

MINUTES OF THE DALLES
HISTORICAL LANDMARKS COMMISSION SPECIAL MEETING
September 14, 1994 Library Meeting Room

Chairman Gleason called the meeting to order with the entire Commission present: Pat May, Eric Kleiner, Eric Gleason, Jackie Cheung, John Skirving and Advisory, Gradys Seufert.

STAFF PRESENT Scott Keillor and Kay Prouty

PUBLIC COMMENT

Keillor introduced Kent Duffy of SRG Partnership and asked Duffy to give an update on the improvements that are proposed for City Hall.

Duffy explained that updating City Hall is essential to meet the ADA requirements by January of 1995. Duffy said that the updating process would start with the addition of an elevator and the addition of handicap accessible restrooms. Duffy said there would be a modest amount of work in the basement and that a entrance would be added through the present eastern fire station doors on 3rd Street. The 3rd Street entrance would be an interim solution until the original character of the fire bay doors can be restored. Duffy said the City has made the decision to exceed the grant amount by about \$90,000 for improvements to the building. He said these funds will come for the rent received on the state office building. Duffy explained that the trim, molding and etc. will be consistent with the building at present and would be in place for future improvements.

Skirving asked what type of construction was being performed on City Hall at this time.

Duffy said the cornice and brick on the entry porch are being restored to the original appearance of the building. Duffy said the brick is separated from the mortar and the cornice has deteriorated over the years. He said the work is being done with funds from State Preservation Fund grant.

Duffy said bids will be going out for the construction on the elevator project by the next week. He said plans are for work to begin by November 1st with a four month completion date.

REVIEW DRAFT OF HISTORICAL LANDMARKS ORDINANCE

Keillor gave an overview of the draft for the Historical Landmarks Ordinance. Keillor said he and the City Attorney had

been working on the revisions and they had reviewed and used portions of ordinances from other cities. Keillor said the "Purpose" section has been condensed and the "Definitions" are expanded. The format of the ordinance is more precise and user friendly.

May said she had found some portions of the draft to be confusing, especially the definition section. She referred to "treatment" having several definitions under subtitles "restoration", "rehabilitation", etc.

Kleiner said that the scope of work on a given project could fall under several treatments on one building and use several different definitions.

Keillor said that the definitions are from the Secretary's Standards.

Keillor said the ordinance now allows staff to approve minor alterations, such as repairs to a historic building. He said the ordinance is more specific about painting of a historic building or buildings within a historic district. Keillor said that signs can also be a problem, but he suggests they be handled in the sign ordinance.

Keillor said the Commission may want to make a motion to request the Planning Commission to consider the compatibility of signs in a historic district as part of the sign ordinance revision process.

Seufert said the billboard placed on the historic Brewery Building on East 3rd Street is a eye sore and should not be allowed.

Cheung asked if there were Secretary of The Interior Standards for signs in a historic district.

Keillor said there were no state standards but the SHPO suggested that regulation of signs in a historic district should be part of the City Sign Ordinance.

Keillor suggested that the Historical Landmarks Commission attend the September 26th City Council meeting at which the City Council will hold a hearing on the newly drafted Historical Landmarks Ordinance 94-1194.

Keillor also suggested that the Commission call or send to him any comments that they may have for revisions to the draft of the ordinance.

Gleason asked if there should be a section in the ordinance for

interim protect of a non-designated resource from demolition in a proposed historic district.

Keillor said he had discussed the possibility with the City Attorney and noted that Hood River used such a clause. Keillor said that this type of phrase could be added to Section 8 to provide interim protection.

The Commission agreed that the "Interim Protection" clause should be added to Section 8.

Skirving moved to send the draft of the Historical Landmarks Ordinance to City Council for approval. Kleiner seconded and the motion passed unanimously.

TREVITTS ADDITION LOCAL HISTORIC DESIGNATION

Keillor said the information that the Commission had received on the nomination of Trevitts addition was only a portion of the document prepared by Sally Donovan for the National Register nomination. He said the entire document is available for review at the planning office and in the library. Keillor said that there would need to be a motion to send the proposal to City Council for a local district designation of Trevitts Addition.

Gleason said it is the responsibility of the Commission to review the document prepared by Sally Donovan on Trevitts Addition prior to the national register nomination.

Skirving left the meeting at 5:00 PM.

Cheung moved to adopt Trevitts Addition as a local designation and use the document prepared by Sally Donovan to send to City Council for the public hearing on the matter. Kleiner seconded and the motion passed unanimously with Skirving absent.

Keillor said that the Historic Preservation League of Oregon had sent a form requesting three "SUCCESS STORIES" of historic importance from each county. Keillor asked the Commission to provide him with any suggestions.

Meeting was adjourned at 5:30 PM.

Respectfully Submitted, Eric B. Gleason Eric Gleason, Chairman

Scott Keillor Scott Keillor, Senior Planner