



HISTORIC LANDMARK COMMISSION MINUTES

January 28, 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 4:00 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:

Associate Planner Dawn Hert
City Councilor Carolyn Woods
Planning Tech. Denise Ball

APPROVAL OF AGENDA

Commissioner Parker moved to approve the agenda. Commissioner Hashizume seconded the motion. The motion carried unanimously.

APPROVAL OF MINUTES

Commissioner Smith moved to approve the minutes of October 22, 2008. Commissioner Parker seconded the motion. The motion carried unanimously.

PUBLIC HEARING - Historic Landmarks Commission Application #112-09 of Mark Powell to restore the lower southeast area of the Wasco County Courthouse #2 building to the original 1884 appearance, add two interior restrooms, excavate basement, add a deck, and light the building and clock tower similar to St. Peter's Landmark . The existing funeral home use will be replaced with a brew pub. Property is located at 311 Union St. and is further described as 1N 13E 3BB tax lot 3200. Property is zoned "CBC" – Central Business Commercial/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. Chair Gleason opened the public hearing and asked for the Staff Report.

Associate Planner Hert presented the Staff Report. Hert told the Commission that Staff is very supportive of this application and is excited about the restoration of this landmark. This application is consistent with the General Ordinance #94-1194 and The Dalles Comprehensive Plan as well as meeting the standards of the Secretary of the Interior. Hert asked the Commission if they had any questions of Staff.

Commissioner Parker asked if the Masonic Lodge will remain in the building and Hert said they have a five year lease for the second floor of the building.

Commissioner McNary asked about the garage area and Hert explained that part of the footprint has historically been an accessory use. The proposed deck area has not been finalized as to materials to be used and can be approved by the Director at a later date.

Commissioner Gleason said he would like to have condition of approval #2 reworded due to the proposed excavation in the basement area. He would like the wording to be "The applicant shall consult with the state archaeologist on basement excavation plans."

PROPONENT: The applicant, Mark Powell, 916 Kelley Ave., explained that he wants to restore the exterior of the building to its original 1884 appearance. He plans to install two interior restrooms, an outdoor deck for seating, lighting the clock tower, and basement excavation. He intends to use the building as a Brew Pub. He explained that the basement housed two furnaces and currently there is 4 to 6 inches of soot, bottles, trinkets, and blown in papers. The original blueprints for the building say "dig to hard pan".

Commissioner McNary said he had been in the basement and it looked like stone mason debris from the basalt to him.

Commissioner Gleason asked the applicant about his time line and Mr. Powell said he would like to be open by this summer. Associate Planner Hert informed the Commission that the Conditional Use Permit application will be scheduled for the Planning Commission for February 19, 2009 due the need for a parking exemption.

Mr. Powell added that the clock tower has minimal dry rot and needs sealed and painted. The pole out of the top will also be restored. The tower will be lit and the clock will be repaired to keep accurate time. The strike may be activated to function during daylight hours.

Mr. Powell said the pub will have an assortment of 35 northwest micro brews as well as a light kitchen.

Councilor Wood asked if the mortuary door is original and Mr. Powell said no, originally there was a window in that location.

Roger Nichols, the Chronicle, thanked Mr. Powell and stated he had been calling for something like this over the past two years in his column.

Commissioner McNary stated he is very happy to see this historic building have a permanent home. Chair Gleason added that it is good to have the inappropriate addition removed.

OPPONENT: None

REBUTTAL: None

Chair Gleason closed the public testimony portion of the hearing.

DELIBERATION: Following a brief and supportive deliberation Commissioner Parker moved to approve HLC application 112-09, with amended Condition of Approval #2. Commissioner Smith seconded the motion and it carried unanimously.

RESOLUTIONS – Commissioner Smith moved to adopt Resolution 107-09 approving HLC Application 112-09 with amended condition of approval number 2. Commissioner McNary seconded the motion. The motion carried unanimously.

COMMISSIONER/STAFF COMMENTS: Commissioner Parker asked about the Granada ticket booth modifications. Associate Planner Hert had talked with the owner and he told her he was repairing water damage and the booth would be returned to original appearance.

The Commission asked Hert about the “yellow” building, Kay Jewelers. Hert said she would send them another letter.

Wasco County’s historic building at 202 E. 5th has had vinyl windows installed even though City Planning had told the contractor he could not put vinyl windows in the building and the owner would need to have a HLC hearing. Hert said she spoke with the county Maintenance Director and he mentioned removing the building from the Historic Inventory. Hert said she would contact Judge Ericksen regarding the HLC application and hearing process.

Associate Planner Hert informed the Commission that the Pioneer Cemetery project photos will be on the SHPO Pioneer Cemetery website as a poster child. Hert praised Commissioner McNary and the rest of the Commissioners for their efforts in the cemetery’s preservation and beautification.

ADJOURNMENT: The meeting was adjourned at 4:55pm

Respectfully submitted by Denise Ball, Planning Tech.


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