

AGENDA
DAYTON HISTORIC PRESERVATION COMMITTEE

DATE: WEDNESDAY, JUNE 16, 2021
PLACE: REMOTE VIA ZOOM
TIME: 6:30 PM

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

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

C.	APPROVAL OF MINUTES	
	Meeting on February 10, 2021	1 - 3
D.	CLG GRANT UPDATE	
	Ground-penetrating Radar quote	4 - 6
	Sea Reach Monument quotes	7 - 8
E.	OTHER BUSINESS	
	Brookside Update	9 - 11
F.	ADJOURN	

Posted: 06/08/2021
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 or telephone 503-864-2221 to discuss your accessibility needs.

NEXT MEETING DATE
Wednesday, July 21, 2021

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

SeaReach Ltd.
146 NE Yamhill Street
Sheridan OR 97378
Federal ID: 93-0965673

contact taylor
phone 503-843-2005
fax 503-843-2744
email taylor@seareach.com

due date not specified
job reference dayton, OR
rfq no brookside cemetery (2 low profile)

prepared for shipping to

City of Dayton to be determined
attn. judy gerrard
416 Ferry Street
Dayton OR 97114

contact phone (503) 949-0448
contact email judyg@macnet.com

items ordered

no.	description	unit	qty	total
1	professional hours , review client materials notes intake and download files, set up project folders	\$85.00	1	\$85.00
2	professional hours , text, writing/editing notes organize exhibit text for layout and edit if needed	\$85.00	6	\$510.00
3	professional hours , design, layout exhibit notes Up to two review and revise for two exhibits	\$850.00	2	\$1,700.00
4	professional hours , custom: cemetery map configuration	\$85.00	6	\$510.00
5	professional hours , provide paper proof notes includes exhibit base construction drawings. Signature approval required prior to fabrication	\$85.00	2	\$170.00
6	panel , embedment size 48"(w)x 24"(h)x 0.125"(d) notes high pressure laminate, 10 year warranty	\$525.00	2	\$1,050.00
7	cantilevered sign , 1 panel @ 45° mounting in-ground mount finish paint, non textured color carbide black, (F63B12) size 48"(w)x 24"(h) notes reinforced to support extra width	\$750.00	2	\$1,500.00
8	services , installation	\$720.00	1	\$720.00
			item(s) subtotal	\$6,245.00

shipping per

no.	company	cost
1	sea reach ltd. - delivery	\$0.00
shipping subtotal		\$0.00
total		\$6,245.00

terms

Purchase Order or 50% of project total initiates work, with delivery schedule to be determined. Progress payments shall be allowed and all payments shall be due upon receipt of Sea Reach invoices. This price quote is valid for 90 days and is subject to review in light of changes in project description.

notes

accepted

name	signature	date

SeaReach Ltd.
146 NE Yamhill Street
Sheridan OR 97378
Federal ID: 93-0965673

contact taylor
phone 503-843-2005
fax 503-843-2744
email taylor@seareach.com

due date not specified
job reference dayton, OR
rfq no brookside cemetery (back-to-back upright)

prepared for **shipping to**

City of Dayton
attn. judy gerrard
416 Ferry Street
Dayton OR 97114

to be determined

contact phone (503) 949-0448
contact email judyg@macnet.com

items ordered

no.	description	unit	qty	total
1	professional hours , review client materials notes intake and download files, set up project folders	\$85.00	1	\$85.00
2	professional hours , text, writing/editing notes organize exhibit text for layout and edit if needed	\$85.00	6	\$510.00
3	professional hours , design, layout exhibit notes Up to two review and revise for two exhibits	\$850.00	2	\$1,700.00
4	professional hours , custom: cemetery map configuration	\$85.00	6	\$510.00
5	professional hours , provide paper proof notes includes exhibit base construction drawings. signature approval required prior to fabrication	\$85.00	2	\$170.00
6	panel , embedment size 48"(w)x 48"(h)x 0.125"(d) notes high pressure laminate, 10 year warranty	\$980.00	2	\$1,960.00
7	upright back to back , 2 panels mounting in-ground mount finish paint, non textured color carbide black, (F63B12) size 48"(w)x 48"(h) notes with cemetery name across top of exhibit as a separate piece	\$2,250.00	1	\$2,250.00
8	services , installation	\$540.00	1	\$540.00
			item(s) subtotal	\$7,725.00

shipping per

no.	company	cost
1	sea reach ltd. - delivery	\$0.00
shipping subtotal		\$0.00
total		\$7,725.00

terms

Purchase Order or 50% of project total initiates work, with delivery schedule to be determined. Progress payments shall be allowed and all payments shall be due upon receipt of Sea Reach invoices. This price quote is valid for 90 days and is subject to review in light of changes in project description.

notes

accepted

name	signature	date

GPR SERVICE PROPOSAL

BROOKSIDE PIONEER CEMETERY, DAYTON OR

ATTN: Cyndi Park
City of Dayton
cpark@ci.dayton.or.us
503-864-2221

Concrete GPR LLC appreciates the opportunity to submit this proposal for non-destructive underground imaging services with ground penetrating radar (GPR) for the Brookside Pioneer Cemetery in Dayton OR.

Overview

Scan a portion of the Brookside Pioneer Cemetery for unmarked burials.

An area, roughly 3,000 sqft, at the end of 3rd St., currently used for visitor parking, may contain unmarked historic burials. The intent of this project is to evaluate this area (depicted on the following page) and identify any potential burials. The area is generally flat and unobstructed, with a mild grade slope.

Interpretation of pioneer-era burials often includes a range of findings from high to low confidence. This variance is due to unpredictable subsurface conditions including soil composition, root structures, rodent tunnels, buried debris, and historic burial condition. We will assign a confidence value, from high to low, to any potential burials we identify in the data.

To provide the maximum detail for analysis, we will use a multi-channel antenna array system which produces 24 distinct data streams at 3.5" intervals across a 6' swath during each pass. This unique system is ideal for generating highly-accurate detail in the adverse conditions often encountered with pioneer-era burial investigations. Example data samples from current projects with this system are included in the following pages.

Findings will be delivered as a digital report including georeferenced and annotated data images overlaid on aerial / satellite imagery, within two weeks of field service.

Resources Required

Layout of survey area boundaries by responsible party.
Clean / dry / unobstructed work area.

Limitations

Data acquisition and analysis may be limited within 2' of any obstruction.

Time and Cost Totals

Mobilization (1 trip):	\$ inc.
Field services; GPR scanning and data collection :	\$ 720
Post-processing & reporting:	\$ 720

Total Cost **\$ 1,440**

Includes travel, field service, materials, administrative time, and all associated costs.

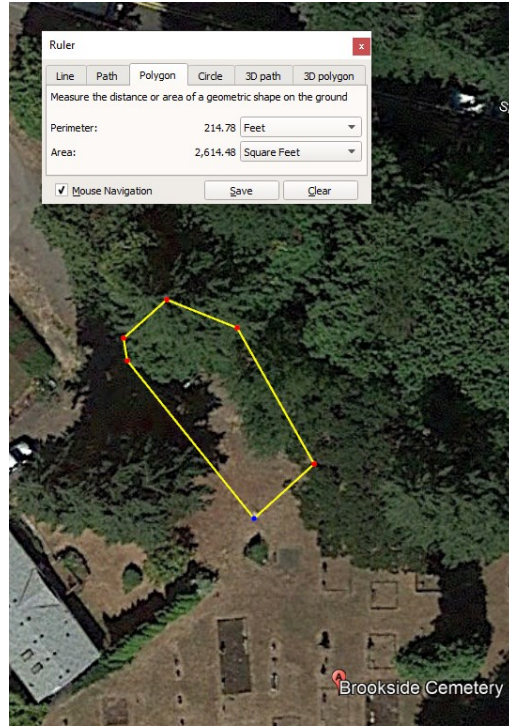


Concrete GPR LLC
1116 S. Commercial Way SE
Albany, OR 97322

<https://ConcreteGPR.com>
sales@ConcreteGPR.com
541-791-6101

GPR SERVICE PROPOSAL

BROOKSIDE PIONEER CEMETERY, DAYTON OR



Estimated survey area boundaries; left = provided with RFP, right = area markup in Google Earth



Multichannel antenna array collection vehicle, and sample data from historical trolley rail ties in Eugene OR



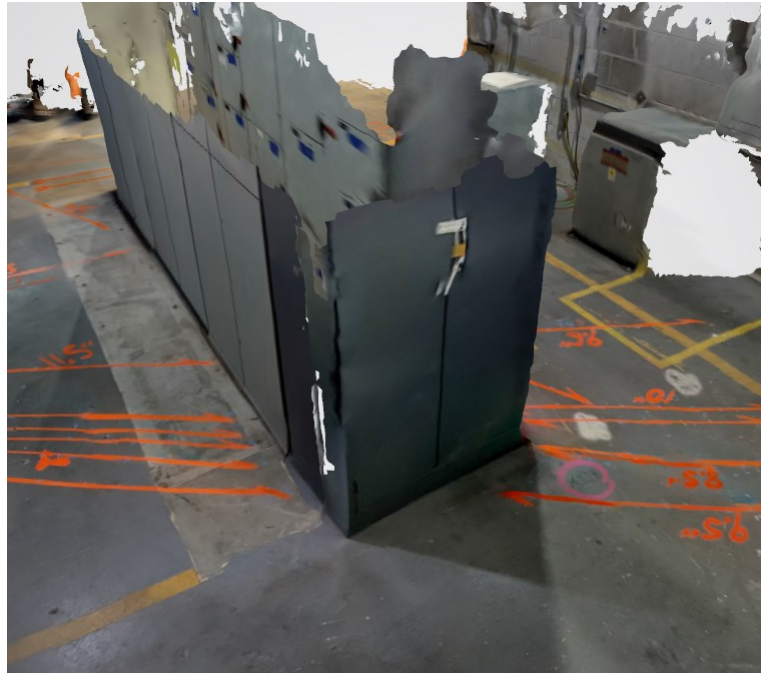
Concrete GPR LLC
1116 S. Commercial Way SE
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GPR SERVICE PROPOSAL

BROOKSIDE PIONEER CEMETERY, DAYTON OR

Concrete GPR LLC is committed to using the best available ground penetrating radar equipment. We carry a full line of antenna and interface combinations from GSSI, the industry leader for 50 years, as well as Proceq, Sensors & Software, and 3D-RADAR. In addition, each of our crews are equipped with high-end electromagnetic locating equipment from RadioDetection. All technicians are fully trained in all equipment to provide exceptional service.



*Samples of **Concrete GPR** work at a current airport project, as captured with 3D LIDAR at time of service.*

Thank you for the opportunity to bid on this project. Please do not hesitate to call with questions.

Sincerely,

Reid Davis
reid@ConcreteGPR.com
541-801-1477

Jeff Sohlstrom
jeff@ConcreteGPR.com
541-497-9265



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