

Memorandum

Date: October 31, 2005

From: Sarah Lee, Chair
Historic Preservation Commission

To: Mary Jo Briggs, City Administrator

Subject: Preservation of the Hoskinson Water Tower

One of the responsibilities we have as the Historic Preservation Commission is to work with the community to preserve historic buildings and structures that are threatened by new development. In a recent meeting with the Mayor, we talked about developing a process for doing this. The Mayor asked us to submit a proposal to you outlining our suggested process for preservation projects that might need City support. We felt the best way to do this was to apply the process to a real-life example - the Hoskinson Water Tower, located on the north east corner of Madison Avenue and Wyatt way.

After speaking with the property owner, who is in the process of getting permits to develop the property, we have learned that he is very interested in working with us to preserve the water tower. The tower can remain on the property until next spring which gives us some time to:

- Complete research on the history and significance of the building
- Work with the city administration to determine the structural integrity of the tower (and whether it is possible to preserve it)
- Weigh options of where to move it
- Determine the cost of moving it
- Determine cost of renovation
- Estimate maintenance and operations costs
- Investigate whether there are funds available
- And work together with city administration and the community to decide what should be done.

History

The farmhouse and water tower were built ca. 1900 or earlier by a son of Winslow founding homesteader, Hoskinson and were purchased by the Pratt family around 1906. By working with the Historical Society and the granddaughters of John Robinson Pratt, we have discovered an old photograph dating from ca. 1906 showing the tower with windows as we see them today and in its original cladding of wood shingles. Water for the tower was drawn from a subterranean spring and pumped up into a large holding cistern in the top of the tower. The Hoskinson granddaughters remember the tower being

in its original use as late as the 1950's.

Structural Integrity:

Determining the structural integrity of the tower is our first major consideration. It will affect all other decisions in this process. If the tower can be repaired so that it can be used for displays, workspace or other function with public access, we believe it should be at a site that is easily accessible to the public, such as the farmer's market. If it cannot be repaired to be safe for use, then a more remote site would be a better option or it may not be feasible to preserve it at all.

In order to make this determination, the HPC will need assistance, either from city staff or an outside consultant, to evaluate the structure and provide estimates of costs for repair.

Proposed Action: Authorize city engineering staff to evaluate the integrity of the structure or provide resources to the HPC to hire an engineer for this task. Estimated cost for a private engineering consultant \$500.

Location:

The HPC is considering several sites for placement of the tower. One option is placement in the center of the proposed roundabout at Madison Avenue and Wyatt Way. Preliminary discussions with Lorenz Eber suggest that it is possible to integrate the tower into the design of the roundabout and the tower could serve to create the appropriate visual screening for the roundabout.

A second option is to place the tower on the City's site with the farmers market since the tower was historically used for agriculture as part of the early settlement of Winslow.

There may also be other city owned sites that are suitable for placement of the tower such as some of the open space land recently purchased but the site should not be remote if the tower will be accessible to the public.

Proposed Action: The HPC staff would like to work with appropriate city staff and other property owners to evaluate sites for placement of the water tower.

Moving Costs

There are several options for moving the tower. Selecting an option depends largely on the structural integrity of the tower. There has been a suggestion that the tower might be moved in two pieces, which might significantly reduce the cost of moving because overhead wires would not have to be moved. However, the tower would need to be cut in half, which also has a cost.

If a site, other than the roundabout, can be confirmed before the developer must move it (he has indicated that may be able to keep it in his parking area after he begins

construction) the tower would only have to be moved once.

If the decision is to put the tower in the middle of the roundabout, it would probably have to move twice because the construction schedule for the roundabout may be longer than the proposed site development.

Proposed Action: Determine moving costs for each option and secure funding. Moving costs will be developed by the HPC staff.

Renovation and Restoration:

Through research done by the HPC, we know that the tower is not as it was originally. One example is that the siding currently on the tower is covering the original siding. Again, depending on the structural integrity, use and location of the tower, there are likely to be some renovation and restoration costs associated with preservation of the tower.

Proposed Action:: Authorize city staff to work with the HPC and consultant, if necessary, to determine the renovation and restoration costs. Estimated cost for a private architectural and/or engineering consultant \$ 500.

Maintenance and Operations Costs

Wherever the tower is located, there will be ongoing maintenance and operations costs, which will vary depending on useage and location.

Proposed Action: The HPC will work with the City Administration and the property owner to determine estimated maintenance and operations costs and responsibilities.

Funding

Once we have an idea of costs associated with saving and moving the tower, we'll need to work with the city administration to determine if city funds or other funds are available.

Proposed Action: Work with the City administration to find funding sources for the project.

Decision

With all the facts (or as many as we can gather) in hand, we would present the data and proposal to the city administration, and follow your guidance about internal and community input and decision process.

Proposed Action: The HPC will work with the City Administration to determine a decision making process.

We're excited about working with you both on the process and on this project. We hope

this will be the first of many successful preservation projects that will enhance our community.

We would like to work closely with you and other appropriate city staff on this project and are happy to provide you with any additional information you might need.

We look forward to your ideas on how best to move ahead.

CC: Mayor Kordonowy
Larry Frazier
Lorenz Eber