

MINUTES OF THE DALLES  
HISTORICAL LANDMARKS COMMISSION  
October 27, 1993 Library Meeting Room

**ROLL CALL** The following Commissioners were present: Dave Kammerman, Elroy King, and Pat May, Eric Gleason, John Skirving, Gladys Seufert and Ken Farner.

**ABSENT** None

**PUBLIC** Approximately 20 citizens

**STAFF PRESENT** Scott Keillor, Dan Durow, Kay Prouty

**MINUTES** May moved to approve the minutes of the September 29th HLC meeting as presented. Kammerman 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.

King recognized the maintenance committee for Pioneer Cemetery that was recently appointed by the City Council. The committee includes Historical Landmarks Commissioner Eric Gleason, Glen Wilson and Charlotte Link.

**PUBLIC HEARING HLC 16-93** of City of The Dalles to place several security lights on poles at Pioneer Cemetery, Scenic Drive.

King read the rules for a public hearing and asked if any Commissioner wished to declare ex-parte contact or conflict of interest. Hearing none, the staff report was presented by Scott Keillor.

Keillor said that Pioneer Cemetery had received a lot of attention lately with the cemetery being cleaned and the request for lighting of the cemetery. Keillor said the installation of lighting is a maintenance item and does not require a formal order. Keillor said that the PUD will install two lights in the cemetery and the cost will be an estimated \$35/per month instead of the expected \$65. The lighting should help to stop vandalism and destruction of the headstones. Keillor said that staff recommends approval of placing the lights. Keillor said that the PUD had suggested installation of two lights at this time and with the possibility of a third light being placed later if the two lights do not light the entire cemetery. If a 3rd light is needed the cost will be \$51/per month. The PUD will install the poles and the City Council has agreed to pay the electric bill.

Glen Wilson 1702 Esther Way

Glen said he was in favor of the project and would be working to maintain the cemetery. Glen asked what would prompt the action for the addition of the third light being put into place.

Keillor said the PUD said there were a lots of trees in the north east corner and there may be a need for the third light when the trees are all leafed out. Also if there is more vandalism within the cemetery, or a request from the neighborhood or commission could prompt the third light installation.

**OPPONENTS** No one spoke in opposition.

King closed the hearing to public testimony

Gleason said the approval of lighting for Pioneer Cemetery is a good start for saving and restoring the cemetery. Gleason moved to approve the lighting plan for Pioneer Cemetery. Skirving seconded and the motion passed unanimously.

**TREVITT'S ADDITION**

Keillor introduced Elizabeth Potter from the State Historic Preservation Office in Salem. Keillor said that Ms. Potter was involved in the last proposal to landmark Trevitts addition and she would be glad to answer any questions from the audience.

Keillor said that in the 80's a proposal was started to place Trevitts Addition on the national Register as a historic district. Keillor said the state reviewed the proposal and the project was stopped due the need for a (EIS) Environmental Impact Study for the Mill Creek Bridge. Keillor said that the local Historical Landmarks has received Certified Local Government status and a grant was received for several projects and Trevitts Addition is among the list of projects. The Commission and Staff are now asking for input from the residents of Trevitts Addition to begin the process of possibility making Trevitts Addition a local and national historic landmark.

Durow said it was a long process for the Environmental Impact Study on Mill Creek Bridge. He said a solution was needed for action to be taken on the bridge. Durow said a decision has been made to restore the bridge. The bridge will be widened and walkways placed on the outside of the bridge. Durow said funding is back on track and the bridge should be in repair in 1995. He said discussion is going on at this time as to who will pay for what part of the project.

Question: Is old highway 30 now being maintained by the City.

Durow said that the highway maintenance is now the responsibility of the City but Mill Creek Bridge is not. The estimated cost to

reconstruct the bridge is a million dollars. Durow said that there will be federal government assistance with the construction project.

Question: Will the traffic pattern change once the bridge has been reconstructed.

Durow said that the traffic pattern will not change but the bridge will be wider.

Question: Will the design for reconstruction of the bridge stay of the same era.

Durow said the design of the bridge and the foot paths will compliment the bridge and the lighting and side rails will be renovated.

Keillor said there is a great investment in the process to develop a local and national landmark district. Keillor said there are funds available to hire a professional to help everyone in the district research their property. Keillor said there will also be steps taken to create local incentives such as a revolving loan fund to assist residents in the Trevitts Addition with maintenance and restoration. Keillor said that the 15 year tax freeze benefit is no longer available but hopefully there will be new incentives generated by the state.

Keillor said that the Commission worked in the past to get plaques placed on Historic properties and funds have been made available in the grant to place more plaques. The Commission will work to decide where the additional plaques will be placed and the wording on the plaques will be researched and written.

Elizabeth Potter said that the National Register is housed in Washington DC and operated by Parks Service Division. Potter said that just because properties are in a historic district does not mean you are restricted from any changes to the property. She said there is a design review if the property is in the tax benefit program. She said the tax benefit program will not be active after this year.

Elizabeth said there are around 60 properties in the Trevetts Addition and about 48 are now contributing properties. She said these 48 contributing properties are eligible for aid from the Federal and Local programs that assist with such property.

Elizabeth said that the significant period for the Trevitts Addition is 1860 to 1940.

Question: Is there a list available of the 48 contributing properties in Trevitts Addition?

Keillor said the list of the properties is available at the local planning office and open for anyone who wished to review or copy.

Keillor said under the grant a professional would research each property within the district and compile a new report.

Question: What effect will landmarking the district have on non-contributing historic properties?

Elizabeth said that a non-contributing property may need to be restored and the owners would be encouraged to restore and have the property become a contributing property. Elizabeth said the state standards are easy to work with to restore property.

Elizabeth said SHPO would be sending a notice directly to all the property owners within the Trevitts addition and if someone is in objection to landmarking of the district they should respond to the letter. She said if they receive a list of formal objections the district cannot be landmarked.

May said that the Ned Gates House at 511 Union Street is a good example of restoration. This property is now a contributing property and receives tax benefits.

Question: Is landscaping controlled within a historic district?

Keillor said that landscaping is not usually controlled as the site is not usually the landmark. He said it is possible that a fence for example could be historically significant to the property, but unlikely.

Barbara Bailey said she was in favor of landmarking Trevitts Addition. She said she had worked with the National Register on another property which is now on the register and the process was very rewarding. Barbara said that landmarking of the district needs to be looked at as a long term project. She said she felt the tax incentives would return.

Keillor said that everyone is disappointed about the loss of the tax incentives but that Historical Landmarks are important to the community. Keillor said it is necessary to know the feeling of the Trevitts Addition property owners before any research is started to landmark the area.

Question: Are there restrictions everyone can look at to help decided what kind of imposition it would be to have our homes in an Historic District?

Keillor said that Ordinance 880 and the Secretary of Interior Standards are available for review and contain all of the review standards. Keillor said staff will mail these documents to

everyone in Trevitts Addition prior to the next meeting.

Elizabeth Potter said that there are ten (10) Secretary of Interior Standards for rehabilitation and none of them are overly strict. She said the same standards are used throughout the United States.

Keillor said that the state encourages a streamline local landmarking process. He said it is a common sense review and not a difficult process.

Question: What does becoming a Historical District do to property values?

Keillor said he would check with the County Assessors Office and have the answer to the question for the next meeting.

E. Potter said there are 50/50 grant funds available for repairs to property in a historic district but that private owned homes do not get as much consideration as a property that is open to the public at all times. Commercial property is an income property and receives more consideration for funds.

Question: Could any changes to 3rd Place Street be stopped if this area was an historic district?

E. Potter said that all federal agencies would have to take into account that the street goes through an historic district.

Question: What should we as the property owners do to prepare for the next meeting?

Keillor said we are looking for input and a decision from the Commission considering what the neighborhood desires. If the people of Trevitts addition are not interested in the area being a local and nation landmark then we would hope the funds from the grant could be used on another project.

Keillor said the 2nd neighborhood meeting will be held on November 17th in the Library meeting room. If anyone wishing to comment is unable to attend please write your comments to the Community & Economic Development office. Keillor said all the information requested and an agenda will be sent out to everyone prior to the meeting.

**ADJOURNMENT** Meeting was adjourned at 8:30 pm.

Respectfully Submitted, Elroy King Elroy King, Chairman

L.P. for Scott Keillor Scott Keillor, Associate Planner