



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
COMMUNITY DEVELOPMENT DEPARTMENT

**SPECIAL MEETING
MINUTES
CITY OF THE DALLES
HISTORIC LANDMARKS COMMISSION
CITY HALL COUNCIL CHAMBERS
313 COURT STREET
THE DALLES, OREGON 97058
*MEETING CONDUCTED IN A ROOM IN COMPLIANCE WITH ADA STANDARDS***

Wednesday, October 2, 2019
4:00 PM

CALL TO ORDER

Vice-Chair McNary called the meeting to order at 4:00 p.m.

ROLL CALL

Commissioners Present: Sandra Bisset, Bob McNary and Forust Ercole

Commissioners Absent: Eric Gleason and Doug Leash

Others Present: City Councilor Tim McGlothlin and Museum Commission
Representative Donna Lawrence

Others Absent:

Staff Present: Senior Planner Dawn Hert

PLEDGE OF ALLEGIANCE

Commissioner Bisset led the Pledge of Allegiance.

APPROVAL OF AGENDA

It was moved by Bisset and seconded by McNary to approve the Agenda as written. The motion passed 3/0; Bisset, McNary and Ercole in favor, none opposed, Gleason and Leash absent.

APPROVAL OF MINUTES

It was moved by Bisset and seconded by Ercole to approve the Minutes of July 24, 2019, as written. The motion passed 3/0; Bisset, McNary and Ercole in favor, none opposed, Gleason and Leash absent.

It was moved by Bisset and seconded by McNary to approve the Minutes of July 31, 2019, as written. The motion passed 3/0; Bisset, McNary and Ercole in favor, none opposed, Gleason and Leash absent.

PUBLIC COMMENTS

None.

Senior Planner Hert introduced the new Historic Landmarks Commissioner, Forust Ercole. Ercole is a graduate of the City's first Citizen's Academy.

PUBLIC HEARINGS

Vice Chair McNary read the rules for a public hearing. McNary then asked the Commission if they had any ex parte contact, conflict of interest or bias that would prevent an impartial decision. Hearing none, he opened the public hearing at 4:12 p.m.

- A. Historic Landmarks Commission Application 172-19, Lindsey and Thomas Giamei – Requesting approval for a two-phase façade improvement. Improvements will include replacement of one door and the addition of a door. Phase two improvements will add a window, anchors for optional awnings, and replacement of wood paneling and glass blocks with brick veneer. The Schanno Building, commonly known as the American Legion Building, is located at 201 E. Second Street, in The Dalles Commercial Historic District and included on the National Register of Historic Places.

Senior Planner Hert presented the staff report.

Commission discussion included:

- Removal of the wall now enclosing a pillar – this item was not included in the current application
- Location of the new door
- A portion of the structure was not included in the proposed drawing

Vice Chair McNary invited comments from proponents.

Lindsey Giamei, 1022 E. 13th Street, The Dalles

Mrs. Giamei stated the plan was to use the building for a retail business and rental space; the museum will remain. Future plans include mini-golf in the basement and short-term or apartment rentals upstairs.

Giamei said she would like to open up the pillar but the cost may be prohibitive. The Giamei's are investigating grants; current plans address what can be done within the next six months. Hert stated the Giamei's are working with Urban Renewal.

Commissioner Bisset said the major architectural details from the original photo remain. Hopefully, the Giamei's will find the transoms.

Giamei stated the stairway to the basement is in the center portion of the building. The stairwell may have to be relocated in the future.

There were no opponents to the application.

Vice Chair McNary invited general comments.

Todd Carpenter, PO Box 2688, The Dalles

Carpenter stated this would be a great addition to the block.

Vice Chair McNary closed the public hearing at 4:28 p.m.

Commission discussion included the appearance of the door. Hert stated the appearance and materials may be affected by Building Codes requirements. The proposal is for a full light door trimmed in wood.

Commissioner Bisset said she recently found a newspaper clipping from the 1950s saying a woman from the Midwest drove her car through the glass bricks of the Liberty Club.

It was moved by Ercole and seconded by Bisset to approve HLC 172-19 with the proposed conditions of approval. The motion passed 3/0; Bisset, McNary and Ercole in favor, none opposed, Gleason and Leash absent.

Historic Landmarks Commission Application 173-19, The Dalles Main Street – Requesting approval to install a classic neon sign on the Wasco Warehouse Milling Company, commonly known as the Sunshine Mill, located at 901 E. Second Street.

McNary asked the Commission if they had any ex parte contact, conflict of interest or bias that would prevent an impartial decision. Hearing none, McNary opened the public hearing at 4:35 p.m.

Senior Planner Hert presented the staff report.

In response to inquiries, Hert replied:

- The sign code requires removal of signs for enterprises no longer in business, however, the sign in this application is considered part of an art installation.
- A permit from Building Codes is required to install the sign.
- Signs are owned by the National Neon Sign Museum.
- The sign will be installed on the main mill building, not the historic structure.

Vice Chair McNary invited comments from proponents.

Todd Carpenter, PO Box 2688, The Dalles

Carpenter spoke as a representative of The Dalles Main Street.

Main Street is in favor of the application. They are working on a map identifying appropriate locations for additional signs. Signs are under a five-year contractual agreement between David Benko and the property owner. The property owner is responsible only for lighting the sign.

Natasha Skov, 4455 Emerson Loop Road, The Dalles

Skov spoke as a representative of Sunshine Mill. Skov said she was very excited about the concept and would love to see neon brought back to life.

Skov stated the neon sign would be shut off on movie nights.

Carpenter was unsure of an exact opening date, but thought Main Street was hoping for a late winter or spring opening. Hert said Tenneson was working on engineering; installation should be quick once engineering was approved.

Vice Chair McNary said he would like to see public response after one sign was installed. Carpenter replied Main Street received positive feedback from social media.

Senior Planner Hert stated Main Street received an extension on the grant.

Vice Chair McNary invited comments from opponents.

Museum Representative Lawrence commented the Sears sign would detract from the appearance of Sunshine Mill. She said the Sears sign would be confusing and take away from everything Sunshine Mill has done.

Vice Chair McNary invited comments from proponents.

Commissioner Ercole asked if the sign was appropriate to the time period.

Vice Chair McNary closed the public hearing at 4:54 p.m.

In response to Ercole's inquiry, McNary replied this topic had been covered extensively at prior meetings. Hert added the property is a locally landmarked property, not a National Historic District property. Installation of the sign would not modify the property permanently; the sign could be removed and the property restored to its previous condition.

Molli Martin, 4010 Emerson Loop Road, The Dalles

Martin stated the mural style is from the 1950s. The neon sign is also from the 1950s.

Commissioner Bisset said a precedent was set with previous approvals. Bisset is philosophically against the concept of neon signs. As a local historian, she felt they confused the historical issue.

Vice Chair McNary said the Commission was involved in this process only because the buildings were historic. He shared his concern the precedent set may affect non-historic buildings.

Senior Planner Hert stated the first five signs would conform to current decisions by the Commission. Main Street is in the process of identifying potential locations. Additional signs, if any, will be brought before the Commission.

It was moved by Bisset and seconded by Ercole to approve HLC 173-19 as discussed and with conditions of approval. The motion passed 3/0; Bisset, McNary and Ercole in favor, none opposed, Gleason and Leash absent.

RESOLUTIONS

A. Resolution 161-19 for HLC 172-19, Lindsey and Thomas Giamei

It was moved by Bisset and seconded by Ercole to approve Resolution 161-19 for HLC 172-19, The Dalles Main Street. The motion passed 3/0; Bisset, McNary and Ercole in favor, none opposed, Gleason and Leash absent.

B. Resolution 162-19 for HLC 173-19, The Dalles Main Street

It was moved by Ercole and seconded by Bisset to approve Resolution 162-19 for HLC 173-19, The Dalles Main Street. The motion passed 3/0; Bisset, McNary and Ercole in favor, none opposed, Gleason and Leash absent.

STAFF/COMMISSIONER COMMENTS

Senior Planner Hert provided the following:

- The Historic Walking Tour is live. Hert is working on postcards. Android is working well, iOS requires additional work.
- The Dalles Art Center's mock up mural is complete. All the properties on the Walking Tour are included in the mural. A November roll-out for the mural is anticipated.
- Pioneer Cemetery looks good.
- A Ghost Tour of downtown is scheduled for Fridays and Saturdays of this month. The tour is a fundraiser for The Dalles Main Street.

Commissioner Bisset said the Chamber of Commerce and Original Courthouse Walking Tour received an unofficial extension on their grant. The Oregon Trails grant required inclusion of trails.

Vice Chair McNary asked if the City was responsible for maintenance on Rock Fort. Hert replied that was correct; there were no recent problems with vandalism.

McNary said the Pioneer Cemetery was looking better than it had in years. He would like to see the remainder of the picket fence repainted. Hert replied it should be quick project once funds were approved.

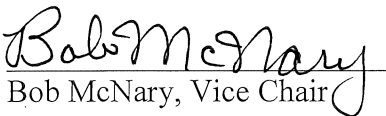
Vice Chair McNary referred to a box of tiles from the Commodore currently stored in the basement of City Hall. He would like to find a permanent home for the tiles. Hert said she had not seen them recently, but would check the basement.

Commissioner Bisset said the docent at the Original Courthouse created a postcard reflecting attractions within walking distance of the bus stops for visitors from the cruise ships.

ADJOURNMENT

Vice-Chair McNary adjourned the meeting at 5:24 p.m.

Respectfully Submitted
Paula Webb, Secretary
Community Development Department


Bob McNary, Vice Chair