



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

(541) 296-5481 ext. 1125
Planning Department

HISTORIC LANDMARKS COMMISSION MINTUTES

Wednesday, May 27, 2015

CITY HALL COUNCIL CHAMBERS
313 COURT STREET
THE DALLES, OREGON 97058
CONDUCTED IN A HANDICAP ACCESSIBLE MEETING ROOM
4:00 PM

Call to Order

Chair Gleason called the meeting to order at 4:01 p.m.

Roll Call

The following Commissioners were present:

Eric Gleason
Robert McNary
Dennis Davis
Sandy Bisset

Commissioners absent:

Pat Smith

Others present:

Councilor Linda Miller

Staff present:

Senior Planner Dawn Hert
Executive Secretary Izetta Grossman

Approval of Agenda

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

Approval of Minutes

It was moved by Davis and seconded by Miller to approve the April 22, 2015 minutes as submitted. The motion carried unanimously. Smith absent.

Public Comments

None.

Public Hearing - Historic Landmarks Commission Application #146-15 – Windermere Glenn Taylor Real Estate; Request: To gain approval for a façade improvement project that will restore

the façade features of the structure's historic character. Property is located at 122 East Second Street, The Dalles, Oregon, and is further described as 1 North 13 East Map 3BD tax lot 4100. Property is zoned "CBC" – Central Business Commercial and is located in The Dalles Commercial Historic District. The structure was built in 1920 and is non-compatible, non-contributing.

Chair Gleason read the rules for a public hearing and asked if anyone had any ex parte contacts, conflict of interest, or bias that would hinder them from making an impartial decision. Hearing none, he asked for the staff report.

Gleason opened the public hearing.

Senior Planner Hert reviewed the staff report, concluding that rehabilitation of the façade of the building was consistent with and met the standards of the Secretary of the Interior and the City of The Dalles General Ordinance No. 96-1207, with the following conditions:

1. Work will be completed in substantial conformance to the drawings and proposals as submitted and reviewed.
2. Prior to construction, the applicant will need to submit for approval to the City Planning Department. Once approved, the applicant will need to submit for a structural permit from the local Mid-Columbia Building Codes Services.
3. Proposed signage will be required to apply for sign permit(s) in the Planning Department.
4. Final paint colors on the refurbished windows and door will need to be approved by the Planning Director unless the same colors are being used.

Chair Gleason asked if there was a better drawing than the one provided. Hert said there was not.

McNary asked if the Commission should be in possession of the ordinance on the restoration grant. Hert explained that the final decision was the Urban Renewal Agency's. McNary said he hoped that this would be a "bell ringer" and that others would follow pattern. He hoped there wouldn't be stumbling blocks for use of this grant program.

Bisset asked about the color of the blue. She hoped it wouldn't be bright. Hert said the blue was the dark Windermere blue.

Gleason asked if the panels would be left in place. Hert said those would be removed.

Testimony:

Proponents: Kim Salvesen Pauly, principle broker for Windermere Glenn Taylor spoke on behalf of Windermere. She said that behind the current plastic was some type of board that would be replaced with a nice cedar. She further stated that the drop ceiling would not be raised at the time of the transom window installation, however, the intent would be to raise the ceiling in the future in order to get the full value of the light from those windows.

Matthew Klebes, The Dalles Main Street Director, explained that the architecture work was done pro bono and no other drawings were available.

Gleason asked what type of material would be used for the windows. Klebes said tempered glass and wood would be used.

Gleason asked if there would be drawings in the future. Hert said they would be provided for permitting.

Pauly clarified that the existing awning would not be removed, anchors would be added to look more like the Commodore Building.

Hert passed around a photo of the building during a fire in 1963-64, where the awning was easier to see, stating that the recreation would be similar. Pauly said the sign would be cut down, and transom windows would be on the side of the building. Klebes said this was the first time they had seen the photo, and definitely they would use it as a resource. Pauly said the brick below and the metal were important features to them.

Opponents:

None.

Chair Gleason closed the public hearing.

Discussion:

Gleason said this would bring the building to compatible.

Davis said the application ends a little vague. Gleason said that planning would see the final for approval.

Davis moved to approve Historic Landmarks Commission Application #146-15 – Windermere Glenn Taylor Real Estate, McNary seconded the motion. The motion carried unanimously, Smith absent.

McNary moved to direct staff to prepare a Resolution approving Historic Landmarks Commission Application #146-15 – Windermere Glenn Taylor Real Estate for Chair Gleason's signature. Davis seconded the motion. Motion carried unanimously, Smith absent.

Pioneer Cemetery

Hert said the cemetery was cleaned up for Memorial Day. She further explained that the City Facilities Maintenance crew wasn't getting as much community service assistance as they had in the past. They did the all the work for Memorial Day.

McNary asked if the funding from City Council rolled forward each year. Hert said it did not, but Council had been generous from year to year, and the funds had been used as match for grants for larger projects.

McNary asked about changing the structure of the cemetery when the last person was interned. Hert said Joseph Wilson's granddaughter had a headstone, and had indicated she wished to be buried at the cemetery. Hert said it would be best to stay a closed cemetery, that being an open active cemetery would be more involved.

McNary asked about the wooden fence. Hert said City Attorney Parker had previously advised that as long as the fence stays there, it would be difficult to prove which property owner was responsible for the fence.

McNary reported seeing someone "camped" in the shade at the cemetery on Sunday. He hadn't been back to see if they were still there. He also noted a few boards were off of the fence. Bisset suggested that the City Police be asked to patrol periodically, as it was a City property, law enforcement could ask quickly. Hert said she would ask the City Maintenance crew to check as well.

Gleason asked Bisset if she had made contact with the girl who wanted to volunteer. She said she hadn't, but she would invite her to the next meeting.

Staff/Commissioner Comments

Senior Planner Hert reported that Rocket City Sign Museum had two sign permits. One was for the future home of the sign museum, and the other to put an antique neon Sears sign on the Sears building on Second Street. Both had been approved as community interest.

Bisset said that she had joined a committee with the Chamber of Commerce creating a new walking tour. The committee was looking for input, and asked that everyone pass the word. Hert said that walking tours were an item SHPO was focused on, perhaps in a year there would be a grant opportunity, she would look into it. Bisset said that the Oregon Trails Fund had grants available if applicants were able to show connection to the Oregon Trail.

Main Street Director Matthew Klebes announced that the Main Street Convention would be in The Dalles October 7-9. There would be approximately 200 people in town for the convention. They were planning to have events/breakout sessions at various historical locations such as St. Peter's Landmark, The Dalles Art Center (Carnage Library), Civic Auditorium, Odd Fellows Hall, Sunshine Mill and the Elks Lodge Building. They were planning walking tours, van tours, art/wine tours and more. Hert said that she would be holding a window workshop with Lucien on that Saturday and Sunday as well.

Davis asked if the graffiti would be removed from IOOF by then. Klebes said the building owner was working with their insurance company to have that done.

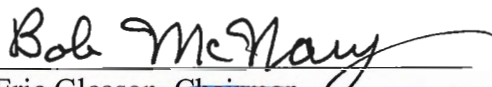
McNary said he had a conversation with a group looking for pianos to put on street corners for people to stop and play as they passed by. He asked if anyone knew anything about the group. Klebes said they had wanted one for the parklet, but were unable to find the right kind. McNary said his piano was about 130 years old and he didn't mind donating it if it would be used.

Next Meeting Date – June 24, 2015

Adjournment

Chair Gleason adjourned the meeting at 4:55 p.m.

Respectfully submitted by Executive Secretary Izzeta Grossman.


~~Eric Gleason, Chairman~~
Bob McNary, Vice Chair