



# CITY OF HOOD RIVER

PLANNING DEPARTMENT

211 2nd Street, Hood River, OR 97031 Phone: 541-387-5210

## AGENDA

### CITY OF HOOD RIVER LANDMARKS REVIEW BOARD

Tuesday, January 7th, 2020

CITY COUNCIL CHAMBERS

211 2<sup>nd</sup> Street

**3:00 p.m.**

- 
- I. CALL TO ORDER: Chair Orfall
  
  - II. PUBLIC HEARING:  
**File No. 2019-40:** Exterior modifications to the Union Building including removing walls on the north and south facades and replacing with reinforced concrete, adding openings in the north and south walls, and other structural and seismic retrofitting of section B of the building to convert it from a refrigerated fruit storage building to townhomes.  
  
**Applicant:** Pasquale Barone  
  
**Owner:** Union Building LLC  
  
**Location & Zoning:** The property is located at 316-334 Industrial Street. Legal Description: 03N10E25CD Tax Lot 11200. The property is zoned General Commercial (C-2) and within the Downtown Historic District and the Exit 63/64 Interchange Area Management Plan (IAMP) overlay.
  
  - III. DISCUSSION  
Draft letter of support for nomination of Waucoma Hotel for inclusion on Restore Oregon's Most Endangered Places list
  
  - IV. MINUTES: Landmarks Review Board minutes for October 23, 2019
  
  - V. ADJOURN

City of Hood River  
Landmarks Review Board  
Public Hearing  
October 23, 2019

City Council Chambers  
211 2<sup>nd</sup> Street  
Hood River, OR 97031  
3:30 p.m.

## MINUTES

PRESENT: Vice Chair Arthur Babitz; Board Members Bill Pattison, Cindy Walbridge, Jeff Dellis, and Scott Sorensen

ABSENT: Chair Cathy Orfall

STAFF: Planning Director Dustin Nilsen, Associate Planner Jennifer Kaden

CALL TO ORDER – Vice Chair Arthur Babitz called the meeting to order at 3:35 pm.

### WORK SESSION:

Planning Director Dustin Nilsen and Planner Jennifer Kaden explained the purpose of the work session to brainstorm and identify potential project to recommend to City Council for inclusion in its 2020 work plan.

Board Member Cindy Walbridge offered two ideas: 1) to coordinate with the Heights Urban Renewal Committee to include design guidelines for the streetscape and buildings, informed by the Heights inventory conducted by Sally Donovan, in its scope of work; and 2) Update Chapter 17.14 for consistency with State law and to update the review process for minor alterations to a ministerial action.

A brief discussion about the ideas included Nilsen saying a contractor had been selected for the Urban Renewal work and he didn't think design guidelines were included in the scope of work. With respect to Chapter 17.14, Babitz said he thinks the code provisions for new construction are vague.

Member Jeff Dellis suggested another idea for the Heights Urban Renewal effort is to purchase placards for the remaining historic buildings.

Member Scott Sorensen offered several ideas: 1) incentives for cluster development; 2) prorate permit fees based on size of dwelling; 3) design parameters for residential development; and 4) requiring a park fee for new development.

Member Bill Pattison agreed with Walbridge's ideas for the Heights Urban Renewal Committee.

Babitz provided some background about the Urban Renewal districts and explained that the Heights Urban Renewal district does not have any historic preservation guidelines.

Dellis expressed interest in design control but not necessarily restricting building sizes other than what the current zoning allows and noted a potential conflict or tension between the preservation of building character and maximizing development potential in the Heights. Babitz suggested perhaps the goal should be general design standards versus historic standards.

Babitz said there are two current City goals related to housing and parking and he would like to see historic preservation consideration in these goals. For example, he'd like to see parking standards that don't conflict with historic preservation standards, such as development of satellite parking areas that can ease parking standards for individual properties or buildings in the historic district. In the Heights,

he suggests a centralized surface parking area could allow properties to redevelop without the need for surface parking on every lot. Babitz’s idea for the Heights Urban Renewal Committee is to acquire land for centralized parking.

The board discussed the idea of historic standards for the Heights. Walbridge suggested the standards could be simple, e.g. window shape, door style. Dellis added a suggestion of retail on the ground floor. The board generally agreed with the idea of design standards with queues from the past and a recommendation to consider parking standards for the Heights Urban Renewal district.

## DISCUSSION

Babitz introduced Bob Carnahan, owner of the Waucoma Hotel building, and Carmen Hacha, broker/owner of CZ Realty, PC who represents Mr. Carnahan in the sale of his building. Mr. Carnahan described some of the history of the building and the work he did to shore it up after purchasing it in the early 2000s. Soon after Mr. Carnahan finished some building improvements the City adopted new parking standards in 2006 for commercial uses in the downtown district and developed a fee in-lieu of parking. Mr. Carnahan said the parking requirements are such that it would be easier for him to demolish the building and redevelop than to provide on-site parking.

Pattison asked what the proposed solution is. Babitz said if the city wants residential development downtown it should provide adequate parking in a satellite location where developers or residents could purchase parking spaces, such as structured parking at the Cascade lot.

Ms. Hacha read a letter requesting the Landmarks Review Board consider ideas for preserving the Waucoma Hotel building in its 2020 work plan.

Babitz suggested that the Landmarks Board consider providing a letter of support to Restore Oregon to nominate the building for its “Most Endangered Places” program. The letter might serve as a justification for a code change to change the parking standards or in-lieu program for historic buildings.

MOTION: Bill Pattison made a motion to request staff to draft a letter from the Landmarks Board to nominate the Waucoma Hotel building to Restore Oregon’s Most Endangered Places program. Sorensen seconded the motion. The motion passed unanimously, 5-0.

Babitz added that a goal should be to highlight to the City Council the desire to accelerate resolution of parking standards in the Downtown Historic District in order to preserve the character of the District – pedestrian-friendly, mixed-use, with retail on the ground level.

Kaden handed out information about an upcoming Historic Preservation workshop for Certified Local Governments, November 14<sup>th</sup> in Albany.

ADJOURN – Chair Pattison adjourned the meeting at 5:10 pm.

\_\_\_\_\_  
Cathy Orfall, Chair

\_\_\_\_\_  
Date

\_\_\_\_\_  
Jennifer Kaden, Associate Planner

\_\_\_\_\_  
Date (Approved)