

SPRINGFIELD HISTORIC COMMISSION

Minutes: January 28, 2014

Present: Kerry Barbero
Kuri Gill
Paula Guthrie
Tim Hilton

Absent: Dannie Helm

Guest: Nancy Koerber
Mark Thomas

Where: Jesse Maine Room
Date/ Call to Order: 01/28/2014 at 5:30 p.m.

ITEM 1: Public Comment

There were no comments from the audience.

ITEM 2: Minutes Approval

Minutes from the November 26, 2013 meeting were approved with the following corrections: addition of "Absent: Paula Guthrie"; and the next meeting date corrected to read "Thursday, January 28, 2014."

ITEM 3: Election of Officers

Commissioner Hilton accepted the nomination of Commission Chair for 2014 and Commissioner Barbero accepted the nomination to continue as Secretary. Commissioner Helm will be notified of her nomination to Vice Chair and will have the chance to accept or decline the nomination.

ITEM 4: Land Use Applications

660 C Street

Nancy Koerber and Mark Thomas came to tonight's meeting requesting preapplication feedback from the Commission regarding their project interests for the 606 C Street property. Their short sale offer on the property has been accepted and work bids from contractors are coming in. According to Koerber: the property has no heat; the electrical is unsafe; plumbing is practically non-existent; the roof was installed incorrectly and has structural issues; the foundation is in poor condition; the front porch is rotting; and there are drainage problems from water runoff. The property has served as a single-family residence and as a duplex. The couple's proposed alterations are identified in a document along with drawings that were forwarded to Commissioner's as part of tonight's meeting materials. Proposed alterations are primarily for the rear and west elevations on the historic house. The house is listed as a contributing property in the Washburne Neighborhood Historic District as noted on a 2003 historic resource survey form on file at the City.

Commissioner Hilton commented that the historic house had been altered and was in a dilapidated condition at the time the District was established. Aside from that and its current poor condition, it still has the potential to be a landmark property in the District. He provided construction details concerning storm water management, dormer alterations, and weatherproofing.

Commissioner Gill pointed out that the couple's proposals fit code requirements.

Commissioners Barbero and Guthrie suggested the Springfield Museum, Sandborn Fire Insurance Maps, for historic photographs of the house and drawings of its original footprint. The UO library and Dover publications online are other sources that may aid in helping to identify typical features on houses of the same style and period.

The Commission/Commissioners made the following comments and referred the couple to the References to the *Springfield Historic Design Guidelines*:

- Roof – Because the chimneystack is beyond repair, tying it to the roof as a means to save it is not an option according to the couple's contractor. Chimney bricks could be reused elsewhere on the property. It is not advised to install a false chimneystack. Use the best construction details to keep water out of the roof in the area of the chimney removal.
- Dormers – Alterations done during the historic period can be retained, such as the addition of the 1940s roof dormers. It would be acceptable to restore the dormers to be more in keeping with the character/style of the house and designed to be more in proportion/scale with the roof.
- West side porch – A post at the corners and posts to define the steps were possibly the original post configuration for what would've been an open porch; posts would not have extended outside of the porch perimeter.
- Front Doors – It was not uncommon for houses of this style and period to have two front doors. It is advised that the couple restore the covered over door opening and reinstall a salvaged/replacement wood door there to match the extant one at the perpendicular elevation.
- Front porch – Wood T & G is recommended for the porch decking. Wood steps were typical for houses in the district and examples are still seen in the neighborhood. Wood steps are a good choice if they are maintained well, but concrete is also an acceptable material. Please see the Commission for advice if there is any future need for safety/accessibility railing. Retain original turned porch posts.
- Back porch – It appears that little remains of the original back porch. Make corner returns visible again at this elevation as character-defining features at the roof gable. Ideally a deck would be viewed as a separate element, so it would be best not to cover the proposed new deck addition. Make sure the new deck addition is in correct scale/proportion with the house.
- Foundation – Refer to the new foundation for the house at 8th and F Streets as a good example in the neighborhood.
- Fence – Commission is in agreement with the couple's plans for fencing.
- Back accessory structure – It is important to preserve the portion of the structure that is original. The Commission will need more information and images to make a determination regarding the couple's wish to create an office in the shop. The historic resource survey notes an 1885 woodshed, but clarification is needed as to which accessory structures are currently extant.
- Windows – Original windows should be retained and repaired rather than replaced, and especially at primary elevations. It is possible to restore old windows to operable condition; consult "Preservation Briefs" online through the NPS for window restoration tips. Where windows are to be replaced, wood is the preferred material. Replacement of the parlor window on the front façade to a vinyl picture window should be avoided. It is advised to maintain and restore this window. If not feasible, replace it with a wood window in the style and size of the existing window, maintaining the original opening configuration. Retain the original back bedroom windows. It is best to maintain the original back upper level windows. Multi-lite windows could be added to the dormers to be more in keeping with the style of the house.

It was decided that a subcommittee may be formed to preview upcoming proposals as needed, so that Staff Markarian can allot enough discussion time on future meeting agendas.

ITEM 5: Historic Moment

Commissioner Barbero's historic moment was postponed due to the busy agenda.

ITEM 6: Sub-Committee Reports

Commissioners Gill, Helm, and Amend met along with Staff Markarian as a subcommittee to review the list of potential grant projects compiled by the Commission back in September 2013. The subcommittee's recommendations for projects for the next grant cycle are outlined on handout that was included with tonight's meeting materials. Commissioner Gill and Staff Markarian summarized the projects aloud. The Commission approved the list of recommendations as the projects.

Commissioner Hilton's Pre1915 Survey Subcommittee has not met in a couple of months. Hilton's Fence Subcommittee drafted a two-page sheet for the public. It discusses fence styles and types appropriate for the Washburne Neighborhood Historic District. It includes informative text and features photographs of good fencing examples.

ITEM 7: Commissioner Updates

Commissioner Gill attended the subcommittee meeting to discuss grant projects.

Commissioner Guthrie witnessed the Jenkins House move from Franklin Boulevard in Glenwood to D Street address in Springfield. She took many photographs of the event. Commissioner Barbero suggested she show them as a future Historic Moment.

Commissioner Amend attended the subcommittee to discuss grant projects. He also asked students of a UO Architecture Design Studio how their downtown vision project connects with the Washburne Neighborhood. He also reviewed their project boards currently on display at City Hall.

Commissioner Barbero prepared her historic moment presentation, reviewed tonight's meeting materials, and prepared the minutes from the Commission's November meeting.

Commissioner Hilton has had conversations with UO Professor Nico Larco concerning the downtown vision project put together by his Architecture students. Hilton also reviewed the students' project boards on display at City Hall.

ITEM 8: Staff Updates

Staff Markarian gave the following updates:

- Liz Carter has expressed an interest in pursuing a National Register nomination of the Frederick L. Gray House. SHPO determined the property ineligible for a listing a few years ago, but may have had a change of thought recently. Willamalane may not be onboard with the idea of getting the property listed.
- City Council interviewed an applicant for the open seat on the Springfield Historic Commission; the applicant has been accepted.
- Bruce Berg dropped his appeal of the Type II Historic Review Approval (Director's decision) regarding the Jenkins House move. He attended a recent City Council meeting during the public comment period expressing his concerns over the Medium Density Residential zoning near his home. The Council is putting together information on what it would take to revisit the MDR zoning and possibly change it to a lower density zoning.
- Website is taking longer than planned, because a new staff person has taken over the project; the previous person is no longer employed with the City.

Meeting adjourned at 7:58 p.m. Minutes recorded by Kerry Barbero.

Next Meeting: Thursday, March 25, 2014.

Prioritization

The CLG Grant Planning Sub-Committee discussed the need to stabilize/solidify the Washburne Historic District and Downtown historic resources before embarking on resource-intensive preservation efforts in other areas of Springfield.

Scope

- Mill Street Reconnaissance Level Survey.
 - General vicinity is Main to Centennial, Water to Pioneer Parkway but needs refinement such that it only encompasses approximately 150 primary structures (due to budgetary constraints for consultant services).
- Pre-1915 Reconnaissance Level Survey.
 - Conclusion of multi-year citywide survey effort. Findings from the RLS to inform two public education efforts, including: preparation of 5 pilot homeowner packets for Washburne residences for May '14 Preservation Month (emphasize character-defining features); and Museum exhibit for May '15 Preservation Month.
- Trainings.
 - Opportunities limited to Oregon-based trainings (i.e. Heritage Conferences, CLG Workshops, Main Street Conferences). Funds allocated among commissioners on first come first served basis and limited to registration fees, meals, transportation, and lodging.
- Lumber Heritage Context.
 - Consultant-assisted development of a framework for identifying and evaluating mill resources in Springfield in the future. Findings from Context to inform a public education project in the form of a newspaper insert.
- Code Update.
 - Lay groundwork for future consultant-assisted activities through a property owner survey (online, 2 WNA meetings, door-to-door), and survey/analysis of Planning office counter questions and historic review applications.
- On-going liaison with Main Street
- Continued efforts to uncover historic spring plaque
- 2016 Preservation Fund anniversary planning

Schedule: April 2014 – August 2015

- Spring '14
 - Issue RFP for Mill Street RLS
 - Opportunity to attend Heritage Conference – Albany
 - Conclude Pre-1915 RLS
 - Prepare and distribute Homeowner Packets
- Summer '14
 - Mill Street RLS conducted (consultant)
 - Initiate property owner survey
- Fall '14
 - Continue property owner survey
 - Issue RFP for Lumber Heritage Context
 - Opportunity to attend CLG Workshop/Main Street Conference – McMinnville

- Winter '14-'15
 - Lumber Heritage Context completed (consultant)
 - Prepare for Museum Exhibit
 - Conclude property owner survey
 - Initiate Planning counter survey
- Spring '15
 - Museum Exhibit held
 - Newspaper Insert published with info from Lumber Context work
 - Opportunity to attend Heritage Conference – TBD
 - Continue Planning counter survey
- Summer '15
 - Conclude Planning counter survey

Budget: \$12,000 for grant, \$12,000 worth of match

- \$5,000 – Exhibit
- \$4,000 – Context
- \$2,000 – RLS
- \$1,000 – Trainings

Sub-Committees:

1. Mill Street RLS: Establish a sub-committee to refine the survey boundary and assist in RFP development and scoring of proposals.
2. Pre-1915 RLS: Existing sub-committee to complete the survey, coordinate the preparation and dissemination of Washburne homeowner packets, and coordinate the Museum exhibit.
3. Lumber Heritage Context: Establish a sub-committee to refine the project scope, assist in RFP development and scoring of proposals, and coordinate publication of newspaper insert.
4. Code Update: Establish a sub-committee to develop, disseminate (including formulation of talking points), and summarize conclusions from surveys.