



## HISTORIC LANDMARK COMMISSION MINUTES

Wednesday, November 15, 2006

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 P.M.

### ROLL CALL

The following Commissioners were present: Eric Gleason, Bob McNary, John Hashizume & Dixie Parker

The following Commissioners were absent: Anita Clason

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

### APPROVAL OF AGENDA

Chair Gleason informed the Commission and audience that the hearing for Joseph G. Wilson, HLC 100-06, has been postponed until December 6, 2006 and is removed from the agenda. McNary moved that the agenda be approved as amended. Hashizume seconded the motion. The motion was passed unanimously, Clason absent.

### APPROVAL OF MINUTES

Gleason asked if there were any corrections needed for the minutes of August 23, 2006. There were none. Parker moved to approve the minutes as submitted and McNary seconded the motion. The motion carried unanimously, Clason absent.

### PUBLIC COMMENT

None

### ACTION ITEMS – PUBLIC HEARING

**A. Historic Landmarks Commission Application #99-06 of Joe Betzing** to receive local approval for proposed alteration and restoration of the Herbring House approved by SHPO on October 5, 2006. The property is located at 313 W. 4<sup>th</sup> Street. The historic name of the building is the Wall House and it is a primary, contributing building.

Gleason read the rules for conducting a public hearing. Commissioners had no bias, ex-parte contact, or conflict of interest to declare. There were no challenges from the audience.

Chair Gleason opened the public hearing and asked for the Staff Report.

Associate Planner Hert presented the Staff Report. Hert explained that SHPO has approved the application but the Historic Landmarks Commission needs to review and give local approval.

**Proponents:** Joe Betzing, 2704 Dry Creek Road, Mosier, Oregon, is the applicant and spoke in favor of the application. Mr. Betzing said his family might live there or it might be made into a four unit apartment house.

Chair Gleason told Mr. Betzing he is to be commended for taking on the project.

**Opponents:** None

**Rebuttal:** None

Gleason closed the public testimony portion of the hearing and called for deliberation. Commissioner Parker moved to approve HLC 99-06 of Joe Betzing to restore and repair the Herbring House, as approved by SHPO, with staff's six conditions of approval. McNary seconded the motion and it carried unanimously, Clason absent.

**B. Historic Landmarks Commission Application #101-06 of Alan and Bev Eagy** to relocate the Trevitt House from the City Park to vacant parcels located at 214 & 216 W. 4<sup>th</sup> Street and convert the house into a tea parlor. The historic name of the building is the Booth House.

Chair Gleason did not re-read the rules for the second hearing as there were no new audience members. Chair Gleason opened the public hearing and asked for the Staff Report.

Associate Planner Hert presented the Staff Report. Hert said the home will be moved from the City Park to the vacant lots on West 4<sup>th</sup>, previously owned by the Fowler's. The archaeologist report on those parcels recommends no further excavation of the property. The applicant will also have to apply for a Site Plan Review and a Conditional Use Permit for a parking waiver. Historically, Staff would prefer no or minimal on-site parking.

Commissioner Parker pointed out that the new City parking lot on 3<sup>rd</sup> Street could provide the needed parking.

Chair Gleason said the archaeologist was very clear that he preferred the artifacts remain covered on site. It could be costly for the applicant if they have to hire an archaeologist to oversee an excavation project for a parking lot on their property.

**Proponents:** Bev and Alan Eagy, 218 W. 4<sup>th</sup>, are the applicants and spoke in favor of the proposal. The Eagys explained how they acquired the lots from the Fowler's and purchased the Trevitt House

from Northern Wasco County Parks and Recreation. Their Anzac Tea Parlor is very busy and is ready to expand. Eagy talked about the conservatory she hopes to add on to the house.

Chair Gleason told the Eagys he has a lot of pictures from the Lou Nichols estate of the moving of the house from behind Auto Electric to the City Park. This took place in the early 1980's. Gleason said he believes there was an addition on the left side of the house that fell off during the move. Gleason commended the Eagys for taking on this project.

Associate Planner Hert advised the Commission that the Eagys will be applying for the special assessment from SHPO and applying for a grant from the Urban Renewal Agency.

Eagy said the tentative timeline is to move the house in December and begin interior restoration during the winter months. The home will be placed on a foundation next spring.

There were no questions of the applicants. Commissioner Parker said this was like getting an early Christmas present and the other Commissioners agreed.

Staff and Commissioners discussed the proposed addition of the conservatory. Currently the applicant has no plans to show how it would look. The Commission requested a revised condition of approval #12 to read "Review of the final plans for the conservatory/sunroom addition will need to be approved ministerially by the Historic Landmarks Commission prior to construction".

**Opponents:** None

**Rebuttal:** None

**Deliberations:** After a brief deliberation, McNary moved to approve #HLC 101-06 with eleven original conditions of approval and revising condition of approval number 12. Parker seconded the motion and it carried unanimously, Clason absent.

**RESOLUTIONS:**

Parker moved to adopt Resolution 94-06 approving HLC 99-06 of Joe Betzing with six conditions of approval. McNary seconded the motion and it carried unanimously, Clason absent

Parker moved to adopt Resolution 96-06 approving HLC 101-06 of Alan and Bev Eagy with twelve conditions of approval as modified. McNary seconded the motion and it carried unanimously, Clason absent.

**PIONEER CEMETERY DISCUSSION** –

Hert informed the Commission that Director Durow is requesting a written plan for the landscaping and clean up of the cemetery. Hert, McNary, and Hashizume agreed to meet on November 30 at 10 AM in the cemetery to formulate a plan.

Hert told the Commission that the Traffic Safety Committee has removed the on-street parking on the north side of Scenic Drive in front of the cemetery.

**COMMISSIONER/STAFF COMMENTS:**

The Sanborn maps are available through the University of Oregon. RARE Planner John Dean is working on getting the maps electronically.

Commissioner Parker asked why the Joseph G. Wilson application was postponed. Hert explained that the notification on a demolition is different than a regular Commission hearing. Renotification was required and the hearing will be on December 6, 2006.

Commissioner McNary recommended the City purchasing a copy of Earline Wassers' book on the Pioneer Cemetery. Hert said the department has funds available for purchasing books. It would be nice to purchase a copy for the library also.

**ADJOURNMENT**

The next meeting is scheduled for December 6, 2006.

The meeting was adjourned at 5:10 p.m.

Respectfully submitted by Denise Ball, Administrative Secretary.



Eric Gleason, Chair  
Historic Landmark Commission