



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
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 22, 2015
4:00 PM

- I. Call to Order**
- II. Roll Call**
- III. Approval of Agenda**
- IV. Approval of Minutes – February 18, 2015**
- 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 – HLC Updates**
- VII. Pioneer Cemetery Discussion**
- VIII. Staff/Commissioner Comments**
- IX. Next Meeting Date – May 27, 2015**
- X. Adjournment**

HISTORIC LANDMARKS COMMISSION MINUTES

FEBRUARY 18, 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

Commissioners Present: Eric Gleason, Bob McNary, Dennis Davis, Sandy Bisset, Pat Smith

Others Present: City Councilor Linda Miller

Staff Present: Senior Planner Dawn Marie Hert, Administrative Secretary Carole Trautman

AGENDA

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

MINUTES

Bisset noted a change in the Public Comments section, second paragraph, first sentence. Change the word “received” to “provided,” and “from” to “to.” It was moved by Bisset and seconded by Davis to approve the December 17, 2014 minutes as amended. The motion carried unanimously.

PUBLIC COMMENTS

Senior Planner Hert welcomed City Councilor Representative Linda Miller to the Historic Landmarks Commission.

DISCUSSION ITEM – 2014 Historic Landmarks Commission (HLC) Annual Report

Senior Planner Hert distributed the draft 2014 HLC annual report that would go before City Council (copy attached). She explained that the report did not need to be presented in person, she would submit the report to the Council for their review. Hert presented the highlights of the report as follows:

- 2014 Historic Preservation Funds for the 2014 fiscal year
- HLC 2014 Short Term Goal that was met: “...to encourage historic design in downtown areas...” - Main Street has acquired a volunteer architect that will be assisting with the historic façade designs for the downtown area.
- Short 2014 Term Goal that was met: “...to encourage the collection and preservation of oral history...” – Bisset advised that Carolyn Pursell at the Discover Center was working with another local organization to

convert the Discovery Center's oral history cassettes to CDs. Wahtonka Alternative School students will be transcribing the CDs.

- HLC Long Term Goal that was met: "...to support and encourage the Ft. Dalles Museum and Vehicle Storage Display Building..." – Davis advised that a more accurate name for the vehicle storage building was "Historic Transportation Display Building." Also change under 2015 Long Term Goals and Objectives.
- Administration and Public Assistance - Hert reported that there was a large volume of inquiries in the Planning Department regarding historic preservation, restoration, historic guidelines for signs, etc. due to the increase in Main Street and Urban Renewal efforts in the historic downtown area.

Senior Planner Hert advised she would add a narrative explanation to the report on how the Commission decided to change the verbiage for short term and long term goals. The verbiage that had been discussed in the goal setting meeting was short term and long term "Goals and Objectives."

Davis asked if the term "minor alterations" were those historic change items that staff could review or administer. If so, he suggested staff prepare and/or present a list of minor alterations made by staff. Senior Planner Hert said there was a resolution that instituted staff's authority to administer minor alterations, and she would provide an informational report to the Commission.

McNary reported that the house on West 3rd Place that added the historic design garage now had a shed on blocks. Hert said she was aware of the shed; it was under 200 square feet and did not require a permit. The property owner relocated it as far away from the house as possible and painted it.

Senior Planner Hert commented that she wanted to add a narrative at the beginning of the HLC Annual Report stating that preservation grant funds were made available to Certified Local Governments each year. These funds are from collected user fees of our federal parks, not from local tax dollars. The City was the recipient of one grant from the Oregon Commission on Historic Cemeteries (OCHC) for the 2014 fiscal year.

PIONEER CEMETERY

McNary reminded the group that it had never been determined which property owner was responsible for the wooden fence. Hert said she talked to City Attorney Parker who indicated a determination would be difficult at best.

Hert said she talked to the Facilities Maintenance staff regarding the fallen fence in Pioneer Cemetery. They would advise her when they had time to repair it.

McNary also commented on the project of building a set of steps in the southwest corner of the cemetery. He said an easement from the College would be required. Hert said she looked at the OCHC grant guidelines to see if such a project qualified. She felt it was best to wait until the public access easement was completed before submitting a grant application. Bisset asked if the Joseph Brown gravesite would be protected. McNary said the gravesite was well protected; the point was that an easement was needed to allow visitor access to the cemetery. Gleason said the gate was installed where there was already a trail. McNary pointed out that the access would increase the cemetery's visitor count. Bisset said she was concerned about the protection of the gravesite. Hert said she would contact Rob Van Cleve and take the public easement across that gravesite. Hert asked Chair Gleason if there were protections other than Native American. Gleason said that technically there were permits for archaeological sites as long as the site was recorded, but he doubted that site was recorded as an archaeological site. He thought there might be a state statute. Discussion followed on whether or not the orientation of the body had ever been determined. Hert said Chair Gleason and Jacqueline Cheung had done research on headstone placements. Chair Gleason said that his research showed that less than 10% of the cemetery remains had headstones, because many of

the headstones were made out of wood and did not survive a fire in years past. Bisset said the fire warden reconstructed the names right at the time of the fire.

McNary commented that the funding for cleanup by the City had been very helpful, and regretted the event was no longer held. Davis said it gave some of the ownership to the people. Hert said part of the concern for discontinuing the event was liability issues. Gleason said Bruce Howard and Sally Donovan continued working on the cemetery headstone restoration after the workshop was over. They were keeping records.

The Commission discussed Pioneer Cemetery pictures for websites. Senior Planner Hert said she had some for the City website and Susan Buce's website. Bisset reported that she had just read a letter that was written by Joseph G. Wilson's wife to their daughter. It describes how the monument came about. Bisset said it would be good for the website.

Hert mentioned that she enjoyed the live historic re-enactments. Councilor Miller reported that she had a friend that was involved in re-enactments. She could be a future resource for the area.

STAFF/COMMISSIONER COMMENTS

Grants – Senior Planner Hert reported that she was intending to submit an additional grant to be used potentially for refurbishing some more headstones and use Planning Department or City funds for a match.

Hert and Matthew Klebes, Main Street Director, tentatively scheduled the Window Restoration Workshop for early October. They hoped to schedule it in conjunction with the Main Street Event, Hert said.

Chair Gleason distributed a Restore Oregon flyer regarding Senate Bill 565 (copy attached) and gave a brief explanation. Gleason also reported that the Cherry Festival would be held on First Street this year, and he is considering having an Open House at his Chinese Building during the event.

McNary inquired on the historic tiles stored in the City Hall basement. Chair Gleason said the Commodore Building would be a good location to display them. Other options discussed were a four foot square of tiles in the floor of the Granada Block Redevelopment Project, or in the Commodore hallway as a wall display. Hert thought of suggesting to the Art Center that they take it on as a project.

Bisset said she had contractor's samples for the 1915 Post Office of pieces of glass stamped "U.S. Government." Hert suggested contacting AmeriTitle to see if they would be interested in displaying them since the building was the original post office site. McNary said the Ft. Dalles Museum had a display case that could be used.

NEXT MEETING

March 25, 2015

ADJOURNMENT

Chair Gleason adjourned the meeting at 4:58 PM.

Respectfully submitted by Administrative Secretary Carole Trautman

Eric Gleason, Chairman

City of The Dalles Historic Landmarks Commission 2014 Annual Report To City Council

The Dalles Historical Landmark Commission is pleased to present its annual report to City Council. The year 2014 was the City's twenty-first year as a Certified Local Government. The following activities and accomplishments of The Dalles Historic Landmarks Commission are presented for the City Council's review as required annually by General Ordinance No. 94-1194.

2014 Historic Preservation Funds The City of The Dalles received one grant from the Oregon Commission on Historic Cemeteries (OCHC) for the 2014 fiscal year:

A grant in the amount of \$1,000 was received from the OCHC to fund a Headstone Repair Workshop at our historic Pioneer Cemetery. The workshop was held on September 28, 2014 and provided much needed repairs to some headstones in our Pioneer Cemetery and also provided information on proper cleaning methods and guidelines for repairs and maintenance of historic headstones. The workshop was open to anyone in our community and surrounding areas. Well intentioned people are often fooled by the seemingly strong materials from which cemetery markers, monuments and structures are made. Marble, granite, concrete and other materials are quite sensitive and should be treated with great care. The focus of the workshops was to provide attendees with a solid background of current cemetery conservation strategies and techniques that are designed to reduce inadvertent damage to cemetery markers, monuments and structures. This workshop promised to be an invaluable resource for those community members interested in learning the latest and best practices for cemetery conservation and preservation. This workshop was designed for anyone intending to begin a cemetery preservation or a "restoration" project and helped ensure that their choices were sound and don't harm what they were seeking to protect. Discussions focused on current issues in cemetery preservation, such as recording and documenting cemeteries and graveyards, undertaking preservation efforts, and exploring conservation techniques and issues.

2014 Commission Goals Due to limited funding, a majority of the short-term and long-term goals for the HLC were not met. Monies were only budgeted as match this past fiscal year for a few goals.

The short-term goals that were met, or are in the process of being met, are as follows:

- Encourage Historic Designs for Downtown to aid in historic background research and support Main Street programs.

The Commission and staff continue to assist property owners that are researching historic building types and designs. Our community is very fortunate to have a number of historic groups that have access to historic photos and information. The Mainstreet Program has helped expand this goal by providing an architect for basic design assistance.

- Encourage restoration of the Pioneer Cemetery and establish an inventory link/listing on the City's website.

This goal is continually in the process of being met with our Pioneer Cemetery Preservation Plan being implemented. With continued grant assistance from the OCHC and SHPO, we hope to

continue with the projects at the cemetery. The Commission plans to keep the goal for the years to come for the continued maintenance and preservation of our historic Pioneer Cemetery. Budgeted monies and support from the City Council has continued to help with preservation and maintenance of this local landmark. The HLC also received a grant as detailed earlier in this report for a gravestone repair workshop.

- Encourage the collection and preservation of oral history of the local area.

The Commission was made aware of Roger Nichols having many oral recordings of local historians. Staff will work with Roger to see what he has available and what topics are discussed.

The long-term goals that were met, or are in the process of being met, are as follows:

- Encourage preservation and restoration of City Hall.

This long-term goal has continued over the years.

- Maintaining CLG status.

This long-term goal has continued to be met. Assistance for the CLG is made possible with the semi-annual matching grant from the SHPO for operating funds.

- Continue to supply information on Historic Open Houses and encourage Open House visits during Historic Fort Dalles Days.

This long-term goal has continued to be met. Owners of landmarks have been positive about continuing the Open Houses during Fort Dalles Days.

- Support and encourage the Fort Dalles Museum and Historic Vehicle Storage Display Building.

This long-term goal has continued over the years.

2015 Commission Goals The Historic Landmarks Commission adopted new goals for 2015 at the first meeting of the year. The following are the new 2015 Historic Landmarks Commission goals:

Short Term Goals

- Provide educational assistance to help individual restorers by setting up a SHPO special assessment and other historic preservation workshops.
- Provide a historic window restoration workshop for local homeowners and contractors
- Provide annual recognition on historic properties.
- Pursue a SHPO grant to expand City's historic resources such as designating other qualified areas as National Historic Districts; specifically the East Gateway, The Dalles Bluff, 4th Street, and E. 8th Street.
- Update and maintain a Historic Resource Center/Site i.e.: historic group links on the City website.
- Encourage Historic Designs for Downtown to aid in historic background research and support Main Street programs.
- Encourage continued restoration and preservation of the Pioneer Cemetery and establish an inventory link/listing on the City's website.
- Encourage restoration and use of the Waldron Drug/Gitchell Building.
- Encourage the City pursuing ownership of the Lewis and Clark Rock Fort and its preservation through maintenance.

- Encourage the collection and preservation of oral history of the local area and inventory and location of existing oral history.
- Support Civic Auditorium Building restoration.
- Support walking tours and Open House of historic buildings.
- Support and encourage the restoration and re-use of the Elks Building.

Long Term Goals

- Update Historic Inventories and encourage new nominations to local and national registry districts.
- Update Historic Ordinance.
- Maintain Certified Local Government status.
- Continue to assist with historic plaque costs and availability.
- Work with the local media to recognize historic homes or properties.
- Encourage continued preservation and compatible infill of Historic Chinatown.
- Encourage preservation and restoration of City Hall.
- Support and encourage the Fort Dalles Museum and Historic Vehicle Storage Display Building.
- Actively support historic Fort Dalles Days.
- Support, encourage and advocate the preservation and continued use of The Dalles High School and Colonel Wright Elementary School.

Administration and Public Assistance Both administration and public assistance continued to be vital activities during 2014. Six Historic Landmarks Commission meetings were held in the year 2014. Four applications were reviewed: The Independent Order of Odd Fellows façade repairs and upgrades, Window replacement and restoration at the Church of Christ Congregational Church and at the Latin Assembly of God, and the construction of a garage/shop on a property located in the Trevitt's National Historic District. There were also several requests for minor alterations to historic structures that were reviewed at the staff level. Minor alterations include the addition and placement of signs, repainting historic structures and emergency-type repairs.

Jobs & Economic Development on Main Street



Many of Oregon's historic downtowns are suffering from a downward spiral of disinvestment and neglect. It's time to turn that around. We can attract new investment to revitalize our Main Streets as desirable places to live, work, and shop.

SB 565: The Revitalize Main Street Act

- **A 25% rebate for certified rehabilitation of historic commercial buildings** – stores, hotels, theaters, apartments, fraternal lodges, factories, mills, etc. (Would not apply to single family homes.)
- Requires a minimum investment of \$10,000; targets the most important properties – those listed on the National Register of Historic Places; must retain historic character.
- Funded by the auction of state income tax credits at a capped amount. (Like the film production credit, and we end up with a tangible asset that lasts for decades.)

Why Do We Need It?

- The high cost of **restoration, code upgrades, and seismic reinforcement** often creates a funding gap, making rehabilitation financially out of reach.
- The state rehab rebate can be **paired with the federal Historic Tax Credit (20%)** to close the financial gap keeping many buildings from being restored.
- **Oregon's current financial toolkit falls short.** Federal and local incentives are available, but the state is the missing partner needed to attract more investment.
- **Investment in rural communities** is especially important. Approx. **2,600 buildings in 77 towns** could use the credit. Two-thirds are outside of Portland.

How Would Our State Benefit?

- **Job creation.** Rehabilitation of old buildings creates more jobs dollar-for-dollar than new construction, manufacturing, mining, and most other industries.
- **Reactivated Main Streets.** Upper floors become occupied, new businesses move in, tourists pull off the highway to eat and shop.
- **More income tax revenues.** New jobs will be created through construction, suppliers, services, and the businesses that move into the refurbished buildings.
- **More local tax revenues** from improved property values to pay for local services.
- **Safer, seismically upgraded buildings** with ADA and fire code compliance.
- **Reuse of existing infrastructure.** Saves money and the environment.
- **Productive, tangible assets** that contribute to their community for decades.

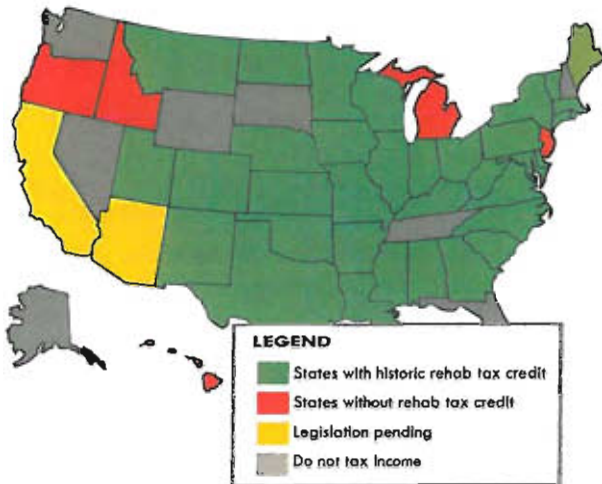
Our Main Streets Matter. Raise Your Voice!

Rehab incentives have a **proven track record for economic development in 35 states.** It's time Oregon had one, too!

- **Add your name** to the list of those endorsing the Historic Rehabilitation Incentive at www.restoreoregon.org/rehab-tax-incentive.
- **Join Restore Oregon and make a donation** to support our legislative effort.
- **Contact your state Representative and Senator,** tell them you need this, and ask them to support the Revitalize Main Street Act (SB 565).
- **Share examples** of historic buildings on your Main Street that can't be refurbished without the help of a state incentive.



Rehabilitation Incentives are Well-Tested in 35 States



- 35 states offer a rehabilitation incentive or tax credit. In 2013 Texas and Alabama added one, Wisconsin quadrupled their credit, and California passed a bill unanimously that takes effect in 2015.
- The Federal Historic Tax Credit (HTC) has generated a 26% return for the government's investment. \$21 billion in credits generated \$26.6 billion in federal tax revenues.
- State incentives create a ripple effect in local economies. In North Carolina, every dollar generates \$12.51 in economic benefit.
- According to a 2013 Rutgers University study, a \$1 million investment in historic rehabilitation yields markedly better effects on employment, income, Gross State Product, and state and local taxes than an equal investment in new construction, manufacturing, or services.

VIRGINIA: In 10 years, \$355M in state credits spurred:

- Rehabilitation of more than 1,200 landmark buildings.
- An economic impact of nearly \$1.6 billion in the state.
- More than 10,700 jobs.
- 93% of property owners indicated state tax credits were essential to their decision to undertake the project.

MINNESOTA: The first year after passage in 2010, an investment of \$49.1M in rehab credits generated:

- 14 rehabilitation projects totaling \$343M of expenditures.
- Every \$1 of state investment was matched by \$7 in private investment, and generated \$8.32 in economic activity.
- State economic output increased \$451M.
- 2,948 new jobs were created with income of \$152.4M.

MARYLAND: From 1996–2008, \$213M in tax credits resulted in:

- Commercial project expenditures over \$1B.
- Each \$1 tax credit yielded \$8.53 in total economic output
- 15,120 new jobs
- Over one-third of state's investment was paid back before construction was complete or the credits paid out.

OHIO: For the \$246.4M invested between 2007–2013:

- Every \$1 in rehab credits generated \$8.24 in construction spending
- Every \$1M in credits created 83 new construction jobs.
- 6,976 new jobs annually with wages totaling \$5.41B.

PROJECTED FOR OREGON:

– 2018 snapshot with a state investment of just \$10.6M –

- 4X more buildings rehabbed than without the state incentive.
- 1,369 jobs per year generating income of \$25.5M.
- \$2.3M net increase in property taxes per year to pay for schools and services.
- \$13.3M new federal Historic Tax Credit dollars spent in Oregon per year.
- \$35.8M net gain per year in direct development spending.



Brought to you by Restore Oregon and the Coalition to Revitalize Main Street
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Sources: Economic Impact of Historic Preservation Tax Credits in Virginia; Virginia Commonwealth University Center of Urban & Regional Development, January 2014. An Analysis of Economic & Environmental Impacts of the Maryland Historic Tax Credit Program by Joseph Cronyn and Evans Paull, Abell Foundation, 2009. Maryland Dept. of Planning, Jan. 2014. Economic Impact of Projects Leveraged by Minnesota Historic Rehabilitation Tax Credit; University of Minnesota Extension Center for Economic Vitality, 2011. Estimates of the Economic Impact of the Ohio Historic Tax Credit Program on the State of Ohio; Great Lakes Environmental Finance Center, Cleveland State University, May 2011. Rutgers University, Annual Report on the Economic Impact of the Federal Historic Tax Credit for FY 2012 (Washington: National Park Service, 2013). Economic Impact of a Historic Rehabilitation Incentive in Oregon, 2014, EcoNorthwest; data cited is projection for 2018.