

**MINUTES**

**HISTORIC LANDMARKS COMMISSION MEETING**

January 22, 2025  
4:00 p.m.

CITY HALL COUNCIL CHAMBERS  
313 Court Street, The Dalles, Oregon 97058  
Via Zoom / Livestream via City Website

**PRESIDING:** Forust Ercole, Vice Chair

**COMMISSIONERS PRESENT:** Bev Eagy, Forust Ercole, Eric Gleason, Karl Vercouteren

**COMMISSIONERS ABSENT:** Bob McNary

**OTHERS PRESENT:** Museum Commission Representative Julie Reynolds, City Councilor Scott Randall

**STAFF PRESENT:** Director Joshua Chandler, Senior Planner Sandy Freund, Secretary Paula Webb

**CALL TO ORDER**

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

**PLEDGE OF ALLEGIANCE**

Vice Chair Ercole led the Pledge of Allegiance.

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

It was moved by Eagy and seconded by Gleason to approve the minutes of November 20, 2024 as written. The motion carried 4/0; Eagy, Ercole, Gleason, and Vercouteren voting in favor, none opposed, McNary absent.

**PUBLIC COMMENT**

None.

## **PUBLIC HEARINGS**

HLC Application 217-24, Denise Dietrich-Bokum, FDMAH Foundation, 500 W. 15<sup>th</sup> Street

Request: Approval for the demolition of, and new replacement construction of a vehicle storage building to house historic wagons.

Commissioner Vercouteren 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.

Eric Gleason declared an ex parte contact and recused himself from the vote.

Julie Reynolds and Karl Vercouteren noted affiliations but did not recuse.

Vice Chair Ercole opened the public hearing at 4:07 p.m.

Senior Planner Sandy Freund presented the Staff Report. Freund described the request to demolish a deteriorated 1964 three-sided shed and replace it with a fully enclosed, insulated four-sided shed to house historic wagons. The proposed materials include Hardie Plank board-and-batten siding, a 35-year composition roof, carriage house-style garage doors, and historically compatible features. Staff found that the project met the Secretary of the Interior's Standards and DMC Title 11 and recommended approval with conditions: The project must substantially conform to the submitted and modified plans. The applicant is required to obtain a demolition permit, building permit, and Physical Constraints Permit through the appropriate agencies. Any discovery of historical artifacts over 75 years old must comply with state regulations under the guidance of the State Archeologist. The applicant must notify the Community Development Department of any changes to the approved plans.

Denise Bokum, *P. O. Box 1041, The Dalles*, emphasized the urgency of replacing the existing shed, citing exposure of 19th-century horse-drawn wagons to UV rays, weather, and animal intrusion. She noted that the structure is unsafe and visually unappealing for museum visitors.

Randy Katz, *2724 E 12<sup>th</sup> St The Dalles*, provided testimony that the structure's siding is now load-bearing due to structural deterioration, and any salvage effort could cause collapse, posing safety risks. He advised that demolition be conducted by professionals. He also clarified that previous plans for a larger facility had been abandoned due to logistical and visitor access concerns.

Commissioners unanimously agreed that the replacement was overdue and consistent with historic preservation goals.

Commissioner Eagy commended the historic door design that nods to the building's purpose of housing horse-drawn vehicles.

Councilor Randall asked if anything would be salvageable from the shed. Mr. Katz responded that the materials are unsafe to reuse.

Commissioner Vercouteren noted that the white vinyl windows might not fit the look. Mr. Katz clarified that there are no windows in the new design.

With no further deliberation, this portion of the public hearing was closed at 4:24 p.m.

It was moved by Vercouteren and seconded by Eagy to approve HLC 217-24. The motion carried 3/0; Eagy, Ercole, and Vercouteren voting in favor, none opposed, Gleason abstained, McNary absent.

HLC Application 218-24, Tom Giamei, 201 E 2<sup>nd</sup> Street

Request: Approval to replace four windows on the northeast wall and one door facing Court Street.

Vice Chair Ercole 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, Vice Chair Ercole opened this portion of the public hearing at 4:27 p.m.

Senior Planner Sandy Freund presented the Staff Report. Freund explained that the windows are either boarded up or severely deteriorated, and the current door does not meet modern accessibility standards. The applicants propose replacing the windows with non-operable wood windows to match prior HLC-approved improvements. The door will be replaced with a taller, single wood-and-glass door with a sidelight, mimicking a 2019 HLC-approved design on the same building. Staff found that the project met the Secretary of the Interior's Standards and DMC Title 11 and recommended approval with conditions: The project must substantially conform to the submitted and modified plans. The applicant is required to obtain a demolition permit, building permit, and Physical Constraints Permit through the appropriate agencies. Any discovery of historical artifacts over 75 years old must comply with state regulations under the guidance of the State Archeologist. The applicant must notify the Community Development Department of any changes to the approved plans.

Tom and Lindsay Giamei, *201 E 2<sup>nd</sup> Street The Dalles*, explained that the northeast windows were excluded from previous renovation phases and are now beyond repair. They expressed their intent to preserve the building's character by installing wood windows that match existing replacements. The new entry door will provide better access to upstairs office space and comply with building code. The sidelight will provide safety visibility for foot traffic. They confirmed the fire shutters on the east windows will be retained and propped open.

Commissioners supported the request and praised the applicants' consistent attention to historic integrity.

Commissioner Gleason suggested the possibility of a transom window above the door; applicants were open to the idea.

Commissioner Eagy supported the proposal, noting the effort to preserve and reuse the building's upper floor.

Staff clarified that the application reflects use of wood materials and aligns with past approvals.

With no further deliberation, this portion of the public hearing was closed at 4:44 p.m.

It was moved by Eagy and seconded by Vercouteren to approve HLC 218-24. The motion carried 4/0; Eagy, Ercole, Gleason, and Vercouteren voting in favor, none opposed, McNary absent.

## **RESOLUTIONS**

### HLC Resolution 203-25, Denise Dietrich-Bokum, FDMAH Foundation, 500 W 15<sup>th</sup> Street

It was moved by Vercouteren and seconded by Eagy to approve Resolution HLC 203-25 as written. The motion carried 3/0; Eagy, Ercole, and Vercouteren voting in favor, none opposed, Gleason abstained, McNary absent.

### HLC Resolution 204-25, Tom Giamei, 201 E 2<sup>nd</sup> Street

It was moved by Vercouteren and seconded by Eagy to approve Resolution HLC 204-25 as written. The motion carried 4/0; Eagy, Ercole, Gleason, and Vercouteren voting in favor, none opposed, McNary absent.

## **2025 GOAL SETTING**

The Commission reviewed and formally adopted the 2025 Goals, which had previously been discussed and distributed in both clean and redlined versions. Commissioners confirmed that no additional changes were needed.

Vice Chair Ercole initiated the vote to adopt the Goals. The vote carried 4/0; Eagy, Ercole, Gleason, and Vercouteren voting in favor, none opposed, McNary absent.

## **STAFF COMMENTS**

Community Development Director Joshua Chandler noted that the adopted goals will be presented to City Council at its first meeting in February. He also announced plans to apply for a RARE volunteer focused on historic preservation and a SHPO grant to support implementation of the goals. The SHPO grant application is due in February, and the RARE application will be submitted in April. Staff will keep the Commission informed as those opportunities progress.

## **COMMISSIONER COMMENTS**

Commissioner Gleason shared that he conducted research at the Oregon Historical Society and discovered a collection of historic photographs taken by former commissioner Gladys Souffer in the 1960s–1980s. The images include now-lost buildings, the railroad houses (a current goal topic), and First Street prior to the railroad relocation in the 1970s. He plans to share the materials with the Commission and continues working with staff to mitigate impacts of the First Street project on the Historic Commercial District and Chinatown site.

Commissioner Eagy announced her resignation from the Commission, effective February 28, 2025. She expressed gratitude for her time on the Commission and appreciation for the people she has worked with. She intends to stay engaged with historic preservation and may attend future meetings as a member of the public.

Commissioner Vercouteren promoted the upcoming Saturday Courthouse History Program, now in its 46th year. This year's topics include fire lookouts, the Chinese cannery crew, Jewish merchant Joseph Brown, and a final program at the Granada Theater with a historic tour by Chuck Gomez. Recordings of past programs are archived at the courthouse and Discovery Center.

Councilor Scott Randall commented on the steady progress of local preservation efforts and expressed enthusiasm for seeing new building improvement projects presented at each meeting.

Representative Reynolds reported that Fort Dalles Museum has hired a new coordinator with a master's degree in history and extensive experience at nationally significant historic sites. The museum is undergoing reorganization and repainting, with exhibits being refreshed. She also completed a cataloging project for the Wasco County Historical Museum, creating an Excel database of historic documents and photographs from the Lou Nichols collection stored at the Rorick House.

**ADJOURNMENT**

Being no further business, the meeting adjourned at 4:59 p.m.

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*Meeting conducted in a room in compliance with ADA standards.*

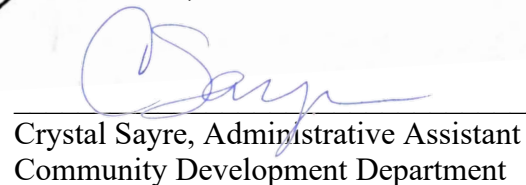
Submitted by/  
Paula Webb, Secretary  
Community Development Department

SIGNED:



Forust Ercole, Vice Chair

ATTEST:



Crystal Sayre, Administrative Assistant  
Community Development Department