

AGENDA
DAYTON PLANNING COMMISSION

DATE: Thursday, September 11, 2014
PLACE: City Hall Annex, 408 Ferry St
TIME: 6:30 PM

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>pg#</u>
A.	Call to Order	
B.	Approval of Order of Agenda <i>(Additions, corrections or deletions to the agenda)</i>	
C.	Appearance of interested citizens <div style="border: 1px solid black; padding: 5px; margin: 5px 0;">This time is reserved for questions or comments from persons in the audience on any topic</div>	
D.	Public hearing for a request from the City of Dayton for removal of historic Martin Miller Fountain and construction of a replica. File #'s-Historic Demolition 2014-001 and Historic New Construction 2014-001	
1.	Application and attachments	1-4
2.	Staff report	5-10
3.	HPC minutes of 9-3-14	11-17
E.	Other Business	
F.	Adjournment	

Posted: September 8, 2014

Debra Lien, Community Development Specialist

Persons with hearing, visual or manual impairments who wish to participate in the meeting should contact the City of Dayton at least 32 working hours (4 days) prior to the meeting date in order that appropriate communication assistance can be arranged. The Dayton City Hall Annex is accessible to the disabled. Please let us know if you need any special accommodations to attend this meeting.

NEXT SCHEDULED MEETING DATE

Thursday, October 9, 2014

CITY OF DAYTON, PO BOX 339 DAYTON, OREGON 97114

Phone: 503.864.2221 Fax: 503.864.2956

www.ci.dayton.or.us



Historic Property Request for Change Application

416 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:

Date Application Received: <u>8-20-14</u>	Received By: <u>DL</u>	File Number: <u>Hist Demo 2014-001</u>
Public Hearing Date: <u>9-11-14</u>	Fee Amount: <u>—</u>	Deposit Amount: <u>—</u>
Application Completed Date:	Application Approval Date:	

TYPE OF ACTION REQUESTED:

- Addition of Designation
 Removal of Designation
 New Construction
 Alteration
 Relocation
 Demolition

Site Address: 402 3rd Street (Courthouse Square Park)

Name of Applicant: City of Dayton

Mailing Address: PO Box 339 City: Dayton ST: OR Zip: 97114

Telephone Number: 503-864-2221 Cell Number: _____

Email Address: cityofdayton@ci.dayton.or.us

Applicant Signature: [Signature] Date: 8-20-14

Property Owner (If different from Applicant): _____

Address: _____ City: _____ ST: _____ Zip: _____

Consultants (please list all that apply)

- Planning
 Engineering
 Surveyor
 Other

Name: _____ Physical Address: _____

Firm: _____ City: _____ ST _____ Zip _____

Mailing Address: _____ Telephone #: _____

City: _____ ST: _____ Zip: _____ Cell Phone #: _____

Email Address: _____

- Planning
 Engineering
 Surveyor
 Other

Name: _____ Physical Address: _____

Firm: _____ City: _____ ST _____ Zip _____

Mailing Address: _____ Telephone #: _____

City: _____ ST: _____ Zip: _____ Cell Phone #: _____

Email Address: _____

For Office Use

Fee:	Deposit:	Amount Paid:	Date Paid:	Receipt #
Approved by:	<input type="checkbox"/> City Manager	<input type="checkbox"/> City Planner	<input type="checkbox"/> Public Works Director	<input type="checkbox"/> City Engineer
	<input type="checkbox"/> City Council	<input type="checkbox"/> Historic Preservation Committee	<input type="checkbox"/> Fire Marshall	
Applicant Notification Date:	Comments:			
Additional Services Amount Billed:	Paid:	<input type="checkbox"/> Planner		
<input type="checkbox"/> Engineer	<input type="checkbox"/> Staff Time	<input type="checkbox"/> Other		

In the event Dayton was given the county courthouse, Joel Palmer offered to subscribe a whole block of lots, known as the public square and also \$200.00 in money toward the construction cost. Others who pledged subscriptions should Dayton's early day plea be answered, were: A.B. Earnum, one lot; J. Mere, two lots; B. Duprise, \$50; C. Jacobs and Company, \$100; Thos. K. Williams, \$50; Wm. H. White \$50; Stewart Hanna \$100; William Hash \$50; Enoch Cooper \$50; Jessie Cadwalader \$25; B. Robison and T. Turner, one lot; D.M. Jessee \$100; James McDonald \$50; William Graham \$25; and Andrew Smith 14 lots; everything being guaranteed by Joel Palmer. However, the official abstract of votes recorded on September 9, 1858, declared Lafayette the county seat. *SDC 246*

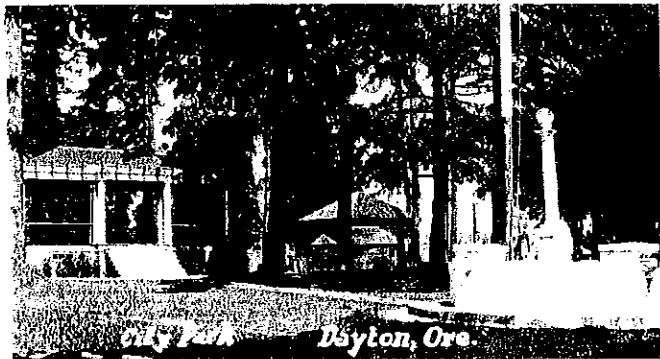
Town Square [30]

Located in the heart of downtown Dayton, this wooded area is full of mementoes of the town's history. In 1853, Joel Palmer offered this block of city lots for use as a public square in hopes of obtaining the Yamhill County Court House. He also offered \$200 for construction costs. Since Lafayette became the County Seat on September 9, 1858, the block has become a city park — a memorial to those early days.

The Old Blockhouse which stands in the square is an outstanding memorial to Palmer's name. Built at the Grand Ronde Reservation, John Lewis instigated the bringing of the fort to Dayton. Permission was obtained from the federal government to move it to Dayton in 1911. Restoration was done by two Thomas brothers and Fred Reichstein. It was dedicated August 13, 1912. Also included in the square is a Joel Palmer landmark which was dedicated in July 25, 1971.

Other special interests include a World War II cannon. This cannon was given to the City of Dayton to replace the earlier WW I cannon which was given as scrap metal at the start of W.W. II. An old fire bell is a replica of the earlier one that was used to warn of fires in early Dayton. The earlier one was also given as scrap metal.

In the center of the square is located a once ornate fountain and bandstand. There are great hopes of restoring the roof of the bandstand which was destroyed during the Columbus Day Storm. This square is the scene of the Old Timers Picnic each year and reflects the pride which the people of Dayton have in their heritage.



Shows bandstand before Columbus Day storm, blockhouse, and fountain [L].

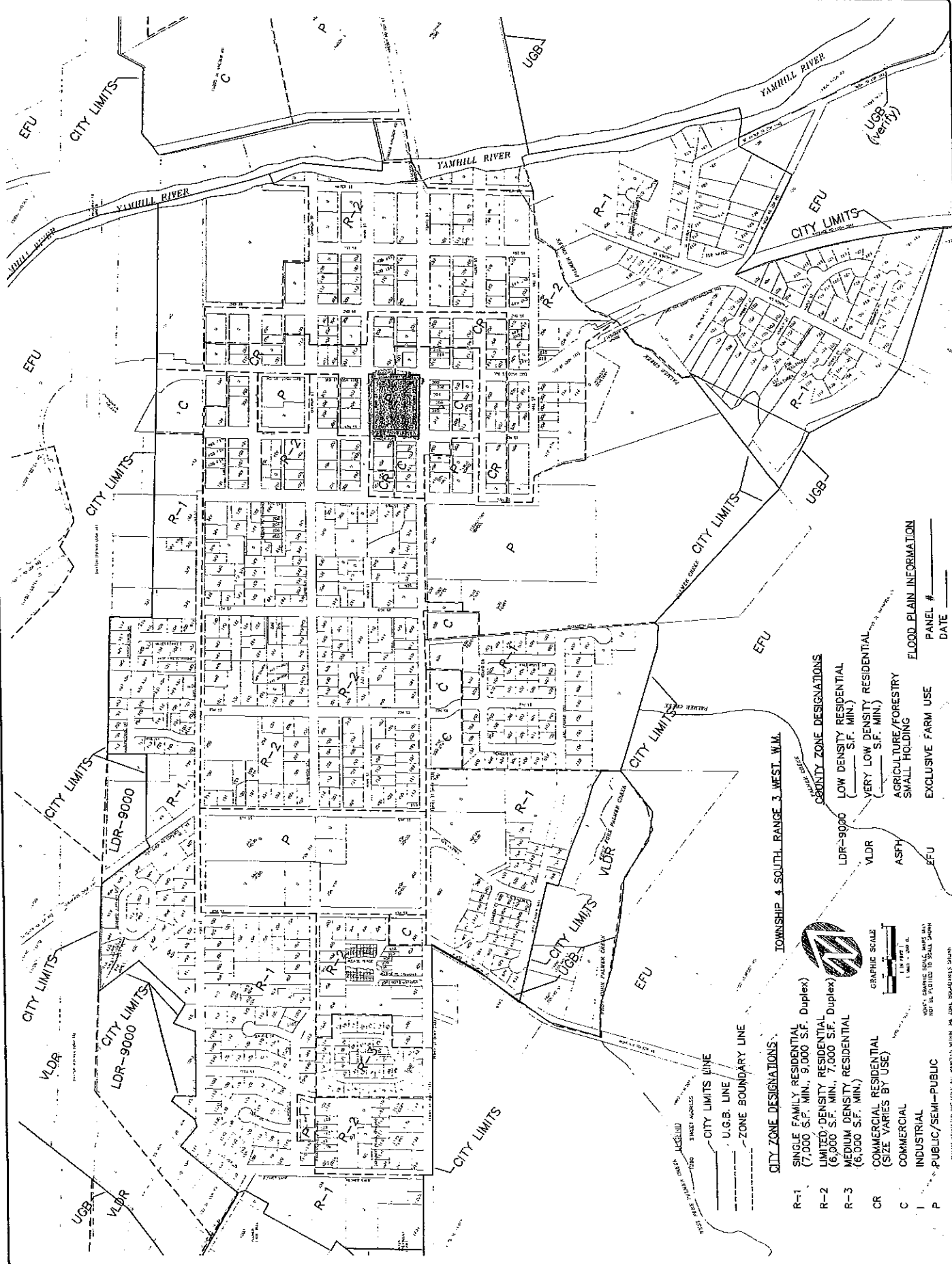
TOWN SQUARE

Dayton City Park
Dayton, Oregon
Date of Establishment

This large city block site for a County purpose, this beautiful City Park. This includes The Fort Yamhill fountain, and the

JOEL PALMER LANDMARK
Town Square
Dayton City Park
Dayton, Oregon
Date of Construction

The landmark is a set in a concrete Dayton and is located Blockhouse replica



- CITY ZONE DESIGNATIONS:**
- R-1 SINGLE FAMILY RESIDENTIAL (7,000 S.F. MIN., 9,000 S.F. Duplex)
 - R-2 LIMITED-DENSITY RESIDENTIAL (6,000 S.F. MIN., 7,800 S.F. Duplex)
 - R-3 MEDIUM DENSITY RESIDENTIAL (6,000 S.F. MIN.)
 - CR COMMERCIAL RESIDENTIAL (SIZE VARIES BY USE)
 - C COMMERCIAL
 - I INDUSTRIAL
 - P PUBLIC/SEMI-PUBLIC
- COUNTY ZONE DESIGNATIONS:**
- LDR-9000 LOW DENSITY RESIDENTIAL (LOW DENSITY RESIDENTIAL S.F. MIN.)
 - VLDR VERY LOW DENSITY RESIDENTIAL (S.F. MIN.)
 - ASFH AGRICULTURE/FORESTRY SMALL HOLDING
 - EFU EXCLUSIVE FARM USE

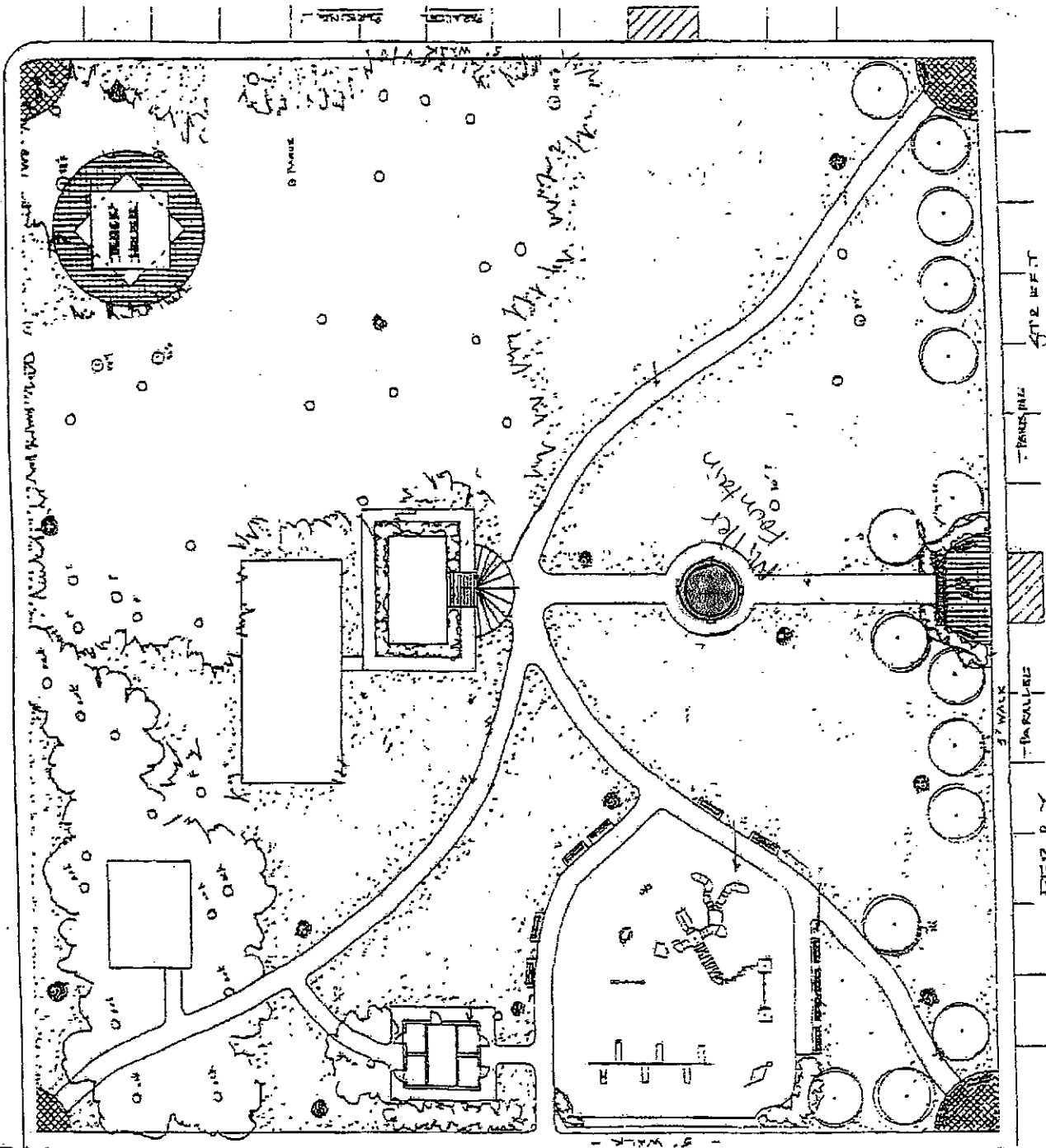


GRAPHIC SCALE
 1" = 100' (1" = 30.48 M)
 NOTE: FRAME SCALE AIDS MAY NOT BE PLOTTED TO SCALE SHOWN

FLOOD PLAIN INFORMATION
 PANEL # _____
 DATE _____

W

Alley



Empty lot

Alley

CITY OF DAYTON
416 Ferry Street – P O Box 339
Dayton, OR 97114-0039
503-864-2221 FAX: 503-864-2956

STAFF REPORT
September 8, 2014
(for Planning Commission: September 11, 2014)

File: Historic Demolition (File No. HD-2014-01/ Historic Alteration (File No. HA-2014-02)

Applicant: City of Dayton

Report by: Scott Pingel, City Manager

Request: Demolish and rebuild the Martin Miller Fountain in Courthouse Square Park

Criteria: Dayton Land Use and Development Code, Section 7.2.112.06 and 7.2.112.07

Procedure: Type II (Land Use and Development Code, Section 7.3.202.02)

Attachments: Exhibit A: Application
Exhibit B: Assessor/location map
Exhibit C: SHPO comments (if applicable)

I. PROCESS

According to the Dayton Land Use and Development Code (DLUDC), subsection 7.3.101.02, a Type II action is a quasi-judicial review in which the Planning Commission applies a mix of objective and subjective standards that allow considerable discretion. This request was initiated by staff. Applications for demolition and/or new construction are first considered by the Historic Preservation Committee, which sends their recommendation to Planning Commission. According to a Type II process, a public hearing is conducted before the Planning Commission and the Commission makes a final decision. The Planning Commission's decision can be appealed to the City Council.

II. BACKGROUND

In early 2013, the City began pursuing options for rehabilitating Miller Fountain in Courthouse Square Park. Historic structures are required to be repaired by contractors qualified to work on historic structures and the State Historic Preservation Office (SHPO) provided a list of potential contractors to the City. The City contacted these contractors to ask for quotes on the cost to rehabilitate Miller Fountain. At that time, only one contractor was willing to provide a quote for the work. The original quote was approximately \$39,000. However, drainage improvements were not included in the price. When asked for an expanded quote including drainage and the possibility of restoring drinking fountains on the sconces, the quote was revised to \$62,210. At the time, the City Council was not ready to move forward with the project at such a cost. Rehabilitative work was also questioned at this time. The question was raised if other options

were possible with the fountain such as a complete demolition and reconstruction, removing it and replacing it with some other feature, or removing it and just having concrete pathways.

In November 2013, the City Council held a public meeting to discuss options for restoring, improving, replacing, or removing the fountain. Staff had received a ball park quote from a contractor for demolition and rebuild of the fountain including making it a working fountain in the \$38,000 to \$45,000 range. At the aforementioned public meeting in November 2013, residents in attendance claimed that the fountain originally had water coming from the top of the center column. There seemed to be a desire from all in attendance that the historic nature of the fountain should be preserved, but that it did not necessarily have to be just through rehabilitation. Though no vote was taken, the general consensus from that meeting was that the City could preserve the historic nature of the fountain through a demolition and rebuild option. In February 2014, the City sent out a Request for Quotes for demolition and rebuilding of the fountain, to include a water feature similar to the historical operations of the fountain. The City received quotes for \$169,000 and \$58,300. The City Council was still uncomfortable with the cost and decided not to move forward with the project at that time.

As a side note, for projects under \$50,000, the City simply has to solicit 3 quotes. Projects over \$50,000 have to go through the formal bid process. Also, projects over \$50,000 are subject to prevailing wages, which adds significantly to the cost of a project. These were other reasons for not moving forward with the project previously since we would have had to go through a formal bid process.

The City recently received a quote for the demolition and rebuild of Miller Fountain of \$49,350, which includes making the fountain a working fountain with water features similar to its historic operation as well as new sidewalks from the bandstand to Ferry Street. This is a cost City staff and the City Council are prepared to handle and would now like to pursue this project.

The City will submit a Clearance Form to the State Historic Preservation Office (SHPO) and await their comments. It is possible that this action will be deemed to have an adverse effect on the historic nature of Courthouse Square Park, in which case SHPO will negotiate with the City regarding what type of mitigation will be required.

III. CRITERIA

Historic Demolition and New Construction (Historic Alteration) requests shall be reviewed in accordance with the Type II review procedure. LUDC sections 7.2.112.06.E. and 7.2.112.07.F. provide the criteria for approval or denial of demolition and new construction as follows:

- A. Decision Criteria. In order to approve an application for the relocation or demolition of a Designated Landmark, the Commission must find that:
 1. *No prudent and feasible alternative exists, or*
 2. *The designated property is deteriorated beyond repair, or*
 3. *The value to the community of the proposed use of the property outweighs the value of retaining the Designated Landmark.*

Finding: The City was only able to get one contractor to provide a quote for rehabilitation of Miller Fountain, which would be the alternative to demolition and rebuild, and the cost was found to not be prudent or feasible for the City to pursue at that time. As the City continued to discuss options for the fountain with the contractor that provided the quote of \$62,210 for rehabilitation, the price continued to rise. This project has to be somewhat fluid because, if possible, the City would like to learn how the fountain worked historically through the demolition process. In pursuing quotes for a demolition and rebuild of the fountain, a more feasible cost has been received.

Staff finds the criteria for demolition met.

B. Decision Criteria. The Commission shall consider the following standards, comments, and criteria in determining whether to approve an alteration request.

1. *Use of the property is historically similar or new use requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

Finding: The intent of new construction will be to build a replica of the fountain. The only difference will be that it will be made a working fountain again. The intent of the demolition and rebuild is to restore the fountain to what it once was with the same or similar materials, features, spaces and spatial relationships.

Staff finds this criterion met.

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

Finding: The new construction will be placed at the same location as the current fountain with the historic marker and fountain name plate placed in their current locations.

Staff finds this criterion met.

3. *Use of property recognizes 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: Again, the intention is that the new construction will be an exact working replica of the current fountain restoring historical features.

Staff finds this criterion met.

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

Finding: Staff finds this criterion is not applicable to the new construction request.

5. *Alterations preserve distinctive materials, features, finishes, and construction techniques*

or examples of craftsmanship that characterize the property.

Finding: The intent is to build a replica of the current fountain so that the historic nature of the fountain is preserved in the new construction.

Staff finds this criterion met.

6. *Historic features are repaired versus replaced. Where the severity of determined 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: Staff finds this criterion is not applicable to the new construction request.

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: Staff finds this criterion is not applicable to the new construction request.

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: The new fountain will be placed in its historical place with the historical marker and name plate placed at their historic places on the fountain.

Staff finds this criterion met.

9. *New additions and adjacent or related new construction is 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: Staff finds this criterion is not applicable to the new construction request.

10. *The Planning Commission considers design guidelines recommended by the Planning Commission or Historic Preservation Committee, 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).*

Finding: The Historic Preservation Committee considered design guidelines at their September 3, 2014 meeting and recommended the following:

- 1 – Measured drawings of the fountain should be obtained prior to awarding the contract for the fountain demolition and rebuild so that size and spatial relationships can be retained.

- 2 – The demolition should be performed thoughtfully and methodically, so that, if possible, the original function of the fountain can be ascertained.
- 3 – The reconstruction of the fountain should replicate historic features and spatial relationships.
- 4 – The reconstruction should follow the U.S. Secretary of the Interior’s Standards for Reconstruction as applicable.
- 5 – The City should work with the State Historic Preservation Office to determine appropriate mitigation.
- 6 – Any items found in or under the fountain shall belong to the City.

The U.S. Secretary of the Interior’s Standards for Reconstruction include the following:

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.
5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.

IV. PLANNING COMMISSION ACTION

Based upon the findings in the staff report, staff recommends the Planning Commission adopt the findings in the staff report and recommend approval of the application (File # HD-2014-01 and HA-2014-02):

- A. Adopt the findings in the staff report and recommend approval of the historic demolition and new construction request as presented; or

- B. Amend the findings in the staff report, clearly stating revisions/comments/additions, and recommend approval of the historic demolition and new construction request, to the Planning Commission; or
- C. Recommend denial of the historic demolition and new construction request, clearly stating the criteria that are not being met, and basis for not recommending approval of the application.

Historic Preservation Committee
Minutes of meeting of September 3, 2014

Members present: Judy Gerrard, Kelly Haverkate, Martha Goodrich, Dave Hargett & Wayne Herring

Staff present: Scott Pingel & Debra Lien

The meeting was called to order at 6:37 pm.

The order of the agenda was changed. Scott will address Item "E" first. This is the letter from the National Park Service regarding the de-listing of a historic property located at 407 Church St.

Agenda Item E

Scott explained that this letter from the State Historic Preservation Office (SHPO), stating that the Baxter House located at 407 Church St had been removed from the National Register of Historic Places was issued in error. The National Park Service, which administers the National Register has not yet completed a review of the application. We should know their decision within a couple of weeks. The applicant, who received a copy of the letter, has been notified that it was sent in error.

There was discussion of whether or not a building is still a local resource even if it is delisted from the National Register of Historic Places. If the City has a local resource list outside of the National Register nominations, they can still be subject to our codes and rules.

A search by city staff could not locate such a list. Judy said there was a grant to do the original inventory. We need to look at old ordinances to see if we do have a separate local listing. We may want to pull the inventory binders and see if we have an actual inventory list.

Request from the City of Dayton for removal of Martin Miller Fountain and construction of a replica. File #'s HISTORIC DEMOLITION 2014-001 AND HISTORIC NEW CONSTRUCTION 2014-001

City manager Scott Pingel gave a recap of his staff report with background regarding the city's attempts to get affordable quotes for restoration of the fountain.

The process was started in March 2013 with a quote of \$39,000.00 to rehabilitate the fountain, but not to make it a working fountain or drainage. Revised quotes were substantially more and the City Council was not ready to spend that much money. A City Council concern was how long would a rehab last?

In November 2013 City Council held a meeting to discuss options. After discussion, general consensus was to demolish and rebuild and make the new construction a working fountain. He noted for the record that the fountain is a feature in the historic listing which is the Park itself. They want it to be a working fountain and like the original. No decision was made that night.

A request for quotes in February 2014 brought in two bids, both higher than City Council wants to spend, \$169,000.00 and \$58,000.00. Anything over \$50,000.00 and the City has to go through a formal bid process. Recently the City received another bid for \$49,350.00 to demolish and rebuild and make it a working fountain, along with new sidewalks from the bandstand to Ferry St. The City Council approved this bid and want to pursue this project.

SHPO comments are still forthcoming, if the project is deemed to have an adverse effect on the park, SHPO will negotiate with the City on required mitigation.

Dave had concerns over extra costs, and if this bid would cover all expenses. Judy asked if anyone has done measured drawings; what plans they are following to make sure the new construction is the same. Scott said they will take measurements and for the drainage as well.

Judy asked if they will be architectural drawings. Scott says we don't have any of that now. Martha asked if we could require architectural drawings. Scott said we can require that. Martha said drawings could assure that it is replicated properly.

Judy inquired about the drinking fountains. Scott said they can't be replicated because of drinking water standards today. Scott stated that could be addressed in drawings to make them of similar materials and finishing; they will do what they can to make the finishes and techniques similar.

Scott said we will take the time to make sure it's done right.

Judy talked about the features that make it historic, the pediments with the peaks on them, the concrete frame around the edge of the fountain. She passed out pictures that show historic features. It looks like there is a light globe on top, if there was ever a light. She was unsure if a citizen recollection that the water came out of the top of the column was correct. There was discussion of what kind of replacement for the globe or bulb at the top of the column, and the pictures shows what appears to be different pediments at the top of the column. Judy said the original pictures don't appear to show a fountain from the top of the pillar. That could have been a later feature.

Dave will check with his mother-in-law to see if she has information (from Ruth Stoller).

Kelly said historic rehabilitation is always more expensive. It always costs more to do it the right way. She is OK with whatever is decided. Does Kim have any references and has he done this kind of work before, running water and fountains? Scott said he doesn't know if Kim has done this kind of work, but there aren't many out there who do this kind of work. Scott pointed out that the City has put it out to bid three times and his is the only acceptable bid.

Kelly asked if there is a maintenance plan for the new construction. New construction will get wear and tear the same as rehabilitation, so saying that it's better to build new is not that good of an argument for tearing down the fountain. Scott agreed that a maintenance plan is a good idea.

Scott said there is so much deterioration on the fountain a great portion of it can't be restored and would have to be replaced anyway, according to the original contractor who inspected the fountain. The contractor won't know until he gets into the project.

Kelly brought up the point that when people see an "old" building or feature they expect at least a portion of it to be actually old. If everything is new, shouldn't it be differentiated somehow? Judy stated that an exact replica is generally not what SHPO recommends. There was a discussion about this issue. What we are talking about is actually "reconstruction". Judy shared the National Park Service's definition of and standards for reconstruction (attached hereto and made a part hereof). Judy suggested they ask the City to follow these guidelines.

There was a short discussion of where the water feature was.

There was discussion about asking older long-time residents of Dayton about whether they remember anything about the water feature of the fountain and how it worked.

Wayne speculated that there could be pipes inside that could give insight into how it actually worked, if the demolition is carefully done. Everyone agreed.

Martha stated she is nervous about a non-fountain person building a fountain. Judy asked if a plumber will be involved, in terms of the water. Wayne thought a plumber should take care of the interior, not a concrete specialist. An electrician should be involved, too. When asked about where electricity will be located, Scott said it will not be above ground.

If it is taken apart carefully then we could see how it was originally constructed, to understand where the water came in originally. Scott thought that might be difficult. You can see where things have been added. There is a big hump in the middle where something has been added. Judy said there could be layers of construction that could be understood by the materials used.

Kelly said there is a group from Clatsop County and Judy mentioned the University of Oregon preservation group as a possible means of deconstructing the fountain. She has concerns if the City is determined to go this path. That we end up with something that is the way the fountain originally looked. Scott says he hopes those expectations would be space and general construction.

Kelly asked if a plan will come back for approval. They have done an onsite review, said Scott. There will be drainage. The city does not want to spend money needlessly.

Dave suggested we ask Kim his process. Scott will ask. Dave asked if Kim can come to this group for a Q & A. Dave asked if Kim can walk them through the process, so they have a better understanding.

Scott said he could come to the PC meeting next week and answer HPC concerns.

Scott said he will sign a contract. The fountain will be done first and then the sidewalks.

Martha said she had questions about Kim's ability to build a proper fountain, if this is not his field of expertise. Will he know what is required to build a proper fountain?

Kelly said the PC will hold their public hearing but they won't have the same concerns from a historical perspective that the HPC does. She thinks we are rushing through the process. After this meeting can the HPC be represented at the PC meeting?

Dave had a concern whether he is qualified.

Scott said just because someone submitted a bid doesn't mean the city has to give him the job. What the HPC is reviewing now and giving an opinion on is whether the city can demolish and reconstruct the fountain.

Judy said they have three options:

- A-Adopt the findings and recommend approval,
- B- Amend the findings with revisions and recommend approval, or
- C-Recommend to deny the application.

The criteria for demolition are on 7.2.1.39 for alteration or new construction is on 7.2.1.42. Item 10 states the CP should consider guidelines submitted to the PC by the HPC and she wants to address that.

Kelly reiterated that the question is not over Kim's qualifications, but whether they should recommend demolition and reconstruction as opposed to rehabilitation, and personally she is not opposed as long as the Secretary of the Interiors guidelines for reconstruction

are followed. Dave agreed, stipulating that that it should be historically accurate, and they should be careful when dismantling the fountain.

Judy mentioned that since it still exists, it should be deconstructed in a thoughtful manner.

Scott said he will discuss all their concerns with Kim, and if he can't do it for the bid amount then the City could consider doing it for a formal bid process. His concern they will come back with the same bids and people and it won't just go up a couple thousand it will go up substantially.

Scott mentioned that he has done other projects for the City and he has been very fair.

Clearance forms with SHPO will be submitted, if they say it is an adverse effect, then mitigation will be done. This was not discussed with Ian Johnson, and he would not make a determination. But he didn't think it would be an adverse effect.

The standards for reconstruction should be considered.

Scott offered that we could go out for the rehabilitation, but not until we know exactly what features we want.

There was a discussion of doing research on the fountain, and getting historical remembrances from older citizens of Dayton. Ernst Kroner was the builder.

Judy said it sounds like they want to approve with recommendations, and reiterated the concerns that have been brought up by the group that they would like considered as part of their recommendation.

1. Architectural measured drawings of the existing fountain now to help with reconstruction.
2. Dismantling in a thoughtful manner to help understand how the fountain was originally constructed, specifically where the water came in and how the fountain worked.
3. It should be reconstructed to replicate the historic features (pediments, caps, size, pole, sidewalk, etc.) and spatial relationship in the park. No tile on the interior. It should be rebuilt in the same place.
4. They should follow the Secretary of the Interior's standards. Use the reconstruction guidelines.
5. Meet SHPO's requirements and be mindful of their comments regarding any required mitigation.
6. Any and all artifacts found while digging that is of a historical nature or that is valuable belongs to the City of Dayton.

Motion

Kelly made a motion to adopt option A, adopting the findings in the staff report and to recommend approval of the historic demolition and new construction with the above six concerns. The motion was seconded by Dave. The motion was passed unanimously, 5-0.

They thought Kim should be at the PC meeting to answer questions.

Judy asked if they should be at the PC meeting to answer questions about their decision. Scott thought if they did, then Judy should represent the committee.

Draft letter to owners of historic properties

Everyone approved of Judy's draft letter. Kelly noted it was positive. Wayne liked that it was brief.

Debra noted that Ian Johnson from SHPO suggested that copies of the nominating papers be included in the letter that is sent out. Judy suggested that the history behind the nominations be sent out too. Scott thought that since the mayor is going to sign it, she should review it first.

Judy has not looked for the floppy discs. Debra reported that to get information from a floppy disc, the city could buy an external floppy drive or take the disc to Copy Cats to retrieve the data.

Wayne and Dave did not complete their assignments. Wayne was to find out what other CLG cities do to provide incentives to property owners. Debra will send Kuri's information to Wayne. Dave was to call Restore Oregon Preservation Workshop. How to find out the history of your home, etc. and to find if they ever do those any more.

Martha was to find out who does preservation restoration in the area.

Other business

Debra reported on the Certified Local Government conduct this morning with Ian Johnson from SHPO. He liked our system of recordkeeping and keeping track of matching time and funds.

He gave history of the CLG program. It was started in 1984 and is funded by offshore drilling permits.

Other suggestions he made are:

1. When the letters are sent out, send out a press notice. Invite the owners to an open house with city staff and members of the HPC to talk about their properties. Try to have the City Planner present.
2. Every 18-24 months, conduct a general training session with the City Council, PC and HPC present. City Council can talk about their goals and their perceptions of historic preservation.
3. Try to discourage demolition of historic properties. Joy Sears at SHPO has information about small rehabilitation grants that are available along with other money for technical assistance.
4. He noted that the new CLG grant cycle will start in November and approximately \$12,000.00 will be available for each city. Grant requests will be due on February 27, 2015.

Judy said it would be nice to have someone from SHPO at an open house.

5. Information to realtors about historic properties was considered a good idea.
6. Ian also mentioned that there are grants specifically for cemetery rehabilitation.

Dave thought that plaques on historic homes would be a good way to let people in general and realtors know a house is historic.

Dave thought people would want a piece of the demolished fountain. Judy noted there is a plaque on the fountain. Scott said the historic marker and the plaque have to be put back right where they are.

Dave thought a time capsule could be included.

Judy would like a copy of Ian's CLG review if he sends one back.

Adjournment

Kelly made a motion, seconded by Martha to adjourn the meeting at 8:25 pm. The motion was passed unanimously, 5-0.

Respectfully submitted,

Debra Lien
Community Development Specialist