

MINUTES OF THE DALLES
HISTORICAL LANDMARKS COMMISSION
November 17, 1993 Library Meeting Room

ROLL CALL The following Commissioners were present: Dave Kammerman, Elroy King, Pat May, Eric Gleason.

ABSENT John Skirving

PUBLIC Approximately 6 citizens

STAFF PRESENT Scott Keillor and Kay Prouty

MINUTES May moved to approve the minutes of the October 27th HLC meeting as presented. Gleason seconded the motion and the motion passed unanimously.

PUBLIC COMMENT King asked for comments on any item not appearing on the agenda.

No comments were heard.

TREVITT'S ADDITION PUBLIC MEETING #2

Chairman King thanked those in the audience for coming and said the meeting will be open for any comments and questions pertaining to the possibility of Trevitt's Addition being added to the Local and National Historic Register. King asked Keillor to give a brief review of the first public meeting.

Keillor explained the documents that were included in the mailing to the property owners within Trevitt's Addition.

Keillor said in response to the question "What effect will landmarking the district have on property value"?

Keillor said the assessor for comment on assessment value of property within a Local and National Historic District and he felt there would not be any effect on the property.

Keillor said that Hamerick of the SHPO felt that landmarking would have a net positive effect on the neighborhood value because of pride in the neighborhood.

Keillor said he also checked into establishing a low interest revolving loan to assist property restoration within a historic district. Keillor said he checked with Hamerick it was decided that a revolving loan account could be established with help from SHPO.

Keillor said that the Commission will be asked to make a decision whether to proceed with establishing Trevitt's Addition as a

Historic District. Keillor said the funds are available through a grant to hire a consultant to prepare the proposal for designation of Trevitt's Addition to the Local and National Historic Registers. Keillor said public comments are important for making the right decision. Keillor said he had received positive comments from SHPO.

QUESTION: Can a business be operated from the home which is within a historic district?

Keillor said that if the property is zoned properly there is no reason a business cannot be operated from the home with the proper permits. Keillor said that landmarking a district will have no impact on the property unless there are exterior changes made to the landmarked buildings.

King said there are properties in the proposed Trevitt's Addition that are used for commercial purposes.

Gleason said that if a property is under special assessment the State does review proposed changes.

COMMENT: One concern was the control government would have over a National Historic District.

Keillor said there are a few standards such as recommending colors to be painted and asking for the opinion of the local Commission. Keillor said that changes to a property are mostly a common sense decision.

Kammerman said that one incentive is that there is no fee for requesting a property be placed on the register.

QUESTION: Are there exceptions to historic building for meeting the ADA requirements for handicap access?

Keillor said there are exceptions for Landmarked Historic Buildings but recommended a plan should be written and available to defend the non-compliance.

QUESTION: What effect is there to a non historic building that is located within a historic district?

Keillor said a non historic building within a historic district would be a non contributing property and there would not be any advantage or disadvantage to the property. Keillor said if a new building were to be constructed in the historic district there would be some guidelines to make the new structure compatible to the area.

QUESTION: Will all homes in a Historic District be required to be open to the public once a year?

Keillor said that only homes that are under Special Assessment

are required to be open to the public.

QUESTION: What is a contributing property?

Keillor said that a contributing historic property is to enhance the area. The enhancement could be the structure or the person or persons who built or lived in the home. It could also be a historic site.

There were no further questions.

Keillor said the Commission must decide if they feel the property owners wish to proceed with the designation of the Trevitt's Addition as a landmark district.

King read comments from Commissioner Kammerman into the record (letter attached).

Gleason said he felt we should proceed with the process of having Trevitt's Addition become a historic district. Gleason said there is a real advantage to having an entire district nominated versus individual properties. First of the a consultant would be hired to assess the district.

Keillor said there will be plenty of opportunities for the neighborhood to voice there objections to the landmarking. SHPO will also be sending out inquiries asking for input from the property owners.

Gleason said if there has been no real opposition he felt the process should be carried through.

Gleason moved to proceed with landmarking of Trevitt's Addition. May seconded and the motion passed unanimously.

Keillor said that the next step in the process will be to prepare the request for proposal and advertise to hire a consultant. Keillor said there will be a selection committee who will select a firm to prepare the documents for request of placing Trevitt's Addition on the National Historic Register.

QUESTION: Will the district be on the Local or National Historic Register?

Keillor said the district would be on both registers.

Keillor said the firm that is chosen to research the proposed district will work long and hard to research the district and buildings. The finished document will be lengthy and accurate.

DISCUSSION

Special Assessment Properties

Keillor said a letter needs to be sent to SHPO with the Commissions recommendation for the Fulton/Taylor House and Vogt Opera House.

King moved to recommend that the Fulton/Taylor House and the Vogt Opera House be approved for special assessment as National Historic Properties. May seconded and the motion passed with Gleason abstaining.

Time Sheets

Keillor explained the use and need of the time sheets that were presented at the meeting. Keillor said the Commission needs to track and record their time used starting October 1993. Keillor asked that the time sheets be turned into him at the regular meeting once a month.

ORDINANCE 880

Keillor thanked the committee for all the work they had done in preparing the draft revisions to Ordinance 880. Keillor said the ordinance revisions will remain as a draft until reviewed by the Commission, a hearing is held and then will be sent to City Council for approval.

Gleason said that the Commission could also request help from the Historic Preservation League of Oregon for assistance in rewriting the Ordinance.

PLAQUE PROJECT

Keillor said that the plaques project will need to be in motion soon. Keillor said we will need to review the properties that qualify.

ADJOURNMENT Meeting was adjourned at 8:30 pm.

Respectfully Submitted, Elroy King Elroy King, Chairman

Scott Keillor SK Scott Keillor, Associate Planner

November 17, 1993

Elroy King, Chairman
Historical Landmarks Commission
City of The Dalles

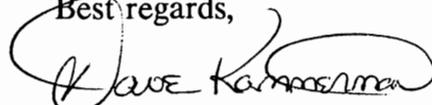
Elroy:

I regret having to leave tonight's meeting early. I do however wish to let the remainder of the Commission know how I feel about the proposal to establish, as a district, Trevitts Addition.

In concept establishing a district is excellent. However, the key to its success lies in the interest of the district's residents. Based on the turnout and discussion at our last meeting I have some concern as to how interested the residents of the proposed district are. Unless there is an overwhelming majority of the property owners requesting establishment of the district, I feel it would be inappropriate to forward a recommendation of district establishment to the City Council.

I would offer that if individual property owners, within the proposed district, are interested in landmarking their structures the Commission should encourage that and help in any way possible.

Best regards,



Dave Kammerman

Dave Kammerman