

SPECIAL MEETING MINUTES

HISTORIC LANDMARKS COMMISSION MEETING

November 29, 2023

4:00 p.m.

CITY HALL COUNCIL CHAMBERS
313 Court Street, The Dalles, Oregon 97058
Via Zoom / Livestream via City Website

PRESIDING: Robert McNary, Chair

COMMISSIONERS PRESENT: Bev Eagy, Forust Ercole, Eric Gleason, One Position Vacant

COMMISSIONERS ABSENT:

OTHERS PRESENT: City Councilor Scott Randall, Museum Commission Representative Julie Reynolds

OTHERS ABSENT:

STAFF PRESENT: Senior Planner Kaitlyn Cook, Economic Development Officer (EDO) Dan Spatz, Secretary Paula Webb

CALL TO ORDER

The meeting was called to order by Chair McNary at 4:00 p.m.

PLEDGE OF ALLEGIANCE

Chair McNary 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 4/0; Eagy, Ercole, Gleason, and McNary voting in favor, none opposed, one position vacant.

APPROVAL OF MINUTES

Commissioner Gleason noted a correction on page 3, paragraph 5 of the September 27, 2023 minutes. "Chair Gleason" should be "Commissioner Gleason."

It was moved by Eagy and seconded by Gleason to approve the minutes of September 27, 2023 as corrected. The motion carried 4/0; Eagy, Ercole, Gleason, and McNary voting in favor, none opposed, one position vacant.

PUBLIC COMMENT

None.

PUBLIC HEARING

Museum Representative Reynolds read the rules of a public hearing. Chair McNary then asked if any Commissioner had ex parte contact, conflict of interest or bias, which would prevent an impartial decision. Hearing none, the public hearing began at 4:11 p.m.

Senior Planner Cook provided the staff report and presentation, Attachment 1.

HLC Application 215-23, Charles and Debra Gomez, 223 E. Second Street

Request: Approval to install a digital message board replacing the removable letter section of the existing board. In addition, approval to replace the front doors and back alley doors.

Commissioner Eagy asked if the sign would include videos. Planner Cook replied the message board is limited to 7 rpms per minute. Cook suggested the question be directed to the applicant.

Commissioner Eagy shared her concern that the billboard would not upstage the history of the structure.

Charles and Debra Gomez, PO Box 1329, The Dalles

Mr. Gomez provided a brief history of the Granada Theatre and Attachment 2. Mr. Gomez noted the Granada Theatre is the first theatre west of the Mississippi specifically designed for “talkies.”

Mr. Gomez provided the following points:

- Message boards increase the viability of small theatres.
- The message board can be programmed to match the original, manually applied letter tiles.
- The message board can include information about local events.
- The neon, colors, and chase lights will be retained.

Commissioner Gleason asked if the plastic section to be replaced is part of the original 1947 marquee. Mr. Gomez replied it was not original.

Commissioner Gleason asked if only the entrance doors to the theatre would be replaced, leaving the existing shop doors. Mr. Gomez replied the doors are a security risk, unable to be adequately secured.

Mrs. Gomez added she was in favor of replacing the doors to the café and shop in the future. Commissioner Gleason noted the doors appear appropriate for restoration, rather than replacement.

Commissioner Gleason asked if the theatre’s front doors are original. Mr. Gomez did not believe they are original. Mahogany details throughout the theatre do not appear to match the doors. He would like to see mahogany doors, oiled and stained.

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Commissioner Gleason asked if the middle section of doors in the alley would be retained. Mr. Gomez replied yes.

There were no opponents.

Chair McNary closed the public hearing at 4:50 p.m.

Commissioner Ercole stated this was a good idea that will add a nice shine to the structure.

Commissioner Eagy said the applicants relieved any potential worries about upstaging the grandeur of the theatre. She complimented the applicants on their efforts for the community.

It was moved by Gleason and seconded by Eagy to approve application HLC 215-23 from Charles and Debra Gomez, for work to be performed at the Granada Theatre, with conditions of approval. The motion carried 4/0; Eagy, Ercole, Gleason, and McNary voting in favor, none opposed, one position vacant.

RESOLUTION

HLC Resolution 201-23, Charles and Debra Gomez, 223 E. Second Street

It was moved by Gleason and seconded by Eagy to adopt HLC Resolution 201-23 approving Application HLC 215-23 with the conditions of approval. The motion carried 4/0; Eagy, Ercole, Gleason, and McNary voting in favor, none opposed, one position vacant.

STAFF COMMENTS

Senior Planner Kaitlyn Cook introduced Ann Moorhead, Special Projects Coordinator. She is working at the City in conjunction with Resource Assistance for Rural Environments (RARE).

Among others, Ms. Moorhead is working on a project for the Waldron Drug/Gitchell Building, Attachment 3. The Waldron Drug building has a recently restored sign on the east side, and remnants of historical signs (ghost signs) on the west side.

Ms. Moorhead is coordinating with an artist who has worked extensively to create what he calls a "light capsule." Using extensive photographs, he creates digital restorations of the ghost signs and installs projectors at the site. The projectors would cycle through the layers of signs on the west side, projecting restored versions of the signs. The integrity of the original ghost signs are retained in their faded form, while the restoration reflects their original, fresh appearance.

Both temporary and semi-permanent projections are available. We are anticipating a semi-permanent solution, which would be a 10-year installation. If funding allows, security measures and lighting on the east wall will be installed. We hope to create a visual spectacle to showcase our historic area.

Senior Planner Cook added Ms. Moorhead would return in January with additional details.

In response to Commissioner questions, Ms. Moorhead replied:

- The lighting schedule is not yet determined.
- The projector would be mounted on a tall pole adjacent to the roundabout in Lewis & Clark Festival Park.

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- Three ghost signs overlap on the structure. The photographs will cycle through the signs.

Senior Planner Cook thanked Commissioner Gleason for his assistance with the project.

Commissioner Gleason suggested the addition of informational signage on E. 1st Street. Ms. Moorhead said signage in the park is also under consideration.

Commissioner Gleason said prior to Lewis & Clark Festival Park, grain elevators were located on the site. One of the mitigations for removal of the grain elevators was interpretive signage. This may be a good opportunity to provide information on the industrial history previously there.

Chair McNary added maintenance of the Owl Cigar sign has been somewhat controversial. Commissioner Gleason said the Mural Society restored the sign, after review by HLC.

Senior Planner Cook noted the December HLC meeting must be rescheduled. She asked for the Commission's availability on December 20, December 27, or January 3, 2024. Commission consensus was to hold the meeting on December 20, 2023.

COMMISSIONER COMMENTS

Chair McNary requested the status of the Tony's site.

EDO Spatz replied. At the Urban Renewal Agency meeting, staff proposed issuing a Request for Proposal (RFP) for the Tony's site. The Board requested deferral of an RFP, suggesting staff return in December with a Request of Interest (RFI). An RFP lists specific requests, while an RFI uses a more general approach to creative ideas.

EDO Spatz added there is consideration of turning a portion of Federal Street into an outdoor plaza. This potential development could affect what takes place at the Tony's site. Currently, the property will remain as is. Decorative security fencing will be installed.

Senior Planner Cook noted the site was back filled to eliminate an attractive nuisance.

Museum Representative Reynolds said the Fort Dalles Museum has closed for the winter. The Museum has struggled since the Hop On-Hop Off stops were discontinued. The Board is working on a broader appeal locally.

Chair McNary said he would love to see the Museum add a program about the Fresno Scrapers and Slush Scrapers. Museum Representative Reynolds said the Museum has a beautiful collection of wagons and antique vehicles they hope to display.

Commissioner Gleason said some interior restoration of the Surgeon's Quarters is in progress. Roof cracks and plaster need repairs, as well as the handrail on an outside bannister. Window restoration at the Anderson House will hopefully be completed as a community outreach project.

Commissioner Gleason asked if the new forms to landmark properties were completed. Planner Cook replied staff is working on the forms.

Commissioner Eagy stated St. Peter's Landmark is very busy and doing well. She added the security cameras have recorded multiple visitors.

Chair McNary stated he is disturbed by activities on Pentland Street [between W. 2nd Place and W. 3rd Street]. He noted the large amount of rocks deposited on the sidewalk prohibiting

pedestrian traffic. Chair McNary asked what City agency would allow or tolerate this. He acknowledged the issue with houselessness, but did not know that building fences or dumping rocks on the ground would improve the situation.

Senior Planner Cook replied there is an approved sidewalk closure permit which will expire on December 6, 2023. The rocks are not viewed as a permanent fixture on the property. Senior Planner Cook provided a copy of the approved permit, Attachment 4.

Commissioner Gleason stated the Original Courthouse is a nearby neighbor. New fences and a motion sensor light have mitigated camping on the property. It has been a chronic situation; surrounding neighbors are concerned about their safety. It is a situation that is beyond our control at this point, but it is definitely something we have to work towards resolving in a humane and comprehensive way.

ADJOURNMENT

Being no further business, the meeting adjourned at 5:31 p.m.


Meeting conducted in a room in compliance with ADA standards.

Submitted by/
Paula Webb, Secretary
Community Development Department

SIGNED:


Robert McNary, Chair by
Eric Gleason

ATTEST:


Paula Webb, Secretary
Community Development Department

Welcome to the Historic Landmarks Commission

11/29/2023

1

HLC Application #215-23

- Applicant: Charles and Debra Gomez
- Address: 223 E. 2nd Street
- Classification: Historic, Secondary
- Historic District: Downtown Commercial District
- Current Use: Granada Theatre

2

Vicinity Map



3

Background



4

Background



5

Existing Conditions



6

Existing Conditions



7

Existing Conditions



Interior lobby mahogany woodwork to be matched with proposed mahogany replacement front doors.

2023

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Existing Conditions



For night time and off-hours, all front theatre doors need to be chained and locked for security.

These two pictures illustrate lack of weatherization of front doors.
Note air gap between doors and misalignment at bottom of doors.
Doors do not close properly or securely.

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Existing Conditions



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Existing Conditions



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TDMC 11.12.095

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

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TDMC 11.12.095

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

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K. Materials

For building renovations, original materials should be restored wherever possible.

When materials need to be replaced for restoration they should be compatible in quality, color, texture, finish and dimension to the original materials (see Subsection D, Secretary of the Interior's Standards for Rehabilitation).

New construction should use materials compatible with the historic buildings in quality, color, texture, finish and dimension. Predominant materials of the commercial historic district are:

- brick
- stone
- cast iron
- glazed terra cotta
- cement plaster (stucco)

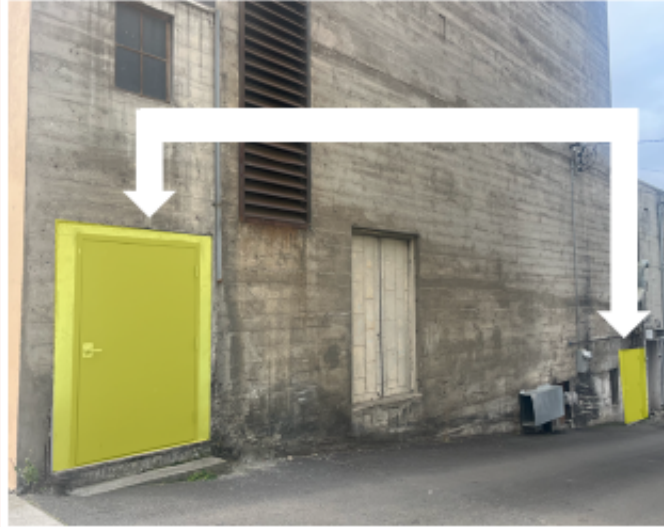
The use of wood for windows is recommended.

The use of reflective and smoked glass is prohibited.

Whenever possible, the natural color of the materials should be retained.

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Alley Doors



15

Materials

Front Door replacement



16

M. Commercial Front

The continuous commercial fronts of downtown The Dalles make a consistent, pedestrian friendly backdrop for a wide variety of businesses. The storefront is predominantly made up of glazing with only structure and decoration revealed. The upper stories consist mostly of wall with discreet window openings. New construction and rehabilitation should maintain the continuity of the multi-story buildings and the clear distinction between storefront and upper floor office or residences through facade treatment and articulation.

Criterion met

17

O. Signs

- Wall signs, window signs, canopy and projecting signs attached to buildings should be compatible in scale, without obscuring the architectural features.
- The use of historic photographs for reference is recommended.
- Plastic sign faces are not recommended.
- Can signs are not recommended.



18

Proposal- Message Board



19

Proposal- Message Board



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Examples

Applicant provided examples from 1920's theater marquees with digital replacements.



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Recommended Conditions of Approval

1. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of the structure, if appropriate, shall be undertaken using the gentlest means possible.
2. The applicant shall obtain a sign permit approved by the Community Development Department prior to installation of the digital message board.

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(Second Act:

Historic Theaters Find New Life With Digital Message Boards-

Theaters can keep their landmark status

Restoring a sign using LED lights can maintain the same look of old-fashioned incandescent. The Clyde Theatre in Fort Wayne, Indiana, was designed by A.M. Strauss, an architect famous for his many landmark buildings in Indiana and Ohio throughout the early 20th century.

Built in 1951, the art deco building was purchased at a tax auction in 2012. The new owners embarked on a \$9 million restoration of the theater, including rebuilding the marquee. The new marquee is anchored by a 4' X 20' curved digital message center that wraps around the theater's front and displays dynamic content. It is surrounded on both sides by traditional manual message boards.

Digital signs can be retrofitted into existing marquees

Instead of starting over, most marquees can be retrofitted with a digital message board. The Embassy Theatre in Fort Wayne, Indiana, is a great example. Opening in 1928, (the Granada is 1929), as a movie palace and vaudeville house, The historic theater was rescued from the wrecking ball in 1972. Two decades later, it underwent a major renovation to bring it up to the modern standards required for national Broadway productions, concerts, cinema, and educational programming. The digital marquee installed as part of the theater's 75th anniversary was recently replaced with a 6mm digital display, the highest resolution in the state.

Programming can be made to look like old signs

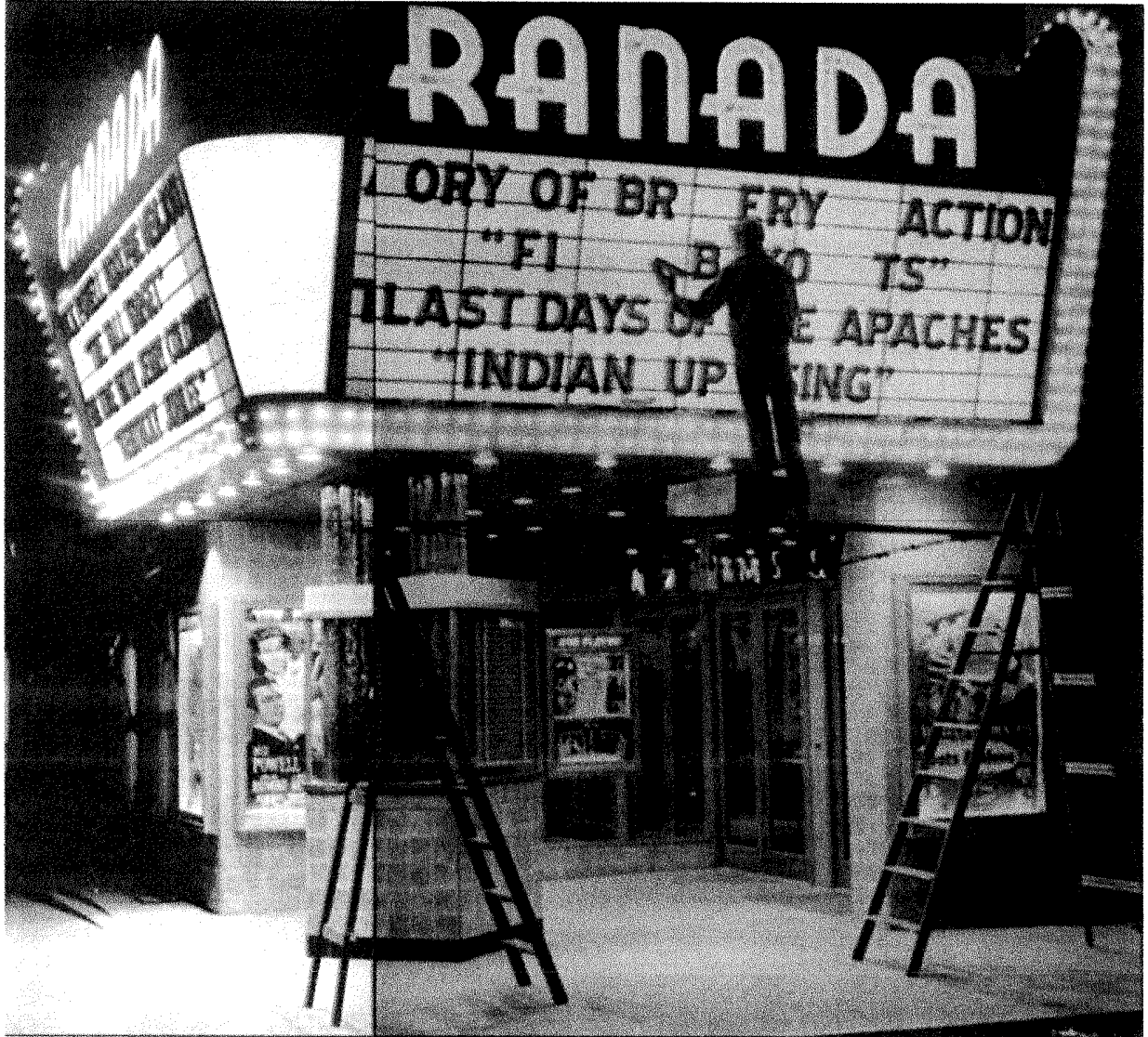
There's something about the nostalgia of old Bakelite panels, but the panels are hard to replace, and the accompanying letter tiles are difficult to change out. The Lebowsky Center in Owosso, Michigan, came up with a solution. Originally a 1,200 seat vaudeville house in 1926 and converted to a movie theater in 1985, the theater underwent a painstaking reconstruction after suffering a fire in 2007. Since the front of the building and the original marquee were spared during the fire, it was important for the exterior to keep the original design.

With many of the original Bakelite panels broken in the marquee, the prospect of a total restoration was difficult and potentially expensive. Instead, the marquee

was retrofitted with 16mm per diodes LED message board. The sign's content management software **allows it to be programmed with lettering that copies the original marquee's look—right down to a font that matches the old manually applied letter tiles.**















- **1921-22** - Playhouse Square's five historic theaters opened, Cleveland

Waldron Drug Ghost Sign Project Mock-Up

The Waldron Drug Building currently has a recently restored sign on the east side and remnants of historical signs ("ghost signs") on the west side. This project aims to highlight this exterior history by illuminating the east side and projecting digital restorations of the western facing signs.

KEY

-  Security Cameras
-  Projectors
-  Projection/ Lighting
-  Stronger Barrier
-  Informational Signage

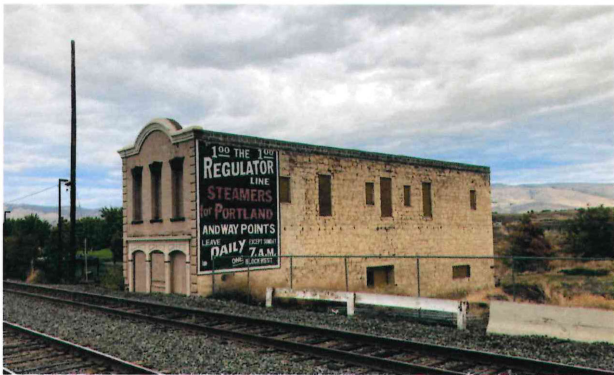
WEST SIDE

A pole will be installed south of the road which will host a security camera to prevent trespassers going beyond the fence. Two projectors will also be added to the pole which project restored versions of the signs over the "ghost signs," cycling through the different layers of signs. Foliage and plants on the west side will be kept low. Signage will also be added next the pedestrian sidewalk nearby with information about the history of the site and the ghost sign project.



EAST SIDE

A light will be attached to a gooseneck rod attached to the roof which will illuminate the restored sign on the east side. Additionally, security cameras will be attached to the building and stronger barriers will be added to the lower doorways and windows to prevent trespassers from entering the building. The fixtures to the building will be kept as minimal as possible to avoid affecting its historic character.



CURRENT

PROJECT MOCK-UP



CITY OF THE DALLES PUBLIC WORKS

1215 WEST 1ST STREET
 THE DALLES, OREGON 97058
 (541) 298-5401

Application Fee	\$10
Expedite Fee	\$25
Event Deployment Fee	\$50
A contractor work zone is not an event.	

SIDEWALK/STREET CLOSURE APPLICATION

In accordance with The Dalles [Municipal Code 2.24.060](#), the sidewalk/street closure permit application must be submitted at least seven (7) business days prior to the proposed closure date. The Public Works Department shall have seven days to process the application. Fee(s) must be paid in full before application will be processed. **This permit will be considered a public document. All information submitted will be accessible to the public, in its entirety, on the City's website.**

Please download and save this form before filling it out.

Date of Application:
 11/13/2023

Format: MM/DD/YYYY

Applicant First Name

shawn

Primary First Name

Applicant Last Name

phillips

Primary Last Name

Contact/Responsible Party

Email:

phillipsshawn5@gmail.com

If the responsible party is not the applicant

Primary email address

Business Name:

1437 1st Avenue LLC

Mailing Address:

9450 SW Gemini Dr, #61740, Beaverton,OR,97008

Phone:

(541) 224-6191

On-call emergency phone number

Other Phone:

Daytime phone number

For sidewalk closures a temporary pedestrian accessible route plan (TPARP) must be selected.

- View the TPARP advisory memorandum [here](#).
- View the TPARP options [here](#) and then select the type you will use.

Type of Closure:

- Street (TCP Required)
- Sidewalk (TPARP Required)
- City-Owned Parking Lot (TCP Required)
- Dumpster placed in the right-of-way
- Other (Describe below)

For sidewalk closures, select a type of Temporary Pedestrian Accessible Route Plan (TPARP):

- 1.a. Sidewalk diversion - Within roadway
- 1.b. Sidewalk diversion - Additional right-of-way
- 2. Sidewalk closure - Mid-block
- 3. Sidewalk closure - Corner

Please describe other type of right-of-way closure

Location(s) of closure

406 W 2nd Place, along Pentland street side

Reason for closure (e.g. event, construction, etc.)

landscaping my property along exterior fence-line of Pentland street side. Where SVDP patrons create illegal encampments, sell drugs, use drugs, throw garbage and stop their drug paraphernalia.

Please write the addresses or sections of sidewalk/street for the requested closure.

Please describe the project or event for the requested closure.

Closure begin date

Time

11/17/2023

08:00

Format: MM/DD/YYYY

Closure end date

Time

11/23/2023 12/6/23 *em*

17:00

Format: MM/DD/YYYY

Sidewalk/Street Closure Fees

Fee(s) must be paid in full before application will be processed.

1. Application Fee: \$10.00
2. Expedited Fee (when application is turned in less than 5 days prior to the event): \$25.00
3. Event Deployment Fee (on for profit events which require use of City signs and barricades that staff deliver to event): \$50.00
A contractor work zone is not an event.

To pay by credit card, call the Public Works Department at (541) 296-5401.

To pay with a check or cash, mail or deliver to the City of The Dalles Public Works Department, 1215 West 1st Street, The Dalles, 97058 during business hours, weekdays 7:00 a.m. to 4:00 p.m.

Required Attachments

The applicant may be required to email one or more items to complete this application:

1. For street closures, applicants must attach a written and drawn **traffic control plan** that shows the safe and efficient movement of public traffic through or around a work/closure zone while protecting workers, incident responders, and equipment. The traffic control plan will be reviewed per the [Oregon Temporary Traffic Control Handbook](#).
2. Applicants for street or City-owned parking lot closures for events or construction work must provide a **Certificate of General Liability Insurance** with a minimum of \$1,000,000 coverage, with stated purpose of on the Certificate for the event and listing The City of The Dalles, 313 Court St. The Dalles, OR 97058 as a co-insured. Insurance is in addition to acknowledgement of responsibility and cannot be cancelled without prior notice to the City.

View the City's policy for insurance requirements [here](#). Read The Dalles Municipal Code 2.24.060 [here](#).

Acknowledgment of Applicant Responsibility

- I, the Applicant, agree to comply with the provisions of the City Charter, The Dalles Municipal Code (including TDMC 2.24.060), Resolutions, City policies connected with sidewalk and street closures, and with the requirements listed in this Application.
- I, the Applicant, agree to indemnify, defend, and hold harmless the City of The Dalles and its officers, agents, and employees, from and against all liability, loss, and costs (of whatever form or nature, including property damage, pedestrian accessibility, personal injury, and death) arising from or relating in any way to actions, suits, claims, or demands attributable in whole or in part to my (including my officers, agents, and employees) acts or omissions in the performance of activities connected with this Permit.
- I, the Applicant, certify I or the Responsible Party listed in this Application will notify adjacent property or business owners 72 hours prior to any closures authorized by this Permit.
- I, the Applicant, certify I or the Responsible Party listed in this Application shall remain on-site or be available for on-call emergencies for the duration of the Permitted event and closure.
- I, the Applicant, certify I or the Responsible Party listed in this Application will notify City Public Works Central Dispatch at the times of both closure and reopening by calling (541) 298-5507.

Failure of the applicant to meet the requirements of this permit, including following of the Traffic Control Plan and/or Temporary Pedestrian Accessible Route Plan, will result in a Stop Work Order and possible revocation of the permit.

By clicking submit and pasting or typing your name/signature in the signature line, you confirm you have read, understood, and affirmatively agree to be bound by the terms and conditions described.

Applicant Signature

Shawn Phillips as member

Please save the form after signing. Then [click to email the form to publicworks@ci.the-dalles.or.us](mailto:publicworks@ci.the-dalles.or.us)

Receipt of Required Items

City Use Only

- | | | |
|--|--|--|
| TCP for Street/Parking Lot Closure: | <input type="checkbox"/> Attached | <input type="checkbox"/> Not Required |
| TPARP for Sidewalk Closure: | <input checked="" type="checkbox"/> Attached | <input type="checkbox"/> Not Required |
| Certificate of General Liability: | <input type="checkbox"/> Attached | <input checked="" type="checkbox"/> Not Required |
| Payment Received: <input type="checkbox"/> Check | <input type="checkbox"/> Cash | <input checked="" type="checkbox"/> Credit Card |

1. All TPAR signage and barricades shall be in place prior to sidewalk closure.
2. Property Owner doing own work. No COI needed. DH
3. Public Works will set out No Parking signs on Wednesday, November 15th.
4. Applicant can borrow TPAR signs from Public Works.

Record of Approvals

Michael Bosse
Digitally signed by Michael Bosse
Date: 2023.11.14 08:47:02 -08'00'

Americans with Disabilities Act
Coordinator

Daniel Hunter
Digitally signed by Daniel Hunter
Date: 2023.11.14 12:32:47 -08'00'

Human Resources/Risk
Director

David Mills
Digitally signed by David Mills
Date: 2023.11.14 13:39:41 -08'00'

Transportation Division
Manager

~~11/23/23~~ 12/6/23 

Permit Expiration Date

