



CITY of THE DALLES
313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
Planning Department

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, January 27, 2016

CITY HALL COUNCIL CHAMBERS
313 COURT STREET
THE DALLES, OREGON 97058

CONDUCTED IN A HANDICAP ACCESSIBLE MEETING ROOM
4:00 PM

Call to Order

Acting Chair McNary called the meeting to order at 4:00 PM.

Roll Call

The following Commissioners were present: Robert McNary
Dennis Davis
Sandy Bisset
Eric Gleason

Others present: Ft. Dalles Museum Representative Heather Hopkins
City Councilor Linda Miller

Staff present: Senior Planner Dawn Hert
Administrative Secretary Baltazar Gamez

Commissioner absent: None

Others absent: None

Approval of Agenda

It was moved by Bisset and seconded by Davis to approve the agenda as submitted. The motion carried unanimously.

Approval of Minutes

It was moved by Davis and seconded by Bisset to approve the December 16, 2015 minutes as submitted. The motion carried unanimously.

Public Comments

None.

Public Hearings

A. Historic Landmarks Commission Application #151-16; Steve Light; Request: To replace the existing 2nd street frontage steel overhead garage doors with full tempered glass panel overhead garage doors. The new doors will allow for the historic interior of the building to be easily viewed. The property is located at 710 E. 2nd Street, The Dalles, Oregon and is further described as 1N 13E 3 DB 300. Property is zoned “CBC” – Central Business Commercial.

Acting Chair McNary read the rules for a public hearing and asked if the Commissioners had any ex parte contacts, conflicts of interest, or bias that would hinder them from making an impartial decision. None were noted.

McNary opened the public hearing at 4:17 PM and called for the staff report.

Senior Planner Hert reviewed the background of the historic structure/property. She stated the project would allow the inside of the property to be more visible.

Testimony

Proponents

Erin Vance, 3511 Sandlin Road, spoke on behalf of Tim Schectel. She stated that the replacement of the doors would enhance the appearance of the building.

Opponents:

None

Deliberation:

Acting Chair McNary called for discussion. Bisset said she saw no problem with the application.

It was moved by Davis and seconded by Bisset to approve application HLC 151-16 with the recommended conditions of approval. The motion carried unanimously.

B. Historic Landmarks Commission Application #152-16; Route 30 Bottles & Brews; Request:

To refurbish the front façade. Project includes a new awning, decorative stone work, and new signage. The property is located at 317 E. 2nd Street, The Dalles, Oregon and is further described as 1N 13E 3 BD 2500. Property is zoned “CBC” – Central Business Commercial, in The Dalles Commercial Historic District.

Senior Planner Hert reviewed the background of the historic structure/property. She presented the Commission with options that could be voted on as well as recommended conditions of approval.

Davis presented a historical photo of the building. Hert said she would submit it as “Exhibit A”.

Testimony

Proponents

Johna LaRoque, 317 E. 2nd Street, The Dalles, spoke in favor of the project.

John Frazier, 1610 E. 9th, The Dalles, presented a mockup and spoke about the scope of the stonework planned for the project.

Davis talked about the stonework he saw at the Discovery Center and mentioned that the basalt rockwork looked real and asked John Frazier if he could do that style on the Route 30 project. Frazier said he had recently found molds online that did indeed have more of a chiseled look than the rounded look that was submitted with the application.

Bissett asked if there were plans to open up the transom windows. Jonna LaRoque said they didn't own that building and were not planning on going into that expense at the moment.

Nathan Haywarth, 208 E. 4th, The Dalles, said the property owners were in favor of modifications to the building that restore it to its historical look but were not in a position to contribute financially to that project.

Hopkins asked if the planned work was reversible or if it would be permanent. John Frazier stated that it would be permanent because he would not want it to fail. He also mentioned a list of tools that could help remove the proposed façade.

Opponents:

None

Deliberation:

The Commission then had a discussion regarding the application. Bissett wondered if the project would overpower the neighborhood. Hopkins stated that they would be doing radical differentiation and that she believed it doesn't meet the historic standards. The Commission continued to discuss the project and there was a general consensus that they liked the idea and understand the project but it did not fit the guidelines.

Davis asked if the proponent could come back in with a written proposal from the contractor. Hert told the Commission that they could continue at the next meeting or have a special hearing a week from this meeting. Gleason stated he wouldn't mind a continuation of the hearing.

After a discussion on possible dates for a continuation, it was moved by Davis and seconded by Bissett to continue the public hearing on Wednesday, February 3, 2016. The motion carried unanimously.

C. Historic Landmarks Commission Application #153-16; Craig Development, LLC; Request:

To restore and update the exterior of building. Project includes removal of old awning, window restoration, brick molding and ceramic tile restoration, and installation of a new neon building sign. The property is located at 323 E. 2nd Street, The Dalles, Oregon and is further described as 1N 13E 3 BD 2400. Property is zoned "CBC" – Central Business Commercial, in The Dalles Commercial Historic District.

Senior Planner Hert reviewed the background of the historic structure/property. She presented the Commission with staff recommendation and conditions of approval.

Testimony:

Proponents:

Business Development Director Gary Rains spoke on behalf of the applicant and told the Commission that the project would bring the building to as near perfect state as in 1920.

Bisset asked if the drawing represented the color scheme proposed for the project. Rains clarified the drawing was just an artist rendering and that the building would not be painted. He spoke about the idea to change the building name to Jefferson Hall.

Opponents:

None

Deliberation:

Bisset said it was an exciting project. Davis asked if the exterior would be cleaned. Rains mentioned that it would be cleaned in the process. Hert suggested adding condition #4 to read “If cleaning of the historic structure is planned, it will require the applicants to use the gentlest means possible. No harsh chemical or sandblasting will be allowed.”

It was moved by Bisset and seconded by Davis to approve application HLC 153-16 with the four conditions of approval. The motion carried unanimously.

D. Historic Landmarks Commission Application #154-16; Hewitt Hillis; Request: To restore the façade of the historic Lemke Building to near original state. Project includes installation of a new steel awning and bringing back the transom windows. The property is located at 110 E. 2nd Street, The Dalles, Oregon and is further described as 1N 13E 3 BC 200. Property is zoned “CBC” – Central Business Commercial, in The Dalles Commercial Historic District.

Senior Planner Hert reviewed the background of the historic structure/property. She presented the Commission with the staff recommendation and conditions of approval.

Testimony:

Proponents:

Hewitt Hillis, 1505 W. 1st, The Dalles, explained to the Commission the proposed restoration plan.

Luise Langheinrich, 2108 Garrison Street, The Dalles, also spoke on behalf of the proposed project. Luise is a tenant in the historic building and supports the restoration plans.

Opponents:

None

Deliberation:

Bisset said she thought the project was great.

It was moved by Bisset and seconded by Davis to approve application HLC 154-16 with the conditions of approval. The motion carried unanimously.

Resolutions:

It was moved by Bisset and seconded by Davis to approve the following resolutions;

Resolution - #141-16 for HLC #151-16; Steve Light

Resolution - #143-16 for HLC #153-16; Craig Development

Resolution - #144-16 for HLC #154-16; Hewitt Hillis

The motion carried unanimously.

Pioneer Cemetery

Hert told the Commission she would have an update at a later date to re-open the cemetery. For the burial of General Joseph G. Wilsons granddaughter's ashes.

Staff/Commissioner Comments

Hert told the Commission she would be presenting HLC goals to the City Council. She also stated she would be discussing the status of the Gitchel Building and bring back an update to the Commission.

Next Meeting Date – February 3, 2016 (Special Meeting)

Adjournment

Acting Chair McNary adjourned the meeting at 6:05 p.m.

Respectfully submitted by Administrative Secretary Baltazar Gamez.


Bob McNary, Acting Chairman