

HISTORIC LANDMARK COMMISSION MINUTES

January 30, 2008

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

CALL TO ORDER

Acting Chair Dixie Parker called the meeting to order at 4:03PM. Chair Gleason arrived at 4:05 and took over duties of the chair.

ROLL CALL

The following Commissioners were present: Eric Gleason (4:05)
Dixie Parker
John Hashizume
Pat Smith

The following Commissioners were absent: Bob McNary

Staff present: Richard Gassman, Senior Planner
Carolyn Woods, City Councilor
Brenda Green, Administrative Secretary

APPROVAL OF AGENDA

Senior Planner Gassman stated that Associate Planner Dawn Hert was unable to make it to the meeting today due to an illness. For that reason he suggested tabling the discussions on Goal Setting as well as on the Pioneer Cemetery. Commissioner Parker stated that Commissioner McNary was also absent and felt that he would want to be a part of those discussions as well. Commissioner Parker moved to approve the agenda with tabling items number VIII; Goal Setting and IX; Pioneer Cemetery. Commissioner Hashizume seconded the motion. The motion carried unanimously, McNary absent.

APPROVAL OF MINUTES

Commissioner Parker moved to approve the minutes of July 18, 2007. Commissioner Hashizume seconded the motion. The motion carried unanimously, McNary absent.

PUBLIC HEARING - Historic Landmarks Commission Application #105-08 of Amanda Williams & Matthieu Alirol requesting approval to replace the non-historic windows with new historically accurate windows. The structure is located at 515 W 3rd Place, and is further described as 1N 13E 4AA tax lot 1700. It is historically known as The Donnell House, and is located in the National Trevitt's Historic District.

Chair Gleason read the rules for conducting a public hearing. There were no ex-parte contacts, bias, or conflicts of interest by the Commissioners. There were no challenges from the audience. Chair Gleason opened the public hearing and asked for the Staff Report.

Senior Planner Gassman presented the Staff Report. He informed the Commissioners that most requests for repairs can be decided at the staff level. However, windows have a greater importance for historic houses. Gassman stated that the application was an easy recommendation for staff because the applicant is proposing to remove windows that were put in around 1927, that are not historically accurate. Gassman reported that the applicant is proposing to replace those windows with new windows that resemble what they believe to be the historic ones. Staff believes it is a good project because the applicant is choosing to not only maintain the residence, but maintain it in a historical fashion. Gassman then summarized the eight criterion discussed in the Staff Report. In conclusion Gassman stated that the proposed work is complimentary to the historic guidelines and meets the standards set by the Secretary of the Interior and the City of The Dalles ordinances. Staff recommends approval subject to the conditions set forth in the Staff Report.

Chair Gleason asked if there were any questions from the commissioners. There were none.

Proponent: Amanda Williams; 3761 Barrett Drive, Hood River 97031. Ms. Williams introduced herself as the applicant and explained to the Commission that this house has been like a treasure hunt for them. They have been removing the layers and trying to discover how it was originally built in 1905. Ms. Williams' goal is to bring the house back to the way it was originally built. One major change they found was that there was a false ceiling in the Living Room. Ms. Williams explained that when they removed the false ceiling they discovered where the original window frames had been. After showing the commissioners some clearer pictures, Ms. Williams explained their vision of installing windows that will resemble the original ones. Chair Gleason asked if the new windows will be the same width as the originals. Ms. Williams explained that originally they were planning on trying to find era appropriate windows that would match the modified window width, however, due to their recent fire it looks like a lot of the siding will need to be replaced anyway, so they are now looking into windows that match the original width. Ms. Williams added that the original windows were the double hung window style.

Chair Gleason asked about the fire. Ms. Williams explained that it was a chimney fire due to the fireplace actually being added on, but not built to any building codes. Essentially no space had been left between the brick chimney and the lathe and plaster. Ms Williams reported that the Fire Chief had told her that over the last 100 years every time a fire was built, it had basically been smoldering away at the wood. Later a steel stove insert was installed into the fireplace that held in a lot more heat which wasn't allowing proper cooling. Essentially the set up was a time bomb waiting to go off.

Commissioner Parker asked if any pictures have been found of the house. Ms. Williams replied that Associate Planner Hert talked to the grandson of the original Donnell family who is going to be looking for some original pictures of the house. Ms. Williams' hope is to make a picture gallery or a book of what they find.

Chair Gleason asked if Ms. Williams and Mr. Alirol had made a decision of how many panes to use in the windows. Ms. Williams explained that they would like to use the three panes style. She explained that three seems to be the theme in the house; the dining room inserts have three panes. Chair Gleason asked if they have access to any of the original windows. Ms. Williams replied that the only ones they have didn't have panes so they're still torn on which way to go. The commissioners suggested ideally basing the decision off any historic photos they can find. Commissioner Smith questioned the three panes style; Chair Gleason added that usually there was a six over six style that was common up to the 1870s/1880s and explained that normally the newer the house the less divided the windows are. Chair Gleason suggested looking at houses that are the same date/style.

Ms. Williams shared that after a lot of research they've discovered that the style of the home is Beaux-Arts. She stated that the description she found fits the house perfectly based off the time it was built, the upstairs windows, and the frame. She shared that in the Beaux-Arts style, some windows had panes, and some did not. Ms. Williams added that if they do find original pictures they will copy the original windows exactly and not leave anything up to interpretation.

Chair Gleason suggested talking with The Pioneer Association about their picture collection. Ms. Williams responded that they had planned to go to the museum when it opens up again.

Chair Gleason asked if there were any further questions. There were none.

Opponent: None

Chair Gleason closed the public testimony portion of the hearing.

DELIBERATION: Commissioner Hashizume stated that it seems OK to him. Chair Gleason added that it could probably be left up to the applicant's discretion how many panes to use. Commissioner Parker stated she was pleased that they hadn't already purchased the windows like a previous applicant had. Commissioners Parker, Hashizume and Smith each stated that they were in favor of the application.

Commissioner Hashizume moved to approve HLC Application 105-08 with conditions of approval as submitted. Commissioner Smith seconded, and the motion carried unanimously, McNary absent.

RESOLUTION: Commissioner Parker moved to adopt HLC Resolution 100-08 approving HLC Application 105-08 with conditions of approval 1-5. Commissioner Smith seconded the motion and it carried unanimously, McNary absent.

DISCUSSION ITEM - Application for Special Assessment; Ben Snipes House: Senior Planner Gassman pointed out that there was a 30 day period for comments but that date had passed. Gassman added that staff's comments would have been in support of the Special Assessment. Additionally, notification was received on the morning of January 30, 2008 that the Special Assessment application for both the Ben Snipes House and the Trevitt-Booth House were approved by the State Historic Preservation Office. Consequently, nothing needed to be done. Copies of the letters from SHPO were distributed to the commissioners.

GOAL SETTING FOR 2008: This discussion was postponed until the next meeting as Commissioner McNary and Associate Planner Hert were absent. Chair Gleason suggested that everyone look over the information and come in with ideas for the next meeting.

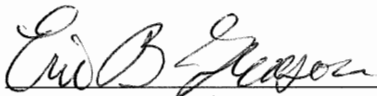
PIONEER CEMETERY DISCUSSION : This discussion was postponed until the next meeting as Commissioner McNary and Associate Planner Hert were absent.

COMMISSIONER/STAFF COMMENTS: Commissioner Parker asked about a building that had been moved into the backyard of a property on 7th Street, stating that she never observed a pink building permit displayed. Commissioner Smith added that the property in question is on E 7th and Kelly Ave, East of Columbia House. Chair Gleason interjected that he believed it might be Daniel Dundon's building, adding that it was one of the ones that were up at the college. Gleason shared that he moved it down, stored it over by the ice plant, and then moved it up to 7th on a temporary foundation. Parker asked if that was something that can be done without permits. Senior Planner Gassman stated that he would try to find out the status of it, and report back to the commissioners at the next meeting.

Commissioner Parker officially welcomed Pat Smith to the Commission.

ADJOURNMENT: The meeting was adjourned at 4:44pm.

Respectfully submitted by Brenda Green, Administrative Secretary



Eric Gleason, Chair
Historic Landmark Commission