

HISTORIC LANDMARK COMMISSION MINUTES

October 28, 2009

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

CALL TO ORDER

Vice-Chair McNary called the meeting to order at 4:02 P.M.

ROLL CALL

The following Commissioners were present:

Bob McNary
Dixie Parker
John Hashizume
Pat Smith

The following Commissioners were absent:

Eric Gleason

Staff present:

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

APPROVAL OF AGENDA

Commissioner Smith moved to approve the agenda as submitted. Commissioner Hashizume seconded the motion. The motion carried unanimously; Gleason absent.

APPROVAL OF MINUTES

Commissioner Parker moved to approve the minutes of May 27, 2009 as submitted. Commissioner Smith seconded the motion. The motion carried unanimously; Gleason absent.

PUBLIC HEARINGS

Historic Landmarks Commission Application 118-09 of Mark Powell for Clock Tower Pub to restore awning on Third Street side of the building, and to add a wood awning over the door on the Union Street side, matching a 1948 photo of the building. The structure is located at 311 Union Street, and is further described as 1N 13E 3BB tax lot 3200. The historic name of this structure is Wasco County Courthouse #2. It is located in the Historic Commercial district and is classified as a primary structure.

Vice-Chair McNary 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. McNary opened the public hearing and asked for the Staff Report.

Associate Planner Hert presented the Staff Report. She gave a brief history of the structure and the renovations that had been done, and that are being done. Hert clarified that although the awning is not original to the structure, it did exist on the building during its history, and consequently staff was comfortable approving it. Hert then went over the four conditions of approval.

Proponent: Mark Powell, 916 Kelly Ave; informed the Commission about his progress on the building renovations. He explained that for the most part they were trying to take the building back to what it looked like in 1883. While trying to figure out how to bring emphasis to the Union Street door so that customers would know where the main entrance was, Powell stated that they had found a picture of what the building looked like in 1948 which included an awning. That picture was included in the submitted application packet. Powell felt that replacing the awning would both bring emphasis to the entrance and support the ongoing history of the building.

Commissioner Hashizume asked if the awning would look like the one shown in the picture. Mr. Powell replied yes, it will be an exact duplicate. He shared that they had found the original paint outlines that show exactly where the awning was attached. Commissioner Hashizume felt an awning would add character to the building.

Mr. Powell shared that they also plan to restore the railing to the balcony that is on Third Street. There was a discussion about the balcony, the window, and the information that the balcony was just a decorative addition. Powell also shared that one of the windows that had been turned into an entrance had been returned to its original state as a window.

Opponent: none

Vice-Chair McNary closed the public testimony portion of the hearing.

DELIBERATION:

Commissioner Hashizume felt it would be a good addition to the building.

Commissioner Parker moved to approve application HLC 118-09 with four conditions of approval as submitted. Smith seconded, and the motion carried unanimously, Gleason absent.

Historic Landmarks Commission Application #119-09 of Wasco County to construct a physically safe, secure and dry location to house the County networking and data storage equipment in close proximity to the Courthouse without detracting from its appearance and historical attractiveness. The structure is located at 511 Washington Street, and is further described as 1N 13E 3 BC tax lot 6800. The historic name of the structure is Wasco County Courthouse. It is located in the Historic Commercial district and classified as a secondary structure.

Vice-Chair McNary asked for the staff report.

Associate Planner Hert went over the application and the applicant's plan of action. She stated that staff is recommending approval with six conditions. Hert then explained the six conditions.

Proponent: Tyler Stone, 63952 Hwy 97, Grass Valley. Mr. Stone shared that he worked for Wasco County and was representing the applicant who could not be there due to illness. He gave a brief history of the water damage that had occurred several times to their current IT room housed in the courthouse basement. Stone explained that the current non-historic “guard house” will be removed and that the new room will be built in its place. He described the new addition including what it will look like and the materials that they plan to use.

Commissioner Parker asked if the work would be completed by the same contractor that constructed the elevator, explaining that she had been impressed by the quality of work on that project. Mr. Stone explained that a contractor had not been hired, and that they were waiting until they had approval before they put it out to bid.

There was a general discussion about the materials that the county would like to use for construction; such as stamped concrete made to look like brick. Associate Planner Hert stated that because of the historic value one goal was to not give a false sense of history. Councilor Wood pointed out that, based on the addition’s location near the base of the building, it looked like the stamping should be the big blocks rather than small bricks.

Opponent: none

Vice-Chair McNary closed the public testimony portion of the hearing.

Deliberation: Commissioner Parker stated that if the addition would be put in with the same integrity as the elevator addition, she would be pleased with the project.

Commissioner Smith moved to approve HLC 119-09 of Wasco County with the 6 conditions as recommended by staff. It was seconded by Parker and carried unanimously; Gleason absent.

RESOLUTIONS: Commissioner Parker moved to adopt Resolution 113-09 approving HLC 118-09, and Resolution 114-09 approving HLC 119-09. Commissioner Hashizume seconded the motion and it carried unanimously, Gleason absent.

PIONEER CEMETERY DISCUSSION:

Associate Planner Hert shared that a grant was received for more fencing and railing at the cemetery. She gave credit to City Council for part of the funds and to Loyal Quakenbush for donating his labor. Hert also talked about an area of the cemetery that potentially needed a short retaining wall and raised bed; she will look into the possibility of that project for the next grant cycle.

Renee Briggs, 521 Sunridge Ave, Dallesport; spoke on behalf of the Genealogical Society and gave an update on the monument. She described what it will look like and stated that they now have the money needed. There was a general discussion in regards to the details of the monument including font sizes, wording, and final placement. The general consensus was that the monument should be placed in the Northeast corner at an angle so that people will be able to walk around it to see all sides. Associate Planner Hert also shared the idea of a footpath going to and around the monument.

Vice-Chair McNary asked about the roll of fencing that was possibly available. Associate Planner Hert stated that she had a message in to the person that wanted to donate the fencing. Hert added that if the 100 feet of fencing was not available through the possible donation, there was a possibility that the grant could cover the purchase of it.

COMMISSIONER/STAFF COMMENTS:

Associate Planner Hert shared that Kay Jewelers got a new store manager and that within one week of his appointment he had apologized for the previous delay, had the store repainted, and also asked if he could paint over the blue on the sign that was not historical. Vice-Chair McNary pointed out the importance of following through when the Commission makes a decision.

Vice-Chair McNary asked about putting something up to commemorate the removal of the grain elevators. There was a discussion about the federal regulation stating that an on site marker is not required; only proper documentation. Associate Planner Hert described the documentation that had been completed.

Councilor Wood suggested that perhaps some sort of a plaque or etching or something could be included in the design of the First Street, waterfront project. She shared that her family is in possession of photographs that show the waterfront and the boat docks that pre-dated the elevators. She felt that it would be important to point out when they were built and when they were removed. There was a general discussion about when different structures were constructed and what materials were used.

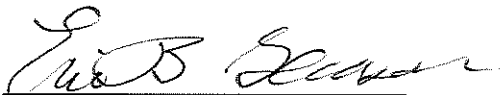
The Commissioners and staff had a discussion about the removal of the grain elevators and the old mill warehouse buildings on the East end of town. Associate Planner Hert described what the developer was attempting to keep, and what kind of documentation had been completed. Hert discussed the denial of demolition by the Historic Landmarks Commission and the events and timelines that occurred after that denial.

Associate Planner Hert shared that the bids were opened for the immediate repairs of the Gitchell building and that the low bidder was currently being identified.

There was a general discussion about the need to replace Commissioner Hashizume, and the expectations of Historic Landmark Commissioners.

ADJOURNMENT: The meeting was adjourned at 5:02 p.m.

Submitted by Brenda Green, Administrative Secretary



Eric Gleason, Chair
Historic Landmark Commission