



HISTORIC LANDMARK COMMISSION MINUTES

Wednesday July 24, 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 4:01 PM.

ROLL CALL

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

The following Commissioners were absent: None

Staff present: Dawn Hert, Planner
Denise Ball, Administrative Secretary

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Clason moved the minutes of May 14, 2002 be approved and McNary seconded. The motion passed unanimously.

PUBLIC COMMENT

None

PUBLIC HEARING (QUASI JUDICIAL)

Chair Gleason read the rules for the Quasi Judicial Hearing. He asked if any commissioners had a conflict of interest, bias or ex-parte contact. Clason said she had prepared an Oregon Heritage Grant application for Ms. Leash but did not feel it would bias her vote.

Gleason opened the Public Hearing for **Historic Landmarks Commission Application #75-02 of Claudia Leash** to remodel and restore her building by:

- Creating office spaces on the second floor
- Removing the exterior fake wood façade and restoring to the original building design including windows on the west side of building
- Remodeling the main floor in the old Oak Hotel Annex

The property is located at 306 Court Street and is zoned "CBC"- Central Business Commercial. The historic name of the building is unknown.

Hert presented the staff report and asked if the Commissioners had any questions.

Proponents

Claudia Leash, 200 E. 2nd Street, is the applicant and spoke in favor of the application. Leash said she has three phases of proposed remodeling and restoration.

Gleason asked if Ms. Leash would be re-installing the hotel door.

Leash said that is scheduled for the second phase. Leash said her goal is to restore the entire building.

Hert notified the Historic Landmarks Commission that Ms. Leash has also applied for the Urban Renewal Property Rehab. Grant and Loan Program.

Gleason recommended that Leash apply for the special tax assessment through the State Historic Preservation Office before the restoration is started.

Parker asked Gleason to explain the special assessment program.

Gleason asked if the window openings under the fake wood façade would be replaced with wood sashes.

Leash said yes. Her desire is to restore the building, as much as it is possible, to its original appearance.

Gleason asked if there are transom windows under the wood shake awning.

Leash said they couldn't tell at this time. She went on to say that if there were transom windows, she would open them back up.

Opponents

There were no opponents.

McNary said the building looks good now. It will look wonderful after the restoration is complete.

Gleason closed the public testimony section of the hearing.

DELIBERATION

Parker moved to approve the application for HLC 75-02 with conditions and Clason seconded the motion. The motion passed unanimously.

RESOLUTIONS

McNary moved that Resolution 72-02, with conditions, be adopted and Parker seconded the motion. The motion passed unanimously. Clason thanked Leash for making the investment in the downtown, and noted that it is truly appreciated.

GOAL SETTING

Hert notified the Commissioners that she is in the process of applying for an Urban Renewal Grant to repair and restore some features on the City Hall Building. First would be to replace or repair missing or damaged bricks. Second would be brick and stucco cleaning. The cornice work needs restoration. Also, the windows/frames are in poor shape. The rear metal awning over the alley stairs to the Planning Dept. is an eyesore that needs removal/replacement. Hert suggested that the Commission might want to put this on their goal-setting list.

McNary said that when he first became a commissioner, the City was in the process of removing the fire department. The stone that had been removed to create a door for the fire department was to have been replaced to make the west wall look authentic. It has not been done.

Hert said she would check into that and see what can be done about replacing the rock.

Hert continued by listing previous short-term goals of the Commission.

1. Research ways to establish funds to help individual restorers.
2. Encourage restoration of the Pioneer Cemetery.
3. Make historic plaques conditions of approval.
4. Open houses to coincide with a walking tour for Historic Dalles Days.
5. Stabilize Shaker Village.
6. Historic resource center.

Long-term Goals previously considered are:

1. Designate other qualified areas as national historic districts.
2. Expand the downtown historic district.
3. Develop a master site plan for Fort Dalles Museum.
4. Develop a better application form for historic requests.

5. Work with the Chamber to develop walking tours during National Historic Preservation Week.
6. Energy audit for City Hall with the emphasis on windows.
7. Maintaining CLG status.
8. Establishing loan programs for historic building improvements.
9. Supporting the Civic Auditorium restoration and other civic buildings.
10. Restore the Mill Creek Bridge.

Hert added that she has spoken with Director Durow concerning the Pioneer Cemetery. The removal of rubbish is somewhat on a voluntary basis. The City should be notified about dangerous tree limbs and public works will be responsible for their removal. Hert went on to add that the Pioneer Cemetery is not on any historic register. It is a local landmark but there is no inventory page for the cemetery.

McNary said the form Earline Wasser had filled out and returned in May was to update the cemetery registration.

Hert said staff has been unable to locate any National, State, or Local Historic Register information for the Pioneer Cemetery.

McNary said the City would be in deep trouble if there should be a Native American buried in the cemetery and it isn't registered.

Hert suggested that the Commission might want to direct Staff to get the Pioneer Cemetery on a register, at least local.

McNary said he has been attending meetings regarding historic cemeteries and he says the City needs to have a board of directors for the Pioneer Cemetery.

Clason asked what the jurisdiction of the Historic Landmarks Commission is.

Hert said any City of The Dalles property that is on a local, state or federal register or in a historic district is in the HLC's jurisdiction.

Hert confirmed the Commissioner's current short-term goals:

1. Staff is directed to put the Pioneer Cemetery on the local historic register.
2. Staff should proceed with the City Hall building restoration
3. The Commercial Historic District should be expanded to the East. Confer with Sally Donovan regarding cost estimates and grant availability.
4. Begin boundary research for a new residential historic district.

DISCUSSION ITEMS

Hert asked the Commissioners how they felt about the Shaker Village.

McNary said moving the village would just create a pile of rotten wood. The location is crucial to the historic significance of the buildings.

Clason said there would probably be tribal issues if someone attempted to move it.

McNary mentioned that in the re-model of the Commodore building, Kase Construction had to remove the tiles from the original Crandall Undertaker entryway. They want to have someone take those tiles off their hands. McNary suggested giving them to the Interpretive Center. McNary said Mike Tenney has been following the preservation of these tiles.

Hert said she would discuss this with Director Durow and report back to the Commissioners. SHPO has been the approving body on the Commodore remodel.

Goal Setting will be continued at the next meeting.

Clason mentioned that between now and 2006 there are a large number of various centennials taking place in our community.

Hert welcomed and thanked Dixie Parker for becoming a member of the Commission. Parker is the president of the Art Association. She has been on the board of the Art Association for the past 6 years.

NEXT MEETING DATE

The next scheduled meeting date of the Historic Landmark Commission will be Wednesday, August 21, 2002 at 4:00 P.M., in City Hall Council Chambers.

ADJOURNMENT

McNary moved that the meeting be adjourned and Clason seconded the motion. The meeting was adjourned at 5:15 P.M.

Respectfully submitted by Denise Ball, Administrative Secretary.


~~Eric Gleason, Chair~~ *Robert McNary, Acting Chair*
Historic Landmark Commission