



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
COMMUNITY DEVELOPMENT DEPARTMENT

AGENDA CITY OF THE DALLES HISTORIC LANDMARKS COMMISSION

Wednesday, October 28, 2020

4:00 PM

Via Zoom

Join Zoom Meeting

<https://zoom.us/j/95433007373?pwd=TElFT0NGSFRORFVyeHUyblNsZ3JMZz09>

Meeting ID: **954 3300 7373** Passcode: **183764**

Dial by your location: 1-253-215-8782 or 1-669-900-6833

- I. Call to Order**
- II. Roll Call**
- III. Pledge of Allegiance**
- IV. Approval of Agenda**
- V. Approval of Minutes** – July 22, 2020 and August 5, 2020
- VI. 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.
- VII. Discussion Item** – Pioneer Cemetery
- VIII. Staff/Commissioner Comments**
- IX. Next Meeting Date** – November 25, 2020
- X. Adjournment**

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THE DALLES, OREGON 97058

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COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES CITY OF THE DALLES HISTORIC LANDMARKS COMMISSION

CITY HALL COUNCIL CHAMBERS
313 COURT STREET
THE DALLES, OREGON 97058
MEETING HELD VIA ZOOM

Wednesday, July 22, 2020
4:00 PM

CALL TO ORDER

Chair McNary called the meeting to order at 4:02 p.m.

ROLL CALL

Commissioners Present: Bev Eagy, Forust Ercole, Eric Gleason, Doug Leash and Bob McNary

Commissioners Absent:

Others Present:

Others Absent: City Councilor Scott Randall and Museum Commission
Representative Donna Lawrence

Staff Present: Senior Planner Dawn Hert and Secretary Paula Webb

PLEDGE OF ALLEGIANCE

Senior Planner Hert led the Pledge of Allegiance.

APPROVAL OF AGENDA

It was moved by Gleason and seconded by Leash to approve the agenda as presented. The motion passed 5/0; Eagy, Ercole, Gleason, Leash and McNary in favor, none opposed.

APPROVAL OF MINUTES

Secretary Webb stated Exhibit 1 was not attached to the minutes of June 24, 2020. Chair McNary noted that Commissioner Gleason was incorrectly referred to as "Chair."

It was moved by Ercole and seconded by Leash to approve the minutes of June 24, 2020, as corrected. The motion passed 5/0; Eagy, Ercole, Gleason, Leash and McNary in favor, none opposed.

PUBLIC COMMENT

Senior Planner Hert welcomed Bev Eagy as the newest Commissioner of the Historic Landmarks Commission.

PUBLIC HEARING

Historic Landmarks Commission Application – 180-20, Anthony Zilka, 201-205 Washington Street, 1N 13E 3 BD 600

Chair McNary read the rules of a public hearing. He then asked if any Commission members had ex parte contact, conflict of interest, or bias which would prevent an impartial decision.

Commissioner Gleason stated he owned a parcel adjoining the subject property and could make an impartial decision.

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

Senior Planner Hert presented the staff report.

Commissioner Gleason stated the structure site on a documented site; prior to excavation the applicant is required to obtain a permit from the State Historic Preservation Office (SHPO).

Commissioner Leash stated the back of the structure is rock and brick; the remaining three sides are painted. Leash asked if the back would be painted.

Commissioner Ercole asked why wood doors were not recommended. Hert replied doors are not included as a design guideline. Exterior wood doors may not meet requirements for fire, life and safety.

Chair McNary asked if only doors and windows would be replaced. He noted the historic features were the doors and windows. Commissioner Gleason said there were originally two façades facing First Street and Washington. The Washington Street façade had a wood porch. The first story was largely a cast iron façade replaced with concrete block. Gleason did not know if replacement was due to the fire in October of 1958.

Anthony Zilka, 205 Washington Street, The Dalles

Zilka stated the north side of the building was demolished and replaced with CMU block. None of the historic façade remains inside or outside. Installation of windows and doors will brighten that side.

Zilka said he planned to use wooden exterior doors unless prohibited by building codes. The back side of the building will not be painted.

Chair Gleason asked if some windows were already replaced. Zilka replied vinyl windows were installed in the back to facilitate interior demolition; they will be replaced with wooden double-hung windows.

Zilka said it was difficult to cut asphalt at the base of the building cost effectively. He thought there was enough room to drop down one step without a large excavation. Gleason reiterated the need for a SHPO permit prior to excavation.

In response to Chair McNary's inquiry, Zilka replied the upper six feet of the structure was removed and the second story floor was dropped approximately four feet. The floor now runs through top of the old windows. The Roman brick arch used for the original windows is no longer an option. The existing windows have a rectangular cut with insertion of a metal header, traditional for retro-fitting.

The basement and floor framing are original construction. The old windows are visible from inside the basement, now below street level. Commissioner Gleason thought the building dates to around the time of the Gitchell Building, it was referenced in an article about the Waldron Drug opening. At that time, it was a stone building about one story high and extending about two-thirds of the block. The building was then expanded to the alley. Sometime after the grade was raised in 1882, the brick was added to the top.

Mr. Zilka stated he wanted the basement opened to access from the parking area. Zilka said there is a concrete slab floor; he has seen no evidence of a sub-basement. Commissioner Gleason stated the existing parking lot level is between three and six feet above the grade of the original building.

Commissioner Eagy asked if the owner was the Urban Renewal Agency. Zilka replied he purchased the building one year ago; a balloon payment is due in two years. Zilka's goal is to reach the point where refinance is possible.

Chair McNary closed the public hearing at 4:56 p.m.

Senior Planner offered the following revisions to the Conditions of Approval:

- COA 10 – Add the sentence, “West facing façade shall remain unpainted.”
- COA 15 – Modify to read, “Due to the area being a documented archeologically sensitive site, the applicant will be required to obtain a permit from the State Historic Preservation Office and the site will be required to be professionally evaluated prior to any excavation.”

Commissioner Gleason commended Mr. Zilka for taking on the project. Gleason said he mourned the loss of the original building, but restoration to the original condition would be cost-prohibitive. He supported Mr. Zilka's plan.

Commissioner Leash said you can't go back, but appreciated that the west wall would be kept with the rock and brick.

It was moved by Gleason and seconded by Ercole to approve HLC 180-20 as amended. The motion passed 5/0; Eagy, Ercole, Gleason, Leash and McNary in favor, none opposed.

RESOLUTION

Resolution HLC 169-20: Approval of HLC 180-20, Anthony Zilka

It was moved by McNary and seconded by Gleason to approve HLC Resolution 169-20 with the amended Conditions of Approval. The motion passed 5/0; Eagy, Ercole, Gleason, Leash and McNary in favor, none opposed.

STAFF/COMMISSIONER COMMENTS

Senior Planner Hert stated at this time meetings will continue via Zoom.

Hert will begin work with a consultant to expand the Walking Tour.

Two public hearings are scheduled for a Special Meeting on August 5, 2020.

The Commissioners welcomed Bev Eagy.

Chair McNary asked if there were any thoughts on an HLC representative at the Urban Renewal meetings. Hert replied there was discussion about future steps and goals at the last Urban Renewal meeting.

ADJOURNMENT

It was moved by Eagy and seconded by Ercole to adjourn the meeting.

Chair McNary adjourned the meeting at 5:11 p.m.

Respectfully Submitted
Paula Webb, Secretary
Community Development Department

Robert McNary, Chair



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THE DALLES, OREGON 97058

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COMMUNITY DEVELOPMENT DEPARTMENT

**SPECIAL MEETING
MINUTES
CITY OF THE DALLES
HISTORIC LANDMARKS COMMISSION
CITY HALL COUNCIL CHAMBERS
313 COURT STREET
THE DALLES, OREGON 97058
*MEETING HELD VIA ZOOM***

Wednesday, August 5, 2020
4:00 PM

CALL TO ORDER

Chair McNary called the meeting to order at 4:08 p.m.

ROLL CALL

Commissioners Present: Bev Eagy, Forust Ercole, Eric Gleason, Doug Leash (joined meeting at 4:12 p.m.) and Bob McNary

Commissioners Absent:

Others Present: Museum Commission Representative Donna Lawrence

Others Absent: City Councilor Scott Randall

Staff Present: Senior Planner Dawn Hert and Secretary Paula Webb

PLEDGE OF ALLEGIANCE

Chair McNary led the Pledge of Allegiance.

APPROVAL OF AGENDA

It was moved by Ercole and seconded by Eagy to approve the agenda as presented. The motion passed 4/0; Eagy, Ercole, Gleason and McNary in favor, none opposed, Leash absent.

PUBLIC COMMENT

None.

PUBLIC HEARINGS

HLC Application 181-20, Discover Development/Sunshine Mill, 901 E. Second Street

Commissioner Leash joined the meeting at 4:12 p.m.

Chair McNary read the rules of a public hearing. He then asked if any Commission members had ex parte contact, conflict of interest, or bias which would prevent an impartial decision. Hearing none, Chair McNary opened the public hearing at 4:15 p.m.

Senior Planner Hert presented the staff report.

James Martin, 901 E. Second Street, The Dalles

In response to Commissioner questions, Mr. Martin replied the structure will be power-washed prior to painting. Improvements to the Head House may allow retention of the distressed appearance of the silos.

Fire suppression will be addressed with the existing sprinkler system. Two large main lines provide adequate water for fire suppression. Hydrants and ladder trucks are available.

The proposed garden area will not be visible from street level.

Commissioner Gleason stated the structure is clearly historic; it meets all the criteria on the National Register of Historic Places. There is a special assessment program through the state for buildings on the national register that could freeze the assessment at the pre-improvement stage. If approved, there may also be rehabilitation tax credits available.

Commissioner Gleason said the addition of trim may be addition of a feature not part of the historic structure.

Commissioner Leash asked if the addition of wine bottles was “in or out.” Martin replied they would not be adding bottles any time soon.

Chair McNary asked what materials would be used for trim, and expressed concern that a rooftop garden with overhead wind projections would significantly change the historic appearance. Martin replied the trim would be planters with hanging vines to frame the silos and add life and interest.

Senior Planner Hert said the silos have been vacant for many years. The Commission’s purpose is to meet and maintain the Design Guidelines while adopting a realistic approach to future use.

Commissioner Leash stated some latitude is required; what normally is required may not work.

Mr. Martin said they need to create something attractive to visitors while being economically sustainable.

Chair McNary asked what the State Historic Preservation Office’s (SHPO) direction would be regarding the silo’s change of use. Senior Planner Hert stated this property has historic structures that meet Secretary of Interior standards for local a landmark. However, if flexibility and re-use was not allowed, the result would be requests for demolition or demolition by neglect for buildings that have not found a new purpose. SHPO’s goal is restoration with the understanding that flexibility is necessary for re-use, and modification will allow that to happen.

As a Certified Local Government (CLG), the Commission has been given the authority to decide what is appropriate within the guidelines.

Mr. Martin asked if non-historic buildings on the property have to meet the guidelines. Hert replied they do. Sometimes historic components and/or buildings in our inventory do not meet our design guidelines because the guidelines are commercial and/or residential in nature. We have quite a few industrial type buildings that do not have design guidelines that address, for instance, windows. The guidelines say wood windows are preferred, but industrial buildings may not have originally used wood windows.

Commissioner Gleason stated we have been given some flexibility, that flexibility is probably the re-use of a building. SHPO realizes that sometimes buildings have to adapt to survive. We would like to see it adapt in a way that is keeping with their historic character and minimizes their modern needs. It's a balancing act. The CLG gives us authority to make decisions on local issues.

Commissioner Leash said the silos will be recognizable by their shape and mass. Doors and windows will change the appearance, but the silos can be a productive part of the community.

Commissioner Ercole said it would make the town prettier. The silos are the one of the first things seen when entering the community.

Chair McNary asked, "Are we destroying something that can't be replaced?"

Commissioner Eagy replied we could lose some history if we're not flexible to allow them to make these changes to make a viable business. She felt they were doing a fabulous job and bringing people to the community. It will never be another flour silo, but the hotel idea is fantastic. We will lose it if we don't support entrepreneurs.

Senior Planner Hert added the Martin family provides tours of their business and highlighting the history of the Sunshine Mill.

Chair McNary asked how the rooftop garden would be handled. Commissioner Gleason replied he had no issue with the rooftop garden. Martin said the wind projections would not be permanent fixtures. They will be moved around for wind and shade.

Chair McNary closed the public hearing at 5:31 p.m.

It was moved by Ercole and seconded by Leash to approve HLC 181-20 with Conditions of Approval. The motion passed 5/0; Eagy, Ercole, Gleason, Leash and McNary in favor, none opposed.

HLC Application 182-20, Charles and Connie-Marie Sanders, 531 W. Third Place

Chair McNary stated the rules of a public hearing remain in place. Chair McNary opened the public hearing at 5:34 p.m.

Senior Planner Hert presented the staff report.

Commissioner Ercole asked if the fence would attach to the house. Hert replied the fencing will not connect to the house.

Commissioner Leash asked if the proposed driveway would attach from the pad and parallel the front of the house, turn and head toward the creek.

Charles and Connie-Marie Sanders, 531 W. Third Place, The Dalles

Mrs. Sanders replied there is a bank, excavation will end at the end of the retaining wall. The driveway will be flat across the front yard. Mr. Sanders said the driveway will be asphalt.

Hert explained access limitations were created when the Sixth Street Bridge was rebuilt and utilities were routed underground. The Sanders are requesting a driveway to improve access to the rear of the property.

Commissioner Ercole asked for the distance between the house and the driveway. Commissioner Leash estimated between 10 and 15 feet. Ms. Sanders stated it was not ideal, but was the only way to access their backyard.

Chair McNary suggested use of pavers that grass could grow through. Ms. Sanders said pavers were not recommended by their contractor; they intend to landscape around the driveway.

Commissioner Leash expressed concern about the fencing material. In an historic district, that material looks pretty contemporary. In his opinion, the material was inappropriate.

Mrs. Sanders felt it was a good compliment to the house across the street (Williams House). The fence makes a good contrast between the two houses.

Commissioner Eagy researched mid-century ranch houses and said most used wood, some used metal. Eagy agreed with Leash it was very modern; it would attract too much attention and “be the story.”

Chair McNary closed the public hearing at 5:57 p.m.

Commissioner Leash said he was very concerned about the fence. If the vote was for both the fence and driveway, he did not know if he could vote for it because of the fence material.

Commissioner Eagy agreed with Leash, stating the fence would be the big focus. Eagy asked about access from the rear. Hert replied there was an easement that ended three parcels over, but was private property.

Commissioner Ercole asked how much guidance the Commission could give, since the fence would not be attached to the historic structure. Hert replied HLC has given authority to her for minor modifications; those include fencing. This application is unique, so it was brought to the Commission. The materials suggested are allowable. The question is, will the fence will become the dominant feature and distract from the historic structure?

Representative Lawrence said the home is mid-century based on age, but is very traditional in style. The proposed fence is very modern; in her opinion it does not go with the home.

Commissioner Gleason said the Guidelines are general; interpretation is up to the Commission.

Commissioner Eagy asked if the Commission could put limits on the use of panels in the fence.

In response to Commissioner Leash’s question, Hert replied the Commission could approve only the driveway.

It was moved by Leash and seconded by Gleason to approve HLC 182-20 as amended to approve only the driveway with removal of Condition of Approval #3. The motion passed 5/0; Eagy, Ercole, Gleason, Leash and McNary in favor, none opposed.

RESOLUTION

HLC Resolution 170-20: Approval of HLC 181-20, Discover Development/Sunshine Mill

It was moved by McNary and seconded by Eagy to approve HLC Resolution 170-20 as written. The motion passed 5/0; Eagy, Ercole, Gleason, Leash and McNary in favor, none opposed.

Representative Lawrence left the meeting at 6:15 p.m.

HLC Resolution 171-20: Approval of HLC 182-20, Charles and Connie-Marie Sanders

It was moved by Gleason and seconded by Leash to approve HLC Resolution 171-20 with the amended Conditions of Approval. The motion passed 5/0; Eagy, Ercole, Gleason, Leash and McNary in favor, none opposed.

STAFF/COMMISSIONER COMMENTS

Senior Planner Hert said the regular August meeting would be cancelled.

Commissioner Eagy asked if applicants could stay during deliberation. Hert replied protocol allows for open meetings, everything is public.

Senior Planner Hert had the five year CLG review with the State Historic Preservation Office. Additional training from SHPO can be provided via Zoom.

Commissioner Ercole asked if the Waldron Drug/Gitchell Building was on railroad or City property. Chair McNary suggested Ercole connect with Commissioner Gleason for additional background.

Commissioner Ercole announced he will run for City Council in the next election.

Senior Planner Hert stated the next meeting will be held September 23, 2020.

Commissioner Gleason stated two sets of restored doors are back in place in the Chinese Building. Shutters were placed over the doors. The Anderson House/Fort Dalles Museum is not yet open. New gutters were installed at the Anderson House. New siding was installed on the Vehicle Building. The threshing log was reinstalled on the threshing floor at Anderson House.

Chair McNary wished Commissioner Ercole luck in the election.

ADJOURNMENT

Chair McNary adjourned the meeting at 6:27 p.m.

Respectfully Submitted
Paula Webb, Secretary
Community Development Department

Robert McNary, Chair