

HISTORIC LANDMARK COMMISSION MINUTES

September 26, 2012

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

CALL TO ORDER

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

ROLL CALL

The following Commissioners were present:

Eric Gleason
Dixie Parker
Pat Smith
Dennis Davis

The following Commissioners were absent:

Robert McNary

Staff present:

Dawn Marie Hert, Associate Planner
Carolyn Wood, City Councilor at Large
William Sercombe, RARE Planner
Carole Trautman, Administrative Secretary

APPROVAL OF AGENDA

It was moved by Smith and seconded by Davis to approve the agenda as submitted. The motion carried unanimously, McNary was absent.

APPROVAL OF MINUTES

It was moved by Smith and seconded by Davis to approve the August 22, 2012 minutes as submitted. Davis, Smith and Wood voted in favor, Gleason abstained, McNary was absent.

PUBLIC COMMENTS

None.

PIONEER CEMETERY

Councilor Wood reported she received a compliment from workers on the construction site at Columbia Gorge Community College on how nice Pioneer Cemetery looked. Commissioner Davis commented that the cemetery looked much better than in past years.

Associate Planner Hert reported she had not heard from Footscape Landscape on a maintenance cleaning estimate. Hert also stated that no other projects were earmarked for the cemetery other than to finish up the remaining 150 feet of fencing.

COMMISSIONER/STAFF COMMENTS

Associate Planner Hert reported on the five year Certified Local Government (CLG) Program review and advised that the City of The Dalles Historic Landmarks Commission (HLC) received an excellent review on CLG by the State Historic Preservation Office (SHPO) Coordinator Currie Gill and Historian Ian Johnson. The CLG professional requirements, Hert reported, were being met by the HLC. The HLC Goals were reviewed, and its ordinance was well written and used as an example for other communities, Hert stated.

Hert listed SHPO's suggestions and future grant ideas as follows:

- Provide opportunities to make historic preservation more visible in the community, especially to the younger generations
- Work towards getting HLC records online
- Continue to work toward the HLC's goals for the commercial historic district expansion and provide a new historic district on 10th Street.
- Work with the public library and its children's lecture series and with Klindt's bookstore to develop historic preservation interest. Hert said that the Discovery Center had been working with the City to promote historic preservation awareness, and Councilor Wood had been working with the City on promoting Rock Fort.
- Plans for getting the historic inventory properties recorded at the Wasco County Deed office have met resistance in the past. However, Associate Planner Hert advised the Commission that the City had new software and would be able to place the historic inventory on the lien docket. Hert is in the process of compiling the list of historic properties that will appear through a title search. Inventory, façade improvements, and available incentive programs available for historic inventory will be placed on the lien docket listings, Hert reported.
- Design assistance – have monies available to be used towards façade improvements for the historic district.

Associate Planner Hert introduced RARE Planner William (Willy) Sercombe who outlined his RARE Planner assignments with the City of The Dalles. Sercombe stated there were three aspects to his program assignment, two of which would be of interest to the HLC:

- 1) A vertical housing development zone in the downtown area – for every floor (second floor and above) redeveloped into residential space in a commercial building, the property owner would receive a certain percentage of a tax exemption for the redeveloped floor(s). This program could provide the potential for developers to build housing above historic commercial buildings.
- 2) Residential Rehabilitation and Renewal Program – the City is looking at creating a package of incentives for residents to rehabilitate their homes, in particularly in certain sections, or blocks, of the City.

Commissioner Smith asked when the Residential Rehabilitation and Renewal Program would be in place. RARE Planner Sercombe stated he was unsure as there would be a possibility that the program would require the creation of a State ordinance to enable homeowners to receive a tax exemption.

Associate Planner Hert explained that HLC could possibly add a tier of incentives to the project through a SHPO grant if qualifying properties were historic.

Chair Gleason asked if the vertical housing zone would encourage the building of additional floors onto a historic building be limited to existing floors. RARE Planner Sercombe said it could include the addition of new floors, but the plan would more likely pertain to existing floors. Associate Planner Hert pointed out the success of the vertical housing rehabilitation in Scott Gayer's historic building.

Councilor Wood said somehow historic interest needed to be transitioned up into the junior high and high school age students from the elementary grades where history is emphasized. Associate Planner Hert said the SHPO coordinators suggested that the library incorporate a historic scavenger hunt into its children's program as a possibility.

Associate Planner Hert also reported on the plan for the digital QR codes to be placed on stickers on windows, signs, etc. that would link to the SHPO website.

Discussion followed on the cruise ships. Commissioner Davis suggested the possibility of offering a tour to Fort Dalles or a guided bus tour of the historic architecture to cruise ship tourists. Councilor Wood said the Chamber of Commerce was discussing those options.

Associate Planner Hert concluded her talking points with the SHPO Coordinators as follows:

- Place interactive maps on the City's website that directs browsers to the National Historic Preservation website.
- Hert also expressed the HLC's frustration with the demolition process to the SHPO coordinators. The SHPO coordinators shared that the HLC's ordinance had more "teeth" than most jurisdictions, and there really was not anything more that could be done. Hert reassured the Commission that what was done brought an awareness to what what sort of actions could be accomplished with historic buildings.

Associate Planner Hert had a discussion with Director Dan Durow regarding the documentation and physical record for The Recreation. Hert suggested Sally Donovan could do the documentation.

On another note, Chair Gleason asked about the windows going in at the Pentland house. Associate Planner Hert reported that she spoke with the building codes agency, and Hert sent the owner an HLC application. Gleason said the windows were not double hung. Hert will send a formal letter to the property owner.

Gleason also reported that, at the Moody House, it appeared the owner had to tear out an entire wall and reframe it. Associate Planner Hert thought it was intended to be repair work. Gleason said he thought the owner intended to keep the exterior compatible, but there had been some pretty extensive remodeling.

Councilor Wood asked if there was any action on the house across from St. Vincent DePaul. Associate Planner Hert said there were renters in there currently. Hert will talk to City Attorney Parker.

Discussion followed regarding the removal of the Lewis and Clark monument shelter. Some of the stones were damaged. Chair Gleason picked up the pieces to have them re-glued. Councilor Wood suggested re-purposing the blocks for another project. Associate Planner Hert said Councilor McGlothlin would like it relocated to Rock Fort. Wood said the National Park Service did not want the monument because Rock Fort is the most primitive site the City had on the Lewis and Clark Trail, and the Park Service would like to keep it as primitive as possible. Associate Planner Hert stated that, because The Dalles Historic Landmarks Commission is a Certified Local Government, the Commission would make the determination. Councilor McGlothlin's thought, Hert explained, was to relocate the monument at Rock Fort, reconstruct it differently, and provide information to the public. Discussion followed that the completed monument was originally intended to be a 63 foot tower, and currently just the base was completed at approximately 26 feet in height. A model of the tower is located at the Discovery Center. Chair Gleason suggested locating it at the pumping station or at the City's Festival Area.

Commissioner Davis commented that the garbage on the north side of the freeway, from the Union Street underpass and farther west, needed to be picked up. Associate Planner Hert said she would mention it to the City Facilities Maintenance crew.

Associate Planner Hert advised the Commission that SHPO suggested the HLC meet every other month.

ADJOURNMENT

The meeting was adjourned at 5:06 PM.

The next meeting is scheduled for Wednesday, October 24, 2012 at 4:00 PM.

Respectfully submitted by Carole Trautman, Administrative Secretary.



Eric Gleason, Chair
Historic Landmarks Commission