

MINUTES OF THE DALLES

HISTORICAL LANDMARKS COMMISSION

January 27, 1993
Library Meeting Room

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

ABSENT - Colleen Schafroth

STAFF PRESENT Scott Keillor and Kay Prouty

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

PUBLIC COMMENT None

INTRODUCTION Scott introduced Henry Kunowski, SHPO

DISCUSSION

Keillor said that Henry will explain the responsibilities of the local Historic Landmarks Commission as a member of the Certified Local Government Program. Scott said Henry will also explain the benefits, and SHPO grant opportunities that are available.

Henry said that SHPO is the other half of the Oregon Parks and Recreation Department. He said that SHPO has been given more authority and review undertakings since they were established in 1966. Henry said there are only 13 communities in state of Oregon that have a Certified Local Government Program. He said there are over 20,000 inventory properties in the state that have been surveyed and 13,000 properties are on the National Landmark Register. Henry said that Oregon gives out more money to Historic Properties than any other state and still have the smallest office. He said available funds are being cut since the approval of Measure 5.

Henry said the three main responsibilities of a Certified Local Government are to maintain a Commission, operate a program in compliance with the National Register, and make recommendations to SHPO for property to be landmarked.

Henry said as a CLG, the local Historical Landmarks are eligible

for grant assistance but this is not a guarantee that grant funding will be received. The burden has been put on the local historic group to create a "product" with CLG funds and the Commission needs to be very active with program ideas. Henry said he and Scott had discussed the needs for the community and the Commission needs to set goals and objectives soon, as grant requests are by March 1, 1993.

Henry said surveys of historic properties are important and updating of an assigned district is a good project. He said there are always changes in districts and inventories and it is important to keep SHPO informed with up to date information.

Henry said he and Scott had toured The Dalles and there are a number of projects throughout the City to review and update. He said there were a number of potential districts in The Dalles but he felt it would be important to update the downtown district and to work on Trevitts addition as priorities.

Gleason asked if it is common for a local HLC not to receive any money from the city.

Henry said that the amount of funds available for HLC varies from city to city. For example Portland has no funds available for their HLC and they do not keep minutes or notes. He said the budget process for cities vary. He said the funds must be requested in the budget process and that each community has to make there own decision about funding.

Henry said that when a Certified Local Government is approved, the entire city government is approved. He said the Mayor signs an agreement and there are several departments in the city that contribute to the HLC such as the Planning Department and Parks and Recreation Department. The Planning Department contribution may be in the form of staff time, minutes and etc.

Scott said he had some ideas for HLC projects that would qualify for grant funding. He said block grants can be matched by funding from SHPO. Scott said there are more projects throughout the community than we could ever accomplish.

Henry said he would prefer to see an application for only one grant but the grant request could be for more than one project.

Scott suggested a two part request: First to supplement a block grant request (as determined by Council) for handicapped accessibility for either City Hall or the Civic; second to update Goal #5 of the Comprehensive Plan and to rewrite Ordinance 880. The Commission agreed. Scott said he would try to draft the application before the February 24th HLC meeting but a special HLC meeting may need be called to enable the Commission to review

the application prior to the deadline of March 1, 1993.

Henry said all tax measures are being looked at within the state and there is a possibility that Historic Landmarked properties may lose their tax relief. He said any new property requesting National Landmarking need to make application before August 1st.

Henry said that the Historical Landmarks General Ordinance 880 needs to be rewritten. He said the language in the Ordinance is not user friendly and not educational to the property owner. Henry said to create interest in landmarking of properties there are several incentives to encourage renovation of properties that could be used such as waiver of off street parking, sign requirements, setbacks, egress requirements and etc.

Elroy asked if the Local Historic Landmarks Commission has the authority to remove a property from landmarked status.

Henry said when a property is approved for landmarking the property owner signs an agreement to maintain the property, deed record updating, and recording the building status. The Commission does have the right to recommend removal of a designated property from the landmark register.

Henry said another way to encourage renovation of historic property is to start a revolving loan project through a local bank for small projects. The moneys could be borrowed for small projects and the money would always be available for the next project.

Pat May said we need to finish placing plaques on all the historic landmarked places in town but the Commission has no funds to purchase the plaques.

Henry said plaques are required to be placed on the properties that receive tax breaks for being on the National Register.

Eric asked if volunteer time for working on a Historic Property project counted toward funds for a 50 - 50 match in grant money.

Henry said if a professional volunteers labor that time qualifies for match money but only a professional in a position for that type of work. Henry said that Elizabeth Potter from SHPO is a professional on cemetery restoration and has a bulletin that would be helpful with restoring Pioneer Cemetery.

Scott said he felt it was an honor to be a Certified Local Government and that the Commission and staff would work very hard on projects for the CLG program.

Scott asked the Commission to attend the City Council Meeting on

February 8th when the 1992 Historical Landmarks Commission Annual Report is presented to Council.

Scott said he had been approached by the Kiwanis Club expressing an interest in building a new security fence around Pioneer Cemetery as a club project.

Scott reviewed the Annual Report with the Commission and said the 1993 goals need to be reevaluated. Scott said he would make some suggestions and would appreciate input from the Commission.

The Commission agreed to the following 1993 goals.

Short Term Goals:

- * Complete restoration of Pioneer Cemetery
- * Find funding for the plaque program
- * Amend HLC Ordinance 880; add design guidelines
- * Pursue additional districts
- * Establish a revolving loan program for historic building improvement/maintenance
- * Appear before Council and stress the importance of historic resources to the community.
- * Designate the Downtown District as a local landmark
- * Support the Civic Auditorium restoration
- * Update inventory of historic resources for Comprehensive Plan

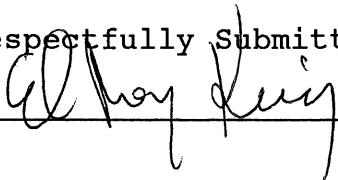
Long Term Goals:

- * Create downtown facade rehabilitation loan program & design guidelines
- * Implement annual guided walking tours during National Historic Preservation week
- * Get "Historic District" signs on freeway
- * Designate Trevitts Addition, "Near" District (east end downtown), and 4th Street District.

ADJOURNMENT

Meeting was adjourned at 5:15 pm.

Respectfully Submitted,



Elroy King, Historic Landmarks Chairman

Scott Keillor, Associate Planner