

**AGENDA
DAYTON HISTORIC PRESERVATION COMMITTEE**

DATE: WEDNESDAY, FEBRUARY 10, 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 January 27, 2021	1 -2
D.	APPLICATION FOR HISTORIC ALTERATION (HIST2021-02)	
	Application	3 - 5
	Pictures	6 - 8
	National Register Nomination Packet	9 – 16
	Criteria for Approval (D.M.C. 7.2.112.07)	17 - 19
E.	2021 CLG GRANT APPLICATION – CONTINUED DISCUSSION	
F.	OTHER BUSINESS	
G.	ADJOURN	

Posted: 02/04/2021
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, March 17, 2021
Remote via Zoom

Dayton Historic Preservation Committee
Minutes of Meeting of January 27, 2021

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

Members absent: Dave Hargett

Staff: Cyndi Park, Library Director

The meeting was opened by Chair Judy Gerrard at 6:32 p.m.

Appearance of Interested Citizens

None in attendance.

2021 CLG Grant Cycle Application

Chair Gerrard opened the meeting at 6:33 p.m. She advised the members present that the discussion would center around ideas for the upcoming CLG grant cycle. Initially we had thought that the old schoolhouse property might benefit from grant-funded rehabilitation, but unfortunately the property is not yet at that point.

Discussion turned to completing more items on the Brookside Preservation plan such as ground-penetrating radar of the site and wayfinding signage for burials on the site.

Dave Pinyerd had submitted a list of eight ideas for the next steps to take to preserve Brookside at the end of the restoration activities last summer. Chairperson Gerard ran through the list, and the items either had been completed by Public Works or could be completed by volunteers so they were not suitable for grant funding.

Prior ideas were also discussed, but many of them were no longer very viable due to the COVID-19 pandemic.

Kelly Haverkate suggested perhaps making a public education project around the ground penetrating radar process and result. Kim Courtin was in favor of having some type of wayfinding developed for Brookside. The development of a mobile app was discussed, the city of Bend has a good example walking tour that we should research. Chairperson Gerard would like us to make sure that the City maintains intellectual property rights to anything that we develop. Kelly Haverkate is going to check with the Main St mailing list to see what local companies other cities have used to develop their tours and apps.

Kelly Haverkate also mentioned that there is a Fulbright Scholar from Myanmar that would be able to offer some technological services for free as part of his internship. He has an interest in historic preservation and how it intersects with economics. He would need room and board.

Kim Courtin mentioned that there is a genealogy group that would be available to help with research to help fill out the content of the app. They are volunteers, but we could make a donation to their society. Cemetery tourism is also something to consider, perhaps a monument cleaning seminar or Halloween activity.

Chairperson Gerard refocused the group to look into ground penetrating radar, and the possibility of developing an app. We will meet again in two weeks to discuss more of the details and to agree upon the projects we are going to undertake.

Other Business

None.

Adjournment

Chairperson Gerard adjourned the meeting at 7:10 p.m.

Respectfully submitted,

Cyndi Park
Library Director



Historic Property Request for Change Application

FEB 17 10 21 AM '21

16 Ferry St - PO Box 339 Dayton OR 97114 Ph # (503) 864-2221 Fax # (503) 864-2956 www.ci.dayton.or.us cityofdayton@ci.dayton.or.us

For City of Dayton Use:

Table with 3 columns: Date Application Received, Received By, File Number, Public Hearing Date, Receipt Number, Fee, Application Complete Date, Date Approved, Approved By.

TYPE OF ACTION REQUESTED:

- Checkboxes for Addition of Designation, Removal of Designation, New Construction, Alteration (checked), Relocation, Demolition.

Form fields for Site Address, Name of Applicant, Mailing Address, Telephone Number, Email Address, Applicant Signature, Date, Property Owner, Address.

Summary of Request (Please explain your request and reasons for the proposed adjustment)

The City of Dayton, Dayton Planning Commission and the Historic Preservation Committee will use the information provided below to analyze the merits of the application. A decision to approve or deny the application is made based on the criteria set forth in the Dayton Land Use and Development Code (Chapter 7 of the Dayton Municipal Code).

REMOVE WEST CHIMNEY REPLACE WITH REPLICA

THE CHIMNEY IN QUESTION IS NO LONG CONNECTED TO ANY STOVE OR FIREPLACE. EVEN IF IT WAS, IT CANNOT BE LINED TO ALLOW A HEAT SOURCE TO BE INSTALLED. AS A CONDITION OF INSURING THE HOUSE IT HAD TO HAVE ITS GROUT REPAIRED. BECAUSE OF THE WAY IT SITS ON THE 1ST FLOOR RATHER THAN GOING INTO THE BASEMENT (LIKE THE EAST CHIMNEY) IT PUTS A LOT OF PRESSURE ON THE HOME'S STRUCTURE. BEFORE IT WAS RESUPPORTED (IN THE BASEMENT) IT CAUSED THE MIDDLE OF THE HOUSE TO SINK 1 3/4". OUR PLAN IS TO REMOVE THE ENTIRE STRUCTURE WE ARE SUPPLYING PLANS TO REPLACE W/ A COPY MADE OF HIGH DENSITY FOAM & ARI GREY'S PROFESSIONAL EXPERIENCE TO MAKE AN EXACT COPY. IF WE ARE ONLY ALLOWED TO REMOVE & NOT REPLACE - THAT IS ACCEPTABLE.

Who will verify that the alteration or new construction (if approved) has been completed according to the City's requirements?

Name: _____	Title: _____	Relationship to Project: _____
Name: _____	Title: _____	Relationship to Project: _____
Name: _____	Title: _____	Relationship to Project: _____

Provide a written description/explanation of the proposed exterior alteration or new construction: _____

~~REMOVE~~ REMOVE THE WEST CHIMNEY & IF ALLOWED REPLACE IT WITH AN EXACT REPLICA MADE OF HIGH DENSITY FOAM ATTACHED ON TO A STEEL ARMATURE & INSTALLED PRIOR TO A NEW ROOF ~~IS~~ INSTALLATION

Provide a Site Plan indicating the location or proposed location of structures on the subject property: _____

Provide photographs, other pictorial/schematics, sample materials/colors (if available) to represent the proposed changes or additions for a new or to a remodeled structure: _____

Provide a written explanation of the intended alteration in comparison with the City's 1993 Advisory Guidelines and the US Secretary of Interior Guidelines. (Review US guidelines on-line at: www.nps.gov/history/hps/tps/standguide/index.htm)

Provide any other information necessary to address the approval criteria: _____

WE HAVE BEEN REMODULING THIS HOUSE FOR 5 YEARS WITH MANY, MANY MORE PROJECTS TO ENSURE NOT ONLY IT'S BEAUTY & HISTORY ARE HONORED BUT SO THAT IT MAY STAND & WATCH OVER DAYTON FOR AT LEAST ANOTHER 130 YEARS.

Historic Property - Request for Change
102 Tribbett Court
Ari & Brandy Grey
Jan 2021

Chimney Removal / Replacement Application Prep
Supplemental Documentation

-Plans for replacement

- *Use a single block of high density foam (Polyisocyanurate Foam) to carve an exact replica of the existing chimney
- *Color match using long lasting waterproof paints and sealers
- *Build a steel platform with (4) 24" rods that will be attached to the new roof substrate with construction adhesive and (4) lag screws
- *There are to be (4) holes drilled into the bottom of the foam chimney that correlate to the rods on the steel plate
- *The chimney will be glued on to the rods and top of the steel plate with appropriate adhesive
- *The new roof will be installed around the new chimney and proper flashing installed

-Ari's set design resume

- *BFA from The University of Arizona
- *Featured in 2 group shows at Gallery Zero in PDX
- *Builder / Handyman for 20 years
- *8 years as Lead Set Designer (Iridio - Portland)
- *3 years as Consulting Set Designer (Overstock.com - Salt Lake City)
- *1 year as Consulting Set Designer (RST Brands - Salt Lake City)
- *6 years as Lead Set Designer for JamBallah Festival







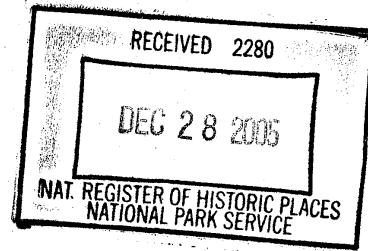
Mellinger-Ponnay House
Name of Property

Yamhill, Oregon
County and State

NPS Form 10-900-a

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service



National Register of Historic Places Continuation Sheet

Section number 1 Page Amendment

Mellinger-Ponnay House
102 Tribbet Court
Dayton, Oregon

NRIS #87000390
List Date: August 3, 1987

Address Amendment

The purpose of this continuation sheet is to provide the new address for the Mellinger-Ponnay House. The area surrounding the nominated property has been subdivided since the date of listing, and the address changed from 603 Palmer Lane to 102 Tribbett Court in Dayton, Oregon.

James Hamrick
Deputy State Historic Preservation Officer

12/15/05
Date

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instruction in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classifications, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Mellinger-Ponnay House

other names/site number _____

2. Location

street & number 102 Tribbett Court

not for publication

city or town Dayton

vicinity

state Oregon code OR county Yamhill code 071 zip code 97114

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide X locally.

Signature of certifying official/Title - Deputy SHPO

Date

Oregon State Historic Preservation Office
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:
Action

Signature of the Keeper

Date of

 entered in the National Register
 See continuation sheet.

 determined eligible for the National Register
 See continuation sheet.

 determined not eligible for the National Register

 removed from the National Register

 other (explain):

Mellinger-Ponnay House
Name of Property

Yamhill, Oregon
County and State

5. Classification

Ownership of Property
(check as many as apply)

- private
- public - local
- public - state
- public - Federal

Category of Property
(check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>2</u>	buildings
		sites
		structures
		objects
<u>1</u>	<u>2</u>	Total

Name of related multiple property listing
(enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

Historically and Architecturally Significant
Properties in Dayton, Oregon MRA

0

6. Function or Use

Historic Functions
(enter categories from instructions)

DOMESTIC: single dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC: single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN: Queen Anne

Materials
(Enter categories from instructions)

foundation: _____
walls: WOOD: weatherboard, shingle

roof: ASPHALT

Other: BRICK

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets)

See continuation sheets.

Mellinger-Ponnay House
Name of Property

Yamhill, Oregon
County and State

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing).

Areas of Significance
(Enter categories from instructions)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

ARCHITECTURE

Period of Significance

1891

Significant Dates

Criteria Considerations
(Mark "x" in all the boxes that apply)

Property is:

Significant Person
(Complete if Criterion B is marked above)

- A owned by a religious institution or used for religious purposes
- B removed from its original location
- C a birthplace or grave
- D a cemetery
- E a reconstructed building, object, or structure
- F a commemorative property
- G less than 50 years of age or achieved significance Within the past 50 years

Cultural Affiliation

Architect/Builder

Summerville
Johnson

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets)

9. Major Bibliographical References

Bibliography (Cite books, articles, and other sources used in preparing the form on one or more continuation sheets) See continuation sheets

- Previous documentation on file (NPS):
- preliminary determination of individual listing (36CFR67) has been requested
 - previously listed in the National Register
 - previously determined eligible by the National Register
 - designated a National Historic Landmark
 - recorded by Historic American Buildings Survey
 - recorded by Historic American Engineering Record

- Primary location of additional data:
- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Mellinger-Ponnay House
Name of Property

Yamhill, Oregon
County and State

10. Geographical Data

Acreage of Property 8.86 acres

UTM References
(Place additional UTM references on a continuation sheet)

1 10 494646 5006952
Zone Easting Northing
2 _____

3 _____
Zone Easting Northing
4 _____

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared By

name/title State Historic Preservation Office

organization _____ date May 2005

street & number 725 Summer Street, N.E., Suite C telephone 503-986-0684

city or town Salem state Oregon zip code 97310

Additional Documentation

Submit the following items with the completed form:

Continuation sheets

Maps: A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs: Representative black and white photographs of the property.

Additional items (check with the SHPO or FPO for any additional items)

Property Owner

name Brad Wilcox and April Baldoni

street & number 102 Tribbett Court telephone _____

city or town Dayton state OR zip code 97114

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

DAYTON HISTORIC RESOURCE INVENTORY

ASSESSOR MAP NUMBER: 4-3-16 TAX LOT NUMBER: 1600

PLAT NAME: NA NA LOT: NA BLOCK: NA

PROPERTY ADDRESS: 603 Palmer Lane

CURRENT OWNER: Eugene Tribbett

603 Palmer Lane, Dayton, OR

ORIGINAL OWNER: James E. Mellinger Contributing: 1

ARCHITECT/BUILDER: Mr. Summerville & Mr. Johnson

STYLE OF ARCHITECTURE: Queen Anne YEAR BUILT: 1891-2

HISTORIC NAME: Mellinger-Ponnay House HISTORIC USE: Residence

CURRENT NAME: Tribbett House CURRENT USE: Residence

CONDITION: Good ALTERATIONS: Minor

PHOTOGRAPH ROLL-FRAME: 3-35 INTERVIEWEE: _____

RESOURCE NUMBER: 9 RECORDER: Demuth & Rees DATE: 10-16-84

SITE DESCRIPTION: THEME: Architecture

The Mellinger-Ponnay House which faces east onto Palmer Lane, is surrounded by open field to the west, new houses to the east, and older homes to the north and south. The residence is on a large lot and is surrounded with flower gardens and a row of mature fir trees along the front property line. The house is sited on a rise above Palmer Lane.

Less than 10 acres, to include house, garden, and trees fronting Palmer Lane and all aspects of the building's immediate setting.

10/494600/5006940

ARCHITECTURAL DESCRIPTION:

The Mellinger-Ponnay House is "T" shape in plan, two stories high, and sided with ship-lap and decorative shingles in the gable ends. It has a steeply pitched gable roof with boxed eaves. The windows are one over one double hung sash with lambs tongues and decorative cap moldings. There are diamond shaped, fixed windows in the gable ends of the attic. A two story bay with a gable roof is on the front facade. The attached side porch has a shed roof and chamfered posts. There is also a hip roofed porch on the rear of the building. The residence has two interior brick chimneys with corbelled caps which extend from the ridgeline. The house measures 46' x 24'.

HISTORICAL DESCRIPTION:

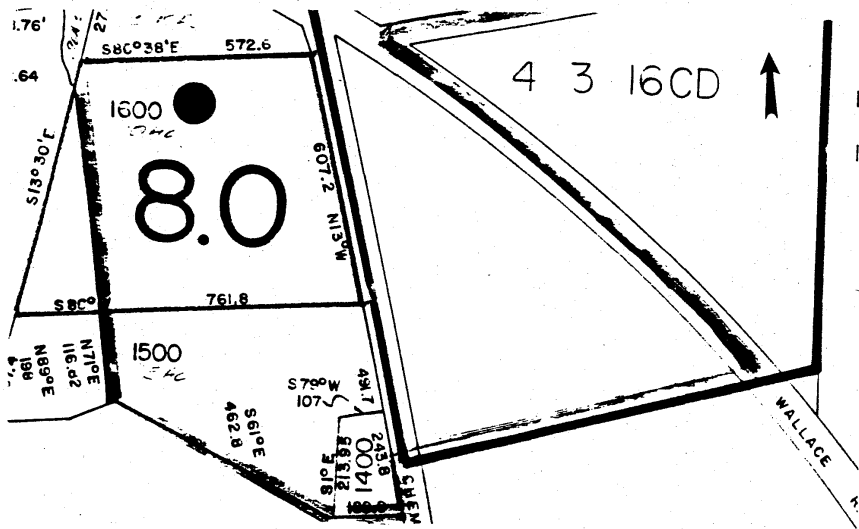
The Mellinger-Ponnay House was constructed in 1891 soon after James E. Mellinger's arrival in the Dayton area. The 1905 special edition of the Dayton Herald stated that "upon his arrival in Oregon, the beautiful and well located town of Dayton at once attracted his attention. Soon after his arrival he purchased a farm one and a half miles from town and set a considerable part of it to fruit. Mr. Mellinger has lived to enjoy the luscious fruit produced by these trees. His farm is one of the best improved in the surrounding country." The August 7, 1891 edition of the Dayton Herald further elaborated that "Mr. Summerville and Mr. Johnson, late of Nebraska, are doing the carpenter work on Dr. Mellinger's new house." In addition, it was noted that Henry Ponnay and wife... moved to Dayton last week where he will make his home. He expects to go into fruitraising. In the meantime he is assisting on his Father-in-laws (sic), Dr. Mellinger's new building."

Although Mellinger does not build his town house (Resource #34) until 1904, it is unclear whether he lived in the country house during the intervening years. In September of 1892, he sells the property to Cora A. Ponnay, his sister, and wife of Henry D. Ponnay. However, it appears that the Ponnays only reside there a brief time; the Dayton Herald of September 1895 states that "J.W. Armstrong and family have moved into the fine residence known as the Dr. Mellinger property. Mrs. C.A. Ponnay who is now in possession of the property has leased it for 2 years to Armstrong." It appears that the Ponnays continued to own the property through 1912 even though they resided in Portland.

SOURCES:

- .United States Census, Yamhill County, Dayton, 1910.
- .Yamhill County Deeds and Records, Yamhill County Courthouse, McMinnville, Oregon.
- .Dayton Herald, August 7, 1891, p.1 c.3 & 4; Sept. 6, 1895, p.1,c.1.
- ."James E. Mellinger", Special Lewis and Clark Edition, Dayton Herald, May 13, 1905.

SIGNIFICANCE: This residence is a well-preserved example of the Queen Anne style of architecture in Dayton. Criterion c.



7.2.112.07 Exterior Alteration And New Construction

- A. City Manager or Planning Commission Approval. No person shall alter the exterior of an historic resource on the National Register of Historic Places, or a Designated Landmark in the Historical Property Overlay Zone or in an historic district nor shall any new building or structure be constructed on a property on the National Register of Historic Places, or in the Historical Property Overlay Zone or in an historic district where the City Manager determines it is minor unless approved by the City Manager. No person shall alter the exterior of an historic resource on the National Register of Historic Places, or a Designated Landmark in the Historical Property Overlay Zone or in an historic district nor shall any new building or structure be constructed on a property on the National Register of Historic Places, or on a Designated Landmark site in the Historical Property Overlay Zone or in an historic district where the City Manager refers the application to the Planning Commission unless approved by the Planning Commission. A Building Permit may be required for certain exterior alterations and new construction. In addition, no major public improvements shall be made on a property on the National Register of Historic Places, or on a Designated Landmark site or in an historic district unless approved by the Planning Commission.
- B. Application Process. An application for the exterior alteration of a Designated Landmark or new construction on property on the National Register of Historic Places, or in the Historical Property Overlay Zone, or in an historic district shall be filed on a form provided by the City. The following information shall be required in an application:
1. The applicant's name and address, and the applicant's signature;
 2. The owner's name and address, and evidence of legal and recorded ownership of the subject property and the owner's signature;
 3. Name of the person(s), title, or relationship to the project who will verify that the exterior alteration or new construction, if approved, has been completed according to the City's requirements;
 4. A written description and explanation of the proposed exterior alteration or new construction;
 5. A site plan, drawn to scale, indicating the location or proposed location of structures on the subject property, the dimensions of the structures and the distances from the structures to the property lines;
 6. Photographs, other pictorial and schematics information, sample materials and colors, if available, to represent the proposed exterior alterations or new construction;
 7. Written explanation of the proposed exterior alteration or new construction in comparison with the City's 1993 Advisory Guidelines and the US Secretary of Interior Guidelines. (An on-line copy of the latter document is available for review at the following site: (www.nps.gov/history/hps/tps/standguide/index.htm). At the site, click on the tab "Education and Training," then click on "Online Training," then click on "Illustrated Rehabilitation Guidelines."
 8. Any other information deemed necessary by the City Manager to address the approval criteria.
- C. Historic Preservation Committee (HPC): After the application is deemed complete, the Historic Preservation Committee shall review the application at a regularly scheduled meeting or at a special meeting. The Historic Preservation Committee shall provide a written recommendation

based on the approval criteria to the City Manager and the Planning Commission.. The Historic Preservation Committee serves in an advisory capacity.

- D. City Manager Decision. Where the City Manager determines the application meets at least one of the following criteria 1, 2 or 3, for a minor exterior alteration or new construction, the City Manger may approve, approve with conditions, or deny the application. The City manager shall consider the Historic Preservation Committee's recommendation.
1. No change in the exterior appearance or material of the Designated Landmark as it exists or the proposed work is building maintenance; or
 2. The proposed exterior alteration or new construction duplicates or restores the affected exterior features and materials as determined from historic photographs, original building plans, or other evidence of original features or materials; or
 3. The exterior alteration is on a side or rear elevation of a Designated Landmark or is not visible from public rights-of-way, or the new construction is not visible from public rights-of-way.
- E. Planning Commission Action. Where the City Manager determines the application is not a minor exterior alteration or is not a minor new construction, the City Manager shall forward the application and the Historic Preservation Committee's recommendation to the Planning Commission. The Planning Commission shall consider the Historic Preservation Committee's recommendation. The Planning Commission, after notice and public hearing held in accordance with provisions in DMC 7.3.2 (Administrative Procedures), shall approve, approve with conditions or deny the application.
- F. Decision Criteria. To approve the application for exterior alteration of a Designated Landmark or new construction on property on the National Register of Historic Places, or in the Historical Property Overlay Zone, or in an historic district the Planning Commission shall consider the following 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.
 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.
 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.
 4. Changes acquiring historic significance in their own right are retained and preserved.
 5. Alterations preserve distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property.
 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.
 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.
 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

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.

10. Consider design guidelines such as applicable sections of the City's 1993 Advisory Guidelines or the U.S. Secretary of Interior's Standards; (www.nps.gov/history/hps/tps/standguide/index.htm).

G. Repair and Maintenance Provisions. No provision of DMC 7.2.112 shall be construed to prevent the ordinary maintenance or repair of a Designated Landmark including, but not limited to an exterior architectural feature which does not involve a change in design, material or appearance of such feature. The City Manager shall determine if the proposed activity is required for the public safety due to an unsafe or dangerous condition.

H. Building Code Leniency. Property owners may request the City Building Official or designee grant leniency for non-conforming exterior alterations, repairs, additions, and changes of occupancy for existing Designated Landmark structures in accordance with the current Oregon Structural Specialty Code, or Oregon Residential Specialty Code. In accordance with the statute, the Building Official or designee may seek guidance from the Oregon State Historic Preservation Office in the application of this provision.

HISTORY

Amended by Ord. [645](#) on 2/12/2020