

**MINUTES**

**HISTORIC LANDMARKS COMMISSION MEETING**

January 26, 2022

4:00 p.m.

VIA ZOOM

**PRESIDING:** Robert McNary, Chair

**COMMISSIONERS PRESENT:** Bev Eagy, Forust Ercole, Eric Gleason, Doug Leash

**COMMISSIONERS ABSENT:**

**OTHERS PRESENT:** Museum Commission Representative Julie Reynolds

**OTHERS ABSENT:** City Councilor Scott Randall

**STAFF PRESENT:** Senior Planner Dawn Marie Hert, Secretary Paula Webb

**CALL TO ORDER**

The meeting was called to order by Chair McNary at 4:02 p.m.

**PLEDGE OF ALLEGIANCE**

Commissioner Ercole led the Pledge of Allegiance.

**APPROVAL OF AGENDA**

Commissioner Ercole requested the agenda be amended to discuss correspondence received from Richard Wolfe. Senior Planner Hert suggested this topic be included during Staff Comments. Chair McNary agreed.

It was moved by Gleason and seconded by Eagy to approve the agenda as amended. The motion carried 5/0; Eagy, Ercole, Gleason, Leash and McNary voting in favor, none opposed.

**ELECTION OF OFFICERS**

Chair McNary opened nominations for Chair.

Commissioner Ercole nominated Robert McNary as Chair. Commissioner Eagy seconded the nomination.

Commissioner Gleason moved to close nominations for Chair.

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The nomination of Robert McNary as Chair passed 5/0; Eagy, Ercole, Gleason, Leash and McNary voting in favor, none opposed.

Chair McNary opened nominations for Vice Chair.

Chair McNary nominated Forust Ercole for Vice Chair. Commissioner Eagy seconded the nomination.

Commissioner Gleason moved to close nominations for Vice Chair. Commissioner Eagy seconded the motion.

The nomination of Forust Ercole as Vice Chair passed 5/0; Eagy, Ercole, Gleason, Leash and McNary voting in favor, none opposed.

### **APPROVAL OF MINUTES**

It was moved by Leash and seconded by Eagy to approve the minutes of December 15, 2021 as written. The motion carried 5/0; Eagy, Ercole, Gleason, Leash and McNary voting in favor, none opposed.

### **PUBLIC COMMENT**

None.

### **STAFF COMMENTS**

Senior Planner Hert provided the following updates (Exhibit 1):

Walldogs – Fifteen mural themes have been chosen and 19 possible locations have been secured.

Concerns shared by Richard Wolfe regarding the Unity Recovery Hall/Rectory Building adjacent to St. Peter's Landmark will be addressed by Staff. The City does not have a building official; our codes are handled by Wasco County Building Codes. The City does have a dangerous building ordinance enforced by the City's Enforcement Codes Officer. The Enforcement Officer will follow up with the property owner and Mr. Wolfe.

Hert noted the Historic Landmarks Commission may want to consider addition of language and/or code revisions that address demolition by neglect.

Commissioner Eagy stated the sidewalk on Third Street by St. Peter's Landmark was mentioned by Mr. Wolfe. November 1, 2020, Alan Eagy applied for matching funds offered by the City for sidewalk repairs. To date, Eagy has not received a response. Hert will follow up with the City Engineer and report back to the Commission.

Columbia Brewery – Hert spoke with the owner, John Hartung. Currently, the building is used for storage. Hartung is interested in securing a tenant, and would prefer the historic use be retained. Mr. Hartung requested an historic plaque.

Senior Planner Hert is exploring options for plaques. Once pricing is determined, Hert will contact existing plaque holders, as well as potential plaque holders, to determine the need for new plaques, and repair or replacement of existing plaques.

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Historic Walking Tour – The existing tour on the Otocast app now contains QR codes. When the QR code is scanned, the app can be downloaded. When opened, the app will tell a story about the structure. In conjunction with The Dalles Art Center, Staff is exploring procurement of small shields containing the QR code for placement on buildings featured in the Walking Tour.

SHPO Grants – Hert is planning to submit an application for an expansion of the existing Walking Tour. The expansion may include existing murals, new Walldog murals, and neon sign art installations.

### **COMMISSIONER COMMENTS**

Commissioner Gleason is awaiting the engineering report on the Waldron Brothers Drug Store to determine next steps. The Win Hong Tai Company Store (commonly known as the Chinese Building) was featured in an article in the Oregon Historical Quarterly. The Oregon Historical Society is considering an open house in the building in June.

Fort Dalles Museum – Renovation work included installation of interior storm windows to cut down on UV and protect artifacts, as well as provide improved weatherization. Rather than building a new wagon building, an addition and covering in the front of the open wagon shed is under consideration.

Commissioner Leash stated four stained-glass windows at St. Peter's Landmark were refurbished and reinstalled. A new gate will be presented to the Board and installed.

### **PUBLIC HEARING**

HLC 194-21, The Dalles Main Street / Walldogs, 320 E. Second Street

Request: Approval to paint a mural on the south-facing alley wall.

Chair McNary read the rules of a public hearing. He then asked if any Commissioner had ex parte contact, conflict of interest, or bias which would prevent an impartial decision. Hearing none, Chair McNary opened the public hearing at 4:38 p.m.

Senior Planner Hert presented the staff report.

*John Lehman, P.O. Box 331, The Dalles*

Mr. Lehman explained a team of Walldogs will be assigned to each mural. The Team Leader will decide the final mural content and design. Some dimensions and location may change slightly. The existing wall is painted. The wall will be power washed and a base coat applied. The image will be projected on the wall at night and painting will begin the next day.

Senior Planner Hert noted the building is located in the Historic Commercial District. Hert has worked closely with the Committee to map possible locations to avoid primary historic structures and unpainted brick buildings.

It was moved by McNary and seconded by Eagy to approve application HLC 194-21 of The Dalles Main Street and Walldogs with four proposed conditions of approval, based on findings of fact detailed in the staff report. The motion carried 5/0; Eagy, Ercole, Gleason, Leash and McNary voting in favor, none opposed.

Commissioner Gleason noted this was a perfect location.

HLC 195-21, The Dalles Main Street / Walldogs, 401 W. Fourth St Street

Request: Approval to paint a mural on the east-facing wall.

Chair McNary noted there were no new attendees. He then asked if any Commissioner had ex parte contact, conflict of interest, or bias which would prevent an impartial decision.

Senior Planner Hert presented the staff report.

John Lehman, P.O. Box 331, The Dalles

Mr. Lehman stated the location is a pristine brick wall. Due to this, a clear coat will be added to allow future removal of the mural. Other than the clear coat, this mural application will follow the procedures outlined in the last application.

Lehman noted these murals are in obscure locations to encourage a “treasure hunt” of murals.

Chair McNary closed the public hearing at 5:03 p.m.

Commissioner Ercole commented on the location. In the spring, the nearby tree will be in full bloom and may obscure viewing.

Commissioner Gleason commended the applicants for considering reversibility and the future. If in the mural is removed, it will not leave a permanent trace on the wall.

It was moved by Gleason and seconded by Eagy to approve application HLC 195-21 of The Dalles Main Street and Walldogs with four proposed conditions of approval, based on findings of fact detailed in the staff report. The motion carried 5/0; Eagy, Ercole, Gleason, Leash and McNary voting in favor, none opposed.

## **RESOLUTIONS**

Resolution HLC 183-22: Approval of HLC 194-21, The Dalles Main Street / Walldogs

It was moved by Gleason and seconded by Eagy to approve Resolution HLC 183-22 approving Application HLC 194-21 of The Dalles Main Street and Walldogs with four conditions of approval. The motion carried 5/0; Eagy, Ercole, Gleason, Leash and McNary voting in favor, none opposed.

Resolution HLC 184-22: Approval of HLC 195-21, The Dalles Main Street / Walldogs

It was moved by Ercole and seconded by Gleason to approve Resolution HLC 184-22 approving Application HLC 195-21 of The Dalles Main Street and Walldogs with four conditions of approval. The motion carried 5/0; Eagy, Ercole, Gleason, Leash and McNary voting in favor, none opposed.

## **GOAL SETTING**

Additions are in bold face, deletions are crossed out.

**Short-Term Goals (1-2 years):**

- Encourage preservation and re-use of the Waldron-Gitchell Building. (Retained)
- Update Historic Ordinance and Design Standards. (Retained)  
Senior Planner Hert suggested the Commission consider a review of neglected buildings in the inventory.
- Provide a historic restoration workshop for local homeowners and contractors. (Retained)
- **Encourage the local community college to consider historic preservation /restoration classes.** (Added)
- Collaborate with Main Street and The Dalles Art Center on further downtown restoration project goals. (Retained)
- Support the restoration and preservation of the Civic Auditorium building. (Retained)
- Support the creation of walking tours of historic properties, Pioneer Cemetery and encourage historic building open houses. (Retained)

Senior Planner Hert is researching creation of an interactive map for Pioneer Cemetery. The interactive map would identify individual graves and provide a brief history of the individuals buried in the cemetery. Commissioner Ercole asked if the map would be able to also identify any historic buildings owned. Hert stated that she would talk with the map creator to see if that could be added.

- Encourage preservation and continued use of Rock Fort by using the adopted Preservation and Maintenance Plan. (Retained)
- Encourage or support addition of a student representative. (Retained)
- Provide informational signage at Pioneer Cemetery regarding history, landscaping and maintenance. (Retained)

Senior Planner Hert is researching funding to place plaques at Pioneer Cemetery.

- Paint and provide maintenance for existing fencing and walkways at Pioneer Cemetery. (Retained)
- Encourage the fabrication and installation of historic plaques throughout the community, including Pulpit Rock and Amoton Field. (Retained)
- Create a concept design for historic building plaques. (Retained)

Carolyn Wood suggested a small informational plaque placed on buildings with a list of the years and business names of tenants.

Commissioner Eagy mentioned Brownsville, Oregon, where every house has a small plaque with the name of the builder and year the house was built. Senior Planner Hert replied the plaques could be placed on anything locally landmarked up through nationally landmarked buildings. Commissioner Gleason suggested a size large

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enough to be visible from the sidewalk. Commissioner Ercole inquired about available sign materials.

- Encourage the preservation and restoration of City Hall. (Retained)

Senior Planner Hert detailed the Council Chambers remodel that occurred over the past year and suggested to keep this as a goal to encourage the continued restoration, both interior and exterior.

- Apply for a grant to create a Preservation Plan for The Dalles. (Retained)

Commissioner Gleason suggested this would be appropriate for a SHPO grant. Kuri Gill, SHPO, encouraged the Commission to create a preservation plan and update our inventory. Chair McNary suggested recommending this to City Council for funding. Hert noted the budget cycle allows staff to pursue grant opportunities.

Commissioner Leash suggested encouraging property owners to enhance alleys, noting many alleys have interesting historical features.

- **Encourage historic property owners to restore alley façades.** (Added)
- Encourage the restoration and preservation of the Pioneer Cemetery and establish an inventory link/listing on the City's website. (Retained, moved from Long-Term Goals)

#### **Long-Term Goals (3-5 years):**

- Support the Fort Dalles Museum and Vehicle Storage Display Building. (Retained)
- Support and advocate for the preservation and continued use of The Dalles High School and Colonel Wright Elementary School. (Retained)
- Encourage continued preservation and compatible infill of Historic Chinatown. (Retained)
- Encourage the restoration and preservation of the Pioneer Cemetery and establish an inventory link/listing on the City's website. (Moved to Short-Term Goals)

#### **Continuous Goals:**

- Facilitate educational assistance to help restorers with assessment and other historic preservation needs. (Retained)
- Provide annual recognition of historic restorations, including onsite acknowledgement and media coverage. (Retained)

Hert noted the Beautification Committee acknowledges beautification projects in our community. Hert will speak with Mayor Mays regarding the inclusion of historic properties.
- Encourage historic restoration for downtown by providing historic background research. (Retained)

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- Encourage the collection and preservation of local history, including irreplaceable oral and written histories. (Retained)  
Senior Planner Hert will coordinate with Rodger Nichols.
  - Update historic inventories and encourage new nominations to local and national registry districts. (Retained)
  - Maintain Certified Local Government status. (Retained)
  - Assist with historic plaque costs and availability. (Retained)
  - Keep the Historic Walking Tour current in all formats. (Retained).
  - Increase communication on all Urban Renewal projects, vision and goals. (Retained)  
Chair McNary advocated for an HLC seat on the Urban Renewal Board. Senior Planner Hert will follow up with the City Clerk and the Urban Renewal Manager.
  - Increase communication with **The Dalles Main Street The Dalles Art Center** for all projects, vision and goals pertaining to historic projects. (Retained)

Commissioner Gleason stated historic groups will meet at the Discovery Center, February 13, 2022 from 2:00 to 5:00 p.m.

Senior Planner Hert thanked the Commission and Representative for their participation.

**ADJOURNMENT**


It was moved by McNary and seconded by Eagy to adjourn the meeting.

Being no further business, the meeting adjourned at 5:55 p.m.

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Submitted by/  
Paula Webb, Secretary  
Community Development Department


SIGNED:   
Robert McNary, Chair

ATTEST:   
Paula Webb, Secretary  
Community Development Department



## Staff Comments

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15 Walldogs Mural Themes Selected w/19 possible locations secured:

☞ A Rich Chinese Community	☞ Benjamin Gifford
☞ Jeanne Hillis	☞ The Dalles Dip/Ferry
☞ The Dalles Sorosis Club	☞ The First Foods
☞ Chief Tommy Thompson	☞ The Latino Community
☞ How The Dalles Got It's Name	☞ Eleanor Borg
☞ Honald Sign Company	☞ Thomas Condon
☞ H.L. Davis	☞ The Historic Columbia Highway
☞ Ben Snipes	

## Staff Comments

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- ☞ Richard Wolfe Emails
- ☞ Columbia Brewery Update
- ☞ Historic Plaques New/Repair/Replace
- ☞ Existing Walking Tour QR Code Plaques
- ☞ SHPO Grant Submittal will include:
  - ☞ Expansion of Existing Walking Tour
  - ☞ May include:
    - ☞ Existing Murals
    - ☞ New Walldogs Murals
    - ☞ Neon Sign Art Installations

