

# HISTORIC LANDMARK COMMISSION MINUTES

April 27, 2011

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

## CALL TO ORDER

Vice-Chairman McNary called the meeting to order at 3:59 PM.

## ROLL CALL

The following Commissioners were present:            Robert McNary  
   Pat Smith  
   Dennis Davis

The following Commissioners were absent:            Eric Gleason  
   Dixie Parker

Staff present:    Dawn Marie Hert, Associate Planner  
   Carole Trautman, Administrative Secretary

## APPROVAL OF AGENDA

Vice-Chairman McNary called for approval of the agenda as submitted. Commissioner Smith stated the agenda could be changed to show Gary Honald as a property owner in HLC Application #130-11. Commissioner Smith moved to approve the agenda as modified. Commissioner Davis seconded the motion. The motion carried unanimously, Gleason and Parker were absent.

## APPROVAL OF MINUTES

Commissioner Davis moved to approve the March 23, 2011 minutes as submitted. Commissioner Smith seconded the motion. The motion carried unanimously, Gleason and Parker were absent.

## PUBLIC COMMENTS

None.

## PUBLIC HEARINGS

**Historic Landmarks Commission Applications #125-11 of Wasco County; #127-11 of John Howe; #128-11 of The Mint LLC; #129-11 of City of The Dalles; and #130-11 of Gary Honald and John Howe**, for approval to install Wi-Fi outdoor sector access points, either with or without a base station antenna, to assist in the transmission of a wireless internet network system throughout the downtown area of the City of The Dalles. The property locations are (respectively): 511 Washington Street, further described as 1N 13E 3BC tax lot 6800; 115 E. 2nd Street, further described as 1N 13E 3BA tax lot 1900; 710 E. 2nd Street, further described as 1N 13E 3DB tax lot 300; 225 E. 1st Street, further described as 1N 13E 3BA tax lot 700; 400 E. 2nd Street, further described as 1N 13E 3BD tax lot 5300. All properties are zoned CBC – Central Business Commercial.

Vice-Chairman 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 called for the Staff Report.

Associate Planner Hert presented the Staff Report. Staff's recommendation is approval, with conditions, based on the findings of fact. Gorge Networks, under contract with Google, will design, install and maintain a wireless network over the entire downtown area of The Dalles. The project will be owned by the City and will provide free services to casual internet users for three years. The equipment will be placed on the roof of each structure via a tripod which will cause the access points/antenna to be visible from the street, allowing the signal to be transmitted to units on other building and light structures throughout the downtown area. The units will be painted to match each building's character, and the tripods will be placed on rubber matting for easy removal, if necessary, in the future. If they are removed in the future, the essential form and integrity of the structures will be unimpaired. Associate Planner Hert highlighted the list of proposed conditions of approval.

Vice-Chairman McNary asked Associate Planner Hert if there will be wires running from the antenna to any application inside the building. Hert stated her understanding is that the equipment will all be wireless. She explained that Commissioner McNary had contacted Community Development earlier inquiring about The Mint Building having some cellular towers on it. The application process was treated slightly different because it was not dealing with a wireless communication tower. There was another review before the Planning Commission for those types of towers, and no applications limited the number of towers that could be placed on the building.

**Proponent:**

David Keleher, 407 9<sup>th</sup> Street, Hood River, OR, explained there will be some cabling that will tap into existing power systems. Keleher stated that the power requirements are minimal. The units cost about \$1.00 a month, and there will be some installations requiring only one cable. On other buildings where a QLife fiber has previously been installed, Keleher reported, a second Wi-Fi cable will be required. The equipment setup consists of a rubber mat, a tripod, and the wireless electronic unit on top of the tripod. Keleher further stated that the tripod can be customized to have as low of a profile as possible to minimize visibility from the street. Basically, the top unit (sector unit) that sits on the tripod will be visible from the street.

Keleher also explained that very heavy sandbags will be used at the base of the tripod to stabilize the units during severe winds. Commissioner Smith asked if this procedure had been done previously because she was concerned about the wind. Mr. Keleher stated this system and setup has been used many times.

Commissioner Davis asked if this is the extent of the equipment that will be used. Mr. Keleher stated that there will be other equipment used in various places, but not on historic buildings. Associate Planner Hert told the Commission that there are some other historic buildings that may come in with Wi-Fi applications in the future. Vice-Chairman McNary clarified that the entire Wi-Fi system would not be usable if some of the equipment could not be placed on historic buildings.

**Proponent:**

Jim Schwinof, 2610 E. 15<sup>th</sup> Street, The Dalles, OR, stated that Wi-Fi systems are somewhat different from other systems. The City has taken a look at what historic buildings would best serve the Wi-Fi system and maximize its usage. As installation begins, setup may change in order to get the best service. He also commented that the historic buildings are precious to The City of The Dalles, and if there was a possibility that something else was required to be attached to the historic buildings, the City would re-submit applications with another proposal to the Historic Commission.

Vice-Chairman McNary stated that as long as the equipment is not visible to the exterior of the historic buildings, then it is not of concern to the Commission. Mr. Schwinof commented that the project developers are trying to limit the visibility.

**Opponents:**

None.

Associate Planner Hert advised the Commission that Chairman Gleason met with her to discuss the Wi-Fi applications. She advised the Commissioners that Gleason is in favor of the applications as long as the equipment is non-invasive to the buildings.

Vice Chairman McNary closed the public testimony portion of the hearing.

Commissioner Smith moved to approve HLC Applications #125-11, 127-11, 128-11, 129-11 and 130-11 with the conditions of approval. Commissioner Davis seconded the motion. The motion passed unanimously, Gleason and Parker were absent.

**Historic Landmarks Commission Application #126-11 of Canton Wok Family Restaurant**, for approval to modify the existing dual entryway and storefront with a new entry and façade similar to the existing Canton Wok Family Restaurant. The property is located at 312 E. 2<sup>nd</sup> Street and is further described as 1N 13E 3BD tax lot 5200. The property is zoned CBC – Central Business Commercial. It is classified as a non-contributing, non-compatible building.

Associate Planner Hert presented the Staff Report. Hert stated that the property owner, Yan Xi Ma (hereinafter referred to as “Kelly”), submitted two different renderings of possible entry and storefront modifications. The applicant’s ultimate goal is to make the storefront compatible to her adjacent storefront and to keep an historic look to the building even though the building is deemed non-contributing, non-compatible. Option #1 consists of a brick storefront that matches her existing storefront. Understanding that this option does not lend itself to historic accuracy, Hert explained, Kelly also submitted Option #2, a stucco design. Hert said Kelly’s intention is for the Commission to request either Option #1 or Option #2. Hert further explained that, in reviewing this application, Chair Gleason’s opinion was that Option #2, the stucco facade, would be more historically accurate. Hert reported Kelly is not prepared financially to proceed with the Façade Improvement Plan, and Urban Renewal does not have any financial assistance available at this time. The proposed intermediary “fix”, Hert commented, is a temporary “fix” with possible plans to continue on with an historic renovation at a later date.

Commissioner McNary asked if the doors will be aluminum-framed doors, and if so, would the building be in code violation? Hert responded that the door and window frames are aluminum. However, they would not be in violation because the building does not carry a Primary or Secondary historic status.

Commissioner Davis asked if the property was going to have its own separate entrance. Associate Planner Hert advised that the property was going to be predominantly used as an extended banquet/meeting room for large groups, and that the property's entrance will not be used on a regular basis.

**Proponent:**

Yan Xi Ma, "Kelly", 310 E. 2<sup>nd</sup> Street, The Dalles, OR (Associate Planner Hert spoke on Kelly's behalf). Hert explained that the Canton Wok Family Restaurant is expanding and redoing the front of the expansion building. Her proposals are more of a temporary "fix", and this is her way of expanding her business. Associate Planner Hert and Dan Durow have talked to Kelly about a Façade Improvement Plan. However, Hert stated, right now she is focusing on this one expansion. Hert explained that Kelly's building would be a great corner for Urban Renewal or the Main Street Project. Hert also said that Chair Gleason has old photos of the building that may be of interest to Kelly in the future.

Commissioner Smith asked the proponent if she wants the front of the new section to match her existing restaurant. Would she eventually want to stucco over the brick? Associate Planner Hert, speaking on behalf of Kelly, stated that the application presented before the Commission is for the new property only. However, Kelly's original thought was to have her storefronts look similar. Hert explained to the Commission that she talked to Kelly about the possibility of having the storefront done in stucco to be more historically accurate. Therefore, Hert reported, Kelly and Hert worked together to come up with a proposed temporary "fix." Commissioner Davis stated he felt she wanted the new storefront to match Canton Wok, and if the two storefronts do not match, it may not be the best solution for her business.

**Proponent:**

Chris Lei, 2109 Dry Hollow Road, The Dalles, OR, stated he is for the storefront renovation. He further stated that Kelly has done some extensive brick work on areas of her building that are not necessarily visible or appreciated by the public, and that her intention is to continue on with the brick from the original Canton Wok. Lei commented that Kelly realizes the brick allows the property owner to stucco over it, and she has masonry workers that can manage this. Also, Lei said, there are windows that need repair. Lei commended her for investing capital, during the economically difficult times, to improve her business and appearance of downtown The Dalles and the existence of the remaining block. Lei advised the Commission that Kelly is open to recommendations from the Historic Landmarks Commission. He requested that the Commission allow the applicant the option to choose the storefront appearance.

**Opponent:**

None

Vice Chairman McNary closed the public testimony portion of the hearing.

## **DELIBERATION**

Commissioner Smith commented that she believed the applicant should decide on the storefront modification style. Commissioner Davis concurred with Smith's comment. The applicant, Davis said, can stucco over brick later. If Canton Wok wants continuity, brick would be fine, in Davis' opinion.

Vice Chair McNary called upon Associate Planner Hert for her suggestion. Hert suggested the Commission approve the staff's recommendation in the written report "as is", because leaving the report "as is" will allow the applicant to choose between Option #1 or Option #2.

Commissioner Davis moved to approve HLC Application #126-11 with the proposed conditions of approval. Commissioner Smith seconded the motion. The motion passed unanimously, Gleason and Parker were absent.

## **RESOLUTIONS**

Commissioner Smith moved to adopt Resolution 120-11 approving HLC Applications 125-11, 127-11, 128-11, 129-11, and 130-11. Commissioner Davis seconded the motion. The motion passed unanimously, Gleason and Parker were absent.

Commissioner Davis moved to adopt Resolution 121-11 approving HLC Application 126-11. Commissioner Smith seconded the motion. The motion passed unanimously, Gleason and Parker were absent.

## **PIONEER CEMETERY**

Vice Chairman McNary asked Associate Planner Hert if Sally Donovan had done any work on resetting the headstones. Hert will be meeting with Donovan on May 13, 2011 and will ask her. Hert also reported that the water issue was resolved, it turned out to be natural ground water—not broken pipes or water valves.

Vice Chairman McNary reported that Jack Bissett may have a group of adults that may be able to help out on a Saturday, the actual date was unclear. McNary asked Associate Planner Hert what should be done about the waste on clean up day. Hert advised she will talk with Terry Harkrader to get the waste removal authorized.

McNary reported that he has a concern regarding old fencing that needs to be torn out; it will be a problem. McNary also reported that Chair Gleason is removing concrete around the old headstones.

Vice Chairman McNary asked Associate Planner Hert if she checked to see if there were available funds for the spring cleanup project. Hert reported there are no remaining funds, because funds were used for fencing. She is in the midst of trying to facilitate a reimbursement from the Pioneer Cemetery grant that could eventually be used for the cleanup project. McNary advised that the Commission is obligated to do some kind of a cutting before the fire season starts. Hert reassured McNary that something will be done, she will find some volunteers if need be. McNary indicated he could ask Jack Bissett if the Commission could use Bissett's crew of volunteers for the cleanup rather than the fencing job. Hert also commented that there is a mower available at City Hall, she will check on that. Davis reassured there will be volunteers to help out as in the past. After further discussion, the Commission agreed upon the possible date of May 21 for the cleanup day. Associate Planner Hert stated she would

publish public notices in the paper and send reminders to the Commissioners to calendar. Commissioners will check their calendars, and Hert will email them reminders.

**COMMISSIONER/STAFF COMMENTS**

- Associate Planner Hert has a meeting scheduled for May 13, 2011, regarding the Rock Fort location.
- She has not prepared her memo to the City Council regarding the HLC's decision to re-confirm its 2011 Goals.
- Hert reported that Barb Pasheck came to the office and gave her some documentation on the history of the Rock Fort Monument.

**ADJOURNMENT**

The meeting was adjourned at 5:10 PM.

The next meeting is scheduled for May 25, 2011 at 4:00 PM.

Respectfully submitted by Carole Trautman, Administrative Secretary.



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Eric Gleason, Chair  
Historic Landmarks Commission