



HISTORIC LANDMARKS COMMISSION MINUTES

JUNE 25, 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.

Gleason welcomed Historic Landmarks Commissioner Sandy Bisset.

ROLL CALL

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

Others Present: Councilor at Large Carolyn Wood

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

AGENDA

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

MINUTES

It was moved by McNary and seconded by Smith to approve the February 26, 2014 minutes as submitted. Gleason, McNary, Smith and Davis voted in favor; Bisset abstained. The motion carried unanimously.

It was moved by Davis and seconded by Smith to approve the March 26, 2014 minutes as submitted. Gleason, McNary, Smith and Davis voted in favor; Bisset abstained. The motion carried unanimously.

PUBLIC COMMENTS

Trish Neal, PO Box 1571, The Dalles, Oregon, thanked the Commissioners for participating in the Civic Auditorium's Open House. The Lewis & Clark time capsule was an item of interest, she said, and a lot of historic information

Ms. Neal also reported that the Anderson Barn roof was completed. Upcoming summer projects would include sealing down the Anderson House and Surgeon's Quarters roofs, and possibly sealing the exterior of the Surgeon's Quarters.

PUBLIC HEARING

Historic Landmarks Commission Application #144-14 – Robert M. Wells-Clark; Request: Approval for the construction of a detached garage for the storage, maintenance and work of automobiles. Property is located at 503 West 3rd Place, The Dalles, Oregon, and is further described as 1N 13E 4AA tax lot 2200. Property is zoned “RH” – High Density Residential District. The historic name of the structure is the Maier House. The structure was built in c. 1895 and is classified as Primary/Contributing in the Trevitt’s National Historic District, Inventory #69.

Chair Gleason read the public hearing rules, and he 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.

Gleason opened the public hearing at 4:09 PM.

Senior Planner Hert summarized the staff report. Hert stated that the stand-alone structure would be placed in a minimally-visible location, and minimal excavation was planned. Staff recommended approval with three conditions of approval, as stated in the staff report, Hert reported.

Testimony

Proponents

Robert M. Wells-Clark, 503 West 3rd Place, The Dalles, Oregon explained his project. Mr. Wells-Clark stated that he was a high school automotive teacher, and in the past he usually had a place to maintain his vehicles. He stated he had a clear understanding that the Maier House was a public space, and he wanted to respect that. Mr. Wells-Clark said he planned on maintaining the historic integrity of the residence and would reflect that in the construction of the garage. He took pictures of homes in the neighborhood to find a good compromise between the family’s needs and the appropriateness of the historical integrity of the neighborhood in designing the garage.

Mr. Wells-Clark described his process in siting the garage. In regards to excavation, he said he was aware of the historic nature of the surrounding area, especially by Mill Creek. The excavation would be minimal, approximately 5 feet wide. Chair Gleason commented that state’s definition for identifying a significant archaeological site was 10 items (or more) older than 75 years old. Senior Planner Hert reported that a sewer line went through the area, so the applicant could be dealing with fill. Chair Gleason volunteered to come and help out during the digging, because there was a possibility of Native American artifacts by Mill Creek.

Several of the Commissioners commended Mr. Wells-Clark on the thoroughness of his application.

Mr. Wells Clark also pointed out that there would be no windows because of expense, the garage would not be used for a commercial business, and there were no plans for an exhaust system.

Opponents

Frances Connelly, 412 West 4th Street, The Dalles, Oregon, stated she lived across the street from the applicant’s property. She was opposed to the request, because she did not like the idea of having more automobiles in a residential area. Ms. Connelly said if one car was allowed, soon there would be many. She pointed out that urban renewal design plans had been drawn up for the Third Place Streetscape Project with the intent to beautify the area. Ms. Connelly said in light of that project, 3rd Place was no place for “a bunch of cars.”

Rebuttal

Robert M. Wells-Clark, 503 West 3rd Place, The Dalles, Oregon, clarified that the garage would not have commercial usage. He said one car would be stored in the structure.

Senior Planner Hert stated that the applicant would be required to go through the Conditional Use Permit process to run and operate a home business in that area, and the area was zoned Residential which does not allow commercial use.

Chair Gleason closed the public hearing at 4:28 PM.

Gleason said the HLC did not have any say in the use of the structure. He recommended an amendment to Condition of Approval #3, second sentence, by adding the words "stop work." The amended sentence would read: "The applicant is responsible to *stop work* and notify the appropriate authorities if any archaeological resources are found during excavation for the project."

It was moved by McNary and seconded by Davis to approve HLC Application #144-14, Robert M. Wells-Clark applicant, for the construction of a detached garage, and to include Conditions of Approval 1, 2 and the modified #3 as suggested by Gleason, based upon the findings of fact and criteria found in staff's report. The motion carried unanimously. Senior Planner Hert explained the appeal process.

RESOLUTION

It was moved by Davis and seconded by McNary to approve HLC Resolution #134-14 for HLC Application #144-14, including the three Conditions of Approval on record. The motion carried unanimously.

PIONEER CEMETERY

Commissioner McNary reported that not much work had been done on the fencing. Senior Planner Hert said much of the work was based on the availability of the Community Service volunteers, and there had not been many available to this point. Discussion followed regarding the north picket fence. It was Hert's understanding that the picket fence did not belong to the cemetery. Commissioner Bisset clarified that in years past, another group had experienced resistance from the neighbors on painting the exterior side of the picket fence located on the adjacent property.

Senior Planner Hert asked if the Commissioners wanted the Pioneer Cemetery grant to be used for a workshop in September or October. Chair Gleason said Sallie Donovan had been ill recently. Hert will contact Donovan.

STAFF/COMMISSIONER COMMENTS

Commissioner McNary asked if funds were available for more plaques. Hert said people quit asking for them because of the cost. She checked with Kuri Gill at the State Historic Preservation Office (SHPO), and no plaques were available. The Commissioners discussed the popularity of the historic homes in the community to tourists. Many positive things were taking place. Senior Planner Hert said she would see if Urban Renewal funds could be available for the plaques. Commissioner Davis suggested researching the feasibility of using some of the Chamber Tourism fund for plaques. Hert also suggested the possibility of budgeting next year for two plaques a year from the Planning Department's budget.

Senior Planner Hert reported that she had not heard from the Warm Springs Tribe on the blank interpretive sign panel at the boat dock.

Chair Gleason asked for the status of the sandstones at the Lewis & Clark Monument. It was suggested a request be made to the Northern Wasco County Parks and Recreation Department (NWCPRD) board to place the sandstones at the 16th Street Reservoir. Hert thought there was a potential problem in the expense to move them. McNary said it would be difficult to get the sandstone moved, because it was never discussed at the time of demolition.

Commissioner Davis asked if a sign could be placed outside City Hall's Fire Museum. Hert said there was an A-Frame sign in existence that could be used. Secretary Trautman will contact the Maintenance crew.

Chair Gleason said foundation restoration work was progressing at the Rorick House. He hoped it would be restored back to its original height, and there were plans to lower the landscaping in the front.

NEXT MEETING

July 23, 2014

ADJOURNMENT

Chair Gleason adjourned the meeting at 5:22 PM.

Respectfully submitted by Administrative Secretary Carole Trautman


Eric Gleason, Chairman