



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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Planning Department

AGENDA
CITY OF THE DALLES
HISTORIC LANDMARKS COMMISSION
CITY HALL COUNCIL CHAMBERS
313 COURT STREET
THE DALLES, OREGON 97058
CONDUCTED IN A HANDICAP ACCESSIBLE MEETING ROOM

Wednesday, April 24, 2013
4:00 PM

- I. **Call to Order**
- II. **Roll Call**
- III. **Approval of Agenda**
- IV. **Approval of Minutes** – February 27, 2013
- V. **Public Comments** – During this portion of the meeting, anyone may speak on any subject which does not later appear on the agenda. Five minutes per person will be allowed.
- VI. **Discussion Item** – Interpretive Signage Update
- VII. **Pioneer Cemetery Discussion**
- VIII. **Staff/Commissioner Comments**
- IX. **Next meeting date:** May 22, 2013
- X. **Adjournment**

HISTORIC LANDMARK COMMISSION MINUTES

February 27, 2013

4:00 PM

City Hall Council Chambers

313 Court Street

The Dalles, OR 97058

Conducted in a handicap accessible room.

CALL TO ORDER

Chair Gleason called the meeting to order at 4:00 PM.

ROLL CALL

Commissioners present:

Eric Gleason
Robert McNary
Pat Smith
Dennis Davis
Dixie Parker

Commissioners absent:

None

Staff present:

Carolyn Wood, City Councilor at Large
Dawn Marie Hert, Senior Planner
Garrett Chrostek, Administrative Fellow
Carole Trautman, Administrative Secretary

APPROVAL OF AGENDA

It was moved by Smith and seconded by Parker to approve the agenda as submitted. The motion carried unanimously.

APPROVAL OF MINUTES

It was moved by Davis and seconded by McNary to approve the January 23, 2013 minutes as submitted. The motion carried unanimously.

PUBLIC COMMENTS

None.

PUBLIC HEARING

Historic Landmarks Commission Application #137-13 – The Dalles Art Association; The Dalles Art Association is applying to the Historic Landmarks Commission for approval to repair the front entrance door and three facility windows of The Dalles Art Center. The building is located at 220 East 4th Street, and is further described as IN 13E 3BC tax lot 2100. Property is zoned “CBC” – Central Business District and is historically known as The Dalles-Wasco Carnegie Library.

Chair Gleason asked if any of the commissioners had an ex-parte contact, conflicts of interest, or bias that would hinder them from making an unbiased decision on the application request. None were noted.

Chair Gleason opened the public hearing at 4:02 PM.

Senior Planner Hert reviewed the Staff Report and advised that no comments were received regarding the application. In conclusion, Hert highlighted staff's recommendation for approval with three conditions as noted in the staff report.

Proponents:

Shawn Stratton, 220 East 4th Street, The Dalles, Oregon, board member for The Dalles Art Center, explained the location of the windows needing repair work: 1) walking into the main gallery, the center window to the right which facing north; 2) in the office area, the window on the right facing west; and 3) an overhead window facing south. Stratton commented that the office window would be improved for emergency egress purposes, and the overhead window repair would provide cool circulation for summer heat. Regarding the entrance door, Stratton commented that the Art Association's (Association) first goal was to repair the existing door, but the door might be replaced depending upon costs. The Association did not intend to change any cosmetic appearances of the door, Stratton said. Two of the exterior storm windows will be removed.

Opponents:

None.

Chair Gleason closed the Public Hearing at 4:18 PM.

It was moved by McNary and seconded by Smith to approve HLC Application #137-13, including the conditions of approval and based upon the findings of fact. The motion carried unanimously.

RESOLUTION

It was moved by Parker and seconded by Smith to adopt HLC Resolution #127-13 approving HLC Application #137-13 as written. The motion passed unanimously.

DISCUSSION ITEM – Interpretive Signage

Administrative Fellow Garrett Chrostek advised the Commission that the City did not receive any qualifying RFP proposals for the interpretive signage project. Senior Planner Hert reported that some local contractors said they did not submit proposals because they would rather submit cost estimates for two-sided signs, and they did not desire to participate in the formal RFP process. Chrostek said the City Administration will check with the City Attorney to determine whether or not the City could seek out three individual bids from local contractors and forgo the RFP process. In summary, Hert said the City's goal was to complete the project by this summer for grant and tourism purposes.

PIONEER CEMETERY

None.

COMMISSIONER/STAFF COMMENTS

Senior Planner Hert reported that she presented HLC goals to City Council on February 25, 2013. There was some discussion on the Fort Dalles vehicle display location and continued support. Hert also advised that Roger Nichols has some oral history DVDs that date back to the 70's. Hert thought the DVDs could be a good starting point for the oral history goals. City Councilor Wood commented that Dan Meader has the list of building addresses that could be copied. Hert said she would get a copy.

Senior Planner Hert said Sunshine Mill Winery presented its Master Plan to the Urban Renewal Advisory Committee recently. A second warehouse will be constructed to expand production lines, the old Tum-A-Lum

building will be purchased for storage and office use, and the silos will be converted into a hotel. Hert said parking was a concern to the Planning Department, but there is a planning review process that could allow a reduction.

Chair Gleason asked for a status report on the Granada Block Redevelopment project. Administrative Senior Planner Hert stated that a 45 day extension was requested for the signing of the Disposition and Development Agreement (DDA) due to archaeological findings and expenses. The underground hotel parking needed to be redesigned, and some hotel parking spaces needed to be moved to the City's parking structure. Gleason commented that he was fairly concerned about the archaeological concerns, and he was writing a nomination to the Historic Preservation League of Oregon for their Endangered Places List for the entire Granada Block. Gleason stated his ultimate desire was to have the site preserved and that, if development occurs, the archaeological findings at the site would be minimally disturbed. Gleason said it sounded like the developers were moving in the right direction by moving hotel parking spaces. Hert said SHPO had earlier indicated that the City and developers were following historic guidelines---doing everything right. Gleason said he was not submitting the nomination to block the development but to highlight the importance of the site and possibly incorporate the archaeology into part of the attraction to the development. Hert responded that Archaeological Investigators Northwest's recommendations called for that and followed SHPO's intent as well.

Commissioner McNary advised Senior Planner Hert that he told Fred Davis from the county to talk to Hert regarding the windows at the Ott Building. Hert said she would talk to City Attorney Parker about the status of the building.

ADJOURNMENT

Chair Gleason adjourned the meeting at 5:03 PM.

The next meeting is scheduled for Wednesday, March 27, 2013 at 4:00 PM.

Respectfully submitted by Carole Trautman, Administrative Secretary.

Eric Gleason, Chair
Historic Landmarks Commission