

# HISTORIC LANDMARK COMMISSION MINUTES

May 27, 2009

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 4:01 P.M.

## ROLL CALL

The following Commissioners were present:

Eric Gleason
Bob McNary
Dixie Parker
John Hashizume
Pat Smith

The following Commissioners were absent: none

Staff present:

Dawn Hert, Associate Planner
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.

## APPROVAL OF MINUTES

Commissioner McNary moved to approve the minutes of March 24, 2009 as submitted. Commissioner Smith seconded the motion. The motion carried unanimously.

## PUBLIC COMMENT

None

## PUBLIC HEARINGS

**Historic Landmarks Commission Application #116-09 of Kay Jewelers** to approve the yellow exterior paint that was applied to the front of the building. Property is located at 318 E. 2<sup>nd</sup> Street and is further described as 1N 13E 3BD tax lot 5200. Property is zoned "CBC"- Central Business Commercial, CBC-1, Downtown 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 explained that minor alterations such as paint colors are normally reviewed and approved by staff however; in this case staff felt that the color chosen was not a historic color. Hert read a letter received from Mr. & Mrs. Honald, a neighbor of the property, which opposed the color that was chosen. They felt the color should be more of a historic color, appropriate for Historic Downtown The Dalles. Hert added that she had had numerous complaints and questions about the color choice.

Associate Planner Hert made a correction to the Staff Report, stating that on page one the staff recommendation should be Denial rather than Approval. Hert acknowledged that Kay Jewelers was attempting to match their corporate color but pointed out that their corporate color was more of a gold rather than yellow. She then called attention to finding B-1 on page four, explaining that bright yellow is not a historic color. In conclusion Hert stated that the color chosen by the applicant is not consistent with General ordinance #94-1194, The Dalles Comprehensive Plan, or the standards of the Secretary of the Interior. Staff recommended that the applicant be directed to repaint the storefront with a color from a historic palate that compliments the surrounding buildings.

**PROPONENT:** none

**OPPONENT:** none

Chair Gleason reminded the commission about when the NAPA store was approved to paint their store in corporate colors. Associate Planner Hert explained that they had come before the commission and received approval for those colors.

Commissioner McNary asked if there was any possibility that the applicant did not realize they were in a Historic District. Associate Planner Hert replied no and explained that the property owner, Mrs. Drabek had been in the office numerous times to discuss paint colors for other sections of the building. Hert showed the Commissioners the corporate brochure for Kay Jewelers and described their corporate color as a brownish gold rather than the construction yellow that they painted.

Commissioner Parker again clarified that Mrs. Drabek had been into the office to discuss paint colors. Associate Planner Hert confirmed that she had. Parker shared that she felt disheartened to hear that a property owner was aware of the historic guidelines but chose to ignore it. Parker also pointed out that the proponent wasn't even at the hearing.

There was a general discussion about the options the Commissioner's had in this situation as well as a discussion about how historic guidelines in regards to painting typically follow a pattern of three distinct colors.

Chair Gleason closed the public testimony portion of the hearing.

**DELIBERATION:** none

Commissioner Parker moved to deny HLC 116-09. McNary seconded, and the motion carried unanimously.

**Historic Landmarks Commission Application #117-09 of Mid-Columbia Center for Living** to place a wireless antenna to connect the networks at each Mid-Col. Center for Living facility and construction and placement of a new ADA Lift on the rear elevation of the building. Property is located at 409 Lincoln and is further described as 1N 13E 3BB tax lot 3900. Property is zoned "CBC"- Central Business Commercial, CBC-1, Trevitt's Historic District.

Associate Planner Hert presented the Staff Report and explained the two different requests that were part of the application. She also made a correction to the report on page one stating that the property is located in the Trevitt's Historic District. Hert stated that no written comments had been received but she did receive one call from the Eagys, owners of the Anztec Tea Parlor, requesting more information. Hert stated that staff recommends approval of the application. She went over the history of the property, the findings in the Staff Report and the four recommended conditions of approval.

Commissioner Smith asked for clarification of the sitting possibilities for the wireless tower. The two locations were discussed and the general consensus was that yes, the ground was a better option than placing it on the roof.

Associate Planner Hert explained that if the application is approved through the HLC the next step will be a Conditional Use Permit review before the Planning Commission for the wireless communication.

Commissioner Parker expressed her opinion that in order for buildings to remain functional they will need to have things like wireless capability and ADA access.

Commissioner Hashizume added that installation of these items is a sign of the times.

**PROPONENTS:**

Harry Battaglia, 214 W 9th, Mr. Battaglia stated he works for Adams Construction, the company that is proposing to construct the ADA lift. Battaglia explained that the lift will not be able to be seen from Lincoln Street and will only be slightly visible from 4th Street and the 76 Station parking lot. Battaglia did not feel that the lift will take away from the historic features of the building and will make it a more usable building for many years to come.

Kelly Keith, 419 E 7<sup>th</sup> St. Mr. Keith explained that he was the applicant representing Mid-Columbia Center for Living and that he was appearing in support of the wireless antennae. Keith informed the commission that their preferred placement of the antennae would be the pole; they felt it would be the least invasive to the historic value of the building.

Chair Gleason shared that he also felt the pole antennae was the preferred alternative from a historic standpoint. Commissioner Parker added it would also be preferred from a wind standpoint.

Valerie Bellus, 419 E 7<sup>th</sup> introduced herself as the office manager for Mid-Columbia Center for Living and the person who will be working with the contractors to get the projects completed. She

acknowledged the need for being a good neighbor and for protecting the historic value of both the building and the neighborhood. Ms. Bellus explained the need for an ADA entrance, pointing out that the only other way to enter the building is by using steps. In regards to the wireless antennae, she advocated for the pole installation stating that it would be the least invasive placement and if they were ever to vacate the building it could be removed without any harm to the building.

**OPPONENTS:**

Doug Leash, 1623 E 9th. Speaking as President of St. Peters Landmark Church, Mr. Leash shared his concern about the visibility of the ADA access from the side and back of St. Peters. Leash stressed the fact that a lot of weddings are held at the church and that the side yard is a popular place for taking wedding photos. He questioned the addition not being brick and asked what color it will be. He acknowledged that an ADA access is necessary he was just concerned about what it will look like.

**REBUTTAL:**

Harry Battaglia, described the materials that would be used for the ADA lift and deck. Battaglia also described the grade levels and how the lift would function. Doug Leash asked for more details of how it would look, Battaglia showed Mr. Leash pictures of the proposed project and gave further explanations of the exact materials, what it will look like and where it will be attached.

Chair Gleason closed the public testimony portion of the hearing.

**DELIBERATION:**

Chair Gleason stated that it seemed like a good plan and that it minimally affects the building as well as limiting visibility of the ADA access from the façade. Commissioner Parker felt that the side chosen for the lift was the least obtrusive side.

Commissioner McNary questioned the large amount of aluminum being used and wondered if there was any way to hide it with brick or even brick colors. Commissioner Parker wondered if it could be painted. Associate Planner Hert pointed out that the area of the building where the ADA lift is being proposed is usually only seen by the church visitors during weddings especially for taking wedding photos.

Commissioner McNary agreed that the placement of the lift was good but wondered if the aluminum color could be hidden more.

There was a general discussion about other options that had been looked at for ADA access. It was pointed out if a ramp had been proposed to be constructed in the front, after calculating in the appropriate slopes, the ramp would have taken up the entire yard.

Commissioner McNary again brought up the possibility of covering the aluminum; perhaps with a powder coating. Associate Planner Hert pointed out that all of the current windows and screens on the building are aluminum and there is a possibility that having dark trim around the plexi-glass of this lift might draw even more attention to it. There was a general discussion about red aluminum and plexi-glass.

Commissioner McNary felt that the process should not be held up based on the aluminum.

Commissioner Parker moved to approve HLC 117-09 A & B of Mid-Columbia Center for Living with four conditions as submitted. The motion was seconded by Commissioner Smith and carried unanimously.

**RESOLUTIONS:**

Commissioner McNary moved to adopt Resolution 111-09 denying HLC 116-09 of Kay Jewelers. Commissioner Parker seconded the motion. The motion carried unanimously.

Commissioner Smith moved to adopt Resolution 112-09 approving HLC 117-09 A&B of Mid-Columbia Center for Living. Commissioner Hashizume seconded the motion. The motion carried unanimously.

**STAFF COMMENTS:**

Associate Planner Hert distributed a letter to the Commissioners from Sandy Bissett of the Columbia Gorge Genealogical Society. The letter summarized what they had accomplished so far at the cemetery, some estimates on projects costs and what their current financial situation was.

**PIONEER CEMETERY UPDATE:**

Associate Planner Hert shared that Commissioner McNary and herself met with Loyal Quackenbush , owner of The Dalles Iron Works, who will be fabricating the fencing for the front of the cemetery. Quackenbush will be donating the labor; the materials will be paid for by money set aside by City Council.

Commissioner McNary informed the Commission that there were a scattering of volunteers from the Genealogical Society who worked in the cemetery the week before Memorial Day.

Associate Planner Hert described the picket fencing that will be removed. There was a discussion about where the original fence line was and the implications of how long the neighbor had been using part of the land that is believed to be a part of the cemetery. Hert stated that in the future she will be having a survey completed.

**COMMISSIONER COMMENTS:**

Commissioner Parker applauded the new tenants of the Tenneson Building for be respectful of the historic district and guidelines, she felt their attitude was refreshing. Associate Planner Hert added that they were extremely easy to work with and willing to satisfy each request that was made of them.

Chair Gleason shared that he had received a call from Lenore Clifford regarding the installation of the gas line and her neighbor's driveway that was torn up. Associate Planner Hert explained that it was decided that a historic driveway could be replaced by like with like without requesting a variance for requirements such as set backs.

Commissioner McNary mentioned that there was a wireless receiver attached to the historic surgeons quarters and wondered why he had not seen an application for that. Chair Gleason explained that it had been tacked onto the power mast and that he was unaware that permission was needed.

Commissioner Parker asked about the status of the County Juvenile Building. Associate Planner Hert shared that they have not moved forward on anything possibly due to money constraints. Hert shared that they did not appeal the decision so they are required to follow the conditions as approved.

Associate Planner Hert shared that there is currently an open position on the HLC, that Commissioner Hashizume will not be renewing his term. She shared that the goal will be to find a person who has professional qualifications such as landscaping, architecture, engineering, etc.

Commissioner McNary asked when the City will be fulfilling the obligation of putting up a monument for the historic grain elevator. Associate Planner Hert explained that it will be a part of the First Street Project which will at least be a couple of years away. Hert agreed to look into the conditions that were a part of the demolition permit.

**NEXT MEETING:** June 24, 2009

**ADJOURNMENT:** The meeting was adjourned at 5:06 pm

Submitted by Brenda Green, Administrative Secretary

*Robert McNary*

~~Eric Gleason, Chair~~ ~~Vice-Chair~~ Robert McNary  
Historic Landmark Commission