

MINUTES

HISTORIC LANDMARKS COMMISSION MEETING

May 26, 2021
4:00 p.m.

VIA ZOOM

PRESIDING: Robert McNary, Chair

COMMISSIONERS PRESENT: Bev Eagy, Forust Ercole, Eric Gleason, Doug Leash

COMMISSIONERS ABSENT:

OTHERS PRESENT: Museum Commission Representative Julie Reynolds

OTHERS ABSENT: City Councilor Scott Randall

STAFF PRESENT: Senior Planner Dawn Marie Hert, Secretary Paula Webb

CALL TO ORDER

The meeting was called to order by Chair McNary at 4:00 p.m.

PLEDGE OF ALLEGIANCE

Chair McNary led the Pledge of Allegiance.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

It was moved by Ercole and seconded by Leash to approve the minutes of March 24, 2021 as submitted. The motion carried 5/0; Eagy, Ercole, Gleason, Leash and McNary voting in favor, none opposed.

PUBLIC COMMENT

None.

MINUTES

Historic Landmarks Commission Meeting

May 26, 2021

Page 2 of 17

STAFF COMMENTS

Senior Planner Hert is continuing work in coordination with The Dalles Art Center to wrap up the grant for the Walking Tour. Hert hopes to return to the next meeting with a link and draft Walking Tour. The existing tour will be enhanced using Otocast. Opportunities provided with this vendor include audio attachments and future expansion incorporating existing audios created for the murals.

The State Historic Preservation Office (SHPO) approved the use of workshop funds to create a coffee table book featuring historic sites from the mural "All Together The Dalles." Karl Vercouteren will provide narrative and Carolyn Wood will provide editing. This will be an "on demand" publication, eliminating the need for stock on hand. The project is scheduled for completion by July.

Chair McNary stated he is proud of the work completed at the base of Brewery Grade on the concrete/stone buildings. He asked if there was a plan for signage regarding the site. Hert replied at this time there is no plan. Visitation to the site is not encouraged, as there is no safe pedestrian walking route or parking area for viewing. The City is sympathetic to the historic significance, but the site is not currently landmarked.

Chair McNary noted there are historic sites that have meaning to this area, such as the buildings above the fruit stand [Evans Fruit Stand, 2416 E. Second Street]. Hert replied the buildings are located on property owned by J R Zukin Corporation. At this time, the properties are not landmarked.

COMMISSIONER COMMENTS

Commissioner Gleason stated the Fort Dalles Museum is now open and welcoming guests. Work continues on interpretive signage, the Guard House bars and the Vehicle Museum. The Gardener's Cottage is on hold awaiting remanufactured bricks for the walls.

Commissioner Ercole stated The Dalles Art Center has reopened. The carpet was removed and the original wood floors refinished.

Commissioner Leash said St. Peter's Landmark is opening two hours a day, except Mondays, until the epidemic is over. An exterior light was vandalized and requires replacement.

Commissioner Eagy said the Ben Snipes movie was finished. Both Trevitt House and Ben Snipe's House were used in the production. The costumes and music were amazing, a great collaboration. Unfortunately, the entire production was filmed with masks on.

Chair McNary introduced Julie Reynolds, Museum Commission Representative.

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 4:25 p.m.

MINUTES

Historic Landmarks Commission Meeting

May 26, 2021

Page 3 of 17

HLC 186-21, Kara Flath, North Wasco County School District #21, The Dalles High School Gymnasium (Kurtz Gym), 220 E. 10th Street

Request: Approval to provide full voluntary seismic rehabilitation of The Dalles High School Gymnasium.

Senior Planner Hert provided the staff report and presentation, Exhibit 1.

Commissioner Leash asked if the windows in the raised area on the side would remain. Hert replied some windows would be removed and replaced with fiber-reinforced polymer windows. The aesthetic appearance will be reconstructed.

Kara Flath, Chief Financial Officer, North Wasco County School District #21, 3630 W. Tenth Street, The Dalles

Flath introduced Kristofer Tanning, the architect for the project.

Kristofer Tanning, Project Manager, ZCS Engineering and Architecture, 524 Main Street, Suite 2, Oregon City, Oregon 97045

Tanning stated the purpose of this project is to strengthen the structure and increase safety in case of earthquake. The method providing the least impact on the appearance of the building is a fiber reinforced polymer. This approach allows the addition of strengthening elements while replicating the existing appearance of the structure. The structure will be painted to match the high school.

Existing windows are very specific to the architecture style, but do not meet current requirements. They do not prevent water leaks or glare, and do not provide insulation and privacy for the locker rooms. Proposed windows will include a translucent pane that allows natural light to penetrate while providing privacy and eliminating glare.

Tanning stated the front entry includes glass block specific to the period, but undesirable from a seismic perspective.

Commissioner Gleason noted window replacement was not included in the initial review.

In response to Commissioner questions, Tanning replied:

- The fenestration will mimic the existing windows. The window material is a polymer, a type of plastic that diffuses light and provides thermal benefits.
- There are two options for the glass block:
 - 1) a polymer translucent panel with a grid set inside a frame, or
 - 2) acrylic glass block, a thinner product that mimics the appearance of glass block.
- Retrofitting the glass block was previously unsuccessful. Acrylic block will most closely match the existing glass block.
- Only the gymnasium will be painted.

Chair McNary closed the public hearing at 4:49 p.m.

MINUTES

Historic Landmarks Commission Meeting

May 26, 2021

Page 4 of 17

Commissioner Ercole was in favor of the project. Commissioner Gleason liked the proactive retrofit stating it was a good idea, especially in a public facility.

Commissioner Gleason asked Senior Planner Hert if the HLC could approve replacement of the windows when that item was not included in the staff report. Hert replied the polymer material was referenced in the application. Window replacement could be included as a Condition of Approval.

It was moved by Gleason and seconded by Ercole to approve Application HLC #186-21 of North Wasco County School District #21 to complete seismic upgrades to The Dalles High School Gymnasium, located at 220 E. 10th Street, with three recommended Conditions of Approval:

1. Work will be completed in substantial conformance to the proposals as submitted and reviewed.
2. Chemical or physical treatments, such as sandblasting that cause damage to historic materials, shall not be used. The surface cleaning of the structure, if appropriate, shall be undertaken using the gentlest means possible.
3. Approval includes window restoration as detailed by applicant and following the Secretary of Interior Standards.

The motion carried 5/0; Eagy, Ercole, Gleason, Leash and McNary voting in favor, none opposed.

HLC 187-21, Lindsey and Thomas Giamei, 201 E. Second Street

Request: Approval to place a 15' by 15' mural on the west facing wall.

Chair McNary asked if any Commissioner had ex parte contact, conflict of interest or bias, which would prevent an impartial decision.

Commissioner Gleason stated he owned a nearby property but could provide an unbiased decision. Commissioner Eagy stated she had heard about the project but it would not affect her decision.

Chair McNary opened the public hearing at 4:59 p.m.

Senior Planner Hert provided the staff report and presentation, Exhibit 2.

Lindsey Giamei, 1022 E. 13th Street, The Dalles

Giamei stated Kelsey Montague's premise is to promote positivity in the community. Montague's murals are interactive, requiring a person to complete the image. This is an opportunity to further promote The Dalles.

The Giamei's own The Workshop in The Dalles. They are passionate about the community and hope to provide something fun and different for The Dalles.

Chair McNary asked if the applicant had the authority to choose their own design. Hert replied a Condition of Approval required HLC approval of the final design.

Commissioner Ercole asked if the mural would be replace during the WallDogs project. Giamei replied the mural would stay.

Chair McNary closed the public hearing at 5:15 p.m.

Commissioner Leash stated the artist is very creative, and did not want to limit the mural to a cherry tree.

Commissioner Gleason noted the Commission tried to discourage murals on primary and secondary contributing buildings. Since this building is already painted, Gleason did not have an objection.

It was moved by Ercole and seconded by Leash to approve the Application HLC 187-21 of Lindsey and Thomas Giamei, with four recommended Conditions of Approval. The motion carried 5/0; Eagy, Ercole, Gleason, Leash and McNary voting in favor, none opposed.

RESOLUTION

Resolution HLC 176-21: Approval of HLC 187-21, Lindsey & Thomas Giamei

It was moved by Ercole and seconded by Leash to approve Resolution HLC 176-21, approving application HLC 187-21, Thomas and Lindsey Giamei. The motion carried 5/0; Eagy, Ercole, Gleason, Leash and McNary voting in favor, none opposed.

Resolution HLC 175-21: Approval of HLC 186-21, North Wasco County School District #21

It was moved by Ercole and seconded by Gleason to approve Resolution HLC 175-21, approving application HLC 186-21, North Wasco County School District #21, with three Conditions of Approval. The motion carried 5/0; Eagy, Ercole, Gleason, Leash and McNary voting in favor, none opposed.

DISCUSSION ITEM

Senior Planner Hert stated the next scheduled meeting is June 23, 2021. Hert anticipated one application for that meeting.

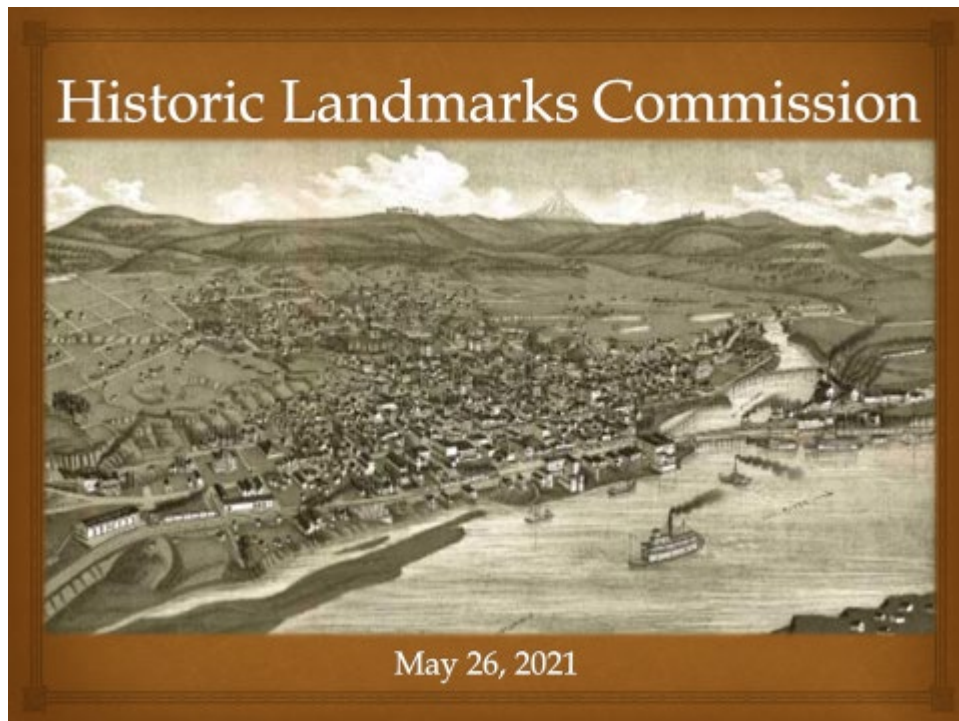
ADJOURNMENT

Being no further business, Chair McNary adjourned the meeting at 5:25 p.m.

Submitted by/
Paula Webb, Secretary
Community Development Department

SIGNED: Robert McNary
Robert McNary, Chair

ATTEST: Paula Webb
Paula Webb, Secretary
Community Development Department



Public Hearing

❧ HLC Application #186-21

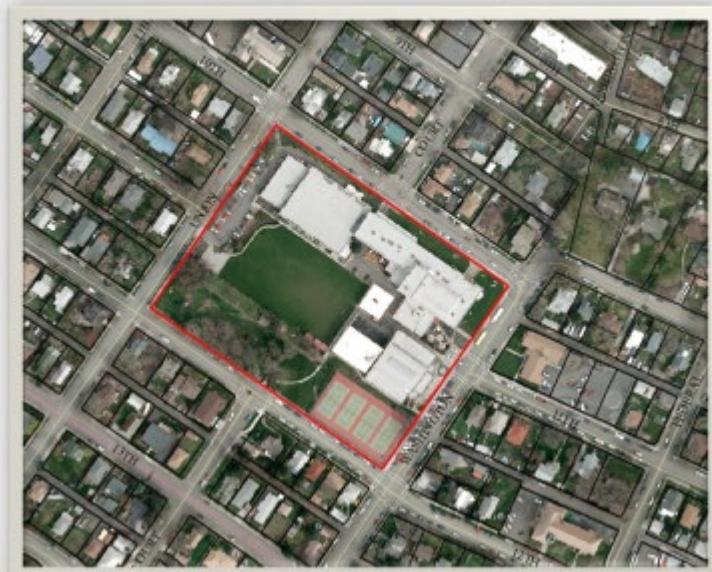
- ❧ Applicant: Kara Flath,
NWCSO #21
- ❧ Address: 220 E 10th Street

HLC 186-21 ~ The Dalles High School



220 East 10th Street - The Dalles High School Gymnasium

Vicinity Map



Existing Conditions - The Dalles High School



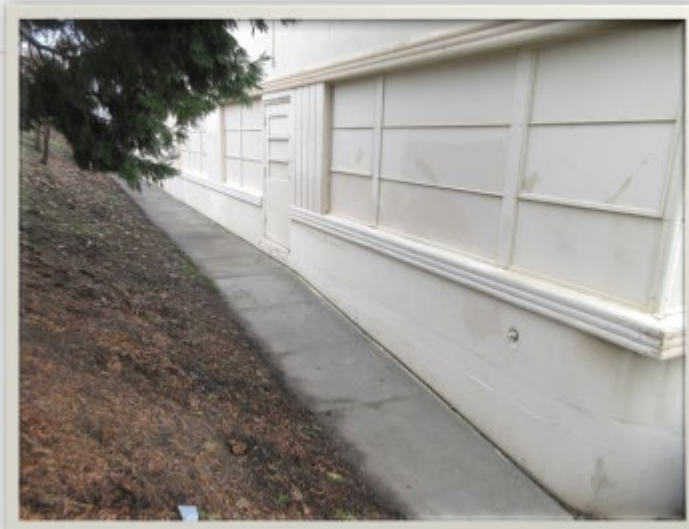
Existing Conditions - The Dalles High School



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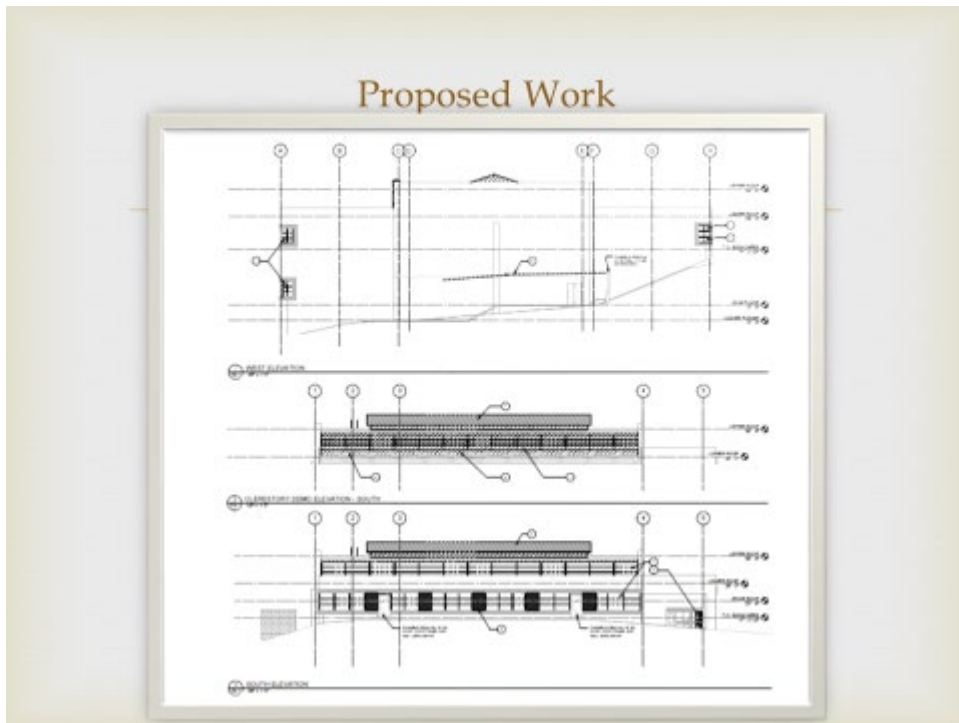
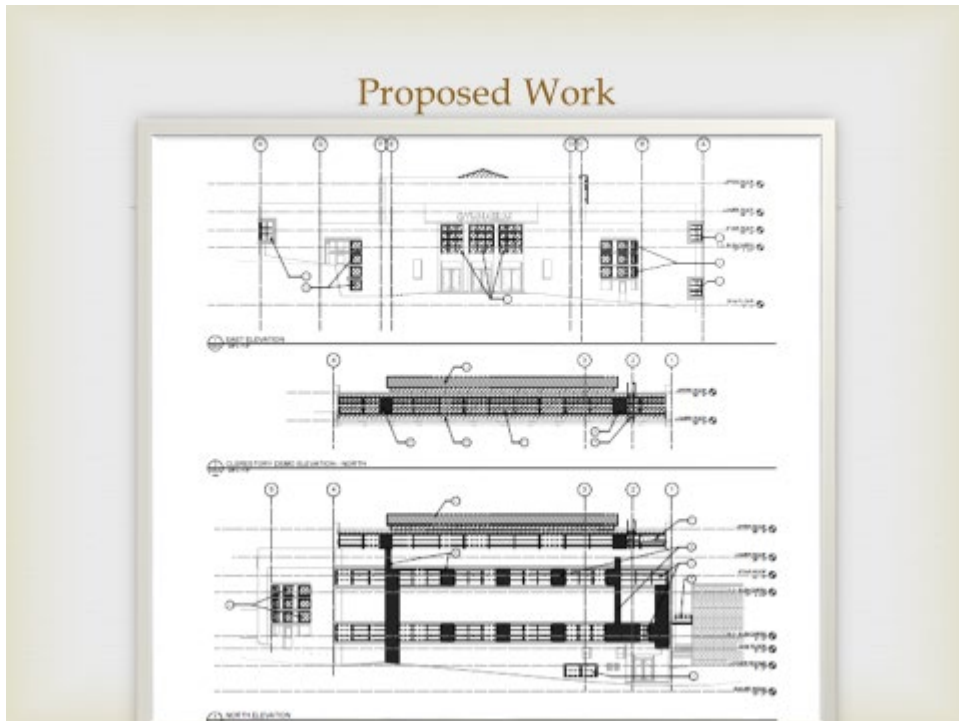


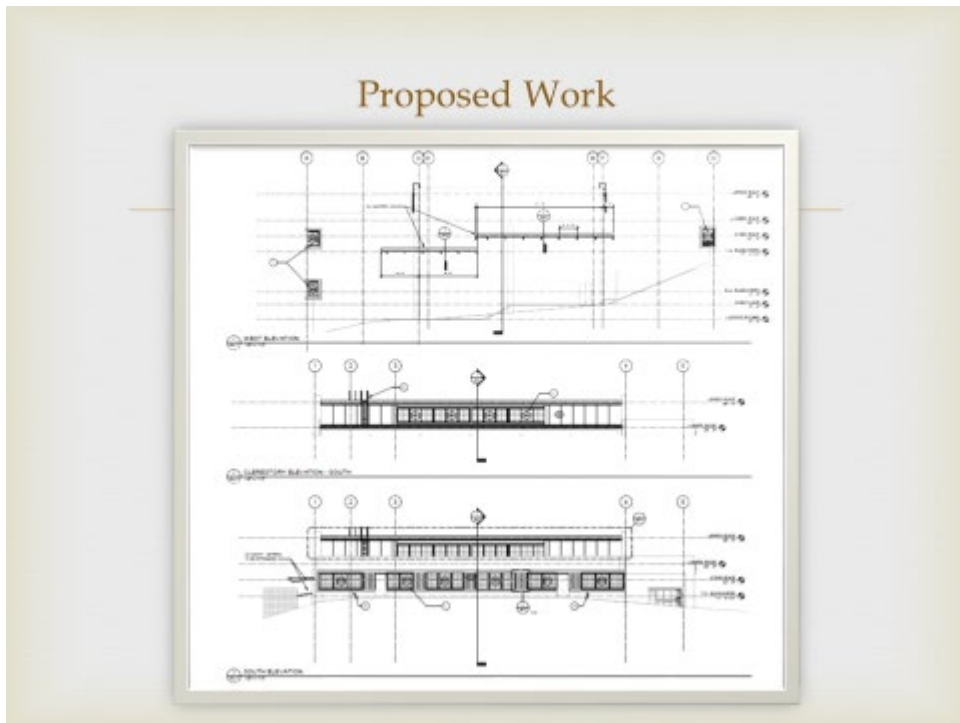
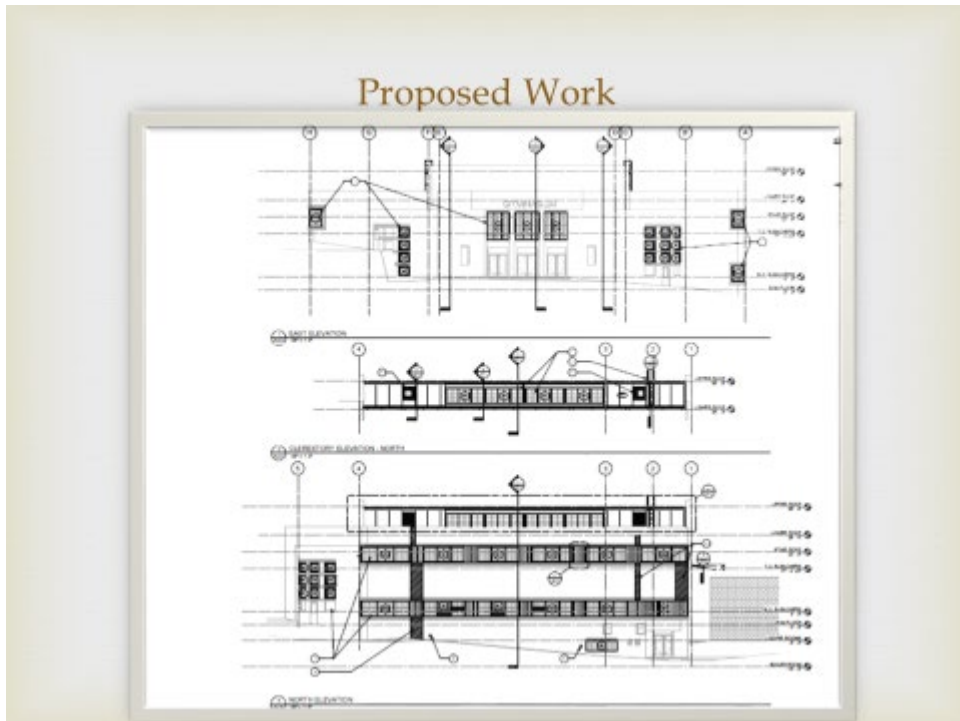
Existing Conditions - The Dalles High School



Existing Conditions - The Dalles High School







Recommendation & Conditions of Approval



MOTION:

Move to approve Application HLC #186-21 of North Wasco County School District #21 to complete seismic upgrades to The Dalles High School Gymnasium, located at 220 East 10th Street, with two recommended Conditions of Approval and one added:

1. Work will be completed in substantial conformance to the proposals as submitted and reviewed.
2. Chemical or physical treatments, such as sandblasting that cause damage to historic materials, shall not be used. The surface cleaning of the structure, if appropriate, shall be undertaken using the gentlest means possible.
3. Approval includes window replacement as detailed by applicant and following the Secretary of Interior Standards.

HLC 187-21 ~ Lindsey & Thomas Giamei



201 East 2nd Street - The Dalles Workshop

Public Hearing



- ☞ HLC Application #187-21
- ☞ Applicant: Linsay & Thomas Giamei
- ☞ Address: 201 E 2nd Street

Vicinity Map



Existing Conditions - 201 E 2nd Street



Proposed Work



Recommendation & Conditions of Approval



MOTION:

Move to approve Application HLC #187-21 of Lindsey & Thomas Giamei to place a 15' by 15' mural on the west face of the building located at 201 East 2nd Street, with four recommended Conditions of Approval:

1. Work will be completed in substantial conformance to the proposals as submitted and reviewed.
2. The ultimate design/artwork of the mural will need to be approved by Community Development Department prior to being installed/painted.
3. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of the structure, if appropriate, shall be undertaken using the gentlest means possible.
4. The alteration/addition of the mural to the historic structure will be required to follow the historic design guidelines for the Commercial Historic District. The mural will be required to be compatible in massing and size of the building and care shall be taken with the painting.