



## 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 CONDUCTED IN A ROOM IN COMPLIANCE WITH ADA STANDARDS*

Wednesday, February 12, 2020  
4:00 PM

#### **CALL TO ORDER**

Chair Gleason called the meeting to order at 4:01 p.m.

#### **ROLL CALL**

Commissioners Present: Sandra Bisset, Eric Gleason, Bob McNary, Doug Leash and Forust Ercole

Commissioners Absent:

Others Present:

Others Absent: City Councilor Tim McGlothlin and Museum Commission Representative Donna Lawrence

Staff Present: Senior Planner Dawn Hert

#### **PLEDGE OF ALLEGIANCE**

Chair Gleason led the Pledge of Allegiance.

#### **APPROVAL OF AGENDA**

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

#### **APPROVAL OF MINUTES**

It was moved by Leash and seconded by Bisset to approve the minutes of November 20, 2019, as written. The motion passed 5/0; Bisset, Gleason, McNary, Leash and Ercole in favor, none opposed.

## **PUBLIC COMMENT**

*Carolyn Wood, 1709 Liberty Way, The Dalles*

Ms. Wood invited the Commission to History After Hours, February 13, 2020, 5:00 to 7:00 p.m., at St. Paul's Chapel on Union Street. The purpose is to provide history organizations to share ideas, projects and activities, as well as the opportunity to view the repaired/restored windows.

## **PUBLIC HEARINGS**

Chair Gleason 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 Gleason opened the public hearing at 4:08 p.m.

Historic Landmarks Commission Application 174-20, Scott Austin – Requesting approval to install HardiePlank® siding to best replicate a ship-lap siding in use on a nearby structure, and replace metal windows with vinyl windows to match the back windows on the front building of the same address.

Planner Chandler presented the staff report. Chandler stated the eastern corner of the back building was cracked and sinking.

Scott Austin, 36237 Richardson Gap Road, Scio, Oregon

Austin stated the doorways were recessed to provide safety for pedestrians; the alley receives heavy vehicle use.

Austin said the steel windows are in poor shape; he felt they would not hold up to restoration. A large wall (separating the old hospital building with Building B) contains large steel windows. Austin hopes to restore those windows with parts salvaged from the replaced windows.

The northeast corner of the structure has settled significantly. Austin is considering removal of portions of the two walls connecting at the northeast corner.

In response to Commission inquiries, Austin replied:

- HardiePlank® was proposed as an affordable option due to the many different textures on the structure.
- The breezeway will be re-roofed and kept.
- Austin would like to replace all the windows with vinyl to be consistent and increase energy values.
- Wood windows are “pretty expensive;” a quote was not obtained.
- The breezeway will be painted and will not have HardiPlank®.

Commissioner McNary expressed concern that the structure would be resurfaced and painted prior to a final decision on the sinking portion. Austin replied the rest of the building was sound. Without measuring over time it is difficult to assess how far the corner has dropped.

Commissioner Bisset also questioned the order of repairs. She asked if Austin would get an engineering study to determine the cause of the drop. Austin said he questioned if there was enough value in the square footage of that corner to justify the expense of “jacking it up,” or

requesting removal of the corner. An engineer evaluated the structure and determined the rest of the structure was sound.

Chair Gleason closed the public hearing at 4:41 p.m.

Commission discussion included:

- Concern that HardiePlank® is not listed as a suitable material in the Design Guidelines. The Guidelines state, “For building renovations original material should be restored wherever possible.”
- Concern that the cost of stucco repair was not explored.
- The steel windows are character defining for the building; vinyl is not recommended. Hert noted a previous application by Austin for vinyl windows on the back of Building A was approved by the Commission.
- The gunite may have to be removed to resurface the building. Repair of the stucco is preferable over replacement.
- Building is not on the curb; not sure stucco repair is required for a storage building.
- The historic inventory refers to the property as “eligible contributing.” Only one sentence refers to the rear building.

Chair Gleason felt the argument for HardiePlank® was more appropriate for infill versus restoration. He said it was a stretch to equate HardiePlank® with wood. Senior Planner Hert noted HardiePlank® is made of cement, a material very similar to what is on the building.

McNary moved to approve HLC 174-20 with conditions of approval. McNary suggested providing an option for Austin and an additional condition that Austin return to the Commission if there is a problem stabilizing the building. He said this is not a contributing building, vinyl windows will work out. He again made a motion to approve the application as submitted.

Chair Gleason re-opened the public hearing at 4:54 p.m.

In response to Commission inquiries, Austin replied HardiePlank® was chosen due the texture variations on the building. HardiePlank® would match with materials in the area and provided consistency. Internal grids will be used in the windows with black vinyl on the outside and off-white on the inside.

Chair Gleason closed the public hearing at 4:58 p.m.

Commission consensus was to defer a decision. Bisset requested Austin get an estimate on painting or re-applying stucco.

Ercole moved to continue HLC 174-20 to the next meeting. Bisset seconded the motion. The motion passed 5/0; Bisset, McNary, Gleason, Leash and Ercole in favor, none opposed.

The Commission expressed their appreciation of Austin’s improvements to the property.

Historic Landmarks Commission Application 175-20, Elizabeth Wallis – Requesting approval to replace failing gutters on the Anderson Homestead with wooden gutters which replicate the originals.

Chair Gleason recused himself. He stated he had completed the application and would participate in the replacement. Vice Chair McNary opened the public hearing at 5:05 p.m.

Senior Planner Hert presented the staff report.

Elizabeth Wallis, 5910 Chenowith Road, The Dalles, President, Fort Dalles Museum and Anderson Homestead Commission

Wallis stated steel gutters were necessary to slow damage. The Commission is now in a position to restore the gutters in more appropriate way.

Eric Gleason, 704 Case Street, The Dalles, Vice President of the Fort Dalles Museum and Anderson Homestead Commission

Gleason stated the original gutters extended well beyond the house and drained down. The replacement gutters will mimic the original and be monitored for splash-back against the house.

Ercole noted significant water damage occurred with the steel gutters, and asked if that would continue with wooden gutters. Wallis replied a bid was out to repair the damaged wood and add preservative.

Discussion included the use of wood, whether the wood would swell when wet, and replacement timelines. Spikes in the brackets still remain. It may be possible to line up the spikes with the original placements. Some experimentation will be needed to determine the best way to divert the water.

Vice Chair McNary closed the public hearing at 5:23 p.m.

It was moved by Ercole and seconded by Leash to approve HLC 175-20 with conditions of approval. The motion passed 4/0; Bisset, McNary, Leash and Ercole in favor, none opposed, Gleason abstained.

Historic Landmarks Commission Application 176-20, Elizabeth Wallis – Requesting approval to replace the corrugated metal siding on the eastern wall of the Vehicle Display Building with wooden siding.

Vice Chair McNary opened the public hearing at 5:25 p.m.

Senior Planner Hert presented the staff report.

In response to Leash's inquiry, Hert stated just the front of the structure, facing the Surgeon's Quarters, would be replaced with wooden siding.

Elizabeth Wallis, 5910 Chenowith Road, The Dalles, President, Fort Dalles Museum and Anderson Homestead Commission

Wallis stated visitors mistake the Vehicle Display Building for a storage shed and avoid the exhibit.

Wallis said a lack of temperature control in the building is difficult for the vehicles. The hope is wooden siding will help moderate the inside temperature. Wooden siding will be stained to match the Surgeon's Quarters. The windows will remain "as is."

Vice Chair McNary closed the public hearing at 5:35 p.m.

It was moved by Ercole and seconded by Leash to approve HLC 165-20 with conditions of approval. The motion passed 4/0; Bisset, McNary, Leash and Ercole in favor, none opposed, Gleason abstained.

Chair Gleason returned to the dais to lead the meeting.

## **RESOLUTIONS**

Resolution HLC 163-20 for HLC 174-20, Scott Austin

This resolution was deferred to a later meeting.

Resolution HLC 164-20 for HLC 175-20, Elizabeth Wallis

It was moved by Ercole and seconded by Bisset to approve Resolution HLC 164-20 for HLC 175-20, Elizabeth Wallis. The motion passed 5/0; Bisset, McNary, Gleason, Leash and Ercole in favor, none opposed.

Resolution HLC 165-20 for HLC 176-20, Elizabeth Wallis

It was moved by Ercole and seconded by Bisset to approve Resolution HLC 165-20 for HLC 176-20, Elizabeth Wallis. The motion passed 5/0; Bisset, McNary, Gleason, Leash and Ercole in favor, none opposed.

## **STAFF/COMMISSIONER COMMENTS**

Hert stated the March 25, 2020, meeting will include the Election of Officers. Gleason stated a condition of his re-appointment was that he would step down as Chair. Hert shared her appreciation of Gleason's contributions to the Commission.

The "Walk Historical The Dalles" app is now available on Android and iOS. Hert is creating postcards for distribution to visitors and schools.

The Historic Landmarks Commission Annual Report will be presented at the February 24, 2020, City Council meeting.

A Certified Local Government (CLG) grant opportunity is available now. Hert asked the Commission for their preferences, suggestions or ideas.

Gleason suggested an update to the Design Guidelines. Hert suggested incorporating SHPO information to determine when a deviation from a guideline is appropriate.

Brick chimney restoration and masonry repair work were suggested for workshops. Gleason said Michael Byrne was going to work on the kitchen chimney at the Surgeon's Quarters. Byrne may be available to provide a workshop.

Hert asked the Commission is there was interest in another phase of the Walking Tour. Bisset stated the physical Walking Tour brochure had stalled.

Hert will follow up with Platinum Marketing to determine how many views the Walking Tour app has received.

Hert will follow up with the County on the window replacement.

Hert said an application was submitted for apartments on the second story of the former American Legion at 201 E. Second Street.

Gleason inquired about a "Main Street mural blitz." Hert replied Mayor Mays as well as Main Street have been in contact with her. Along with The Dalles Art Center, the Wall Dogs

inventoried and classified the existing murals. The Dalles will host the Wall Dogs in 2021. Mayor Mays will attend HLC regarding proposed murals.


McNary request an update on the neon sign installations. Hert does not yet have a date for installation.

Bisset asked when the Christmas lights would be removed from downtown light poles. She suggested the lights be installed in a more uniform fashion. Hert replied the lights were put up as funds and volunteers became available. She said community response has been favorable.

**ADJOURNMENT**

Chair Gleason adjourned the meeting at 6:07 p.m.

Respectfully Submitted  
Paula Webb, Secretary  
Community Development Department

  
~~Eric Gleason, Chair~~  
Bob McNary