



## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

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(541) 296-5481 ext. 1125  
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