a beneficial domino effect throughout the local economy as laborers on rehab projects are typically hired locally.

4. Historic Preservation Promotes Downtown Revitalization

Nationwide, historic preservation has proven to be an effective economic development tool for downtown revitalization efforts. The physical appearance of buildings and streetscapes reflects a community's overall vitality and economic health; rehabilitation of historic buildings not only raises individual property values, but also reinforces and often raises the property values of adjacent properties. Since 1980, the National Main Street program has provided a model that has been used by downtowns across the country to stimulate \$61.7 billion in total private and public investments in more than 2,000 communities across the country. In Oregon, from 2010 through 2014 the Main Street program facilitated almost \$54 million in private investment across 719 rehab projects, with a net job gain of 1,995.³ Furthermore, maintaining the strength of a city's older commercial and residential areas, including both rehabilitated historic buildings and well-designed new buildings, can attract larger commercial ventures to the community, even if they do not locate in the historic core of the city.

5. Historic Preservation Encourages Tourism

Heritage tourism is a consistently growing industry nationwide and historic resources are among the strongest assets for attracting visitors; in 2005, 81 percent of the 146.4 million U.S. adults who took a trip of 50 miles or more away from home were cultural and heritage tourists.⁴ Studies confirm cultural heritage visitors spend more and take longer trips compared to other travelers. More and more tourists are looking for the authentic "insider" experience and seek out what makes a community unique. Cultural resources directly reflect a community and region's evolution and differentiate it from other areas, providing the one-of-a-kind connection to the heritage tourist.

³ 2014 Oregon Main Street Annual Report. Available from <http://www.oregon.gov/oprd/HCD/SHPO/docs/2014AnnualRpt.pdf>

⁴ Oregon Arts Commission, "Exploring Authentic Oregon: The Importance of Cultural Tourism," September 2006. Available from http://www.oregonartscommission.org/sites/default/files/publication_or_resource/publication_file/Cultural-Toursim-In-Oregon_2006-Report.pdf

HISTORIC RESOURCES

HISTORIC CONTEXTS

To fully appreciate the significance of Redmond's historic resources, it is important to understand the forces that influenced the evolution of the city in general, as well as the development trends that occurred regionally, statewide, and nationally. The National Park Service defines historic context as "a broad pattern of historical development in a community or its region that may be represented by historic resources."⁵ According to the Secretary of Interior's *Standards for Preservation Planning, Identification, and Evaluation*, proper evaluation of the significance of historic resources can occur only when they are assessed within broad patterns of a community's historical development. Only then may the National Register criteria for evaluating property eligibility be accurately applied.

Establishing historic contexts is a means of organizing information about properties that share common historic, architectural, or cultural themes. The general themes that relate to the development of Redmond are briefly touched upon below.⁶ Redmond's property types, as discussed below, relate to these themes. When historic resources are viewed in relationship to the context within which they were built, it is possible to apply the established criteria for evaluating eligibility for designation to the national and local historic registers.

Irrigation/Agriculture

With the 1894 passage of the Carey Act and subsequent Newlands Reclamation Act of 1902, the U.S. legislature established a program allowing the relinquishment of 'barren' federal lands to states on the condition that reclamation, irrigation, and/or disposal to settlers would take place. This program spurred extensive irrigation projects in Central Oregon as the State contracted with irrigation and development companies to construct canals and/or disburse land to prospective settlers. By 1907, six Carey Act projects spanned the upper Deschutes region with the potential to irrigate over 254,000 acres. Among these projects was the Pilot Butte Canal that ran right through the section of sage desert that became present-day Redmond. With the imminent arrival of new settlers, an early real estate entity, the Deschutes Valley Land and Investment Company, published promotional brochures touting the healthful climate, soil fertility, and abundance of water – which attracted settlers from the Midwest, the Northwest, and California. Though many have been buried below streets or altered to accommodate new development, these irrigation channels remain today literal evidence of the agricultural foundations of Redmond and absolute necessity of water to the city's existence.



Pilot Butte Canal, built 1905-06

⁵ National Park Service, *National Register Bulletin: Guidelines for Local Surveys*

<http://www.nps.gov/history/nr/publications/bulletins/nrb24/chapter1.htm> (accessed February 2, 2014).

⁶ These themes should not be confused with a comprehensive history of Redmond. It is expected that these local contexts will be added to and modified as additional survey and documentation efforts take place into the future.

The First Years of Redmond: 1904-1915

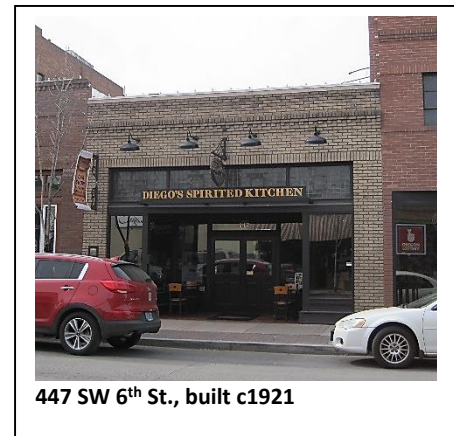
With the pending arrival of irrigation and the railroad, pioneers pitched tents in the sage desert and signed land contracts with the Deschutes Irrigation and Power Company. The plat for the Townsite of Redmond was filed in 1905 and ambitiously laid out 80 blocks on a cardinal grid, with the railroad right-of-way and canal path drawn across the southeast quadrant. Water came through the canals in 1906 and the railroad arrived in 1911, securing Redmond's place as a commercial hub for the surrounding ranching and irrigated farming area. Several buildings in the historic core survive from this period, including the Irvin Building at 421-423 SW 6th Street, the first stone masonry building in town.



Irvin Furniture Store, built 1912
421-423 SW 6th Street

Regional Transportation Hub & Commercial Development

During the first decades of the twentieth century, as car ownership grew at a rapid pace due to the increasing affordability of vehicles and increasingly improved roads, auto tourism became important. To provide tourists with a document of the growing network of roads and roadside necessities along the way, town boosters and national automobile clubs planned touring routes and published guidebooks directing "autoists" from state to state.⁷ Among the early long-distance highways in Oregon was the California-Banff "B" Line established around 1918, which traveled through Redmond on its way between Los Angeles and Cranbrook, British Columbia. Later known as State Highway 4,⁸ this wasn't the only route through Redmond, and the city enjoyed the economic benefits of being at the crossroads of this route and the east-west road between Prineville and Eugene. During this period, Redmond's population more than quadrupled between 1910 and 1930 to nearly 1,000 residents. The combination of the transportation developments and population growth spurred extensive construction and of the extant buildings in Redmond's historic core, the largest number from a single decade date to the 1920s.



447 SW 6th St., built c1921

⁷ Elizabeth Rosin and Dale Nimz, National Register of Historic Places Multiple Property Documentation Form, "Roadside Kansas," (Kansas City, Missouri; Rosin Preservation, 2009), E-7.

⁸ This route was later designated US 97 in the mid-1920s and also known as the Dalles-California Highway by the end of the 1930s.

The Great Depression and World War II: 1930-1945

Like Oregon communities statewide, Redmond experienced job scarcity and financial strain during the Great Depression. However, while private commercial activities slowed considerably or stopped altogether in other cities, Redmond's transportation connections, box factory, lumber mill, hatchery, and potato industries buoyed the hobbled economy. Additionally, the city benefited from the presence of a CCC camp just outside of town from where approximately 600 men worked on National Forest and Bureau of Reclamation projects in the vicinity, temporarily augmenting Redmond's population and thus boosting the economy. An uncommonly high number of privately funded construction projects – at least twelve – took place in Redmond's historic core between 1929 and the onset of U.S. involvement in WWII in 1941.

Across the country, the general disruption of private construction resulting from the Great Depression continued after the United States entered World War II as the nation refitted for wartime production and public works efforts ceased. Redmond, however, experienced continued growth and development as the U.S. Army chose the Redmond airfield for development as an aircraft training base.



457 SW 6th St., built c1919, two upper stories added c1932



708 SW Deschutes Ave., built 1941

Mid-twentieth Century Architecture, 1930s-1940s

The notable growth and development in Redmond during the 1930s and early 1940s resulted in an uncommonly high number of Art Deco, Streamlined Moderne, International Style, and Modern Movement-influenced buildings for a city its size. While many communities nationwide might boast two or three good examples of these styles, Redmond retains at least nine buildings representing these styles.⁹



354 SW 7th St., built 1939

⁹ Several of these do not retain sufficient integrity to be NRHP-eligible, but the original style is apparent. Additionally, there are several buildings that are known (from historic photograph research) to have evoked one of these styles, but the architectural style is no longer apparent due to insensitive alterations that conceal or have removed the original style. These are not included in this count.

Post World War II

As in many American cities during the late 1940s through the 1950s and early 1960s, poorly maintained early twentieth century commercial buildings in Redmond received storefront “updates” and a wave of new construction significantly altered the appearance of the city’s streetscapes. In the short timespan between the end of WWII and 1949, Redmond enjoyed the transition of the U.S. Army airbase over to the city, the initiation of daily air service, construction of a new high school gymnasium, opening of the new Edwin Brown Elementary School (850 W Antler Ave.), and the completion of at least seven buildings in the historic core. The pace of construction continued into the 1950s and 1960s and Redmond residents saw the completion of the Central Oregon District Hospital in 1952, a new post office in 1956, and at least an additional dozen buildings downtown.



245 SW 6th St., built c1950



444 SW 6th St., built c1960



445 SW 6th St., built 1950

Residential Development, 1900-1960s

Initially residential development comprised small, one-story cottages and bungalows scattered across the blocks adjacent to present-day SW 6th Street and within the original 1905 Townsite of Redmond plat. By 1928, new residential neighborhoods had been platted to the north, west, south, and southwest, adding at least 112 blocks to the developed part of the city. While the new neighborhoods generally stuck to the traditional cardinal street grid, at least one included a more ‘modern’ suburban street circulation pattern based on the grid but slightly skewed (present-day SW Canyon Drive). During the post WWII period, additional residential plats added about sixty-six (66) blocks to the east, north, and southwest of the original town plat. Homes in this area are characterized by one-story, Ranch style homes with integrated garages.



135 SW 6th St., built c1920

The City of Redmond, 1960s – 1970s

Redmond maintained steady population growth in the 1950s and 1960s of 13 and 11 percent respectively during those decades. In contrast, the city experienced considerable population booms of over 73 percent during the 1970s. Redmond retains a number of buildings from the 1960s and 1970s that have recently become or close to becoming fifty years of age. Among them are several examples of the Brutalist style, which peaked in popularity the 1950s through 1970s. The style favored exposed, rough concrete, and bulky angular designs with few visible glass openings. Often broad expanses of solid material are interrupted by only narrow vertical slits of glass surface. Additional character defining features are unornamented facades, recessed windows, and obscured entrances.



742 SW Forest Ave., built c1965



314 SW 6th St., built c1974

HISTORIC PROPERTY TYPES

A property type is the categorization of a set of resources that share physical or associative characteristics. Property types link historic events and/or patterns with actual resources that illustrate these contexts. Buildings and structures in Redmond represent a broad range of original historic functions, including commercial, industrial, governmental, educational, religious, and residential resources. The individual commercial buildings, institutional structures, and other resources are literal reflections of Redmond's history and evolution. Some of Redmond's best known historic property types are summarized below.

Institutional

Redmond has a number of landmark institutional resources, all of which are literal reflections of major investments in community development. Among them are the National Register-listed First Presbyterian Church built in 1911, the Redmond High School built in 1921 and with additions dating from the 1930s through the 1950s, and the Edwin Brown School built in 1949 during a post-WWII building boom in Redmond.



Edwin Brown School, built 1949
850 W Antler Avenue

Agricultural

Among the most important agricultural property types in Redmond are the irrigation ditches. Described as "too dry for agricultural purposes" when first surveyed in 1872, if it wasn't for the network of irrigation canals and ditches, Redmond would not exist.



Pilot Butte Canal, built c1905

Commercial Resources

Redmond has varied historic commercial resources from modest wood-framed buildings to mid-century modern poured concrete buildings. SW 6th Street between Cascade and Forest has the greatest concentration of Redmond's oldest commercial buildings, however some of the more significant mid-century buildings are at the edges of the downtown commercial core.



433, 435-39, 445, 447 SW 6th St.
Built c1921-c1960

Residential Resources

Redmond's historic residential neighborhoods exhibit both working class cottages and high style single-family homes. The earliest homes are folk houses with no clear stylistic categorization and those executed in the Craftsman style, which was popular nationwide during Redmond's early years and are literal reflections of those who first took a chance on building a life in Redmond. In addition, Redmond features multi-family duplexes, apartment buildings, and single-family Ranch style homes.



Mid-Century Resources

Mid-twentieth century design is well represented in Redmond. Buildings and districts from the late 1930s through the 1960s that exemplify these historic resources include suburban Minimal Traditional and Ranch style residential areas, motels, and a variety of downtown and roadside commercial buildings. These resources can be found throughout Redmond.



EXISTING RESOURCES

Redmond boasts numerous properties important to local, state and national history. While a number of them have been listed locally, the community has very few National Register-designated properties. The following summarizes the status of designated historic resources in Redmond, as well as those eligible for designation.

Locally Designated Properties – Historic Landmarks

Redmond has sixteen locally designated properties.

- Lloyd, J. Sidney and Lizzie, House, 135 SW 6th Street
- Roberts, John, House, 111 N 8th Street
- East Whited Farmstead, 2087 SW Helmholtz
- Atkinson, Fred, Building, 535-537 S. 6th St.
- Butler, J.D., Building, 453 S. 6th St.
- Beogher, Theron, Cottage, 422 S.W. 13th St.
- Presbyterian Community Church, 641 S.W. Cascade Ave.
- Ehret Brothers Store, 251 S. 6th St.
- McMickle, B.H. & A.T., House, 614 N.W. Cedar Ave.
- Odem, Milton, House, 623 S.W. 12th St.
- Redmond Union High School, 437 S.W. 9th St.
- Smith, Lew A., House, 1329 S.W. Evergreen
- The New Redmond Hotel, 521 S. 6th St.
- WWII Airport Hangar, Sisters Avenue, Roberts Airfield
- Carpenter, Roy, House, 342 SW Canyon Drive
- C.O. Cooperative Creamery, 640 SW Evergreen Ave

Locally Designated Properties “of Historical Interest”

In addition to local landmark properties, nine Redmond properties are designated as of “historical interest.” These resources are not required to comply with the requirements of the Historic Preservation code (i.e. review by the Landmarks Commission) except in the event of a demolition or major alteration. In those cases, the only requirement is that the property owner provide the City with 10 days notification to allow for adequate documentation prior to alteration/demolition. Buildings designated as such are as follows.

- Allen, Francis McCormack, House, 655 S.W. 7th St.
- Hosch, John F., House, 511 S.W. 12th St.
- Landaker, Fritz, Building, 457 S. 6th St.
- Munz, Alfred, House, 404 E. Forest Ave.
- Redmond Schoolhouse, 1429 W. Antler Ave.
- House, 145 SW 6th Street
- Redmond Homestead Site, Public Right of Way, Homestead Park
- Jessie Hill School, 827 NW Deschutes Ave
- Gibbs House, 861 N 17TH Street

National Register-listed Properties

Only four individual properties in Redmond are listed in the National Register of Historic Places.

- New Redmond Hotel, 521 SW 6th Street. Listed 1980
- Odem, Milton, House, 623 SW 12th Street. Listed 1997
- First Presbyterian Church of Redmond, 641 SW Cascade Avenue. Listed 2001
- Peterson Rock Garden, 7930 SW 77th Street. Listed 2013

PAST PRESERVATION ACTIVITIES

The City of Redmond, in cooperation with the Redmond Historic Landmarks Commission, should be commended for their accomplishments over the years. Initially overseen by the Deschutes County Historic Landmarks Commission, the Oregon State Historic Preservation Office (SHPO) recognized Redmond as a Certified Local Government (CLG) in 2011 and, thus, a partner in the preservation of Oregon's historic resources. Despite only recently achieving this autonomy, Redmond has clearly been active in their preservation efforts over the years, successfully documenting over 500 resources citywide, completing adaptive reuse projects, and increasing community appreciation of the value of historic preservation.

TIMELINE OF PRESERVATION IN REDMOND

1980 – New Redmond Hotel listed in National Register (NR)
1987 – New Redmond Hotel easement donated to Restore Oregon
1984 – Survey throughout historic core by local historian and author, Keith Clark
c2000 – Interpretive panels installed on buildings throughout Downtown
1996 – City's adaptive reuse of Safeway Building
1997 – Milton Odem House listed in NR
1997 – Survey citywide by Michael Houser of Deschutes County Community Development Dept.
2000 – "The Moderne Movement in Redmond, Oregon," MPD drafted (not listed)
2001 – First Presbyterian Church of Redmond listed in NR
c2002 – Relocation of Oregon Trunk Line Redmond passenger depot
2009 – 6th Street streetscape improvements
2009 – Redmond Downtown Partnership (Oregon Main Street program) disbanded due to budget cuts eliminating the manager position
2009 – Formation of Redmond Downtown Business Association, supported by Chamber of Commerce
2010 – 5th Street streetscape improvements
2011 – CLG partnership agreement with SHPO/CLG status; first Historic Landmarks Commission (HLC) meeting
2011 – Passage of Historic Preservation ordinance
2011-2015 – Three SHPO and Restore Oregon trainings for City staff and HLC regarding applying the Secretary of the Interior's Standards
2012 – Moderne walking tour pamphlet/poster
2013 – Peterson Rock Garden listed in National Register of Historic Places (NRHP)
2013 – Mayfair Theater (Atkinson Building, 535 SW 6th St.) successfully underwent HLC review as part of City-funded Façade Rehabilitation/Renovation Grant
2014 – Oregon Main Street Affiliate status achieved
2015 – HLC sponsored Hunt for History event
2015 – HLC receipt of CLG grant for survey and draft preservation plan

PREVIOUS SURVEY ACTIVITIES

- Survey throughout historic core by local historian and author, Keith Clark, 1984 (dozens of properties documented; exact number not determined)
- Survey citywide by Michael Houser of Deschutes County Community Development Dept., 1996-1997 (435 properties documented)
- Various and selected Section 106 generated documentation
- Survey of historic core, Preservation Solutions, 2015 (91 properties documented)

NATIONAL REGISTER NOMINATIONS

Individual Listings

- New Redmond Hotel, 521 SW 6th Street. Listed 1980
- Odem, Milton, House, 623 SW 12th Street. Listed 1997
- First Presbyterian Church of Redmond, 641 SW Cascade Avenue. Listed 2001
- Peterson Rock Garden, 7930 SW 77th Street. Listed 2013

District Listings

- None

Multiple Property Documentation Forms

- MPDF drafted for “Moderne Movement in Redmond,” but not listed

PRESERVATION PLANNING ACTIONS

- CLG Status
- Establishment of Redmond HLC
- Historic Preservation Ordinance passed
- Oregon Main Street status reinstated
- Current draft preservation plan

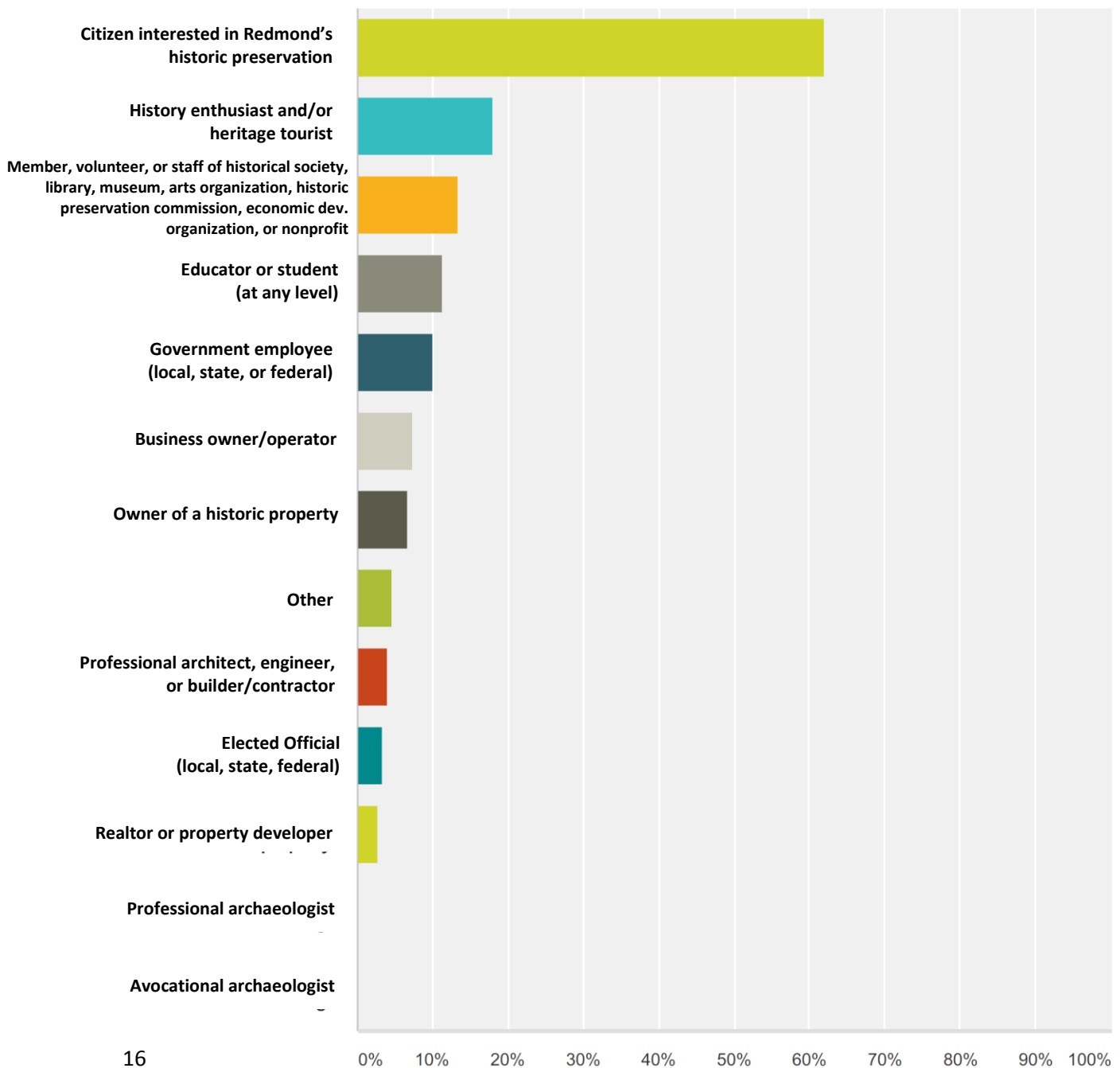
CURRENT STATUS OF HISTORIC PRESERATION IN REDMOND

RESULTS OF PUBLIC OPINION POLL

For over twelve weeks between late March and early June 2015 a public opinion poll was undertaken to gather thoughts and opinions from the general public regarding historic preservation in Redmond. More than 150 respondents completed the survey either online or on paper copies circulated by Redmond Library and City Hall. Results of the public input are illustrated below.

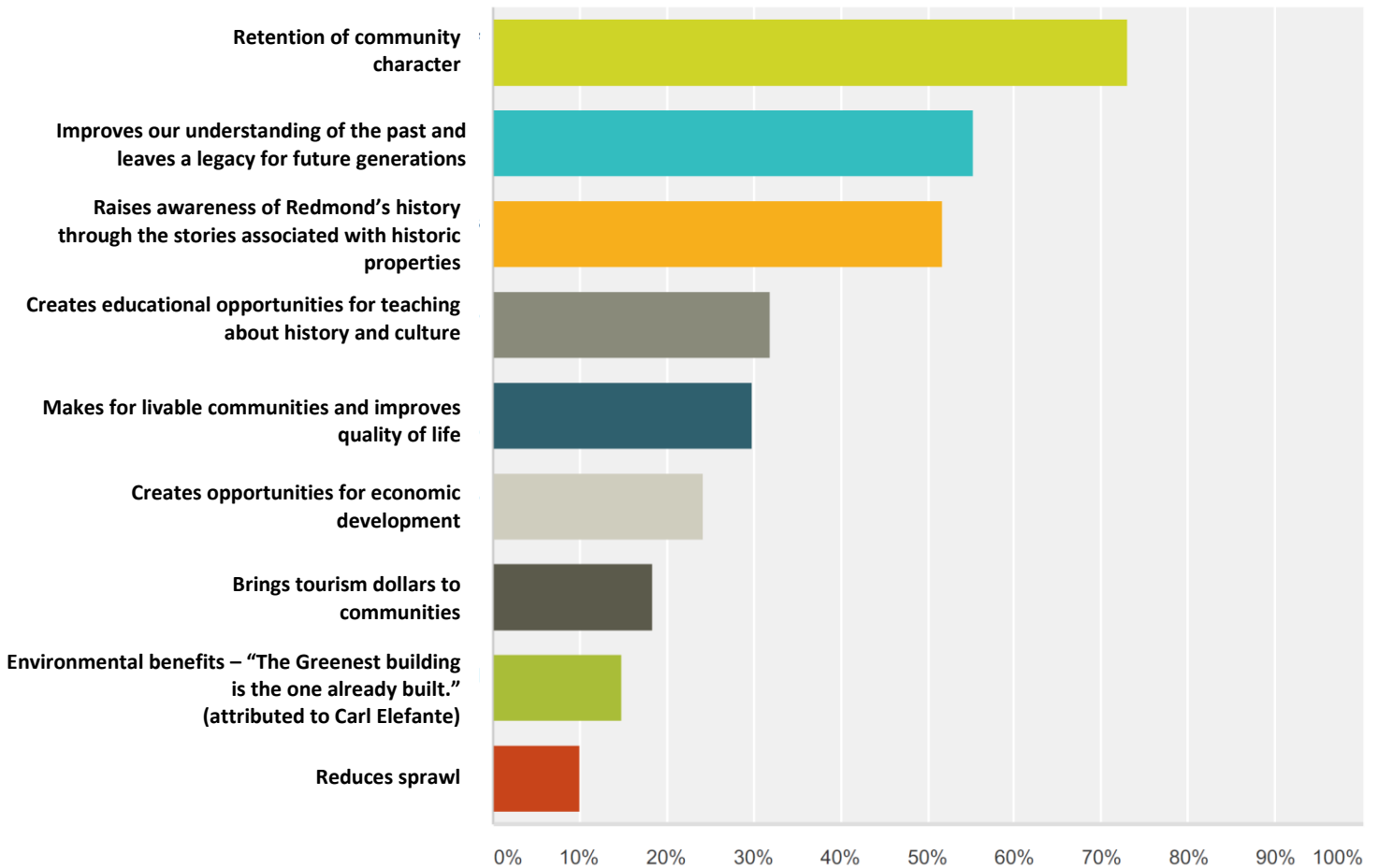
Question 1:

Please describe yourself and your connection to Redmond's heritage. Choose the response(s) that BEST describes you.



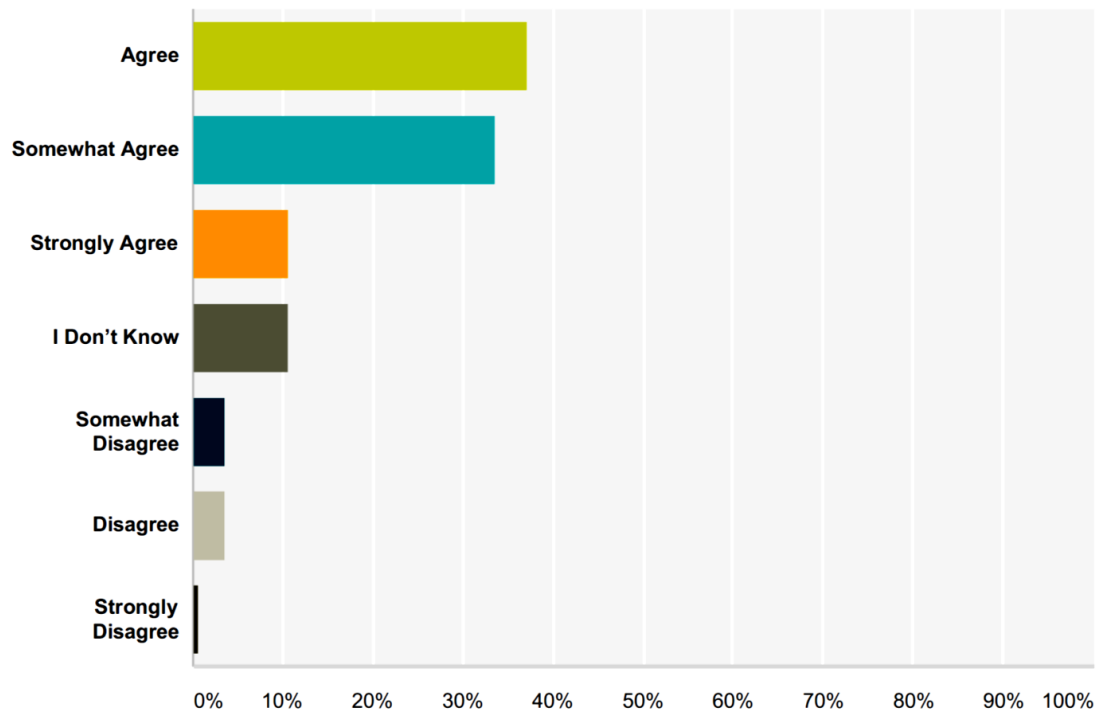
Question 2:

Why is it important to you to preserve Redmond's heritage? Choose up to three (3)



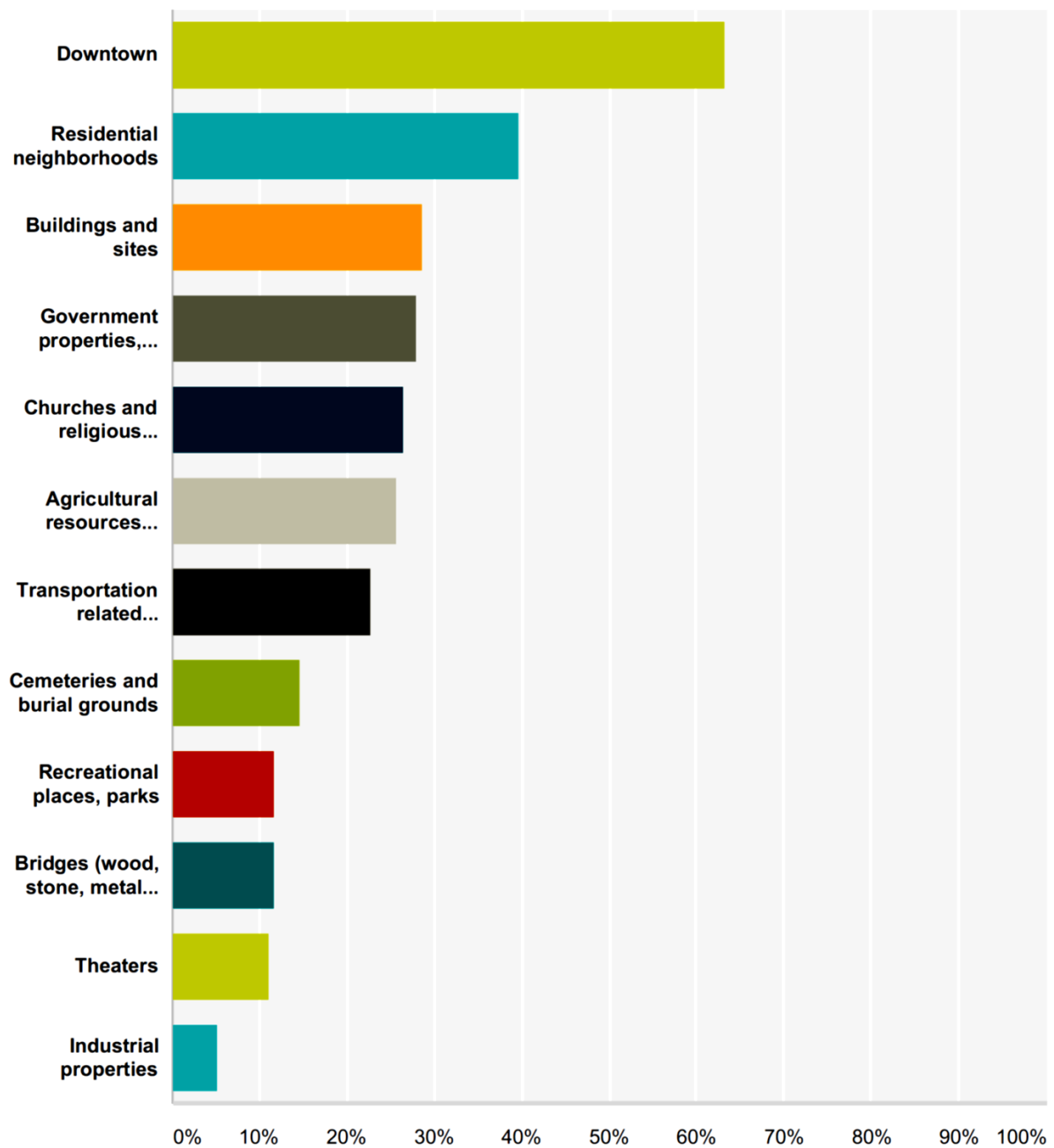
Question 3:

How strongly do you agree with the following statement? “Redmond recognizes and protects its historic properties through historic preservation activities.”



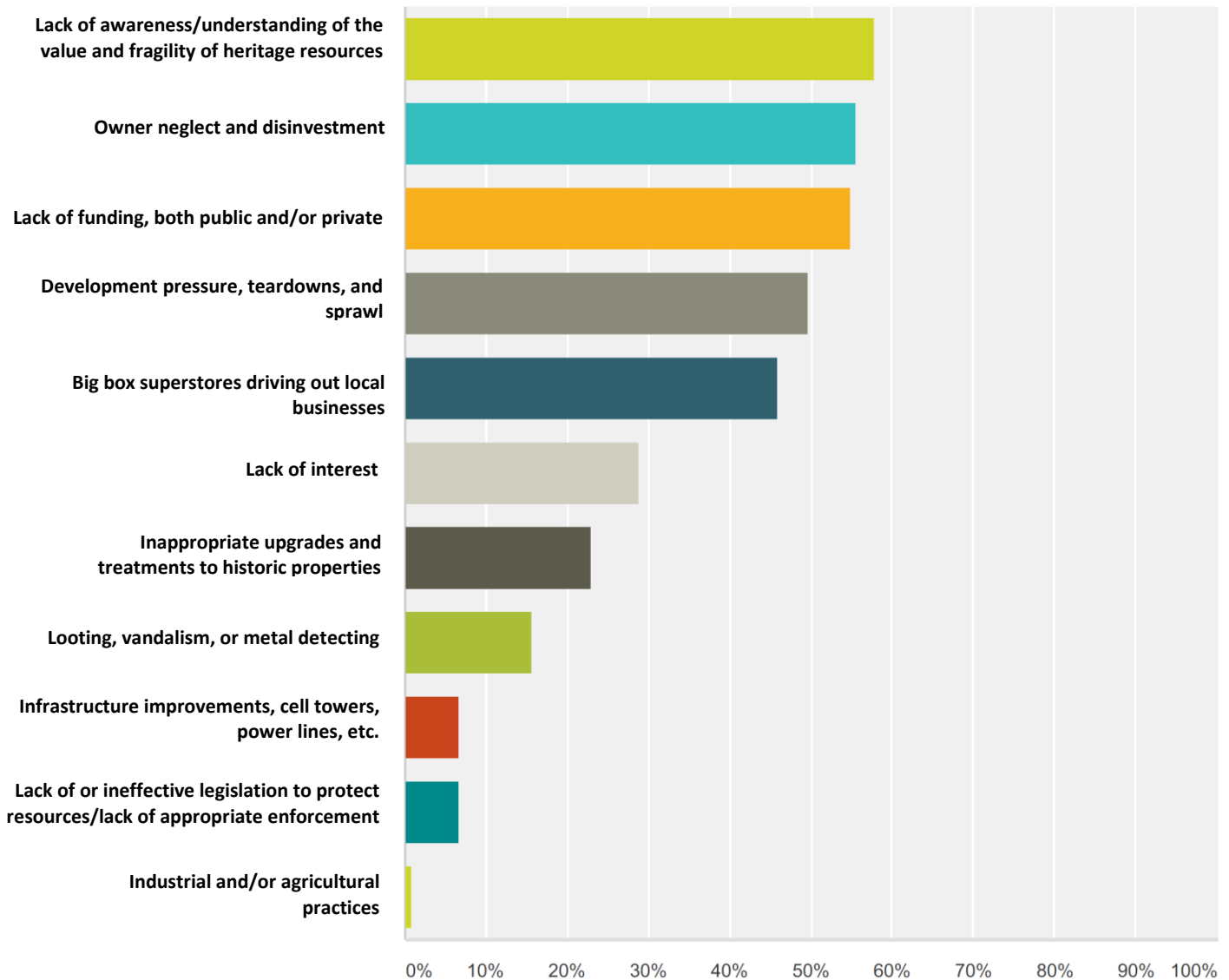
Question 4:

In Redmond, which historic properties do you believe are the most threatened? Choose up to four (4)



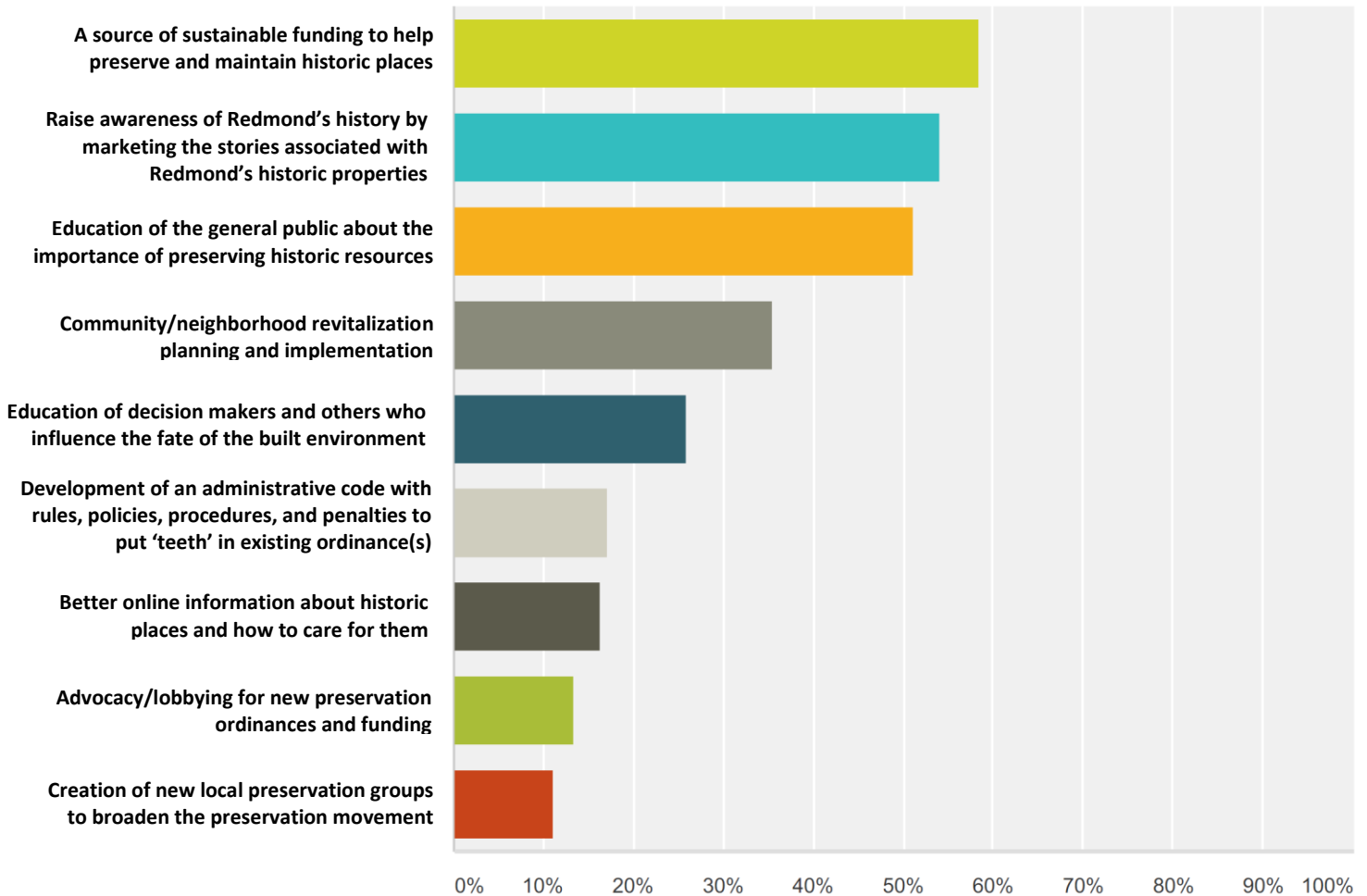
Question 5:

In Redmond, what do you believe are the most serious threats facing historic properties? Choose up to four (4)



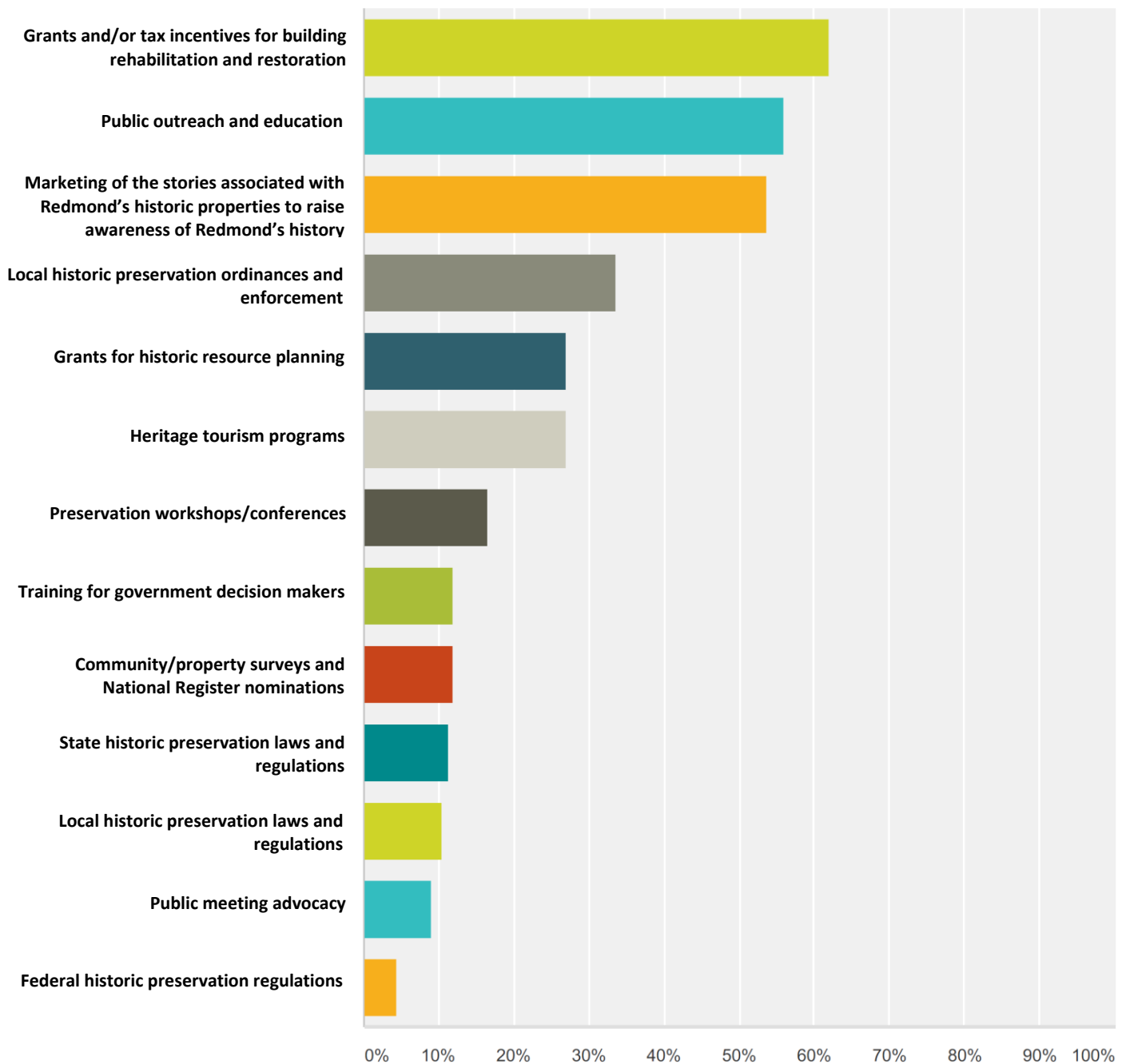
Question 6:

What issues should be the top priorities for the Redmond historic preservation community to address over the next 5-10 years? Choose up to three (3)



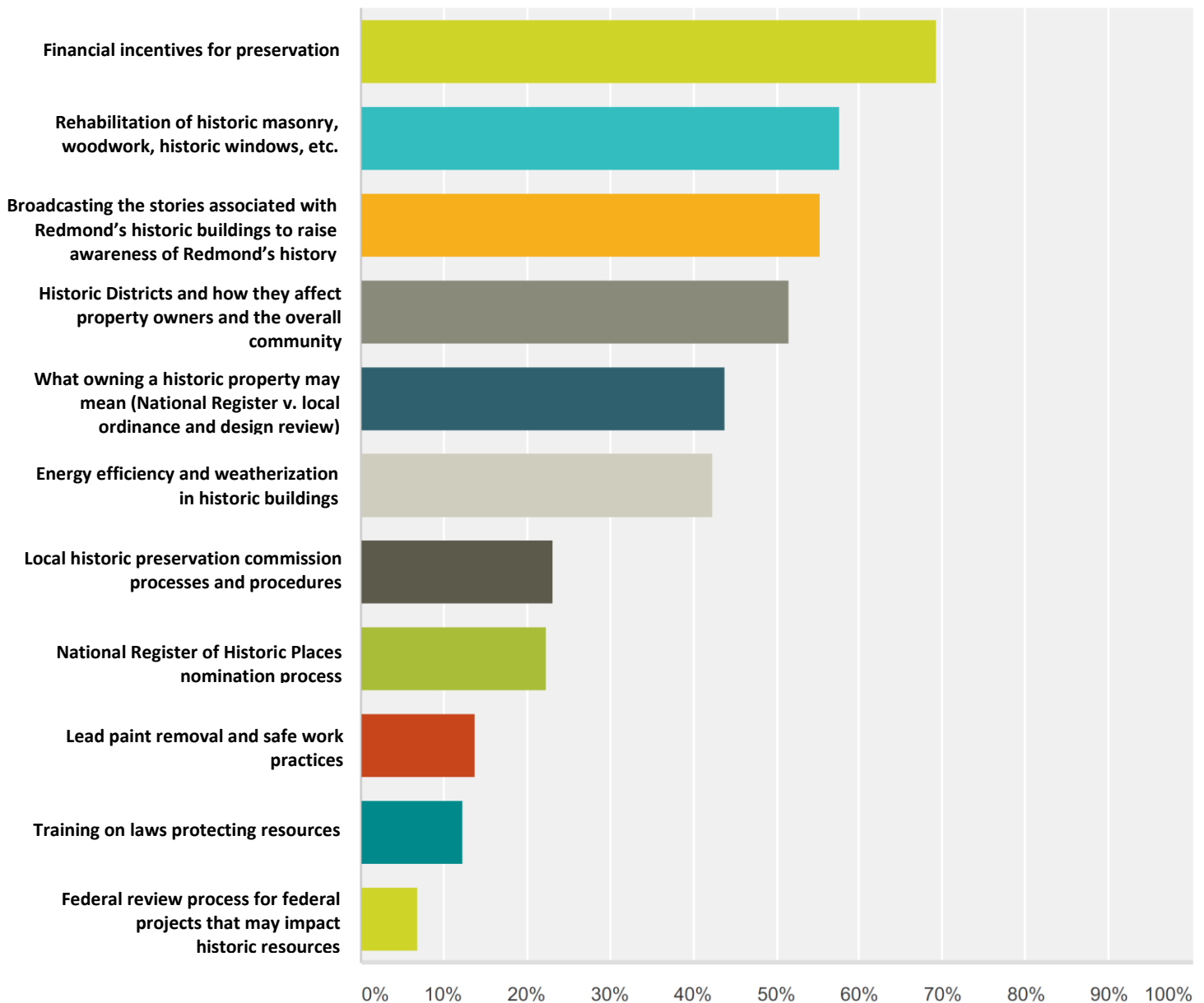
Question 7:

Which of the following preservation tools do you feel are the most effective for preserving Redmond's historic properties? Choose up to four (4)



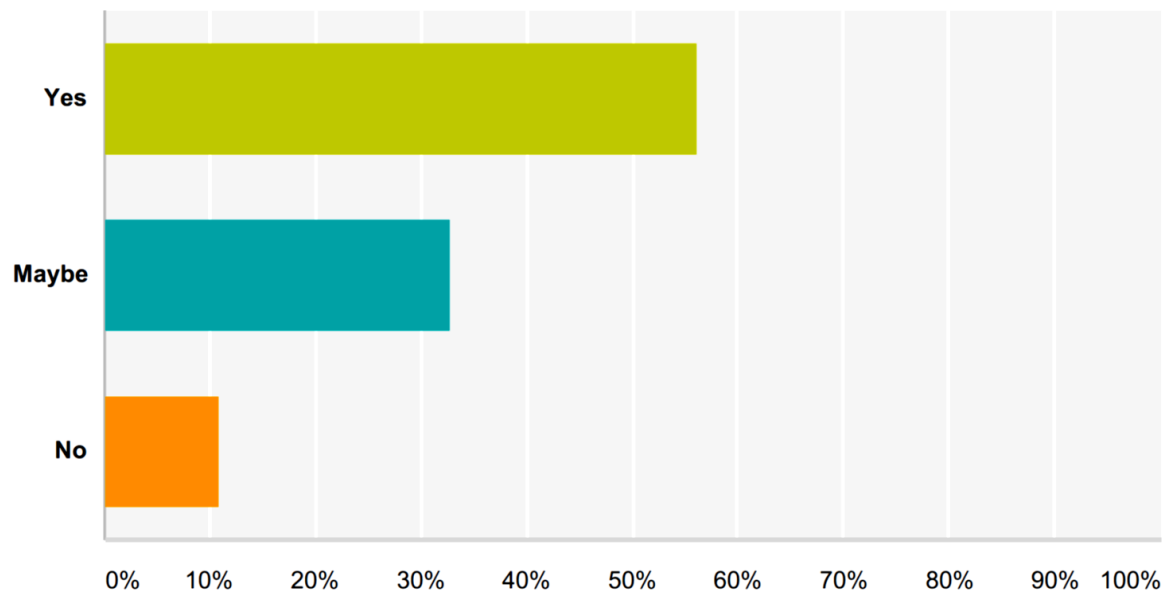
Question 8:

What training, information, or education topics would be the most useful to you and the Redmond community in its preservation efforts? Choose up to five (5)



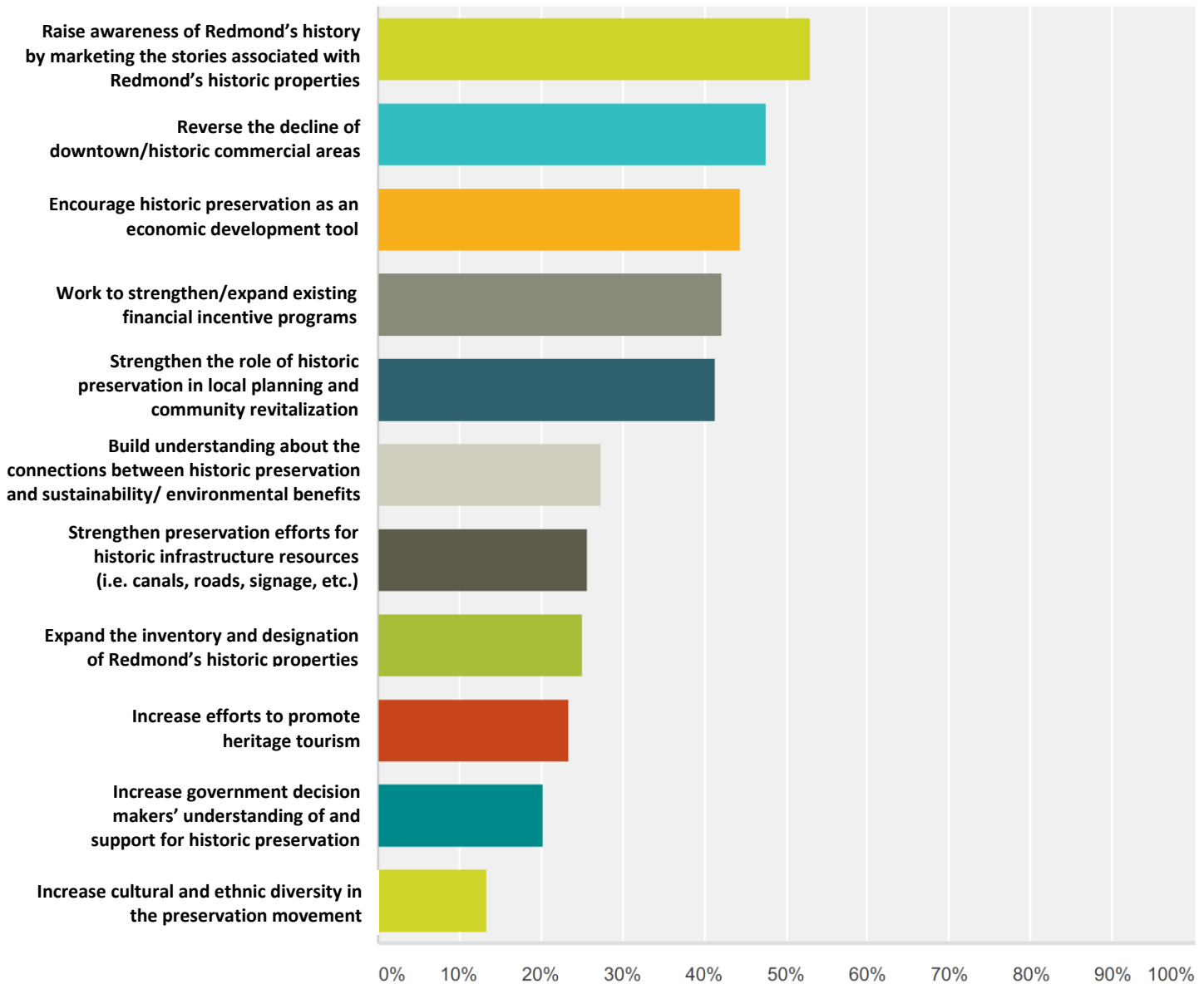
Question 9:

Currently, there are four (4) Redmond properties listed in the National Register of Historic Places. The Redmond Development Code requires City review of exterior changes to these buildings' historic features. (Local code is what triggers this review, not the National Register program.) Listing in the National Register qualifies buildings for a variety of optional/voluntary financial incentives and results in property value benefits. If there was no local design review, would you support the listing of downtown Redmond as a National Register Historic District?



Question 10:

Given your perception of preservation in Redmond today, please choose the top goals you think are most important for the City to focus on in the coming years. Choose up to four (4)



RECOMMENDATIONS – GOALS & ACTION STEPS

OVERVIEW

The City of Redmond has, over the years, initiated a number of efforts to preserve, rehabilitate, and enhance the appearance of its downtown, as well as the surrounding neighborhoods. These efforts recognize that the conservation of historic buildings and neighborhoods is one of the best tools for recovering the worth of past investments while fueling a new economic activity.

While Redmond's historic preservation program is relatively new, there is a strong community commitment to its heritage and historic resources. Development of a preservation program within the context of revitalization of the older commercial centers and residential areas of Redmond can provide a level of stability that is necessary to attract investment. Preserved neighborhoods that accommodate appropriate new construction create stability of population, an expanded tax base, job retention, and less drain on City services. To aid the city's development and transformation in the future, Redmond should continue to implement public policy that promotes historic preservation in targeted areas, while integrating it into the City's planning and land use processes.

Based on review of past performance, existing conditions, and public input, four major goals have been identified. The City's historic preservation program would benefit from the policy objectives and action steps specifically outlined under the following goals:

GOAL 1: STRENGTHEN PROTECTION AND PRESERVATION EFFORTS

GOAL 2: ENCOURAGE PRESERVATION AS AN ECONOMIC DEVELOPMENT TOOL

GOAL 3: CULTIVATE PUBLIC AWARENESS AND PARTNERSHIPS

GOAL 4: INCREASE HERITAGE TOURISM

GOALS & ACTION STEPS

GOAL 1: STRENGTHEN PROTECTION AND PRESERVATION EFFORTS

As a relatively young CLG, the City of Redmond has the opportunity to amplify its historic preservation program in a variety of ways. While identification and designation are key planning tools, HLC capacity development and coordination with other City programs and departments are also necessary actions toward the effective function of a municipal preservation program.

GOAL 1: STRENGTHEN PROTECTION AND PRESERVATION EFFORTS

Policy Objective 1.A: Identification and Designation

By improving two fundamental historic preservation tools – historic resource inventory and historic register listings – the City can provide property owners with economic development tools, streamline federal project review, and substantiate other preservation planning efforts. Additionally, the identification of properties eligible for listing in the National Register is a key component of economic development (See Goal 2 below).

Action 1.A.1: Nominate Downtown Redmond to the National Register

Who: City, HLC

When: 2015-2017

How: Apply for CLG grant; hire a preservation professional; include ample time and budget to engage property owners

Considerations: Property owner engagement will be critical to alleviate concerns about code-mandated automatic local listing, as well as to disseminate information about incentives associated with listing. This could be done under a citywide MPDF; see Action 1.A.3 below. See Implementation Tools section below

Action 1.A.2: Encourage and support National Register listing of Craftsman bungalows under the countywide MPDF “Craftsman Bungalows in Deschutes County”

Who: City, HLC, neighborhood associations

When: ongoing

How: Apply for CLG grant; hire a preservation professional to oversee; include ample time and budget to engage property owners

Action 1.A.3: Pursue MPDF “Historic Resources of Redmond”

Who: City, HLC

When: 2018-2020

How: Apply for CLG grant; hire a preservation professional

Considerations: See Implementation Tools section below

Action 1.A.4: Develop a Survey Plan

Who: City, HLC

When: 2016-2018

How: Identify planning needs, citizen interest, available funding, and nature of historic resources; identify research sources, broad historical contexts, expected property types, and geographic areas that appear to contain a high concentration of historic resources; develop phased approach to systematically document based on prioritized survey efforts and recommended levels of survey activity

Action 1.A.5: Update Citywide Survey

Who: HLC, HP students, volunteers

When: 2016-2019, ongoing

How: Apply for CLG grant; hire a preservation professional; include volunteer support from HLC and HP students from University of Oregon

Considerations: Previous survey found to contain errors in construction dates, style categorizations, and few eligibility assessments

Policy Objective 1.B: Strengthen the Capacity of the Historic Preservation Program

Action 1.B.1: Staff and HLC Continued Training

Who: City, HPC

When: Ongoing

How: City planning staff and HLC members attend annual SHPO, Restore Oregon, and/or National Trust conferences, trainings, and workshops; reach out to these entities and other partners for technical assistance

Action 1.B.2: Expand HLC Membership

Who: City, HPC

When: 2015-2016

How: Network among the building trades, realtors, Chamber of Commerce members, etc.; invite directly; if necessary, adjust bylaws to accommodate at least a few more members

Considerations: According to the HLC website there is currently a vacancy

Policy Objective 1.C: Coordinate City Guiding Policies with Preservation Planning

Historic preservation is as an important tool in Redmond's economic development, sustainability, public health, and housing toolkit. In this respect, it is a vital part of broader community development policies and objectives. Coordinated efforts across City divisions will strengthen the program.

Action 1.C.1: Update preservation language in various City guiding documents where needed

Who: City, HLC

When: 2016

How: Review Comprehensive Plan, Downtown Urban Renewal District Plan, and other guiding documents; identify areas where updates can address the importance of preservation to community identity and the social, economic and environmental benefits of preservation; propose revised language that recognizes and supports the City's historic preservation program

Action 1.C.2: Horizontally integrate historic preservation into other City planning/development efforts

Who: City, HLC, City Council, RUPAC, HCD, RDC, DURAC

When: 2016, ongoing

How: Coordinate and conduct an annual interdepartmental work session related to historic resources; collaborate within City departments to promote best practices and benefits of historic preservation.

Action 1.C.3: City projects should use nationally recognized best practices in adaptive reuse and historic preservation

Who: City, HLC, City Council

When: 2015-2017

How: Consult with SHPO as soon as possible regarding design; hire a preservation professional and/or an architecture firm familiar with the Secretary's Standards; utilize Oregon State grants; endeavor to exemplify best practices

Considerations: Previous City adaptive reuse caused a National Register-eligible building to become ineligible. See Action 2.A.1 below.

Action 1.C.4: Monitor the preservation program on an ongoing basis to assure a high level of performance

Who: City, HLC, City Council

When: 2016, ongoing

How: Initiate an annual program review and report to City Council; develop a simple reporting form measuring program activity and tracking progress against the Goals and Action Steps outlined herein

Action 1.C.5: Keep City departments and boards apprised of HLC actions and policies to facilitate effective working relationship

Who: City, HLC, various city departments and commissions as appropriate

When: 2016, ongoing

How: Implement an official reporting protocol for sharing information about HLC actions; establish annual goal-setting sessions with other city departments; plan an annual work session with City Council and any other appropriate commissions to ensure mutually supportive actions and identify any areas of concern.

Considerations: Coordinate with County as well if deemed useful/necessary

GOALS & ACTION STEPS

GOAL 2: ENCOURAGE PRESERVATION AS AN ECONOMIC DEVELOPMENT TOOL

Heritage appreciation aside, historic preservation is a proven economic development tool that has demonstrated effectiveness in downtown revitalization efforts nationwide. The City can facilitate private investment in historic buildings downtown and throughout Redmond in a number of ways, by packaging and promoting existing incentives, efficiently approaching regulatory processes that impact private rehab projects, and investigating opportunities for the development of new incentives.

GOAL 2: ENCOURAGE PRESERVATION AS AN ECONOMIC DEVELOPMENT TOOL

Policy Objective 2.A: Utilize, Package, and Promote Existing Programs & Incentives

Action 2.A.1: The City should maintain its plan to use nationally recognized best practices for the adaptive reuse of the Redmond High School

Who: City, HLC

When: 2015-2018

How: See Action 1.C.3 above. Consult with SHPO as soon as possible regarding design; hire a preservation professional and/or an architecture firm familiar with the Secretary's Standards; utilize existing Oregon Heritage Grant Program; endeavor to exemplify best practices

Considerations: The Oregon Heritage Grant Program provides matching grants for rehab completed by municipal and other nonprofit entities; the project can set an example of preservation best practices for the community

Action 2.A.2: Successfully list Downtown Redmond in the National Register to set up availability of financial incentives

Who: City, HLC

When: 2015-2017

How: See Action 1.A.1 above. Apply for CLG grant; hire a preservation professional; include ample time and budget to engage property owners

Considerations: The possibility of the federal 20 percent federal tax credit or the local Special Valuation property tax reduction often makes the difference in the economic viability of a project.

Action 2.A.3: Compile historic rehabilitation development incentive packages

Who: City, HLC

When: 2015, ongoing

How: Identify vacant, blighted, or currently NR-ineligible historic buildings; review all available programs and incentives for applicable programs; see Appendices B, C, and G for various incentive programs available

Considerations: Buildings currently recommended for this action step include the following:

- Medical-Dental Building, 708 SW Deschutes Ave.
- Farmers Hardware, 432 SW 6th St.
- First National Bank, 404 SW 6th St.
- Baba Chinese Cuisine, 343 SW 6th St.

Action 2.A.4: Notify property owners of available incentives and facilitate their use

Who: City, HLC

When: 2015, ongoing

How: Review historic building inventory information; contact directly and notify property owners of historic buildings of federal, state, and local incentive programs; identify National Register-ineligible buildings built before 1936 and notify property owners of the federal 10 percent rehab tax credit; identify good candidates for the Diamonds in the Rough grant and notify property owners (e.g. Baba Chinese Cuisine, 343 SW 6th St.)

Policy Objective 2.B: Facilitate Historic Rehabilitation Citywide

Action 2.B.1: Establish City policy to waive design review of buildings if rehab project is participating in a state or federal incentives program reviewed by SHPO

Who: City, HLC, City codes officials/staff

When: 2016-2017

How: Review and adjust HLC policy/code; create a review form and protocol to document and track the project's review through SHPO

Action 2.B.2: Examine existing building codes, identify any impediments to historic rehab, and develop solutions to streamline permit processes for rehab

Who: City, HLC, City codes officials/staff

When: 2016-2018

How: review permitting process and codes with City codes staff; determine areas for streamlining; propose changes to appropriate department and commission

Policy Objective 2.C: Develop New Incentives

The HLC has identified the goal of developing a matching grant for residential properties.

Action 2.C.1: Research and evaluate sustainable funding opportunities

Who: City, HLC

When: 2016-2018

How: Research and evaluate community foundation programs in multiple cities of comparable size and demographic; consult with SHPO, Restore Oregon, and National Trust for Historic Preservation regarding successful comparable programs; coordinate with other city commissions regarding program structure and execution

Considerations: funding source(s); allocation procedures; identifying and maintaining ongoing donations over time to sustain fund

Action 2.C.2: Investigate residential rehab matching grant

Who: City, HLC

When: 2017-2020

How: Review similar programs in multiple cities of comparable size and demographic; consult with SHPO, Restore Oregon, and National Trust for Historic Preservation regarding successful comparable programs

Considerations: funding source(s); grant amount/cap; time required by City staff to manage program; political climate regarding constituent opinion regarding appropriation of City staff time and money on an individual private home.

GOALS & ACTION STEPS

GOAL 3: CULTIVATE PUBLIC AWARENESS AND PARTNERSHIPS

Public awareness and partnerships promote policies that support preservation efforts and expand the base of preservation players, engaging partners in collaborative preservation activities. While the City's planning and historic preservation staff typically acts as coordinator, advocacy efforts should be shared across a broad base of independent community organizations, private citizens, non-profit organizations and City departments. Leveraging the capabilities of these organizations supports broad community involvement and facilitates efficient use of City resources in other aspects of the preservation program.

GOAL 3: CULTIVATE PUBLIC AWARENESS AND PARTNERSHIPS

Policy Objective 3.A: Increase Access to Information

Among the best practices for administering a preservation program is the provision of convenient access to information needed by property owners and other users. This includes making information on Redmond's historic buildings, the Historic Preservation Program, and best practices for historic building maintenance and rehab readily available.

Action 3.A.1: Expand HLC website

Who: City, HLC, HP student

When: 2015, ongoing

How: Add links to the following to improve access to information about the Redmond HLC and preservation, in general; review Deschutes County HLC website for reference www.deschutes.org/cd/page/historic-preservation

- list of Redmond's locally designated landmarks;
- application for local listing;
- clarification language regarding local designation 'of historical interest;'
- the design review code
- user-friendly design guidelines for review that apply to locally designated landmarks;
- clear explanation of the design review process and guidance for treatment
- National Register-listed properties and nominations
- City building file pdfs, which include old survey, archival research, etc.
- Secretary of the Interior's Standards
- Oregon SHPO
- National Register of Historic Places program, noting impact and benefits to property owners
- National Park Service preservation briefs for rehabilitation best practices
- List of surveyed properties, inventory forms, eligibility assessments, survey map
- Other City interrelated to HLC, such as DURAC, RDC, and RUPAC
- Redmond Historical Society
- Deschutes County Historical Society
- Restore Oregon

Considerations: Access to information and transparency is a priority. Currently the HLC website has very little information. Property owners, developers, and builders need clear guidance for the treatment of historic resources to make informed decisions about their properties, particularly if they are overseen by the City's or other preservation tools.

Policy Objective 3.B: Raise Awareness and Promote Preservation Education

Action 3.B.1: Nominate threatened buildings to Restore Oregon's Most Endangered List

Who: City, HLC

When: 2015, ongoing

How: Nominate the most threatened Redmond building each year; download application from <http://restoreoregon.org/oregons-endangered-places/>

Considerations: Deadline is in August; Medical-Dental Building at 708 SW Deschutes Ave. is currently a good candidate

Action 3.B.2: Recognize good rehabilitation efforts

Who: City, HLC

When: 2015, ongoing

How: Develop a protocol/procedure for an annual recognition program; create a form letter for mayor's signature; present to property owner; send press release to newspaper; post photos and award on City/HLC website

Action 3.B.3: Arrange rehabilitation skills training workshops for local trade workers, preservation partners, and the general public

Who: City, HLC, SHPO, Restore Oregon

When: 2017-2019

How: Coordinate with SHPO and/or Restore Oregon to arrange for rehabilitation techniques training program; promote the event to both property owners and local trade workers

Considerations: The public opinion poll indicated a desire for training opportunities related to appropriate procedures for historic building maintenance and rehab.

Policy Objective 3.C: Improve Partnerships and Collaboration

Action 3.C.1: Encourage public participation in the preservation program

Who: City, HLC, general public

When: 2015, ongoing

How: Hold HLC meetings and other hearings in the evening to allow for more public participation; engage residents and property owners in researching and nominating resources for designation; regularly invite constituents to comment on city preservation activities

Considerations: In addition to professionals, lay people should also participate in the system at a variety of levels. When property owners, builders and developers understand how the system operates, they can make informed decisions about historic properties.

Action 3.C.2: Work with economic development partners

Who: City, HLC, Chamber of Commerce, DURAC, etc.

When: 2015, ongoing

How: Identify potential economic development partners; engage directly and consult to determine areas of mutual interest; propose inclusion of historic resources in redevelopment policies and economic development plans

Action 3.C.3: Develop a preservation consortium to consolidate efforts and improve coordination between organizations and agencies.

Who: City, HLC, and various partners listed below

When: 2016, ongoing

How: Identify and contact representatives (e.g. board members or staff) from various organizations or agencies that have a mission either wholly or partially involving history and/or cultural resources; meet monthly to share ideas, actively collaborate on promotional efforts, coordinate fundraising efforts, and so forth

Considerations: Suggested members would include Deschutes County Historical Society & Museum, Redmond Museum & Historical Society, Oregon State Parks (Cline Falls, Smith Rock, Ogden State Scenic Viewpoint at Crooked River bridges), Redmond Library, ODOT, BLM, and COCC history department staff.

GOALS & ACTION STEPS

GOAL 4: INCREASE HERITAGE TOURISM

The National Trust for Historic Preservation defines cultural heritage tourism as “traveling to experience the places, artifacts, and activities that authentically represent the stories and people of the past and present.” Investing in preservation sets the stage for visitors seeking a glimpse of Redmond’s historic assets. Heritage tourists spend more on travel than other tourists, spurring economic development in historic areas and generating jobs in service sectors, as well as construction trades.

GOAL 4: INCREASE HERITAGE TOURISM

Policy Objective 4.A: Amplify the heritage tourism program for Redmond

Heritage tourism, which focuses on offering experiences engaging historic resources with other visitor activities, is a strong economic development tool. The Redmond HLC preservation program should promote heritage tourism to support economic development and preservation efforts. The program can include developing an inventory of resources to be marketed, assuring they are rehabilitated and in service, and then preparing interpretive materials that enrich the experience of visiting those places.

Action 4.A.1: Expand visitor awareness of Idaho County’s heritage and its historic resources online

Who: HLC

When: 2016, ongoing

How: see item 3.A.1 above; ensure Redmond historic/cultural events are well represented and readily located on TravelOregon.com, Yelp.com, TripAdvisor.com, and various area, regional, and statewide travel/event calendars; update existing and create new self-guided historic tours – walking, biking, and/or driving; incorporate a range of media including printed publications, websites, and hand-held digital devices.

Considerations: Design tours in loops; vary lengths and difficulty; design around themes such as Streamlined Moderne, Tuff stone in buildings, irrigation, etc.

Action 4.A.2: Coordinate efforts to promote Redmond as a destination for visitors interested in cultural and historic attractions

Who: HLC

When: 2016, ongoing

How: Coordinate marketing efforts with those of other Deschutes County destinations; include preservation representatives in groups that plan regional economic development and tourism promotions

Action 4.A.3: Create a catchall website for cultural activities and historic sites citywide

Who: HLC

When: 2016, ongoing

How: Include links, photos, and information on the wide variety of sites and organizations citywide; see list of entities from item 3.C.3 above; for example see Great Falls Museum Consortium website <http://www.greatfallsmuseumsconsortium.org/>

IMPLEMENTATION TABLE

GOAL 1

Goals	Policy Objectives and Action Steps	2015	2016	2017	2018	2019	2020
Goal 1: Strengthen Protection and Preservation Efforts	Policy Objective 1.A: Identification and Designation						
	Action 1.A.1: Nominate Downtown Redmond to National Register of Historic Places (NRHP)						
	Action 1.A.2: Support NRHP listing of Craftsman bungalows under countywide MPDF	ongoing					
	Action 1.A.3: Pursue MPDF "Historic Resources of Redmond"						
	Action 1.A.4: Develop a Survey Plan						
	Action 1.A.5: Update Citywide Survey		ongoing				
	Policy Objective 1.B: Strengthen Capacity of Historic Preservation Program						
	Action 1.B.1: Staff & HLC continued training	ongoing					
	Action 1.B.2: Expand Membership						
	Policy Objective 1.C: Coordinate City Guiding Policies with Preservation Planning						
	Action 1.C.1: Update preservation language in City guiding documents as needed						
	Action 1.C.2: Horizontally integrate preservation into other City planning/development efforts		ongoing				
	Action 1.C.3: City projects should use nationally recognized best practices in adaptive reuse						
	Action 1.C.4: Monitor preservation program on an ongoing basis		ongoing				
	Action 1.C.5: Keep City departments/boards apprised of HLC actions & policies		ongoing				

IMPLEMENTATION TABLE

GOAL 2

Goals	Policy Objectives and Action Steps	2015	2016	2017	2018	2019	2020
Goal 2: Encourage Preservation as an Economic Development Tool	Policy Objective 2.A: Utilize, Package, and Promote Existing Programs & Incentives						
	Action 2.A.1: City should maintain their plan to use nationally recognized best practices for adaptive reuse of the Redmond High School						
	Action 2.A.2: List Downtown Redmond in NRHP						
	Action 2.A.3: Compile historic rehabilitation development incentive packages	ongoing					
	Action 2.A.4: Notify property owners of available incentives and facilitate their use	ongoing					
	Policy Objective 2.B: Facilitate Historic Rehabilitation Citywide						
	Action 2.B.1: Establish City policy to waive design review if rehab project is participating in an incentives program reviewed by SHPO						
	Action 2.B.2: Examine existing building codes, develop solutions to streamline permit processes for rehab						
	Policy Objective 2.C: Develop New Financial Incentives						
	Action 2.C.1: Research and evaluate sustainable funding opportunities						
	Action 2.C.2: Investigate residential rehab matching grant						

IMPLEMENTATION TABLE

GOAL 3

Goals	Policy Objectives and Action Steps	2015	2016	2017	2018	2019	2020
Goal 3: Cultivate Public Awareness and Partnerships	Policy Objective 3.A: Increase Access to Information						
	Action 3.A.1: Expand HLC website	ongoing					
	Policy Objective 3.B: Raise Awareness and Promote Preservation Education						
	Action 3.B.1: Nominate threatened buildings to Restore Oregon’s Most Endangered List	ongoing					
	Action 3.B.2: Recognize good rehabilitation efforts	ongoing					
	Action 3.B.3: Arrange rehabilitation skills training workshops						
	Policy Objective 3.C: Improve Partnerships and Collaboration						
	Action 3.C.1: Encourage public participation in the preservation program	ongoing					
	Action 3.C.2: Work with economic development partners	ongoing					
	Action 3.C.3: Develop a preservation consortium		ongoing				

IMPLEMENTATION TABLE

GOAL 4

Goals	Policy Objectives and Action Steps	2015	2016	2017	2018	2019	2020
Goal 4: Increase Heritage Tourism	Policy Objective 4.A: Amplify the heritage tourism program for Idaho County						
	Action 4.A.1: Expand visitor awareness of Redmond’s heritage and historic resources online			ongoing			
	Action 4.A.2: Coordinate efforts to promote Redmond as destination for visitors		ongoing				
	Action 4.A.3: Create website for cultural activities & historic sites citywide						

IMPLEMENTATION TOOLS

NATIONAL REGISTER DESIGNATION

Concurrent with identification of historic resources is the need to target specific resources for protection through proactive measures such as nominating eligible properties for listing in the National Register of Historic Places and thus qualifying them for voluntary participation in federal and state incentive programs. The list below itemizes NRHP listings the City should sponsor and/or support.

The National Register program provides several ways to nominate properties based on their level of significance, architectural integrity, and proximity to other historically significant resources. Properties can be nominated individually, as part of a thematically linked Multiple Property Documentation Form (MPDF), or as contributing elements to a historic district.

1. Downtown Historic District Nomination

The City of Redmond Historic Landmarks Commission (HLC) should sponsor the nomination of the largest possible NRHP district downtown to benefit the highest number of constituents.

The current survey of downtown Redmond identified a sufficient contiguous grouping of early to mid-twentieth century commercial resources to warrant listing as a National Register Historic District. These resources as a group meet the National Register architectural integrity criteria and have significant associations with the patterns of commercial development of Redmond, as well as the evolution of commercial architecture in the city. The area contains both high style commercial architectural styles and vernacular designs that are uniformly applied to One-Part Commercial and Two-Part Commercial building types/forms. As a group, their setting, design, materials, and workmanship convey feelings and provide associations with the evolution of the city's commercial core.

The area indicated by the solid boundary line on the proposed district map surrounds the highest density of properties that more than minimally meet National Register boundary criteria. The dashed lines indicate alternative boundary options including properties for which further consultation with Oregon SHPO staff will be necessary before final boundaries are determined.

1. Bungalow District

The current survey also identified a small potential residential historic district along SW 6th, SW 7th, and SW 8th street between W Antler and SW Cascade avenues. The majority of the resources are c1915 through late 1920s bungalows executed in the Craftsman style. Several of the noncontributing properties could become contributing if the nonhistoric vinyl siding were removed and the historic materials found intact below. With the existing countywide Multiple Property Documentation Form (MPDF), "Craftsman Bungalows in Deschutes County," the nomination of this district would be streamlined in terms of time and expenses related to research and context development. It is recommended the City pursue a formal Determination of Eligibility with the Oregon SHPO to verify the potential NRHP eligibility.

3. Multiple Property Documentation Form Nomination

The Redmond HPC should sponsor the preparation of the NRHP Multiple Property Documentation Form (MPDF) “Historic Resources of Redmond, Oregon.”

Among the various types of nomination vehicles, the MPDF approach is best suited for Redmond. It matches the scope and scale of the city, as well as the presence of scattered individual and small groupings of potentially eligible buildings with shared contexts. Throughout Redmond, integrity is the primary limiting factor for eligibility and this manner of documentation allows for the comparison of these discontinuous resources, linking them with common themes and associations. Using professionally accepted standards, development of a MPDF can provide city government with a complete picture of the community’s historic resources so decisions to recognize specific buildings or areas will not be arbitrary. With a MPDF cover document in place, property owners or the City can initiate NRHP nominations that require significantly less time and effort to prepare.

A MPDF for the “Historic Resources of Redmond” will treat the entire city as the subject area, with a variety of historic contexts and associated property types serving as the organization. The document might include contexts such as “Commercial Resources of Redmond, Oregon,” and/or “Late Nineteenth through Mid-Twentieth Century Residential Resources of Redmond, Oregon.” The MPDF then identifies property types that have shared physical characteristics and/or historic contexts and provides integrity thresholds based on comparisons with similar resources located elsewhere in town. Subsequent nominations need only provide the physical description and history of the resource(s) being nominated and reference the contexts, property types, and registration requirements outlined in the MPDF, making the nomination process significantly easier, quicker, and more cost-effective.

The MPDF format provides an economy of scale by allowing similar resources to be nominated under one cover document, thus avoiding redundancy. Furthermore, the ability to nominate similar properties over a period of time provides flexibility to a nomination process that is dependent on owner support. The MPDF format also assists in preservation planning and cultural resource management because it establishes registration requirements for similar properties that may be nominated in the future, thus providing the advantage of predetermining the shared physical and thematic characteristics of particular functional or architectural property types to facilitate future identification and evaluation.

Many communities nationwide and across Oregon now employ the MPDF nomination approach, which emphasizes the use of historic contexts as a streamlined way to organize research information and to evaluate potentially significant individual properties and districts as they are identified. With hundreds of properties to survey throughout Redmond, the MPDF approach will yield significant benefits in survey and evaluation consistency, quality, and efficiency. The standards for preparing a MPDF are presented in detail in the National Register Bulletin *How to Complete the National Register Multiple Property Documentation Form*, which can be found at <http://www.nps.gov/nr/publications/bulletins/nrb16b/>.

4. Individually Eligible Properties

The City should support property owners toward nominating individually eligible properties for listing in the National Register of Historic Places. The City can facilitate registration by pursuing a citywide MPDF that would streamline individual nominations (see Item 3 and Action 1.A.3 above). The City can support registration by maintaining a list of potentially individually eligible properties and notifying owners of the benefits of listing, such as rehabilitation tax credit incentives, as well as the procedures for nominating

properties. The survey identified several properties that retain sufficient historic integrity to be eligible for individual listing in the National Register of Historic Places, listed below.¹⁰

- Chadwick Building, 354 SW 7th Street, built 1939
- First National Bank, 404 SW 6th Street, built 1919
- Redmond High School, 437 SW 9th Street, built 1921, 1932, 1945
- Frederick Apartments, 707 SW Black Butte Boulevard, built 1940
- Medical-Dental Building, 708 SW Deschutes Avenue, built 1941
- Cuning House, 215 SW 7th Street, built 1918
- Edwin Brown School, 850 W Antler Avenue, built 1949
- False Front Building, 627 SW Deschutes Avenue, built c1917
- Richard Little Building, 742 SW Forest Avenue, built c.1965

¹⁰ The National Register criteria also serve as the basis for local designation of historic properties. Additional research, evaluation, consultation with the Oregon State Historic Preservation Office's National Register program staff will be necessary to pursue preparation of individual nominations for these properties.

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FEDERAL, STATE, AND LOCAL PRESERVATION NETWORK

Nationwide, a variety of federal and state laws, as well as incentive programs protect many historic properties. In general, local preservation laws provide the most substantive protection for historic properties.

Federal Framework

A number of federal laws affect historic preservation in various ways:

- by establishing preservation programs for federal, state, and local government agencies;
- by establishing procedures for different kinds of preservation activities; and
- by creating opportunities for the preservation of different types of resources.

The National Historic Preservation Act of 1966, as amended, is the centerpiece of the national historic preservation program. The primary mandates of the act of 1966 are as follows:

- Authorization for the Department of the Interior, National Park Service to expand and maintain the National Register of Historic Places;
- Provision for the establishment of State Historic Preservation Officers to administer federal preservation programs;
- Specification of how local governments can be certified for participation in federal programs;
- Authorization for preservation grants-in-aid to states and local governments;
- Provision of a process for federal agencies to consider and mitigate adverse impacts on historic properties that are within their control; and
- Establishment of a rehabilitation tax credit program for private property owners that is also part of the Internal Revenue Code. The tax codes also allow charitable contributions through façade and scenic easements.

National Park Service

All preservation programs are administered by the National Park Service (NPS), Department of the Interior. One component of this charge is the development of programs and standards to direct federal undertakings and guide other federal agencies, states, and local governments in developing preservation planning and protection activities on a local level.

Secretary of the Interior's Standards (<http://www.nps.gov/hps/tps/standguide/>)

The centerpiece of this effort is the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation. These standards provide all federal agencies, state historic preservation officers, and other organizations with methodologies and guidelines for the preservation of historic and archaeological resources. These standards and guidelines address issues relating to preservation planning, which includes the identification, evaluation, and protection of historic/cultural resources. They

serve as the standards for all projects undertaken with federal funding, incentives, loans, or action by the federal government that impact significant historic resources. They have been upheld in federal and state court decisions. Perhaps most importantly, the standards serve as the base for design guidelines in the majority of designated districts and sites throughout the United States. In the three decades the standards have been used, they have proven to stabilize and increase property values.

National Register of Historic Places (<http://www.nps.gov/nr/>)

The National Register of Historic Places is the nation's official list of properties important in the history, architectural history, archaeology, engineering, and culture of the United States. The National Park Service oversees the National Register program. In Oregon, the State Historic Preservation Office administers the National Register program. Properties of local, regional, state, and national significance may be nominated to the National Register. Resources listed in the National Register include districts, sites, buildings, structures, and objects. Listing a property in the National Register has a number of advantages, including:

- Recognition of the property's value to the community, state, and nation;
- Eligibility for grants and loan programs that encourage preservation;
- Qualification for participation in federal and state rehabilitation tax credit programs; and
- Consideration in planning for federal or federally assisted projects.

Section 106

Section 106 of the National Historic Preservation act of 1966, as amended, requires federal agencies to consider the effect of federally assisted projects on properties listed in or eligible for the National Register of Historic Places. If a project threatens to harm such properties, the federal Advisory Council on Historic Preservation may be consulted in a process designed to promote consideration of ways to avoid or minimize such harm. The federal Advisory Council on Historic Preservation (ACHP) provides a detailed summary at <http://www.achp.gov/106summary.html>.

Federal Law

Other federal laws protecting cultural resources include:

- National Environmental Policy Act of 1969
- Housing and Community Development Act of 1974
- Surplus Real Property Act of 1972
- Public Buildings Cooperative Use Act of 1976
- AMTRAC Improvement Act of 1974
- Emergency Home Purchase Assistance Act of 1974
- The Department of Transportation Act of 1966
- Archaeological and Historic Preservation Act of 1974
- Archaeological Resources Protection act of 1979
- Antiquities Act of 1906
- Historic Sites Act of 1935
- Executive Order 11593, Protection and Enhancement of the Cultural Environment

Certified Local Government Program (<http://www.nps.gov/history/hpg/local/clg.html>)

The federal government established the Certified Local Government (CLG) program in 1980 to promote the preservation of prehistoric and historic resources and allow local communities to participate in the national historic preservation program to a greater degree. Prior to this time, preservation programs developed within a decentralized partnership between the federal and state governments, with the states carrying out the primary responsibility for identification, evaluation, and protection of historic properties. Through the CLG program, Congress extended this partnership to the local government level to allow local participation in the preservation planning process. Communities that meet Certified Local Government qualifications have a formal role in the National Register nomination process, establishment of state historic preservation objectives, and participation in designated CLG grant fund.

Grants-in-Aid Programs

The National Park Service provides grants-in-aid to states to promote preservation activities on the state and local level. In Oregon, grants are awarded for identification, evaluation, and protection of historic and archaeological resources according to federal and state guidelines.

Federal Preservation Incentives (<http://www.nps.gov/tps/tax-incentives.htm>)

Tax incentives for the preservation and rehabilitation of historic properties are among the most useful tools for a local government to encourage the protection of historic resources. The most widely used federal incentives are the historic Rehabilitation Tax Credits and the charitable contribution deduction. Since the passage of the Tax Reform Act of 1986, the most widely used federal tax incentives allowed under the Internal Revenue Code are the Rehabilitation Tax Credits, the Charitable Contribution Deduction (Tax Treatment Extension Act of 1980), and the Low Income Housing Credit.

State Framework

Each state has a State Historic Preservation Officer (SHPO) appointed by the Governor to administer federal preservation programs. The Oregon Historic Preservation Program is a division of the Oregon Parks and Recreation Department. The program's responsibilities include:

- conducting ongoing surveys to identify and evaluate cultural resources;
- preparing comprehensive statewide preservation plans;
- nominating properties to the National Register of Historic Places;
- reviewing federal projects for effects on cultural resources;
- administering the rehabilitation state and federal tax credit program;
- administering a range of assistance programs;
- providing public information, education, and training programs; and
- providing technical assistance to counties and local governments in developing local preservation programs.

Local Framework

As noted above in the discussion of federal programs, local governments strengthen their local historic preservation efforts by achieving Certified Local Government (CLG) status from the National Park Service (NPS). The NPS and state governments, through their State Historic Preservation Offices (SHPOs), provide valuable technical assistance and small matching grants to hundreds of diverse communities whose local governments endeavor to retain what is significant from their community's past for the benefit of future

generations. In turn, the NPS and state governments gain the benefit of having a local government partnership in the national historic preservation program. Another incentive for participating in the CLG program is the pool of matching grant funds SHPOs set aside to fund CLG historic preservation sub-grant projects, which is at least 10 percent of a state's annual Historic Preservation Fund (HPF) grant allocation. Grant funds are distributed through the HPF grant program, administered by the NPS and SHPOs.

Jointly administered by the NPS in partnership with SHPOs, the CLG Program is a model and cost-effective local, state, and federal partnership that promotes historic preservation at the grassroots level across the nation. Working closely with such national organizations as the National Association of Preservation Commissions, the CLG program seeks: (1) to develop and maintain local historic preservation programs that will influence the zoning and permitting decisions critical to preserving historic properties and (2) to ensure the broadest possible participation of local governments in the national historic preservation program while maintaining preservation standards established by the Secretary of the Interior.

PRESERVATION NETWORK	PUBLIC	PRIVATE
FEDERAL / NATIONAL	NATIONAL PARK SERVICE (NPS) ADVISORY COUNCIL ON HISTORIC PRESERVATION	NATIONAL TRUST FOR HISTORIC PRESERVATION PRESERVATION ACTION NATIONAL ALLIANCE OF STATEWIDE ORGANIZATIONS AMERICAN ASSOCIATION OF STATE AND LOCAL HISTORY ASSOCIATION FOR PRESERVATION TECHNOLOGY SOCIETY FOR AMERICAN ARCHAEOLOGY
STATE	STATE HISTORIC PRESERVATION OFFICES (SHPO) REGIONAL OFFICES FOR THE NATIONAL PARK SERVICE (NPS)	RESTORE OREGON (FORMERLY HISTORIC PRESERVATION LEAGUE OF OREGON) OREGON HISTORICAL SOCIETY REGIONAL OFFICES FOR THE NATIONAL TRUST FOR HISTORIC PRESERVATION
LOCAL GOVERNMENT	CITY OF REDMOND HISTORIC LANDMARKS COMMISSION	REDMOND MUSEUM DESCHUTES COUNTY HISTORICAL SOCIETY AND MUSEUM OTHER LOCAL PRESERVATION AND HISTORY ORGANIZATIONS

FEDERAL FINANCIAL INCENTIVES FOR HISTORIC PRESERVATION

The **20 percent Federal Rehabilitation Tax Credit** applies to owners, and some renters, of income-producing National Register-listed properties. The amount of tax credits is calculated based on qualified rehabilitation expenditures at the end of the project. Eligible properties must be eligible and/or listed in the National Register of Historic Places. More information relating to the federal program requirements can be found at the following National Park Service websites:

<http://www.nps.gov/tps/tax-incentives.htm> and

<http://www.nps.gov/tps/tax-incentives/taxdocs/about-tax-incentives-2012.pdf>.

In addition, a **10 percent Federal Rehabilitation Tax Credit** is available for the rehabilitation of commercial, non-residential buildings that are *not* eligible for listing in the National Register of Historic Places and were constructed before 1936. With no formal application process and limited restrictions to the design of rehabilitation work, this can be a good tool for buildings in locally designated conservation districts (see Recommendations for an elaborated discussion of conservation districts). For more information on the federal tax credit incentives, please visit

<http://www.nps.gov/tps/tax-incentives/taxdocs/about-tax-incentives-2012.pdf>.

Transportation Alternatives (TA) federally funds community-based projects that, among other things, improve the cultural, historic, and environmental aspects of our transportation infrastructure. TA projects must relate to surface transportation and be one of 10 eligible activities, among which are Historic Preservation & Rehab of Historic Transportation Facilities.

(<http://www.oregon.gov/ODOT/TD/AT/Pages/TAP.aspx>)

To qualify for either the federal incentive programs, the rehabilitation work typically must comply with the Secretary of the Interior's Standards for Rehabilitation, which can be found at the National Park Service's website at <http://www.nps.gov/hps/tps/standguide/>. The Secretary's Standards are designed to address changes that will allow older buildings to function in the twenty-first century.

STATE OF OREGON FINANCIAL INCENTIVES FOR HISTORIC PRESERVATION

Oregon Special Assessment for Historic Properties state tax incentive program allows owners of properties listed in the National Register to have a "freeze" placed on the assessed value of the property for a 10-year period. The program is designed to assist property owners in the preservation of historic resources. State law requires property owners to submit a preservation plan for the building and to install an identification plaque. After completion of the first term, owners have the opportunity to apply for a second term.

www.oregon.gov/oprd/HCD/SHPO/pages/tax_assessment.aspx

Heritage Grant Program – Matching grants to non-profit organizations, federal recognized tribal governments and local governments for projects that conserve, develop or interpret Oregon's heritage
www.oregon.gov/oprd/HCD/FINASST/pages/grants.aspx#Heritage_Grant_Program

Diamonds in the Rough – Grants are to restore or reconstruct the facades of buildings that have been heavily altered over the years. The purpose is to return them to their historic appearance and potentially qualify them for historic register designation (local or national)
www.oregon.gov/oprd/HCD/FINASST/pages/grants.aspx#Diamonds_in_the_Rough_Grant_Program

Museum Grant Program – Grants support Oregon museums in projects for the collection and management of heritage collections, for heritage-related tourism, and heritage education and interpretations
www.oregon.gov/oprd/HCD/FINASST/pages/grants.aspx#Museum_Grant_Program

Historic Cemetery Grant Program - Financial assistance in the following general categories: Protection and Security, Restoration and Preservation, Education and Training, Research and Interpretation
www.oregon.gov/oprd/HCD/FINASST/pages/grants.aspx#Historic_Cemetery_Grant_Program

To qualify for the either state incentive programs, the rehabilitation work typically must comply with the Secretary of the Interior's Standards for Rehabilitation, which can be found at the National Park Service's website at <http://www.nps.gov/hps/tps/standguide/>. The Secretary's Standards are designed to address changes that will allow older buildings to function in the twenty-first century.

Enterprise Zone

Much of the City of Redmond is located within what is categorized as an Oregon Enterprise Zone. Within an Enterprise Zone, private companies can qualify for 100 percent abatement of property taxes assessed on new capital investments for three years. The abatement can be extended up to five years if particular requirements are met by the business project.

Downtown Urban Renewal Area Property Assistance Program

Owners of buildings in the Downtown Urban Renewal District are eligible to apply for grants and loans toward the improvement of the exterior appearance of their buildings. Three primary programs are available:

- **Façade Improvement Grant**
This grant provides a reimbursement up to \$4,000 for approved facade improvements in exchange for a 10 percent owner match. This grant typically funds paint and awning projects.
- **Small Projects Grant**
This matching grant offers up to \$5,000 for approved exterior improvements with a 1:1 match requirement from the property owner.
- **Urban Renewal Agency Loan**
This low-interest loan may be used to pay up to 20 percent of approved major improvement project costs up to a maximum amount of \$50,000.

ARCHITECTURAL HISTORY

- McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, Inc., 1984.
- Longstreth, Richard. *The Buildings of Main Street: A Guide to American Commercial Architecture*. Washington, DC: The Preservation Press, 1987.

NATIONAL REGISTER OF HISTORIC PLACES

- National Park Service, National Register of Historic Places - <http://www.nps.gov/nr/>
- National Register Instructional Bulletins - <http://www.nps.gov/history/nr/publications/>
- Oregon State Historic Preservation Office, National Register Program - <http://www.oregon.gov/oprd/HCD/NATREG/Pages/index.aspx>

ADVOCACY SOURCES

- National Trust for Historic Preservation <http://www.preservationnation.org/>
- Restore Oregon - <http://restoreoregon.org/>

FINANCIAL INCENTIVE PROGRAMS

- National Park Service, Historic Preservation Tax Incentives – <http://www.nps.gov/tps/tax-incentives.htm>
- Oregon State Historic Preservation Financial Incentives – http://www.oregon.gov/oprd/HCD/FINASST/pages/economic_incentives.aspx

