



## **HISTORIC LANDMARK COMMISSION MINUTES**

**Wednesday, March 26, 2003**

City Hall Council Chambers  
313 Court Streets  
The Dalles, OR 97058  
Conducted in a handicap accessible room.

### **CALL TO ORDER**

Chair Eric Gleason called the meeting to order at 4:00 P.M.

### **ROLL CALL**

The following Commissioners were present: Eric Gleason, Bob McNary, Anita Clason, Dixie Parker, and Daniel Dundon

The following Commissioners were absent: None

Staff present: Dawn Hert, Planner  
Denise Ball, Administrative Secretary

### **APPROVAL OF AGENDA**

Hert requested that HLC application 80-03 be heard before HLC application 79-03. McNary moved that the agenda be approved as amended. Clason seconded the motion. The motion was passed unanimously.

### **APPROVAL OF MINUTES**

Gleason asked if there were any corrections to the minutes of February 26, 2003. Parker moved to approve the minutes as submitted and Clason seconded. The motion carried unanimously.

### **PUBLIC COMMENT** - None

### **PUBLIC HEARING-Quasi-Judicial**

**A. Historic Landmarks Commission Application #80-03 of Mike and Pat Fowler** to construct a historic looking residence and garage with an upstairs apartment on a vacant lot in the Trevitt's Historic District. The property is located at 212 W. 4<sup>th</sup> Street and is zoned "CBC"- Central Business Commercial. There is no historic name for this property.

Chair Gleason read the rules for conducting a public hearing. Gleason said he had talked to the Fowlers several years ago regarding their property but has no bias for the project. No other Commission member had any ex-parte contact, conflict of interest, or bias to declare. Gleason declared the public hearing open.

Planner Hert presented the Staff Report and asked for questions.

Gleason asked if the windows were double hung one over one or six over six as shown in the drawing. Queen Anne homes did not have six over six windows.

Hert said the windows are one over one with decorative molding creating the appearance of six over six panes. Hert said the Commission could address that as a condition of approval.

Gleason asked if this is one or two tax lots and Hert said it is two tax lots.

Gleason asked what the driveway would be paved with and Hert said it would be asphalt with a concrete approach.

There were no other questions of Staff. Gleason opened the hearing for proponent testimony.

### **Proponent Testimony**

Pat Fowler, P.O. Box 549, The Dalles, OR 97058 is the applicant. Fowler explained that the roofline of the garage is different from the home to allow for more space in the garage apartment. The house will be a single family home with a garage that has a "mother-in-law" apartment in it.

Gleason said he is not concerned that the garage is a different style than the house because Queen Anne homes did not have garages. Gleason said his concern is how the garage and the house are connected. Gleason recommended a breezeway.

Gleason asked about the backhoe the Fowler's had used on the site a couple years ago for testing. Gleason said he noticed some kind of brick structure against the hillside.

Fowler said it was part of the home that was originally on the site.

Gleason asked about the root cellars that are apparently built into the hillside and if the Fowler's intended to develop that portion of the property.

Fowler said she did not believe they would be going back that far in their development plans.

Dundon asked if they would be pulling fill from the back hillside and Fowler said they did not intend to move any material from the back hill.

Gleason asked if the retaining wall shown on the plan would impact the root cellars and Fowler said they would look into that.

McNary said the garage looks extra deep and Fowler explained that the apartment is two-level. The kitchen and a bathroom are on the lower level at the rear of the garage. The bedrooms and living area are on the upper level over the garage.

John Lundell, 223 W. 5<sup>th</sup> Place, spoke next. Lundell said he is not a proponent or opponent but would like to protect his view from new power poles.

Hert said the applicant has indicated all utilities will be underground.

### **Opponent Testimony**

There was no opponent testimony and Gleason closed the public testimony portion of the hearing.

### **Commissioner Deliberation**

The Commission discussed the windows and agreed they should be one over one or two over two double-hung sash windows.

Parker moved to approve HLC application 80-03 with conditions as modified and Clason seconded the motion. The motion carried unanimously.

### **PUBLIC HEARING – Quasi Judicial**

**B. Historic Landmarks Commission Application #79-03 of Owen Gann** to demolish the warehouse buildings at the west end of the Sunshine Biscuit Co. site. The property is located at 901 E. 2<sup>nd</sup> Street and is zoned "I"- industrial. The historic name of the site is the Wasco Warehouse Milling Company.

Chair Gleason re-read the rules for conducting a public hearing for the new audience members. He asked if any Commissioner had bias, conflict of interest, or ex-parte contact to declare. McNary said he had spoken to one of the previous owners and had visited the site. Gleason, Clason, and Dundon all said they had visited the site. None of the Commissioners felt anything had happened during the site visit that would bias their decision.

Gleason declared the public hearing open.

Hert presented the Staff Report and asked the Commission if they had any questions.

Gleason said he did not agree with the Staff Report finding A-1. Gleason said he had walked around the outside of the building and said the brick looks great to him. He went on to say that the building wouldn't be standing if there were no foundation under it. He said he is sure there is a stone foundation under the building as was the common practice. Gleason went on to finding A-2. He said the only report regarding costs for repairing the building is from Tenneson Engineering. Gleason said they did a quick walk through and gave their opinion with no numbers to back their statements up. Gleason next discussed finding A-5. He stated that without having actual numbers for the cost of repair an assumption as to what is a reasonable repair cost couldn't be determined by the Commission. Gleason

also said one person's blight is another person's beautiful object. On finding A-6, he is concerned that no firm plans have been established for the use of the six-story building. He feels the talk of demolition is premature. Gleason believes the entire site is eligible for the National Registry and the warehouse buildings are an integral part. Gleason verified that if the Commission denies the application for demolition, which suspends the demolition for 120 days, and then, following the 120 -day suspension, the applicant proceeds with the demolition, would the pictorial and graphic recordation remain as a requirement.

Hert said she believes the state requires that. She will check with SHPO to see if that is the case. The applicant is willing to provide the Commission with that information.

### **Proponent Testimony**

Phil Hammond, Century 21, representing the property owner, Cereal Foods, as well as the potential buyer, spoke in favor of the application. The current owner requested the 1990 Tenneson report. They were issued a demolition permit but did not proceed with the demolition. Hammond said the exterior brick doesn't look too bad but the interior brick wall is falling down. Hammond referred to the second and third page of pictures provided to the Commission. Water damage has gone through the building from the top to the bottom. Hammond said the building foundation is brick, not rock, which has slowly sunk away. Hammond went through the rest of the pictures to clarify how the brick is crumbling away and the structural support is sinking into the ground. Two-thirds of the floor is dry rot; not just the one-by planking but also the two-by supports. Cereal Foods was hesitant to show the building to prospective buyers because of the hazardous conditions. Seven beams are down and all beams have dry rot. Hammond said he would walk the Commission through the building but they would need to be aware that it would be at their own risk. Hammond said the damage and deterioration is overwhelming. Hammond asked if the Commission had any questions.

Gleason asked if there are two wooden floors in the building, a ground floor and second story. Gleason asked which floor is rotted.

Hammond said it is mostly the ground floor, which is the support for the second story, and the center of the second story along the full length of the floor.

McNary said the wood structure of the warehouse has served its lifetime. If the area could be used as parking lot, then perhaps part of the brick wall could be utilized as a retaining wall on the south side. McNary said he knows the roof is rotten, he knows the metal is gone, but he would like to see some of the brick walls saved.

Hammond said the applicant is not against trying to save some of the brick building. The interior walls would need a lot of structural support and the exterior, once the preservative is removed, is crumbling and would need a lot of restoration. It is a cost factor for the applicant but he is willing to try to save something.

Clason asked if the applicant or Hammond had set down with a historic preservation specialist to discuss what might be available financially in trying to save this building.

Hammond said no.

Gleason said that would be a good recommendation. Gleason said he knows that happened with the Commodore.

Hammond said the warehouse building shouldn't be compared to the Commodore. The Commodore was a solid building with a structurally sound foundation. The Wasco Warehouse, on the other hand, is built on bricks that are deteriorating and sinking into the ground. In order to start saving the building all the footings would have to be removed and replaced with concrete. This would cause additional problems with reinforcement of, and support for, the brick walls. Hammond said this would take a large amount of money.

Gleason said now is the time to make sure it doesn't pencil out before the bulldozers come in.

Hammond said the building has been on the market for over two years. He wishes someone would step forward who could afford to save the brick building. Mr. Gann was very interested in the warehouse buildings until he went inside and saw the extensive demolition by neglect.

Clason said she believes people are not aware of the programs available to help save historic buildings

Hammond said he is very aware of the programs. Prior to Terry Cook buying the Commodore, Hammond had been involved with the Commodore building and had looked at a majority of the programs available for historic preservation. The Commodore is in a Historic District and on the National Registry. The Wasco Warehouse building is not.

Dundon asked if the applicant has looked at doing away with the roof and wood portion of the building and using the existing brick portion for a new building.

Hammond said the applicant has walked through the building with three different contractors. The cost of replacing the trusses, the footings, and the roof are not financially feasible for the applicant.

Dundon said he heard exactly the same thing regarding some historic buildings in Bend. Those buildings were saved however and now have the highest retail cost per foot of any building in Bend. They have the elite retailers, such as L.L. Bean, etc.,

Hammond asked Dundon where those buildings were located and what parking was available.

Dundon said those buildings were not in downtown Bend but were within walking distance. Some are located in the industrial area.

Parker said she is concerned that the Commission has been given no figures on what the repair would cost. The Commission is hearing it is cost prohibitive, overwhelming, unreasonable, would cost twice as much to repair as to demolish and rebuild; all of those statements are relative and based upon who determines what is cost prohibitive.

Owen Gann, the applicant, was the next proponent. Mr. Gann introduced himself as a General Contractor. Gann said he has spent four months looking at this building, trying to figure out some way to save the building. Gann said if The Dalles had experienced a heavy snow this winter, the building would probably have fallen down. The support beams have dropped 8 to 10 inches just in the last month. He has been talking to bankers to figure out some way to finance saving this building. Gann is open to leaving part of the building up, but it will cost more than building a new structure. Gann is not able to tackle the costs of saving this building.

Parking requirements for the six-story building exceed what is available at the east end of the site. Should someone be able to afford to save the warehouse buildings, they couldn't be used for retail business because they couldn't meet the City's parking requirement. Gann said this is a business investment for him and it needs to fit his budget and make money.

Gann advised the Commission they should walk through the building before they say it can be saved. He said he could build a replica of the building on the north side, use the south side for parking, and it would be less expensive than trying to save part of the existing building. Oregon City does this. Whatever he decides to do has to fit his budget and be approved by his financial backers.

Clason said there are no concrete plans for the Commission to grab a hold of and it makes decision making difficult.

Gann said this shouldn't be difficult and if the Commission would walk through the building they would see it needs to come down. Just the trusses and a new roof would be at least \$150,000 and that doesn't include getting rid of the rotten wood, a new foundation, and major repairs to the brick walls.

Gleason said that sounds like a drop in the bucket compared to what the whole project will cost.

Gann said the six-story cement building could be cleaned up and leased out, creating income. He has to be able to make this investment pay.

Parker asked what his plans are for this property.

Gann said they would lease out the first two floors for light industrial or warehouse use.

Parker asked how the parking requirements were calculated.

Hammond said he could answer that question. The mixed use that is proposed by the applicant for the six-story building would require 133 parking spaces. The property available at the east end of the site would provide only 80 parking spaces. This site is short on parking and Hammond has worked with the Planning Department to see what can be done for parking. Mixed use has a lower requirement than retail so retail would be impossibility. This is for the six-story building only.

Hert explained that the LUDO has certain parking calculations for various types of uses.

Dundon asked if removing the brick warehouse would allow the development to meet the parking and landscaping requirements and Hammond said it would.

Hert explained that there are some exemptions available but that area of the downtown has a current parking problem. Hert said when Mr. Gann first came to the Planning office he was looking at ways to save this building to possibly use for office spaces. Hert directed Gann to State Building Codes to make sure he was aware of all the fire, life, and safety code requirements that would impact the cost of the restoration of this building. She was not trying to scare the applicant off but wanted Mr. Gann to be fully informed. Hert said Gann brought several people in to look at the building and try to save it but it just did not pencil out for them.

McNary said that regardless of what someone wants to do with the site, they would be hamstrung on parking. He said a two-story parking structure would be cost prohibitive.

Hammond said a two-story parking structure would cost approximately \$15,000 per stall.

McNary said it is evident that site needs more parking. In deciding where to put it you have to look at the weakest structure, which is the brick building. It is too bad the brick building was put on the register before the concrete structure.

Gleason asked what the square footage is for the footprint of each building.

Hammond said the concrete structure has a footprint of 50 feet by 170 feet.

Clason asked if Gann was going to use the historic character of the property as a marketing tool. Gann said he would be happy to put the historic name of the site on the building.

**Opponents:** Jacqui Chung, 704 Case Street, The Dalles, spoke against the demolition of the brick warehouse. Chung urged the Commission to delay the demolition permit. Chung feels there are a lot of questions that still need to be answered and the Commission should do a walk through. She feels a historic structure could be lost and nothing gained.

**Rebuttal:** Jim Griffith, a friend of Mr. Gann, spoke to the necessity for the demolition of the warehouse buildings. Griffith said he went through the building with Gann. Griffith said any efforts to save the building should have been done twenty years ago. Griffith's daughter is an architect, specializing in redesigning and saving old buildings. She received her degree from the School of Berkeley. Griffith videotaped the warehouse building in detail and sent the tape to his daughter to get her professional opinion. He agrees with the Commission that destroying an old building when it isn't necessary, is criminal. His daughter's opinion was that it would cost roughly twice as much to save the old building as it would to start over. Griffith said anything is possible if the budget is there. Griffith and Gann are just two guys trying to make a project work within their budget and they would like to do it in The Dalles community. Their heart is not to come to The Dalles, tear down a historic building, and make a parking lot. Griffith said they have talked about saving the south wall and the west wall. Again, this will cost more than a new building and the financial backers have to go along with the idea. They are willing to look at financial grants to help save the building. At this point, however, it is

prohibitively expensive for Gann and Griffith. Griffith said the people who are most concerned about saving the building aren't in a position to do so. Griffith feels the building could possibly fall down in the next two months.

**Deliberations** – Gleason closed the public testimony portion of the hearing. He asked for Commissioner deliberations.

Parker said she thinks it is clear that the plan is to demolish the building and make a parking lot. Without that area for parking, there would not be enough parking available on the site to make it income-producing property. She would like to see the dollar figures on saving the building.

Clason said she agrees with Parker. She said she doesn't even know why it came before the Commission. All that can happen is to delay the demolition for 120 days, which doesn't do anyone any good.

Hert told Clason that as a CLG it is required that the City bring this application before the Historic Landmarks Commission as a public hearing.

Gleason said he realizes the structure is in sad shape and should have been saved twenty years ago. He is not quite sure it is beyond saving. He knows it would take a considerable amount of time and money to do that. Gleason is not convinced that the applicant has demonstrated they have gone the ten miles to make sure it couldn't be done. Gleason feels that is what the 120-day delay is for. This is a gorgeous building and it is pivotal to the eastern entrance of The Dalles. It has been there since 1869 and it is an important part of our Community's history.

McNary realizes it is probably prohibitive to save the roof and wood portion of the building. He would like to see the brick walls reinforced and saved as a parking facility.

Dundon said the signs say "Historic Downtown The Dalles". Dundon believes the 120 days should be used to find a Bill Gates to come in here and save the building. Or contact SHPO to see what is available for grants. Dundon agrees with Gleason that this is a priceless building. He feels more time needs to be invested in figuring out how to save versus how to pave.

Gleason asked Hert if there is a point, after the applicant has done the research and is able to show that the building cannot be saved, when he can come back to the Commission and have them approve the demolition without waiting for the 120 days to expire.

Hert said the applicant could reapply and present new testimony that may change the Commission's decision at any time.

McNary moved to deny application HLC 79-03. The Commission suspends the application for the demolition permit, for a period of up to 120 days from the original date of the application (February 19, 2003), in the interest of preserving historical values. The Commission provides this time to see if a program could be established to maintain and restore the structure. Parker seconded the motion and it carried unanimously.



**RESOLUTIONS** - Clason moved to adopt Resolution 77-03 approving HLC application 80-03 of Mike and Pat Fowler with conditions as amended. McNary seconded the motion and it carried unanimously.

Parker moved to direct Staff to prepare a new resolution 76-03 denying application HLC 79-03. McNary seconded the motion and it carried unanimously.

**DISCUSSION ITEMS**

Hert updated the Commission on the Wasco County Courthouse emergency repairs.


**NEXT MEETING DATE**

The next meeting is scheduled for April 23, 2003.

**ADJOURNMENT**

The meeting was adjourned at 6:53 P.M.

Respectfully submitted by Denise Ball, Administrative Secretary.

  
Eric Gleason, Chair  
Historic Landmark Commission