

Dayton Historic Preservation Committee
Minutes of Meeting of February 10, 2021

Members present: Judy Gerrard, Kim Courtin, Kelly Haverkate,
Wayne Herring

Members absent: Dave Hargett

Staff: Rochelle Roaden, City Manager
Cyndi Park, Library Director

The meeting was opened by Chair Judy Gerrard at 6:34 p.m. Kelly Haverkate moved to approve the minutes of the January 27, 2021 meeting as submitted, Wayne Herring seconded the motion. Motion passes unanimously.

Appearance of Interested Citizens

None in attendance.

Application for Historic Alteration - HIST 2021-02

The applicants gave a brief description of the house and how the chimney came to be as unstable as it is. Chairperson Gerrard suggested that she briefly run through the criteria for approval as outlined in Dayton's code, and invited the committee and applicants to stop her as needed for questions or clarifications.

Criteria:

1. The proposed new use is similar to the historical use of the property or the proposed new use requires minimal change to the Designated Landmark's or its property's distinctive, materials, features, spaces, and spatial relationships.

Finding: Not applicable

2. Historic character of the property is retained and preserved. The relocation of distinctive materials or alterations of exterior features, spaces, and spatial relationships that characterize the property shall be avoided.

Finding: Discussion needed

3. Use of the property recognizes the physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.

Finding: Not applicable

4. Changes acquiring historic significance in their own right are retained and preserved.

Finding: Discussion needed

5. Alterations preserve distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property.

Finding: Discussion needed

6. Historic features are repaired versus replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.

Finding: Discussion needed

7. Use of chemical and physical treatments, if appropriate, are undertaken by the gentlest means possible. Treatments that cause damage to historic materials shall not be used.

Finding: Not applicable

8. Alteration, including new additions, exterior alterations, or related new construction, do not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale, and proportions, and massing to protect the integrity of the property and environment

Finding: Discussion needed

9. New additions and adjacent or related new construction on the subject property are undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment are unimpaired.

Finding: Not applicable

10. Consider design guidelines such as applicable sections of the City's 1993 Advisory Guidelines or the U.S. Secretary of Interior's Standards

Finding: Not applicable

The committee and applicants discussed the various kinds of replacement/repair options available including the installation of a foam replica, replacing the bricks above the roofline with support in the attic, and removing the chimney.

Kelly Haverkate moved that the Committee approve the rebuilding above the roofline as the preferred solution, with the construction of the faux foam chimney allowed as an alternative. Wayne Herring seconded the motion. Motion passes unanimously.

Other Business

City Manager Rochelle Roaden let the Committee know that the Planning Commission would be meeting the following day to begin work on making a comprehensive sign code for the City. The Committee members are welcome to attend the meeting, and to submit recommendations in writing as well.

The Committee got updates about projects around town including the new sidewalk on Ferry St and the pedestrian bridge.

CLG Grant

Cyndi updated the committee on Kuri's responses: mobile app is fundable for houses or Brookside, stipend for student is not fundable, donation to Yamhill County Genealogical

Society is fundable, Dave has no contacts for ground penetrating radar, Dave also asked Cyndi to make the Committee aware that the Lafayette cemetery was re-vandalized. Code Enforcement is looking at issues along the right-of-way into Brookside.

Kim suggested we look into the possibility of making a paved parking spot with a sidewalk that leads to the sign so that someone in a wheelchair or with limited mobility could at least see Brookside. She also mentioned that 6-7 members of the genealogical society are willing to do fresh research for the app project.

The decision was to move forward researching radar, sign, and row markers.

Adjournment

Chairperson Gerard adjourned the meeting at 7:38 p.m.

Respectfully submitted,

Cyndi Park
Library Director