



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
PLANNING DEPARTMENT

HISTORIC LANDMARKS COMMISSION MINUTES

FEBRUARY 26, 2014

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, Pat Smith, Dennis Davis

Others Present: Councilor at Large Carolyn Wood; RARE Main Street Coordinator Matthew Klebes

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

AGENDA

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

MINUTES

Chair Gleason suggested a word change on page 2, the testimony of proponents section, in the middle of paragraph 1 – change “Atlanta, Georgia Park Service” to “National Park Service, Southeast Branch.” It was moved by Davis and seconded by Smith that the January 22, 2014 minutes be approved as amended; the motion carried unanimously.

PUBLIC COMMENTS

Trish Neal, PO Box 1571, The Dalles, Oregon reported that the Civic Auditorium would be hosting an open house in honor of National Historic Preservation Month on Sunday, May 18, from 10 AM to 3 PM. Ms. Neal said that the main emphasis would be on the Civic Auditorium. After further discussion, it was the general consensus of the Commission to submit a letter of endorsement at the Mayor’s proclamation of support for National Historic Preservation Month scheduled for an April City Council meeting. Senior Planner Hert will draft the letter on behalf of the Historic Landmarks Commission (HLC). Commissioners were encouraged to attend.

PUBLIC HEARING

Historic Landmarks Commission Application #142-14 – The Independent Order of Odd Fellows (IOOF);
Request: Approval for a façade restoration on the south elevation of the structure. The building is located at 421 East 2nd Street, The Dalles, Oregon, and is further described at Township 1 North, Range 13E, Section 3BD, tax lot 1900. Property is zoned “CBC” – Central Business Commercial. The historic name of the structure is the IOOF

(Odd Fellows) Hall. The structure was built in 1904, rebuilt in 1915, and is classified as Secondary in The Dalles Commercial Historic District.

Chair Gleason read the rules for a public hearing and asked the Commissioners if they had any ex-parte contact, bias, or conflict of interest that would hinder them from making an impartial decision on the application. None were noted.

Chair Gleason opened the public hearing at 4:19 PM.

Senior Planner Hert highlighted the staff report and noted that staff recommended approval with the three Conditions of Approval listed in the staff report. Hert pointed out the key words were restore and repair rather than replace.

Chair Gleason asked if the signage would remain. Senior Planner Hert said the IOOF sign at the top of the building would, of course, remain. Hert said she did not discuss other signage with the applicant, but she indicated there would probably be some sort of modification to the can signs because of the relocation of the transom windows.

Testimony

Proponents

Matthew Klebes, 424 East 14th Street, The Dalles, Oregon; and IOOF Property Manager Craig Hector, 2565 Three Mile Road, The Dalles, Oregon, introduced themselves to the Commission. Klebes presented a brief summary of the project. Marble was discovered at the base of the structure. Then the project expanded to include restoration and/or repair of the basalt blocks, brick columns, awning and transom work, tuck pointing along the entire face, the metal cornice at the top, and the resetting of some of the brick at the top. Klebes was working towards obtaining two State Historic Preservation Office (SHPO) grants. Mr. Hector said he felt the restoration would aid in the maintenance and preservation of the building, and without the work, the building would lose its integrity. Hector also stated this project would be a good focal point to help the downtown historic area.

Chair Gleason asked if the awnings would be in the same location or elevated. Mr. Hector said they would probably change somewhat. The intent was to go back to the original location of the awning. He said it wouldn't be relocated to the exact original location, because the original building face did not exist any longer and the original pillars under the awning were non-existent.

Davis asked if the structure was in overall good condition. Mr. Hector advised that the building was in good condition from about a tenth of the way down; but in the upper section, water was getting in under the roof. Klebes said that was where the resetting of the top cornices would come into play.

Commissioner Davis said he looked forward to the project, and it would be a very visible show to the community on what could be done with restoration. Mr. Hector said the intention was to keep the existing signs in place. He said D&R Masonry was going to get back to him as to what it would take to restore the windows. Gleason asked if there was a steel sash or wood sash for the transom. Klebes said D&R was going to get back to them on that, but the intent was to use the sash if possible.

Opponents

None

Chair Gleason closed the public hearing at 4:34 PM.

Deliberation

Chair Gleason said he thought it was a good project, and good contractors were involved. Commissioner Davis said he hoped the old painted signs on the west elevation of the building would not be covered up. He said Johnson's Grocers was listed on the structure's historic sheet. Mr. Hector said there were no intentions to spray paint anything, and that side of the structure was not included in this phase of the restoration project.

Councilor at Large Wood asked if, in the restoration sense, there was an issue or difference between re-doing and preserving. Senior Planner Hert explained that, according to the Secretary of Interior Standards, something that has acquired significance or nostalgia, it is the governing local landmarks commission's discretion to restore or preserve.

Commissioner Smith said it seemed like the project was necessary. It was moved by McNary and seconded by Smith to approve HLC application #142-14, including the three Conditions of Approval, based on the findings of fact and the testimonies provided. The motion carried unanimously.

RESOLUTION

It was moved by Smith and seconded by Davis to approve HLC Resolution #132-14 with the amendment that the resolution number on the document be amended from #142-14 to #132-14. The motion carried unanimously.

PIONEER CEMETERY

Councilor at Large Wood said she visited the cemetery recently, and it looked very nice.

Commissioner McNary asked if anything had been done on establishing an easement on the southwest corner. Senior Planner Hert said nothing had been done, and she would talk to the college administrators about their interest in the easement.

Senior Planner Hert reported that she contacted Sally Donovan about a future grant for the cemetery.

Wood said there was a presentation of the Interpretive Signs at the Discovery Center Board meeting. One of the Warm Springs Council members, Evaline, asked Wood if one of the available panels was specifically designated for the tribes. Senior Planner Hert said it was not mandatory, but a panel had been reserved for the tribes. Wood said that, if Evaline could be notified, she would assist in the progress of the tribes' panel design. Hert said Sally Bird was the Warm Springs Tribal Representative, and she was contacted.

Chair Gleason asked if he could have a copy of the archaeological draft report for the Chinatown work. Staff said they would look into that possibility. Gleason said it would be good for the Commissioners to have.

Wood gave an update on the Discovery Center's upcoming events.

Senior Planner Hert reported that a time capsule was discovered at the Lewis and Clark Monument. She will ask Scott Green, Director of Parks and Recreation, if it could be displayed at the Civic's open house. Chair Gleason asked if there were plans to re-use the stones. Hert said Parks and Rec was thinking about incorporating some of the basalt rocks into their splash park design plans, and possibly some of the larger stones would be used as cornerstones to their new office building. Some of the Commissioners commented they hoped storage space would be found for the sandstone.

RARE Planner Klebes advised the Commission that Main Street was working with the City's Administrative Fellow on a proposed amendment to the Urban Renewal Agency's Property Owner Rehabilitation Grant Program

that would open up façade restoration grant opportunities for “for-profit” businesses. Klebes said he hoped to see more opportunities for façade restoration in the historic district if the amendment went into effect.

ADJOURNMENT

Chair Gleason adjourned the meeting at 5:12 PM.

Respectfully submitted by Administrative Secretary Carole Trautman



Eric Gleason, Chairman