

HISTORIC LANDMARK COMMISSION MINUTES

Wednesday, April 28, 1999

City Hall Council Chambers
313 Court Street
The Dalles, OR 97058
Conducted in a handicap accessible room.

CALL TO ORDER

The meeting was called to order by Chair Eric Gleason at 4:00 P.M.

ROLL CALL

The following Commissioners were present: Robert Parker, Pat May, John Lambert

The following Commissioners were absent: Dr. Skirving, Eric Gleason and Museum Representative.

Staff present: Bob Paul, Associate Planner,
Dorothy Davison, City Council Representative,
and Jean Miller, Temporary Administrative Secretary

APPROVAL OF MINUTES

Parker asked the Commission if they had any changes that needed to be made to the Minutes of March 24th, 1999.

Lambert moved for approval of the March 24th Minutes, Parker seconded, and the motion passed unanimously, Gleason and Skirving absent.

PUBLIC COMMENT

No public comment was given.

PUBLIC HEARING -Quasi-Judicial

HLC#51-99 of Marian Dyche - to rebuild burned down garage in the Historic District. The property is located at 207 West 4th Street

Parker explained the rules for a Quasi-Judicial hearing and asked if any Commissioner wished to declare bias, conflict of interest, or ex-parte contact.

Hearing none, Parker asked for the Staff Report.

Bob Paul, Associate Planner, summarized the Staff Report. He brought to the attention of the Commission that the garage had been partially sitting in a Public right-of-way. No construction or reconstruction can be allowed to encroach into the right-of-way. He also explained that all salvageable material from the old garage be used in the new construction if possible.

Pat May commented on how bad the fire was and doubted if any original material could be saved.

Paul agreed that the rear of the house was badly charred from the garage fire and not much of that can be saved when the French door is installed but the owner should try to keep as much material as possible to keep the historic integrity.

Paul went on to explain the changes in the five conditions for approval listed in the Staff Report. He would like to delete conditions two (land survey) and four (application for a Bed and Breakfast) since they pertain more to a building permit. The other three conditions all protect the historic quality of the buildings.

Lambert asked if there was already a building permit issued. He said that he had seen a permit tacked to the wall of the house.

Paul explained that permit was for the demolition and clean-up of the burned garage.

PROPONENT

Marian Dyche, 207 West 4th Street, The Dalles said they are wanting to replace the garage and install a French door in the back of the house so they can have access to the deck between the house and the garage. She produced photographs of the house and area taken before the fire. She explained about the window she hopes to make into the French door. She said that there were no windows on the alley and that kept the fire from being worse. She said that she does not want to change the outside of the house and that the French door will be only an extension of a window that is already there. She said the old garage was so ugly she wanted to replace it with something simple. She said there will be no windows on the alley side.

May agreed that the garage was ugly and tacky.

Dyche said that she plans on replacing the garage door with something that is similar to what was there. She asked the Commission what they would want her to do.

Lambert said that a raised panel garage door would be acceptable.

Dyche said that the most of the back of the house would need to be replaced and they would build it back as near as possible to what it was previous to the fire.

Lambert asked if the house would be repainted.

Dyche said they will try to keep the historic atmosphere of the district in mind when she puts this together. She may not be able to repaint all of the house this year but she will do as much as she can. She will put a shed type roof on the garage like it was before the fire.

OPPONENT

There were no opponents.

Parker closed the public testimony

The Commission deliberated the conditions of approval and decided that they were satisfied with all comments and content.

Lambert made a motion to approve with the number one, three, and four changes as stipulated.

Paul said they can't move without Dyche complying with condition number four "garage door materials must be raised panel and approved by the Historic Landmarks Commission".

Lambert moved to accept the recommendations.

Lambert moved for approval of HLC 51-99 with conditions one, three and four amended to read "garage door materials must be raised panel". Parker seconded, and the vote passed unanimously, Skirving and Gleason absent.

Parker thanked Dyche for bringing in the pictures.

COMMISSION COMMENTS AND CONCERNS

Paul welcomed Dorothy Davison, City Councilor, to the meeting. He also welcomed Tiffany Lambert, daughter of John Lambert who, like her father, has an interest in the historic buildings of The Dalles.

Paul explained the results of the HLC grant requests to City Council. All grants were supported except the Place Maps.

Parker asked about the slush fund.

Paul said that City Council will not authorize any city money for a slush fund. Historic Landmark Commission must come up with an income stream independent of city money much the way other groups do.

Lambert asked about changing the name of Old Dufur Road. There was discussion on this matter.

Valerie Ingebo said she had been interested in contacting owners and seeing if they would change their address.

May said she did not think the residents would be willing to change addresses. May asked if Ingebo had contacted any owners on Old Dufur Road.

Ingebo said she had talked to one.

It was suggested that Ingebo get some of the residents to come with her to support the road name change.

Parker asked if the old fire bell was moved.

Paul explained that the fire department was supposed to take down the tower and move the bell but that has not been done as of yet.

Paul commented on the redevelopment plan on City Hall which involves knocking off the additions in the back and putting in a parking lot. When the tower is taken down the bell will be given to the fire department for installation in their new building. It was agreed that the bell should be given to the fire department for installation,.

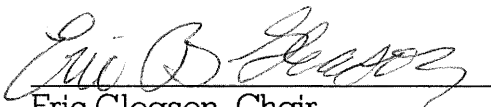
NEXT MEETING DATE

The next scheduled meeting date of the Historic Landmark Commission will be May 26th, 1999 at 4:00 P.M., in City Hall Chambers.

ADJOURNMENT

The meeting was adjourned at 4:40 P.M.

Respectfully submitted by Jean Miller, Temporary Administrative Secretary



Eric Gleason, Chair
Historic Landmark Commission