

HISTORIC LANDMARK COMMISSION MINUTES

February 24, 2010

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 4:03 P.M.

ROLL CALL

The following Commissioners were present:

Eric Gleason
Bob McNary
Dixie Parker
Pat Smith
Dennis Davis

The following Commissioners were absent: none

Staff present:

Dawn Hert, Associate Planner
Carolyn Wood, City Councilor
Brenda Green, Admin. Secretary

APPROVAL OF AGENDA

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

PUBLIC HEARINGS

Historic Landmarks Commission Application #121-10 of Diego Leon, to review exterior modifications and alterations to a residence. The structure is located at 403 W 3rd, and is further described as 1N 13E 3BB tax lot 1700. There is not a historic name for this structure; the common name is Family Services. The property is classified as Historic/Non-contributing. Property is zoned "CBC-1" – Central Business Commercial District/Trevitt's 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. Gleason opened the public hearing and asked for the Staff Report.

Associate Planner Hert presented the Staff Report. She described what the applicant wanted to do. Hert shared with the commission that there had been multiple zoning code violations on the property. Considering the number of issues that needed to be addressed, Hert shared that she met with Director Durow in order to compile a list of conditions that would enable the applicant to meet the standards of the Secretary of the Interior as well as the ordinances of the City of The Dalles. Hert went over the list.

Commissioner Parker expressed her concern that she was not able to tell by the pictures and drawings

submitted what was being proposed. Associate Planner Hert agreed and explained that one of the recommended conditions of approval would require the applicant to hire a professional to create drawings to scale. Hert added that if the commission decided to require professional drawings, there are architectural grants available.

There was a general discussion between commissioners and staff in regards to the details of the project, the set backs of the property, and the zoning. It was pointed out that the original siding was still on the structure, it was just covered up by asbestos siding.

Proponent:

Diego Leon, 1275 Dry Creek Rd, Mosier OR, introduced himself as the applicant. He discussed the effects of the flood that had hit the property as well as the current issues when it rains. He explained the reasons behind wanting to extend the roof and described his plan to move the siding onto the new addition. Leon shared that he was open to other suggestions as to how to fix the issues. He also explained that he had not wanted to spend the money on professional drawings until the Commission agreed to a plan.

Commissioner Parker asked how long he had owned the property. Mr. Leon replied since around 1979, prior to the area becoming a historic district.

Commissioner McNary asked about the condition of the double doors. Mr. Leon explained that they were damaged beyond repair. McNary shared that he was thinking of ways to incorporate the doors into the addition. Leon stressed that they would need to be disposed of.

Chair Gleason felt that without seeing complete drawings, it would be difficult to know if the changes proposed could be allowed. He expressed his concern that extending the roof line would mean removing the window. He also shared his agreement with Commissioner McNary of attempting to salvage the garage doors.

Commissioner Davis pointed out that to even be able to suggest possibilities to the applicant of ways to re-use the garage doors, or the possibility of saving the window; they would need to see drawings that were to scale.

Mr. Leon demonstrated the proposed new roof line by folding a piece of paper into the shape he was suggesting. The Commissioners expressed their general understanding of the proposed roof line.

Opponent: none

Chair Gleason asked Mr. Leon how he would feel about re-submitting his application with to scale drawings. Leon stated that he could resubmit but that he was going to be very busy soon with his job. Associate Planner Hert stated that if the updated application was received by April 7th the hearing could be held during the April 28th meeting. Hert also pointed out that scaled elevation drawings would be required by Building Codes in order for Mr. Leon to proceed.

Councilor Wood commended Mr. Leon on his desire to improve the looks of the house.

Chair Gleason closed the public testimony portion of the hearing.

DELIBERATION: The commissioners were in agreement that they would need to see more detailed drawings to understand the changes that the applicant was requesting.

Commissioner Parker moved to deny application HLC 121-10 with encouragement to the applicant to submit a new application with professional drawings, as well as to pursue a possible grant opportunity through Urban Renewal. The motion was seconded by Commissioner Smith and carried unanimously.

Associate Planner Hert stressed that the applicant needed to provide a revised application by April 7, 2010 in order to avoid further enforcement proceedings.

Mr. Leon emphasized that his ability to submit a new application and drawings was tied to money and that he could only do what he had the money for. Chair Gleason offered Leon some extra siding that had been donated for use on historic homes.

RESOLUTION: Commissioner Parker moved to adopt Resolution 116-10 denying HLC 121-10. Commissioner Smith seconded the motion and it carried unanimously.

PIONEER CEMETERY DISCUSSION:

Renee Briggs from the Columbia Gorge Genealogical Society shared that the monument would be ready to be set in place by May 1, 2010. Their plan is to host a dedication on May 31, 2010 and she was in the process of compiling the list of invitees. There was a general discussion about individuals and groups that should be invited to attend as well as people who should be invited to speak.

Commissioner McNary asked about getting another roll of fencing wire. Associate Planner Hert stated that she would be able to get another roll during the current budget cycle. McNary explained that he would like to put the additional fencing along the East side of the cemetery. There was a discussion about how many rolls would eventually be needed and potential locations for storing the rolls if they could be ordered in advance. Councilor Wood shared that if the fencing need was stated on a wish list then there are often times possibilities of other ways to receive funding.

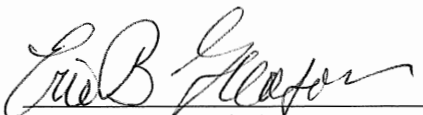
COMMISSIONER/STAFF COMMENTS:

Chair Gleason asked about the status of the Certified Local Government Grant. Associate Planner Hert explained that staff had decided not to apply for the grant this year, but to utilize RARE Planner Donovan's time to look into the current HLC ordinances.

Commissioner Smith inquired if the historic plaque had been put back up at the Gates house. Associate Planner Hert informed the Commission that they were currently doing some changes to the yard and had plans to put it back up.

ADJOURNMENT: The meeting was adjourned at 5:28pm

Submitted by Brenda Green, Administrative Secretary



Eric Gleason, Chair
Historic Landmark Commission