

SPRINGFIELD HISTORIC COMMISSION

Minutes: July 26, 2016

Present: Tim Hilton
Kristina Koenig
Terra Wheeler
Mark McCaffery (Staff)

Guest: Jim Mayo
Anna Sutherland
Diane Roth

Excused Absence: Bruce Berg
Jonathan Siegle
Mackenzie Karp

Where: Jesse Maine Room
Date/ Call to Order: 07/26/2016 at 5:39 p.m.

ITEM 1: Call to Order

The meeting formally began with the Chair (Tim Hilton) calling the meeting to order.

ITEM 2: Public Comment

No comments from the public.

ITEM 3: Approval of Minutes

The action before the Historic Commission was to review and approve, or approve with changes, the minutes for May 24, 2016. No changes to the minutes for May 24, 2016 were proposed by the 3 members of the Commission in attendance.

Staff Note: A majority of the appointed members constitutes a quorum. Three of the six appointed members were in attendance; therefore, an approval action could not be taken by vote. The minutes may be approved, or approved with changes at the following meeting to be held on September 27, 2016 if a quorum is present.

ITEM 4: Presentation – WORKIN’ BRIDGES

Diane Roth, President of the Board or Directors, and Anna Sutherland, boardmember of the North Skunk River Greenbelt Association (NSRGA) Workin’ Bridges Historic Truss Bridge Restoration group presented their recent acquisition of the Hayden Railroad Bridge (located on the McKenzie River at Marcola Road and Hayden Bridge Way) and general plans to revitalize the bridge and surrounding area. Their presentation included information on how the non-profit organization began, how funds were raised to acquire bridges, and a summary of the organization’s recent restoration projects throughout the

country, particularly how certain bridge restorations were part of park trail connection efforts.

Ms. Roth also discussed the history of Hayden Railroad Bridge. Originally located in Corrine, Utah to support the transcontinental railroad, the bridge was moved to its current location on the McKenzie River to support the logging industry, particularly the transportation of railroad ties. Built in 1882, its pristine condition has to do with its sole use as a railroad bridge, never being subjected to sand and salt from auto transportation.

Proposed improvements include a timed, cut-proof closing gate at either end of the bridge, and a five-foot high pedestrian hand railing. Pruning activities of existing vegetation on the site and future connection to existing trail systems are future goals.

Staff Note: More information on the NSRGA can be found at the following website: <http://www.workinbridges.org/> The powerpoint presented by Diane Roth is attached to these minutes for reference.

ITEM 5: Land Use Applications – Development Proposal Review

Chair Hilton presented to the Commission a template for evaluating Type I and Type II Historic Review Applications. Chair Hilton recommended visiting the State Historic Preservation Office (SHPO) website to look up property specific information, which often includes a picture and paragraphs of architectural details of historic resources. He commented that this information is often useful to compare with an actual site visit to the property requesting development approval. To perform a site visit, Chair Hilton recommended walking around the entire property (from the right-of-way) paying special attention to windows and architectural appurtenances. Pertaining to writing an analysis in response to an historic development proposal, Chair Hilton recommended to take in consideration the historic resources surrounding the development site, as these properties are part of an historic district.

As a formatting option, Chair Hilton recommended organizing the analysis as it pertains to the applicant's submittals in addressing the criteria in the Historic Overlay section of the Springfield Development Code:

3.3-945 Major and Minor Alteration Standards

- A.** The following standards apply to major and minor alterations as specified in Section 3.3-915B. and C., within the H Overlay District.
 - 1.** Any proposed use shall minimize exterior alteration of the Historic Landmark Site or Structure and its environment; uses that require substantial exterior alteration shall not be permitted.
 - 2.** The distinguishing original qualities of the Historic Landmark Site or Structure and its environment shall not be substantially altered. The removal or alteration of any historic material or distinctive architectural features is prohibited unless an immediate hazard to public safety exists.

3. All Historic Landmark Sites or Structures are recognized as products of their own time. Alterations which have no historic basis and which seek to create an earlier appearance are prohibited.
4. Changes that have taken place in the course of time are evidence of the history and development of a Historic Landmark Site or structure and its environment. Where changes have acquired significance in their own right, this significance shall be recognized.
5. Distinctive stylistic features and examples of local or period craftsmanship which characterize a Historic Landmark Site or Structure shall be retained.
6. Deteriorated architectural features shall be repaired rather than replaced. In the event replacement cannot be avoided, the new material shall match the material being replaced in composition, design, color, texture and visual qualities. Repair or replacement of missing architectural features is based on accurate duplicate features, substantiated by historic, physical or pictorial evidence rather than on conjectural design, or the availability of different architectural elements from other buildings or structures.
7. New design for undeveloped Historic Landmark Sites in the Washburne Historic Landmark District and for alterations and additions to existing Historic Landmark Sites and Structures are permitted when they complement significant historic, architectural or cultural features and the design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.
8. New additions or alterations to Historic Landmark Structures shall not impair the essential form and integrity of the structure.

Commissioner Koenig asked if there was additional criteria or design standards beyond what's identified in the Springfield Development Code. Chair Hilton noted that there is a non-regulatory historic guideline document available on the Historic Commission website that provides useful information for several forms of development within the Washburne Historic District.

Staff Note: The Historic Guidelines document can be viewed at the following website:

<http://www.springfield-or.gov/dpw/documents/SpringfieldHistoricDesignGuidelines.pdf> A copy of Chair Hilton's analysis template is attached to the minutes.

ITEM 6: Sub-Committee Reports

Staff Notes: No sub-committee reports were discussed at this meeting.

ITEM 7: Commissioner Updates

Commissioner Wheeler commented that she is working as summer staff with the State Historic Preservation Office.

ITEM 8: Staff Updates

Staff McCaffery gave the following updates:

- Staff McCaffery distributed mail (addressed to individual Commissioners) that was received at City Hall pertaining to a Restore Oregon organization.
- Staff McCaffery noted that there will be a biannual meeting between the Historic Commission and City Council scheduled for October 24, 2016. He provided copies of the meeting minutes (attached to this minutes document) from the last biannual meeting (dated October 20, 2014) for the Commissioners to review and noted that an item on next meeting's agenda will be to discuss topical information the Commission would like to share with the Council.

Commissioner Karp asked how the City Council views the role of the Historic Commission. Chair Hilton responded that the Historic Commission serves in advisory capacity to the City Council. Chair Hilton commented that the joint meeting is an opportunity for the Commission to share what's been accomplished since the last time the joint meeting convened (even if it's from a previous CLG grant cycle) and to ask the Council for any assistance. As an example, Councilor Moore's attendance at Historic Commission meetings came at the request of the Historic Commission at a previous joint meeting.

- CLG update: Staff McCaffery reported that he is meeting with the City's Finance Department regarding reimbursement procedures for upcoming historic preservation conferences. He plans to also have a discussion with the consultant responsible for completing the first portion of the Lumber Heritage Context statement about continuing the project with assistance through the current CLG grant cycle.

Meeting adjourned at approximately 6:45 p.m. Minutes recorded by Mark McCaffery.

Next Meeting: Tuesday, September 27, 2016.