



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
PLANNING 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 25, 2018

4:00 PM

CALL TO ORDER

Vice Chair McNary called the meeting to order at 4:13 p.m.

ROLL CALL

Commissioners Present: Sandra Bisset, Dennis Davis, Robert McNary, and Doug Leash

Commissioners Absent: Eric Gleason

Others Present: Ft. Dalles Museum Representative Heather Kirby and City Councilor
Tim McGlothlin

Others Absent: None

Staff Present: Senior Planner Dawn Hert, Community Development Director Steve
Harris

Public Present: Eleven

PLEDGE OF ALLEGIANCE

Vice Chair McNary led the Pledge of Allegiance.

APPROVAL OF AGENDA

Commissioner Davis moved to approve the agenda as written. Commissioner Leash seconded the motion; the motion passed unanimously.

APPROVAL OF MINUTES

Commissioner Leash moved to approve the minutes of April 25, 2018 as written. Commissioner Bisset seconded the motion. The motion passed unanimously.

PUBLIC COMMENTS

None.

PUBLIC HEARING

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, McNary opened the Public Hearing at 4:22 p.m.

Senior Planner Hert presented the staff report.

Historic Landmarks Commission Application 160-18, The Dalles Main Street Program

Requesting approval to install a classic “Sears, Roebuck and Co.” neon sign on the east facing side of the Commodore II Building, located at 312 Court Street.

Jeremiah Paulsen, Community Development Coordinator, The Dalles Main Street

The Dalles Main Street is working on a grand celebration to be held at the Neon Sign Museum to celebrate receipt of a \$25,000 grant. The Dalles was the only city in Oregon to receive the grant. Main Street would like to have the sign installed prior to the celebration scheduled for next month. Installation of the sign would meet code and would not damage the exterior of the building.

Commission discussion included:

- Signs would be treated as artwork or a mural, rather than advertising. Grouping the signs would address that topic.
- Public awareness – Include some way to differentiate the signs from advertisements
- The potential to relocate the “Recreation” sign from E. Second Street
- The Sears sign is not historically relevant to the time or this location
- Avoid dilution of our community’s historic value. This sign is not part of The Dalles’ history but may be perceived as such.
- Signs could be considered “Americana”
- Include a disclaimer with details of the installation
- Signs will be illuminated 8-10 hours per day
- The Commodore II is a Chicago style architecture built in 1910, the same era as the Sears sign hung originally in Chicago

Vice Chair McNary invited comments from opponents and proponents.

Carolyn Wood, 1709 Liberty Way, The Dalles

Wood stated the importance of explaining context while in the process of hosting a tour, creating brochures, or advertising the installations. Wood shared the Commission’s concerns about historical content.

Paulsen said The Dalles Main Street has three informational kiosks around town featuring a map on one side with history on the other. The kiosks could be updated to contain the purpose of and information about the neon signs.

Vice Chair McNary closed the public hearing at 4:43 p.m.

Commissioner Leash moved to approve HLC 160-18 with the conditions of approval stated based on findings of fact. Commissioner Davis seconded the motion; the motion passed unanimously.

Historic Landmarks Commission Application 161-18, Todd Carpenter

Requesting approval to clean, restore architectural features and make other exterior modifications to the East Second Street façade of the Bank Hotel Building.

Vice Chair McNary again 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.

Commissioner Leash stated his son at one time owned the subject building. Attorney Parker responded if there was no potential financial benefit or bias, Commissioner Leash could participate in the hearing.

Vice Chair McNary invited a challenge from the audience, hearing none, McNary reopened the Public Hearing at 4:47 p.m.

Senior Planner Hert presented the staff report.

Todd Carpenter, 216 E. Fifth Street, The Dalles

Carpenter stated:

- Option 2 of the staff report had been rejected
- The rear of the building would have a metal roll-up door that resembled wood
- The front door would be custom made of wood
- Phase 2 of the project would include restoration of the hotel with suites and single rooms
- First floor would contain an upscale restaurant and large bar
- Carpenter was working with the City to purchase the Recreation Building. If successful, he would address the issue of overlapping tile work on the façade.
- He is hoping to return the original color of stone to the archway over the entrance
- Existing transoms will be retained, glass will be replaced
- Carpenter is hoping to remove the yellow spot on the façade

Commissioner Bisset said additional historic information may be available in the Discovery Center library.

Commissioner Leash stated French doors were more in keeping with original architecture. Commissioner Bisset stated her preference for Option 1.

Vice Chair McNary invited comments from proponents and opponents. Hearing none, McNary closed the public hearing at 5:11 p.m.

During discussion, Vice Chair McNary shared his disappointment with the removal of outside fire escapes. Hert responded that the State Historic Preservation Office recommends removal of fire escapes.

Vice Chair McNary re-opened the public hearing at 5:16 p.m.

Todd Carpenter, 216 E. Fifth Street, The Dalles

In response to Vice Chair McNary's inquiry, Carpenter stated an existing door on the back side would be replaced and the deck extended in order to provide outside dining.

Vice Chair McNary closed the public hearing at 5:18 p.m.

Commission consensus was in favor of the proposed project.

Commissioner Bisset moved to accept HLC 161-18 for the Bank Hotel Building with conditions of approval in the staff report including Option 1. Commissioner Davis seconded the motion; the motion passed unanimously.

RESOLUTIONS

Resolution 150-18 for HLC 160-18, The Dalles Main Street

Commissioner Davis moved to approve Resolution 150-18 with four conditions of approval. Commissioner Leash seconded the motion; the motion passed unanimously.

Resolution 151-18 for HLC 161-18, Todd Carpenter

Commission Leash moved to approve Resolution 151-18 with ten conditions of approval. Commissioner Bisset seconded the motion; the motion passed unanimously.

STAFF/COMMISSIONER COMMENTS

- The Fort Dalles Museum has been scrubbed and three layers of preservative were applied
- Commissioner McGlothlin continued efforts to preserve the Gitchell Building
- The "turquoise building" downtown is not in the National Historic District or locally inventoried and did not require approval for the paint palette. Hert was unsure why the building was not included in the District.
- The mural being painted on the building is not subject to regulation; obscenities and inappropriate language are not allowed. Hert will forward a mock-up of the mural to the Commission.
- Hert is talking with Immense Imagery about creating an app for the Historic Walking Tour.
- Lisa Farquharson, The Dalles Area Chamber of Commerce, and Commissioner Bisset would like to work with Senior Planner Hert to get the Walking Tour online.
- Chris Bolton, docent for the Original Wasco County Courthouse, has created a map installed at the Courthouse showing trails leading in and out of The Dalles. In order to apply for a grant, the trails had to be tied to the Walking Tour. The map will be used as a watermark on the brochure.
- Railings for the Original Wasco County Courthouse were installed. Replacement cedar shakes have been ordered for the roof.
- The Original Wasco County Courthouse will be involved in the Gray Line tours running from Portland to The Dalles.
- Wood chips were delivered to Pioneer Cemetery and will be spread in the near future.
- Vice Chair McNary stated his preference to meet regularly, at least every other month when no applications are submitted. Commissioner Bisset agreed.

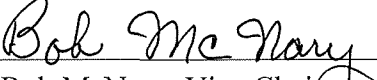
NEXT MEETING DATE

The next meeting is scheduled for August 22, 2018.

ADJOURNMENT

Vice Chair McNary adjourned the meeting at 5:45 p.m.

Respectfully Submitted
Paula Webb, Planning Secretary


Bob McNary, Vice Chair