



## HISTORIC LANDMARK COMMISSION MINUTES

Monday, April 2, 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 10:04 AM.

### ROLL CALL

The following Commissioners were present:

Eric Gleason, Bob McNary, Francine Havercroft 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 asked that the discussion about the budget information for the tree maintenance and replacement be added. The minutes will be revised and presented at the next meeting.

### 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.

Gleason opened the Public Hearing for **Historic Landmarks Commission Application #72-02 of Sprint Communications** to remove existing roof mounted HVAC equipment and replace with new. A new emergency generator will be installed in the parking lot at the northeast corner of the building. The property is located at 203 E. 4<sup>th</sup> Street and is zoned "CBC"- Central Business Commercial. The historic name of the building is Pacific Telephone and Telegraph.

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

Gleason asked if any windows would be affected and Hert said no.

Havercroft asked if the color of the enclosure would match the rest of the building and Hert said yes.

Gleason asked what type of material the enclosure would be. Clason said the application states a masonry wall.

There were no more questions.

There were no proponents or opponents.

Havercroft said this is preferable to the previous roof mount proposal and Gleason agreed. Havercroft added that the architect presents a wonderful application.

Havercroft moved to approve HLC 72-02, with conditions, based upon findings of fact as presented in the Staff Report. Clason seconded the motion and it passed unanimously, Lambert absent.

Gleason opened the Public Hearing for **Historic Landmarks Commission Application #73-02 of the Tucker Sherman Memorial Committee** to create a rose garden and sitting area within the City Park as a memorial to Tucker Sherman. The property is located at 600 Union Street, The Dalles, OR 97058. The park was established in 1899. The property is zoned "P/OS" Parks and Open Spaces.

He stated the same rules and standards apply (no new audience members).

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

Gleason asked if the wording on condition of approval number 2 could be changed from "...prior to excavation..." to "prior to excavation and continuing through the excavation at the site". Hert said that could be changed.

There were no more questions of Staff.

#### **Proponents:**

Cindy Keever, 2015 Five Mile Road, The Dalles, is the representative for the Tucker Sherman Memorial Committee. Keever explained that the shape of the proposed rose garden has been changed from a triangle, as shown on the drawing, to a crescent shape. This crescent will follow the wall along the Union Street side of the park. It will start at the northeastern entrance and continue to the steps. This will help to hide the wall. Keever showed the Commissioners on the

drawing. Val Tenney, Master Gardener, will help to design the area. She asked if there were any questions.

McNary asked where the path would be. Keever said they would need to be creative. There will be only one new path through the crescent shaped rose garden and the existing path to the restroom will remain.

Gleason asked what kind of materials would be used for the path. Keever said they are looking at paving stones but have not picked out anything specific.

Havercroft asked if there was adequate water. Keever said there is currently an underground sprinkler system in that area. The Tucker Sherman Memorial Committee will help remove that system and replace it with a drip system for the roses.

Havercroft asked how the rose garden would be maintained. Keever said the Master Gardeners would oversee volunteer Boy Scouts and some of the Tucker Sherman Memorial Committee members in maintaining the garden.

McNary asked if the funding would be adequate for long term.

Keever said they currently have \$9,000. She estimates spending of \$5,000 for this project. The balance will be turned over to Wasco County Parks and Recreation District that will go into a separate line item account for maintenance of the rose garden. If more funding is necessary, they will have more fundraisers.

Havercroft asked if there would be signage.

Keever said there is a rock being carved by Mr. Cutler from Mosier. This will be vandal proof and won't require on-going maintenance.

McNary asked where the Commission stands on approving an application without a plan.

Gleason said they could make new plan submittal a condition of approval.

Keever said they would be providing a new plan to Karl Cozad, Director of the Parks and Recreation board.

There were no more questions of Keever.

The next proponent was Ron Ahlberg, Chairman of the Parks and Recreation Board. He said the first item he would like to correct is that the City is not the owner of the park. The owner is the Northern Wasco County Parks and Recreation District. Ahlberg said that Cozad had another meeting he had to attend. Ahlberg handed out a letter (Exhibit 1) from Cozad. This is the annual report and update on the City Park that the Historic Landmarks Commission requires. Ahlberg read the letter into the record.

Ahlberg went on to say that the Parks and Recreation Board met at the park. The consensus of the members approved the revised, crescent shaped rose garden. Ahlberg went on to say it will be the first wheelchair accessible rose garden in the City. Ahlberg asked if the Commission had questions.

Havercroft said she was happy to see the various groups working well together.

McNary asked if the diseased tree in the rose garden area would be removed before the rose garden goes in.

Ahlberg said yes, that is one of the three trees that will be removed this year.

Havercroft asked how many full-time employees the Parks and Recreation District has.

Ahlberg said they currently have six full-time employees.

McNary asked who carries the liability insurance for the City Park.

Ahlberg said the Northern Wasco County Parks and Recreation District carries the insurance.

There were no more questions.

**Opponents:** None

**Rebuttal:** None

Havercroft said she is concerned the park is unsafe based upon the arborist report. She is hesitant to make changes to the park that will attract more people and possibly put them in harms way.

Gleason said he understands Havercroft's concerns but the Commission does not have authority in that area.

Clason said the Commission could not advise the Park & Recreation District which trees to remove.

Hert pointed out that one of the trees which the arborist recommended removal of, is in the proposed rose garden area.

Havercroft said that makes her feel better.

McNary asked if the Commission will have to approve the final plans and Gleason recommended adding a third condition of approval to that effect.

Hert said the Parks and Recreation Board will have to approve the revised plans first, and then they would come back to Staff for review.

Gleason drafted a third condition: "There shall be review by Staff of the final plans approved by Northern Wasco County Parks and Recreation Board to ensure that they are substantially the same as the modified plans presented by the applicant" and the Commission was satisfied.

Gleason asked for a motion.

McNary asked if the Commission decisions are elevated to City Council. Hert said only those decisions that are appealed go to City Council.

McNary moved the application for HLC 73-02 be approved with three conditions, as modified, based upon findings of fact in the Staff Report. Clason seconded the motion. The motion passed unanimously, Lambert absent.

### **RESOLUTIONS**

Havercroft moved to adopt Resolution 69-02 approving HLC 72-02 and McNary seconded. The motion passed unanimously, Lambert absent.

McNary moved to adopt Resolution 70-02 approving HLC 73-02 and Havercroft seconded. The motion passed unanimously, Lambert absent.

### **DISCUSSION ITEMS**

Francine Havercroft announced she is moving to Vancouver, WA and is resigning from the Commission, effective April 15, 2002. She will provide a written resignation.

Gleason asked if any funds had been budgeted for creating a new historic district. Hert said she would try to have an answer at the next meeting. Hert said Dan Durow has been talking to Sally Donovan about a new historic residential district.

Havercroft suggested an internship for college students. She believes Donovan is qualified as a supervisor and it would make a great summer project.

Commissioners and Staff discussed Historic The Dalles Days upcoming in October. They also talked briefly about the Pioneer Cemetery.

### **NEXT MEETING DATE**

The next scheduled meeting date of the Historic Landmark Commission will be April 29, 2002 at 10:00 A.M., in City Hall Council Chambers.

### **ADJOURNMENT**

The meeting was adjourned at 11:38 A.M.

Respectfully submitted by Denise Ball, Administrative Secretary.



Eric Gleason, Chair

Historic Landmark Commission

Historic Landmark Commission Meeting

April 2, 2002



**The Northern Wasco County  
Park and Recreation District**

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P.O. Box 967 The Dalles, Oregon 97058 (541) 296-9533 Fax (541) 296-1239

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April 2, 2002

To: The Dalles Historic Landmarks Commission  
From: Karl Cozad, Executive Director  
Northern Wasco County Park and Recreation District

Re: Annual Report/ update on City Park

As you may have read recently, City Park has become a focal point of discussion and debate over the enhancement of the Booth House in order to accommodate the desires of the Wonder Works Childrens' Museum. In addition, We have another group of citizens interested in improving the play opportunities and aesthetic values within the park. It is their intentions to place additional play equipment within the play area and to develop a rose garden along the Union Street side of the park. ( today's request for your review and consideration)

With respect to maintenance and care for the plant material within the park, the removal and pruning of the affected trees will begin within the next week. Representatives from NWCPUD were in my office today to schedule days for the work to begin. I am sure that the work will begin within the next few days. The planting of the new trees will occur shortly after this, with a target date of mid to late April. This work will be done prior to the installation of the rose garden, which is tentatively scheduled for May 6. In terms of additional care for the remaining trees, we will be applying fertilizer to the identified trees as per direction from the most recent arborists' report.

As you can see, City Park will be experiencing a substantial rehabilitation effort over the next few months, and will extend into years as we replace trees and with the possibility of the Wonder Works Childrens' museum project. Our efforts and energies will be going toward retaining the characteristics of the park from an historical sense and maximizing the utilization of the park, within its' physical capabilities.

As a footnote to the report, the commission needs to be aware that the NWCPRD reduced its' full time work force by 25% over the winter, thus putting an additional burden on the remaining staff to prepare facilities for the up coming season. Our time lines are established and we will make every effort to stay within this schedule.

Thank you


*EXHIBIT 1*



## MEMORANDUM

Date: May 13, 2002

To: The Dalles Historic Landmarks Commission

From: Daniel C. Durow, Community Development Director 

RE: BaKitchen Remodel for Holsteins

CC: Property File

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Staff recently became aware of alternations to the BaKitchen building located in The Dalles Commercial Historic District. The property is located at 303 East Third Street and is historically known as the Site of the Vogt Opera House. The current structure is classified as non-compatible and non-contributing to the district.

Holstein's Coffee Company has rented the old bakery from The Dalles Chronicle and is planning to open a coffee shop, full service deli, and bakery in June. Currently Holstein's uses another bakery in Bingen, Washington for all their pastries and baked goods. This new addition to their coffee shop family will allow them to supply both their Hood River and The Dalles shops with baked products.

An application for the alterations to the building (which mainly includes new windows) would be considered after-the-fact. The alterations to the building have no effect on the historic district, and an application would more than likely be approved. Running them through a review process with no effect in the end some might say is "government at it's best". For these reasons I am not requiring a formal review of an application for the alterations.

Staff will talk with Holstein's regarding any plans for painting the building or replacing the existing signage. These two items will need to be submitted to the Planning Department for my review and approval prior to being completed.

Please let me know if you have any questions or concerns regarding this alteration or my decision. I can be reached at (541) 296-5481 ext. 1128 or [daniel\\_durow@ci.the-dalles.or.us](mailto:daniel_durow@ci.the-dalles.or.us).