

MINUTES OF THE DALLES  
HISTORICAL LANDMARKS COMMISSION  
February 23, 1994 Library Meeting Room

**ROLL CALL** The following Commissioners were present: Dave Kammerman, John Skirving, Pat May and Advisory Member Gladys Seufert.

**ABSENT** Elroy King and Eric Gleason

**STAFF PRESENT** Scott Keillor and Kay Prouty

**ACTING CHAIR**

With the Chairman and Vice Chair absent, the Commission selected Kammerman as acting chair.

**MINUTES** May moved to approve the minutes of the January 26th HLC meeting. Skirving seconded and the motion passed unanimously.

**PUBLIC COMMENT** There were no comments on any item not appearing on the agenda.

**DISCUSSION**

**PHYLLIS BAKER - LANDMARKING OF SOUTHERN RAILROAD STATION  
1008 EAST 2ND STREET.**

Baker said she would like direction from the Commission for the renovation of the Southern Railroad Station located at 1008 East 2nd to enable her to have the building landmarked. Baker said she is in the process of preparing the exterior of the building to be painted. She said the asbestos siding had been removed and repairs have been done to restore the exterior walls. Baker said the electrical wiring had been rerouted to clean up the appearance of the building, however, the PUD did require the meters to remain on the front of the building.

May said the building is not presently worthy of landmarking.

Baker said she did not agree with May. Baker said an enormous amount of work has gone into the building and it will be restored back to the original structure.

Gladys said if the outside is not changed and the building is painted back to the original color the Railroad Station should be eligible for landmarking.

May said if the building is restored she would have no objection

to the request for landmarking.

Skirving said he would like to see the Railroad Station restored and he felt the building would be worthy of landmarking.

Gladys said it is the custom to restore the building and then apply for landmarking status.

Baker said she was requesting the landmarking status to receive a tax break.

Keillor said that the State tax incentive program for historic properties closed to new application January 1st, but there is a possibility that it will be available again at a later date. Keillor said that the local Commission will assist with guidance for landmarking and will be working to create incentives for property owners to encourage landmarking.

Kammerman said the Commission will help in any way possible to guide the applicants through the local landmarking process.

Keillor asked Baker if the addition to the west of the Railroad Station building was attached by a common wall.

Baker said the two structures are not attached. She said there is a 32 inch pass through between the buildings.

Kammerman asked if there were any plans to alter the exterior of the building before painting.

Baker said the plans are to restore the structure and paint.

Keillor suggested that Baker chip through the layers of paint on the building and try to find the original paint color.

Kammerman suggested that Baker come before the Historical Landmarks Commission when they start painting the Railroad Station and begin the landmarking process.

#### **1994 PRESERVATION FUNDS PROJECTS**

Keillor said that the Civic Auditorium needs an elevator. He said the Civic Auditorium Committee is in the process of seeking a grant for the elevator project and it may be a good project for the HLC to support the Civic elevator project.

Keillor also listed additional historic plaques, freeway signs marking the historic districts, a revolving loan fund, and a public historic building renovation needs assessment as potential 1994 grant projects.

Kammerman said he felt the HLC should assist the Civic with the elevator by requesting a portion of the City's grant funds for the project.

Keillor said he felt the plaque funds should be continued.

The Commission agreed.

Skirving said the east bound City Center exit would be the best location for historic district signs along the freeway.

Keillor asked the Commission how they felt about a study to assess critical maintenance needs of the City's owned historic buildings.

The Commission felt the assessment program should be a low priority.

Keillor then asked the Commission how they felt about a revolving loan fund for renovation of historic properties. Keillor said that some of the City Staff is opposed to the revolving fund program due to the administrative burden.

May said that the HLC is a very productive group and that money is needed for the improvement of the City. She felt the revolving fund program would be beneficial.

Kammerman said he felt the revolving fund should be the number one priority for 1994. Kammerman said that maybe one of the local banks would control the loan process and take care of all the paperwork.

Keillor said he would work on the revolving fund process and report back to the Commission.

Keillor said he would get all the information needed for the freeway signs prior to writing the grant request.

#### **1994 COMMISSION GOALS**

The Commission decided to continue the 1994 goal setting until the March meeting.

#### **COMMISSIONER TRAINING CONFERENCE**

Keillor said the Commissioner training conference in Jacksonville had been canceled. Keillor said that there may be some training sessions for Historical Landmarks Commissioners in Portland. He said he will continue to follow up on the dates of any training classes. He had checked with SHPO about using some of the funds that were set aside for the trip to Jacksonville for purchasing

additional plaques. SHPO agreed to the budget transfer.

#### **HISTORICAL PLAQUES**

Keillor said that nine applications had been received for plaques. The price of the plaques is now \$200 each, double what was expected when the 1993 grant application was submitted.

Skirving asked if there were other places than the Oregon Historical Society that plaques could be purchased.

Keillor suggested the plaques be purchased from the Oregon Historical Society so that new plaques are the same style as the ones that are already in place around town.

Gladys said that the plaques are the same throughout the state.

Skirving moved to order the nine new plaques. May seconded and the motion passed unanimously.

#### **DALLES ART CENTER**

Keillor had received a letter from The Dalles Art Center asking for assistance with some project dollars that would stabilize the safety and maintenance of the Historic Carnegie Library.

Gladys said she would like to see the Commission encourage a handrail along the lower level of steps into the Art Center.

Kammerman said he felt the HLC needs to help with the City's public buildings by providing some funds and others types of assistance.

Keillor suggested that a consultant be hired to assess the future improvements of local buildings. Keillor said the consultant and study could be part of the 1994 Grant Application and the priority findings could become the 1995 Grant requests for renovation work. Keillor said the assessment is a pre-development grant that would help the City to prioritize needs.

Keillor asked the Commission to call him with any new projects for the year of '94, as the next meeting is beyond the March 15th grant submittal deadline.

#### **TREVITT'S ADDITION**

Sally Donovan of Donovan and Associates will be starting on the process of researching Trevitts Addition for landmarking. The project will be done for the dollar amount in the budget. The consultant will work with staff and all of the Commission.

**LIBRARY PARKING**

Skirving asked if it would be possible to request a handicap parking space on the side of the library which would most directly access the ground level. Being disabled, Skirving has found this to be a great need.

Keillor said he would write a memo to Bob Brown of the Streets Department and request a handicap area immediately.

**ELECTION OF OFFICERS**

Keillor suggested that election of officers be placed on the March agenda. It has been two years since new officers were selected. The Commission agreed.

May moved to adjourn the meeting. Skirving seconded and the meeting was adjourned at 5:00 PM.

Respectfully Submitted, Elroy King Elroy King, Chairman  
for Keillor Scott Keillor, Associate Planner

February 14th, 1994


Dear Scott:

The Dalles Art Center is in need of some project dollars that would stabilize its safety and maintenance operations. The Art Center, formerly the Carnegie Library built in 1910, is a federally registered historic landmark. Much of the building has been renovated, but some areas were not and today, due to reasons associated with codes and safety, should be. I had a carpenter who retired last year from Deschutes County go through the building and assess what needed to be improved. The needs are as follows:

- The Art Center has radiant heat. The old boiler has been changed to gas, but when the new firing system was installed it was done so without any safety valve to insure water is always at a safe level in the boiler.
- There are several places downstairs in the basement where the wiring is old and needs to be brought up to code.
- The plaster of the west wall of the main stairway is cracking causing instability inside of the gallery. It would be falling off if it were not for a heavy wall covering installed years ago.
- In the downstairs, west classroom exists some remax wiring attached to the wall without appropriate housing.
- The last two steps from The Art Center's walk to the public sidewalk needs a railing to ensure a safe walkway to the building.

Thank you for your time and consideration. I look forward to hearing from you soon.

Sincerely,



Elizabeth Quinn  
Director

RECEIVED FEB 17 1994

City of The Dalles GEN. ORDINANCE NO. 880 - Update:

COMMISSIONERS OF LANDMARKS COMM: Gladys Seufert, Adv.  
Dave Kammerman  
Pat May

The Lone Pine buildings and Shaker church should be removed from the landmark list.

The Railway Express building, 1st & Union was demolished due to deterioration. This should be deleted from landmark list.

Section 2: Special Purpose.

(e) Commissioner May feels that this title should be deleted as it refers to energy conservation, housing and public welfare, making the Commission sound like a government agency operating with tax money.

Section 5: Commission Officers, Meetings Rules and Procedure

(b) This section no longer applies, except last sentence: The regular time, place and manner of notice for meetings shall be fixed by rules of the commission.

Delete remainder.

Section 6: Commission Functions and Duties.

(d) The Lone Pine Buildings and Railway Express Agency should be removed from landmark list.

(h) The commission and city support staff should write a letter to the Oregon legislature requesting that tax break be restored for maintenance of historic landmarks.

Add to Section 6:

(l) The Commission shall not regulate the interior renovation of historic landmarked properties.

(m) The Commission shall not have any authority to interfere with the buying or selling of an owner's property.

Section 10: Exterior Remodeling and New Construction.

(a) At end of first sentence add: "as a whole, and not by just one member".

(i) A structure may be landmarked only once, when the renovation is completed .