



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

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, July 24, 2019

4:00 PM

CALL TO ORDER

Vice-Chair McNary called the meeting to order at 4:11 p.m.

ROLL CALL

Commissioners Present: Sandra Bisset, Bob McNary and Doug Leash

Commissioners Absent: Eric Gleason

Others Present: City Councilor Tim McGlothlin

Others Absent: Museum Commission Representative Donna Lawrence

Staff Present: Senior Planner Dawn Hert, Assistant to the City Manager Matthew Klebes

PLEDGE OF ALLEGIANCE

Vice Chair McNary led the Pledge of Allegiance.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

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

PUBLIC COMMENTS

None.

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. McNary asked the audience if anyone wanted to challenge the decision, hearing no challenge, he opened the public hearing at 4:20 p.m.

- A. Historic Landmarks Commission Application 167-19, Heidi McBride – requesting approval to build new upper terrace railing in the likeness of the original wood rails and replace lattice with historically appropriate materials and style.

Senior Planner Hert presented the staff report.

Heidi McBride, PO Box 285, Mosier, Oregon

McBride stated the building is now in use. McBride would like to replace the unattractive lattice work on the front of the structure with period appropriate lattice. In the winter, the lattice is quite visible.

The upper terrace railing was removed to repair and resurface the leaking floor area with commercial grade walkable membrane to allow use of the outside upstairs area. McBride's plan is to echo the original design; a taller railing may be required to meet current building codes.

Current uses of the structure include a wine tasting room and a boutique.

Hert stated original drawings were used for interior renovations. McBride stated floors were refinished and paneling removed to expose columns. All hardware and windows are original.

Commissioner Leash asked who would make the decision on the railing height. Hert replied Building Codes was the responsible entity. Hert thought the railing would be 8-12 inches higher and possibly reinforced due to the commercial use.

There were no opponents to the application.

Vice Chair McNary closed the public hearing at 4:32 p.m.

Commissioner Bisset was in favor of the project and saw no issue with higher railings.

Commissioner Leash said it all seemed positive and saw no reason to deny the application.

It was moved by Leash and seconded by Bisset to approve HLC 167-19 as submitted with conditions of approval. The motion passed 3/0; Bisset, McNary and Leash in favor, none opposed, Gleason absent.

- B. Historic Landmarks Commission Application 168-19, The Dalles Main Street – requesting approval to install two classic neon signs on the rear façade of the Bank Hotel/Wagon Café, now known as The Last Stop.

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 re-opened the public hearing at 4:36 p.m.

Senior Planner Hert presented the staff report.

McNary stated he had misgivings with the application and asked if Dawn Donuts had been located in The Dalles. Hert replied The Dalles had never had a Dawn Donuts or Dog n Suds. Hert said the signs were nationally recognized from a nostalgic period and would be approved as an art installation on an historic building. McNary stated these signs “were kind of hard to judge as art.”

Don Warren, 214 E. Fifth Street, The Dalles (representing The Dalles Main Street)

Warren said The Dalles Main Street has been working on beautification efforts to make the City more attractive to residents and encourage visitors to stop here. Warren stated his belief that the neon signs are art. Mounting the signs on the top of the building would be more secure with the least amount of damage to the structure.

Warren asked where the plaques would be located. Hert replied they would be attached at eye level on the building below the sign, or perhaps on the side of the building at the alley entrance. Assistant to the City Manager Matthew Klebes said the original plan was to locate the plaque in an area providing the best viewing angle of the sign. Use of the brochure and app would make the connection between the sign and the plaque. Leash suggested a miniature picture or drawing of the sign on the plaque would assist in making a connection.

Vice Chair McNary stated placement on the north side of the building would preclude viewing of the signs from the south side. Warren replied the plan was to encourage people passing through town to exit their cars and visit downtown. Hert stated another reason for obscure locations was to avoid confusion between the sign and the business currently occupying the building.

Hert reiterated Main Street’s current plan was for a five-year lease; it was possible the time could be extended. She stated the signs were of substantial value and were not being given away; investment and efforts to restore the signs would be considerable.

Warren stated grant funds were used to repaint and restore the signs; enough funding should remain to install the signs. Main Street is working with Tenneson Engineering on installation.

Bisset asked how many signs were planned. Warren replied there were five signs; one application has since been withdrawn.

Leash asked who made the final decision on the method of installation. Warren replied Tenneson Engineering.

Vice Chair McNary closed the public hearing at 4:59 p.m.

McNary asked if mounting the signs on the roof line was questionable. Hert replied she struggled with that placement; current Code does not allow signs on the roof line. While considering Secretary of the Interior standards for preservation of historic buildings, Hert felt perhaps a roof line installation was preferable. In terms of an “art installation,” there was no continuity and the appearance was disjointed. However, relocating the signs to the rear façade of the building could potentially cause more harm or damage.

Hert stated her staff report supported the application as submitted. She then provided possible actions the Commission could adopt:

- Support the application as submitted,
- Deny the application,
- Suggest a separate location, and/or
- Continue the public hearing for one week and keep the record open to facilitate further discussion and discovery.

Commissioner Bisset said Travel Oregon stated in print that The Dalles has more restored historic buildings than anywhere else in the state. Bisset said, “As a group and as a town we need to stay true to our mission of supporting and restoring those buildings. Calling this an art installation to bypass or go around the sign code, I think, is not a good thing.” Bisset did not find the signs attractive and said they were not locally relevant. Bisset did not feel that this is the direction, as a historic town, that we want to go. Bisset went on record as having problems with the whole concept, not just these particular signs.

Commissioner Leash stated he had no problem with having neon signs, or having another thing to attract people to come to The Dalles. He would be concerned about the specific sign, whether it has artistic merit. He also had concerns about placement and visual quality. Leash is not against tasteful neon signs that do not detract from the architecture.

City Councilor Tim McGlothlin arrived at 5:10 p.m.

Vice Chair McNary stated he did not want to be a party to placing the signs on the roof line; he did not see either sign adding to the quality of The Dalles.

Hert asked if McNary would be in favor of attaching the sign to the side of the building. He replied he was not comfortable with that placement.

Commissioner Bisset asked how the neighbors felt about the signs. Hert replied all the neighbors had been notified of the application; she had received no comments.

McNary suggested a locating all the signs along First Street. Hert replied the intent of the grant was to encourage visitors to leave their cars and explore the historic downtown.

Leash stated McNary’s concept was more like a museum. Leash said the signs could be a draw for the downtown, but was against placing them on the roof. Bisset suggested using some type of mount that would attach to the roof and hang over the side of the building, similar to a wreath hook.

McNary asked if the pictures were to scale. Hert replied they were very close; the Dawn Donuts sign is 11 feet in height.

Vice Chair McNary re-opened the public hearing at 5:26 p.m.

Warren stated the saloon in the Last Stop was complete; the hotel should be finished within the next couple of years. Placement of the signs on the wall may become an issue if they illuminate the guest rooms.

Councilor McGlothlin suggested based on the Commission’s concerns, other options should be explored. The Commission could then return for a determination.

Hert stated the record could remain open until July 31, 2019. Additional information could be requested and researched; the Commission could then render a decision.

Vice Chair McNary closed the public hearing at 5:30 p.m.

During deliberation, McNary stated he was not sold on this location. Leash stated the location may be moot since the signs could interfere with guest rooms. McGlothlin said the display would be a draw and add to the ambiance. Commissioner Bisset stated she would prefer to see an entire concept presented, rather than a piecemeal approach.

Commission consensus was to postpone a decision until July 31, 2019.

It was moved by McNary and seconded by Bisset to keep the record open for seven days and resume the public hearing for HLC 168-19 on July 31, 2019.

Senior Planner Hert clarified that all four signs would be reviewed on July 31, 2019. The applications were submitted separately because they are on individual properties; each property must be notified separately.

Leash said he would like to see more ideas presented. Hert replied the application must be reviewed as submitted. Alternate locations would be reviewed as a discussion item. Hert further clarified the decision process.

The motion passed 3/0; Bisset, McNary and Leash in favor, none opposed, Gleason absent.

- C. Historic Landmarks Commission Application 169-19, The Dalles Main Street – requesting approval to install a classic neon sign on the Optimo Cigar Store, commonly known as Sigman's Flowers.

Vice Chair McNary opened the public hearing at 5:44 p.m.

McNary asked the Commission if they had any ex parte contact, conflict of interest or bias that would prevent an impartial decision. There was none.

McNary asked the Commission if they would like to defer this hearing until next week. Leash replied he thought this particular sign would be appropriately placed.

Senior Planner Hert presented the staff report.

It was moved by Bisset and seconded by Leash to defer further discussion on HLC 169-19 and continue the public hearing until the July 31, 2019 meeting. The motion passed 3/0; Bisset, McNary and Leash in favor, none opposed, Gleason absent.

RESOLUTIONS

- A. Resolution 157-19 for HLC 167-19, Heidi McBride

It was moved by Leash and seconded by Bisset to approve Resolution 157-19 for HLC 167-19, Heidi McBride, The Foley. The motion passed 3/0; Bisset, McNary and Leash in favor, none opposed, Gleason absent.

- B. Resolution 158-19 for HLC 168-19, The Dalles Main Street

Resolution 158-19 was postponed to the July 31, 2019 meeting.

- C. Resolution 159-19 for HLC 168-19, The Dalles Main Street

Resolution 158-19 was postponed to the July 31, 2019 meeting.

STAFF/COMMISSIONER COMMENTS

Senior Planner Hert stated there was interest in filling the vacant Commission position. Hert was working with SHPO on the selection requirements.

Chair Gleason will attend the July 31, 2019 meeting by telephone.

The next meeting date is July 31, 2019.

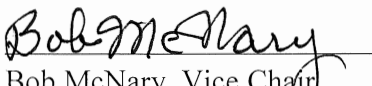
Vice Chair McNary asked if there was reason to discuss procedures for the Commission. He questioned if a temporary Chair should be elected. Hert replied nominations are held in December. Chair Gleason has had conversations with both Senior Planner Hert and Mayor Mays regarding his role as Chair. Gleason stated he would take a different role if necessary. Gleason is considered part of the quorum when participating by telephone.

Commissioner Leash asked if staff would prepare any proposals or new locations. Hert replied the applications would be reviewed at the current locations. She will speak with Main Street and Matthew Klebes regarding the direction Main Street will pursue.

ADJOURNMENT

Vice-Chair McNary adjourned the meeting at 6:00 p.m.

Respectfully Submitted
Paula Webb, Secretary
Community Development Department


Bob McNary, Vice Chair