

HISTORIC LANDMARK COMMISSION MINUTES

Wednesday, July 18, 2007

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 4:02 P.M.

ROLL CALL

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

The following Commissioners were absent: Bob McNary

Staff present: Richard Gassman, Senior Planner
City Councilor, Carolyn Woods
Denise Ball, Admin. Secretary

APPROVAL OF AGENDA

Commissioner Parker noted that the day on the Agenda says Monday and it should say Wednesday. She then moved to approve the agenda as corrected and Commissioner Hashizume seconded the motion. The motion carried unanimously, McNary absent.

APPROVAL OF MINUTES

Minutes of June 18, 2007: Commissioner Parker moved to approve the minutes as submitted and Commissioner Hashizume seconded. The motion carried unanimously, McNary absent.

PUBLIC HEARING - Historic Landmarks Commission Application #104-07 of The Dalles Civic Auditorium Historical Preservation Committee requesting approval to replace the Mezzanine windows with vinyl windows, replace the roof flashing, complete a door refurbishment and replacement project, and provide display cases on the southeast exterior of the building at Federal and E. 4th Street corners. The building is located at 323 E. 4th Street and the historic name is The Civic Auditorium and Veterans Memorial.

Chair Gleason read the rules for conducting a public hearing. There were no ex-parte contacts, bias, or conflicts of interest by the Commissioners. There were no challenges from the audience. Chair Gleason opened the public hearing and asked for the Staff Report.

Senior Planner Gassman presented the Staff Report. He informed the Commissioners that the applicant has decided to use wood windows and is not requesting the vinyl windows discussed in the Staff Report. Gassman also notified the Commission that Staff will not approve metal frames, plexiglass or back-lighting for the display cases and the applicant will need to find an acceptable alternative. He asked if there were any questions from the Commission.

Proponent: Dennis Morgan, Civic Auditorium Historic Preservation Committee board member, told the Commission he was filling in for the applicant Terry Armentrout, the managing director.

Morgan said the windows in question are on the mezzanine level and are not a part of the original building. They will be replacing four of those windows with new wood windows. Those windows are irreparable being side hinged windows that weren't well constructed, did not fit the space, and over the years have become totally inefficient in blocking drafts or heat.

Morgan added that the display cases proposed will be placed at the non-functional door spaces at the corners of Federal and E. 4th Street. Staff is recommending wood frames, real glass, and direct lighting.

Gleason asked that the two old doors being replaced be saved and stored on site, possibly in place and covered over. Morgan said storage space is at a premium in the Civic. He will bring it up at the next Board meeting.

Opponent: None

Gleason closed the public testimony portion of the hearing.

DELIBERATION:

After deliberating the Commissioners changed two conditions of approval to read as follows:

4. The applicant will need to repair the existing windows and doors using techniques supported by both the State Historic Preservation Office as well as the Secretary of Interior Standards. If the applicant feels that the windows and doors are beyond repair, one Planning staff person along with a historic landmarks commissioner will make a determination at a site visit. If it is determined that repair is not feasible, the replacement should match the original windows or doors or as closely as possible with like materials. No vinyl windows or vinyl or metal doors will be allowed.

5. The non-functioning doors can be replaced with manufactured wood doors to match the original doors and be located in the original locations. If the original doors are still available, they will need to be repaired rather than replaced with new manufactured wood doors. No vinyl or metal doors will be allowed.

Staff will make the decision on the display cases.

Commissioner Parker moved to approve application HLC 104-07 with conditions of approval as amended. Hashizume seconded, and the motion carried unanimously, McNary absent.

RESOLUTIONS – Commissioner Parker moved to adopt Resolution 99-07 approving HLC 104-07. Commissioner Hashizume seconded the motion and it carried unanimously, McNary absent.

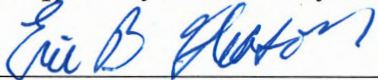
PIONEER CEMETERY DISCUSSION – Discussion was postponed until the next meeting as Commissioner McNary and Associate Planner Hert were absent.

COMMISSIONER/STAFF COMMENTS: The Mayor is actively looking for a replacement for the vacant position of Commissioner Clason. One applicant has submitted an application for consideration.

Commissioner Gleason said he has uncovered the cast iron threshold in his building. It has been covered for thirty to forty years.

ADJOURNMENT: The meeting was adjourned at 5:00 p.m.

Respectfully submitted by Denise Ball, Administrative Secretary.



Eric Gleason, Chair
Historic Landmark Commission