

MINUTES

HISTORIC LANDMARKS COMMISSION MEETING

SPECIAL MEETING

December 15, 2021

4:00 p.m.

VIA ZOOM

PRESIDING: Robert McNary, Chair

COMMISSIONERS PRESENT: Bev Eagy, Forust Ercole, Eric Gleason, Doug Leash

COMMISSIONERS ABSENT:

OTHERS PRESENT: Museum Commission Representative Julie Reynolds

OTHERS ABSENT: City Councilor Scott Randall

STAFF PRESENT: Senior Planner Dawn Marie Hert, CDD Director Alice Cannon, Secretary Paula Webb

CALL TO ORDER

The meeting was called to order by Chair McNary at 4:03 p.m.

PLEDGE OF ALLEGIANCE

Commissioner Ercole led the Pledge of Allegiance.

APPROVAL OF AGENDA

It was moved by Gleason and seconded by Eagy to approve the agenda as presented. The motion carried 5/0, Eagy, Ercole, Gleason, Leash and McNary voting in favor, none opposed.

APPROVAL OF MINUTES

It was moved by Ercole and seconded by Eagy to approve the minutes of July 28, 2021 as written. The motion carried 5/0, Eagy, Ercole, Gleason, Leash and McNary voting in favor, Gleason absent.

STAFF COMMENTS

Senior Planner Hert noted annual goal setting would be postponed to the January 2022 meeting.

The Walldogs will come this summer; mural applications are being submitted.

Staff is working with the Director to review options for a State Historic Preservation Office (SHPO) grant. The deadline is February.

COMMISSIONER COMMENTS

Commissioner Ercole asked for the status of the Columbia Brewing Building. Senior Planner Hert replied the John Hartung is the owner; some restoration has been completed. Hert will provide an update at the January 2022 meeting.

Museum Representative Reynolds stated admissions have improved at the Fort Dalles Museum.

Commissioner Eagy said Victor Johnson is almost finished with his stage and improvements. The Columbia Gorge Museum invited Commissioner Eagy to speak about tea.

Commissioner Leash stated a new gate was installed at St. Peter's Landmark on the south side.

Commissioner Gleason stated the City Council will have an engineer perform a structural investigation on the Waldron Drug (Gitchell) Building to determine the integrity of the building.

PUBLIC HEARING

HLC 192-21, North Wasco County School District 21, 220 E. 10th Street

Request: Approval to site and construct a covered pavilion between the High School and Kurtz Gymnasium.

Chair McNary read the rules of a public hearing. He then asked if any Commissioner had ex parte contact, conflict of interest or bias which would prevent an impartial decision. Hearing none, Chair McNary opened the public hearing at 4:21 p.m.

Senior Planner Hert presented the staff report.

Kara Flath, North Wasco County School District 21, The Dalles High School, 220 E. 10th Street

Ms. Flath stated the area had been concreted, a gas line repaired and a guardrail installed. One pavilion will cover several picnic tables. The goal is to provide additional seating for students. The pavilion design was chosen by students.

Ms. Flath noted the seismic work on Kurtz Gym is complete. Heating and new windows have been delayed; the front doors will be repainted. The school will host a grand opening as part of the mitigation plan with SHPO.

Commissioner Ercole shared his concern that a green transformer box may be located under the pavilion, creating a safety issue for students. Ms. Flath will verify the location.

Ms. Flath stated the entire area has been concreted. Senior Planner Hert provided dimensions for the area: 62' wide, and 63' deep. The pavilion placement will allow approximately 15' clearance on each side.

Chair McNary closed the public hearing at 4:45 p.m.

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Commissioner Ercole was in favor of the idea, but suggested an additional restriction to exclude placement of the transformer under the pavilion.

Commissioners Eagy and Leash were in favor of the pavilion.

It was moved by Gleason and seconded by Leash to approve HLC 192-21 with the conditions of approval. The motion carried 4/1, Eagy, Gleason, Leash and McNary voting in favor, Ercole opposed.

HLC 193-21, Todd Carpenter and Carla McQuade, 213 E. Second Street

Request: Approval to modify previously approved HLC Applications #164-19 and #177-20 for rear façade restoration of the Recreation building.

Chair McNary noted the rules of a public hearing remain in effect. He then asked if any Commissioner had ex parte contact, conflict of interest or bias which would prevent an impartial decision.

Commissioner Gleason replied he owned an adjacent property and had briefly discussed the project. Gleason stated he could offer an unbiased decision.

Chair McNary opened the public hearing at 4:51 p.m.

Senior Planner Hert presented the staff report.

Todd Carpenter and Carla McQuade, 206 E. Fifth Street, The Dalles

Mr. Carpenter noted the plan had changed from three walls to four, based on their engineer's recommendation. Carpenter will maintain the open-air concept while retaining the option to close the building.

The front façade will be similar to the two buildings on the east side. The doors will be installed on the new back wall of the structure approximately 30 feet from E. Second Street. The north wall will be reduced to the Second Street level. A railing will be installed along the remaining portion of the existing wall, approximately 85 feet from the new exterior rear wall containing the roll-up doors.

Chair McNary closed the public hearing at 5:11 p.m.

Commission consensus was in favor of the application.

It was moved by Ercole and seconded by Eagy to approve HLC 193-21 with the conditions of approval. The motion carried 5/0, Eagy, Ercole, Gleason, Leash and McNary voting in favor, none opposed.

RESOLUTION

Resolution HLC 181-21: Approval of HLC 192-21, North Wasco County School District 21

It was moved by Gleason and seconded by Leash to approve Resolution HLC 181-21, approving application HLC 192-21 of North Wasco County School District 21 with two proposed conditions of approval. The motion carried 4/0, Eagy, Gleason, Leash and McNary voting in favor, none opposed, Ercole abstained.


Resolution HLC 182-21: Approval of HLC 193-21, Todd Carpenter and Carla McQuade

It was moved by Ercole and seconded by Leash to approve Resolution HLC 182-21, approving application HLC 193-21 of Todd Carpenter and Carla McQuade with eight proposed conditions of approval. The motion carried 5/0, Eagy, Ercole, Gleason, Leash and McNary voting in favor, none opposed.

ADJOURNMENT

Being no further business, the meeting adjourned at 5:18 p.m.

Submitted by/
Paula Webb, Secretary
Community Development Department

SIGNED: 
Robert McNary, Chair

ATTEST: 
Paula Webb, Secretary
Community Development Department