



## HISTORIC LANDMARK COMMISSION MINUTES

Wednesday, October 30, 2002

City Hall Council Chambers

313 Court Streets

The Dalles, OR 97058

Conducted in a handicap accessible room.

### CALL TO ORDER

Chair Eric Gleason called the meeting to order at 4:04 P.M.

### ROLL CALL

The following Commissioners were present: Eric Gleason, Bob McNary, Anita Clason, and Dixie Parker

The following Commissioners were absent: None

Staff present: Dan Durow, Director  
Dawn Hert, Planner  
Denise Ball, Administrative Secretary

### APPROVAL OF AGENDA

McNary moved that the agenda be approved. Clason seconded the motion. The motion was passed unanimously.

### APPROVAL OF MINUTES

McNary moved the minutes of September 16, 2002 be approved and Parker seconded. The motion passed unanimously.

### PUBLIC COMMENT

None

### PUBLIC HEARINGS:

Chair Gleason read the rules for conducting a public hearing. He asked the Commissioners if they had any bias, ex-parte contact, or conflict of interest and they had none.

Gleason opened the hearing for **Historic Landmarks Commission Application #74-02 of Darlien France** to enhance and update her building by painting the rear building exterior using approved

historic colors (slate with hurricane blue trim), and removing two existing garage doors on the northern, alley side and replacing with one 12x14' new garage door and a 7x3' man door. The property is located at 217 E. 3<sup>rd</sup> Street and is zoned "CBC"- Central Business Commercial. The historic name of the building is unknown.

Planner Hert presented the Staff Report and asked the Commission if they had any questions.

Parker asked if she could see the colors the applicant had selected and Hert showed her the colors. There were no other questions of Staff.

### **Proponent Testimony**

Darlien France, 217 E. 3<sup>rd</sup> Street, The Dalles, said she is very anxious to start the improvements on her building and would like the Commission to approve her application. France said this would allow better access to the rear of her office and enable Sign Pro to work indoors during the colder months. She asked if there were any questions.

Gleason asked if the door would be steel and France said it would.

McNary asked what color the garage door would be and France said it is white. France said she could paint it if the Commission wanted her to.

### **Opponent Testimony**

There were no opponents.

Gleason closed the public testimony portion of the hearing.

### **Deliberation**

The Commissioners had no additional questions of Staff and said this would be a visual improvement for this building.

Commissioner McNary moved to approve HLC Application 74-02 with conditions of Darlien France and Clason seconded the motion. The motion carried unanimously.

Gleason next opened the hearing for **Historic Landmarks Commission Application #77-02 of The Dalles High School** to add two poles and move one existing pole at the Ropes Course located on upper Amaton Field. The property is located at 220 E. 10<sup>th</sup> Street and is zoned "RH"- Residential Medium High Density. The historic name of the site is The Dalles High School and the Amaton Field. There were no new audience members unfamiliar with the rules for conducting a public hearing so they were not read again.

Hert presented the Staff Report and Director Durow informed the Commission about previous actions regarding this site by the Planning Department. He explained that Staff was not making a

recommendation to the Commission for approval or denial. Staff was very surprised to learn there are seventeen poles on the site. The Commission would need to make their decision on this application based on the findings of fact and testimony presented by the applicant. He asked if there were any questions.

McNary asked if the trees on the site are considered historic. Durow said they are not a historic feature and that the site has been modified a great deal over the years.

### **Proponent Testimony**

Kirby Erdely, the applicant and a Counselor at The Dalles High School, informed the Commission what the Zip Wire element is and why it is being added to the Ropes Course. Erdely gave a brief explanation of the history and purpose of the Ropes Course. He said the students are aware of the significance of the historic site and maintain the cleanliness of the area. Erdely read two letters from students in support of the Ropes Course. He asked the Commission if they had any questions.

Gleason asked if the course is as big as it's going to get. Erdely said there are other elements that can be added but at this time they are not anticipating additional elements.

Gleason asked if Erdely had a time schedule for placing the poles and installing the element.

Erdely said PUD is prepared to place the poles and cables shortly after this application is approved. The project is ready to go but is "on hold" right now.

Parker asked how deep the holes must be for the poles. Erdely said the holes are from five to eight feet deep depending upon the height of the poles. The hole for the tallest pole will need to be seven feet.

McNary said it appears the tallest pole will be placed on the east side of the field and the zip wire will run down to the shorter pole to the west. Erdely said that is correct.

McNary said the east side of the field could be virgin ground.

Gleason recommended that an archaeologist be present for test hole excavation or during excavation for the actual placement of the poles. Gleason told Erdely he would be available on certain times and dates through Monday, November 4<sup>th</sup> in the afternoon, to supervise the excavation.

Parker asked if Staff knew what the original Amaton site looked like and Staff said they did not.

Clason asked how many poles the original approval for the Ropes Course had covered.

Durow said he did not remember exactly but thought it had been for five or six poles. That is why Staff was surprised to read in the application that there were seventeen poles.

Parker asked if the Commission could make a condition that this is the maximum amount of poles that will be allowed on this site.

Durow said the Commission would have to show what criteria they would be basing that condition upon.

McNary asked if they are required to come before the Commission again if they want to add additional poles and Durow said yes.

Clason asked if another location, further away from what McNary believes could be virgin ground, is an option.

Erdely said the course layout is professionally designed. He would be willing to ask the course engineer if a different location would work for the zip wire element.

Paul Duus, a counselor at the High School, spoke next. He said the Ropes Course went in at one time. Duus said the original request was for seven elements. He apologized for the confusion. He does not believe the area in question is virgin ground due to the various uses, over the years, of the upper Amaton Field. The National Guard funded the materials and placement of the course. Mid-Columbia Medical Center has contributed toward training programs for the course. Northern Wasco County PUD donates the equipment and time to place the poles.

Durow said Staff might have confused the original Ropes Course request for six or seven elements by assuming that meant six or seven poles.

Commissioner Parker said no one is questioning the importance of the Ropes Course. She believes it is an excellent program. The Commission is reviewing placement of the course for the preservation of a historic site.

Gleason asked if there were any more proponents. Andrew McKay, a student at The Dalles High School, spoke in favor of the application. He said this is a very important class for the students. McKay went on to say that he appreciates history but he believes in living history and the "hands on" approach. History that is kept behind glass panes is "dead". He used the example of Pulpit Rock and how the minister actually climbs on the rock to give his sermon. That is living history. If Pulpit Rock were roped off it wouldn't be nearly as meaningful to him.

### **Opponent Testimony**

There were no opponents.

### **Deliberation**

Gleason closed the public testimony portion of the hearing and the Commission began deliberating.

Parker asked if the Commission could add a condition of approval that requires an archeologist, possibly Eric Gleason, to be present during the digging of the holes for the placement of the poles at the Ropes Course and Gleason said they could add that condition of approval.

McNary said his concern is that the height of the taller pole will be a visual blight and will be sitting right off of Pulpit Rock. He would like to see it placed somewhere else.

Parker said the Commission could deny the application because of the proposed hole location.

Gleason said the Commission could deny the application or they could continue the hearing and have the applicant check with their course engineer to see if another location would work. Gleason went on to say that he felt that supervising the digging of the holes would satisfy him.

Durow told the Commission that this is a judgment call and Staff felt the Commission should be the one to make it. The Commission needs to decide if the poles are creating a negative visual impact on the historic site. Durow reminded the Commission that the poles are not permanent.

Parker pointed out that even though Staff and the Commission were not aware that there were seventeen poles already in place at the Ropes Course, it must not have created a huge negative visual impact or someone would have noticed it while driving by the course.

Parker moved to approve HLC application # 77-02 of The Dalles High School, to add two poles and move one existing pole at the Ropes Course located on Upper Amaton Field based upon findings of fact and conclusions of law with proposed conditions of approval one through three from the Staff Report and adding condition four "Hole locations will be archaeologically evaluated either by pre-testing or monitoring during excavation prior to placement of the pole." Clason seconded the motion and it carried unanimously.

## **RESOLUTIONS**

McNary moved to adopt Resolution 71-02 that approves HLC application 74-02, with conditions, of Darlien France. Clason seconded the motion and it carried unanimously.

Clason moved to adopt Resolution 74-02 that approved HLC application 77-02, with conditions, of The Dalles High School. Parker seconded the motion and it carried unanimously.

## **DISCUSSION ITEMS**

Alan Willmington and Roxanne Lewis began by handing out copies of Mr. Willmington's historical sketches. They informed the Commission that these sketches could be used in a calendar for a fundraiser such as the one in Silverton, Oregon. Ms. Lewis asked if they were appearing before the correct group.

Gleason said the Commission does not do fund raising.

The Commission recommended that they take their proposal to Mr. Lundell, The Dalles Historical Society, and Dan Spatz at the Chronicle.

Director Durow asked Mr. Willmington to contact the Planning Office on Thursday and Staff will provided Willmington with phone numbers and names.

Mr. Willmington and Ms. Lewis thanked the Commission and apologized for taking up their time.

McNary mentioned to the Commission that he and Earline Wasser went to a cemetery meeting in Prineville. During the drive Wasser told McNary that there is a headstone in the cemetery and a woman plans on being buried in the cemetery, which would make it an active cemetery.

Hert said that she had talked with Mira Meyers and that our cemetery will be placed on the State Historic Register and that it is an inactive cemetery and as such does not need a board of directors.

Clason asked when the cemetery had been made inactive and if there was a formal process for that.

Hert said the process for creating an active cemetery is extensive and expensive.

Durow said he would speak to City Manager Young about this.

Durow introduced Steve Poyser, from the State Historic Preservation Office. Mr. Poyser is in The Dalles to review the Certified Local Government report that the City prepares every five years.

Mr. Poyser commended that Commission on their professionalism. He encouraged the Commission to pursue updating the local inventory resources. He also encouraged the CLG to ask for a SHPO grant that would cover training for the Commissioners. He commended Dawn Hert. Poyser spoke briefly about preservation education.

Durow is hoping to have Hert make the annual report to City Council this next February. He would like the entire Commission to be present for that meeting. The SHPO grants are matching grants and political support is crucial for budgeting those monies.

#### **NEXT MEETING DATE**

The next meeting is tentatively schedule for December 18, 2002 if needed.

#### **ADJOURNMENT**

McNary asked that the meeting be adjourned and Gleason adjourned the meeting at 5:55 P.M.

Respectfully submitted by Denise Ball, Administrative Secretary.



Eric Gleason, Chair  
Historic Landmark Commission