



HISTORIC LANDMARK COMMISSION MINUTES

February 27, 2008

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 4:02 P.M. Chair Gleason arrived at 4:07 and took over duties of the chair.

ROLL CALL

The following Commissioners were present:

Eric Gleason (4:07)
Bob McNary
Dixie Parker
John Hashizume
Pat Smith

The following Commissioners were absent: None

Staff present:

Associate Planner Dawn Hert
City Councilor Carolyn Woods
Administrative Secretary Brenda Green

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Commissioner Parker moved to approve the minutes of January 30, 2008. Commissioner Smith seconded the motion. The motion carried unanimously.

PUBLIC HEARING - Historic Landmarks Commission Application #106-08 of Fly Shop of The Dalles to remodel the existing non-compatible storefront with a recessed glass window storefront and entrance. The structure is located at 410½ East Second Street, and is further described as 1N 13E 3BD tax lot 5500. The historic name of this structure is unknown, and is commonly known as Booth & Kelly Insurance. The structure is classified as non-contributing and non-compatible and is located in The Dalles Commercial Historic District.

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.

Associate Planner Hert presented the Staff Report. Hert informed the council that basically the applicant wants to remodel a non-contributing, non-compatible structure that is located in The Dalles Commercial Historic District. According to property owner Greg Weast, the building was built prior to 1958 but there have been major modifications done over the years. Regarding the plans submitted by the applicant, Hert stated that staff feels the alterations meet the commercial historic district guidelines as well as will be complimentary to the adjacent structures. Hert reviewed each of the conditions of approval that staff is recommending. Hert added that the Commissioners might consider updating condition number three to include "rehabilitation will be required to be similar in mass, scale and materials as the Commercial Historic District Standards as well as the Secretary of Interior's Standards for Rehabilitation".

Commissioner Parker asked for clarification of where Associate Planner Hert was making the addition to the conditions. Hert explained, and added that when the Building Permit is applied for; the applicant will be required to follow the Commercial Historic District Standards anyway, so it's up to the Commission if they want to add anything.

Chair Gleason asked for clarification of the Façade Improvement Plan. Associate Planner Hert explained that the property is included in The Commercial Historic District. The Façade Improvement Plan states that if modifying a portion of the building, the entire building facade should also be considered, with a long term plan also being developed. In relation to this application, some glass of the façade will remain; the question becomes what are the future plans for that glass portion? Hert added that she has had discussions with Director Durow regarding a Façade Improvement Plan for the entire downtown area. The goal is to have a plan in place so that if a structure is existing non-compatible, non-conforming, they are given a list of options that will fit into an overall City Plan.

Chair Gleason felt that an architectural façade plan is a good idea. Gleason added that perhaps new builds could also build to those specifications. Associate Planner Hert shared that the current plans are only conceptual, staff would like to see them include more details such as types of architecture, types of materials and an overall image of what is planned.

Chair Gleason stated that the special assessment also deals with re-creations. Consequently, if there are original photographs of some of those buildings that were on 1st Street, and people are willing to re-create what was there; they can be granted special assessment.

Proponent: Jeff Cottrell, 511 Union St, Mr. Cottrell is the owner of Fly Shop of The Dalles. Mr. Cottrell shared that they will be using all natural materials, with historic colored paints. Mr. Cottrell has looked for historic photos of the building but has been unable to find any. He proposes to add a parapet wall that will extend the height of the storefront up 6 feet, as well as construct a 4 foot recess with the plan to add café tables in the future. There will not be any major demolition. Regarding the transom window, there is only an 8' ceiling, consequently there is no place to go up on the interior. Mr. Cottrell stated that the store front will be metal with wood trim. If the storefront does need to be torn completely out, they will replace it with a wood transom.

Chair Gleason asked if the parapet will be open behind. Mr. Cottrell stated yes, it will tie back into the original storefront with minimal construction. They would like to leave the glass up above to let in natural light. They will use galvanized tin which Mr. Cottrell states is historic as well as very fashionable with businesses in areas like Portland. Gleason asked further about the extension wondering if it will line up with the music store. Mr. Cottrell replied they would like to have everything line up so that it's visually appealing. Mr. Cottrell would like to leave the brick showing. Regarding color they would like to go with Forest Green, natural wood, and tin as long as that will be historically accurate. Associate Planner Hert stated staff can help with colors.

Commissioner McNary asked how tall the windows are now. Mr. Cottrell replied they are at least 11 feet in height, when the parapet is added at least 5 feet will still be showing. Chair Gleason added that the glass is a corrugated/frosted glass which is believed to be original. Mr. Cottrell mentioned a petition wall inside that has the same glass. They are looking into possibly using that glass in the parapet.

Chair Gleason asked if the applicant's gallery will remain at The Gates House. Mr. Cottrell responded no, everything will be moved into the downtown location. They feel it is a better location and that they will be able to bring in new people to downtown.

Chair Gleason asked if the applicant had anything else to add. Mr. Cottrell stated that he would be willing to help with the drawings for the downtown façade plan.

OPPONENT: None

Chair Gleason closed the public testimony portion of the hearing.

DELIBERATION: Chair Gleason mentioned that he's not sure the tin is something that people would have put up during an historic period on a store front; however he didn't have a problem with the idea since it is a rehabilitation of a 1950's building.

Commissioner Parker stated that the application has similar issues to the La Petite Provence project; neither building has any original photographs to show what it should look like.

Chair Gleason brought up a point about the building's age. He stated that since the building was less than 50 years old when the inventory was made, it is not included. Now that the building is at least 50 years old, theoretically it is considered historic. Gleason added that considering the amount of modifications already done to this building; this application will not really affect any of the original 1950s fabric of the building.

Commissioner McNary asked if the city has any records of what might have been in that location before the great fire. Associate Planner Hert replied the city only has the sandbar maps which only show footprints.

Commissioner Smith asked if there were any historic postcards showing street scenes? Associate Planner Hert stated that the Oregon Historical Society has postcards of 1st & 2nd streets however; they

typically only look directly down the street, like during a parade, so they don't show the buildings except from a side view. Hert added that the Pioneer Association has approximately 9,000 photos of Wasco County that have not been catalogued. The idea is to perhaps help them with storage so that in return the City can have access to the pictures in order to make sound historic decisions.

Commissioner McNary stated that he doesn't have any misgivings, and added that he is sure there are at least two 8 foot ceilings in there someplace.

Associate Planner Hert commented on the idea of the building becoming historic. She talked to Director Durow about it and he stated the building was not historic when the district was created. According to Hert, the only piece on the building that might have a feel of the 1950's is the glass.

Commissioners Hashizume and Parker both agreed that the building does not have a historic feel.

Councilor Wood asked what was there before this building. Associate Planner Hert stated that there is not a record, however the owner believes the building is older than the recorded 1958. Councilor Wood stated that she believes Booth & Kelly have been in there since around 1958. Commissioner Smith suggested that Bill Booth would be a good resource.

Commissioner McNary suggested talking to John Lundell about his diaries. According to McNary, Mr. Lundell has a record of what every building has been used for. This list was taken over from somebody else and has been going on for approximately a century. McNary suggested that Mr. Cottrell follow up on some of these names to get more information. Mr. Cottrell stated that he would do that.

Councilor Wood asked if there is a property tax record. Associate Planner Hert stated that there should be and that those records are what were used when the historic district was formed. However there appear to be information holes in buildings that were catalogued as non-compatible through that study.

There was some general discussion about the possibility of an original ground floor being buried.

Commissioner McNary moved to approve application HLC106-08 with conditions of approval as submitted. Commissioner Hashizume seconded, and the motion carried unanimously.

RESOLUTIONS – Commissioner Parker moved to adopt Resolution 101-08 approving HLC 106-08. Commissioner Smith seconded the motion. The motion carried unanimously.

PIONEER CEMETERY DISCUSSION - Associate Planner Hert reported that she has told Nick to go ahead with the design of the arch, and that the grant has been received from the Oregon Commission on Historic Cemeteries. Hert reported that she has talked to Dick Johnson in Building Maintenance about putting up the fence for the perimeter. Mr. Johnson suggested talking to Eagle Scouts about possible scout projects. Commissioner McNary reported that he gave his name to the High School as a contact name for students to fulfill customer service hours.

Associate Planner Hert suggested scheduling a day, and trying to get as many people as possible to help on that day. She shared that Sawyer's has offered the use of a hand held post hole digger. After

general discussion by the commissioners they do not like the option of using the hand held post diggers because of how rocky the land is. Commissioner McNary stated that he can dig the post holes.

Associate Planner Hert reported that in preparation for next year, she talked with Loyal Quackenbush from The Dalles Iron Works regarding the wrought iron front. Mr. Quackenbush offered to donate his labor and only charge \$3,500 for the materials. This will not include the powder coating. Mr. Quackenbush is also offering to do the installation as a donation; his only request is that The City has all of the posts put in place prior to installation. Hert will be asking City Council for their support, if they are not willing, she will apply for a grant and use Mr. Quackenbush's labor donation as matching funds.

Associate Planner Hert reported that the sprinkler heads will be removed by March and that there will be a general clean up by Footscape Landscape.

Commissioner McNary requested that Associate Planner Hert call for a locate before post holes are dug.

Commissioner McNary shared that everything is ready if there is a group that wants to come in and put up the monument that will have the names of all the people who are known to have been buried there. Currently the Genecology Society is trying to raise more money; they are approximately half way there. Chair Gleason suggested putting a star next to names of the ones who have actual headstones.

OTHER AGENDA ITEMS

GOAL SETTING FOR 2008 – Associate planner Hert stated that she has applied for a grant for support of Certified Local Government. Next year, in 2009, Hert's goal is to apply for a grant to go towards a larger project.

The Commissioners had a discussion about the short and long term goals of the Historic Landmark Commission. They put together a list of goals which are attached.

COMMISSIONER/STAFF COMMENTS: Associate Planner Hert stated that the Historic Train Depot bench is in the process of being restored by Frank LaRue. Commissioner Smith stated that she has the original pigeon hole from the original train depot in The Dalles and asked if she should donate it. Hert said she will do some research and possibly come look at it. Smith said it is quite large and was from her brother-in-law. Her brother-in-law was the clerk at the original train depot.

ADJOURNMENT: The meeting was adjourned at 5:45pm

Respectfully submitted by Brenda Green, Administrative Secretary.



Eric Gleason, Chair
Historic Landmark Commission

Historic Landmarks Commission

2008 Goals

Short Term Goals

1. Encourage restoration and preservation of the Pioneer Cemetery.
2. Provide educational assistance to help individual restorers by setting up a special assessment workshop.
3. Establish a Historic Resource Center/Site ie: Historic links on City Webpage.
4. Research grant opportunities to expand City's resources.
5. Assist in saving and completing the Lewis and Clark Memorial and making it a local landmark.
6. Update Historic Inventories.
7. Actively support Historic The Dalles Days.
8. Create Historic Designs for Downtown to aid in historic background research.
9. Establish an Archaeology Testing Plan for First Street.
10. Support and encourage the preservation and continued use of The Dalles High School building.
11. Encourage restoration of the Waldron Drug/Gitchell Building.

Long Term Goals

1. Continued support for restoration and preservation of the Wasco County Courthouse #2.
2. Designate other qualified areas as national historic districts; specifically the East Gateway, The Dalles Bluff and 4th Street.
3. Encourage preservation and restoration of City Hall.
4. Maintain CLG status.
5. Support Civic Building restoration.
6. Continue to supply information on Historic Open Houses and encourage Open House visits during Historic The Dalles Days.
7. Continue to assist with historic plaque costs & availability.
8. Support and encourage the preparation of a Master Site Plan by the Fort Dalles Museum.
9. Encourage restoration and preservation of The Lewis and Clark Rock Fort.