

MINUTES OF THE DALLES
HISTORICAL LANDMARKS COMMISSION SPECIAL MEETING
September 28, 1994 Library Meeting Room

Chairman Gleason called the meeting to order with the entire Commission present: Pat May, Eric Kleiner, Eric Gleason, Jacqueline Cheung, John Skirving and Advisory, Gradys Seufert.

STAFF PRESENT Scott Keillor and Kay Prouty

GUESTS: Mural Society Members, Gary & Barbara Honald

MINUTES: Cheung said there were two corrections to the September 14th Historical Landmarks meeting minutes. She said on page 2 in the center of the page the words "fish house" should refer to the "Brewery Building" and the "...Secretary of State Standards.." should read "...Secretary of The Interior Standards..". Cheung then moved to approve the minutes of the August 24th meeting as amended and the September 14th minutes as presented. May seconded and the motion passed unanimously.

PUBLIC COMMENT: Chairman Gleason asked for those wishing to speak on any subject not on the agenda. Pat May said she would like to see the Downtown Historic District expanded to include the Christian Science Church which is located on the corner of East 6th and Washington. Gleason moved to the Public Hearing portion of the meeting.

PUBLIC HEARING:

Historical Landmarks Review #20-94 of The Dalles Mural Society for painting of a 12' by 60' mural depicting Celilo Falls and Native Americans at the fishing grounds. Mural would be placed on the Federal Street side of the brick building located at 400-406 East 2nd Street. The building is a contributing resource located in the Downtown Historic District known as the Williams Hardware Building (1908).

Gleason asked if any Commissioner wished to declare ex-parte contact or conflict of interest. May said she had talked with Webb Peterson of the Mural Society on the telephone and explained that the Historical Landmarks Commission must follow the rules set up by the state in making a decision on a matter such as placement of a mural in the Downtown Historic District.

Keillor asked May if she felt she could make an unbiased decision about placement of the mural.

May said she could make a fair decision.

Gleason said he had been in contact with Paula Kuttner about the mural placement and recommended she write a letter stating her views to the Commission.

Gleason asked if the audience wished to challenge any of the Commissioners. Hearing none, Gleason asked for the staff report.

Eric Kleiner arrived at the meeting at 4:10 PM.

Gleason asked Kleiner if he had been approached about the placement of the proposed mural.

Kleiner said he did not speak to anyone about the mural.

Skriving asked if Scott Keillor had been approached by anyone about the mural that require disclosure.

Keillor said he can discuss the matter with anyone and that ex-parte contact disclosure applies only to the Commission, not staff.

Keillor passed photos around to the Commission showing the proposed mural, and a photo of the building in question where the mural may be placed. Keillor presented the staff report and said that the recommendation of staff is denial. Keillor suggested that the Commission and the Mural Society have a later discussion about future sites for placement of murals if any more are planned in the Historic District.

Gleason asked if any member of the Commission had questions of staff.

Kleiner asked if the mural would be placed on the side of the building below the small window openings at the top of the building.

Keillor explained that placement of the mural would be on the brick face of the building on Federal Street and would not cover or remove any window openings.

PROPONENTS:

Steve Bennett, President of The Dalles Mural Society

Steve said the Mural Society had reviewed the staff report. Steve said he wanted to apologize for trying to rush the staff and Commission but there had been some late changes that enabled the artist to begin the painting earlier than expected. He said they feel the mural depicts the history of Celilo Falls. Steve asked Webb Peterson to hold up a large display of the proposed mural. Steve said this unique historic mural will complete the

corridor of murals on the corner of East 2nd and Federal Streets as there are three other murals in place. Steve said the Mural Society does not want to destroy the integrity or weaken any of the historic buildings in the community. He said the Mural Society members had done their homework as to what is best for the brick on the building and what is best to complete the fourth mural. Steve said that Gary and Barbara Honald are the owners of the building at 400 East 2nd Street and approve of the mural being painted onto the brick side of their building. He said the Honalds have been in the sign advertising business for some 30 years. Steve passed out a letter from the Honalds to the Commission and staff and then read the letter from the Honalds stating approval of the mural being painted on the Federal Street side of their building. Steve said the society had checked with a number of professional painters and the type of paint that will be used to paint the mural would be removable. He said the alternative of painting the mural on wood panels and drilling holes in the brick to hold the panels seemed to be more damaging to the building. Steve said the holes in the brick could not be repaired to return the building back to the original state.

May asked if this mural would be any larger than the other murals. May asked Bennett if he had checked with Gerald Richmond who hung the mural on the side of the old Pease Department Store.

Bennett said he had been very involved while the mural was being placed on the Pease Department Store and that mural was painted on panels and hung because it was requested by the owner of the building.

May said we as a Commission have to do what the State Historic Preservation Office tells us to do; we cannot break the state's rule. May said we cannot give permission to paint a mural on the building and break the rules.

Bennett said the Mural Society is not asking the Commission to break any rules. Bennett said he could challenge Pat May as biased and felt she had made up her mind against placement of the mural.

Gleason asked what type of paint would be used to paint the mural onto the brick.

Bennett said it would be an oil base paint.

Kleiner asked Bennett why the Mural Society wanted to place murals in a Historic District.

Bennett said the Mural Society wanted to work with the Historical Landmarks Commission and feel the murals will enhance the history of the city. He said murals are in other cities and attract a

lot of tourists. Bennett said the murals will only depict the history of this area before the year 1921. He said the Mural Society also want to help restore the historic downtown area.

Kleiner asked why not choose non historic buildings.

Bennett said the goal of the Mural Society and other citizens of the community is to have murals on all four corners of 2nd and Federal Streets. He said this will complete this corridor of the downtown which already draws visitors into town.

Skirving asked Gary Honald if the type of paint to be used to paint the mural could be successfully removed.

Honald said there are ways of removing paint from brick walls without damaging the brick. He said there are three successful methods which include pressure wash, sand blasting, and acid.

Webb Petersen

Petersen said all of the Mural Society Members have been sensitive to the community wants and needs. He said they only wish to attract more people to the community by adding beauty to our town. He said the murals recreate history of the area. Petersen said the murals will also be shown in prominent magazines and help attract interest. He said the Mural Society shares an interest in the community vision.

Barbara Honald 2505 Wright Drive

Barbara said she is co-owner of the building at 400 east 2nd Street. She said she had watched this project develop and was originally against the mural being placed on their building. She said she had met with the artist that would paint the proposed mural and had since changed her mind about placing the mural on their building. Barbara said she felt the mural would be an addition to The Dalles and that she and her husband had made the decision that the mural should be painted on the building. She said the mural will be a beautiful addition to the area. Everyone should see this piece of history.

Gary Honald 2505 Wright Drive

Honald said he had lived in The Dalles for 59 years and only wants to improve the beauty of the community. He said he owns the building at 400 East 2nd Street and he is in the process of restoring the interior of the building to its original state. He said only about 10,000 square feet of the building is being used and there is 30,000 square feet of available space. Honald said he is also involved in the downtown project to add period lighting and trees throughout the Federal Street corridor which will also enhance the murals.

Rusty Hampton 1509 East 21st Street

Rusty said he was a member of the Mural Society and the Discovery Center Board. Rusty said he felt the mural would help draw people from the freeway to view the murals and then continue through the city to the proposed new Discovery Center. He said he had visited the city of Toppinish, Washington and the murals there do attract tourists. Rusty said he would ask the Historical Landmarks Commission to approve placement of the mural on the brick building at 400 East 2nd Street.

Bennett said the mural is a long term commitment for the Mural Society and for Gary and Barbara Honald. He said they all feel that drilling holes into the brick to hang panels would be more damaging to the brick than paint.

OPPONENTS:

Paula Kuttner, 313 West 13th

Keillor read a letter from Paula Kuttner opposing the mural being painted directly on the brick.

Gleason closed the hearing to public testimony.

COMMISSION DELIBERATION

Skirving asked how many holes would need to be drilled if the mural was painted on panels and hung.

Honald said probably every 3 feet across. There would be a lot of holes drilled and extensive damage to the building. He said he would not allow the mural to be placed on the building if it requires drilling holes in the brick. Honald said the walls of the building are two feet thick. He said there are two brick walls with a dead air space between the walls. He said this enables the brick to breath from inside the walls.

Marilyn Sanders 1524 East 12th Street

Marilyn said the mural on the side of the Davies Drug building was damaged and had to be repaired. She said that she felt if the mural was painted directly onto the brick it would not be as easily vandalized as one painted on wood panels. She said that walls covered with panels would become discolored in time. She said this type of discoloration could never be removed.

COMMISSION DELIBERATION

Seufert said in response to Paula Kuttners letter, she would doubt that Paula had much knowledge about painting on brick. Seufert also said the picture of Celilo Falls is very real. She said it is a true picture of history from this area.

Kleiner asked if Keillor had talked with any other cities about placement of murals and how they would interpret the Department of The Interior Standards for painting on historic buildings.

Keillor said no, but that he had spoken with a representative

from SHPO. The SHPO representative said The Dalles is not the only city dealing with this type of problem. Keillor said they recommended that the local Commission deal with the proposal under its guidelines. Keillor said the ordinance says alterations should meet the Secretary's Standards and should not distract from the district. Keillor said the staff report reflects that SHPO does not recommend painting on previously unpainted brick. He said that although SHPO does not recommend drilling holes in historic brick, they consider this to be less of an adverse impact than painting brick.

Kleiner said there are many murals on old buildings in Portland but he did not know if the buildings were historic and what the regulations were in Portland about painting on historic buildings.

May said there was more involved with this project than a mural. May excused herself from the hearing.

Seufert said Honald knows more about this particular building than anyone else and if he feels this project is okay, the Mural Society should be allowed to paint the mural. She said Honald is the owner and it is his right to make the decision.

Jackie said the fact is that staff had discussed the placement of murals with the Mural Society and asked them not to paint on historic buildings. She said many of our historic brick buildings are already painted. Jackie said the Downtown Historic District is historic in its self and should not be destroyed by painting on the brick.

Gleason said we as a Commission are not here to judge the content of the mural or the Mural Society. He said we are asked to approve of painting on a blank wall of a historic brick building. Gleason said the building is unique as it stands. He said painting will distract from the beauty of the building. Gleason said that this Commission had been approached before for the placement of murals. He said the Mural Society had previously said that drilling holes in brick buildings could be repaired and now we are being told the holes in this building could not be repaired. Gleason said that the content of the proposed mural depicts the history of the area, but it is not historic like the building where they wish to place the mural. Gleason said the Secretary of The Interior Standards and the SHPO say painting on brick cannot be successfully removed. Gleason said that the Historic Landmarks Commission toured the Downtown Historic District with members of the Mural Society and the Commission expressed concern over murals on historic buildings. Gleason said restoration of the facades of the downtown building would also help to attract tourists. He said by placing murals in the downtown we may lose the opportunity to restore the Downtown

Historic District.

May asked where the brick came from to build the building in question. She said most of the brick in this area needs to be painted to preserve the brick.

Honald said the building was made of very hard brick and very solid mortar.

Webb Petersen said that during the tour of the downtown with the HLC that Gleason mentioned it was never said that no one should apply for painting a mural on the primary contributing buildings.

Seufert asked what buildings should be considered appropriate for placement of murals.

Gleason said there are many non-contributing buildings in the downtown area.

Skirving moved to approve Historical Landmarks Review #20-94 for a mural to be painted on the building at 400 East 2nd Street.

The motion died for lack of a second.

Honald said he owned the building and pays the taxes and he would not allow the building to be damaged. He said he was more interested in restoration than destruction.

Keillor said that the meeting needed to follow the rules of a quasi-judicial hearing. He said that the meeting has already been closed to public testimony. Keillor asked Chairman Gleason to be clear about when testimony is "open" and "closed".

Gleason said this was his first meeting as Chairman and he was also learning the rules of running a public hearing.

Honald said there are paintings on the east side of his building on Second Street. These paintings are of a historic nature and should also be preserved.

Gleason again closed the meeting to public testimony.

Kleiner said that the Commission was not implying that anyone would destroy the building. He said this building is in a National and Local Historic District and this places the area under some control. He said the Commission is here to help preserve the history of the town. Kleiner said the most important history of The Dalles is the old structures of the community. He said the ideas and goals of the Mural Society may be in conflict with the responsibilities of the Historic Landmarks Commission. Kleiner said at this time he could not

approve of the project.

Bennett said since you as a Commission are opposed to painting the mural on the brick does that mean we can drill holes to hang the mural.

Keillor said that the standards listed in the staff report would not change, but were based on a request to paint on brick. He said that painting on brick can cause damage. He said that staff can only recommend denial of this request.

May said the Commission could provide a list of non-contributing buildings that the Mural Society could consider for placement of murals.

Kleiner said murals painted on brick will leave a discolored mark if later removed and so will mounted panels. He said that in his opinion the issue is really whether the mural is appropriate in the Historic District.

Kleiner moved to continue the hearing. Skirving seconded and the motion passed unanimously.

There was general discussion about how long it would take for a decision to be made.

Keillor said the continued hearing must have a confirmed date. Keillor said the hearing could be continued to one minute from now or any time period later.

Bennett said he would prefer the hearing be denied so the appeal process could be started. He said they did not want to lose the services of the artist.

Kleiner moved to continue the hearing for Historical Landmarks Review #20-94 to October 5th at 4:00 PM in the Library meeting room. Cheung seconded and the motion passed with Skirving opposed.

DISCUSSION

Keillor asked if the Commission had reviewed the Trevitts Addition National Register Nomination and if there were any comments. He said we need to send our recommendation to SHPO.

Kleiner moved to send the Trevitts Addition National Nomination to the state with a positive recommendation. Cheung seconded and the motion passed unanimously.

DEPARTMENT REPORT

Keillor said that the eight new historic plaques are now in place.

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Meeting was adjourned at 6:00 PM.

Respectfully Submitted, Eric B. Gleason Eric Gleason, Chairman

KS. for SK Scott Keillor, Secretary