



HISTORIC LANDMARK COMMISSION MINUTES

Wednesday, April 26, 2006

City Hall Council Chambers
313 Court Streets
The Dalles, OR 97058
Conducted in a handicap accessible room.

CALL TO ORDER

Vice Chair Bob McNary called the meeting to order at 4:05 P.M.

ROLL CALL

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

The following Commissioners were absent: Eric Gleason, Anita Clason

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

APPROVAL OF AGENDA

Parker moved that the agenda be approved as submitted. Hashizume seconded the motion. The motion was passed unanimously, Gleason and Clason absent.

APPROVAL OF MINUTES

McNary asked if there were any corrections needed for the minutes of March 22, 2006. There were none. Hashizume moved to approve the minutes as submitted and Parker seconded the motion. The motion carried unanimously, Gleason and Clason absent.

PUBLIC COMMENT

None

ACTION ITEMS – PUBLIC HEARINGS

A. Historic Landmarks Commission Application #95-06 of Joseph Cuneo who wants to add a small shed dormer to the non-visible north elevation as well as replace some of the newer windows with windows that will restore the original character of the home. Property is located at 315 E. 10th Street. The historic name of the building is Kelly House. The home was built in 1928.

McNary read the rules for conducting a public hearing. He asked the Commissioners if they had any ex-parte contact, bias, or conflict of interest to declare. They did not. McNary asked the audience if anyone wished to challenge the Commissioners and there was no challenge. McNary declared the public hearing open and asked for the Staff Report.

Associate Planner Hert presented the Staff Report for HLC 95-06.

Proponent: Carl Peron, 4974 Alexander Road, Parkdale, Oregon, is the applicant and an architect. Mr. Peron spoke in favor of the application. Mr. Peron explained that the new owner wants to make maximum use of the upstairs rooms. This proposed shed dormer will allow for additional light and space. Mr. Peron said he is trying to find a contractor who can still produce a leaded glass window. He went on to say that he concurs with the findings of Staff and the recommended conditions of approval. He asked the Commissioners if they had any questions.

Mike Fritz, 303 E. 10th Street, is a next door neighbor to the subject house. Mr. Fritz said the proposed changes will add to the house, not detract.

Opponents: None

Rebuttal: None

Vice Chair McNary closed the public hearing portion of the hearing.

Deliberation: Commissioner Parker said she is in favor of the application and thinks it will make the house more useful.

Commissioner Hashizume agreed with Parker. He said adding the dormer will not detract from the historic nature of the home and will allow natural light into the upper floor.

Parker moved to approve HLC 95-06 based upon findings of fact with conditions as recommended by Staff. Hashizume seconded the motion and it carried unanimously.

There were no new members of the audience so Vice Chair McNary did not read the rules again for conducting a public hearing.

B. 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. 2nd Street. The historic name of the building is the Uptown Café.

Associate Planner Hert presented the Staff Report. She explained that the applicant is not able to attend today's hearing. The applicant is proposing a storefront similar to Klindt's Annex. Hert named several downtown buildings that have arches as well as several that have a courtyard. The applicant is proposing outdoor seating in the small, covered courtyard. Hert pointed out that the building is non-contributing and non-compatible. Hert asked if the Commissioners had any questions.

Proponents: The applicant was unable to attend.

Opponents: None

Rebuttal: None

Discussion: The Commissioners and Staff discussed the application. Staff was unable to answer questions regarding the size of the courtyard. Parker noted that the drawings show no dimensions. Hert said this is more of an interpretation of a storefront and is not a restoration. The applicant has been unable to find photo's of the original building. McNary said the proposed storefront is not in character with the other storefronts to the east and west of the café. The Commissioner's said they much preferred the design that was approved originally.

Commissioner Parker moved to continue the hearing to the May 2006 Historic Landmarks meeting. Hashizume seconded and the motion carried unanimously, Gleason and Clason absent. Hert said she would contact the applicant and advise him that the Commission is requesting additional information before a decision can be made.

RESOLUTIONS - Parker moved to adopt Resolution 90-06 of Joseph Cuneo to add a small shed dormer to the non-visible north elevation as well as replace some of the newer windows with windows that will restore the original character of the home. Property is located at 315 E. 10th Street. Hashizume seconded and the motion carried unanimously, Gleason and Clason absent.

2006 GOAL SETTING – Tabled until the next meeting.

NORTHERN WASCO COUNTY PARKS AND REC - ANNUAL REPORT- Vice Chair McNary asked for Mr. Green to get back to the Commission regarding the status of the Booth House.

Hert said she spoke with Green and was informed that an individual is interested in purchasing the Booth House. That individual is also looking at the Steers house.

The City Park is also looking at constructing a summer concert stage. Mr. Green has the funding and labor to build a permanent stage. This application does not require historic review but Hert wanted the Commission to be informed on what was happening. McNary said he would like to request that the stage be maintained and kept in good repair. Commissioner Parker said she appreciated the heads up. Hert said she would discuss the stage with Chair Gleason before signing the building permit.

PIONEER CEMETERY DISCUSSION – McNary said the volunteer group led by Mrs. Wasser will not be cleaning up the cemetery this year. The grass and weeds will soon become a fire hazard. Hert said there are limited funds and none had been put aside for maintenance. She will discuss the situation with City Manager Young.

Earline Wasser discussed getting a sign for the cemetery. The Genealogical Society has a \$500 grant that needs to be used fairly soon. Hert said the historic plaque for the cemetery has been received so a

second sign would be duplication. One suggestion was to use it for the foundation for the large monument Wasser is raising fund for.

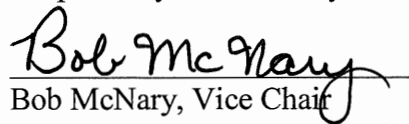
McNary updated the Commission and Staff on the fence project. McNary would like a meeting with Public Works to determine where the property lines are.

ADJOURNMENT

The next regular meeting is scheduled for May 24, 2006 but may be changed to accommodate the applicant and/or Commissioners.

The meeting was adjourned at 5:22 p.m.

Respectfully submitted by Denise Ball, Administrative Secretary.


Bob McNary, Vice Chair

Historic Landmark Commission

To whom it may concern:

The storefront-courtyard at the entrance of the building formerly known as “Johnny’s Café” will create outdoor seating and accommodate 2 small tables that will be placed within the space behind the two lateral arches, the central arch allowing access to the door leading inside the business. The space behind the 3 arches should be approximately 21’-23’ wide by 4’-5’ deep.

Penta, LLC