



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, October 23, 2013
4:00 PM

- I. **Call to Order**
- II. **Roll Call**
- III. **Approval of Agenda**
- IV. **Approval of Minutes – June 26, 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. **Public Hearing - Historic Landmarks Commission Application #141-13; United Church of Christ Congregational**; Request for approval to replace 25 windows in the historic portion of the structure. The property is located at 111 East Fifth Street, The Dalles, Oregon, and is further described as 1N 13E 3BC 6700. Property is zoned “CBC” – Central Business Commercial. The historic names of this structure are Congregational United Church and First Congregational Church. The historic structure was built in 1936 and is classified as Secondary in The Dalles Commercial Historic District.
- VII. **Resolution - Resolution #131-13; HLC Application #141-13 - United Church of Christ Congregational**
- VIII. **Pioneer Cemetery Discussion**
- IX. **Staff/Commissioner Comments**

X. Next meeting date
November 27, 2013

XI. Adjournment

HISTORIC LANDMARK COMMISSION MINUTES

June 26, 2013

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 p.m.

ROLL CALL

The following Commissioners were present:

Eric Gleason
Bob McNary
Dixie Parker
Pat Smith
Dennis Davis

Others present:

Carolyn Wood, Councilor At Large

Staff present:

Gene Parker, City Attorney
Dawn Marie Hert, Senior Planner
Carole Trautman, Administrative Secretary

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

It was moved by Smith and seconded by Davis to approve the May 22, 2013 minutes as submitted. The motion carried unanimously.

PUBLIC COMMENTS

Trish Neal, PO Box 1571, The Dalles, Oregon, reported that Joy Sears from the State Historic Preservation Office (SHPO) was coming to The Dalles on July 18 to meet with at least two historic building owners regarding renovation. Ms. Neal also reported that she was continuing to work on the Oregon Heritage Foundation Grant.

PUBLIC HEARING

Historic Landmarks Commission Application #140-13; Eric Gleason; Request for approval to nominate the Lewis and Clark Monument as a local historic landmark. The property is located at Thompson Park, 602 W. Second Street, and is further described as IN 13E 4AA t.1. 500. The Property is zoned "P/OS" – Parks and Open Space.

Chair Gleason presented the public hearing rules and asked the Commissioners if they had any ex-parte contact, bias, or conflict of interest that would prohibit them from making an impartial decision on the application. Chair Gleason left the dais at 4:06 p.m., and Vice Chair McNary presided over this portion of the meeting.

Vice Chair McNary opened the public hearing at 4:07 p.m. and advised the Commission and audience to listen to the staff report criteria, because procedure called for testimony and comments to be heard only as they pertained to the criteria.

Senior Planner Hert stated that her resources for the staff report included consultation with SHPO Coordinator Kuri Gill, local citizens well versed in the area's history, and historic documentation located in the Planning Department's library. Hert reviewed the staff report and stated that three options were provided at the end of the report for the Commission's consideration. No staff recommendation was given.

Davis asked if there were blueprints showing materials used. Senior Planner Hert advised that she did not have a blueprint, but other information regarding the materials used for the monument would be provided by the property owner during the meeting. Hert also stated that the actual materials used differed from what was originally intended. Davis said the lower 14 feet appeared to be basalt rather than sandstone, and the upper portion appeared to be sandstone. Davis said he was uncertain on the materials used. Hert stated that Terray Harmon had a model of what the structure was intended to look like completed, but she had not seen it.

Testimony

Proponent

Eric Gleason, 704 Case Street, The Dalles, Oregon, stated that copies of the original monument blueprints and Terry Harmon's model were now located at the Discovery Center. Regarding the construction, Gleason said he interviewed the son of the monument contractor who stated that the sandstone was not durable enough to withstand the weather. Basalt quarried from Boyd Creek was used. The sandstone for the upper section was quarried near Sorosis Park, Gleason reported.

Regarding the historic significance, Gleason reported that the project was originally proposed by the Lions Club and initially backed by the City Council and Chamber of Commerce. Dr. Thompson donated the property for the monument, Gleason said, and the reason Northern Wasco County Parks and Recreation District (Parks & Rec) now owned the property was because it was donated in order to have a place to build the monument. Gleason said he was unable to determine why the monument was never completed and why no one "picked up" the project later on. Portland architect Brookman was considered one of the fathers of modern architecture. Brookman designed residences for very significant structures that were either on the National Register of Historic Preservation or were eligible to be placed on the Register. Gleason explained that the reason the monument was not designated in 1976 was because it was not 50 years old at the time. The monument is now 73 years old.

Opponents

Scott Green, 414 Washington Street, The Dalles, Oregon stated that he was opposed to the monument being located on the current site; however, he was not opposed to historic preservation. As Executive Director of Parks and Rec, Mr. Green has worked in the past with the Federal Historic Preservation Office on several historic buildings in the state. However, Mr. Green commented, he did not believe this particular project met the historic requirements.

Mr. Green presented a packet of documents to the Commission (Exhibit 1) and gave an explanation of some of the monument's history as follows:

A local Lions Club member saw a structure in Vancouver, Washington that he admired, and he wanted to start a similar project in The Dalles. He sent a letter dated March 13, 1935 to the Vancouver, Washington Lions Club to obtain information on their monument. In August of 1935, the local Lions Club was also looking into other opportunities to do something for The Dalles. They were interested in building a public natatorium, a Lewis and Clark Monument, an old Catholic Mission marker, the old Fort Dalles historical building, the Methodist Mission, Emigrant Springs, Old Government Mint and other projects in hopes of enhancing tourism. A January 31, 1936 letter from L. Comini suggested the monument should be built from Oregon granite and local native black basalt. Comini offered her granite quarry at Prairie City. A lady by the name of Mrs. Smith had a local quarry, but for some reason it was shut down and the materials were not able to be used. Equipment was purchased from the Clackamas area to cut the granite to start the project. The State Highway Commission was involved heavily, because they needed an area to start a beautification project. The Lewis and Clark Monument Memorandum of Conference stated that the funds for the beautification project were federal money and could only be used for that project. The memorandum also noted that the monument project needed to harmonize with the beautification project. Dr. Thompson did get involved in the local project. The property was once owned by the State. When first designed, the State Highway Commission had an issue with the design. Dr. Thompson traded some land and was later able to present a design. Documentation showed the land was once intended to be a State Park. The architect was Mr. Brookman. A letter dated October 25, 1939 to Herman Brookman noted that a good number of citizens of The Dalles thought the project was ridiculous. However, a few citizens were still interested and wanted to continue the efforts.

Mr. Green stated that there was an interest in trying to capture the history of something in The Dalles regarding either Lewis and Clark or the Native Americans. His concern was that the monument was never completed and had a lot of issues over the years. Mr. Green stated that, as Parks and Rec Director, he dealt with graffiti, litter, sanitation, sexual misconduct, and substance abuse issues. Parks and Rec had the shelter removed from the structure because of these issues with the thought that the monument would be removed. The Parks and Rec Board directed Mr. Green to remove the monument, and a member of the local Lions Club came to him and asked if the monument could be removed and placed somewhere else, or pieces of the monument be re-purposed and used at an appropriate site. In closing, Mr. Green said he did not want the structure torn down, he wanted it removed from its present location. Mr. Green called Captain Edward Goodman of The Dalles Police Department to the podium to testify.

Ed Goodman, 401 Court Street, stated he worked closely with Parks and Rec dealing with the various nuisance issues at all of the city parks, and Thompson Park had the most issues.

Vice Chair McNary reminded Captain Goodman that comments were to remain related to the local landmark criteria presented in the staff report, and comments regarding the nuisance problems at Thompson Park would need to be addressed at another time. Captain Goodman stated that in the 34 years working for The Dalles Police Department, no one had ever asked him for directions to the structure because of its historical significance.

Catherine Whalen, 2713 East 18th Street, The Dalles, Oregon, stated the landmarking criteria established was excellent, and she appreciated the quantitative information. As a Parks and Rec board member, she reported that the monument issue had been dealt with by the Parks and Rec board for quite some time. Ms. Whalen believed that the monument held significance for some people in the community. The last major decision to disassemble, re-assemble and relocate the monument was made in 1976. The board was still willing to do that. A public notice was distributed, a time frame was established; many efforts were made to make that happen, but no one stepped forward. Ms. Whalen commented that many years have passed since the monument turned 50 years old, and if a group felt strongly about nominating the landmark as a National Landmark, it could have been done by now. Ms. Whalen strongly urged the Commission to review the criteria.

Vice Chair McNary clarified that the Commission was considering local landmarking, not national landmarking.

Davis asked who was notified by the Parks and Rec notice. Ms. Whalen said there was a public notice in the newspaper stating the monument would be disassembled within sixty (60) days, and if someone had the means to move it, Parks and Rec would help. If no one stepped forward within the 60-day period, Parks and Rec would move forward with disassembling the structure. Davis asked if any government agencies were notified. Senior Planner Hert advised that a Lions Club representative came to City Planning and advised they were going to remove the monument. A demolition permit was submitted on September 15, 2012. The demolition did not occur, and Parks and Rec searched for someone to take ownership on relocating the structure. Technically, Hert advised, the monument could have been taken down at the time of the demolition permit.

Tom Peachey, 401 East Third Street, Suite 105, The Dalles, Oregon, stated he was the attorney for Parks and Rec. Mr. Peachey thanked Vice Chair McNary for focusing on the criteria. However, Mr. Peachey objected to the Commission not taking the testimony regarding the nuisance problems at the site. The reason he objected was because he believed the nuisance was the historical significance of the structure. That historical significance of the structure's nuisance problems did not fit the landmark criteria, Mr. Peachey noted. He believed the most significant point regarding the criteria was the failure of this landmark to be completed. If the monument had been completed, perhaps the local landmarking would be appropriate. Mr. Peachey advised that the Park District has and will continue to make the monument available for relocation. Mr. Peachey suggested staff's option #2 was viable.

Other comments

Barbara Pashek, 1332 West 10th Avenue, The Dalles, Oregon, stated her understanding was that the monument was hollow. If the monument was made out of blocks, then Ms. Pashek suggested the monument could be disassembled and repurposed to construct small “pillar-like” structures at Rock Fort on either side of the walkway entrance. Ms. Pashek also suggested placing a label on the entrance structures that would identify the site as Rock Fort. Ms. Pashek agreed that it was time to take the monument down. The rocks needed to be salvaged and used for something else, perhaps skate park benches, she stated.

Rebuttal

Eric Gleason, 704 Case Street, The Dalles, Oregon, stated that the historical significance of the monument was pretty well laid out. Even though the monument was not completed, it had significance to the community because of the joint effort of the Works Progress Association (WPA) and the local citizens. Whether it was in the right place or not, he did not know. At one point it was in the right place, but maybe not now, Gleason stated. Other landmarks had been moved from their original locations. So the monument could be landmarked and then relocated, Gleason said.

Regarding Parks and Rec advertising in the newspaper, he attended some hearings and was under the impression he would be contacted. Mr. Gleason only learned of the notification after it was advertised.

Davis asked Mr. Green if he had any money figures on what the costs would be to relocate the structure. Mr. Green said he did not have the figures. Mr. Gleason commented that he spoke with two contractors. Neither of them saw any problem with moving the monument. The estimates ranged from \$25,000 to \$40,000 depending upon the destination.

Parker asked if it could be landmarked then moved. Senior Planner Hert said it could be if it met the criteria, or it could be landmarked after a relocation. However, the structure would still need to meet the criteria. Parker asked if the original site was pertinent to the criteria. Hert said the site was not criteria use.

Vice Chair McNary closed the public hearing at 4:55 p.m.

Deliberation

Smith asked who would pay for the monument relocation. McNary said the people would have to pay for it. Parker said there was good intention at the time, the people were behind it originally, but the project fizzled out. Davis said probably only one percent of the public today knew what the structure stood for because it was not labeled. Parker said it was not in an ideal location for tourists who wished to view the historic sites. Davis said there was history in it with the WPA, but such a small percentage of today’s population knew the history of the WPA.

Discussion followed that the structure had been presented before the Commission previously. There had been previous discussions on finishing and moving it. The Commission previously discussed moving it to Rock Fort, but no one had the money to move it. Davis felt the significant history of the structure was that it was unfinished, but he agreed it was currently in a bad location. Parker noted that page 2 of the staff report pointed out that the HLC, the historic Ordinance, and review criteria were to

“enhance the city’s attractiveness to visitors and residents, and stimulate business, industry and tourism,” and she felt the monument did not meet that requirement.

It was moved by Parker and seconded by Smith to deny HLC application #140-13 based upon testimony and the findings of fact in staff’s report as follows: 1)The monument did not carry historical significance because of a lack of contribution to the economic, cultural, social and/or political history of the city, state, etc. 2)the WPA involvement did not carry enough historical significance to the city’s history; 3) the structure did not embody any distinguishing architectural characteristics of a period, style, method of construction, architectural significance because it was not completed; and 4) there was no documentation or proof that the site contained any archaeological artifacts related to prehistory or early history of the community.

Vice Chair McNary said he saw historic neglect because no placard had ever been placed on the monument to identify it and tell the story. The Lions Club placed a shelter over it, but it had been a nuisance largely because there was no public restroom within walking distance, McNary commented. With the skateboard park there, the young people used the monument for a restroom. Parker noted the Commission was to blame for no placard, because it had been an HLC goal. Senior Planner Hert said it probably was not signed because it was not landmarked. Davis reminded the Commission that the fact that the public did not know about the monument was no reason to tear it down. Davis commented he thought the Lewis and Clark Festival area was the perfect place to relocate the structure. Hert said the City had completed the design phase of the Festival area before Mr. Gleason came to the City to request relocation of the monument. Wood stated the monument did not need to be landmarked before it was moved, and she thought there were other areas in town where it could be relocated. Wood also suggested the alternative of taking it apart and re-purposing the materials of the structure to tell the story.

Vice Chair McNary called for the vote. Parker and Smith voted in favor, Davis and McNary opposed. The motion did not carry.

It was moved by Parker and seconded by Davis to delay approval of landmarking the monument. The Commission agreed that a relocation of the monument was necessary prior to landmarking the monument. The motion carried unanimously.

RESOLUTION

It was moved by Parker and seconded by Smith to direct staff to prepare HLC Resolution #130-13, HLC application #140-13, in accordance and based upon the decision approved by the Commission. The motion carried unanimously.

Chair Gleason returned to the dais at 5:30 p.m.

PIONEER CEMETERY

Senior Planner Hert advised the Commission that the cedar chips were ordered, delivered, and would be installed. Tools and equipment were purchased for the cemetery work crew to use for maintenance. McNary stated there was a nap weed problem. Hert asked McNary to meet with her to discuss additional weed spraying.

COMMISSIONER/STAFF COMMENTS

Senior Planner Hert said she would share the additional monument information she had reviewed in preparation for the hearing with the Commissioners. She would also provide some drawings the Lions Club had given her.

Chair Gleason asked if the Commission could take the lead on the negotiations with the Parks Department on the relocation of the monument. Senior Planner Hert said she talked with Parks and Rec Director Green, and Parks and Rec did not have the funds to find a location to store the monument. Hert suggested talking to the Lions Club regarding storing the monument or relocating it. Wood stated there were some little pieces of property around town that could get back on the tax rolls if the monument was relocated one of those properties. Davis said it would end up in an obscure place that could be difficult to get to, for instance out in the middle of a street. Hert thought the size of the structure was another issue for relocating it to the Festival Area. Gleason said he measured it, and there was a spot where it would fit nicely out by the traffic circle. Hert noted that Lions member Tim McGlothlin had suggested placing it by Rock Fort. Wood and Parker stated that Rock Fort was intended to look primitive in nature. Davis said he disagreed with the suggestion of re-purposing the materials into entrance rock pillars for Rock Fort.

Chair Gleason asked if the Commission could ask the City to research a location. Senior Planner Hert said she would talk to City Manager Young and City Attorney Parker. Wood suggested the West Gateway as a possible location. Hert said she would ask about both locations.

ADJOURNMENT

The meeting was adjourned at 5:42 p.m.

The next meeting is scheduled for July 24, 2013 at 4:00 p.m.

Respectfully submitted by Carole Trautman, Administrative Secretary.

Robert McNary, Vice Chair
Historic Landmarks Commission

CITY OF THE DALLES HISTORIC LANDMARKS COMMISSION
PRESERVING THE PAST FOR THE FUTURE.

MEMORANDUM

Date: October 17, 2013
To: Historic Landmarks Commissioners
From: Dawn Marie Hert, Senior Planner & HLC Coordinator
RE: HLC 141-13 – United Church of Christ Congregational



It has been determined that additional information, specifically in regards to materials, is needed to complete the review and staff report of the HLC #141-13 application for the United Church of Christ. Staff is requesting that the Public Hearing be continued to a later Historic Landmarks Commission meeting.

All applications and staff reports will be delivered to the Commissioners prior to the continued public hearing date. The applicant has been made aware of this recommendation and is currently providing staff with the additional necessary information.

Please contact me if you have any questions or concerns. Thank you for your understanding.