

# HISTORIC LANDMARK COMMISSION MINUTES

August 27, 2008

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

## CALL TO ORDER

Chair Gleason called the meeting to order at 4:00 P.M.

## ROLL CALL

The following Commissioners were present:

Eric Gleason
Bob McNary
Dixie Parker
John Hashizume
Pat Smith

The following Commissioners were absent: None

Staff present:

Daniel Durow, Community Development Director
Dawn Marie Hert, Associate Planner
Brenda Green, Administrative Secretary

## APPROVAL OF AGENDA

Commissioner Parker moved to approve the agenda. Commissioner McNary seconded the motion. The motion carried unanimously.

## APPROVAL OF MINUTES

Commissioner McNary moved to approve the minutes of July 16, 2008 as submitted. Commissioner Smith seconded the motion. The motion carried unanimously.

**PUBLIC HEARING - Historic Landmarks Commission Application 108-08 of The American Legion; Post #19** to do restoration work on the historic American Legion Building. The project has three distinct requests: Provide handicap access to the building via the rear basement entry, repair and re-point damaged and missing brick work, and repair or replace the upper floor window sash and glass. The structure is located at 201 East Second Street, and is further described as 1N 13E 3BD tax lot 3900. The historic name of this structure is the Schanno Building. The structure is classified as Secondary Historic and is located in The Dalles National Commercial Historic District #76.

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

Associate Planner Hert presented the Staff Report. She began by explaining that the applicant is planning to apply for financial assistance from Urban Renewal if this application is approved. Hert described the work that the applicant had proposed and showed the commissioners pictures to further explain the location of the ADA ramp. She added that there might be a portion of the improvement area that is on the Harth property next door. Hert explained that the issue of property lines or right-of-way can be cleared up by the Planning Department. She then went over the seven proposed conditions and stated that staff recommends approval of the application with those conditions.

Chair Gleason asked for further clarification of where the ADA door will be and asked if the door will be wide enough. He brought up the idea that the material for the door should be discussed; wood vs. metal. Associate Planner Hert explained more about the door including that it will be on the back of the building and not visible from the street.

Commissioner McNary questioned if there will be a grade change. Associate Planner Hert responded it will be very minimal.

Director Durow added information from the standpoint of Urban Renewal. He stated the building is of concern. The roof has been re-built and the next priority is to get the brick work stabilized and then work on the façade. Durow reported that there is a historic picture to go by.

**Proponents:** James Block, 1906 Dry Hollow Road, The Dalles. Mr. Block shared that he is the Master of Arms for The Dalles American Legion and that he and Gary Haines have taken on the task of bringing the building back to its original form. He stated that Associate Planner Hert described the project exactly as he would have and that the only variance is that they would like permission to install a metal door for security reasons. Mr. Block stated that although they would have liked to include the repair of the façade in this application, the repairs will need to be engineered; which is very expensive. Consequently that repair will need to wait.

Chair Gleason asked if the current door is the original. Mr. Block stated no, it's a replacement.

Tom Harth, 804 W 14<sup>th</sup>, The Dalles; owner of the Harth Building next door to the American Legion. Mr. Harth stated that he is in support of the American Legion Building being renovated, but has a concern about the ADA access. He explained that the current stairs encroach on his property, and added that he is not willing to grant an easement due to his future plans for the property. Mr. Harth discussed where his property lines are and where the right-of-way easements are. Based off his experiences with repeated break-ins; Mr. Harth urged the American Legion team to install a metal door for better security.

After a discussion between the Commissioners, staff and Mr. Harth; it was determined that the issues regarding lack of access, property lines and right of ways will need to be addressed by staff outside of the hearing. The Commissioners decided to proceed with their deliberation and only address the issues directly relating to the decisions that can be made by the Historic Landmark Commission.

**Opponents:** none

Director Durow relayed an incident concerning security from his recent tour of the Banks building and consequently stated that he supports the idea of using a metal door, especially considering that the door will be in a hidden area. He also suggested that they consider a color that will blend with the historic features of the building. Commissioner McNary agreed.

Associate Planner Hert gave suggested wording for changes to the conditions.

Chair Gleason closed the public testimony portion of the hearing.

**DELIBERATION:** Commissioner Parker expressed her opinion that the applicant's plan is a wonderful project and stated that she feels the Commission should approve it.

Commissioner McNary moved to approve application HLC 108-08 with eight conditions of approval as amended; Condition #2 will read "The applicant is responsible to notify the appropriate authorities if any archaeological resources are found with the installation of the ADA ramp.", Condition #8 will be added and will read "For security purposes a metal door may be installed to the rear for ADA access. The color of the door will need to match other historic trim on building." Commissioner Smith seconded, and the motion carried unanimously.

**RESOLUTION:** Commissioner Parker moved to adopt Resolution HLC 103-08 approving HLC 108-08. Commissioner Smith seconded the motion and it carried unanimously.

**PIONEER CEMETERY DISCUSSION:** Commissioner McNary asked for assistance with locating fencing material through the internet. Associate Planner Hert referred McNary to Development Inspector Jim Schwinof for assistance.

Commissioner McNary informed the Commission that the current person who is approved for bringing inmates to the cemetery as volunteer labor is temporarily laid up with no one to take his place. McNary asked if he would be able to get clearance to supervise inmates for the same purpose. Associate Planner Hert suggested that McNary begin by talking with the Human Resources Department at the Corrections Facility and that she would talk to City Attorney Parker.

Associate Planner Hert announced that the arch above the cemetery entrance will be installed by the end of the week. She also shared that she has been in discussions with the college in regards to cemetery access from college property. Hert stated that a new sign is being installed at the college entrance near the gravesite; she assured the Commissioners that they are being conscientious of where the gravesite is. Hert also reported that their will be actors in the cemetery during Historic The Dalles Days portraying people who are known to be buried there.

The Commissioners and staff had a discussion about cutting down weeds and removing a dead black locust tree.

**COMMISSIONER/STAFF COMMENTS:** Commissioner Parker expressed concern about the bricks falling apart on the Condon House (512 Union Street). Chair Gleason suggested talking to

SHPO since that house is on a special assessment and they are required to keep it maintained. Commissioner Hashizume added that it will cost less to fix up now than to let it fall apart and fix later.

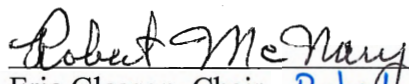
Commissioner Smith asked about the residential house directly across the street from Vogt Hall (316 W 4<sup>th</sup>); in regards to their lack of landscaping as well as the overgrown vegetation, she asked if there was a way to encourage them to add landscaping and to maintain the property. Associate Planner Hert responded that they are unable to require landscaping; however she will file a report with the Codes Enforcement Officer who can follow up with getting weeds cut down and trees trimmed up.

Commissioner Parker asked about the status of 423 W 3<sup>rd</sup> St. Associate Planner Hert reported that it's owned by Cory Aldridge. He and his former partners had planned on constructing an addition but ran out of money. Consequently they have decided instead to try and sell the property.

**NEXT MEETING:** The next scheduled meeting is September 24, 2008.

**ADJOURNMENT:** The meeting was adjourned at 5:11pm.

Submitted by Brenda Green, Administrative Secretary

  
~~Eric Gleason, Chair~~ Robert McNary, Vice-Chair  
Historic Landmark Commission