



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
COMMUNITY DEVELOPMENT DEPARTMENT

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, April 24, 2019
4:00 PM

CALL TO ORDER

Vice-Chair McNary called the meeting to order at 4:00 p.m.

ROLL CALL

Commissioners Present: Sandra Bisset, Bob McNary and Doug Leash

Commissioners Absent: Eric Gleason and Dennis Davis

Others Present: The Dalles/Wasco County Museum Commission Representative
Donna Lawrence and City Councilor Tim McGlothlin

Others Absent: None

Staff Present: Senior Planner Dawn Hert and Planner Josh Chandler

Public Present: Five

PLEDGE OF ALLEGIANCE

Commission Leash 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 carried by a vote of 3/0; Bisset, McNary and Leash voting in favor, none voting against. Gleason and Davis absent.

APPROVAL OF MINUTES

Bisset noted that there was a change that was to be included on page 5 of the minutes. The first paragraph third sentence had a misspelled last name. “Ernie Cook” should be changed to “Ernie Kuck”. It was moved by Bisset and seconded by Leash to approve the minutes, as amended, of February 27, 2019. The motion carried by a vote of 3/0; Bisset, McNary and Leash voting in favor, none voting against. Gleason and Davis absent.

PUBLIC COMMENTS

No public comments.

PUBLIC HEARINGS

Vice-Chair McNary read the rules for a public hearing. McNary then asked the Commission if they had any ex parte contact, conflict of interest or bias that would prevent an impartial decision. Commissioner Leash stated that he was the President of Saint Peter Landmark and stated that they had been supportive of Victor Johnson’s changes to the neighboring property and stated that they may work together in the future for event spaces. Senior Planner Hert asked Leash if he would have any personal gain from an approval of this application. Leash stated he would not. Vice-Chair McNary asked the audience if anyone wanted to challenge the decision, hearing no challenge, he opened the public hearing at 4:11 p.m.

- A. Historic Landmarks Commission Application 165-19, Victor Johnson – requesting approval for landscaping the courtyard area and construct an arbor and lean-to type accessory structure.

Senior Planner Hert presented the staff report.

Applicant Victor Johnson, PO Box 398, The Dalles, OR 97058, thanked the Commission for their time in reviewing his application. Johnson explained his vision for the historic site as a “place-making” space where people could gather and share stories and history and have a “sense of place”.

Johnson gave a brief history of the original owner of his building, stating that he owned a fine clothing store and liked to dress up and be involved in many of the activities at the surrounding Catholic Church properties. Johnson shared his plans to recreate the historic arbor that was shown in the application submittals as well as showed examples of the lean-to stage that he planned to construct.

Commissioner Bisset said that she was amazed at the historic photos that were found, specifically of the arbor or pergola.

Johnson gave additional information on the original owners and stated that he was part of the committee that designed Saint Peter’s Landmark and that he was the person that purchased the rooster for the weather vane.

Vice-Chair McNary asked if there were any other parties that would like to speak who were in favor of the proposed application.

Alan Eagy, 218 West 4th Street, was in favor of the application and stated that he was a neighbor to the subject property and also a Board Member for the Saint Peter's Landmark. Eagy complimented the applicant on his continued communication with his Board and said that they would be having a stair constructed that will connect the back of the church to the applicant's courtyard.

Eagy explained that the church did not have space for receptions and that a partnership with Johnson would make sense and that his Board was excited about being able to partner with the applicant.

Commissioner Leash stated that Johnson has given "a gift" to The Dalles and applauded him for his preservation work and saving the house.

Councilor McGlothlin thanked Johnson for his work on beautifying The Dalles.

Johnson stated that this whole project has been a "team effort" and that he has received great support from Planning staff, Urban Renewal, Main Street and City Council. He said he would not have been able to do all this preservation work without the help.

Commissioner Bisset stated that she had worked in corrections for many years and was familiar with the applicant's building. She stated that some of her clients lived in the building when it was in disrepair. Bisset was very happy with the changes and upgrades that have been made to the building.

Bisset also mentioned that she was the head of the Board of the Directors for the Original Courthouse, which is located in the neighborhood of the subject property and mentioned that they had all dealt with homeless issues and run down properties in the area. She commended Johnson for his restoration work will be a positive for the area. She stated that she was excited and happy with the changes.

Vice-Chair McNary closed the public hearing at 4:32 p.m. and entertained a motion.

It was moved by Leash to approve application HLC 165-19 and seconded by Leash to approve with the recommended Conditions of Approval. The motion carried by a vote of 3 to 0; Bisset, McNary, Leash voting in favor, none voting against, and Gleason and Davis absent.

Vice-Chair McNary stated the rules of a public hearing would continue to apply, then asked the Commission if they had any ex parte contact, conflict of interest or bias that would prevent an impartial decision. Hearing none, he opened the public hearing at 4:34 p.m.

B. Historic Landmarks Commission Application 166-19, Scott Austin – requesting approval to for façade modifications, window restoration or replacement, new paint, as well as a discussion on a future door and clock replacement.

Planner Chandler presented the staff report and the conditions of approval.

Chandler explained the change of use of the building from its original use as a dry cleaning business to office use.

Commissioner Leash asked for clarification on the rounded front windows look and stated that he believed that removing those rounded corners would take away from the historic visual impact of the building. He also stated that he knew there would be issues in trying to replace the glass.

Museum Representative Lawrence asked if there were plans to change the cornice piece for the building.

Planner Chandler stated that he agreed with Leash to keep the same form of the building and not allow the façade to be changed. He said that his recommendation is to not allow the 45 degree façade. He also stated that the windows could continue to be butt-jointed and some caulking could be added to assist with the gap in the window joints.

Leash and Chandler discussed the exciting faceted windows and the construction methods used. The inventory sheets do not indicate that there was ever rounded glass.

Vice-Chair McNary invited comments from proponents.

Scott Austin, 36234 Richardson Gap Road, Scio, OR 97374.

Austin stated that he and his wife own a mortgage company in The Dalles and purchased the historic building to locate their office.

Austin thanked Planner Chandler for his guidance thorough out the process. He explained that it was difficult to find historic photos of the cleaners to use as reference.

Austin detailed the renovation plans for the building as well as the non-historic modifications that have occurred over the years. And reiterated the discussion on the segmented glass that exists for the windows. Austin stated that he is fine with keeping the segmented glass and stated that they have continued working with a local glass contractor to detail options for the future.

Austin said that he was very excited to do the renovations and is excited to be part of the historical community.

Austin detailed their request for vinyl windows on the rear building that was not visible from Washington Street.

Vice-Chair McNary invited comment from opponents, hearing none, he invited other comments.

Victor Johnson, PO Box 398, The Dalles, OR 97058.

Mr. Johnson stated that he was not against the application, but that he had some comments on the application. He congratulated the applicant on the purchase of the building.

Johnson stated that his personal opinion is that the windows that are visible from the alleyway should follow historic design guidelines due to the trend of secondary accesses being used and that Main Street had recently been looking at beautification of the alleys. He stated that many of our buildings in The Dalles are just as beautiful from the alley side.

Johnson asked if the boarded up windows were in-tact. The applicant stated that there are just boards and no windows. They were sheet rocked over.

Commissioner Leash stated that he would like to see any window replacement or repairs to match the original and be consistent for both sides of the entry.

Planner Chandler suggested to make a modification to condition #1 to read “The Applicant is required to keep the front façade with the rounded corners intact.”

Chandler also mentioned that the modifications to the windows may require that the window “system” to be replaced. He asked if the Commissioners if they would be okay for changes to the glass system or if they had any issues with those possible modifications.

Commissioner Leash asked if maybe it was a little premature to make a decision on the windows due to additional discovery needing to be completed.

Applicant Austin detailed his process which includes not only historic guidelines as well as building codes. He stated that they are comfortable with the segmented glass design remain.

Senior Planner Hert clarified the changes to the first condition of approval and suggested that the Commission possibly provide an additional condition of approval that gave staff the authority to approve minor modifications and if the changes were not minor, staff would require the changes be brought back to the Historic Landmarks Commission.

Vice-Chair McNary closed the public portion of the hearing at 5:14 pm.

McNary stated that he agreed with Commissioner Leash’s concerns on the windows.

Commissioner Leash stated that he was comfortable with staff making the determination if the modifications were within the original integrity and design quality of the building.

Commissioner Bisset agreed with the modifications to condition #1. She also stated that she did not think that the windows would need to come back to the Commission, but stated that they should have an added condition detailing the process.

Senior Planner Hert reviewed the modifications to condition #1 again. Hert also drafted a suggested new condition #10 that read “Minor modifications to the front windows can be approved by staff. Any major alterations to the windows will require review before the Historic Landmarks Commission.”

Commissioner Bisset asked about color choice and explained that the typical colors on buildings of this era are very light. She was concerned that the color was too dark. Bisset stated that she was concerned that a darker color would hide the details and not allow the details of the building to “pop”.

Commissioner Leash also suggested a lighter and neutral color.

Senior Planner Hert explained SHPO’s encouraging of removal of historic color palettes and realized that the HLC was still interested in keeping the historic palettes.

Hert also explained that in certain situations the use of non-historic windows was allowed on walls that are not visible to the public right-of-way and states that the Commission could modify the condition to require that the window meet historic standards. Hert explained that the alleyways are public rights-of-way and that there is a movement towards getting pedestrian transportation to utilize these alleys more as well as businesses using these secondary accesses as entrances.

Leash asked for clarification on the specific windows that were being requested to be vinyl.

Bisset suggested that condition of approval number nine be altered to require wood windows on the alley face of the building. This would allow for the interior windows to be replaced with vinyl.

Senior Planner Hert read the modified and added conditions of approval as follows:

- 1. The Applicant is required to keep the front façade with the rounded corner intact.
- 9. The use of wood windows is required on the alley face of the building per the Municipal Code.
- Added 10. Minor modifications to the front windows can be approved by staff. Any major alteration to the windows will require review before the Historic Landmarks Commission.
- Added 11. The Commission recommends that the applicant reduce the color to a lighter shade for the building.

Vice-Chair McNary asked about the future front door and clock repairs/alterations.

Hert explained that staff would make a determination if the door and the sign/clock were minor or major modifications. If it was determined to be minor, staff would process the application, if it is determined to be major, staff would require the application to be brought before the Historic Landmarks Commission for review.

Commissioner Bisset stated that she had completed an extensive search for historic photos of this building. She stated that she had suggested that the owner reach out to adjacent property owners to see if some photos are out there that show the original sign.

Hert suggested outreach on Facebook may net some responses.

It was moved by Leash and seconded by Bisset to approve the application with the 11 conditions of approval as modified/added and detailed by Senior Planner Hert. The motion carried by a vote of 3 to 0; Bisset, McNary, Leash voting in favor, none voting against, and Gleason and Davis absent.

RESOLUTIONS

A. Resolution 155-19 for HLC 165-19, Victor Johnson

It was moved by McNary and seconded by Leash to approve Resolution 155-19 for HLC 165-19 with the conditions of approval. The motion carried by a vote of 3 to 0; Bisset, McNary, Leash voting in favor, none voting against, and Gleason and Davis absent.

B. Resolution 156-19 for HLC 166-19, Scott Austin

It was moved by Leash and seconded by Bisset to approve Resolution 156-19 for HLC 166-19 with the revised conditions of approval #1 and #9 and the addition of condition of approval #10 and #11. The motion carried by a vote of 3 to 0; Bisset, McNary, Leash voting in favor, none voting against, and Gleason and Davis absent.

STAFF/COMMISSIONER COMMENTS

Senior Planner Hert provided updates for the following:

- The SHPO Grant project for the historic walking tour app is being finalized. Working on some test runs at this time and anticipate going live in the coming months. Hert stated that she intended to get some flyers and work with the Chamber and Floozies to get the information out and get people to start using our app.
- Eric Gleason emailed regarding the Fort Dalles Gardener's Cottage. He was interested in a Preserving Oregon Grant but realized that the property was not a National Register property as required by the grant. He asked if there was any assistance available from the City to seek a National nomination. Hert explained that she had some staff time that could be used to assist with the nomination.
- Mayor Rich Mays is wanting to see beautification and clean-up of properties throughout the community and has inquired about the old housing structures along East Second Street. Hert stated that she knew the housing was part of the old Railroad and asked if any of the Commissioner had suggestions on who she should contact to gather information. Hert wanted to ensure that the buildings were protected if considered historic. Museum Representative Lawrence mentioned that the houses were used by Union Pacific for years and that her father actually owned one of those houses at one time. It was determined that Hert would reach out to Jerry Tanquist, Mary Davis and John Hartung to gather information on the houses. The information would then be shared with the Commission and the Mayor.
- Oregon Cemeteries Grant. Hert explained that she had started writing up a grant application for a cemetery walking tour but was unsure that it would be feasible for this coming year. She stated that she may wait and submit in the coming year. Bisset explained that Eric Gleason and Jacque Cheung had established GOS coordinates for all the graves that have been located in the Pioneer Cemetery.

Commissioner Bisset stated that the Original Courthouse applied for a preservation grant for the upstairs of the courthouse. She said that the pre-application has been approved and now they were moving onto the final grant submittal.

Vice-Chair McNary asked about the Pioneer Cemetery clean up that would be happening in May. Senior Planner Hert assured the Commission that the City Maintenance crew of Terry and Jerry would be attending to the mowing prior to the Memorial Day weekend.

Vice-Chair McNary also mentioned that the wood fence on the adjacent property has still not been painted. Hert stated that she would talk this over with Terry Harkrader to see if he could help get the fence painted.

Vice-Chair McNary also stated that there is still a pile of brush in the Cemetery that needs removed.

Bisset provided details on the historic walking tour pamphlet and stated that the Chamber would be working with Senior Planner Hert on the details.

McNary asked Councilor McGlothlin if he had an update on the Gitchell/Waldrone Drug building. McGlothlin stated that he did not have an update and did not foresee that demolition costs would be included in the coming year's budget.

Commissioner Leash asked about the historic McHale's Grocery sign being covered by a can sign that used to be used for the old sewing store.

Hert stated that she had not talked with the applicant. She said that she would be reaching out to the SHPO to verify that they had approved the placement of the old can sign over the hidden sign/mural on the building. Hert stated that she will report back to the Commission with what she finds.

Museum Representative Lawrence stated that she was concerned that The Dalles High School's Amoton field was not included on any historic inventories.

Hert explained that Amoton Field is actually listed in The Dalles High School narrative and that any alterations to that property would be required to follow our historic ordinances and guidelines.

Lawrence also asked about the Rorick House and its classification. Hert stated that she will look in the inventories and provide Lawrence with any information found.

Vice-Chair McNary asked about funds being available for historic plaques. Hert explained that there are currently no funds for plaques in the budget.

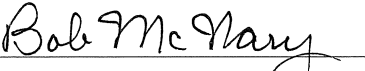
NEXT MEETING DATE

The next meeting is scheduled for May 22, 2019.

ADJOURNMENT

Vice-Chair McNary adjourned the meeting at 5:56 p.m.

Respectfully Submitted
Dawn Marie Hert, Senior Planner
Community Development Department


Bob McNary, Vice-Chair