

MINUTES

HISTORIC LANDMARKS COMMISSION MEETING

June 23, 2021

4:00 p.m.

VIA ZOOM

PRESIDING: Robert McNary, Chair

COMMISSIONERS PRESENT: Bev Eagy, Forust Ercole, Doug Leash

COMMISSIONERS ABSENT: Eric Gleason

OTHERS PRESENT: Museum Commission Representative Julie Reynolds

OTHERS ABSENT: City Councilor Scott Randall

STAFF PRESENT: Senior Planner Dawn Marie Hert, CDD Director Alice Cannon, Secretary Paula Webb

CALL TO ORDER

The meeting was called to order by Chair McNary at 4:01 p.m.

PLEDGE OF ALLEGIANCE

Chair McNary led the Pledge of Allegiance.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

It was moved by Eagy and seconded by Ercole to approve the minutes of May 26, 2021 as submitted. The motion carried 4/0; McNary, Eagy, Ercole and Leash voting in favor, Gleason absent, none opposed.

PUBLIC COMMENT

None.

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COMMISSIONER COMMENTS

Commissioner Eagy shared activity along East Fourth Street. Victor Johnson had completed the fireplace and the paving behind Herbring House. Tom and Peggy Peterson purchased the rectory adjacent to St. Peter's Landmark. Shannon's Ice Cream is now open.

STAFF COMMENTS

Senior Planner Hert stated work continues on the Walking Tour app. Karl Vercooteren is providing narrative and Carolyn Wood is editing. The Tour will be available in mid-July. Work also continues on the coffee table book.

Pioneer Cemetery was cleaned up prior to Memorial Day.

Commissioner Leash and Alan Eagy cleared brush at St. Peter's Landmark.

PUBLIC HEARING

Chair McNary read the rules of a public hearing. He then asked if any Commissioner had ex parte contact, conflict of interest or bias, which would prevent an impartial decision. Hearing none, Chair McNary opened the public hearing at 4:19 p.m.

HLC 188-21, Todd Carpenter and Carla McQuade, 213 E. Second Street

Request: Approval to reconstruct the façade of the Recreation Café to match an early 1900s historic façade.

Senior Planner Hert presented the staff report.

Director Cannon requested the Commission require definitions of materials to be used and include the requirements in the conditions of approval.

Todd Carpenter, 216 E. Fifth Street, The Dalles

Mr. Carpenter stated materials are difficult to obtain at this time; he does not want a delay to interfere with deadlines. Carpenter's intent is to continue with the façade upgrade. Two permits are ready, and final bids are coming for the two east buildings.

Carpenter said roof replacement on the west building would be very expensive and require a long build out. The outside event area with a false front would be COVID safe and present an opportunity to reopen the space.

Commissioner Ercole asked if brick was an option. Carpenter replied there were no historical brick elements on the west structure and brick was not an option.

Commissioner Leash said he had not looked closely at the materials did not have a strong opinion.

Carpenter replied his proposal included wood on the lower level, with a matching color of stucco or cement on the upper level. Senior Planner Hert stated the material is shotcrete, a type of exterior lathe. Many downtown structures include shotcrete.

Commissioner Eagy suggested contacting Isaac Painting, they are skilled in stucco repairs and finishing.

Carpenter repeated there are no historical elements on the west building; it is fir framed up and down. Shotcrete would be new material designed to look old.

As a representative of the Urban Renewal Board, Director Cannon requested a commitment to the use of wood on the ground floor. Shotcrete or stucco is acceptable on the second level and is in accord with the submittal to the Urban Renewal Board.

Commissioner Leash stated his preference for the second design with the bump out on top.

Commissioner Eagy asked if the doors and windows would be retained or left open. Carpenter replied the doors and windows will be wood, similar to the Last Stop Saloon.

Carpenter said he is hoping to complete the two east buildings by November, and the west building shortly afterward.

Senior Planner Hert assured the Commission their requirements will be closely followed. Minor changes will be reviewed by staff, major changes will return to the Commission for approval.

Commissioner Ercole asked who will be responsible for maintaining the buildings. Carpenter replied he is under contract to purchase the buildings and will be the responsible party.

Commissioner Leash stated he trusted Byron [Byron Balogh, Senior Associate, LRS Architects] and Dawn to oversee the appearance of the façade.

Chair McNary closed the public hearing at 4:52 p.m.

Chair McNary asked if a separate motion is required to allow Senior Planner Hert's approval of modifications. Hert reiterated minor modifications may be approved by staff. Major modifications, such as materials, should be added as a condition of approval. She suggested the addition of a twelfth condition of approval: *"The new building façade materials will be required to be wood on the main floor and shotcrete (stucco) on the second floor."*

It was moved by McNary and seconded by Eagy to approve Application HLC 188-21 of Todd Carpenter to reconstruct the façade of the Recreation Café, located at 213 E. Second Street, with twelve Conditions of Approval. The motion carried 4/0; McNary, Eagy, Ercole and Leash voting in favor, Gleason absent, none opposed.

HLC 189-21, David and Kristin Jensen, 400 E. Eighth Street

Request: Approval to replace two basement windows on the west face of the house with egress windows.

Chair McNary asked if any Commissioner had ex parte contact, conflict of interest or bias, which would prevent an impartial decision. Hearing none, Chair McNary opened the public hearing at 5:00 p.m.

Senior Planner Hert presented the staff report.

David Jensen, 400 E. Eighth Street, The Dalles

Mr. Jensen stated egress windows are required in order to use the basement as living space. Proposed windows will be custom casement windows with trim to match the remaining windows both inside and outside.

In response to Commission inquiries, Jensen replied the windows will be glass and wood. The window well is shallow and will does not require a grate.

Chair McNary closed the public hearing at 5:09 p.m.

It was moved by Eagy and seconded by Ercole to approve Application HLC 189-21 of David and Kristin Jensen to replace two basement windows with egress windows on the west face of their house located at 400 E. Eighth Street with four Conditions of Approval. The motion carried 4/0; McNary, Eagy, Ercole and Leash voting in favor, Gleason absent, none opposed.

RESOLUTION

Resolution HLC 177-21: Approval of HLC 188-21, Todd Carpenter and Carla McQuade

It was moved by Ercole and seconded by Eagy to approve Resolution HLC 177-21 approving Application HLC 188-21 of Todd Carpenter to reconstruct the façade of the Recreation Café, located at 213 E. Second Street, with twelve Conditions of Approval. The motion carried 4/0; McNary, Eagy, Ercole and Leash voting in favor, Gleason absent, none opposed.

Resolution HLC 178-21: Approval of HLC 189-21, David and Kristin Jensen

It was moved by Ercole and seconded by Leash to approve Resolution HLC 178-21 approving Application HLC 189-21 of David and Kristin Jensen to replace two basement windows with egress windows on the west face of their house located at 400 E. Eighth Street with four Conditions of Approval. The motion carried 4/0; McNary, Eagy, Ercole and Leash voting in favor, Gleason absent, none opposed.

DISCUSSION ITEM

The next meeting date is scheduled for July 28, 2021.

Senior Planner Hert stated in-person meetings may resume in September.

ADJOURNMENT

Being no further business, the meeting adjourned at 5:18 p.m.

Submitted by/
Paula Webb, Secretary
Community Development Department

SIGNED: 
Robert McNary, Chair

ATTEST: Paula Webb
Paula Webb, Secretary
Community Development Department