

HISTORIC LANDMARK COMMISSION MINUTES

November 17, 2010

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

CALL TO ORDER

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

ROLL CALL

The following Commissioners were present:

Eric Gleason
Bob McNary
Dixie Parker
Pat Smith
Dennis Davis

The following Commissioners were absent: none

Staff present:

Dawn Hert, Associate Planner
Carolyn Wood, City Councilor
Brenda Green, Admin. Secretary

APPROVAL OF AGENDA

Commissioner McNary moved to approve the agenda as submitted. Commissioner Smith seconded the motion. The motion carried unanimously.

APPROVAL OF MINUTES

Commissioner Parker moved to approve the minutes of October 27, 2010 as submitted. Commissioner Smith seconded the motion. The motion carried unanimously.

PUBLIC HEARINGS

Historic Landmark Commission Application #124-10 of Scott Gayer to repair and upgrade the building interior and exterior so it is better weatherized and energy efficient, with a goal of making it more attractive to prospective tenants. These repairs include a new roof, 2nd floor window upgrades, 1st floor storm windows, a roof deck with stair addition, and new mechanical. The structure is located at 300 E 2nd St, and is further described as 1N 13E 3 BD tax lot 4800. The historic name of this structure is The French and Co. Bank Building. The property is classified as secondary in the National Historic District Registry.

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. Gleason opened the public hearing and asked for the Staff Report.

Associate Planner Hert presented the staff report. Hert informed the commission that although the building is listed as the French and Co. Bank, Scott Gayer had pointed out to her that the French and Co. Bank building was destroyed by a fire; the current building is actually the National Citizen's Bank building. Hert will be working on getting the name changed.

Associate Planner Hert went over each of the findings and pointed out that although it's preferable to repair rather than replace, the second floor windows might need to have the sashes replaced with working window mechanisms due to the egress requirements from Building Codes. Hert explained that the applicant is proposing that a replacement sash be installed that will be near exact to the existing windows. Hert stated that one of the conditions of approval will read; vinyl windows will not be allowed and replacement sashes will be required to be wood if the existing sashes are not repairable.

Associate Planner Hert stated that staff is recommending approval of the application with nine conditions of approval. Hert went over each of the conditions and pointed out that condition number two should be changed to read "The applicant is responsible to notify the appropriate authorities if any archaeological resources are found with the restoration project."

Councilor Wood asked why the property's historic status was considered Secondary rather than Primary. Chair Gleason explained that the distinction is a separation of time periods not importance. Associate Planner Hert added that anything built before 1900 is considered Primary.

Proponent: Scott Gayer, PO Box 420, The Dalles OR 97058 introduced himself as the applicant. Mr. Gayer explained about the building actually being the Citizens National Bank building. He then stated that he had recently found out that the building would need to be sprinkled so the egress windows may not be an option. He shared that his main concern was weatherizing the building and stressed that he does not want to change the looks of the building.

Chair Gleason stated that he had done quite a bit of research in regards to windows and shared that adding interior storm windows to the current set up provides adequate weatherization. Gayer described how several of the leaded glass panes had slipped and assured the Commission that his architect and contractors were helping him find a solution. Gleason provided Gayer the contact information for the person who repaired the windows at the Fort Dalles Museum.

Commissioner Parker asked for more information about the applicant's plans for the second floor. Mr. Gayer described his plan and explained that he would be targeting medium to short term tenants that are looking for higher quality rentals; such as visiting physicians.

Mr. Gayer and the Commissioners had a discussion which clarified details on the drawings that had been submitted; including which windows were being changed, where the original vault was located, and the steel bars that used to be across the windows. Gayer stated that he had a tenant for the first floor that would like to start doing business by April 2011.

David Bearss, 508 Washington St, The Dalles OR 97058 introduced himself as the architect. He clarified that only the upstairs windows would be potentially replaced; the downstairs windows would just be repaired.

Councilor Wood commended the applicant for taking on the project. Commissioner Davis agreed and added that it will benefit the entire community.

Commissioner Smith asked the applicant about the reasoning for the proposed railing on the roof. Mr. Gayer explained that the purpose of the railing was to add an outdoor area on the roof for the tenants. There was a general discussion about different railing options.

Chair Gleason suggested moving the railing back two to three feet so that it would not be visible from the street. He pointed out that if it was not visible it could potentially be made out of less expensive materials. There was a discussion about what can be seen on roofs from the street level.

Commissioner Parker asked if the Gayer Jewelry signs would be being removed. Mr. Gayer responded no, the tenant would be resurfacing them rather than removing them.

Commissioner McNary asked if there was a basement. Mr. Gayer replied that there was a very small basement that housed a furnace room and an old vault. McNary pointed out that the current building would have been built after the fill was put in on Second Street.

Mr. Gayer shared that although the previous building and the current one look very similar, if the pictures are overlaid, it's obvious that the current building is not the French and Company building. Gayer pointed out several differences such as the floors being at different levels, the pilings not lining up, and the roof at different levels. Gayer also stated that he had articles saved from The Chronicle that documented when it was torn down, and when the new building was started. He also pointed out that if the building had still been the French and Company building it would have been considered primary rather than secondary.

Opponent: none

Chair Gleason closed the public testimony portion of the hearing.

DELIBERATION:

Commissioner Parker agreed with Chair Gleason that moving the railing back so as to not be visible from the street would be a good idea.

Commissioner McNary commended the endeavor and stated that it was a step forward for the City.

Chair Gleason suggested modifying condition number two as stated by Associate Planner Hert and modifying condition number six to add a requirement that the applicant retains the original windows. The Commissioners showed general agreement that condition number two should be changed as suggested. Commissioner McNary agreed that the original windows were important but didn't want to make the conditions so tight that the cost would be prohibitive. Hert pointed out the egress requirements of Building Codes in order to allow a residential use. She also stressed that Mr. Gayer is leading the way for The Dalles to once again utilize the Second floors of buildings. Hert also pointed out that although Historic Landmarks Commission can trump some things, they cannot trump fire/life safety.

Mr. Gayer stated that his preference is to save and utilize what is currently there. Commissioner Davis pointed out that when they redid the windows at the Fort Dalles Museum they found that it was cheaper to refurbish than replace. Chair Gleason added that windows are the eyes of the building.

After further discussion, the Commissioners agreed to change the wording of condition number six to "strongly encourage the retention of the existing original windows."

Chair Gleason suggested adding language to condition number nine which would require that the roof railing be set back. Associate Planner Hert asked the applicant how they would feel about that modification. Mr. Bearrs pointed out that the plan was to attach the railing to the parapet, if they are required to set it back, they would need to attach it to the roof surface which would compromise the roof.

Mr. Bearrs described the walk able deck surface that was planned for the roof. Mr. Gayer added that the sections had to be removable so that maintenance could be done on the roof. Chair Gleason pointed out that a wrought iron fence on the roof line was not the look from the 1920s. Gayer brought up the idea of using glass or other material. Councilor Wood suggested painting the railing the same color of the building. Commissioners Davis and Parker both liked the idea of a similar paint color.

Associate Planner Hert suggested adding wording to condition nine that would read "the roof railing is required to be installed so as to minimize the visual impact from the street". Hert explained that with general wording, the decision of if the applicant's plan meets the conditions will be left up to staff. There was general agreement among the Commissioners to utilize Hert's suggested wording.

Commissioner Parker moved to approve application HLC 124-10 with nine conditions of approval including the proposed changes to numbers two, six and nine. Commissioner Davis seconded, and the motion carried unanimously.

RESOLUTIONS

Commissioner McNary moved to adopt Resolution 119-10 approving HLC 124-10 with nine conditions as modified. Commissioner Parker seconded the motion and it carried unanimously.

PIONEER CEMETERY DISCUSSION

Chair Gleason stated that the Cemetery is looking good.

Associate Planner Hert shared that she had received final reports and pictures from the consultant, Sally Donivan, after the headstone resetting workshop. Chair Gleason reported that after the two work parties, all of the nine obelisks were now attached and numerous other headstones had been cleaned and raised. Gleason shared that Commissioner McNary had made a discovery of marble fragments around one of the obelisks. According to Gleason, they were able to find about half of the pieces to what they believe would have been a skirt that went under the obelisk. Hert added that under the same contract another workshop is planned for the Spring when more headstones will be worked on.

Councilor Wood asked if the fencing was complete. Associate Planner Hert reported that work is continuing on the fencing.

Associate Planner Hert reported that she will be asking media contacts to feature a story about the Pioneer Cemetery and the work being done there. The Commissioners shared their agreement about the importance of having the work publicized as well as documented for future reference. Hert stated that she would talk to Lorna Elliott at the library about storing documents so that they are maintained in more than one location.

Commissioner McNary asked about the status of maps of all of the local cemeteries. Associate Planner Hert reported that she had looked into the possibility of having the information on the City's website, and found that it was possible. Hert described her vision of what the final result would be. Hert also informed the Commission that she would be working with the City Manager's Executive Secretary to have all of The City's historic pictures digitalized and available for viewing on the website.

Associate Planner Hert shared that she had talked to City Councilor Dan Spatz, about requesting an easement for a pedestrian right of way from the college. Spatz felt that it would be appropriate to go ahead with the next step which would be getting the legal description. Hert will talk to Tenneson Engineering and City Attorney Parker about getting the description.

STAFF/COMMISSIONER COMMENTS

Chair Gleason asked about the changes at Klindt's Annex. Associate Planner Hert reported that Lisa Wallace purchased it and will be moving her resale business there. Hert stated that the exterior modifications were approved by Building Codes without any questions to City Planning about possible historic reasons to not allow modifications. She explained that the details of the sales agreement were being examined to see if exterior modifications were allowed.

Councilor Wood did not remember there being any specific restrictions set by City Council and added that there had been some question of the arches being original. Wood shared that she had visited with the new owners and was impressed with their improvements. She reported that the owners are purchasing or replicating items such as trim and ceiling tiles in an attempt to match as much of the original work that they could. Wood also discussed the grillwork that had been removed which was not original either.

Associate Planner Hert stated that she would research some of the concerns that had been reported such as the aluminum door.

Councilor Wood reported that at one time the Annex used to be the bus stop, and Helzer's Café. She also pointed out that at one time it was an open walk through. Wood said that City Council had been attempting to determine from old photographs what the front used to look like, but that in the sales agreement, City Council had only required that it remain compatible with the other buildings in the neighborhood.

There was a general discussion regarding how long the annex had been in use. Commissioner Smith remembered that it was still Helzer's Café forty nine years ago.

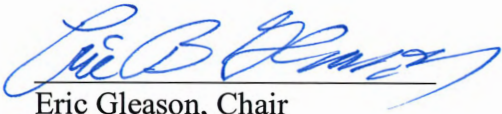
Associate Planner Hert shared that the request for proposals for the Rock Fort project had been issued.

Commissioner McNary asked if the backside of The ClockTower Pub had been looked at lately. Associate Planner Hert pointed out that they were required by Building Codes to do a certain amount of modifications. There was a discussion about modifying historic buildings in ways that meet building code requirements but retain the historic value. The general agreement was that the modifications are necessary and that for the most part they should be contained to the least visible sides of buildings.

NEXT MEETING: The next meeting date is December 22, 2010. Associate Planner Hert asked if the Commissioners were willing to meet on the 15th instead. She also stated that she is unaware of any hearings at this time. The Commissioners preferred to leave the meeting date on the twenty-second.

ADJOURNMENT: The meeting was adjourned at 5:19 pm

Submitted by Brenda Green, Administrative Secretary



Eric Gleason, Chair
Historic Landmark Commission