

HISTORIC LANDMARKS COMMISSION MINUTES

September 23, 2015

City Hall Council Chambers
313 Court Street
The Dalles, OR 97058
Conducted in a handicap accessible room.
4:00 p.m.

CALL TO ORDER

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

ROLL CALL

The following Commissioners were present:

Bob McNary
Sandy Bisset
Pat Smith
Dennis Davis

The following Commissioner was absent:

Eric Gleason

Representative present:

Heather Hopkins, Ft. Dalles Museum

Representative absent:

Linda Miller, City Councilor

Staff present:

Dawn Marie Hert, Senior Planner
Carole Trautman, Administrative Secretary

Others present: Main Street Director Matthew Klebes

APPROVAL OF AGENDA

It was moved by Smith and seconded by Bisset to approve the agenda as submitted. The motion carried unanimously; Gleason absent.

APPROVAL OF MINUTES

Bisset moved for a correction in the August 26, 2015 minutes. Minutes should be amended to state that Chair McNary closed the meeting. It was moved by Davis and seconded by Bisset to approve the amended August 26, 2015 minutes as submitted. The motion carried unanimously.

PUBLIC COMMENTS

None.

PUBLIC HEARINGS

A. Historic Landmarks Commission Application #149-15 – Michiel Haley; Request: To site and construct a 4-unit townhouse with rear parking. The townhouses will front Fourth Street and include traditional front entry elements and meet the design guidelines for the Trevitt's National Historic District. Property is located at 402 West Fourth Street, The Dalles, Oregon, and is further described as 1N 13E 4 AA t.l. 3200. Property is zoned "CBC-1" – Central Business Commercial, and is located in Trevitt's National Historic District.

Acting Chair McNary read the rules for a public hearing. He asked if the Commissioners had any ex-parte contact, conflict of interest, or bias that would hinder them from making an impartial decision to the application. None were noted.

Chair McNary opened the public hearing at 4:08 PM.

Discussion:

Senior Planner Hert reported that the applicant had provided the necessary changes and design guidelines needed. The design proposed is a single family home, Italianate in style, including features of the original home.

Senior Planner Hert recommended approval with conditions, based on findings of fact, and concluded that the application met all necessary requirements as per Secretary of Interior and City Ordinance #94-1194 as well as the City General Ordinance #96-1207 with the following eight (8) conditions:

1. Work shall be completed as stated in the proposals and pictures;
2. The rock wall and rock shed is required;
3. Removal of historical items from this site will not be allowed, the usage of historical materials, i.e. rock, is recommended;
4. The discovery of archaeological materials or resources shall be evaluated prior to excavation;
5. Prior to the permit being issued the applicant must submit window details that meet all historical guidelines and building code standard for new construction;
6. Any future plans for fencing or landscaping will require review and approval by the Planning Department Director;
7. The final color scheme will require review and approval by the Planning Department Director those colors will be from the American Heritage Pallet provided by the applicant; and
8. Applicant must go through a building permit process and approval before any construction on this site.

Testimony

Proponents:

Michael Haley, 301 N15th #206, Hood River, Oregon, stated that since the last meeting he reevaluated the design and designed something similar as to the original home located on this site.

Haley reported that the new design was similar but was located further east on the property to allow for off street parking.

Haley duplicated the exterior facade, and trim of the original house, and stated that he is able to mix the paint so that it is the exact color as the prior home. Additional details include rock on the facade of the concrete foundation to mimic the original rock foundation.

Hopkins asked the applicant about the Hardy Plank Board siding and the class action law suit that has been filed against the major siding company due to flaking and holes. Haley stated that he will use what siding is approved and would not object to changing from the Hardie plank board siding.

Senior Planner Hert added that she has read that Hardie plank board has less shrinkage due to being composite.

Discussion continued on sidings.

Opponents:

None.

Acting Chair McNary closed the public hearing at 4:34 PM.

Deliberation:

Bisset commented that the house is beautiful according to the plans and is thankful that the plans are accurately scaled. The replacement home was easy to envision.

Davis commented that he was pleased with the presentation.

Deliberation:

With no further discussion, it was moved by Davis and seconded by Smith to approve HLC application #149-15 based on the findings of fact in the staff report and to include the 8 conditions of approval. The motion carried unanimously; Gleason absent.

RESOLUTION

Davis moved to accept the resolution and direct staff to amend the resolution to match the recommended conditions of approval as outlined in the staff report. Bisset seconded the motion to approve Historic Landmarks Commission Resolution #139-15 for Historic Landmarks Commission #149-15, Michael Haley, as submitted. The motion carried unanimously; Gleason absent.

PIONEER CEMETERY

Senior Planner Hert reported that there is a contract signed by Donovan and Associates. Restoration should begin soon and will likely be finished by the end of the year. The contract allows for work to be completed no later than spring 2016. This is paid through grant money received from Oregon Commission on Historic Cemeteries (OCHC).

Acting Chair McNary reported that he had already seen people working within the cemetery.

Bisset suggested that before and after pictures be taken and possibly have the chronicle publish them.

Hert stated that the primitive look of Pioneer Cemetery is purposeful in order to maintain originality. Hert recently spoke to Neita Cecil and discussed running small articles of historical interests in the Chronicle.

COMMISSIONER/STAFF COMMENTS

Hert distributed window restoration workshop information. Hert reported that the window workshop would take place in conjunction with the Main Street event, and she has a flier ready to be placed in the newspaper. The event will occur October 9-11th. The flier explains that Friday night is open to the public. It will be at the I.O.O.F building in the upstairs. The class will be held on Saturday and Sunday with lunch provided. Attendees have the choice of one college credit or 12 hours of continuing education with the contractor's board. This workshop was included in the Main Street directory. Hert will also be emailing the flier out to persons that would likely be interested.

Bisset shared that she and Mary Davis would coordinate a historic walking tour that would begin and end at the Civic including several stopping places with 3-5 minute presentations. Speakers were to be determined and an invitation was extended to Sam Woolsey. The stops would include the Floor Mill, Railroad Depot, Brewery, wool and wheat warehouses. The Iron Works presentation would be done by Loyal and Linda Quackenbush, Sharon Hull will present on the fire at the hotel. Carolyn Wood would be continuing the tour to Klindt's bookstore, the Chinese Building, Baldwin Saloon, Ferry crossing and where the boats came in. The next stop will be City Hall where Rodger Nichols will speak about the three courthouses. There will be ladies dressed as "floozyes" that will speak about the local brothels in The Dalles.

Main Street Director Mathew Klebes will be leading building tours in I.O.O.F, Elks and other historical landmarks.

Councilor Tim McGlothlin will be hosting a bus tour in the afternoon.

Hert reported that the Certified Local Government (CLG) training went well. It was interesting dealing with section 106, archaeology discoveries. Hert reported that the commission received an award for Perky Preservationist. We are consistent with successful grants and continued Certified Local Government grants.

Hert update the minor amendments: Windermere had an approval for a sign for the building. Petite Provence was approved for an awning; the new awning will go over the arches and look similar to Breezeway Antiques.

History after Hours

Bisset gave a report on the upcoming events. McNary asked if tourists were coming to the Fire Museum. Hert said the museum is manned on all cruise ship days. There are regular visitors to the museum. The A-frame board goes out on the street regularly and there are charms available for sale in the City Manager's office.

McNary states that he sees a lot of foot traffic when the boats are here. He would like to see more people visit St. Peter's Landmark. Having a lot of places for the people to visit is important.

Bisset reported there has been a lot of illegal activity in the area of 2nd Place. The police are aware of these issues and are actively working on them.

Davis reported on Old Ft. Dalles Museum sign. The plywood pieces have been removed. They are replacing the big arrow on the corner of 2nd and Union Streets. Previous sign had been neon. Hert will look into power to it and referred to Mr. Benko, of the National Neon Sign Company, to look at rebuilding it. This may be a grant possibility.

Bisset reported that there was a large sign that stated "Original Courthouse" that was located by the original courthouse and the Chamber. That sign has disappeared and is likely in storage somewhere. Hert will check with a former Chamber employee, Kim Cowan. There is a possibility that the sign may have been destroyed in the '96 flood. Bisset stated that she will also put this information on Facebook to try to reach out to people in the community.

Museum Representative Hopkins stated that she was excited about the possibility of adding neon back to the Old Fort Dalles Museum sign.

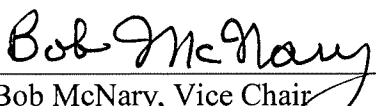
NEXT MEETING

The next meeting is scheduled for October 28, 2015 at 4:00 PM.

ADJOURNMENT

Acting Chair McNary adjourned the meeting at 5:20 PM.

Respectfully submitted by Brenda Baska, Temporary Administrative Secretary.



Bob McNary, Vice Chair
Historic Landmarks Commission