HISTORIC LANDMARKS COMMISSION MINUTES

November 10, 2015

City Hall Council Chambers
313 Court Street
The Dalles, OR 97058
Conducted in a handicap accessible room.
4:00 p.m.

CALL TO ORDER

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

ROLL CALL

The following Commissioners were present:	Bob McNary Sandy Bisset Dennis Davis Eric Gleason
The following Commissioner was absent:	Currently one vacancy exists
Representative present:	Heather Hopkins, Ft. Dalles Museum; Linda Miller, City Councilor
Representative absent:	None
Staff present:	Dawn Marie Hert, Senior Planner
Others present:	Local Historian Carolyn Wood

APPROVAL OF AGENDA

It was moved by McNary and seconded by Bisset to approve the agenda as amended by staff. The motion carried unanimously.

APPROVAL OF MINUTES

Bisset moved for a correction in the September 23, 2015 minutes. Minutes should be amended to correct: Page 4 – "Antiques" was misspelled; Page 3 – Hardi-plank was with an "i" instead of a "y". It was moved by Davis and seconded by McNary to approve the amended September 23, 2015 minutes as submitted. The motion carried unanimously.

PUBLIC COMMENTS
None.

PUBLIC HEARINGS

A. Historic Landmarks Commission Application #150-15 – 2nd Place LLC; Request: To preserve and restore as many original features as are identifiable, and to return the home for use as a single family dwelling that will complement the surrounding historic neighborhood. Property is located at 412 West Second Place, The Dalles, Oregon, and is further described as 1N 13E 3 BB t.l. 1200. Property is zoned "CBC-1" – Central Business Commercial and is located in Trevitt's National Historic District.

Chair Gleason read the rules for a public hearing. He asked if the Commissioners had any ex-parte contact, conflict of interest, or bias that would hinder them from making an impartial decision to the application:

Commissioner Sandy Bisset mentioned that she had contact with the new property owners and their contractor due to her volunteer work at the adjacent Historic Wasco County Courthouse. Bisset stated that she had talked with them about their working without approval from the Historic Landmarks Commission, about property lines and shrubbery/landscaping plans. She felt that her contact did not make her biased in making a decision on the application.

City Councilor Linda Miller stated that she was familiar with the application because of a potential Urban Renewal application as well as the applicant delivering waste materials from the site to her place of employment. She said she often asked people where the items that they were disposing originated from.

Chair Gleason opened the public hearing at 4:12 PM.

Discussion:
Senior Planner Hert summarized the staff report and provided details on the differences in the submitted renderings and photos. The applicant had started work and opened up the walls on the interior of the house and found actual locations of removed windows. The photographs submitted provided the actual plans for the window installations. The original windows were also located in the basement of the house. Those windows will be used with the restoration work.

Hert pointed out that the historic elements that were missing from the structure will be restored to near original state. The front door will be/has been replaced with a historic door that is craftsman in style and the siding will match the original ship lap.

Senior Planner Hert recommended approval with conditions, based on findings of fact, and concluded that the application met all necessary requirements as per Secretary of Interior and

City Ordinance #94-1194 as well as the City General Ordinance #96-1207 with the following seven (7) conditions:

1. Work will be completed in substantial conformance to the pictures and proposals as submitted and reviewed.
2. Any archeological resources or materials that are discovered during excavation, the applicants will need to stop excavation and have the site professionally evaluated prior to continued excavation at the site.
3. The applicant's final landscape selection will need to be appropriate for the style of the house and the climate.
4. The applicants will need to submit plans for a building permit to the local Building Codes Department.
5. Cleaning of the historic structure will require the applicants to use the gentlest means possible. No harsh chemical or sandblasting will be allowed.
6. The replacement door will need to meet the historic design guidelines.
7. The applicants are required to notify the Planning Department of any alteration of the approved plans.

Testimony

Proponents:

The applicant Silas Davis, provided testimony via a cell phone call into the meeting. Mr. Davis thanked the commission for hearing his application today. Mr. Davis stated that he agreed with the staff report and had no issues with the conditions of approval that were stated in the staff report. He asked if the commission had any questions.

The commissioners did not have questions. Davis & Gleason stated that the application was a great submittal.

Opponents:

None.

Chair Gleason closed the public hearing at 4:25 PM.

Deliberation:

Bisset commented that she was quite excited about the application being submitted and that it will be one more restoration project in the Trevitt's National Historic District that is being brought back to its historic standard. She stated that it was developing a nice neighborhood.

McNary mentioned that he had hoped that the applicant would be submitting more applications due to the quality application that was submitted.

Applicant Silas Davis asked when the stop-work order would be released.

Senior Planner Hert stated that she would be lifting it as soon as the approval was gained from the Historic Landmarks Commission. Hert also mentioned to the applicant that he needed to be sure and check with Mid-Columbia Building Codes Services on any building permit requirements.

Applicant Silas Davis stated that he would check with the building codes agency and thanked staff and the Commission for their reviewing his application at a special meeting.

Deliberation:
With no further discussion, it was moved by Bisset and seconded by Davis to approve HLC application #150-15 based on the findings of fact in the staff report and to include the 7 conditions of approval. The motion carried unanimously.

RESOLUTION
Davis moved to accept the resolution and direct staff to prepare the resolution to match the recommended conditions of approval as outlined in the staff report. Bisset seconded the motion to approve Historic Landmarks Commission Resolution #140-15 for Historic Landmarks Commission #150-15, 2nd Street LLC. The motion carried unanimously.

PIONEER CEMETERY
Senior Planner Hert reported that the headstone restoration project was completed by Donovan and Associates. Hert reported that there was a slight error in the grant paperwork stating that the City had received more than what was originally thought. After discussions with Kuri Gill of the State Historic Preservation Office, it was noted that the original amount was all that was approved. This grant money was received from Oregon Commission on Historic Cemeteries (OCHC).

Vice Chair McNary asked about the water service that was installed years ago in the cemetery. He asked what happened to that service line and if the HLC was paying for the water service at that site.

Senior Planner Hert gave a short summary of the water service at the site. She stated that a few years ago that she and Commissioner McNary were concerned with the continuing repairs to the water spigot and the repair costs and opted to quit turning on the water at the site. Soon thereafter a City water employee was up at the site and stated that he believed there was no problem with the water service or meter and that the water that was at the site was actually from a spring. Hert had discussions with both McNary and the water employee and decided that the service remain off.

Senior Planner Hert mentioned that the PUD handles maintenance on the lights and the City pays the power for the Pioneer Cemetery lighting.

McNary asked if getting more energy efficient LED lights would pay off in time.

Councilor Miller stated that she is a member of the Old Saint Peters Landmark and that they looked at upgrading their lighting to LED and found that it was not cost effective.

A discussion about types of lighting continued. Hert stated that she would talk with the head of the Engineering Department at the PUD and bring the information back to the commission at the next meeting.

Senior Planner Hert said that she had talked with the Maintenance Department at City Hall about the playground wood chips being installed again at the Cemetery. The Maintenance Department stated that they would get an estimate for additional chips to be installed. Hert stated that if budgeted monies were available in the spring, that she would order additional chips to be placed for identifying the trails throughout the cemetery.

COMMISSIONER/STAFF COMMENTS

Commissioner McNary asked what the status was with the Rock Fort. He stated that he recalled conversations of a transfer in ownership from the County to the City.

Senior Planner Hert stated that the property is still in the ownership of the County and gave a brief description of the County's desire to have the property be put in the City's name. Hert said that over the past few years, the City has maintained the site as needed and provided assistance in vandalism problems.

Local Historian Carolyn Wood spoke up and stated that her understanding from when she was on City Council was the issues with the transfer had to do with the cost to maintain the site. She stated that the City has continued to provide assistance and clean up and that it may as well be in the City's name.

Hert stated that she would talk with the new City Manager about the plan for the Fort when the time comes.

Commissioner Davis stated that the site is visited very heavily by the visitors that come on the ships.

Hert mentioned the Main Street's plans for installing wayfinding in our downtown. She asked the commissioners if they wanted to have the Rock Fort to be included. She reminded them that the Preservation Plan talked about keeping the site native.

Local Historian Carolyn Wood talked about how important it was to keep it natural and protected.

Chair Gleason asked about the status of the Gitchell Building.

Hert stated that she had met with Councilor Tim McGlothlin and Chair Gleason to talk about a possible re-location of the historic structure. Additional discussions had not yet been scheduled, which will also include Councilor Dan Spatz.

Senior Planner Hert stated that the City's Project Coordinator had presented a report to the City Council earlier that week about the options for the building. She asked Councilor Miller to summarize what was discussed at the City Council meeting.

Councilor Miller stated that the City Council directed staff to go back to Bremik Construction to have them provide some cost estimates for moving the structure and estimates for installation of a sump pump due to the water issues on the lower level of the structure.

There was a discussion about the water in the building appearing at a similar time as the construction of the new festival park. Councilor Miller said that staff had reported to the Council that the water was not from the irrigation at the park. Gleason said he disagreed with city staff and stated that, prior to the construction of the park; he had never witnessed any water in the building. He gave descriptions of a drain that was located in the vicinity and mentioned that the grass was green in the area. Gleason questioned if there was some overflow occurring from that drain.

Commissioner Bisset stated that in the 1970's when the building housed Tenney Appliance, and in the 1980's and 1990's when Pioneer Potlach operated from that location it was always dry.

Senior Planner Hert questioned if there was possibly a spring in the area that was diverted with the development of the site.

Bisset stated that a seasonal creek named China Creek was in the vicinity and also stated that springs are throughout the area.

McNary said that he was confused at what the City Council had directed staff to complete. Councilor Miller stated that they were getting Bremik Construction to get estimates on a sump pump and moving costs.

Senior Planner Hert stated that she had looked into possible grant assistance from the State Historic Preservation Office, but said the grants were minimal.Hert said that she hoped that the building could be saved either at its current location or if it was moved. She mentioned the UPRR easement being a concern.

Chair Gleason said that he did not believe that the maintenance easement was a substantial issue. He said that access is required to be limited, not prohibited, in the easement portion of the building.

Commissioner Davis stated that he believes that the water issue in the building is a result of the new park.

There was additional discussion between commissioners and staff about elevation, location, soils, rock and water.

Hert stated that she would continue discussions and possibly look for additional brick and mortar granting opportunities.

Chair Gleason gave a basic summary of the stability of the building.

Vice Chair McNary said that staff has convinced City Councilors that it is a very unstable building.

Commissioner Davis said that whoever is making the statement that the building is unstable, if they are qualified to make that statement, the Council has to accept their determination.

Local Historian Carolyn Wood said that she questioned if it was more of a liability determination, that they were being very cautious. She said there needs to be a balance between liability and practicality.

Hert mentioned that Councilor McGlothlin said that President Lincoln appointed the first post master that was in this building. She explained to the Commission that the historic inventory sheets and additional historic information found that was from William McNeal stated different information. Hert said that she could have staff review the old City Council Minutes to see if there was anything about the construction of the Gitchell building with dates so that the information could be verified.

The commissioners talked about the history and various different documents and timelines for the Gitchell Building.

Commissioner McNary said that he felt that a discussion needed to be had with the City Councilors about the importance and history of that building.

Commissioner Davis suggested that the commissioners individually provide information and get it to the City Council as soon as they can.

McNary worried that a demolition permit would be coming soon and without any notice or opportunity to discuss other options for the historic building.

Bisset stated that she was concerned with the City Council agenda item and the options for the Gitchell Building. She was surprised that it had not gone through the HLC before.

Senior Planner Hert said that she was not informed on the staff report and agenda item and learned days before that it was going to be on the City Council agenda. She stated that the City Council was just looking for direction from staff on what to do with the building. Any decisions on the building would need to be taken before the Historic Landmarks Commission.

Bisset asked what the HLC members could do to get more information to the City Council.

Hert said she would have a conversation with the Project Coordinator to ask that he please include her in any correspondence on historic structures.

The Commission talked about securing the building as it was very visible from the freeway and also mentioned that it was the oldest standing commercial building in The Dalles.

Hert said that she would let the interim City Manager know that the Commission discussed the building and that they were very concerned with the plans for the building.

Goal setting is set for next meeting; a special meeting may be necessary due to the Christmas holiday.

Senior Planner Hert gave an update for the Uncorked fund raising event by the Main Street. She stated that it was a big success and they are already discussing what can be done for the 2016 event.

Hert mentioned a video she had seen that was created by TED that integrated old historic photos of the Portland area and morphed into the current day photo. She said that she and the Main Street Director had talked about seeing if they could get a grant for something similar using old The Dalles Photos.

NEXT MEETING

The next regularly scheduled meeting is for December 30, 2015 at 4:00 PM. Staff will contact members to see if an earlier meeting date could be set due to the holiday season.

ADJOURNMENT

Chair Gleason adjourned the meeting at 5:20 PM.

Respectfully submitted by Dawn Marie Hert, Senior Planner.

Eric Gleason, Chair
Historic Landmarks Commission