

MINUTES

HISTORIC LANDMARKS COMMISSION MEETING

May 24, 2023
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, J. Scott Stephenson

COMMISSIONERS ABSENT: Eric Gleason

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 3:59 p.m.

PLEDGE OF ALLEGIANCE

Commissioner Eagy led the Pledge of Allegiance.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

It was moved by Eagy and seconded by Stephenson to approve the minutes of December 14, 2022 and January 25, 2023 as written. The motion carried 4/0; Eagy, Ercole, McNary and Stephenson voting in favor, none opposed, Gleason absent.

PUBLIC COMMENT

None.

PUBLIC HEARING

Representative Reynolds read the rules of a public hearing. Chair McNary 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 4:10 p.m.

HLC 213-23, Bethany Stelzer, 315 Federal Street

Request: Approval to upgrade the façade, add awnings, two new entrances on E. 3rd Street, and an additional entrance opening to the alley.

Associate Planner Cook presented the staff report, Attachment 1.

Representative Reynolds stated some work is completed. She asked if the final color would be white. Planner Cook replied paint colors are approved at the Staff level; the color will remain. Representative Reynolds was told by a business owner, “the color is blinding.”

Chair McNary mentioned the possibility of cast iron pillars on the south end. Planner Cook replied the Morin Building is on a separate tax lot adjacent to the subject property.

Sarah Stelzer, 320 W. 7th Street, The Dalles

Ms. Stelzer attended on behalf of the Applicant. She asked if there were any questions or comments to pass on to the Applicant. Representative Reynolds mentioned the white paint commented on earlier in the meeting.

There was no deliberation.

It was moved by Eagy and seconded by Ercole to approve HLC 213-23 based on findings of fact detailed in the staff report and with five conditions of approval. The motion carried 4/0; Eagy, Ercole, McNary and Stephenson voting in favor, none opposed, Gleason absent.

RESOLUTION

HLC Resolution 199-23, Approval of HLC 213-23, Bethany Stelzer

It was moved by Ercole and seconded by Eagy to approve HLC Resolution 199-23 approving Application HLC 213-23 with five conditions of approval. The motion carried 4/0; Eagy, Ercole, McNary and Stephenson voting in favor, none opposed, Gleason absent.

STAFF COMMENTS

Associate Planner Cook stated we were unsuccessful in obtaining the SHPO grant for Pioneer Cemetery. SHPO did not prioritize landscaping or maintenance. Routine maintenance will continue. Pioneer Cemetery has been cleaned up for Memorial Day.

Associate Planner Cook stated work continues on the The Dalles Historic Walking Tour. Commissioner Stephenson added he was excited to obtain recordings from Native Americans speaking about the Native American murals.

COMMISSIONER COMMENTS

Commissioner Eagy stated sidewalk repairs around St. Peter's Landmark are complete.

Commissioner Ercole stated that earlier this month the Civic Auditorium celebrated its 100th birthday. Over \$50,000 was raised by the auction for improvements to the theater and building.

Commissioner Stephenson will take three months off to pilot a boat in Alaska.

Commissioner Stephenson worked with the Columbia Gorge Community College Fabrication Department to write a grant for a History Viewer. (Attachment 2: Photo of the fabricated History Viewer.) The inside of the screen is a transparency the shows the original structure. The plaque below the screen provides space for historic information.

Representative Reynolds stated the Fort Dalles Museum is quite happy to have returning cruise ships. Vehicle preservation methods are under consideration. The current idea is to alter the upper building that houses the wagons.

Chair McNary stated he was surprised by the size of the Soda Works building (recently demolished). The Soda Works bottled Pepsi-Cola products.

Planner Cook stated the Rock House is under the City's jurisdiction. The Community Development Department will hire an archeologist to determine if the structure can be demolished. Currently, the structure is considered unstable and provides an attractive nuisance.

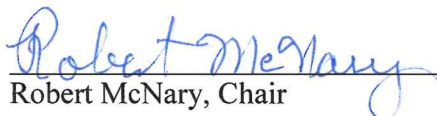
At this time, there are no applications for the June meeting.


ADJOURNMENT

Being no further business, the meeting adjourned at 5:06 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, Secretary
Community Development Department

Welcome to the Historic Landmarks Commission

1/25/2023

1

HLC Application #213-23

- Applicant: Bethany Stelzer
- Address: 315 Federal Street
- Classification: Non-Compatible, Non-Contributing
- Historic District: Downtown Commercial District
- Current Use: Commercial, Vacant

2

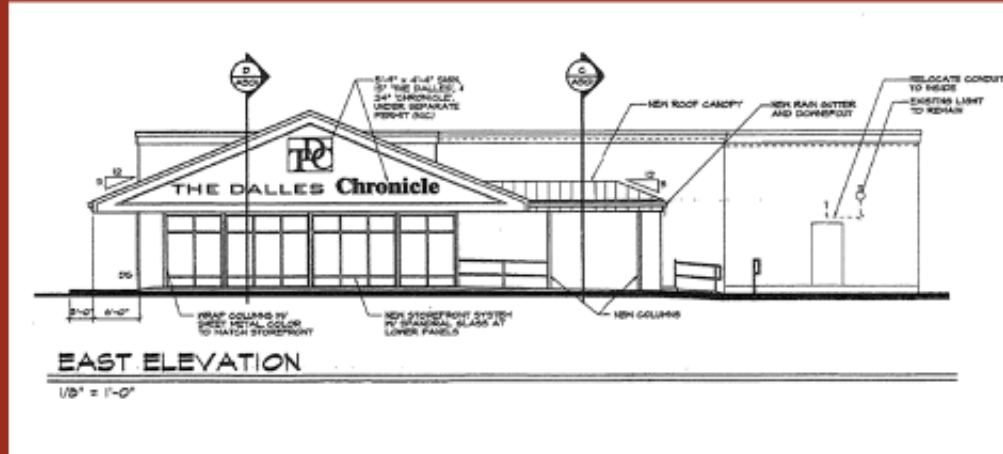
Vicinity Map & Background



Existing Conditions



Existing Conditions

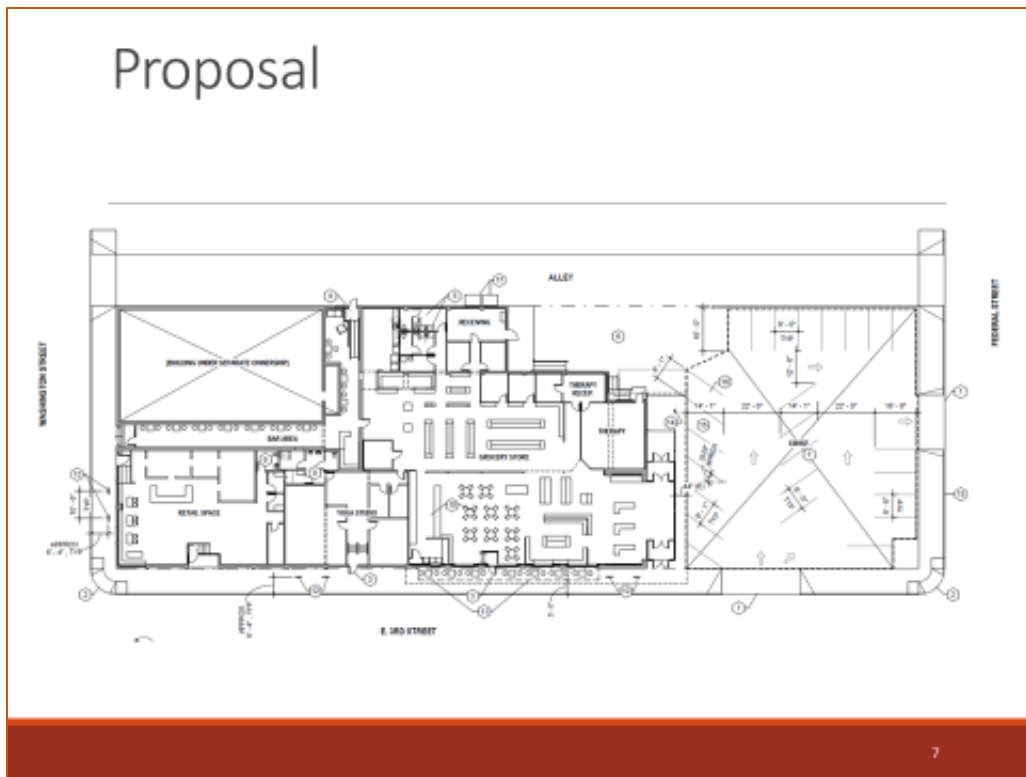


5

Existing Conditions



6





G. Streetscape

The Dalles' downtown is a pedestrian friendly environment resulting from the storefronts, width of sidewalks, and features such as street lights. New construction and rehabilitation should contribute in making downtown The Dalles an inhabitable place that is pleasant for walking, providing a buffer zone of parked cars between automobile traffic and pedestrians, while also reinforcing the rhythm of the street.

Guidelines

- a) Landscaping is not recommended because historically there was none.
- b) Historically appropriate street lights should be installed.
- c) Streetlights and other sidewalk elements should be placed so as not to obscure line of vision of automobiles.
- d) Garbage cans are unattractive and should not be part of the streetscape.

11

K. Materials

2. Guidelines.

- a. For building renovations, original materials should be restored wherever possible.
- b. When materials need to be replaced for restoration they should be compatible in quality, color, texture, finish and dimension to the original materials (see Subsection D, Secretary of the Interior's Standards for Rehabilitation).
- d. The use of wood for windows is recommended.
- e. The use of reflective and smoked glass is prohibited.

12

K. Materials



The image contains a technical drawing of a door on the left, showing a dark frame and a handle. To its right are three photographs: the top one shows a building facade with a large glass door and windows; the middle one is a close-up of a glass door with a metal frame; the right one is a close-up of a window frame.

Door will be a Dark Bronze Anodized Finish
Commercial doorfront to match existing window
Frames and current doors into the building

Current Doors and Window Frames

13

K. Materials



The image contains architectural drawings. On the left is a small elevation drawing of a building facade. In the center are two vertical drawings: one of a door with a dark frame and a handle, and one of a window with a wood frame. On the right is another elevation drawing of a building facade with a window.

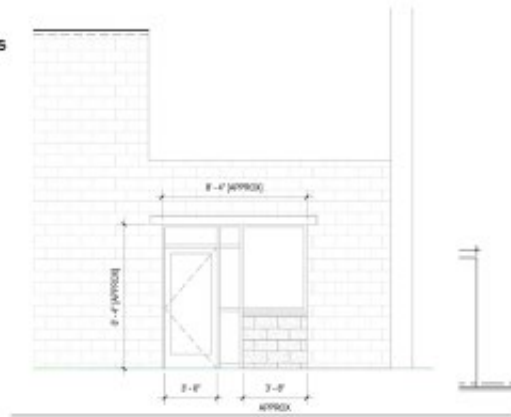
Aluminum and Glass door
With Wood Frame

Wood Casement Windows
to match door.

14

K. Materials

Materials for egress will be commercial
 Grade black aluminum framing with glass



15

Materials

i. When painting a building the following color scheme is recommended:

- darkest-window sash
- medium-building
- lightest-trim, detail



Proposed paint color is a Hammered Silver
 From Historic Color Palette to coordinate as
 A neutral color between Farm Stand's Red and
 The mercantile's white and Charcoal Gray

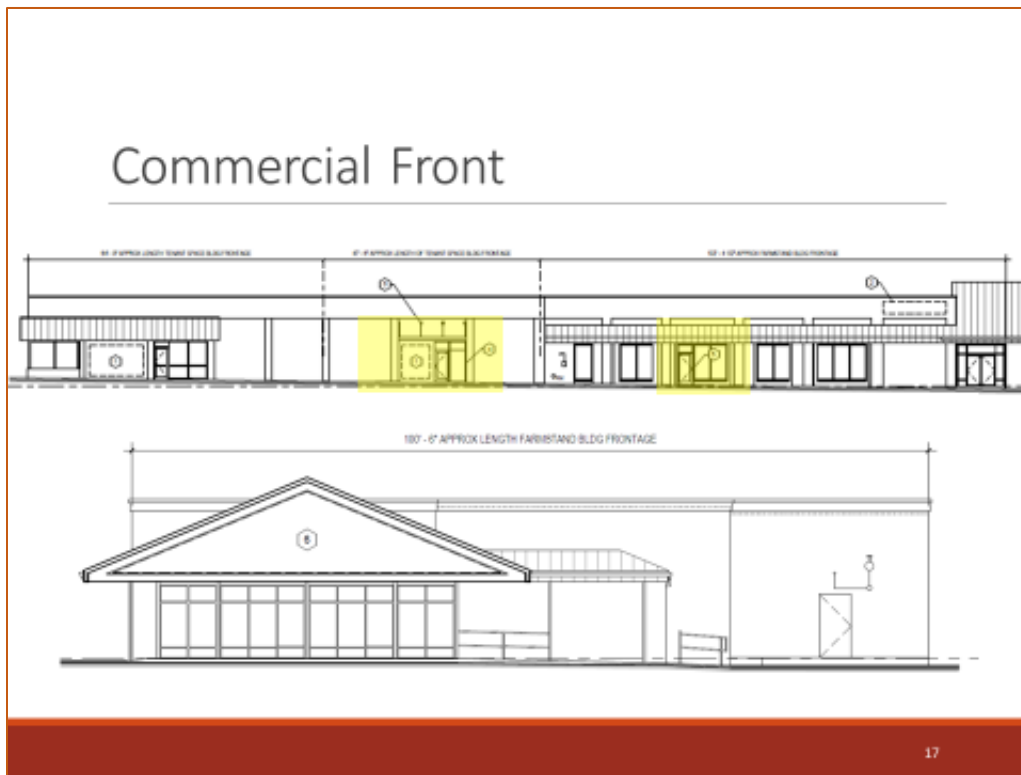


The new occupant to 315 Federal Street is The Farm Stand, a locally owned health food store and kitchen with a location in Hood River first established 14 years ago. The Farm Stand will occupy the southward portion of the building going east to the end of the roof eaving. The proposed exterior upgrades include painting and a new entrance added to the 3rd street side.



Proposed paint color from Historic Color Palette

16



M. Commercial Front

- *Primary entrances should be recessed, glazed and oriented to the street rather than to a rear or interior alley.*
- *Tiled floors are highly effective in marking the recessed entrance.*
- *The use of large, clear plate glass for display windows incorporated with transom windows is recommended.*
- *The use of vertical, double-hung windows; either singly or in groups is recommended on the upper levels.*
- *Identify and retain fragments such as earlier window systems and no longer used door locations which evoke a sense of the building's history.*
- *The use of historic photographs for reference is recommended.*
- *Development and adoption of a Facade Improvement Plan is recommended.*

18

M. Commercial Front

- Primary entrances should be recessed, glazed and oriented to the street rather than to a rear or interior alley.
- Tiled floors are highly effective in marking the recessed entrance.
- The use of large, clear plate glass for display windows incorporated with transom windows is recommended.
- The use of vertical, double-hung windows; either singly or in groups is recommended on the upper levels.
- Identify and retain fragments such as earlier window systems and no longer used door locations which evoke a sense of the building's history.
- The use of historic photographs for reference is recommended.
- Development and adoption of a Facade Improvement Plan is recommended.

19

N. Awnings

Awnings and canopies should fit within window bays so as not to detract from architectural features of the building.

Awnings and canopies should not obscure transom windows above display windows.

Retractable fabric awnings were used historically and are recommended, as they add variety to the streetscape because they can be adjusted to varying conditions, such as light and weather.

The color of the awning should be compatible with the building.

Flat, horizontal metal canopies suspended by chains or rods, if original, should be used as they provide cover for pedestrians and shade within the store.

The use of internally illuminated, plastic, barrel awnings are prohibited as they detract from architectural features with incompatible materials that are out of scale.

③ Elevation 1 - b
 1/4" = 1'-0"

Proposed Awning is marquee style
 With aluminum black materials to
 Coordinated with other elements
 of the building such as the doors
 And windows all along 3rd street.

20

Recommended Conditions of Approval

1. Work shall be completed in substantial conformance to the pictures and proposals as submitted, reviewed and modified.
2. All proposed windows and doors shall not utilize smoked or reflective glass.
3. The Applicant shall submit plans to obtain an approved building permit to City of The Dalles and then Wasco County Building Codes.
4. The Applicant is required to notify the Community Development Department of any alteration of approved plans.
5. No sandblasting is approved with this development. Any planned cleanings will be required to meet the standards set forth by the Secretary of Interior.

Ongoing Conditions:

1. The Applicant shall obtain an approved sign permit for all proposed signage with this development.
2. The conditions of approval outlined in the Site Plan Review Notice of Decision for this development shall be met.

21

Commission Alternatives

1. **Staff recommendation (Motion):** Move to approve application HLC 213-23 based on findings of fact detailed in the staff report
2. Move to approve application HLC #213-23 with modified conditions of approval, based on findings of fact detailed in the staff report
3. Move to deny application HLC #213-23

22

History Viewer

