

## HISTORIC PRESERVATION COMMITTEE MEETING MINUTES

March 16, 2021 7:00 PM

NEWBERG CITY HALL

Meeting held electronically due to COVID-19 pandemic

*(This is for historical purposes as meetings are permanent retention documents and this will mark this period in our collective history)*

Chair Rick Fieldhouse called the meeting to order at 6:00pm

### ROLL CALL

Members Present: Rick Fieldhouse

Ryan Howard

Geary Linhart

Chuck Zickefoose

Asher Tatsumi, Student Commissioner

Staff Present: Doug Rux, Community Development Director

### CHAIR/VICE CHAIR NOMINATIONS:

Member Howard nominated Member Fieldhouse for Chair, motion carried 4/0

Member Zickefoos nominated Member Linhart for Vice Chair, motion carried 4/0

### PUBLIC COMMENTS:

None

Sue Ryan, City Recorder noted the City Council has approved a resolution to have a Student Commissioner on all Commissions and Committees. She introduced Asher Tatsumi as Student Commissioner for this Committee. Chair Fieldhouse thanked Student Commissioner Tatsumi for serving on the Committee.

### CONSENT CALENDAR:

Approval of the October 15, 2019 Meeting Minutes

<p><b>MOTION:</b> Member Zickefoose and Member Linehart moved to approve the October 15, 2019 Historic Preservation Committee Meeting Minutes, Motion carried 4/0</p>
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### WORK PROGRAM:

CDD Rux noted at the very end of the packet is a brief memo on the work program. As with a variety of different Committees and Commissions he is wanting to outline what the Commission's expectations are moving forward. For example he has worked with the Affordable Housing Commission and they have developed a five year work program. So he wanted to have this conversation with this Commission and ask what they would like to accomplish over the next five years as they move forward as a Commission and as a Certified Local Government.

#### Historic District Designation in the Downtown Area:

CDD Rux noted in the past when they've had different meetings and discussions about this, they've had a lot of dialogue about a Historic District, either in the downtown area, residential area to the north, residential area to the south or you could have all three or some kind of hybrid. He noted when they did the Certified Local Government Grant they had conversations with the consultant about a displaced district which is based more on time period not a geography that is designated or identified its structures within an area that relate to time period. In those conversations they were referring to the Library, City Hall and the Post Office which were built in a similar time period with the same type of architecture. There are other buildings in the downtown area along First Street, which was the main street, with different architectural features from different time periods. He noted at that time they were trying to get Robert from SHPO to come in to do a

presentation on Historic Districts, what they mean, what are the steps and processes to have an Historic District. He noted a couple years ago they talked about applying for a CLG Grant to do the Public Outreach first, to talk with businesses and property owners about what a Historic District might mean, what the positives, negatives and neutrals are.

#### Signage for historic structures and sites around the Community:

CDD Rux noted that the Historical Society has done signage in the downtown area for some selected buildings which was done in coordination with the City Public Works staff for placement. They have also talked about signage on the National Register Historic Buildings, and there is one on the Union Block building. The Hoover Minthorn House has its own type of signage. He noted those historic resources on the national register that are within the Newberg zip code, some are outside the City limits and some are inside the City limits which are a lot more than people think. He noted back in 2019 they were talking about Ewing Young Park and had done some research and talked to the State Historic Preservation office to see if they could get CLG funding for signage and they said no you couldn't do that. So the question is do we do some fundraising in order to do signage there. The newest one that's come up is with the Mill Site and the demolition that is occurring there, brought up by former Member Barbara Doyle. CDD Rux reached out to the owners Commercial Development Company about the possibility and they said yes, they're open to that discussion which leads to who's going to pay for it. The discussion would be, does the Community want to pay for a sign, where to allocate some space, and what kind of sign. He noted at least CDC is open to having the discussion.

Member Linhart asked if SHPO would say no to that one also.

CDD Rux noted yes. If they're going to do any type of signage we should think about a work program and to keep in mind because we are CLG designated Community we have this opportunity every couple years to apply for Grants. He noted in conferences they talked about future grant opportunities, educational material, one was a coloring book which was a great way to engage kids in the Community.

#### Updating the historic inventory:

CDD Rux noted he would like to have a brainstorming session about what the Commission might think are important items to put on a work list and come back in May to prioritize the list of programs, which programs might be eligible for grant funds from the State and which ones might require to have coordination with the Society or GFU. He noted the City supported GFU's application but it was put on hold because of COVID, they want to do some inventory work in the downtown area, so the City did a letter of support and put in for a grant which they got but had to put on hold. Maybe it's the coordination with the University about the work that they're doing on the historic aspects in and around the downtown area. There was also the sidewalk project and the work that was done after the Grant was received. Those are creative types of projects and how do we engage our residents, businesses and tourists who are visiting Newberg to inform them about the history of the Community.

#### Discussion:

Member Howard noted he likes the idea of focusing on the downtown area and having the Historical District downtown. That is something they could put a lot of effort and energy towards. He is hesitant to put too much on the plates of businesses in the downtown because they are stressed at this time. He noted as far as using the City's support, pushing towards having some influence in the redevelopment of the Mill District is very important. He noted he is interested in hearing more about the discussions about the development of the Mill Site property and would be interested in being involved in that going forward. He stated it would be nice to have signage around that property, just to learn more about what the Mill has meant to the community. He also is a fan of the bikeway signage and incorporating some historical information into bike and pedestrian signage around the community. He noted google has an app that allows someone to go around the community and it sends you an alert to historical locations and places of significance geographically, he would like to see something like this in Newberg to allow people to explore.

Member Linhart noted his priority would be signage at the Mill Site and trying to figure out how to properly honor the significance of the Mill, as the community is transitioning to a brand new future in that area. He noted he is in support of the Downtown District and if possible to partner with GFU on ways to parallel with them on their activities.

Member Zickefoose is in favor of the Downtown District and it should be on the list continually. He noted having been involved with the same project for the Historical Society there is a push to do more and thinks there is some money available. He noted they're looking at how they might put signs on the buildings themselves instead of pedestals. There is also a women's group looking at historical signs on Blaine Street, which came up in one of his Historical Society meetings, they might want to put on the list to participate with them. He thinks that the historical homes in Newberg have been well profiled and doesn't know if that is something that needs to be updated. He noted it has been years since they put out a visitors bulletin and he is working with Josh from the Chamber to see if he has a list since he has visitors coming to the Chamber.

Member Howard asked Member Zickefoose if there is an updated list of homes that may qualify but are not historic enough.

CDD Rux responded that they have the historic home list that is out of date, so that is one of the possibilities to put on the list to re-inventory the structures and sites in Newberg to see what is eligible that might not have been eligible in the mid 90's.

Student Member Tatsumi noted that the Mill Site signage sounds amazing. He also noted putting up banners like they have going into Dundee. His idea is to have banners that would highlight historical assets along Highway 99, Ewing Young, the Mill, the Cameo and different historical sites in Newberg would be something to get historical information out.

Chair Fieldhouse noted on what Member Howard was suggesting, developing the self-guided tours app from google. Also getting things online that highlight the area assets. There is the website they established of inventory historic assets a couple years ago with tour information that was good. He noted with signage to have a QR code, like they have in the parks, you can scan with your phone. He noted it was George Edmonston who recorded an interpretation message giving important park information, but this could be done with historical information in areas. He noted focusing in on the Mill and that hopefully the new ownership will see value in highlighting the historic aspects of the site. It sounds like there is going to be mixed use in the area so anything that involves bringing people to the site, because generally highlighting historical pedigree is a good thing. He stated he is hearing a lot on signage, whether it's on pedestrian trails, for the Mill Site, or banners highlighting our assets, etc., the one problem he sees with the CLG Grant is it's hard to get funded for signage. He stated they can still do signage and could use the CLG grant for the research to dig up the information through the archives from the Graphic or the University. Websites and internet assets or expanding on the website we already have is another thing to use the CLG funds for. He noted they can still move forward with signage and do everything except purchasing materials, manufacturing or installation, and use CLG Grant funds for the research. He also agrees since the City has a big project going on in many respects with a lot of time and energy, down at the Mill Site, he thinks they should work signage in there.

Member Zickefoose asked are there any other buildings downtown that they could feature, for example the work they did on Chapters or the Cameo Theater that is similar that might be pending.

Member Howard responded that is a great idea and is curious if anyone knew of businesses or building owners of the more historic buildings downtown that would qualify and are interested in façade restoration.

Chair Fieldhouse noted doing some outreach to the business community and property owners is a good target for CLG grant, because it's an education of what the benefits are and what the drawbacks are of historic designation of a building or district. He noted there may be some opportunities that a historic designation with a tax deferment could benefit someone. He asked is there something they could do to reach out to businesses and property owners.

Member Zickefoose responded the Chamber of Commerce is probably the best vehicle.

CDD Rux noted the Downtown Coalition is specifically dealing with businesses and property owners in the downtown area. He stated Polly Peterson is now the new Executive Director of the Downtown Coalition and that he has not had the conversation with her yet on the CLG Grant.

Member Howard responded he knows Polly Peterson and will invite her to the next Historical Commission Meeting.

Chair Fieldhouse responded to CDD Rux, since he is in contact with Polly Peterson every couple weeks in similar meetings, he could informally let her know about the Historical Commission and that it is currently is looking for input from the Downtown Coalition.

CDD Rux noted he and Member Howard will both reach out to Polly Peterson.

Member Linhart noted even if we can encourage through our support, things like diamond in the rough, to encourage businesses to consider taking that big step.

Chair Fieldhouse noted on Student Member Tatsumi's idea, the banners is something they couldn't buy through the Grant money, but could pay for the research, collecting of photographs and material that would go onto the banners. Then the Chamber of Commerce might say ok and fund some banners. He noted anything that draws attention to Newberg as a special place, tourism focused image, is something that the Chamber would be interested in.

CDD Rux noted another opportunity is the involvement of Taste Newberg and reaching out to them. There are a lot of people passing through town that are going to the coast or the casino.

Chair Fieldhouse noted the pool of money is about \$10,000 to \$12,000 roughly, which is not a huge amount, but they can grease the wheels and get people pushed in the direction of thinking about history which is a good use for the money.

CDD Rux noted another piece that plays off of the signage, is the marketing component wayfinding. In their Downtown Improvement Plan they have identified wayfinding and have gateway feature wayfinding systems. These are out five years but is something to capture on a list so different organizations might want to contribute funds or the City might find grant funds. The historic element into the overall wayfinding system in the downtown helps direct people to specific historic resources that may be there. He noted social media platforms is a better form of wayfinding than the flyer because everyone walks around with phones and to be able to touch and click to get historical information is more convenient, which opens it up to the millennials as well as the baby boomers.

Chair Fieldhouse asked about what kind of digital assets they could develop. He noted they could develop the inventories and then what do we do with the data. They could have a virtual walking tour with someone pre-recording descriptions. He noted is there an existing electronic platform they could piggyback on that already exists that they could plug in the historical data for virtual guided tours. Or they might have someone develop a tour that would be on the website with a graphic map of historical areas where a person could mouse over and historical information comes up.

Member Zickefoose noted there are scrips already done, one on walking tours and there is one that was done for Old Fashion days from Hoover up through the downtown area. He noted if those scripts are still available they could be pulled together and converted to a digital app or something similar.

Member Howard asked if the virtual guided tour idea is something that could qualify for one of the CLG grants.

CDD Rux responded he would have to talk with Kuri to confirm if that was possible or not.

Chair Fieldhouse noted previous work was done on the website and the next step is to take what is on the website and use it. He noted he would be interested to hear of other communities that have done digital projects where they don't have physical signs, but it is all on line. He noted developing tours and creating websites is something that has precedence in CLG grants.

CDD Rux noted there are a couple other ideas, so he will talk to Rachel about the grant that they received and about using the google platform. He noted previously the City worked with Brian Francis to get the Cameo Theater on the National Register and there were other properties that were identified as a possibility, so they might do some outreach to those property owners to see if they are interested in applying for a Grant from the State to do some of the research portion.

Chair Fieldhouse noted to keep in mind this is for the next five years, but right now they do outreach to property owners and business owners to see if this is something that they would like, a Grant to do some research on their old building and find out its pedigree or even find some reproductions of old photos they can have displayed.

CDD Rux noted to talk to Loni at the Old Chehalem Mill.

Chair Fieldhouse noted Loni has put a lot of her time and effort into that building. She also has a couple other buildings, one is a house on the corner of Blaine and Sheridan called the Ferguson House.

Member Zickefoose noted there is a yellow house on Sheridan and Blaine, it is the Littlefield Ballinger House claimed in 1890, which the sign says that's located there.

Chair Fieldhouse noted there are some houses slated to be moved when Friendsview expands and one is a French style stonework. Member Zickefoose noted the Historical Society has a presentation on line about the house, the owner lives now at Friendsview and the house will be moved to another site.

Chair Fieldhouse noted houses built 50 years ago are considered historic which means before 1961.

CDD Rux noted they have come up with a good list of ideas which he will catalog for the next meeting on May 18<sup>th</sup>. He will follow up and have conversations with Rachel, Polly from NDC and Josh from the Chamber. He will also reach out to Leslie at Taste Newberg about historical context, based on the discussion this evening.

Chair Fieldhouse noted between now and the next meeting if the members have more ideas bring them to the next meeting or email CDD Rux your ideas and he will add to the list.

CDD Rux noted Student Commissioner Tatsumi will be transitioning in June off onto his next adventure. He noted City Council is ensuring that there is a Student Commissioner representation on all of the Commissions and Ad Hoc Committees. He noted if anyone knows someone who has interest in history that would like to participate to get a hold of him and he will direct them to Sue so she can build a list of individuals who have an interest to be on the Historic Preservation Commission. He noted they also have a vacant spot on the commission and if anyone knows of someone that would be interested to email him and he will forward onto Sue to add to the list.

#### **CERTIFIED LOCAL GOVERNMENT GRANT APPLICATION:**

CDD Rux noted the State Parks reached out to him and let him know it's time to put together your CLG application. He noted applications were due February 21, 2021, because of COVID he was not able to get a meeting with the Commission, and so they missed that round. He was contacted by State Parks because they didn't receive an application and he explained it was due to COVID issues and that they will be working on building a work program to apply for an application next round.

CDD Rux noted by having a five year work program in place, if they ever get into situations like that again, it's easy for him to pull from the list the Commission has already done their background work prioritizing. He can pull from the list to know which one is priority and prepare an application and submit it.

#### **Next Steps:**

Next meeting is May 18, 2021

#### **Public Comment:**

None

**Adjournment:**

Chair Fieldhouse adjourned meeting at 8:04 pm

**APPROVED BY THE NEWBERG HISTORIC PRESERVATION COMMISISON, this May 18, 2021.**



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Rick Fieldhouse, Historic Preservation Chair



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Doug Rux, Recording Secretary