

MINUTES

HISTORIC LANDMARKS COMMISSION MEETING

April 27, 2022

4:00 p.m.

CITY HALL COUNCIL CHAMBERS
313 COURT STREET
THE DALLES, OREGON 97058

PRESIDING: Robert McNary, Chair

COMMISSIONERS PRESENT: Bev Eagy, J. Scott Stephenson

COMMISSIONERS ABSENT: Forust Ercole, Eric Gleason

OTHERS PRESENT: Museum Commission Representative Julie Reynolds

OTHERS ABSENT: City Councilor Scott Randall

STAFF PRESENT: Senior Planner Dawn Marie Hert, Assistant Planner Kaitlyn Cook, Secretary Paula Webb

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Commissioner Stephenson led the Pledge of Allegiance.

APPROVAL OF AGENDA

It was moved by Eagy and seconded by Stephenson to approve the agenda as presented. The motion carried 3/0; Eagy, McNary and Stephenson voting in favor, none opposed, Ercole and Gleason absent.

APPROVAL OF MINUTES

It was moved by Stephenson and seconded by Eagy to approve the minutes of March 30, 2022 as written. The motion carried 3/0; Eagy, McNary and Stephenson voting in favor, none opposed, Ercole and Gleason absent.

PUBLIC COMMENT

None.

STAFF COMMENTS

Senior Planner Hert provided the following updates:

- Walldogs Mural Fest –Two murals planned are for the Civic Auditorium and will require HLC approval. Remaining murals will be painted on non-historic structures and will not require HLC approval.
- SHPO Grant – The Otocast contract for the Historic Walking Tour has been signed. Properties and mural locations were selected. Pending completion of the new murals, professional photographs will be taken for inclusion in the tour.

Senior Planner Hert stated this would be her last meeting with the Historic Landmarks Commission. “It has been a joy working with every one of you.”

Senior Planner Hert introduced Assistant Planner, Kaitlyn Cook. Cook will assume Hert’s duties with the Commission.

COMMISSIONER COMMENTS

Commissioner Eagy said Victor Johnson is making good progress on Herbring House. Good things are happening on Fourth Street.

Chair McNary said he was a bit apprehensive about the new sign at The Dalles Art Center, feeling it may be too modern, but the new sign looks wonderful.

Commissioner Stephenson participated in a sculpture project during Cherry Festival. The sculpture was organized by The Dalles Art Center and The Dalles Art Association, and funded by the City. The project exceeded expectations with a fantastic turn out. The sculpture should be received on May 31, 2022.

Chair McNary presented a plaque to Senior Planner Dawn Hert in honor of 26 years with the Commission.

PUBLIC HEARING

HLC Application 203-22, George Robertson, 207 W. Fourth Street

Request: Approval to remove non-original door and replace with siding, replace deteriorating basement windows, and add new windows on west side of home.

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, he opened the public hearing at 4:23 p.m.

Senior Planner Hert provided the staff report and presentation (Exhibit 1).

Commissioner Stephenson requested clarification on staff’s recommendation to deny installation of additional windows. Senior Planner Hert replied our code follows the federal guidelines for

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historic preservation. Based on criteria, staff felt additional windows in the basement would detract from the historic integrity of the building.

George Robertson, 207 W. Fourth Street, The Dalles

Mr. Robertson stated his intent is to restore and replace classic elements of a beautiful home. He thanked Hert for her courtesy, professionalism, and thorough staff report.

Mr. Robertson said he would like to replace the rotting windows to improve security and make the basement water tight. He noted the “door to nowhere” would be removed; siding would not be patched, but would replace the entire wall. Robertson stated he was happy with staff’s recommendations.

Chair McNary asked if there had been a porch at the door. Robertson replied a rotting sewer line and leaking oil tank required removal of the porch prior to his purchase.

Charles Langley, 200 W. Fourth Street, The Dalles

Mr. Langley stated he was pleased with Robertson’s work to improve the outside of the house. Replaced steps and railing and improved the structure’s appearance. He noted an additional window on the alley side would not be visible from the street.

Mr. Robertson stated the window frames and sills were rotten. Replacement windows will be custom-ordered to match the original windows. He plans to make the most historic windows the standard for remaining windows.

Chair McNary closed the public hearing at 4:50 p.m.

It was moved by Stephenson and seconded by Eagy to approve application HLC 203-22 with six proposed conditions of approval based on findings of fact detailed in the staff report. The motion carried 3/0; Eagy, McNary and Stephenson voting in favor, none opposed, Ercole and Gleason absent.

HLC Application 204-22, Todd Carpenter and Carla McQuade, 215 E. Second Street

Request: Approval to restore original windows on street level alley, add safety railing, and restore doorway access with a roll-up door to second level patio area.

Commissioner Eagy read the rules of a public hearing. Chair McNary then asked if any Commissioner had ex parte contact, conflict of interest or bias which would prevent an impartial decision. Hearing none, he opened the public hearing at 5:03 p.m.

Senior Planner Hert provided the staff report and presentation, Exhibit 2.

Chair McNary requested clarification on the windows and door. Senior Planner Hert replied the small window (Exhibit 2, page 19, slide 1) will be removed; two fixed-pane windows will be installed in the location of the original windows that are currently bricked up. The door will replace a separate opening, also currently bricked up.

Todd Carpenter, 216 E. Fifth Street, The Dalles

Mr. Carpenter stated the round section of brick (Exhibit 2, page 19, slide 1) may have been a window that was covered when the CMU was installed. He is willing to consider restoring that

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feature. Carpenter noted the headers and sills from the original windows are still visible. He plans to install a wood framed plate glass window or a window with a grid. He is not opposed to installing a wood double-door, similar to the doors at the Last Stop, instead of a roll-up door.

Chair McNary closed the public hearing at 5:16 p.m.

Commissioner Eagy asked if wood doors could be installed rather than a roll-up door. Hert replied an additional condition of approval could provide the flexibility for Carpenter to choose either option. The door will be set back from the exterior wall, and minimally visible from the public right of way. Mr. Carpenter added he was comfortable with either option.

Senior Planner Hert suggested verbiage for an additional condition of approval: "Applicant will be given the option to make a final decision on door replacement. Either a metal roll-up door or wood-clad French style doors will be allowed."

It was moved by Eagy and seconded by Stephenson to approve application HLC 204-22 with nine proposed conditions of approval based on findings of fact detailed in the staff report. The motion carried 3/0; Eagy, McNary and Stephenson voting in favor, none opposed, Ercole and Gleason absent.

RESOLUTIONS

HLC Resolution 191-22, Approval of HLC 203-22, George Robertson

It was moved by Stephenson and seconded by Eagy to approve Resolution 191-22, approving application HLC 203-22, George Robertson, with six conditions of approval. The motion carried 3/0; Eagy, McNary and Stephenson voting in favor, none opposed, Ercole and Gleason absent.

HLC Resolution 192-22, Approval of HLC 204-22, Todd Carpenter and Carla McQuade

It was moved by Eagy and seconded by Stephenson to approve Resolution 192-22 approving application HLC 192-22, approving application HLC 204-22 of Todd Carpenter and Carla McQuade with nine conditions of approval. The motion carried 3/0; Eagy, McNary and Stephenson voting in favor, none opposed, Ercole and Gleason absent.

The next regularly scheduled meeting will be held May 25, 2022.

ADJOURNMENT

Being no further business, the meeting adjourned at 5:33 p.m.

Meeting conducted in a room in compliance with ADA standards.

Submitted by/
Paula Webb, Secretary
Community Development Department

SIGNED:


Robert McNary, Chair

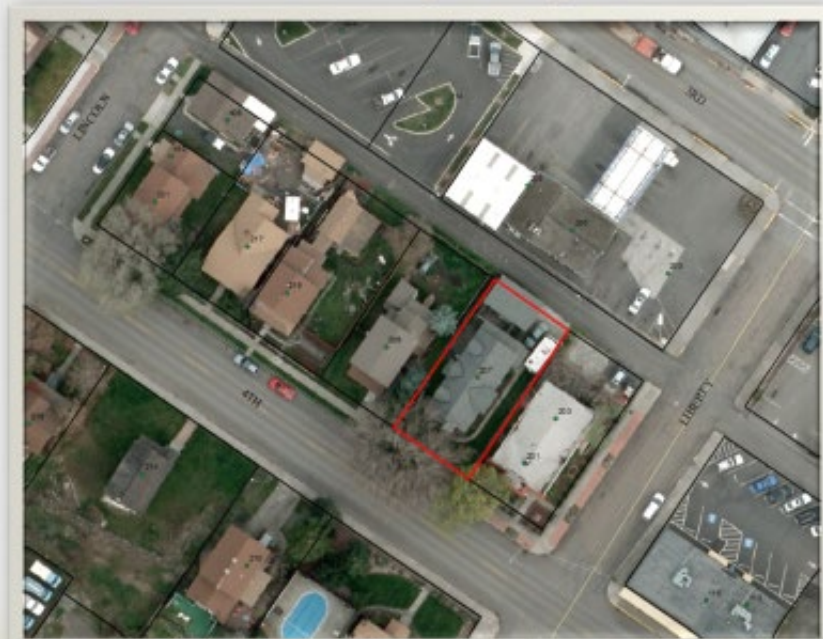
ATTEST: Paula Webb
Paula Webb, Secretary
Community Development Department

HLC# 203-22 – George Robertson



207 W 4th Street ~ Wilkinson House

Vicinity Map

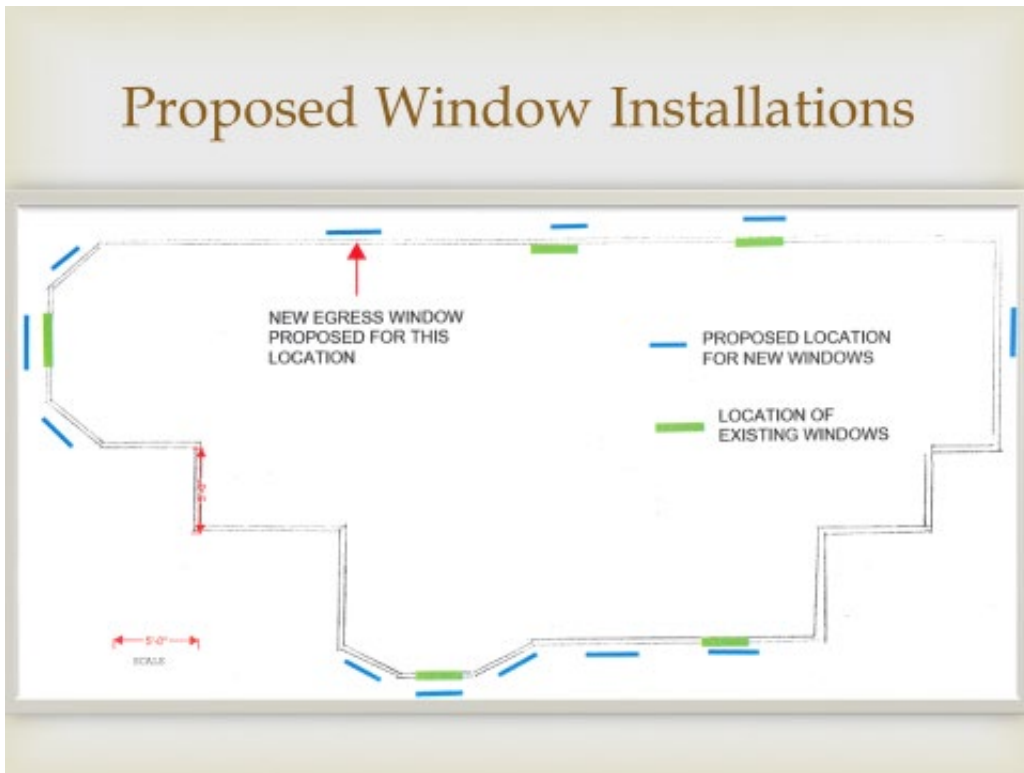


Current Conditions - Front



Current Conditions - Rear





Proposed Door Enclosure



Proposed Window Installations



Proposed Window Installations



Proposed Window Installations



Proposed Window Installations



Proposed Egress Window



Existing Window Conditions



Existing Window Conditions



Existing Window Conditions



Existing Window Conditions



Existing Window Conditions



Existing Window Conditions



Existing Window Conditions



Existing Window Conditions



Window Replacement Example



Staff Recommendation



Conclusion:

In all respects application HLC #203-22 meets the standards of the Secretary of the Interior and The Dalles Municipal Code, Title 11-12 Historic Resources with the following conditions:

1. Work will be completed in substantial conformance to the proposal as submitted, reviewed and approved by the Historic Landmarks Commission.
2. Only one additional egress window in the basement is approved with this application.
3. Any window that is not beyond repair shall be repaired rather than replaced.
4. Final paint colors on the replaced windows shall be approved by the Historic Landmarks Commission Secretary, unless the same colors are used.
5. If any archeological resources or materials are discovered during excavation, the applicants shall stop excavation and have the site professionally evaluated prior to continuing work.
6. Chemical or physical treatments, such as sandblasting that cause damage to historic materials, shall not be used. The surface cleaning of the structure, if appropriate, shall be undertaken using the gentlest means possible.

Commission Alternatives:



1. **Staff Recommendation(Motion):** Move to approve application HLC#203-22 with the six proposed conditions of approval, based on findings of fact detailed in the staff report.
2. Move to approve application HLC#203-22 of The Dalles Art Center with the modified conditions of approval, based on findings of fact detailed in the staff report.
3. Move to decline application HLC #203-22.

HLC# 204-22 – Todd Carpenter & Carla McQuade

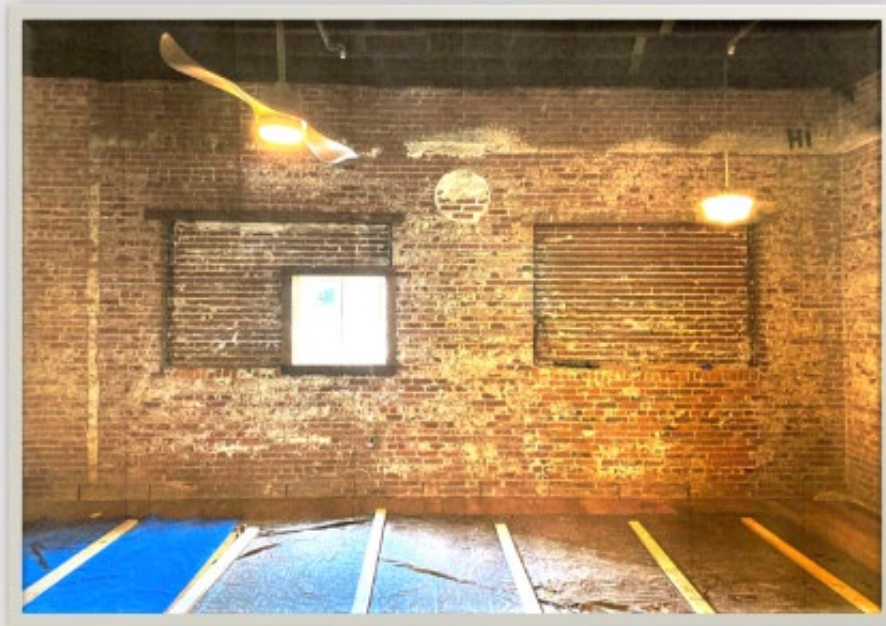


215 East Street ~ Recreation Building Rear

Vicinity Map



Current Conditions



Current Conditions



Current Conditions



Current Conditions - Rear Windows

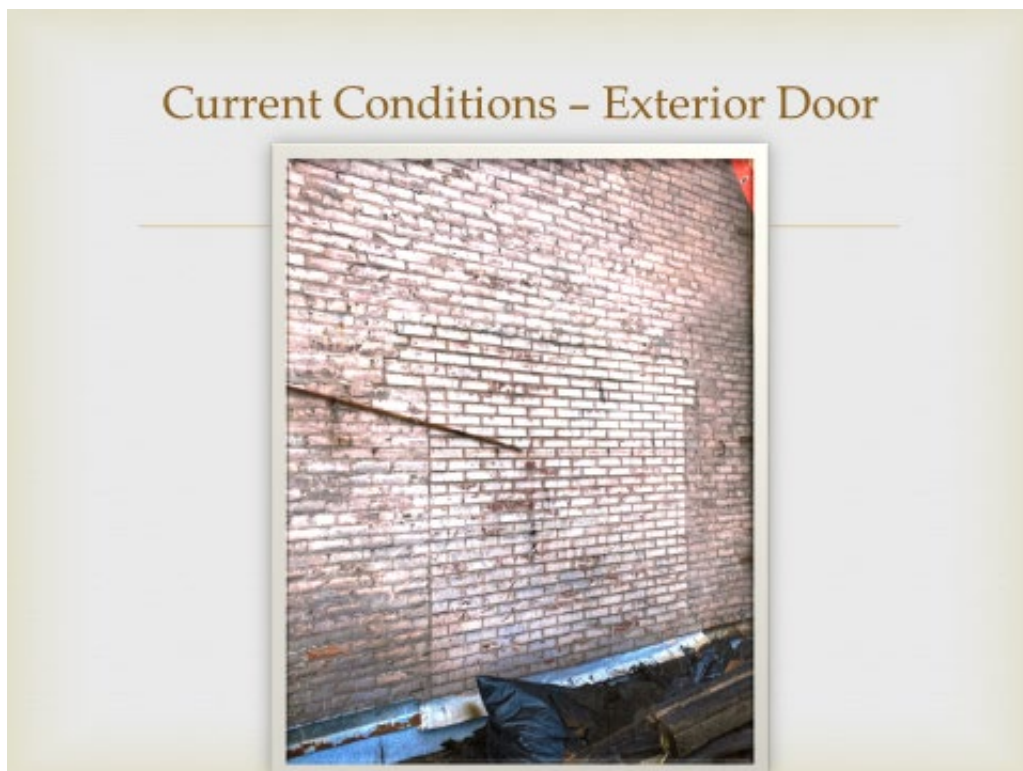


Current Conditions - Proposed Windows & Railing



Proposed Window Installations





Proposed Door Installation



Proposed Railing Design





Staff Recommendation



Conclusion:

In all respects application HLC #204-22 meets the standards of the Secretary of the Interior and The Dalles Municipal Code, Title 11-12 Historic Resources with the following conditions:

1. Work shall be completed in substantial conformance to the pictures and proposals as submitted, reviewed and modified.
2. The use of reflective and smoked glass is prohibited.
3. Whenever possible, the natural color of the materials should be retained.
4. The modification to the rear façade shall not alter the essential form and integrity of the historic property. Utmost care will be taken with new construction.
5. The applicants shall submit plans for a building permit to City of The Dalles and then Wasco County Building Codes.
6. Cleaning of the historic structure requires the applicants to use the gentlest means possible. No harsh chemical or sandblasting will be allowed.
7. Replacement materials necessary for restoration should be compatible in quality, color, texture, finish and dimension to the original materials.
8. The applicants are required to notify the Community Development Department of any alteration of the approved plans.

Commission Alternatives:



1. **Staff Recommendation(Motion):** Move to approve application HLC#204-22 with the eight proposed conditions of approval, based on findings of fact detailed in the staff report.
2. Move to approve application HLC#204-22 with the modified conditions of approval, based on findings of fact detailed in the staff report.
3. Move to decline application HLC #204-22.