

MINUTES

HISTORIC LANDMARKS COMMISSION MEETING

May 25, 2022
4:00 p.m.

City Hall Council Chambers
313 Court Street, The Dalles, Oregon 97058
Via Zoom / Livestream via City Website

PRESIDING: Robert McNary, Chair

COMMISSIONERS PRESENT: Bev Eagy, Forust Ercole, Eric Gleason

COMMISSIONERS ABSENT: J. Scott Stephenson

OTHERS PRESENT: Museum Commission Representative Julie Reynolds

OTHERS ABSENT: City Councilor Scott Randall

STAFF PRESENT: Director Alice Cannon, Assistant Planner Kaitlyn Cook,
Secretary Paula Webb

CALL TO ORDER

The meeting was called to order by Chair McNary at 4:00 p.m.

PLEDGE OF ALLEGIANCE

Chair McNary led the Pledge of Allegiance.

APPROVAL OF AGENDA

It was moved by Gleason and seconded by Eagy to approve the agenda as presented. The motion carried 4/0; Eagy, Ercole, Gleason, and McNary voting in favor, none opposed, Stephenson absent.

APPROVAL OF MINUTES

It was moved by Eagy and seconded by Gleason to approve the minutes of April 27, 2022 as written. The motion carried 4/0; Eagy, Ercole, Gleason, and McNary voting in favor, none opposed, Stephenson absent.

PUBLIC COMMENT

None.

STAFF COMMENTS

Pioneer Cemetery – FLI Landscaping will complete clean-up at the cemetery prior to the Memorial Day weekend.

Assistant Planner Cook stated there are no applications pending for the June 22, 2022 meeting.

Chair McNary asked if the Walking Tour was complete. Assistant Planner Cook will return to the Commission with an update.

COMMISSIONER COMMENTS

Commissioner Gleason stated transients have been camping on the upstairs landing of the Original Courthouse. Trash, cigarette butts and other remains were found. Fire danger is a concern. A temporary gate was installed; the applicant will return with a plan for a HLC approval.

Commissioner Eagy noted the cruise ships have returned; multiple visitors are touring town.

Museum Representative Reynolds added the Episcopal Church at E. Fifth and Union Streets discovered debris left behind by a large beer party. Fencing is now a consideration.

Commissioner Gleason stated the Wing Hong Hai building will have an open house on Sunday, June 26, 2022. The Oregon Historical Society will publicize the event.

Museum Representative Reynolds the Fort Dalles Museum has been busy with many cruise ship visitors. The Museum is in need of volunteers. The former Director position has been downgraded to “Head Docent.” This position does not require historical background or knowledge of museum practice, but will supervise and support the docents.

Director Cannon stated the Commission may see an increase applications. The Urban Renewal Agency recently approved incentive grant programs for commercial, mixed-use, dwelling units and subsidized system development charges.

Commissioner Ercole noted multiple attempts to use the Walking Tour application have resulted in uninstalling and reinstalling each time.

PUBLIC HEARING

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.

Commissioner Ercole noted his grandmother works at the Civic Auditorium, but he had no conflict of interest or bias. Chair McNary opened the public hearing at 4:21 p.m.

Assistant Planner Kaitlyn Cook presented the staff report.

HLC Application 205-22, The Dalles Main Street/Walldogs, 323 E. Fourth Street, 1N 13E 3 BD 9600

Request: Approval to paint one mural on the north-facing alley wall and one mural on the west-facing parking lot wall.

John Lehman, PO Box 331, The Dalles

Mr. Lehman stated the north and west walls of the Civic Auditorium lend themselves nicely to murals. Dimensions included in the application were based on maximum areas available to artists. The Walldogs did not think it feasible for the areas to be completely filled with murals due to the expense. Lehman was not in favor of reducing the allowed area; he felt it was important to allow the artists creative license. He added the walls were recently repaired, sealed and painted. These walls, located in alleys, "could tell a large story."

Museum Representative Reynolds asked why Staff's recommendation placed the bottom of the murals 12' from the ground. Assistant Planner replied the purpose is to match the scale and horizontal features of the Civic Auditorium. This recommendation is not in response to potential vandalism.

Chair McNary asked if a master list of all murals was available. Assistant Planner Cook replied there were upwards of 25. [The Northwest Mural Fest list reflects 18 murals (Exhibit 2).]

Museum Representative Reynolds left the meeting at 4:52 p.m.

Commissioner Gleason asked if the applicant would be in favor of reducing the size of the mural on the west wall. Lehman replied he did not want to limit the artists.

Commissioner Eagy referred to a comment stating the proposed space was so large, it almost made the mural too expensive to paint. She wondered why, when the mural expense is so large, the current argument is to retain the larger space. Eagy was in favor of a rectangular mural for the north wall.

Commissioner Ercole was appreciative of the work by staff and Mr. Lehman.

Chair McNary closed the public hearing at 4:58 p.m.

Commissioner Ercole was not in favor of staff's recommendation, preferring the option of a bigger and brighter mural. He stated he would not restrict the size of either mural.

Commissioner Gleason felt confident the artists would consider the portion of wall blocked by cars and the potential for vandalism. He suggested offering artistic license with a caveat to place the murals higher on the walls. Commissioner Ercole noted the sloping walkway may automatically necessitate higher placement on the wall.

It was moved by Gleason and seconded by Ercole to approve application HLC 205-22 of The Dalles Main Street and Walldogs with the modified conditions of approval, based on findings of fact detailed in the staff report. This would include the four conditions of approval, with condition one modified to reflect the original mural area proposed.

Chair McNary stated his preference for the mural to be compatible in scale to the structure.

MINUTES

Historic Landmarks Commission Meeting

May 25, 2022

Page 4 of 24

The Commissioners returned to deliberation. Commissioner Gleason stated he was in favor of both alternatives: limiting the space and providing artistic freedom.

It was moved by Gleason and seconded by Eagy to approve application HLC #205-22 of The Dalles Main Street and Walldogs with five proposed conditions of approval, based on findings of fact detailed in the staff report. The motion carried 4/0; Eagy, Ercole, Gleason, and McNary voting in favor, none opposed, Stephenson absent.

RESOLUTION

HLC Resolution 193-22: Approval of HLC 205-22, The Dalles Main Street/Walldogs

It was moved by Gleason and seconded by Eagy to approve Resolution HLC 193-22 approving Application HLC 205-22 with five conditions of approval. The motion carried 4/0; Eagy, Ercole, Gleason, and McNary voting in favor, none opposed, Stephenson absent.

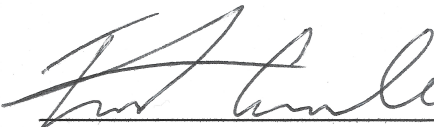
ADJOURNMENT

Being no further business, the meeting adjourned at 5:20 p.m.

Meeting conducted in a room in compliance with ADA standards.

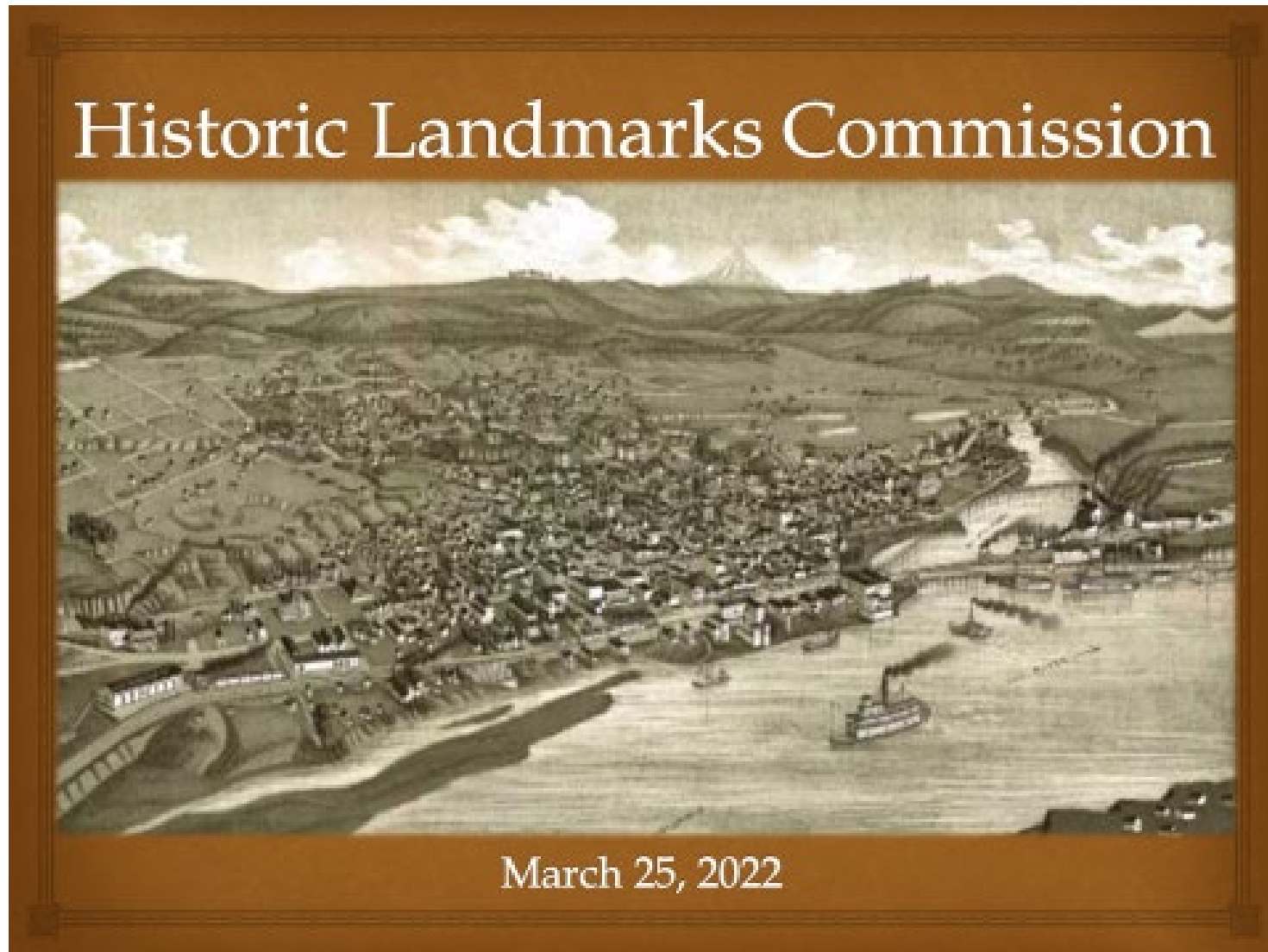
Submitted by/
Paula Webb, Secretary
Community Development Department

SIGNED:


Forust Ercole, Vice Chair

ATTEST:


Paula Webb, Secretary
Community Development Department



Public Hearing



HLC Application #205-22

-  Applicant: The Dalles Main Street and Walldogs
-  Address: 323 East 4th Street
-  Classification: National Register of Historic Places
in The Dalles Commercial Historic District

Vicinity Map

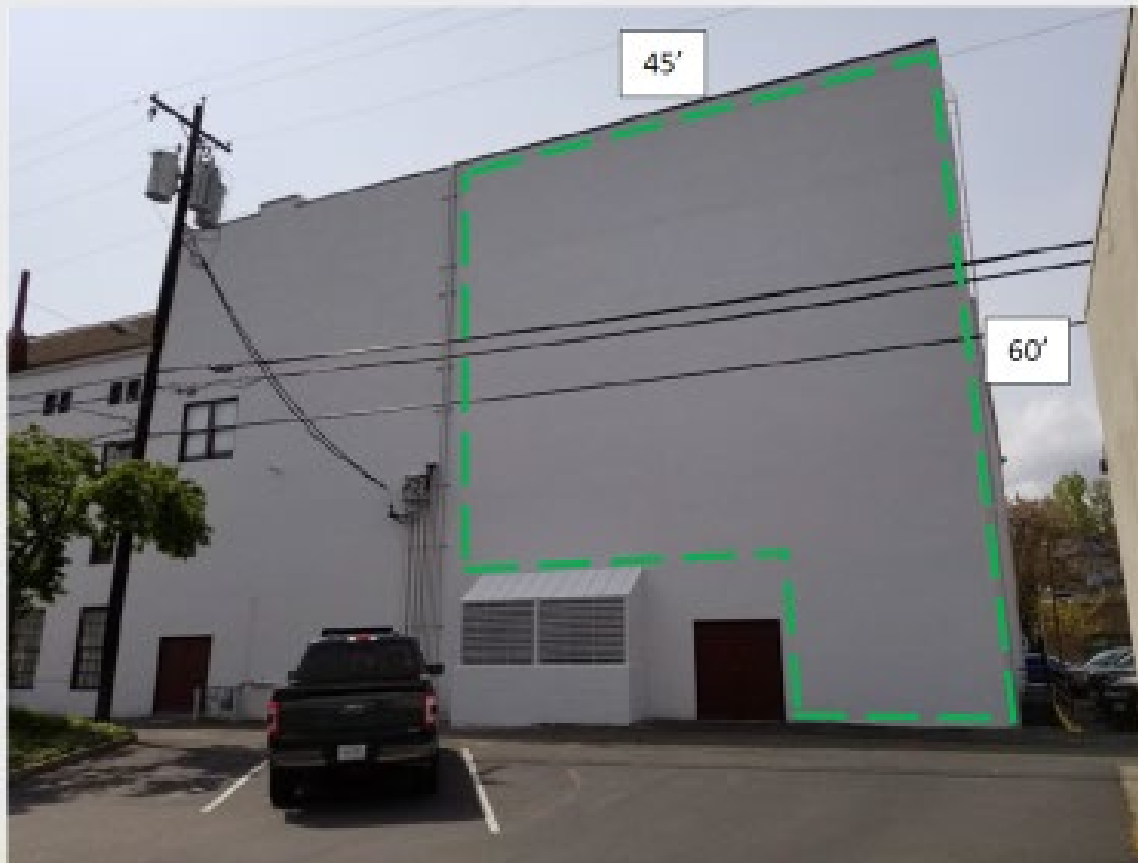


Existing Conditions





Existing Conditions (North)



Existing Conditions (West)



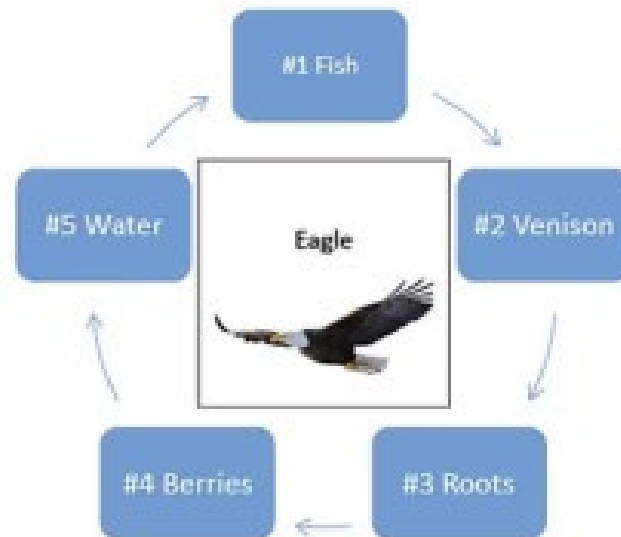
Proposed Themes



Honald Sign Company Barney & Gary Honald



First Foods



Staff Findings



A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

FINDING A1: There are no plans for modifications to the existing use of this building. Criterion does not apply.

The historic character of a property shall be retained and preserved. The removal of historic materials or alterations to features and spaces that characterize a property shall be avoided.

FINDING A2: The proposed murals will not remove any historic elements. Care shall be taken with the mural painting. Criterion will be addressed as a condition of approval.

Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

FINDING A3: This property is recognized as a physical record of its time. The murals will not create a false sense of historic development. Criterion does not apply.

Staff Findings



Changes to a property that have acquired historic significance in their own right shall be retained and preserved.

FINDING A4: No such changes are proposed with this application. Criterion met.

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

FINDING A5: This proposal does not seek to alter any of the above. All distinctive features and finishes will remain. Criterion met.

Deteriorating historical features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.

FINDING A6: This proposal does not seek to remove or replace any deteriorating features. All historic features and finishes will remain. Criterion met.

Staff Findings



Chemical or physical treatments, such as sandblasting that cause damage to historic materials, shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

FINDING A7: The applicant is not proposing any chemical or physical treatments. Any planned cleanings prior to painting of the murals will be required to meet the standards set forth by the Secretary of Interior. Criterion will be addressed as a condition of approval.

Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

FINDING A8: No excavation or ground disturbance is indicated in this application. Therefore, this criterion does not apply.

Staff Findings



New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

FINDING A10: The essential form and integrity of the structure will be protected with the mural project. There are no plans to remove historic materials, only to paint the mural on the existing painted north-facing and west-facing parking lot walls of the building. Criterion met.

Staff Findings



New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

FINDING A9: Exterior alterations to the historic structure will be required to follow the historic design guidelines for the Commercial Historic District. The murals will be required to be compatible in massing and size of the project. The proposed murals are the height of the west and north building faces. Staff recommends that the murals are resized to be compatible with the existing horizontal features that differentiate the existing building floors. Criterion will be addressed as a condition of approval.

Staff Findings



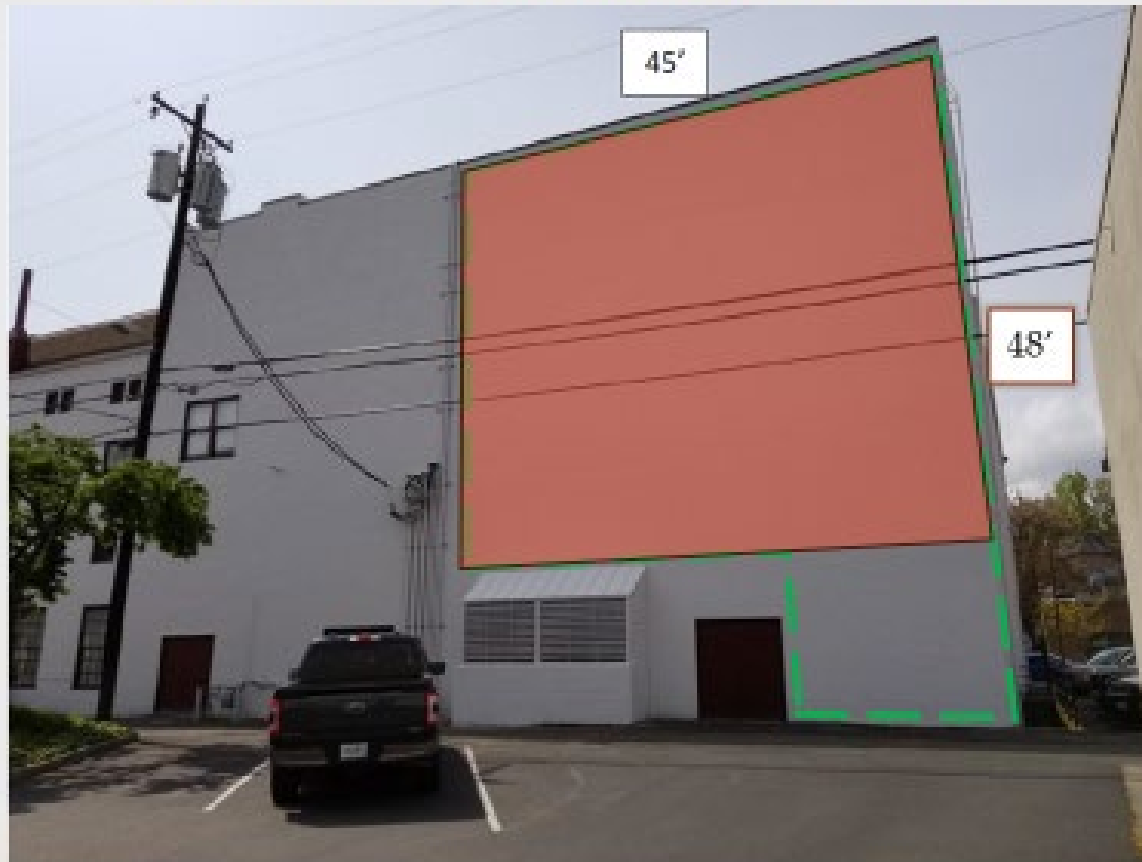
Signs should not be the dominant feature of a building or site, yet they are a key component in identifying businesses and contributing to the livelihood of the street with their individuality. New construction and rehabilitation should maintain a system in which signs identifying businesses are visible to both pedestrian and automobile traffic without detracting from the architecture or overpowering the streetscape.

GUIDELINES:

- ca Wall signs, window signs, canopy and projecting signs attached to buildings should be compatible in scale, without obscuring the architectural features.*
- ca Murals are not recommended on primary, secondary, and historic buildings as they lessen the integrity of the architecture and damage the building surface.*

FINDING B1: The building is a Nationally Registered property located in The Dalles Commercial Historic District. This brick structure has been previously painted; no exposed brick remains to be protected by the listed guidelines. Staff has found the request to paint the murals on an existing painted face of the building will not lessen the integrity or damage the surface of the building with the adjusted mural size as described in Finding A9. The applicant shall obtain an approved sign permit prior to installation/painting of the mural. Criterion will be addressed as a condition of approval.

Staff Recommendation



Staff Recommendation



Proposed Conditions of Approval



1. Murals shall be completed in substantial conformance to the proposal as submitted in Application HLC 205-22 reviewed by the Historic Landmarks Commission on May 25, 2022 with the following alterations:
 - A. Murals shall be resized to start above the first floor (minimum 12 feet from the ground) to be compatible with the existing horizontal features that differentiate the building floors.
2. 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. Care shall be taken with painting.
3. The applicant shall obtain a sign permit approved by the Community Development Department prior to installation/ painting of the murals.
4. The Applicant shall apply for a Street Closure Permit with the City of The Dalles Public Works Department once the murals are ready to be installed at the subject location.

Commission Alternatives



1. **Staff recommendation (Motion):** Move to approve application HLC #250-22 of The Dalles Main Street and Walldogs with five proposed conditions of approval, based on findings of fact detailed in the staff report
2. Move to approve application HLC #205-22 of The Dalles Main Street and Walldogs with modified conditions of approval, based on findings of fact detailed in the staff report
3. Move to decline application HLC #205-22.

Resolutions



Resolution HLC 205-22: Approval of HLC 205-22, The Dalles Main Street and Walldogs

Motion: Move to approve Resolution HLC 205-22, approving application HLC #205-22 of The Dalles Main Street and Walldogs with five conditions of approval.

