



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, February 27, 2019
4:00 PM

CALL TO ORDER

Chair Gleason called the meeting to order at 4:00 p.m.

ROLL CALL

Commissioners Present: Sandra Bisset, Bob McNary, Eric Gleason, Doug Leash and Dennis Davis
Commissioners Absent: None
Others Present: The Dalles/Wasco County Museum Commission Representative Donna Lawrence and City Councilor Tim McGlothlin
Others Absent: None
Staff Present: Senior Planner Dawn Hert and Assistant to the City Manager Matthew Klebes
Public Present: Seven

PLEDGE OF ALLEGIANCE

Chair Gleason led the Pledge of Allegiance.

APPROVAL OF AGENDA

It was moved by Leash and seconded by Bisset to approve the agenda as written. The motion carried by a vote of 5/0; Bisset, McNary, Gleason, Leash and Davis voting in favor, none voting against.

APPROVAL OF MINUTES

It was moved by Bisset and seconded by Leash to approve the minutes of December 26, 2018, as written. The motion carried by a vote of 5/0; Bisset, McNary, Gleason, Leash and Davis voting in favor, none voting against.

PUBLIC COMMENTS

Mayor Rich Mays, sworn in January 14, 2019, introduced himself and briefly shared his history of public service.

Senior Planner Hert introduced the new Museum Representative, Donna Lawrence.

PUBLIC HEARINGS

Chair Gleason read the rules for a public hearing. Gleason 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 4:10 p.m.

- A. Historic Landmarks Commission Application 163-19, Marie Connell and William O'Keefe – requesting approval to site and construct a free-standing garage.

Senior Planner Hert presented the staff report.

In response to Commission questions:

Gary Kelly, 2102 W. 10th Street, The Dalles

Kelly stated the existing roof pitch is 5/12 and has rake shakes on the back. He would prefer to use hardy plank due to the expense of rake shakes.

Marie Connell, 223 W. 9th Street, The Dalles

Connell stated the paint palette for the garage will be similar to the house palette.

Vice Chair McNary inquired about the possibility of archeological materials while digging footings for the garage. It was determined an additional condition of approval regarding archeological materials would be required.

Connell further stated that the garage would enhance the property's appearance.

Chair Gleason closed the public hearing at 4:22 p.m.

It was moved by Leash and seconded by Davis to approve the HLC 163-19 with stated conditions of approval and the addition of Condition of Approval 12: "Discovered archeological resources or materials will need to be professionally evaluated prior to excavation at the site." The motion carried by a vote of 5/0; Bisset, McNary, Gleason, Leash and Davis voting in favor, none voting against.

Chair Gleason stated the rules of a public hearing would continue to apply, 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 re-opened the public hearing at 4:24 p.m.

- B. Historic Landmarks Commission Application 164-19, Todd Carpenter and Carla McQuade – requesting approval to clean and restore architectural features to the façade of the Recreation building.

Senior Planner Hert presented the staff report; staff's recommendation was approval of Option 2.

In response to Commission questions, Hert stated if Option 2 was chosen the "pop-up" section on top of the structure would remain; the Recreation sign would be placed on the rear of the building.

Vice Chair McNary stated his concern that a "new" building would be built in the middle of the block. Hert replied that as a Certified Local Government, the Commission had decision authority. The intent was not to create a false sense of history; due to scale, the newer era façade did not blend well with the surrounding buildings.

Hert stated any minor modifications to the plan would go through her; any major modifications would return to the Historic Landmarks Commission.

Chair Gleason invited comments from proponents.

Todd Carpenter, 216 E. Fifth Street, The Dalles

Mr. Carpenter stated there were three separate buildings with one façade. Carpenter planned to provide sections for family recreation as well as retail business spaces. Separate façades may be better for attracting businesses.

Mr. Carpenter said they were leaning toward Option 2 and had applied for a grant around that Option; he would re-write the application if Option 1 was chosen.

In response to Commissioner Leash's questions, Carpenter replied due to the arch, the Recreation sign may not fit on the rear of the building. It would fit on an interior wall.

Commissioner Davis commented re-creation of history was a potential problem. Davis said the whole block struck him as very attractive if done with Option 2. Buildings on both sides are obviously of that era; the entire block was very significant.

Commissioner McGlothlin said if the building could tie in with the surrounding structures, he was in favor of Option 2. Commissioner Leash was also in favor of Option 2; he would like the Recreation sign used somewhere.

Chair Gleason invited comment from opponents, hearing none, he invited other comments.

Matthew Klebes, 901 E. 14th Street, The Dalles

Mr. Klebes stated his personal opinion leaned toward Option 2. Both Main Street and SHPO are familiar with projects dealing with historic buildings. The set purpose of a Diamonds in the Rough Grant is to restore or uncover hidden historic features. With these grant projects there is an expectation that you will begin a project, remove a layer of facade, pause to assess what was found and then make decisions based on what was found.

Chair Gleason asked if approval of one or both options would affect the grant. No definite answer was provided; Carpenter stated his preference to submit with only one option. He did not want to appear tentative on the grant application.

Chair Gleason closed the public hearing at 5:02 p.m.

Commission consensus was in favor of approval of Option 2.

It was moved by McNary and seconded by Leash to approve Option 2 of HLC 164-19 with the recommended Conditions of Approval. The motion carried by a vote of 5 to 0; Bisset, McNary, Gleason, Leash and Davis voting in favor, none voting against.

RESOLUTIONS

A. Resolution 153-19 for HLC 163-19, Marie Connell and William O’Keeffe

It was moved by Leash and seconded by Davis to approve Resolution 153-19 for HLC 163-19 with the added Condition of Approval #12, “Discovered archeological resources or materials will need to be professionally evaluated prior to excavation at the site.” The motion carried by a vote of 5/0; Bisset, McNary, Gleason, Leash and Davis voting in favor, none voting against.

B. Resolution 154-19 for HLC 164-19, Todd Carpenter and Carla McQuade

It was moved by Bisset and seconded by Leash to approve Resolution 154-19 for HLC 164-19 as written. The motion carried by a vote of 5/0; Bisset, McNary, Gleason, Leash and Davis voting in favor, none voting against.

STAFF/COMMISSIONER COMMENTS

Senior Planner Hert distributed the Historic Landmarks Commission 2019 Goals, Exhibit 1.

Hert stated the City had completed a codification process on the Code; all ordinances are now combined. She directed attention to The Dalles Municipal Code, Chapter 11.12 Historic Resources, Exhibit 2. Due to the age of the Historic Guidelines, photographs are missing. Staff is working on inclusion of photos.

Hert will present the HLC Annual Report to the City Council on March 4, 2019.

Hert met with the consultant on the Walking Tour app. The app should be completed within the next 30 days.

Hert stated the Columbia Gorge Community College is considering construction of a Skill Center with some type of housing component. Dan Spatz is working with Lucian Swerdloff, Clatsop Community College, to create an AA program for historic preservation at CGCC. The Dalles High School students could participate through the Jump Start program.

Senior Planner Hert provided a brief update on the Gorge Academy of Cosmetology restoration at 422 E. Second Street. Kerri Weed, owner, is working with SHPO to modify the Diamonds in the Rough grant in order to salvage as much as possible. Hert was unsure if the paint on the brick could be retained; the sign code requires removal if the business is no longer there. Due to the historic nature, it may be possible to retain the paint.

Commissioner Lawrence said she had read the 2019 Goals and was unclear why the Gitchell Building was still there. Chair Gleason replied the building was still standing and was an important part of the community. Hert elaborated, stating City Council makes the decisions for City owned property. However, as a Certified Local Government, it is this Commission’s purpose to in any way use their persuasion or power to maintain or keep any historic building.

Bisset stated she was working with Kuri Gill. The Original Courthouse was applying for a grant to restore the upstairs floor of the courthouse.

Bisset received a phone call from Irene Hill, daughter of Marilyn Erickson. Mrs. Erickson wanted her interview tapes to go to the Original Courthouse; Bisset suggested the Discovery Center may be a better choice for the tapes. Tapes recorded for the Ernie Kuck book had been transcribed to CD. The Discovery Center is working on a method to upgrade the materials to a current format.

Commissioner Davis stated the Fort Dalles Museum had completed a major interior revamp of the Vehicle Storage Building. Vehicles were rearranged, a path was extended and lighting was installed.

Senior Planner Hert stated staff received an inquiry about Buffalo Soldiers. The caller was referred to the Discovery Center and Fort Dalles Museum. Bisset replied the Discovery Center had information on Buffalo Soldiers.

Commissioner Bisset said the Discovery Center will host a program at 7:00 p.m., Friday night, at the Discovery Center. Chair Gleason will speak on the Waldron building.

Councilor McGlothlin stated Dell Kendrick passed away; he was a pilot in Europe during World War II.

Bisset stated the Discovery Center received a request for information on Rorick and his military flying days. She asked that any independent information be forwarded to the Discovery Center.

Councilor McGlothlin mentioned Walter Erickson who flew a bomber over Germany in World War II. McGlothlin is in possession of Marilyn Erickson's article and many pictures.

Museum Representative Lawrence asked if the Rorick House was represented in this group. Chair Gleason replied they did not have a specific representative. Bisset stated the Museum Commission had a representative as part of City government.

NEXT MEETING DATE

The next meeting is scheduled for March 27, 2019.

ADJOURNMENT

Chair Gleason adjourned the meeting at 5:28 p.m.

Respectfully Submitted
Paula Webb, Community Development Secretary



Eric Gleason, Chair

for Bob McNary, vice chair

