



HISTORIC LANDMARK COMMISSION MINUTES

Tuesday, May 14, 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 4:00 PM.

ROLL CALL

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

The following Commissioners were absent: John Lambert

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, Lambert absent.

APPROVAL OF MINUTES

McNary moved the corrected minutes of January 7, 2002 by approved and Clason seconded. The motion passed unanimously, Lambert absent. McNary moved the minutes of April 2, 2002 be approved and Clason seconded. The motion passed unanimously, Lambert absent.

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. There was none.

Gleason opened the Public Hearing for **Historic Landmarks Commission Application #74-02 of Darlien France** to enhance and update the building by:

- painting the building exterior using approved historic colors (slate with hurricane blue trim),
- installing an appropriate historic door and mailbox at 217 E.3rd,
- changing the windows at 217 E. 3rd,
- removing two existing garage doors on the northern, alley side and replacing with one new 11X14 foot garage door,
- and, at a later date, installing new awnings from 213 E.3rd to 219 E. 3rd.

The property is located at 213 E.3rd, 215 E. 3rd, 217 E. 3rd, and 219 E. 3rd 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.

Gleason asked if there were any drawings for the proposed changes.

Hert said the applicant submitted photos but no drawings.

McNary asked how the garage door replacement would be completed.

Hert said she didn't know.

Proponents:

Darlien France, 217 E. 3rd Street, said she really wants to install a door in her building that will allow her company to get signs in and out easier. She doesn't know how the installation of the garage door will be completed or what filler material will be used. The wood at the top of the existing doors will be removed and a taller door will be installed. It will only be one door width, not the existing two-door width.

Gleason asked if Mrs. France had completed any drawings showing what the new windows and doors would look like.

France said no. She wants the new windows to be a little higher than the existing windows. The current windows are very drafty. Her husband went to Pioneer Days but couldn't find any original pictures of this building.

McNary asked if the floors were level with the sidewalk throughout the building.

France said the floors are level with the sidewalk. Windy River also has a basement under it.

Clason asked if the facia would only be changed on the Sign Pro section of the building.

France said yes. France said she would be painting the entire building, however.

Gleason asked if the transom windows would be opened back up again.

France said no.

Hert said it appears the transom windows have wood nailed over them.

France said she wants to go with a more historic looking awning.

Gleason said it appears the transom windows appear to be between the ceiling and the top of the doors. He mentioned that some the draft could be coming from the transom windows if they are not properly boarded over.

McNary asked if there would be a small window to the east of the projected new door.

France said possibly a very small window.

There were no more questions.

There were no opponents.

DELIBERATION

Gleason said he was reluctant to approve the application without any drawings showing what the finished project would look like. He said the paint colors would be all right.

McNary agreed with Gleason. He apologized for making Mrs. France wait and suggested that staff call a special meeting when the applicant has the drawings.

Hert said that is possible.

Gleason said he would like to see similar buildings researched, possibly in Astoria or Hood River, which would show original storefronts and front facades. He would like the applicant to have a long-term plan for how the building will eventually look.

France asked if they would approve the garage door.

Gleason said he would need to see how the new garage door would look before he could approve it.

Clason said along with the drawings, she would like to see a material listing. She also pointed out both SHPO and State Building Codes would need to approve detailed, elevation drawings before any work could proceed on the building.

France said she didn't know when she would be able to submit the drawings.

Gleason said he would see if he could get some pictures of a similar building in Hood River.

Hert said she would contact Astoria and see if they could be of help.

McNary moved the hearing for HLC 74-02 be tabled indefinitely until detailed elevation drawings can be submitted. Clason seconded the motion and it passed unanimously, Lambert absent.

RESOLUTIONS

Resolution 71-02 was tabled along with the hearing.

DISCUSSION ITEMS

1. Pioneer Cemetery fencing proposal submitted by Earline Wasser, Community Volunteer.

Hert said both she and Director Durow agreed with the State that vinyl fencing would not be appropriate for the Pioneer Cemetery. The Historic Landmarks Commissioners felt wood or wire would be more historically appropriate.

McNary suggested getting the word out for volunteers to paint the fence. The City may need to take the responsibility for clearing out the heavy limbs that are lying on the ground.

Hert said an Eagle Scout had painted the fence the last time.

Gleason suggested hiring someone to get a grant.

Clason said the next time Oregon Heritage Commission comes around the City should apply. She also said there are a lot of very generous business people who might donate paint and brushes.

Hert suggested a goal setting session for the HLC.

Clason said it sounds like a maintenance program for the historic sites under the HLC's care needs to be put in place.

2. Re-model on Bakitchen facility by Holsteins.

Hert handed out a memo on the Bakitchen facility remodel.

Gleason said he hadn't said anything about the remodel because he thought it was out of the historic district. He had hoped the cast iron columns would be incorporated into the remodel.

Hert said Staff was not inclined to do another "after the fact" hearing. The changes would more than likely be approved.

Gleason and McNary said it looks bad to let someone go ahead with a remodel without approval by the HLC.

McNary said if the previous applicant, that had just been denied, should get a hold of this information she would have a right to be very upset.

Hert said Holsteins is renting the building from The Dalles Chronicle, who had gone through the complete review. She believed there would be no exterior changes and was surprised when she saw the window replacements.

Hert told the Commissioners to present their concerns or suggestions to Director Durow. Neither Holsteins' nor The Dalles Chronicle applied for a local permit for replacing the windows. State Building Codes did not contact the City Planning office either.

3. McNary asked about replacing existing signage on historic buildings. He inquired if new, historic signs can be required when the property owner is remodeling the building.

Hert said existing signs are considered existing, non-conforming. Hert said she would discuss the sign situation with Director Durow.

Commissioners recommended that Staff inform Darlien France about the Urban Renewal programs that can help her refurbish her building.

McNary asked about terms of service on the Commission. Secretary Ball said she had a list in the office and could tell the Commissioners when their terms expire.

NEXT MEETING DATE

The next scheduled meeting date of the Historic Landmark Commission will be Wednesday, June 26, 2002 at 4:00 P.M., in City Hall Council Chambers.

ADJOURNMENT

The meeting was adjourned at 5:22 P.M.

Respectfully submitted by Denise Ball, Administrative Secretary.



Eric Gleason, Chair

Historic Landmark Commission