

HISTORIC LANDMARK COMMISSION MINUTES

May 22, 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 4:02 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:

Dawn Marie Hert, Senior Planner
Carole Trautman, Administrative Secretary

APPROVAL OF AGENDA

It was noted by Davis to remove the word "granary" at the bottom of Page 1, and replace it with the word "House."

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

APPROVAL OF MINUTES

It was moved by McNary and seconded by Davis to approve the April 24, 2013 minutes as submitted. The motion carried unanimously.

PUBLIC COMMENTS

Barbara Paschek, 1332 W. 10th Street, The Dalles, Oregon, stated she was opposed to the Lewis & Clark Monument demolition.

Trish Neal, PO Box 1571, The Dalles, Oregon, presented the Oregon Heritage All Star Community application form. Ms. Neal stated she would be willing to work on the form submittal to the State Historic Preservation Office (SHPO). The submittal could generate additional grants and revenue for the community and inform other communities on The Dalles historic preservation efforts.

Ms. Neil advised the Commission that Joy Sears, Preservation Specialist from SHPO, would be coming to The Dalles in June to evaluate some historic buildings for potential renovation. Ms. Neil encouraged the Commissioners to refer any other interested historic building owners to Ms. Sears.

PUBLIC HEARING

Historic Landmarks Commission Application #138-13; The Dalles Mural Society; Request to gain approval to install outdoor lighting on four (4) murals located on Second and Federal Streets. The properties are located at the following addresses: 400 E. 2nd St. (Honald) and is further described as IN 13E 3BD t.l. 5300; 312 E. 2nd St. (Dong Xi) and is further described as IN 13E 3BD t.l. 5200; 401 E. 2nd St. (Anthony Foote) and is further described as IN BE 3BD t.l. 2300; 319 E. 2nd St. (James Craig) and is further described as IN BE 3BC t.l. 2400. The Property is zoned "CBC" - Central Business Commercial.

Chair Gleason presented the rules for public hearing 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. None were noted.

Chair Gleason opened the public hearing at 4:18 p.m.

Senior Planner Hert advised the Commission that three of the four property owners referenced on the application wished to have their properties considered at the next HLC meeting on June 26, 2013, in order to obtain more information on the proposed project.

Hert outlined the Commission's options for considering the application. It was the consensus of the Commission to proceed with the hearing and allow The Dalles Mural Society to provide additional information.

Senior Planner Hert presented the staff report. There were no written comments. Staff recommended approval of all four properties with the proposed conditions of approval. Hert reported that the applicant stated there would be no changes or harm to the listed buildings. Hert suggested the Commission could add an additional condition of approval that would require building code permits and permission of property owners.

Testimony

Proponents

Jake Grossmiller, 6590 Reservoir Road, The Dalles, Oregon, stated that the original intent of the project was to provide additional viewing hours for visitors and other interested groups. The Mural Society had been mindful of not harming any of the mural buildings, Grossmiller said.

Parker asked who would pay the ongoing electrical costs. Mr. Grossmiller said it was not firmly established. The Mural Society researched the monthly electrical cost, using LED lighting, and estimated the cost to be around six to seven dollars a month. Mr. Grossmiller advised that the most difficult issue of the project was how to get power to the lights.

Mr. Grossmiller reviewed the plans for mounting the lighting for each mural. Lighting for the Dong Xi building mural could be mounted on the building's fascia. On Mr. Craig's building, the lighting could be mounted on the mural itself. On Mr. Foote's building, the lighting could come off of the top ledge of the building. On Mr. Honald's building, the lighting could be mounted to the top of the granite window ledges without any surface damage, and the wiring would not be visible to the public. Gleason suggested attaching the lighting to reinforced boarding rather than installing the lighting directly onto the granite. Grossmiller said they also considered installing a strip, painting it the color of the brick, and installing conduit inside the strip as an option.

Mr. Grossmiller noted that the Mural Society was striving to get sponsors for each mural, and the Mural Society would use those funds to maintain the murals and possibly subsidize the monthly electrical expense. Or, as an alternative, the Mural Society could pay electrical expenses.

Opponents

None.

Chair Gleason closed the public hearing at 4:45 p.m..

Parker asked how much notice the property owners received on the public hearing. Senior Planner Hert advised that notices were sent out May 9, 2013. Gary Honald, 2505 Wright Drive, The Dalles, Oregon, stated that the property owners were not contacted by the Mural Society other than through public notice, because the Mural Society did not know what the outcome would be. McNary asked if building owners could option out of having a mural at any time. Mr. Honald stated that the Mural Society had a 20-year contract with the building owners which started in 1987. Those contracts were currently null and void, and contracts were currently renewed on a yearly basis.

Deliberation

Parker noted that the project would enhance the murals and be a good addition for tourism. Davis suggested approving the application by adding the third condition of approval requiring the Mural Society to obtain all required building codes permits. Senior Planner Hert offered language for the third condition of approval as follows: "All permits will be required to be obtained by the applicant from the building codes agency. The applicant will also be required to get the property owners' consent."

It was moved by Parker and seconded by Smith to approve HLC Application #138-13 by The Dalles Mural Society to install outdoor lighting on four (4) murals located in various areas on Federal Street, based on staff's report and its findings of fact, including the three conditions of approval. The motion carried unanimously.

Historic Landmarks Commission Application #139-13 - Fort Dalles Museum;

Request to gain approval to install gutters on the north and south sides of the Anderson House. The property is located at 500 W. 15th Street and is further described as IN 13E 4DB t.1. 10400. Property is zoned "P/OS" - Parks and Open Space and is historically known as The Anderson House.

Chair Gleason asked if any of the Commissioners had any ex-parte contact, bias, or conflict of interest

pertaining to the application. Chair Gleason stated he was the applicant and left the dais.

Senior Planner Hert presented the staff report. Staff recommended approval including the listed conditions of approval. Hert reported that she spoke with two people who said the shine of the galvanized gutters would fade, and the gutter finish would eventually blend with the building.

Proponents

Sam Woolsey, 751 East 18th Street, The Dalles, Oregon, reported that the Anderson House had ongoing problems with water deterioration over the years in the area around the small roof that overhangs the porch. Historically, Mr. Woolsey stated, there had been gutters along the front that were identical to the ones currently installed. Mr. Woolsey felt the new gutters did not change the Pleasant Ridge look, and the architect who helped with the design was well-versed on log homes.

Eric Gleason, 704 Case Street, The Dalles, Oregon, apologized for the retroactive HLC application. Mr. Gleason stated that the Museum had attempted several other lesser fixes that were unsuccessful. Vice Chair McNary advised Mr. Gleason there was a drainage problem. Mr. Gleason noted some digging could be required for better drainage, such as a French drain.

Trish Neil, PO Box 1571, The Dalles, Oregon, stated that she believed the gutters did not detract from the building, and that it was better to save the building from further deterioration.

Opponents

None.

Acting Chair McNary closed the public hearing at 5:20 p.m.

Deliberation

Parker commented that she was concerned about the digging for drainage in case there were any archaeological issues. Councilor At Large Wood noted that the area was formerly a children's playground, and archaeological findings would probably not be a concern.

It was moved by Parker and seconded by Davis to approve HLC Application #139-13 for the Ft. Dalles Anderson House for the installation of new galvanized metal gutters, based upon the findings of fact in staff's report, and to include the two conditions of approval. McNary, Parker, Smith and Davis approved, Gleason abstained. The motion carried.

Chair Gleason returned to the dais.

RESOLUTIONS

It was moved by Parker and seconded by McNary to direct staff to prepare Resolution #128-13 approving The Dalles Mural Society's HLC application #138-13, based upon staff's report and findings of fact, including amended conditions of approval; and Resolution #129-13 approving Ft. Dalles Museum's HLC application #139-13, based upon staff's report and findings of fact, including conditions of approval. The motion carried unanimously.

PIONEER CEMETERY

Senior Planner Hert contacted Footscape Landscape (FLI) regarding submitting two estimates for providing woodchips and/or providing and installing woodchips. Discussion followed about the possibility of scheduling clean up after the wildflowers bloom. Senior Planner Hert indicated it might be possible depending upon the availability of labor.

COMMISSIONER/STAFF COMMENTS

Senior Planner Hert distributed copies of the revised designs for the Interpretive Signage. Hert was continuing to work on forming a committee for the contents on the signs.

Senior Planner Hert contacted SHPO regarding the removal of fire escapes in historic districts. Before and after pictures of the removal of the fire escape on Michael Leash's building were presented to the Commission. SHPO indicated fire escapes were removed "every day," and SHPO would typically recommend removal of fire escapes if asked.

Chair Gleason said the property owners of The Zimmerman House wanted to renovate their structure into a tea parlor, but they were uneasy about the magnitude of the restoration. These property owners could be a referral for Joy Sears, Gleason stated.

Senior Planner Hert reported that the United Church of Christ Congregational applied for a permit to replace the existing exterior sign with an internally illuminated monument sign. Hert asked for confirmation of the approval of the monument sign, the Commission concurred.

ADJOURNMENT

The meeting was adjourned at 5:41 p.m.

The next meeting is scheduled for June 26, 2013, at 4:00 p.m.

Respectfully submitted by Carole Trautman, Administrative Secretary.



Robert McNary, Vice Chair
Historic Landmarks Commission