

MINUTES

HISTORIC LANDMARKS COMMISSION
SPECIAL MEETING

October 5, 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, J. Scott Stephenson

COMMISSIONERS ABSENT:

OTHERS PRESENT: Museum Commission Representative Julie Reynolds

OTHERS ABSENT: City Councilor Scott Randall

STAFF PRESENT: Associate 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 Gleason 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 5/0; Eagy, Ercole, Gleason, McNary and Stephenson voting in favor, none opposed.

APPROVAL OF MINUTES

It was moved by Ercole and seconded by Eagy to approve the minutes of August 24, 2022 as written. The motion carried 5/0; Eagy, Ercole, Gleason, McNary and Stephenson voting in favor, none opposed.

PUBLIC COMMENT

None.

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 Stephenson recused himself from the hearing. Commissioner Gleason stated he spoke briefly with Commissioner Stephenson about the project, but would provide an impartial decision.

Chair McNary opened the public hearing at 4:12 p.m.

HLC Application 209-22, J. Scott Stephenson, 212 E. Second Street

Request: Approval to site and construct a small park in the northeast corner of the parking lot.

Associate Planner Cook presented the staff report, Exhibit 1.

J. Scott Stephenson, 220 E. Fourth Street, The Dalles

In response to Commissioner questions, Mr. Stephenson replied:

- A depth excavation of approximately 24” is required. Benches are part of the concrete structure, with rebar providing support and stability.
- The existing tree may not survive excavation. The Applicant is looking for an appropriate replacement with assistance from the Beautification Committee.
- Access to water for irrigation is available at the side of the building [at 212 E. Second St].
- Funding is provided through a contract with the City of The Dalles for public art projects. The Arts and Design Committee, housed within The Dalles Art Center, is a 501(c)(3). Along with the City as a municipality, this opens the opportunity for additional grant funding.
- Core 10 steel will rust, but will not continue to rust. Steel on the rear of the structure may allow the addition of historic information. The steel is reminiscent of remaining fire doors in downtown alleys.
- The Applicant is working with the property owner for maintenance, irrigation and liability coverage.
- The property owner will notify the proper authorities to keep the space clear of trespass. Lighting will illuminate the structure and provide a deterrent to trespass.
- Pavers inside the structure will match E. Second Street pavers.
- All benches inside and outside will be concrete and cantilevered at an angle.
- Footing excavations will be less than three feet deep.
- The park area was extended an additional nine feet for further separation from cars.
- The park will provide a creative center in the community.
- A trash receptacle will be in or adjacent to the park area.

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Associate Planner Cook noted illumination must not affect the public right-of-way. Lighting will be reviewed with the Building Permit application.

Chair McNary closed the public hearing at 4:44 p.m.

It was moved by Gleason and seconded by Ercole to approve HLC 209-22 with the recommended Conditions of Approval. The motion carried 4/0; Eagy, Ercole, Gleason, and McNary voting in favor, none opposed, Stephenson abstained.

RESOLUTION

Resolution HLC 196-22: Approval of HLC 209-22, J. Scott Stephenson, 212 E. Second Street

It was moved by Eagy and seconded by Gleason to approve Resolution HLC 196-22 approving Application HLC 209-22 with five Conditions of Approval. The motion carried 4/0; Eagy, Ercole, Gleason, and McNary voting in favor, none opposed, Stephenson abstained.

STAFF COMMENTS

Dave Anderson, Public Works Director, provided background on the “Rock House” located in the 1500 Block of E. Second Street, Exhibit 2.

The stone buildings are located at the base of Brewery Grade, aligned with the I-84 overpass. A few years ago, the Oregon Department of Transportation (ODOT) contacted the City requesting support for demolition of the structures. The structures are located, at least partially, within the ODOT right-of-way (ROW) of E. Second Street. At the time of the request, ODOT was experiencing many instances of unauthorized public use of the structures, resulting in frequent visits to clean up messes posing both public health and public safety hazards. At that time, the roof and floors were failing. City staff was in support of demolishing the structures to remove potential hazards.

Prior to demolition, the Historic Landmarks Commission expressed concerns with demolition. Since that time, the buildings continue to deteriorate. Some walls have fallen, leaving no support to remaining standing walls. “No Trespassing” signs are posted around the property.

The adjacent parcel is owned by the City as part of the storm water collection system. The pipe flows under Brewery Grade and E. Second Street.

The structures are located outside the Historic District and are not included in the inventory. Director Anderson requested the Commission’s support to demolish the structures. If demolished, the rotted wood will be discarded. The stone will be salvaged and stored for future maintenance activities on the Brewery Grade wall or Fourth Street Grade wall.

Discussion included:

Director Anderson does not know the history of the structure. There was speculation it was connected with the railroad. Chair McNary added it looks as if it was a service station at one time. He would like to see it restored.

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Director Anderson stated it would be quite a large undertaking to restore the structure; only one wall remains standing. Removal would improve the appearance of the town entrance and improve safety in the area.

Chair McNary said there is a stone structure with flowing water above the area. Director Anderson noted the water is from storm water collection.

Commissioner Eagy approved of repurposing the stones.

Commissioner Gleason noted the site is probably older than 75 years, and technically an archeological site. A permit from the State may be required. Commissioner Gleason will further research the site and contact the State Historic Preservation Office (SHPO).

Director Anderson noted it was not feasible to block doorways, the structure is a hazard and partially within the ODOT ROW.

Associate Planner Cook noted a utility line is located under the structure. Director Anderson added that ODOT would not approve an improvement in the ROW.

Commission consensus was to work at the Staff level for results of further investigation, prior to potential demolition. Commissioner Gleason added ODOT also has archeological restrictions.

Associate Planner Cook stated Staff had no applications for the next meeting. The meeting may be cancelled.

City Manager Matthew Klebes noted a KPFF report on the Gitchell Building will go before City Council on October 10, 2022.

COMMISSIONER COMMENTS

Commissioner Gleason stated the KPFF report on the Waldron/Gitchell Building was basically an update of previous reports, detailing the costs of four options provided by City Council:

- 1) Stabilize and retain the structure as is,
- 2) Complete restoration and reuse,
- 3) Move and restore the structure, and
- 4) Demolition.

Commissioner Gleason said it appeared the Staff recommendation is generally option one.

Commissioner Eagy reviewed material on the Ben Snipes house for the Walking Tour. A lovely memorial was held for former Commissioner Doug Leash at St. Peter's Landmark. The Walldogs immortalized two weiner dogs on the Ben Snipes mural, as well as the "Eagy Mercantile."

Commissioner Ercole said a window was broken at the Civic Auditorium.

Museum Representative Reynolds stated the cruise boats are nearing the end of the season. Over the winter, item accessioned in the museum will be reviewed for retention or deaccession.

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ADJOURNMENT

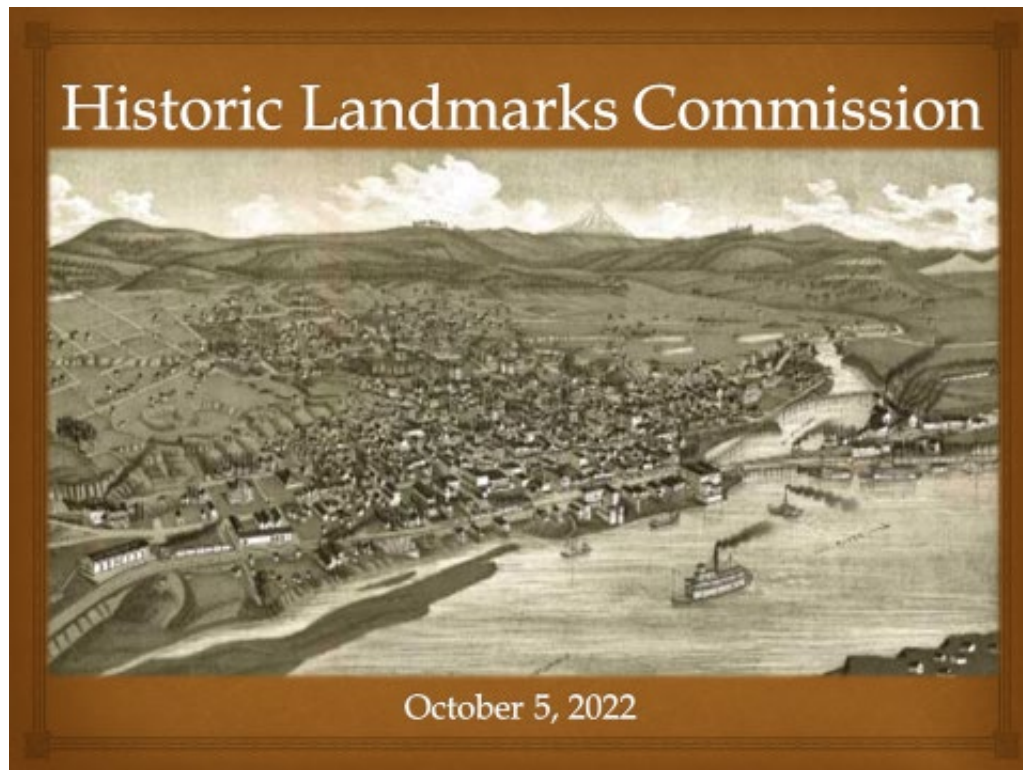
Being no further business, the meeting adjourned at 5:28 p.m.

Meeting conducted in a room in compliance with ADA standards.

Submitted by/
Paula Webb, Secretary
Community Development Department

SIGNED: Robert McNary
Robert McNary, Chair

ATTEST: Paula Webb
Paula Webb, Secretary
Community Development Department



Public Hearing



☞ HLC Application #209-22

- ☞ Applicant: J. Scott Stephenson
- ☞ Address: 212 E 2nd Street
- ☞ Classification: Non Contributing/Vacant
- ☞ Historic District: Downtown Commercial District
- ☞ Current Use: Parking lot

Vicinity Map



Existing Conditions



Existing Conditions



Proposed Park



Existing Conditions



Staff Findings



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 3: Criterion met.

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

FINDING 4: Criterion met.

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

FINDING 5: Criterion met.

Staff Findings



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

FINDING 8: Criterion met with conditions.

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 9: Criterion met.

Staff Findings



F. New Construction and Rehabilitation

FINDING B1: Criterion met with conditions.

G. Streetscape

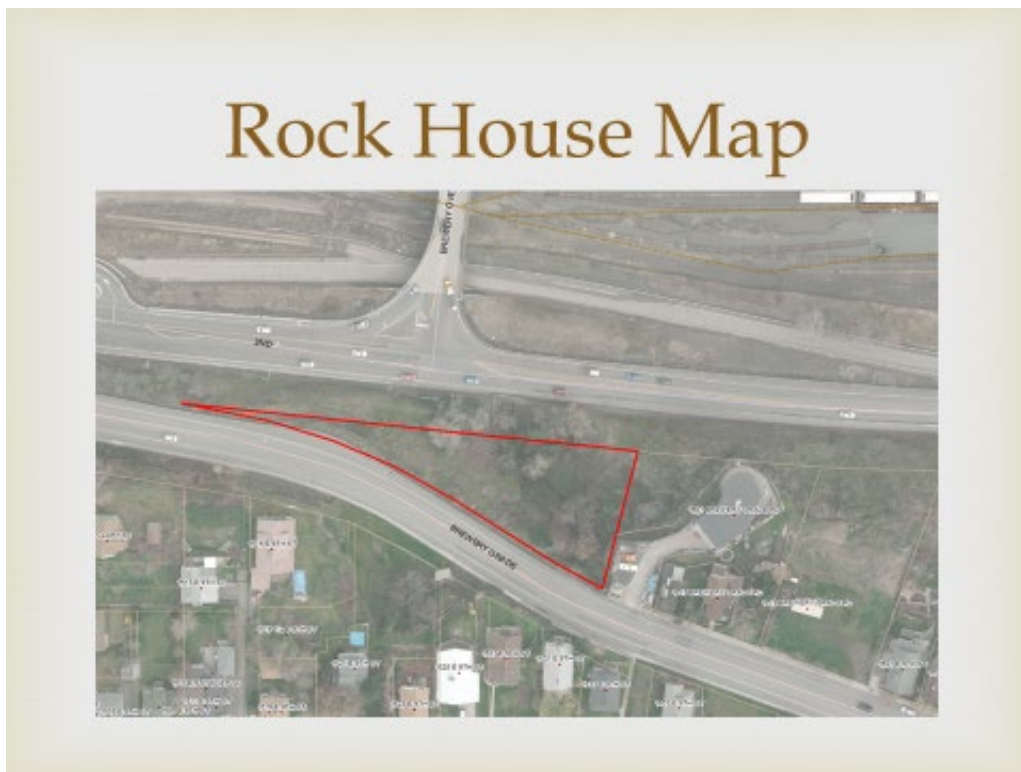
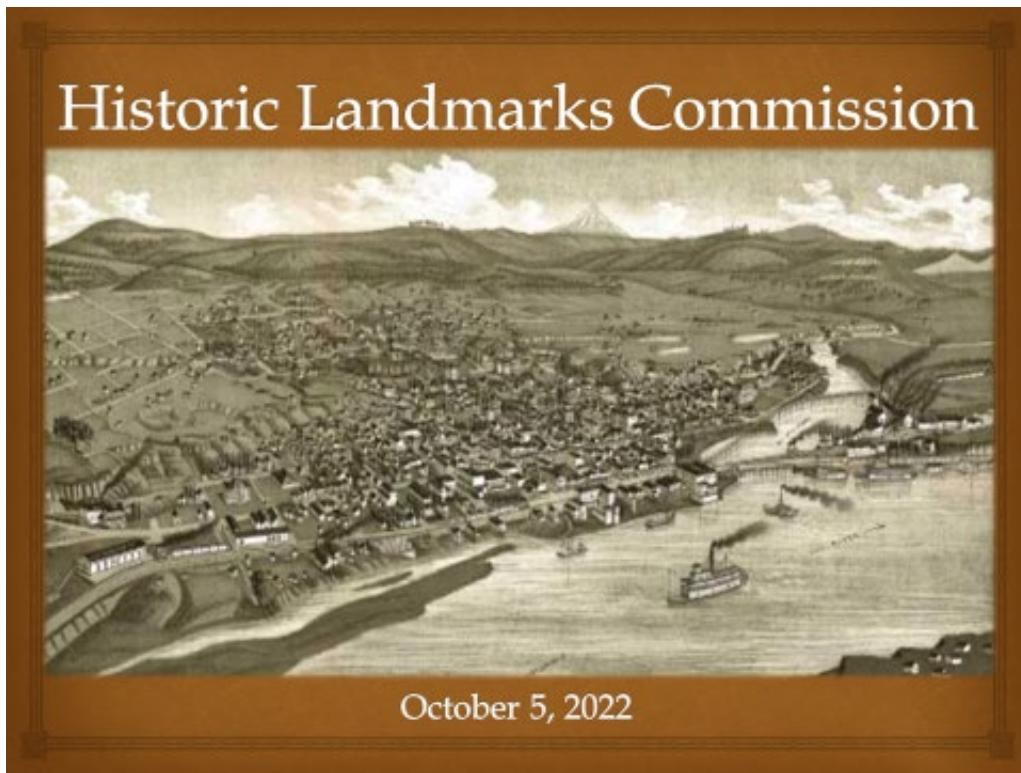
FINDING 11: Criterion met with conditions.

Recommended Conditions of Approval

- ☞ Work shall be completed in substantial conformance to the pictures and proposals as submitted, reviewed and modified.
- ☞ The applicant shall submit plans for a building permit to City of The Dalles and then Wasco County Building Codes.
- ☞ The applicants are required to notify the Community Development Department of any alteration of approved plans.
- ☞ The applicant shall illustrate how the landscaping will be maintained on site.
- ☞ If historical artifacts are found to be over 75 years in age, all state laws and regulations will be required to be followed per the direction of the State Archeologist.

Commission Alternatives

1. **Staff recommendation (Motion)**: Move to approve application HLC #209-22 based on findings of fact detailed in the staff report
2. Move to approve application HLC #209-22 with modified conditions of approval, based on findings of fact detailed in the staff report
3. Move to deny application HLC #209-22



Rock House Street View



