

**AGENDA  
DAYTON HISTORIC PRESERVATION COMMITTEE**

**DATE:** TUESDAY, AUGUST 30, 2022  
**PLACE:** DAYTON CITY HALL ANNEX and  
**REMOTE VIA ZOOM** <https://us06web.zoom.us/j/87896917260>  
**TIME:** 6:30 PM

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<b><u>ITEM</u></b>	<b><u>DESCRIPTION</u></b>	<b><u>PAGE #</u></b>
<b>A.</b>	<b>CALL TO ORDER</b>	
<b>B.</b>	<b>APPEARANCE OF INTERESTED CITIZENS</b>	

This time is reserved for questions or comments from persons in the audience on any topic.

<b>C.</b>	<b>APPROVAL OF MINUTES</b>	
	Meeting on July 20, 2022	1 – 14
<b>D.</b>	<b>CLG GRANT WRAP-UP</b>	
	List of completed items and those needing more information	15
<b>E.</b>	<b>OTHER BUSINESS</b>	
	Certified Local Government Review	16 - 17
<b>F.</b>	<b>ADJOURN</b>	

Posted: 08/26/2022  
Cyndi Park, Library Director

*If you have a disability and require a reasonable accommodation to fully participate in this meeting, please contact the City of Dayton at least 32 working hours (four days) before the meeting via email at [cityofdayton@ci.dayton.or.us](mailto:cityofdayton@ci.dayton.or.us) or telephone 503-864-2221 to discuss your accessibility needs.*

**NEXT REGULAR MEETING DATE  
Wednesday, September 21, 2022**

Dayton Historic Preservation Committee  
Minutes of Meeting of July 20, 2022

Members present: Chairperson Judy Gerrard  
Vice Chairperson Kelly Haverkate  
Kim Courtin  
Dave Hargett

Members absent: Wayne Herring

Staff: Kiel Jenkins, City Planner  
Cyndi Park, Library Director

The meeting was opened by Chairperson Judy Gerrard.

**Appearance of Interested Citizens**

None in attendance.

Vice Chairperson Kelly Haverkate made a motion to approve the minutes of June 15, 2022. Kim Courtin seconded the motion. Motion passed unanimously.

Kelly Haverkate recused herself from discussion and voting on this application under consideration.

**Application for Historic Alteration: 300, 302, 304 Ferry St**

Chair Judy Gerrard addressed several important points in the application submitted by the applicant to offer more clarity on which structures were under consideration, and a clarification of some of the rules about the alteration of such structures.

Paul Falsetto, the applicant, and architect for this project, began his presentation for the Committee. A copy of this presentation is included along with these minutes.

Chairperson Gerrard inquired about the need to replace instead of refurbishing the windows on the street facing side of the buildings. Mr. Falsetto explained that the windows and their surrounds are in terrible condition. The building team also wanted to ensure that second floor hotel guests had a quiet night's sleep, and new windows would be more energy efficient, and would allow less water infiltration into the brick structures. The new windows will match the existing profile of the windows. The upstairs windows will likely to be fixed and not able to be opened to ensure the safety of children and others that could fall from them.

The brick surfaces that are no longer weather resistant will be painted, likely brick red.

All doors facing onto Ferry St will have alcoves to allow people to exit without hitting passersby with the door as required by code.

Mr. Hargett asked if any of the wood could be preserved from the replacing of the windows. Mr. Falsetto explained that the wood was in poor condition, and that though the windows will look the same from the outside, the thickness of the brick walls requires a much thicker sill than exists today.

Chairperson Gerard asked for clarification about the structure in the back that is to be demolished. Mr. Falsetto explained that the addition in question was placed sometime in the 1930's and has no support from rebar or other things that we would expect today. There is no good way to seismically retrofit that structure. Additionally, removing the structure will expose the outside of the back of the Harris building that has been hidden since the 1930's.

Mr. Falsetto explained that the developers are hoping for LEED certification of the project, so exterior lighting will be limited. It will be purposeful to allow people to enter and exit safely but will respect the tenants of night sky policies to reduce light pollution and encroachment.

There are not a lot of images of the inside of the bank building, which is not unusual for buildings that are not on the historic register. Kim Courtin thinks that she might be able to locate some pictures.

The Committee next reviewed the application with the approval criteria from Dayton Municipal Code 7.2.112.07 Exterior Alteration and New Construction as outlined in the Staff Report created by City Planner Kiel Jenkins. The committee asked clarifying questions about the construction process of Mr. Falsetto as they reviewed the criteria for approval.

At the end of discussion, Kim Courtin made a motion to adopt the findings in the staff report and recommend approval of HIST 2022-05 to the Planning Commission. Dave Hargett seconded the motion. Members Courtin, Gerrard and Hargett voted in favor of the motion, member Haverkate abstained from the vote. Motion passes.

### **CLG Grant Update**

It is not clear if SeaReach would have time to complete the signs in time for this grant cycle. Research about people to feature and locating photographs will continue just in case we can move forward. Other projects suggested by Kuri will be tackled as well as

backup. More attempts will be made to get the ground-penetrating radar report from the company that scanned Brookside.

**Other Business**

There was no additional business.

**Adjournment**

Chairperson Gerard adjourned the meeting at 7:39 p.m.

Respectfully submitted,

Cyndi Park  
Library Director



# – 3<sup>RD</sup> & FERRY STREET DEVELOPMENT –





1 Present site  
2 Proposed site  
distance 60 ft.





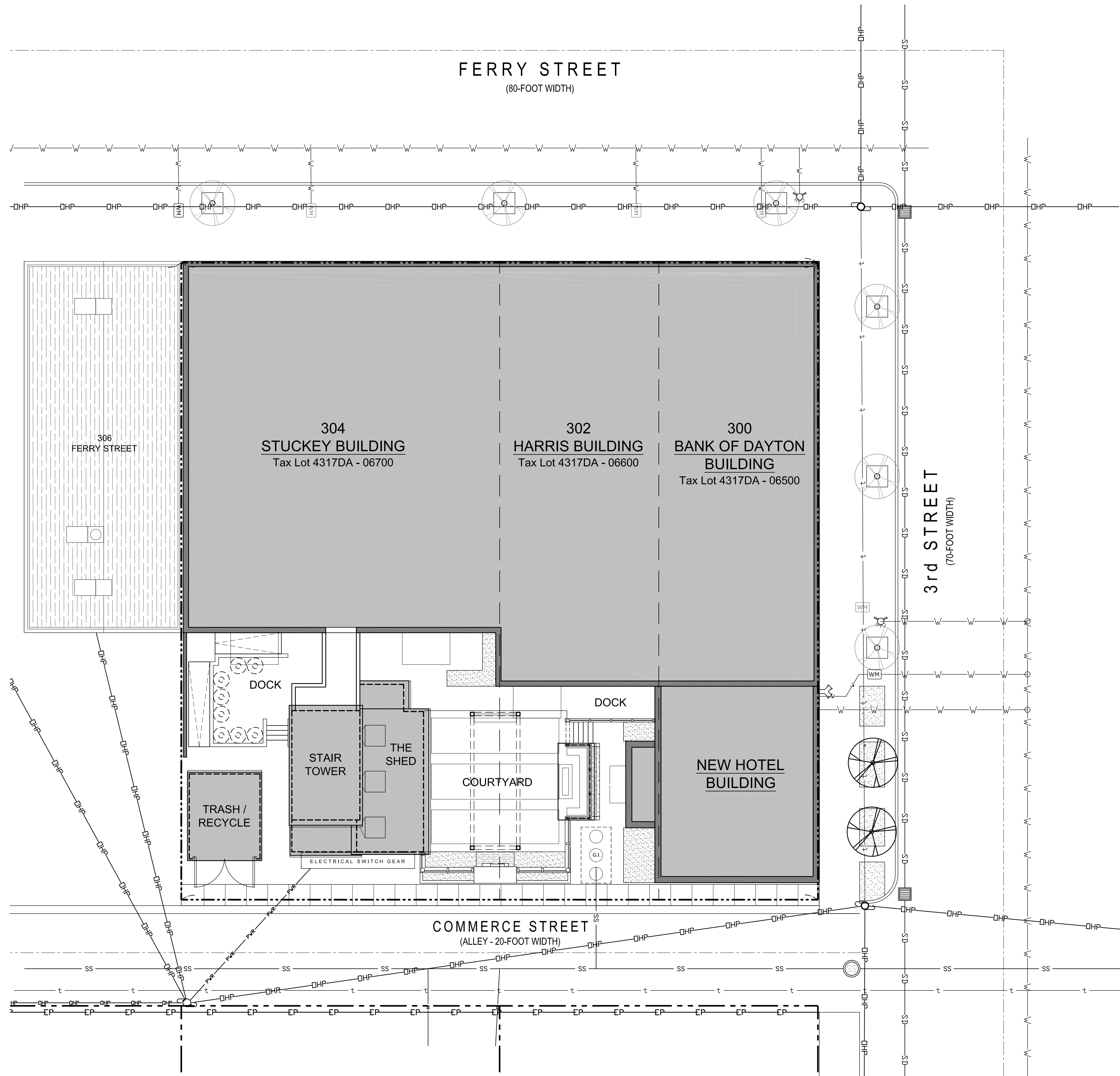
Bank of Dayton

Harris Building

Stuckey Building







**1 SITE PLAN**  
 SCALE: 3/32" = 1'-0" - half scale when printed at 11x17 -



GENERAL NOTES	
1. CONFIRM ALL PROPERTY LINE AND EASEMENT LOCATIONS.	
2. SEE CIVIL FOR TOPOGRAPHY LINES.	
SITE PLAN LEGEND	
PROPERTY LINE	
WATER SUPPLY	
SANITARY SEWER	
STORM DRAIN	
TELEPHONE / INTERNET	
OVERHEAD POWER	
BURIED POWER	
FENCE	
EDGE OF PAVEMENT	
POWER POLE	
CATCH BASIN	
FIRE HYDRANT	
SANITARY MANHOLE	
WATER METER	
GREASE INTERCEPTER	
PROPANE TANK	
FIRE DEPT. CONNECTION	
NEW STREET TREE	



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**3<sup>RD</sup> & FERRY STREET  
 DEVELOPMENT**  
 Twin Towers, LLC.  
 300 / 302 / 304 Ferry Street | Dayton, Oregon

phase  
**LAND USE REVIEW**  
 job number  
 21003  
 issue date  
 6/13/22

SITE PLAN

**A1.0**



**GENERAL NOTES**

1. DIMENSIONS ARE TO GRIDLINE OR FACE OF STUD. U.O.N. DIMENSIONS SHOWN ON ENLARGED FLOOR PLANS.
2. FIRESTOP ALL PENETRATIONS OF FIRE RATED ASSEMBLIES, PROVIDE FIREBLOCKING AS REQUIRED BY CODE.
3. REFER TO A6.0 FOR ADA DIMENSIONS.
4. PROVIDE SOLID WOOD BACKING FOR ATTACHED AND RECESSED ITEMS, BOTH INTERIOR AND EXTERIOR.

**FLOOR PLAN LEGEND**

- EXTERIOR WALL
- INTERIOR WALL
- PERIMETER SHEAR WALL
- INTERNAL SHEAR WALL
- NEW COLUMN LINE
- HVAC SHAFT ABOVE
- LANDSCAPE
- PROPANE TANK LOCATION
- FIRE DEPT. CONNECTION



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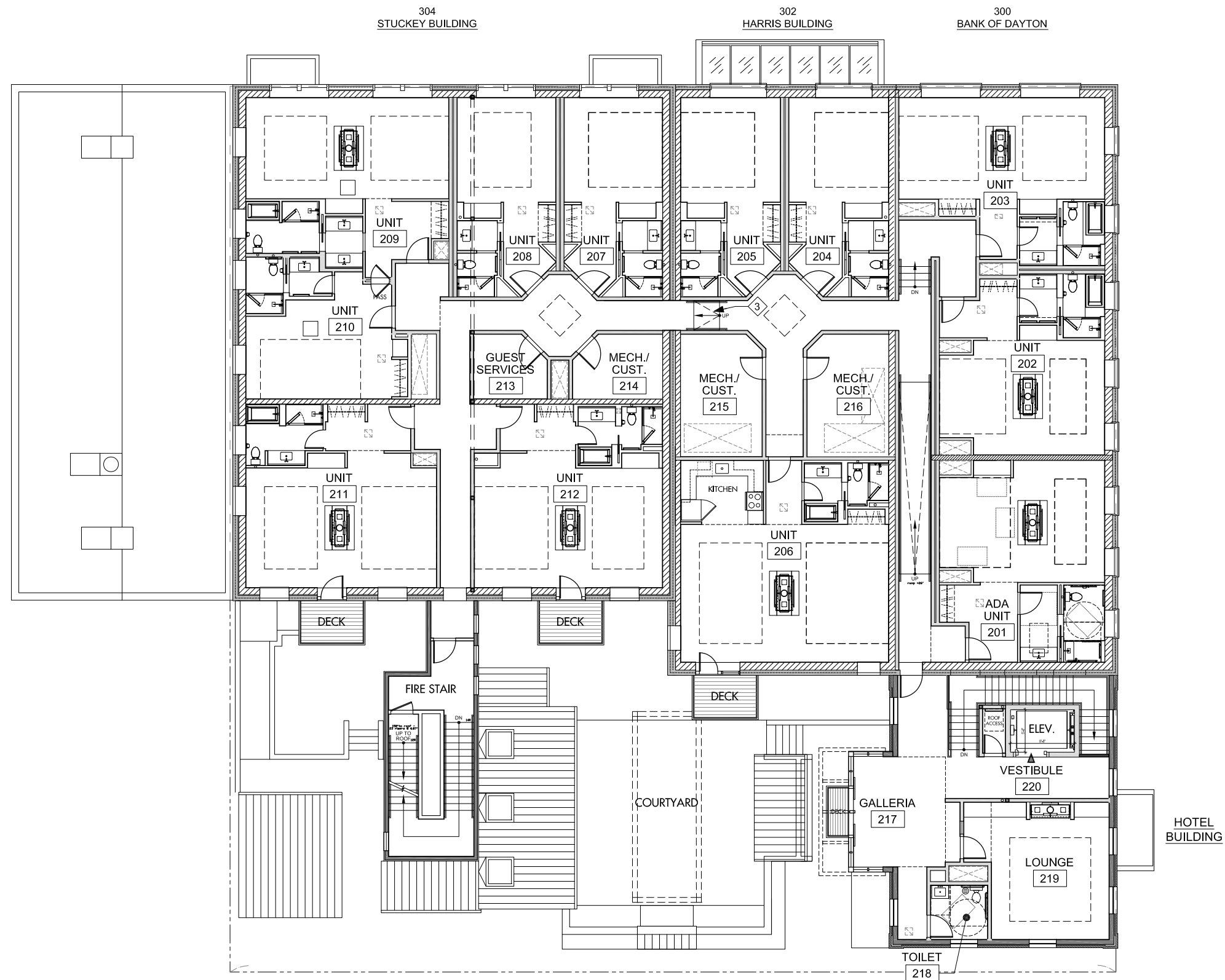
phase  
**LAND USE  
REVIEW**  
job number  
21003  
issue date  
6/13/22

FIRST FLOOR  
PLAN

**A2.0**

**1 FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0" - half scale when printed at 11x17 -

COMMERCE STREET  
(ALLEY)



- GENERAL NOTES**
1. DIMENSIONS ARE TO GRIDLINE OR FACE OF STUD. U.O.N. DIMENSIONS SHOWN ON ENLARGED FLOOR PLANS.
  2. FIRESTOP ALL PENETRATIONS OF FIRE RATED ASSEMBLIES, PROVIDE FIREBLOCKING AS REQUIRED BY CODE.
  3. REFER TO A6.0 FOR ADA DIMENSIONS.
  4. PROVIDE SOLID WOOD BACKING FOR ATTACHED AND RECESSED ITEMS, BOTH INTERIOR AND EXTERIOR.

**FLOOR PLAN LEGEND**

	EXTERIOR WALL
	INTERIOR WALL
	PERIMETER SHEAR WALL
	INTERNAL SHEAR WALL
	NEW COLUMN LINE
	HVAC SHAFT



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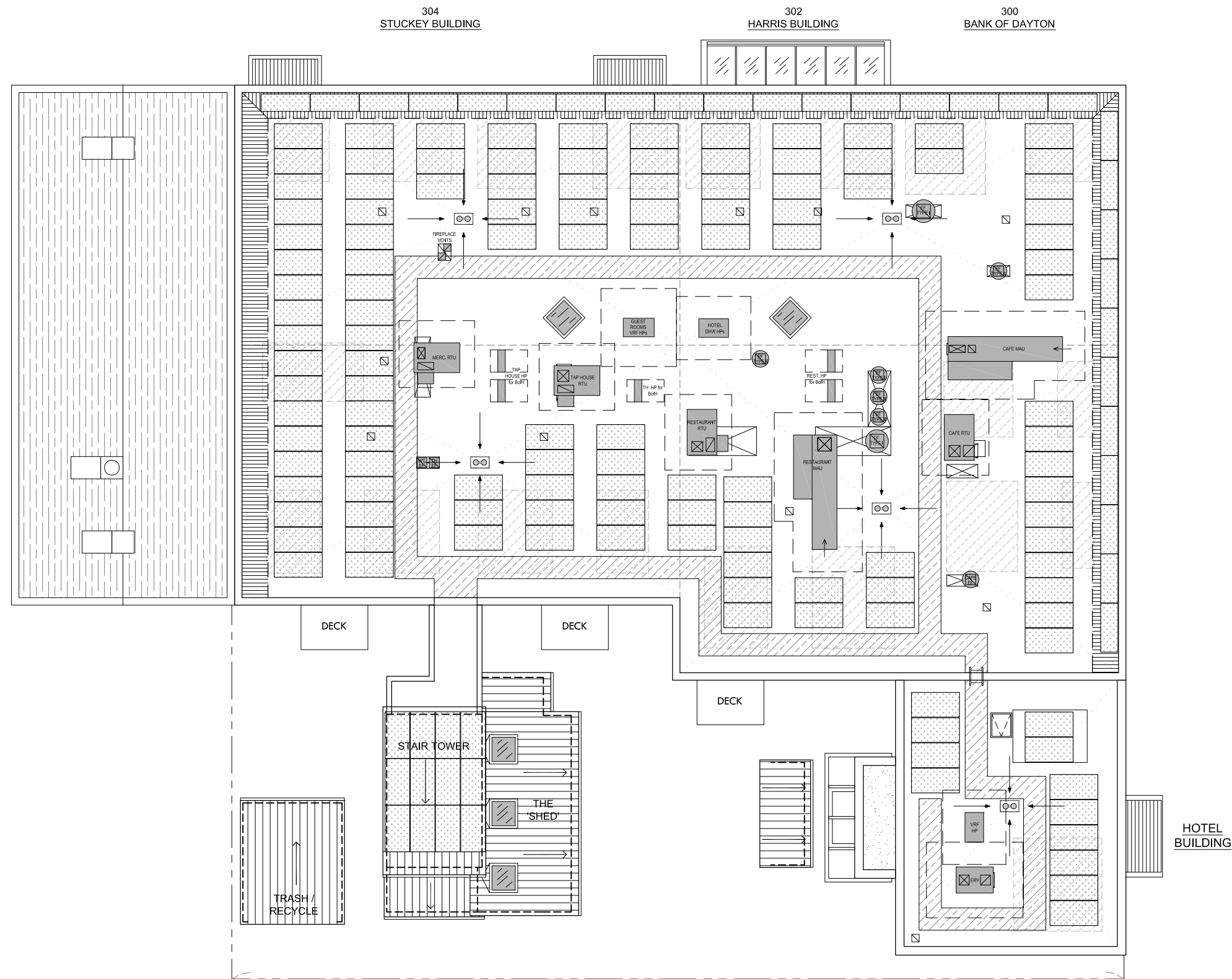
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**SECOND FLOOR PLAN**

**A2.1**

**1 SECOND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0" - half scale when printed at 11x17 -  
 PLAN NORTH



- GENERAL NOTES**
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  4. PROVIDE SOLID WOOD BACKING FOR ATTACHED AND RECESSED ITEMS, BOTH INTERIOR AND EXTERIOR.

**FLOOR PLAN LEGEND**

	BUILT-UP ROOF
	METAL STANDING SEAM ROOF
	HVAC SHAFT
	SKYLIGHT
	WALK WAY
	PHOTO VOLTAIC PANELS
	ROOF ACCESS HATCH



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ROOF PLAN

**A2.2**

**1 ROOF PLAN**  
 SCALE: 1/8" = 1'-0" - half scale when printed at 11x17 -



1 NORTH ELEVATION [from Ferry Street]  
SCALE: 3/16" = 1'-0" - half scale when printed at 11x17 -



2 EAST ELEVATION [from 3rd Street]  
SCALE: 3/16" = 1'-0" - half scale when printed at 11x17 -

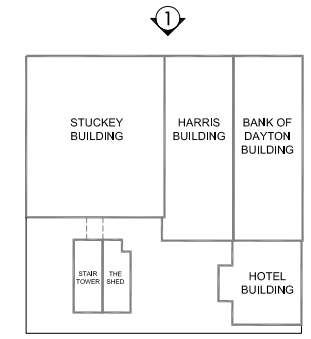
**GENERAL NOTES**

1. RETAIN HISTORIC MATERIAL, REPAIRING AS REQUIRED AND NOTED IN THE ELEVATION DEMOLITION DRAWINGS. CONSULT WITH ARCHITECT ON ALL REMOVAL AND REPLACEMENT.
2. ALL EXISTING MASONRY TO BE CLEANED AND MORTAR REPOINTED AS REQUIRED.



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ELEVATIONS - NORTH & EAST

**A3.0**



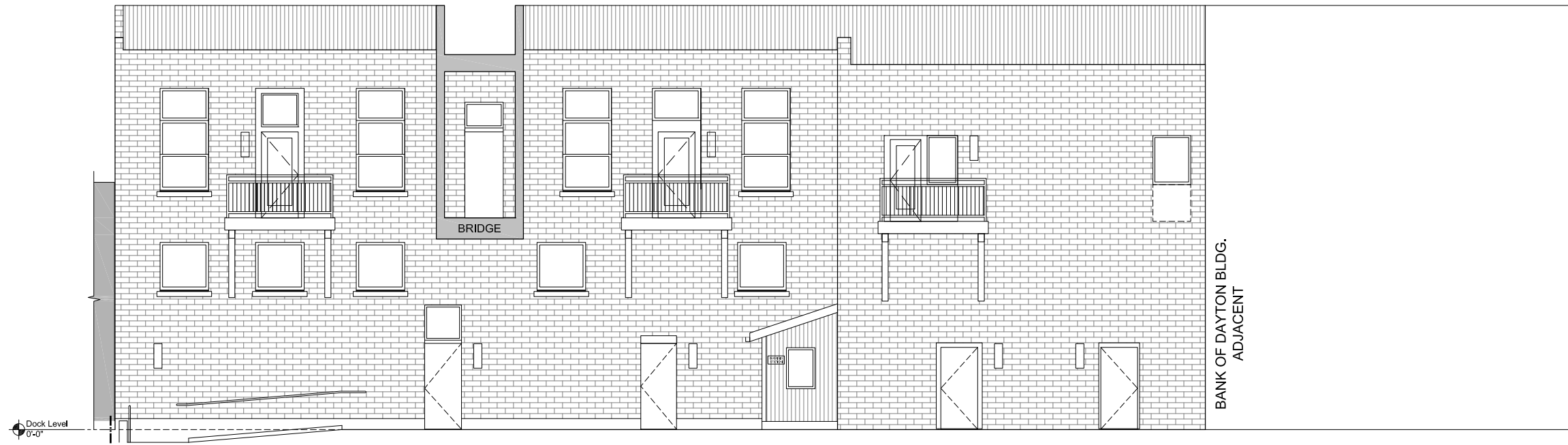
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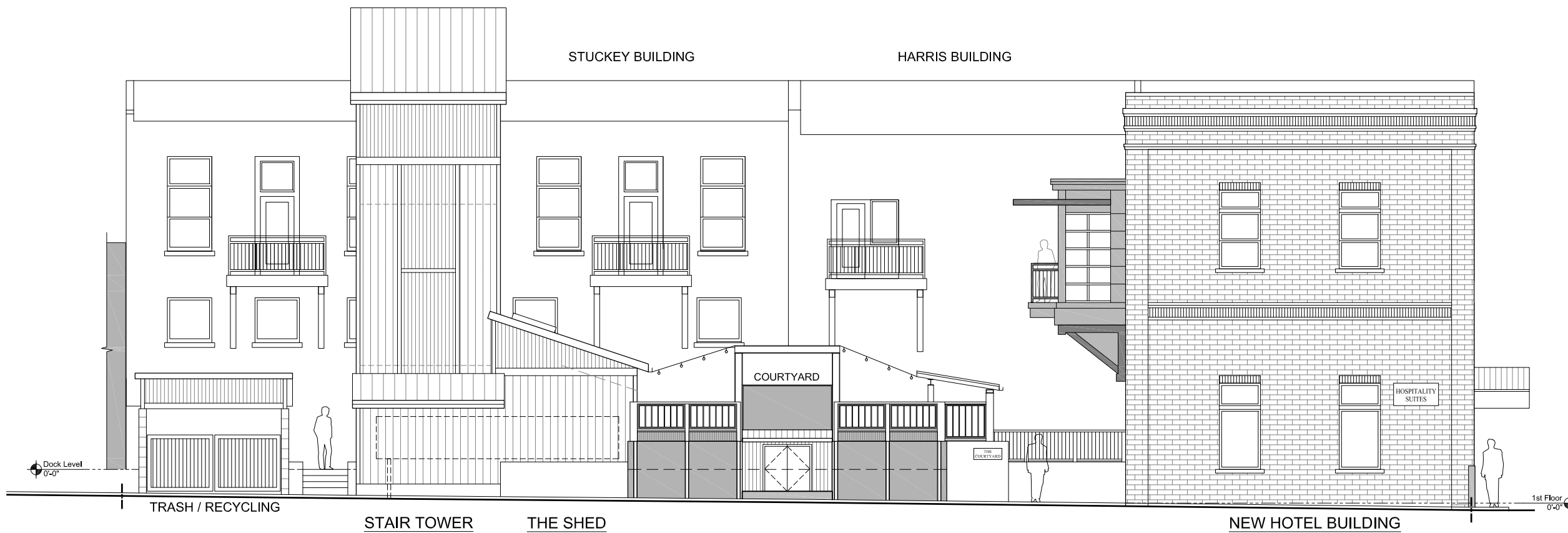
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**STUCKEY BUILDING**

**HARRIS BUILDING**

**1 SOUTH ELEVATION [from dock]**  
SCALE: 3/16" = 1'-0" - half scale when printed at 11x17 -



**STUCKEY BUILDING**

**HARRIS BUILDING**

**TRASH / RECYCLING**

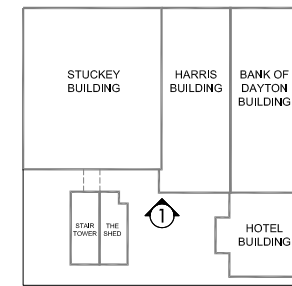
**STAIR TOWER**

**THE SHED**

**COURTYARD**

**NEW HOTEL BUILDING**

**2 SOUTH ELEVATION [from Commerce Street]**  
SCALE: 3/16" = 1'-0" - half scale when printed at 11x17 -



**DRAWING KEY**

**3RD & FERRY STREET DEVELOPMENT**

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phase  
**LAND USE REVIEW**

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**6/13/22**

**ELEVATIONS - SOUTH**

**A3.1**

**GENERAL NOTES**

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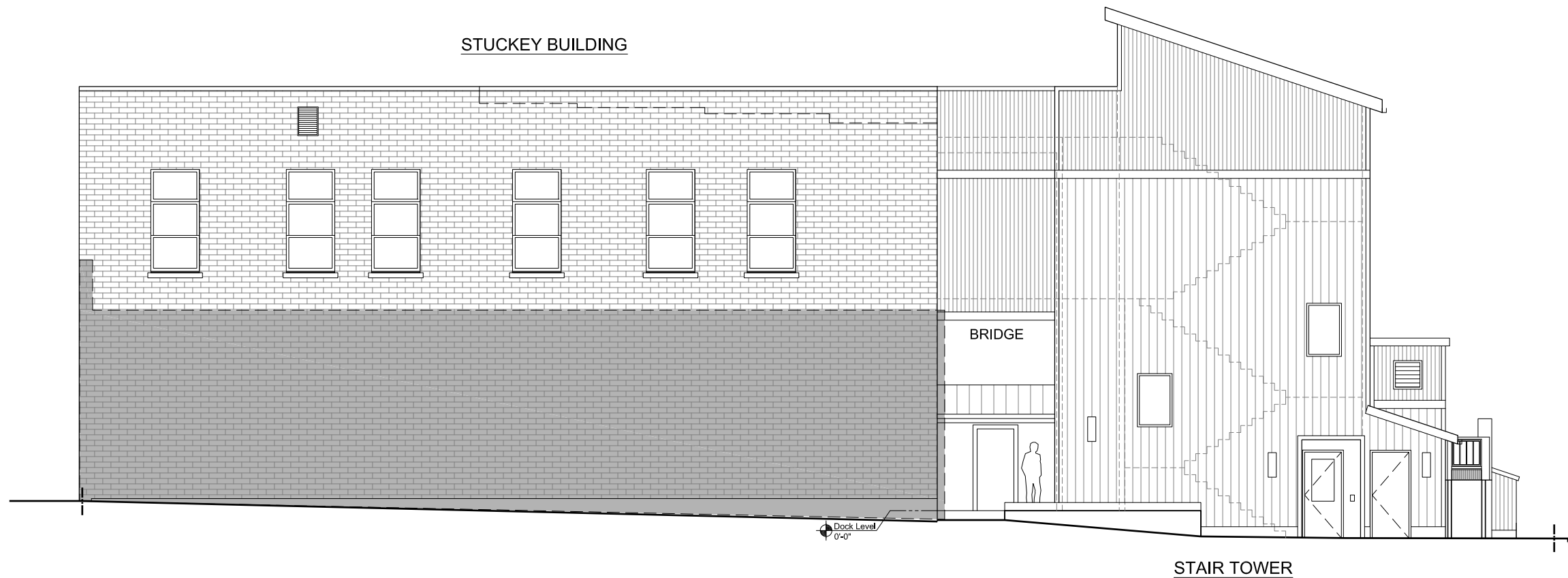
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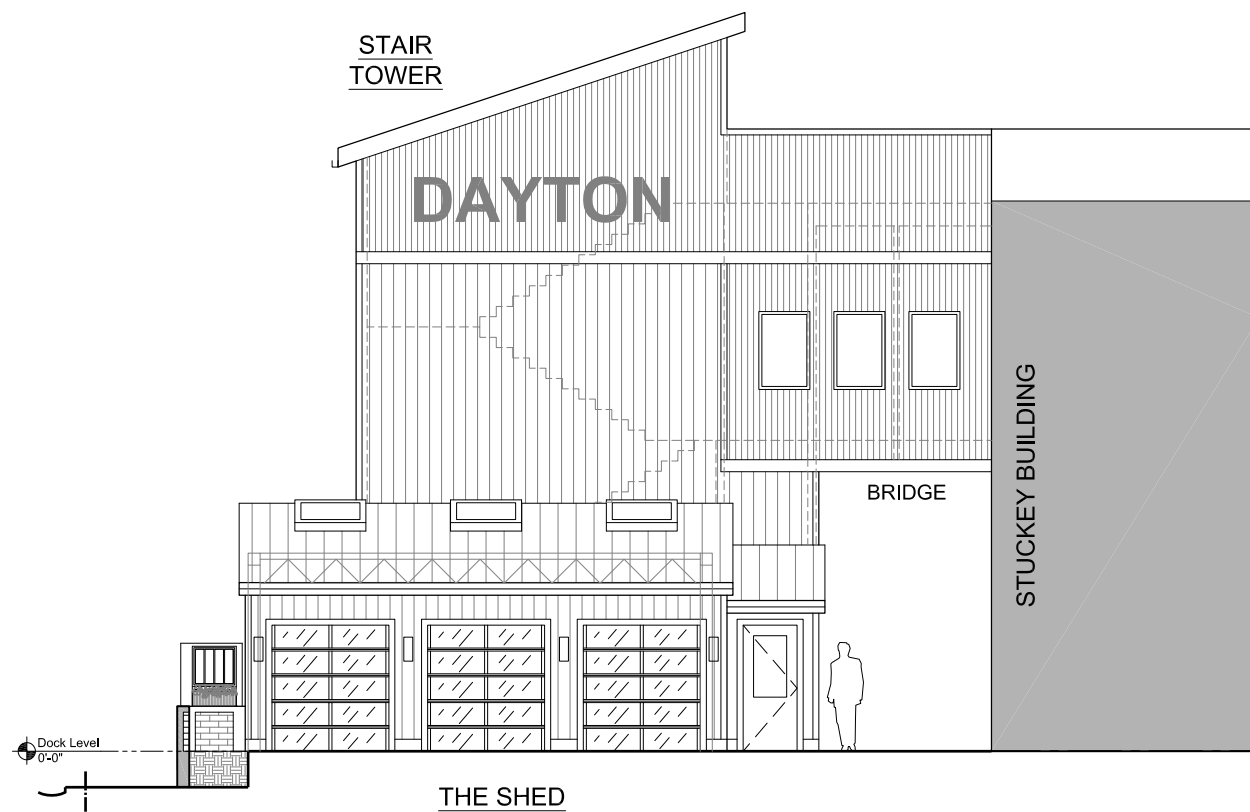
phase  
**LAND USE  
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**ELEVATIONS -  
WEST & EAST**

**A3.2**



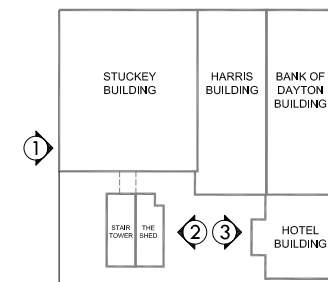
**1 WEST ELEVATION [from property line]**  
SCALE: 3/16" = 1'-0" - half scale when printed at 11x17 -



**2 EAST ELEVATION [from Courtyard]**  
SCALE: 3/16" = 1'-0" - half scale when printed at 11x17 -

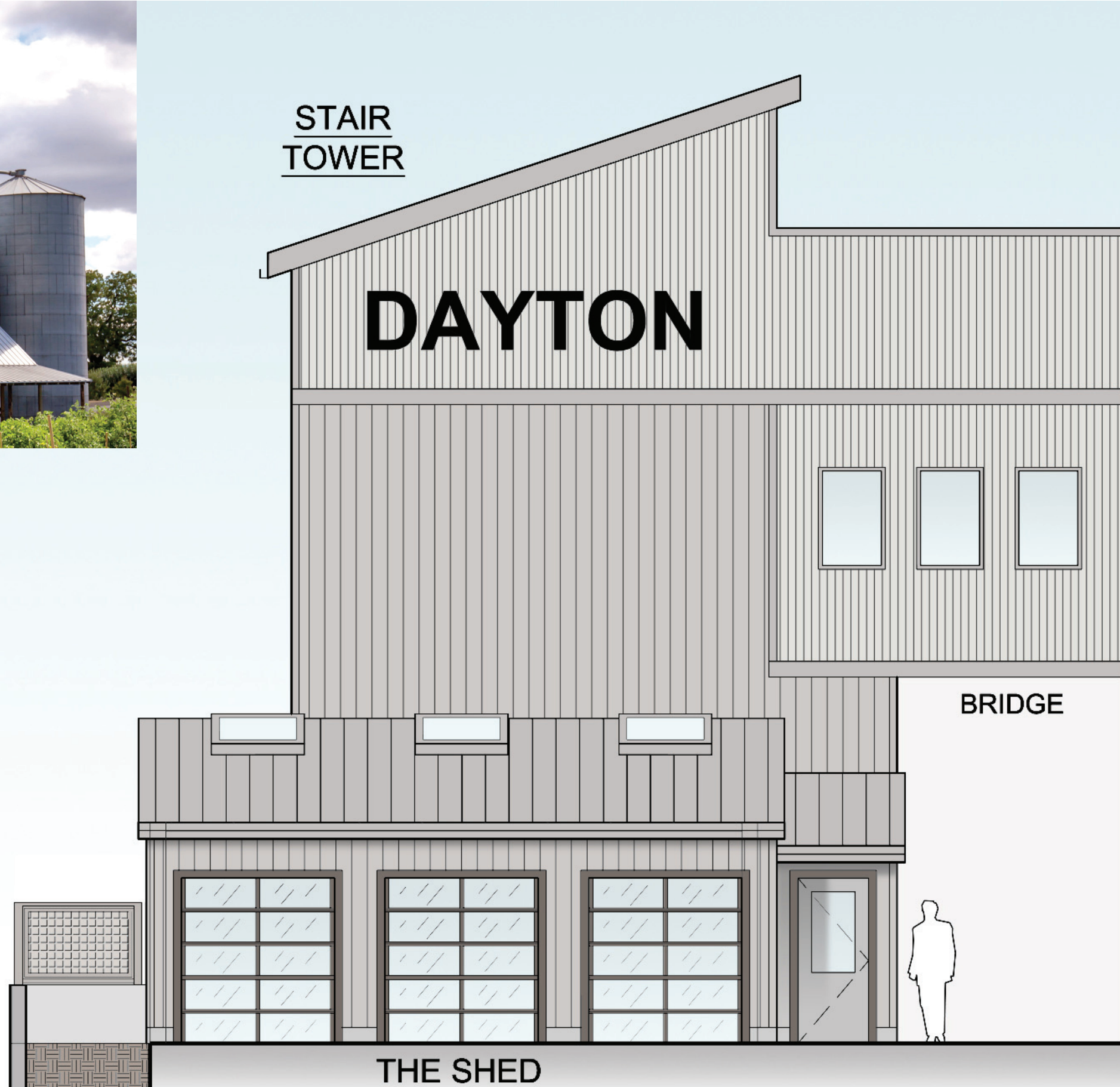


**3 WEST ELEVATION [from Courtyard]**  
SCALE: 3/16" = 1'-0" - half scale when printed at 11x17 -



**DRAWING KEY**





<b>Anticipated Budget - CLG Grant</b>			
<b>Grant-Funded Activity</b>		<b>In-Kind Funded Activity</b>	
Ground Penetrating Radar Exploration		Public Works staff time to prepare for radar	
GIS Mapping of Dayton's Historic Properties		Grant administration	
Repair of Monuments in Brookside (ongoing Preservation Plan Activity)	\$ 600.00	Walking Tour Brochure Container for City Hall	
Printing/Folding of Walking Tour Brochures		<b>HPC volunteer hours</b>	
		<b>Donation to Genealogical Society - research?</b>	
		Membership in Association for Gravestone Studies	\$ 100.00
		Production/lamination of maps, container	\$ 250.00
		Renewal in National Association of Preservation Commissions	\$ 50.00
		Membership in National Trust for Historic Preservation	\$ 75.00
<b>TOTAL</b>	<b>\$ 600.00</b>	<b>TOTAL</b>	<b>\$ 475.00</b>

## CLG Program Review

The primary purpose of this review is to ensure that the local government continues to meet the basic requirements to be a Certified Local Government.

CLG:

Contact Person:

### 1. Historic Preservation Commission

- Is the commission fully constituted (no vacancies), and have copies of current members' resumes been forwarded to the SHPO?
- Are reasonable efforts made to appoint at least a few historic preservation "professionals"?
- Approximately how many times per year does the commission meet?
- Are written minutes kept and available to the public?
- Are proper public notices given for commission meetings?

Comments:

Recommendations:

### 2. Protection of Historic Properties – Includes code review and evaluation of two review decisions if any.

- Does the historic preservation ordinance still contain appropriate protections for designated historic properties?
- Are the historic design review decisions made by the staff and/or commission appropriate and in keeping with accepted historic preservation standards?
- Does the protection meet state law and rule?
- Are commission members and staff provided training in how to apply historic preservation standards?
- Are local historic preservation decisions consistent with decisions made through either the state or federal historic preservation process?

Comments:

Recommendations:

### 3. Maintain Appropriate Historic Property Records

- Is there an organized filing system for properties that have been surveyed or listed in historic site registers?
- Are these records available to the public?
- Are survey and inventory records consistent with SHPO standards and provided to the SHPO for integration into the master statewide system?

Comments:

Recommendations:

### 4. Participation in the National Register Nomination Process

- Has the CLG provided SHPO written comments on National Register nominations?
- Have nominations submitted by the CLG been approved by the State Advisory Committee on Historic Preservation and the National Park Service?

Comments:

Recommendations:

5. Public Education and Awareness

- Does the CLG sponsor or support events and activities that promote awareness, understanding, and appreciation for historic properties within the community?

Comments:

Recommendations:

6. Grant Management

- Has the CLG used its grant funds appropriately and completely?
- Has grant paperwork been submitted to the SHPO in a timely and organized fashion?
- Are grant records in good order and maintained for the appropriate 5-year (?) retention period?

Comments:

Recommendations:

**Overall evaluation**

Meets Requirements

Does Not Meet Requirements

Comments:

Recommendations:

SHPO Evaluator: \_\_\_\_\_  
(print name)

\_\_\_\_\_ (signature)

Date: \_\_\_\_\_