



## **HISTORIC LANDMARK COMMISSION MINUTES**

**Wednesday, March 22, 2006**

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 4:02 P.M.

### **ROLL CALL**

The following Commissioners were present: Eric Gleason, Bob McNary, John Hashizume & Dixie Parker

The following Commissioners were absent: Anita Clason

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

### **APPROVAL OF AGENDA**

McNary moved that the agenda be approved as submitted. Parker seconded the motion. The motion was passed unanimously, Clason absent.

### **APPROVAL OF MINUTES**

Gleason asked if there were any corrections needed for the minutes of December 28, 2005. There were none. Parker moved to approve the minutes as submitted and McNary seconded the motion. The motion carried unanimously, Clason absent.

### **PUBLIC COMMENT**

None

### **ACTION ITEMS – PUBLIC HEARING**

**Historic Landmarks Commission Application #94-06 of Corey Aldridge** to restore his home to more closely resemble the style of the original home while increasing its overall size. Spacious, period landscaping and a larger porch will be added as well. Property is located at 423 W. 3<sup>rd</sup> Street. The historic name of the building is unknown. The home was built in 1885.

The rules for a public hearing were read. Gleason polled the Commission for ex-parte contact, bias, or conflict of interest. There was none. Gleason called for the Staff Report.

Associate Planner Hert presented the Staff Report. Hert told the Commission that this was a difficult application due to the fact the house has had several major modifications over the years and trying to comply with the guidelines would be quite a feat. Hert said Staff is recommending approval with seven conditions. She asked if the Commission had any questions for her.

Chair Gleason said he had differences of opinions in the findings. Gleason said he would like to review the detailed drawings the applicant is presenting today before he forms his final opinion on the application. Gleason added that the original mass of the house is fairly well intact although he doesn't know what is behind the siding.

Commissioner McNary said he doesn't see anything in the 1890's photo that shows what the house looks like now. Gleason said the two additions, one for a garage, were added later, post 1926. The vinyl siding was installed without any historical approval. Gleason handed out copies of the Sanborn fire insurance maps for the property.

Gleason opened the hearing for proponent testimony.

**Proponent:** Corey Aldridge, 603 E. 12<sup>th</sup>, The Dalles, Oregon, who is the applicant, spoke in favor of the application. Aldridge handed the detailed drawings to the Commissioners. He explained that the proposed re-model widens the existing home. He will keep the same pitch on the roof. Under the shakes are tongue and groove and he wants to match the original materials. The porch will be the full width of the house. The one remaining original window is in very bad shape but Aldridge plans to replace the windows with replications of the originals. The garage addition is 2x4's resting on the ground. The new width of the home will go out to where the garage addition is now.

Gleason asked if the center line of the roof would be shifted to make the building taller and Aldridge said yes, the house will be about 4 to 5 feet taller.

Gleason asked if they have gutted out the interior of the house and Aldridge said yes, the house was a total mess and there was a lot of "strange" electrical wiring. The rear addition does not match up with the main structure and was possibly constructed in the 1920's. Aldridge said the house was sold to him as a 1940's building. His goal is to restore the home to look as close as possible to the original but adding width to the building to make it a home that can be lived in again.

Commissioner Parker said restore is probably the wrong word to use. Replicating is a better word for what the applicant has planned.

Mr. Aldridge said the front yard landscaping will include a lawn and picket fencing. Parking will be provided in the rear. Commissioner Parker said there hasn't been any landscaping on that lot in 30 years.

Commissioner McNary asked what type of foundation the house has and Aldridge said it is a concrete foundation with a basement. The additions, however, are not on any type of foundation.

Gleason told the applicant to look into the special assessment program before proceeding with the proposed improvements.

Gleason said he would like to see a more sympathetic way to do this. It seems to him that the goal of the historic district and the Landmarks Commission is to restore the houses, not reconstruct them. Gleason said the original house will not be reflected but will be hidden under the new house.

Mr. Aldridge said he feels his proposal reflects the original house very well, just in a wider stance. The illegal additions and various roof pitches will go away. The front and east side of the original home will be retained.

Chair Gleason said the roof framing, upper trim, bargeboards, the boxed eaves are all original.

Aldridge said he has pulled down the lathe and plaster from the inside upper ceiling and the roof is not structurally sound.

McNary said it appears the livable square footage of the original home is around 800 square feet. That is not enough room to make it an attractive home for someone.

Gleason said his suggestion is to restore the original structure and add a sympathetic addition to the rear and/or side.

Hert pointed out that the home is non-contributing in the district due to the major renovations that have taken place and are not historic. The applicant is following guidelines, will improve the appearance of the property, and reuse the home.

Gleason said to look at Finding 10. This modification is not appropriate and there are alternatives.

Aldridge said the original house is not structurally sound, is not safe due to code violations, and is too small. He is not encasing the house because the original front and east side will remain. This house has been butchered and what he is proposing will improve the appearance, maintain as much of the original structure as possible, and be an affordable and marketable solution to reusing the home and property.

Gleason said this application does not meet the criteria. A sympathetic addition would meet the guidelines. He suggested a new construction off to the side and rear.

Aldridge said the limited size of the lot doesn't allow for large additions unless they do away with any type of lawn and landscaping.

Commissioner Parker said she likes the attractiveness of the proposal. In her mind it is like taking the original house and making a larger version. The property is underused and adds no historical value the way it is now. There is no historical information on the title of the house.

Commissioner Hashizume said sympathetic additions use too much of the property and the applicant will lose yard space. Hashizume said anything the applicant does to the property will be an improvement.

Commissioner Parker said she doesn't expect someone to be totally altruistic when it comes to investing money into historic properties. People have the right to be profitable. This house has no chain of title; the builder and owner are not known.

Commissioner McNary said if the Commission doesn't allow someone to improve the property the next application will be for demolition and putting a completely new structure on the property. He feels the applicant has made a gallant effort to replicate and restore.

Gleason said this application does not meet the Landmarks conditions. The original bargeboards and rafters will be removed. He feels the applicant should do additional research and find another option. He is not comfortable with it and it does not meet the Secretary of Interior standards. The bones and good stuff are still there.

Bill McBurney, 503 W. 3<sup>rd</sup> Place, The Dalles, Oregon, spoke in favor of the application. McBurney is a local contractor and specializes in historic homes. He has found that Commissions tend to get bogged down in verbiage and, unfortunately, historic structures end up demolished because the property owner can't afford the time and money imposed by that verbiage. Bargeboards and trim can be redone and no one will ever know because it will look the same. McBurney said he sees the goal of rebuilding the community while retaining as much of the original flair as is possible. Bureaucracy is causing the destruction of some historic properties and this property has been blight for a long time. McBurney said he hopes the Commission approves the application.

**Opponents:** None

**Rebuttal:** None

Gleason closed the public testimony portion of the hearing.

**Deliberation:**

Gleason said he has mixed feelings as well and he loves to see things fixed up. He believes, however, that there is way to fix this property up and comply with the guidelines and criteria and this is not the way to do it. Gleason said it is the Commissions duty to stick to those criteria and guidelines and the primary purpose is to preserve historic resources. Changes that don't reflect what a property really is should not be approved. Gleason said he does not want to be so strict that people get demolition permits rather than restoration approvals. Gleason said this is a case that is not an appropriate change and approving the application violates the Commissions' conditions. Gleason recommends continuing the hearing and having the applicant come back with a revised plan.

Parker said the Commission does have the authority to make the applicant comply with the "letter of the law". However, that will be too cost prohibitive and the applicant will likely not proceed with the project. This property has no significant historical information associated with it. Parker feels denying this application would do more harm than good to the community and she would vote for the applicant.

McNary said he would like to comment on being hung up on saving historic materials. This building will need to be reconstructed to meet today's codes. Most of the materials that could be "saved" won't

meet building code requirements. The 2x4's are probably on the wrong spacing. The roof is not structurally sound. McNary is pleased with the look of the proposed house; it will just be a little bigger and will meet current building codes.

Commissioner Hashizume said he walked by the existing house. A lot of it looks like it is ready to fall down. To bring it back to code, a lot of it will need to be removed. Aesthetically, this proposed building really looks nice and would be an improvement to the community. The rendering matches the neighborhood. This house does not have a lot of features to save and it really detracts from the neighborhood.

Parker moved to approve HLC 94-06 of Corey Aldridge to replicate the home at 423 W. 3<sup>rd</sup> Street to more closely resemble the style of the original home while increasing its overall size based upon findings of fact and with Staffs seven conditions of approval. McNary seconded the motion.

Chair Gleason called for additional discussion. He feels a sympathetic addition is possible and would benefit the community more than this replication. This plan is not historic preservation and does not meet the criteria the Commission is supposed to use. You can't just try to save the best.

Commissioner Parker said the location of the property in the historic district and the improvements that can be done to it are worth fighting for. The house is really not worth fighting for. This replication will make the property more closely resemble the character of The Dalles.

McNary called for the question but Chair Gleason asked for additional discussion.

Gleason said if the application gets approved condition number five says the applicant will need to avoid removing any historic materials and there is no way they can do their plan and not remove historic materials.

McNary asked Gleason if he classified each individual board as historic materials. Gleason said the east wall siding and the bargeboards are historic.

Parker said the applicant is not taking down the east wall. She asked the applicant if the one remaining original window could be used in some other part of the house. The applicant said the window would require major restoration because it is in very bad shape but it could possibly be used somewhere else in the house.

Gleason asked the applicant if he was keeping both of the chimneys. The applicant said he was keeping the original chimney. The second chimney is questionable.

Parker asked if the Commission is allowed some discretion in applying the guidelines or does it have to follow the letter of the law.

The applicant said he plans on reusing as many historic materials as he possibly can. Those pieces that are rotten, however, will be removed and replicated. The addition Gleason is suggesting will be awkward and unattractive and that is what has kept anyone from trying to improve this property.

Gleason said he would recommend that the applicant walk around and look at more historic houses. The applicant said he has spent 100's of hours looking at houses in The Dalles.

Commissioner's Parker said she made a motion and McNary has called for the question.

Parker, McNary, and Hashizume voted in favor, Gleason voted against, and Clason was absent.

**RESOLUTIONS**

Parker moved to adopt HLC Resolution 89-06 of Corey Aldridge to replicate the home at 423 W. 3<sup>rd</sup> Street to more closely resemble the style of the original home while increasing its overall size. McNary seconded the motion and it carried with Parker, McNary, and Hashizume voting for, Gleason voting against, and Clason absent.

**2006 GOAL SETTING** – Tabled until the next meeting

**NORTHERN WASCO COUNTY PARKS AND REC - ANNUAL REPORT-** Tabled until the next meeting

**PIONEER CEMETERY DISCUSSION** – The City did not apply for the OCHC grant. However, two other local organizations have applied and may receive the funding. There is currently \$1,000 in budgeted monies that must be spent before July 1, 2006. Staff and Commission discussed the Cemetery fencing and gate. McNary asked about the City performing a survey to determine the property lines.

**STAFF AND COMMISSIONER COMMENTS** – Staff and Commission discussed the City Park and the Booth House. McNary said a lot of people ask him what is going to happen to the Booth house.


**NEXT MEETING DATE**

The next regular meeting is scheduled for April 26, 2006.

**ADJOURNMENT**

The meeting was adjourned at 6:00 p.m.

Respectfully submitted by Denise Ball, Administrative Secretary.

  
~~Eric Gleason, Chair~~ Bob McNary, Vice chair  
Historic Landmark Commission