

# **HISTORIC LANDMARK COMMISSION MINUTES**

**Wednesday, May 23, 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 4:06 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**

McNary moved that the agenda be approved as submitted. 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 April 26, 2006. There were none. McNary moved to approve the minutes as submitted and Parker seconded the motion. The motion carried unanimously, Clason absent.

## **PUBLIC COMMENT**

None

## **ACTION ITEMS – CONTINUED PUBLIC HEARING**

**Historic Landmarks Commission Application #96-06 of Jerome Poisac** to convert Johnny's Cafe building into a new bakery/cafe. The storefront will be three arches covered with bricks and a recessed entry of glass and wood. The new courtyard will allow for outside tables. The property is located at 408 E. 2<sup>nd</sup> Street. The historic name of the building is the Uptown Café.

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

Associate Planner Hert did not have a supplemental Staff Report. The applicant had provided additional information via email and the Commission was sent a copy.

Chair Gleason said he had a question about Finding 6 and if there were any historic photo's of the building. Hert said she is not aware of any photographs of the original building.

**Proponents:** The applicant, Jerome Poisac, said the previous owner's daughter did show him one picture. The original building did have a glass front. Mr. Poisac told the Commission the size of the proposed courtyard will allow for a table and chairs and outside seating. The height has not been determined yet.

Chair Gleason asked why Poisac was going for the outside courtyard. Poisac said he is going for a European feel and added that Hood River has lots of restaurants with outside seating. Poisac said the façade will be a brick or brick veneer arches with large glass windows.

The Commissioners, Applicant and Staff discussed the application. Commissioner Parker said she would really like to see what the original building looked like.

Commissioner McNary said he wished the applicant knew what materials he would be using and how high the courtyard roof will go.

Associate Planner Hert added that approval of this application will make the building a little more compatible and contributing to the District without creating a false sense of history. Hert informed Poisac any materials used will have to be natural materials.

**Opponents:** None

**Rebuttal:** None

Gleason closed the public testimony portion of the hearing and called for deliberation.

**Deliberation:** Gleason said he admits to being in a quandary over this application. The applicant is not interested in replicating the original façade and this proposal does meet the Historic guidelines in some respects. However, there is a small amount of original façade above the doorway and Gleason isn't sure it should be covered up with brick. Also, recessed courtyards are not historic and he would request the applicant to reconsider and go with something more historically accurate.

McNary moved to approve HLC 96-06 to convert Johnny's Cafe building into a new bakery/cafe. The storefront will be three arches covered with bricks and a recessed entry of glass and wood. The new courtyard will allow for outside tables. The property is located at 408 E. 2<sup>nd</sup> Street. The historic name of the building is the Uptown Café.

Gleason asked if there were any changes needed to the conditions of approval. There were no changes.

Parker seconded the motion and it carried with McNary, Parker, and Hashizume voting in favor, Gleason abstaining, and Clason absent.

RESOLUTIONS - **Parker moved to adopt HLC Resolution 91-06** to convert Johnny's Cafe building into a new bakery/cafe. Hashizume seconded and the motion carried unanimously, Clason absent.

### **2006 GOAL SETTING –**

**Short Term Goals:** After discussion between the Commission and Staff it was decided to: Leave #'s 1, 2, 4, 5, 6, 7, 9, 10; remove #'s 3 and 12; Move #'s 8 and 11 to Long Term Goals. Two new short term goals were added. They are: 9) Create 1<sup>st</sup> Street Historic Design and 10) Archaeology Testing Plan.

**Long Term Goals:** Leave #'s 1, 2, 3, 5, 6, and 7; delete #4. Add # 8 & #11 from short term goals.

**PIONEER CEMETERY DISCUSSION –** Hert informed the Commission there will be a cleanup on June 3. The Mormon Church is taking the lead as a community service and it will be a no charge, community event. The Corrections group may be there as well. McNary is trying to round up a push mower and dumpster.

Staff and Commissioners discussed the survey. McNary said he will try to get part of it done for free. Hert said there is \$1,000 in the current budget and asked how the Commissioners would like to spend it.

Parker said fencing and surveying are her priority. Gleason said the fencing should be completed in those areas where the boundary is known.

McNary asked Earline Wasser to speak about her \$500 grant.

Earline Wasser, 1017 Pomona, The Dalles, representing The Columbia Gorge Geneological Society, suggested a workshop at the cemetery this fall to level some of the tombstones and demonstrate how to repair some of the tombstones. She has contacted Mira Meyer, Oregon Commission on Historic Cemeteries, to get this set up but has not heard back yet. The grant has to be used within a year. Wasser encouraged the Commission to spend the \$1,000 into fencing and protecting the cemetery.

McNary asked that legal paperwork be drawn up and recorded that states “the cemetery will be a cemetery in perpetuity”. Hert said the City has the deed to the cemetery and a title search has been completed. Hert said she would talk to the City Attorney to see if this is something that can be done.

### **COMMISSIONER/STAFF COMMENTS:**

Hert said she and Director Durow have discussed raising the level of what will be accepted with a Historic Commission Application. Hood River has very high standards for submittals and will not accept applications that are sub-standard or incomplete. The Commission agreed.

Commissioner McNary asked Staff what can be done with the situation at the Mint Building. The owners have knocked out the back wall, put in glass blocks, red bricks, and chop out a door and did not go through Historic Review. McNary said they should be fined and Hert said there is a provision for

that. McNary said it really makes the Commission look phony. Some owners comply with the public hearing requirement but the ones who don't face any penalty and don't comply with historic guidelines.

McNary added that the electrical wiring was run through the down spouts.

Next, McNary asked what is being done with Mr. Fowler. Hert said the lot has been purchased by someone else and the Commission could be seeing an application soon.

**ADJOURNMENT**

The next regular meeting is scheduled for June 28, 2006. There is no business scheduled at this time. The meeting was adjourned at 5:55 p.m.

Respectfully submitted by Denise Ball, Administrative Secretary.



~~Bob McNary, Vice Chair~~  
ERIC GLEASON  
Historic Landmark Commission