

mahlum



The following represents the architect's understanding of discussions held and decisions reached in the meeting. Anyone with amendments to these minutes should notify the author within five (5) days of the minutes date in order to amend as appropriate.

ITEM #      DISCUSSION ITEM

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DAG 2.01    New DAG Member Introductions

- :: **Nate McCoy** – Director of the National Association of Minority Contractors, and representative of Black Parent Initiative.
- :: **Scott Bailey** – three generations from Irvington neighborhood, Grant alumni. Active with PPS.

DAG 2.02    DAG Schedule Updates

- :: DAG 03 has been moved to a standard Thursday slot on October 8th.
- :: Potential dates for the school tours –October 21, 22, or 23.
  - Kristie will send out a Doodle poll to determine the best date.
  - School tours are currently not scheduled for the stakeholders (teachers & staff).
  - Jason noted that it would be beneficial for the school to hold that it would be beneficial for the



DAG 2.05 Describe the CMGC Process

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- Notes and comments will be collected as needed and will be represented in the DAG presentation material as applicable.
- :: Start Facebook group
- :: Add reminders when info is posted.

**DAG 2.07** What We Learned (see related PowerPoint slides):

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- the Hoeckner murals were finished prior to the Works Progress Administration- 1935.
- :: Historical significance of the old gymnasium include the banked track, skylight, flooring, bleachers.
- :: Historical significance of public spaces, interior details- the storefront entryways divide stairs from corridors- all the windows originally had these divided lights. In the stairwells there are beautifully detailed curving wood rails, and wood pilaster details at the entry area.
- :: The original architect was William C Knighton. Photo credit to the collection of Bob Clay.
- :: Other buildings that Knighton designed were Deepwood Estate in Salem in the Queen Anne style. It was 1894- he was 27.
- :: Oregon State Supreme Court Building, in Salem 1914- on the capitol mall. Can see some of the classical style details here similar to GHS. Multi-story columns with decorative capitols and strong banding.
- :: The Schnabel House in Portland, built 1907 in the Arts & Crafts style.
- :: The Justice Building in Salem, 1930- a "stripped" classical and less decorative building.
- :: Schools included GHS, Boys Training School in Woodburn, built in 1926 in the Mediterranean revival style with a tile roof, arches, but very similar in form. North Salem HS in 1937- completed one year before he died; and Johnson Hall at UO.
- :: Historical school patterns similar to GHS can be seen at Rose City Park School plan- photo was taken before the 2nd side was finished; and the Kenton school plan- now De LaSalle. The pattern was never completed.
- :: The original floor plan for GHS was based on a public building pattern (d)-9.27 T10.02 158.4 580.0 generous double-loaded corridors with central entry. These were intended to expand into other units toward the west, leaving the front symmetrical and open. In the modern plan, even

- :: Modernization is typically but not always more cost effective than new construction.
- :: Not easy to determine at this point what the cost will be for modernization versus new construction.
- :: There is a desire to tour new schools and old schools on our tour.
- :: Community needs to join the discussion. What does the community value and desire.
- :: Historic value of neighborhood (beautiful old homes) and school is part of that. Must look like it belongs to the community. Many comments from DAG & stakeholder questions valued tradition and history.
- :: Cost comparison would create a fair discussion for the DAG and community to decide what they value and desire.
- :: The team will look at cost models and program ramifications from a square footage perspective. Will look at 'ground zero'- what it would take to renovate the entire building, then overlay the educational program, the ed spec, the teaching program, to help us see the points of interest and where we would like to explore.
- :: Explain mitigation.
- :: Hard to give a 1-to-1 example of SHPO mitigation. PPS gives example of seismic improvement of hollow clay tile. \$660,000 project, and told to rehabilitate the windows for \$100,000 as return for the structural improvements made in the hallways. SHPO cannot enforce this mitigation, it's a negotiation of good will. There is no mechanism within the law to force PPS to mitigate.
- :: KPFF did a survey of the building in 2007 for seismic stability, we have strategies to preserve the pieces that are here, such as the stair and elevator cores. Existing structure is pretty sound, and the symmetry of the building helps us a lot.

**DAG 2.10** Time

- :: Running out of time
- :: Meeting started late due to DAG members arriving late.
- :: DAG decided to stay late to work through one of the two group work activities.
- :: We will try to do the other activity at a future meeting.
- :: In the future we need to start the meeting on time and respect the overall timeframe.
- :: Suggestion to move parking lot discussion to end of meetings in the future.

**DAG 2.11** Community Preservation Priorities – Group Work

- :: Break up into 6 groups, each around a site plan
- :: Draw on the site plan to graphically represent the following questions:
  1. Identify the places that the community values. (blue marker)
  2. Identify places of memory or historic events. (green marker)
  3. What is your most beloved place and why? (yellow marker)
  4. Where is change necessary? (purple marker)

**DAG 2.12** Next Steps

- :: Tours
- :: Goalsetting
- :: Adjacencies



**DAG 2.13** Proposed Tours (see related PowerPoint slides):

- :: Checklist was distributed and DAG members were asked to note buildings they would like to visit.
- :: Tour schedule will be determined at a future date based on results.
- :: Proposed buildings:
  - Sandy High School, Sandy Oregon
  - Portland State University – Shattuck Hall, Portland Oregon
  - Stadium High School, Tacoma Washington
  - Aviation High School, Seattle Washington
  - Cleveland High School, Seattle Public Schools
  - McKinstry Innovation Center, Seattle Washington
  - Federal Center South Building, Seattle Washington
  - Garfield High School, Seattle Washington
  - Cornish College of the Arts, Seattle Washington
  - Roosevelt High School, Seattle Washington
  - Nathan Hale High School, Seattle Public Schools
- :: Additional Tour Suggestion
  - Reed College Performing Arts Building – new facility at the center of a historic campus

**DAG 2.14** Public Comment

- :: Angel – I really like old building, I am asking the committee that if we have to take it apart to please not dump the material; we would like to keep some of it and sell it. Portland is green. Let's recycle!
- :: Dean – A good portion of the school is a part of Portland Parks and we need to visit Portland Parks and Recreation early. The 1st base is in P&R and 3rd base is PPS. Suggest early and vigorous talking to P&R.

**DAG 2.15** Facebook ::



**DAG 2.17** Parking Lot Items (issues to be discussed)

- :: Doodle poll for school tour dates: October 21, 22, 23
- :: Virtual Tours for stakeholders
  - Other planning work
  - Public access via web
- :: Date CMGC is on board
- :: Make slides more visible for people in back or make slides available to follow along.
- :: VE Process discussion
- :: Chair/Co-Chair (today)
- :: What is a "social house"? (from stakeholder)
- :: Address "parking lot" at end of meeting rather than beginning
- :: Reed College tour?

END OF MINUTES

