

AGENDA
DAYTON HISTORIC PRESERVATION COMMITTEE

DATE: WEDNESDAY, FEBRUARY 16, 2022
PLACE: REMOTE VIA ZOOM <https://us06web.zoom.us/j/88298895889>
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 June 16, 2021	1 - 2
D.	HISTORIC PROPERTY REQUEST FOR CHANGE APPLICATION	
	HIST 2022-01 Application and narrative	3 – 4
	Nomination materials and photographs	5 - 14
	Photographs from Applicant	15 - 30
	Approval criteria	31 - 33
E.	OTHER BUSINESS	
	CLG Grant Update	
F.	ADJOURN	

Posted: 02/09/2022
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 16, 2022

Dayton Historic Preservation Committee
Minutes of Meeting of June 16, 2021

Members present: Judy Gerrard, Kim Courtin, and Kelly Haverkate

Members absent: Dave Hargett, Wayne Herring

Staff: 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 February 10, 2021 meeting, with the stipulation that the names of the applicants and the property address of the Application for Historic Alteration be included. Kim Courtin seconded the motion. Motion passed unanimously.

Appearance of Interested Citizens

None in attendance.

CLG Grant

Cyndi updated the committee on the quote for ground-penetrating radar. The committee recommended scheduling around the availability of the vendor to fit us in. The group agreed that the yellow box drawn by the vendor was sufficient for exploration.

Sea Reach quotes for wayfinding signs that include stories of historically underrepresented persons buried in Brookside. Chair Gerrard questioned the pricing and installation of the various options quoted. The upright signs would provide more surface to work with, but the cantilevered signs would be easier to read – especially as maps. Discussion continued about the merits and challenges with each type of sign, and then shifted to other items that were approved for grant funding. Other approved items included a brochure about the cemetery and hosting a monument cleaning workshop or event. Everyone is encouraged to research further and track their volunteer hours.

Brookside Update

The Sally Donovan Award came with a stipend of \$500. The City contacted Dave Pinyerd, and he recommended some repairs that could be made to a few more monuments in Brookside. The Committee agreed with his proposal, and the repairs will be scheduled.

Other Business

The Committee inquired about the applicants from the last meeting, so far they have not returned to the City to apply for any permits.

Adjournment

Chairperson Gerard adjourned the meeting at 7:08 p.m.

Respectfully submitted,

Cyndi Park
Library Director



Historic Property Request for Change Application

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:

Date Application Received:	Received By: <u>C PARK</u>	File Number: <u>HIST 2022-01</u>
Public Hearing Date:	Receipt Number: <u>-</u>	Fee:
Application Complete Date:	Date Approved:	Approved By:

TYPE OF ACTION REQUESTED: Porch Repair 'In-kind'

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

Site Address: 600 Ferry St. Dayton, OR 97114
 Name of Applicant: Andrew R. CURTIS Full Circa, Inc.
 Mailing Address: 4404 N.E. 16th Ave City: Portland ST: OR Zip: 97211
 Telephone Number: *Same* Cell Number: 503-309-9726
 Email Address: andrew@fullcirca.com
 Applicant Signature: Andrew R. Curtis Date: 2/3/22
 Property Owner (If different from Applicant): Chris Garvecki
 Address: The Joel Palmer House Restaurant City: Dayton ST: OR Zip: 97114

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).

The west facing porch "walk-out roof deck" is currently a "life safety issue" at the Joel Palmer House. We are proposing to deconstruct the upper roof-line balustrade, roof deck membrane, roof framing, entablature and column trim, 1st level balustrade and columns in our initial contracted "landings phase" of construction. We will initially remove a 1 foot wide band of deck paint (1st level) with electric heat guns around the deck perimeter in order to better investigate the existing condition of the 1x4 T.G. fir decking. We are proposing to cut back the existing deck edge 2" and biscuit joint w/gorilla glue a new 5/4" thick x 2 1/2" deep fir picture frame on the deck edge. The detail will protect the deck ends from wicking water, thus causing paint failure. We will coat the

Summary of Request continued...

The repair area with liquid "Abitron" wood epoxy (to serve as a best case primer coat) and repaint the deck to match the existing.

We will be proposing a new restoration design for the west porch roof, eave/bulkheads (Beam), column bases, upper roof deck framing, and new roof membrane.

We will start-out with the same epoxy repair/inland deck replacement on the main South entry porch deck. The south porch, pediment and columns may have to be shored-up with a long F-Truss joist over an adjustable height scaffold to allow us to repair the south deck "in-land" w/ 1x4 T.G. Fire and Spig liquid epoxy consolidation work before finish deck paint

* We may also conclude that the existing wood decks at ground level should be upgraded to a longer lasting p.v.c. 1x4 tongue and groove matching dimension deck materials

DAYTON HISTORIC RESOURCE INVENTORY

ASSESSOR MAP NUMBER: 4-13-17 TAX LOT NUMBER: 2700

PLAT NAME: NA LOT: NA BLOCK: NA

PROPERTY ADDRESS: 600 Ferry Street

CURRENT OWNER: A.H. Krake

600 Ferry Street, Dayton, OR

ORIGINAL OWNER: Joel Palmer Contributing: 1 Residence
1 Outbuilding
 ARCHITECT/BUILDER: Unknown 1 Barn

STYLE OF ARCHITECTURE: Classic Revival YEAR BUILT: 1857

HISTORIC NAME: Palmer Residence HISTORIC USE: Residence

CURRENT NAME: Krake Residence CURRENT USE: Residence

CONDITION: Good ALTERATIONS: Moderate-Major

PHOTOGRAPH ROLL-FRAME: 3-3 INTERVIEWEE: _____

RESOURCE NUMBER: 31 RECORDER: Demuth & Rees DATE: 10-29-84

SITE DESCRIPTION: THEME: Exploration/Settlement; Architecture

The Joel Palmer Residence is situated on Ferry Street, at the south edge of Dayton. The town's commercial center is east of the residence on Ferry Street; a residential area is to the west. The Palmer House is surrounded by a lawn and numerous mature cedars and fruit trees.

4.13 acres.
 10/493850/5006970

ARCHITECTURAL DESCRIPTION:

The Joel Palmer Residence is "T" shape in plan, two stories high and five asymmetrical bays across the front facade. It has a brick foundation, with a partial basement, shiplap siding, a wood shingle gable roof with boxed eaves, and two brick chimneys. The windows are one over one double hung sash with pronounced cornices except for the south section of the house which has six over four double hung sash windows. The front door has one light and multipaned sidelights. The two story portico, centered on the front facade, has six turned columns and a gable roof. According to one of Palmer's granddaughters, the house, was originally built as a one story structure with an attic in 1857. It was remodeled in the 1860 when a two story addition was constructed on the front. An extensive remodeling of the home took place again in 1911 when the one story hipped roof front porch was replaced by the ^{Colonial Revival style} portico. The original nine over six double hung windows were also replaced. It also appears that the siding may have been changed from clapboards to the existing shiplap. The center window on the second story was replaced with a small diamond shaped window. Operable shutters have been added to most of the windows. The house measures 46' X 45'.

HISTORICAL DESCRIPTION:

This residence is significant because of its association with Joel Palmer, co-founder of the City of Dayton and 1850 Donation Land Claim settler. In the spring of 1845, Palmer started overland for Oregon; his recounting of his journey in Journal of Travels Over the Rocky Mountains, published in 1847, served as a guide for many Oregon bound immigrants. In Oregon, he served as Commissary-General of volunteer forces in the Cayuse War, and as a peace emissary. In 1853, after laying out the Town of Dayton, "he became Superintendent of Indian Affairs for the Oregon Territory, an office he served with distinction, bending his enormous energy and personal magnetism to the difficult task of securing Oregon lands from the warring Indian tribes without provoking them into warfare. He negotiated 9 of 15 treaties of cessation made, November 29, 1854-December 21, 1855; and negotiated the problems of the Yakima Indian War. In 1857, he was removed from office, not because he hadn't done a good job, but because of his tolerant consideration for the Indians in carrying out his reservation policy. and his restraint of settlers' activities." (Dictionary of Oregon History, p. 191).

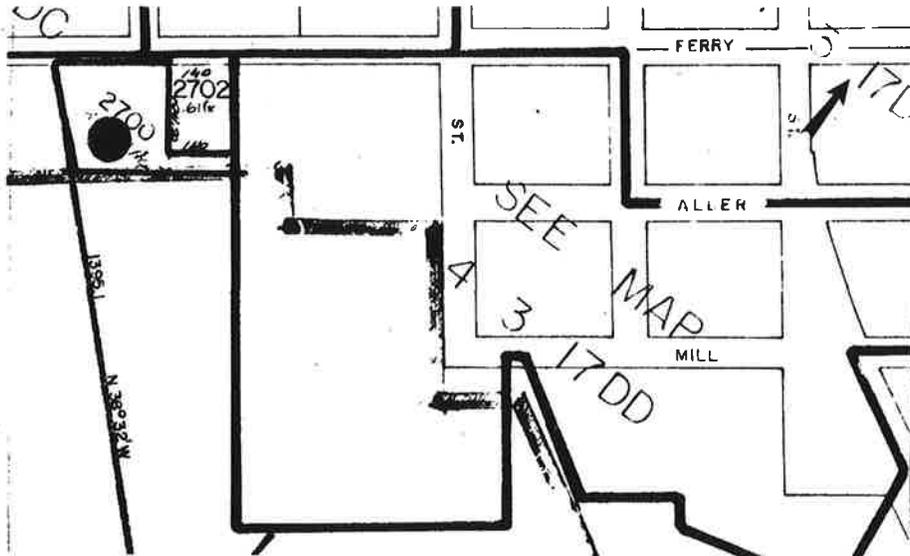
Upon his return to Dayton in 1857, he built the house for his family residence. He was active in a variety of business enterprises, including a sawmill, located on Palmer Creek to the southeast of his home. During these years he was active in politics, serving as the Speaker of the House of Representatives in 1862, State Senator from 1864 to 1866. In 1870, he was defeated as the Republican candidate for Governor. He died in 1881 and is buried in the Brookside Cemetery. The Fort Yamhill Blockhouse, and a Historical Marker, located in Courthouse Square Park (Resource #15), are monuments to his accomplishments.

SOURCES:

- . Dayton Centennial, 1880-1980, Edit. June Bienz, 1980, p.5,6.
- . "Some Dayton Chapters in the Oregon History", Dayton Reading Club, 1955, p.6.
- . "Dayton Historic Places Walking Tour", Joel Palmer House.
- . United States Census, Yamhill County, Dayton, 1850, 1860, 1870.
- . Dictionary of Oregon History, Edit. Howard Corning, Portland, 1956.

SIGNIFICANCE:

This residence is significant on a local and statewide level because of its association with Joel Palmer, co-founder of Dayton, Superintendent of Indian Affairs for Oregon Territory, and State legislator. The Palmer House meets National Register Criterion b as the property most importantly associated with Joel Palmer, a figure of surpassing significance in the military and Indian affairs of the Oregon Territory. All alterations of substance were made by Palmer himself or by his heirs during the family's period of occupancy.





DAYTON MULTIPLE PROPERTY NOMINATION
DAYTON, YAMHILL COUNTY, OR.

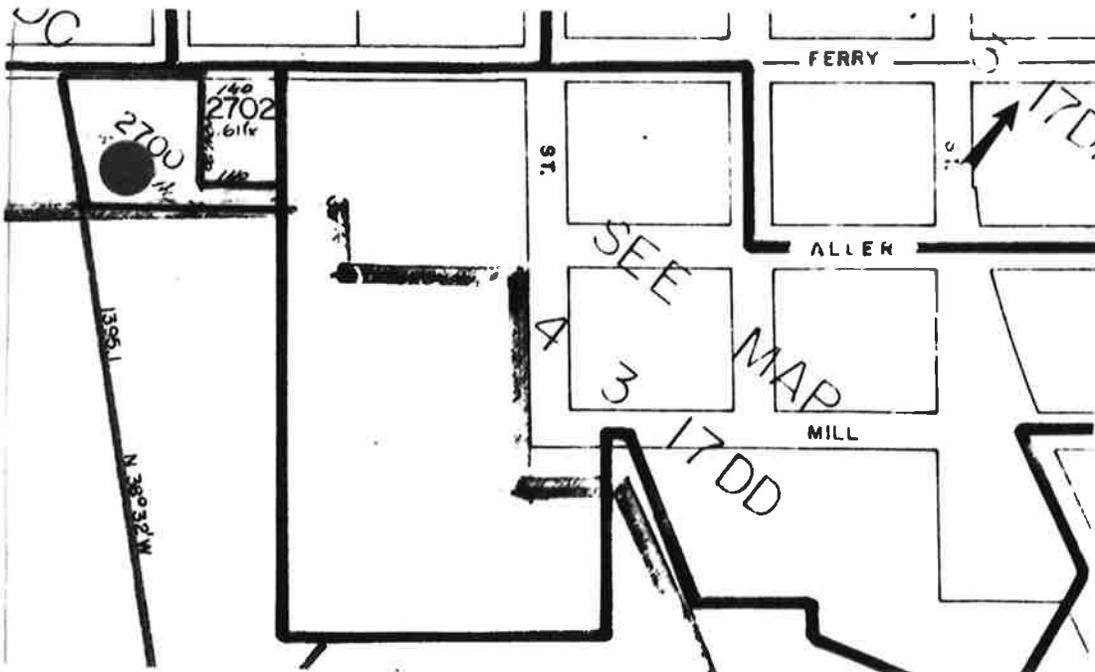
GRAND VIEW

LOOKING SOUTH AT THE JOEL PALMER
RESIDENCE, 600 FERRY STREET.

JULY 1986

DAYTON CITY HALL, DAYTON, OR.

15 OF 17



STATE OF OREGON INVENTORY
OF HISTORIC PROPERTIES
State Historic Preservation Office
Oregon State Parks, Salem, OR 97310

County Yamhill
 Theme 10a, 4a, 7
 Name
 (Common) Palmer (Joel) House
 (Historic) same as above
 Address 600 Ferry Street
Dayton, OR 97114
 Present Owner Mr. & Mrs. Ardillo H. Krake
 Address Rt. 1, Box 1C, Dayton, OR 97114
 Original Use Residence
 Date of Construction 1857

Physical description of property and statement of historical significance:

The Joel Palmer house, a two storey frame building, was built in 1857. It is in good condition and is located on a tree-shaded, well landscaped lot. A large porch, two stories in height and supported by six large columns was added in the 1860's and remodelled in 1911. Inside there is a central stair hall and straight flight of stairs. The interior finish gives an appearance of the 1880's.

General Joel Palmer, distinguished soldier, administrator, legislator and business man was first Superintendent of Indian Affairs in Oregon. He played important roles in military-Indian affairs, was a founder of Dayton and leader in local community development. His house was a center of political and military social life in the Dayton area and is still an imposing residence.

continue on back if necessary

Recorded by Mrs. Harvey Stoller Date November, 1969 (JR:8/14/78)

For Yamhill County Historical Society Sources Consulted:

orning, Dictionary of Oregon History

Please enclose map. Township 4S ^N 3W ^E Section 17 Case File Available

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PLAT NAME: NA LOT: NA BLOCK: NA
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600 Ferry Street, Dayton, OR
ORIGINAL OWNER: Joel Palmer
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RESOURCE NUMBER: 31 RECORDER: Demuth & Rees DATE: 10-29-84

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1436

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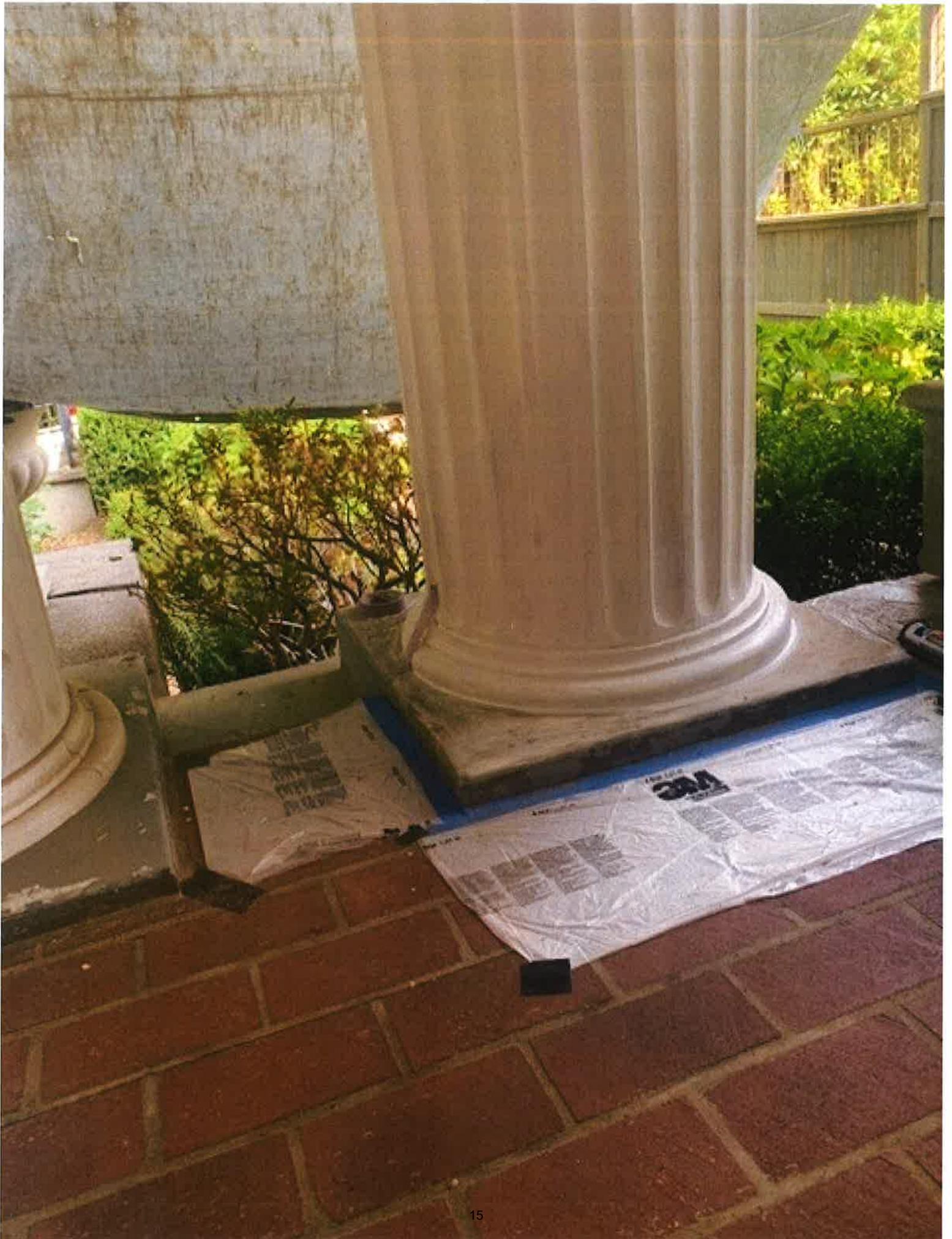
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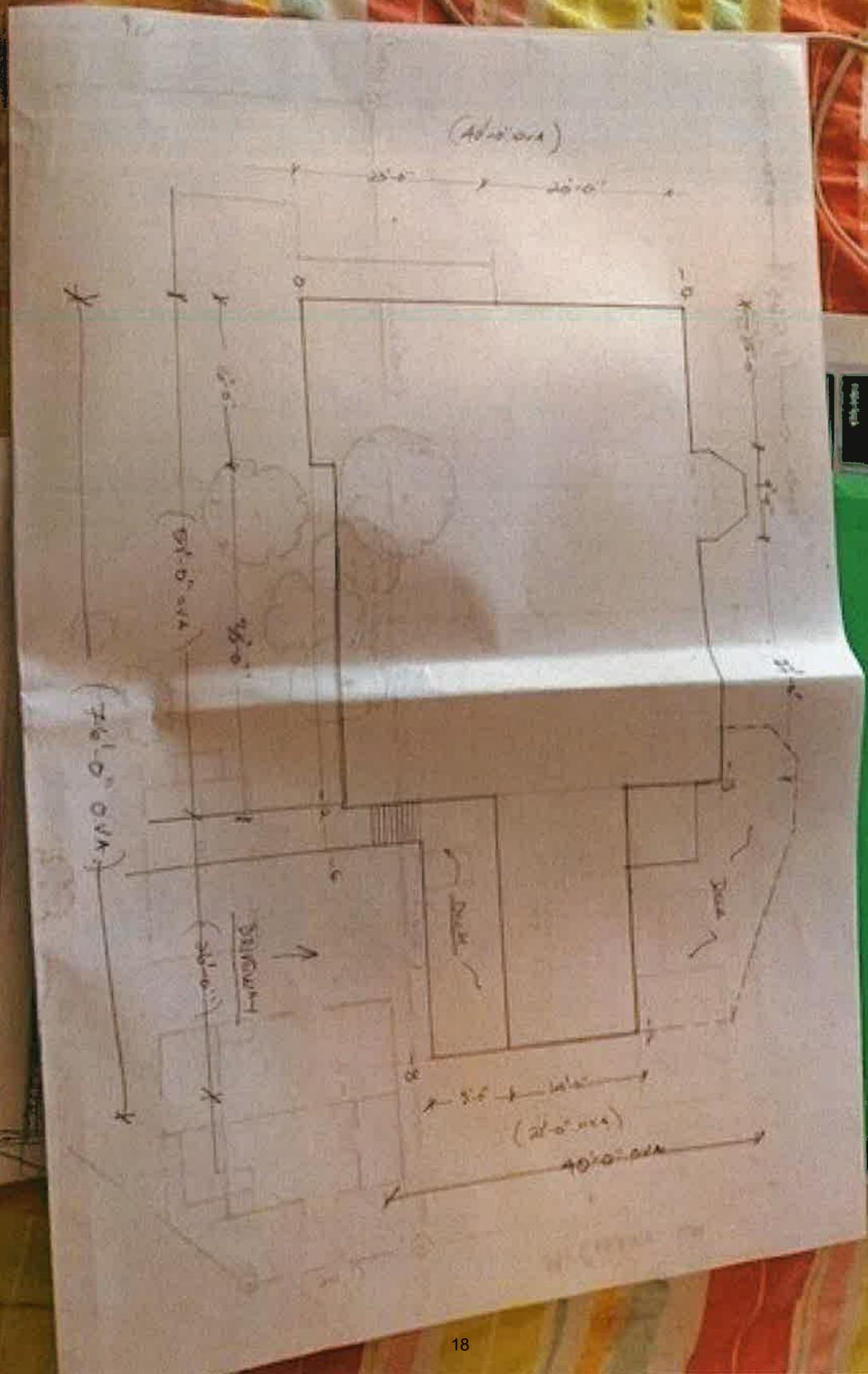
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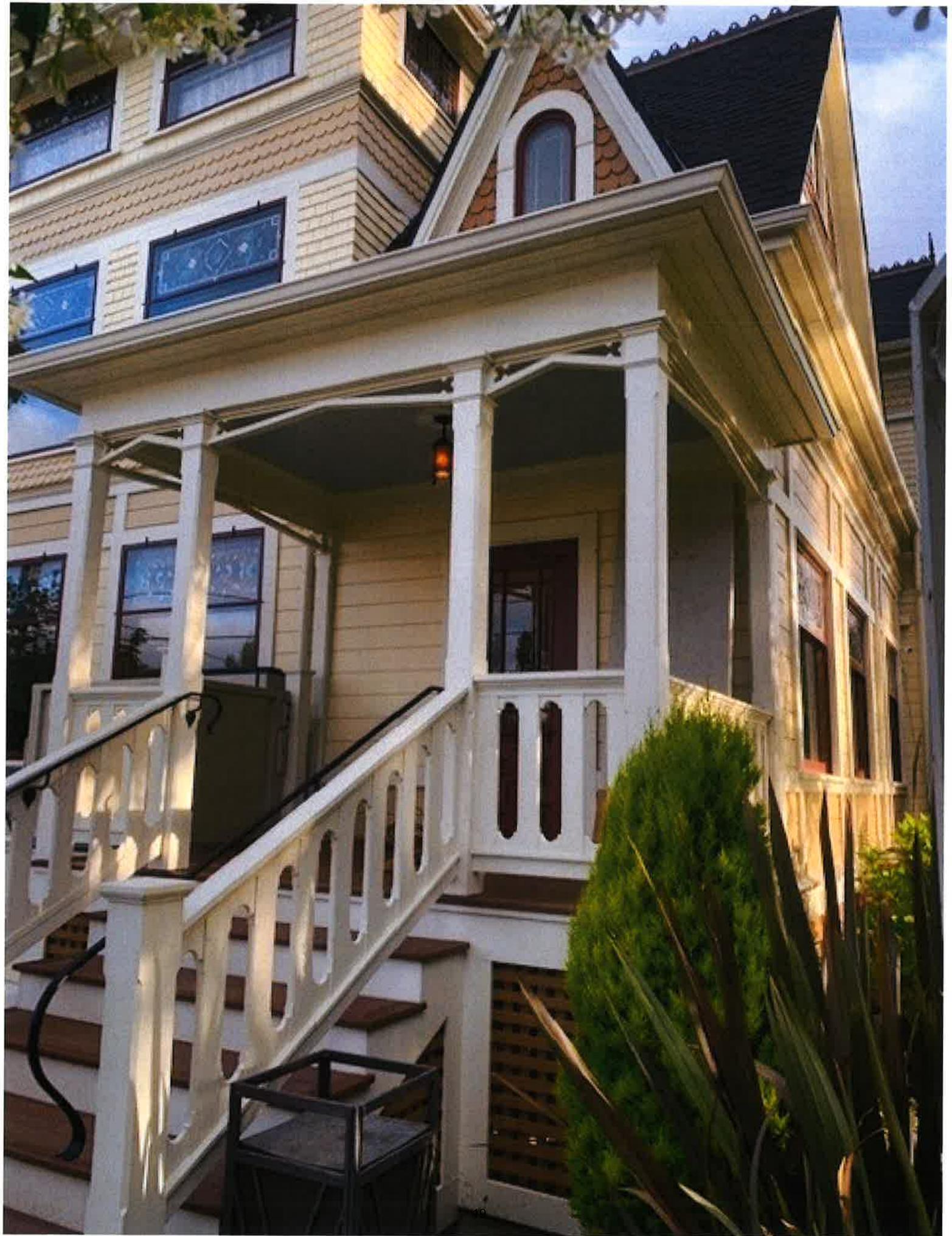


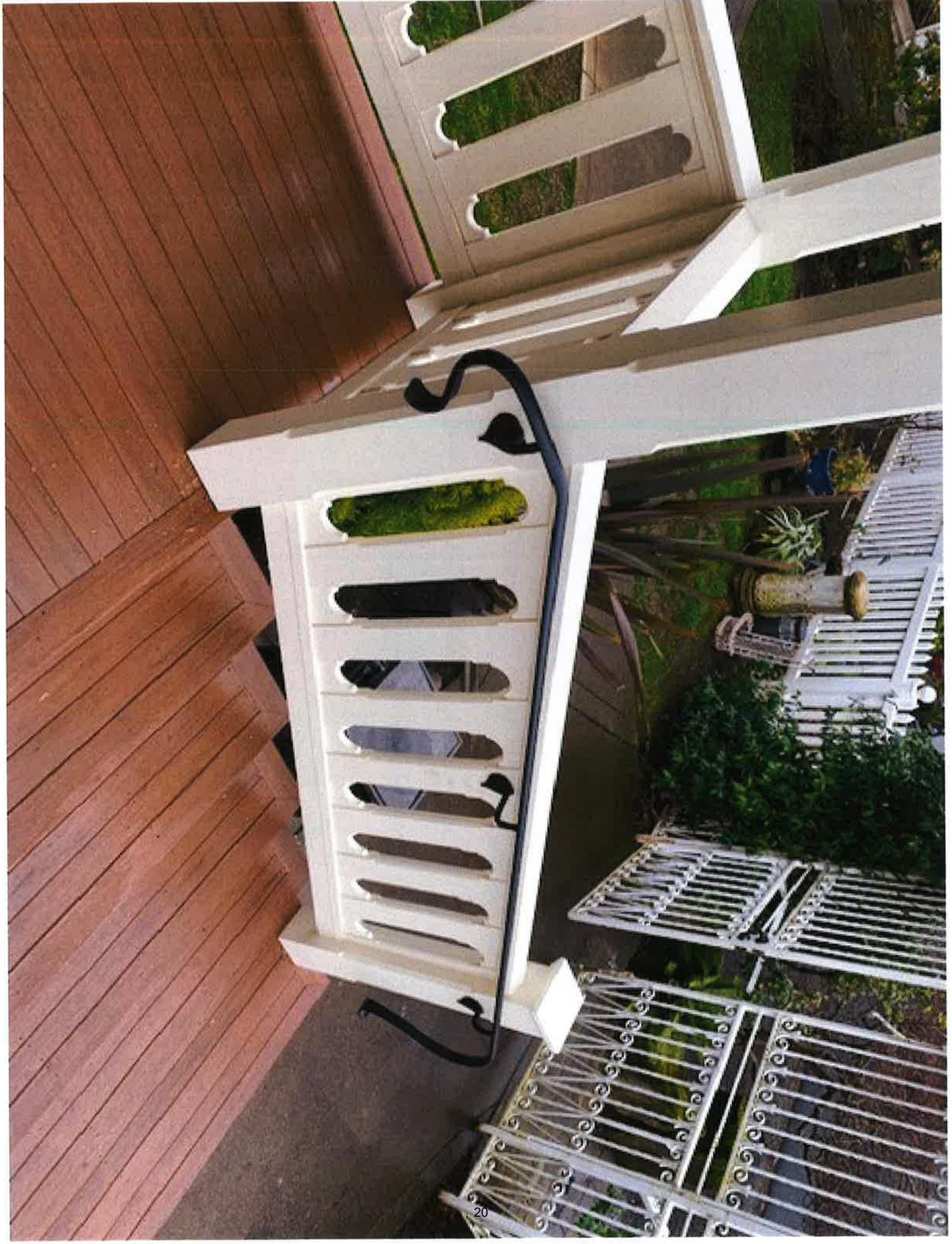




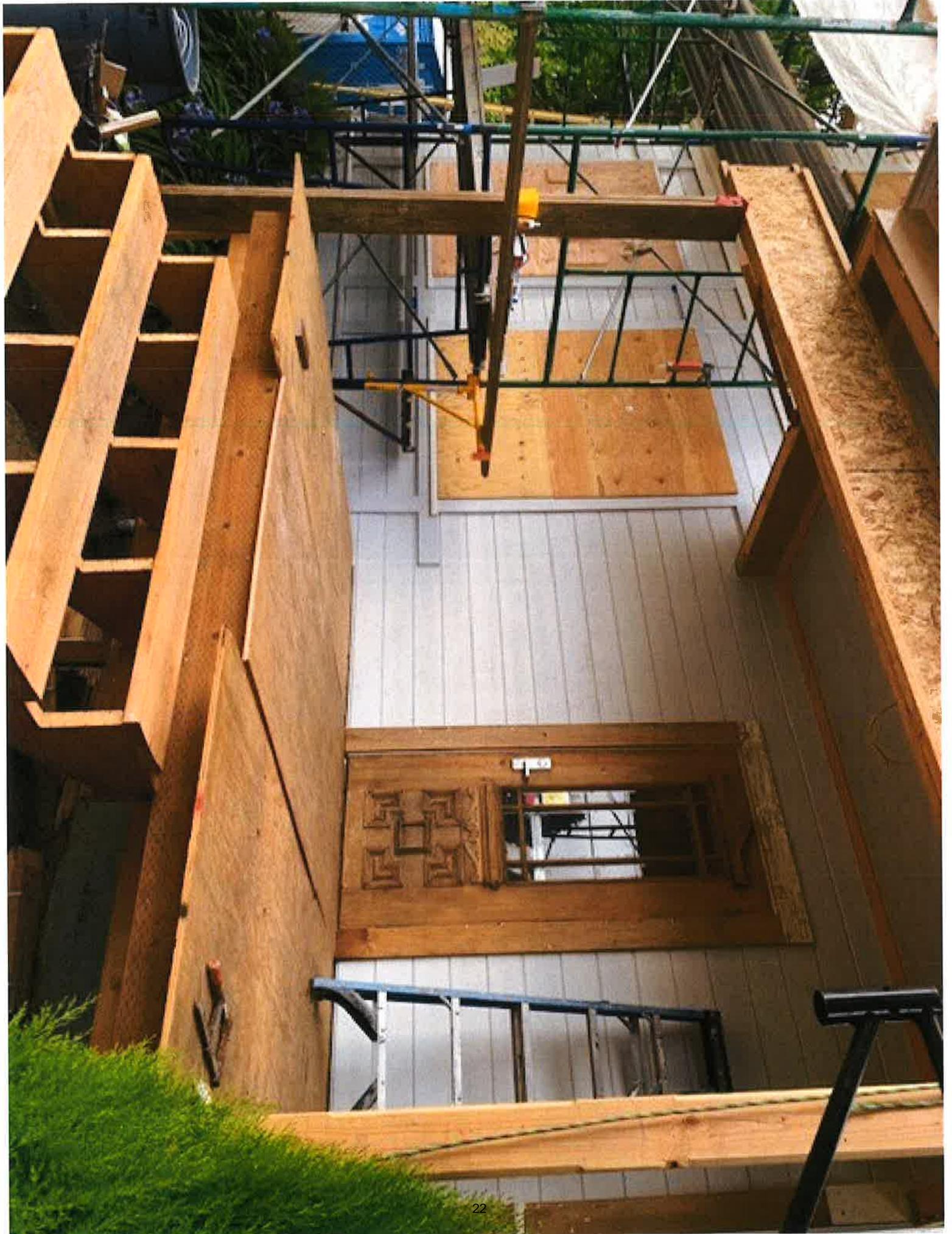


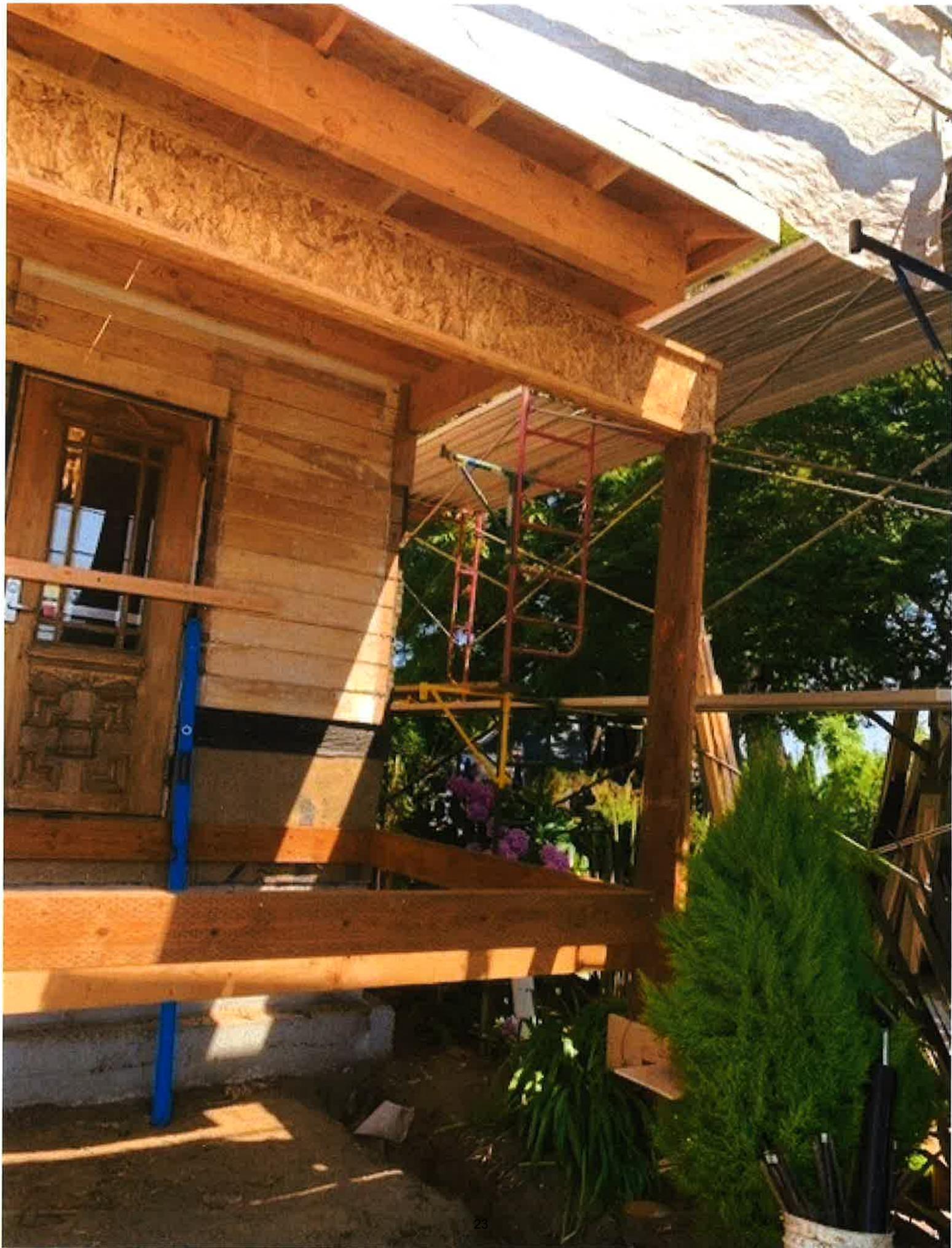


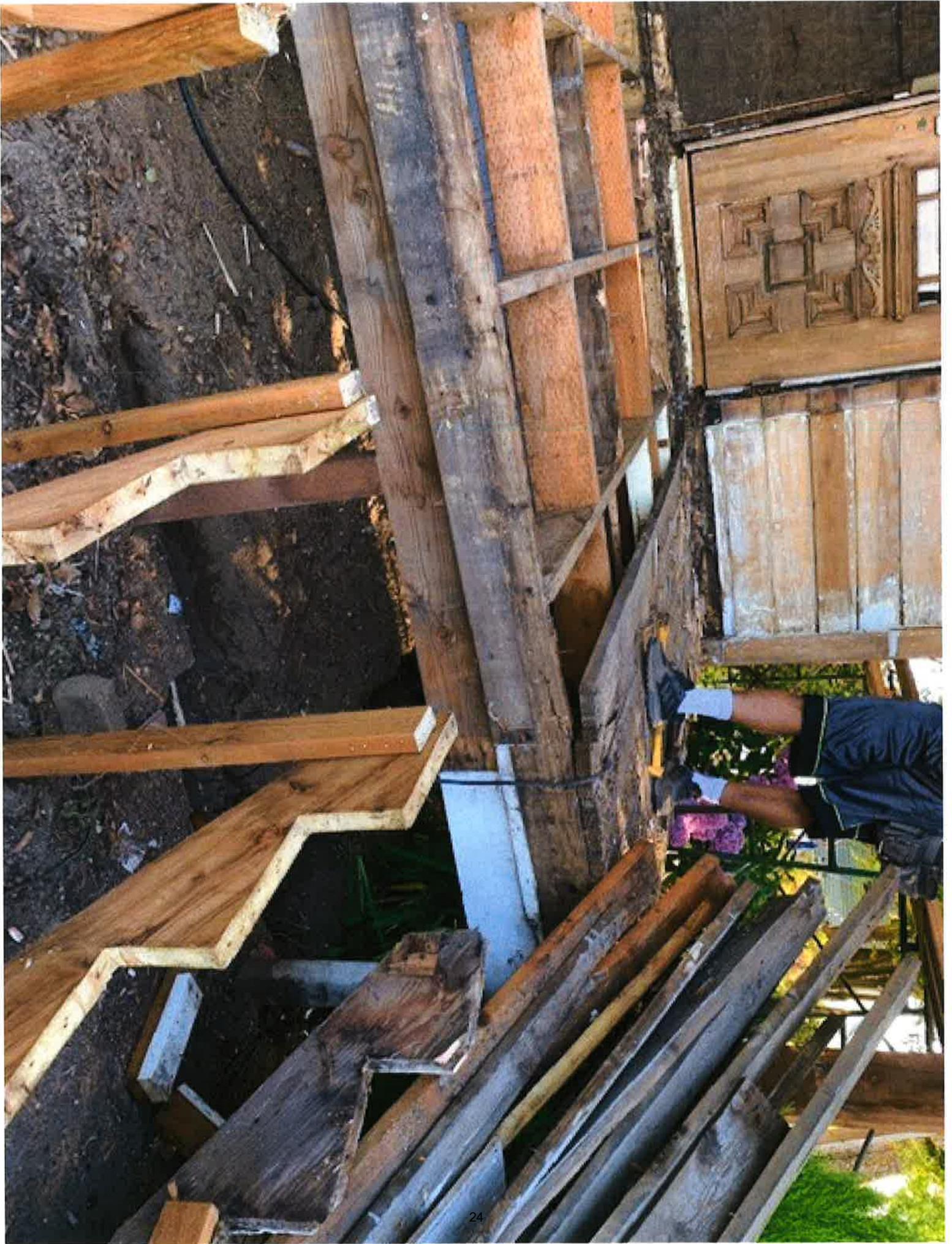


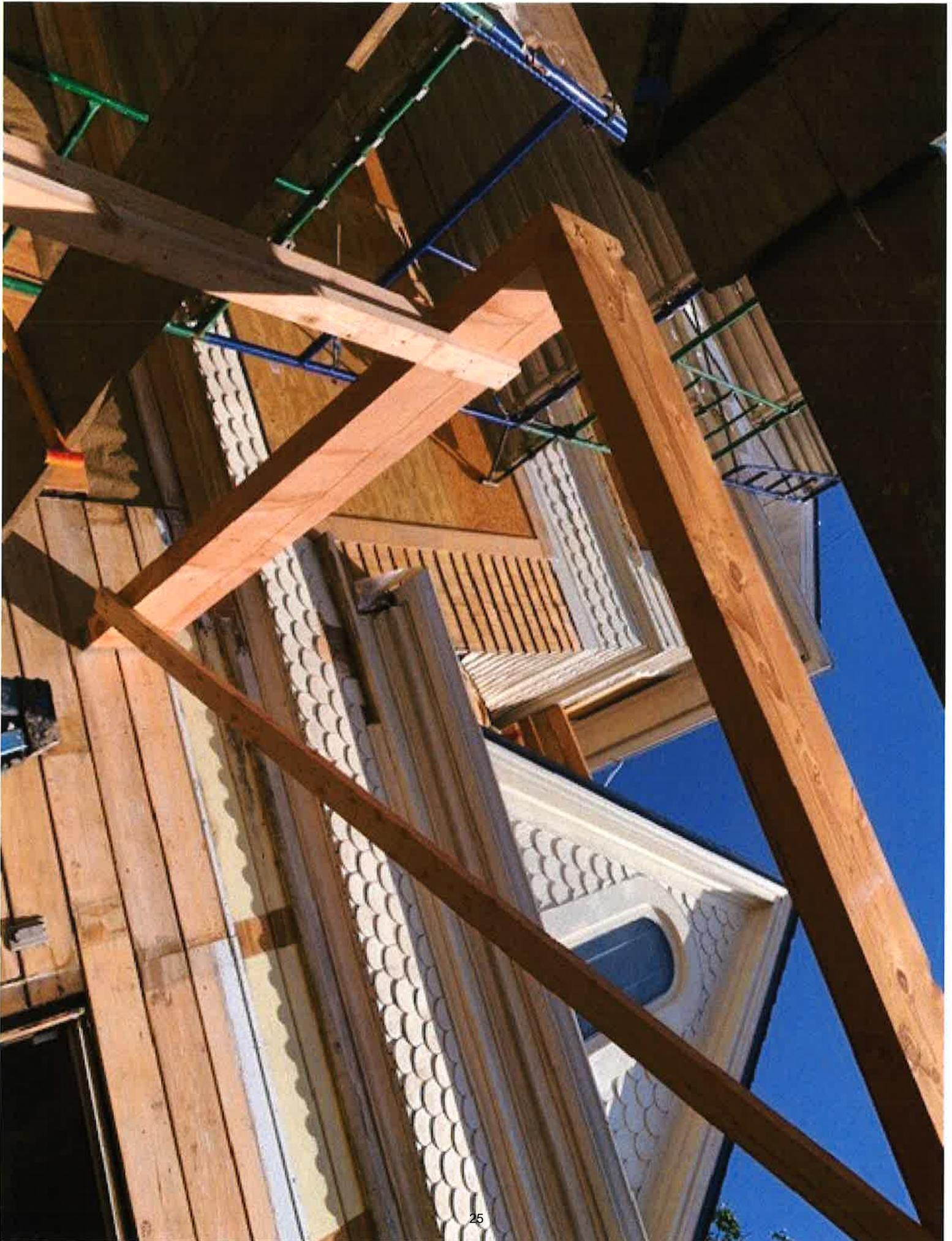


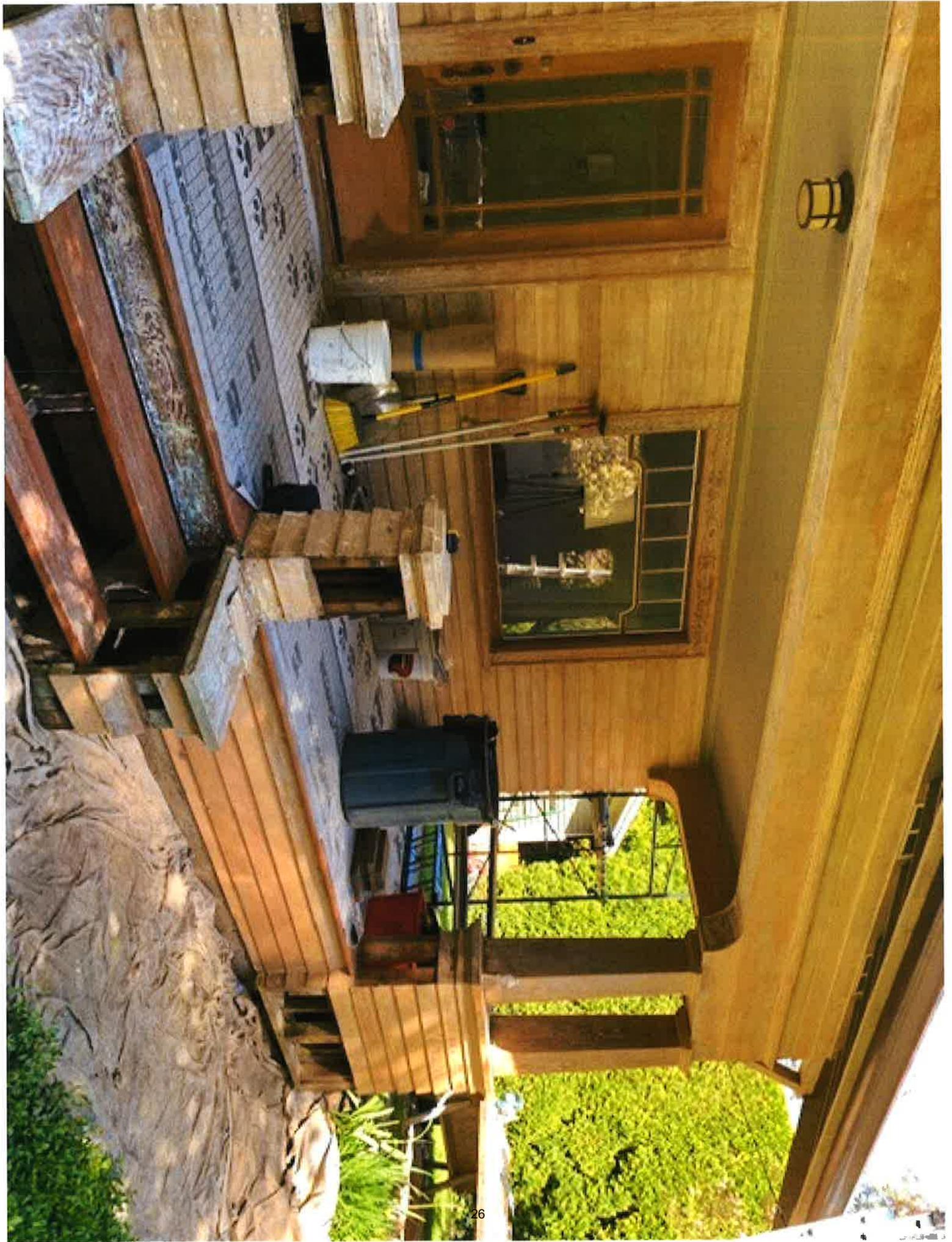






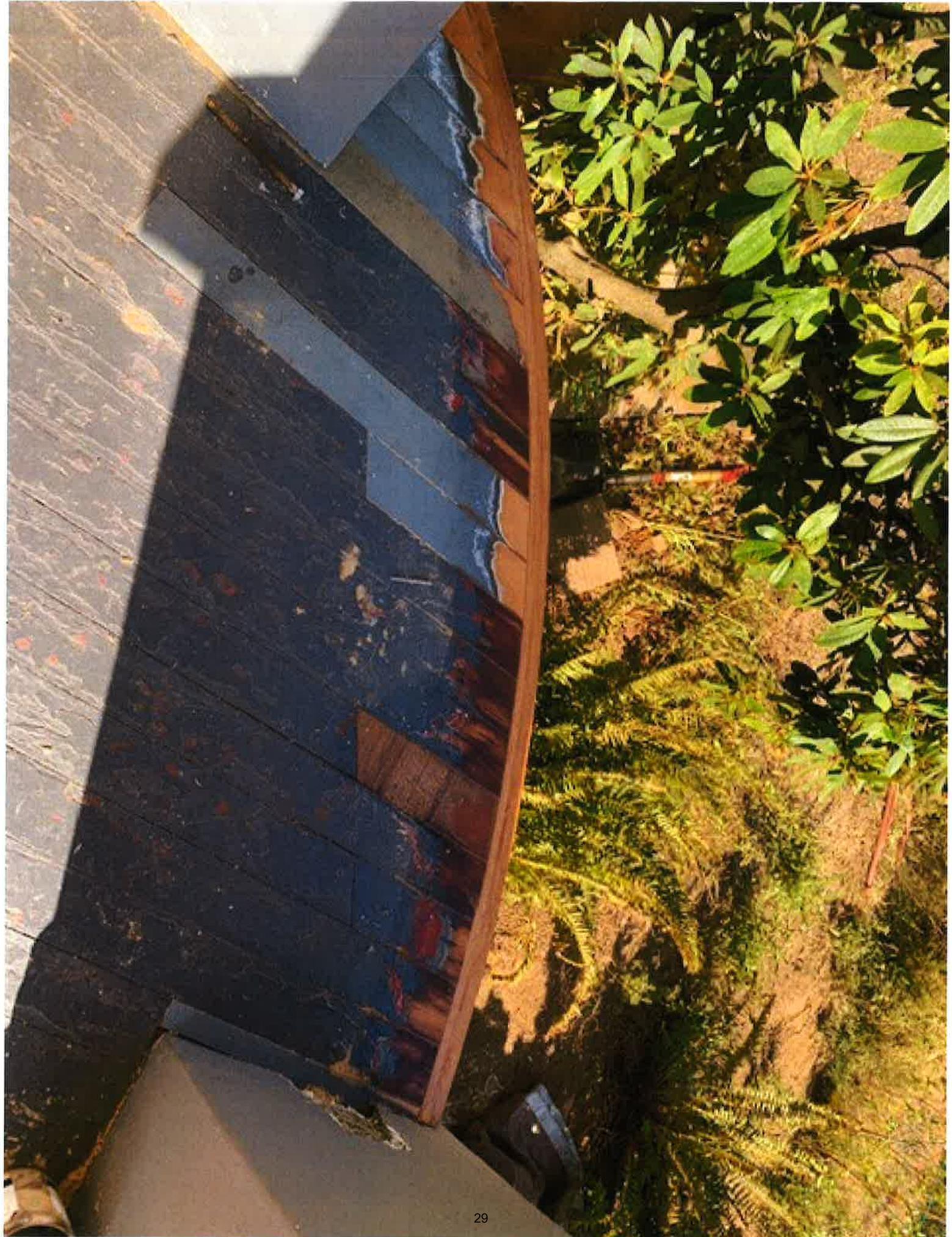














7.2.112.07 Exterior Alteration And New Construction

- 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