

HISTORIC LANDMARK COMMISSION MINUTES

November 16, 2011

City Hall Council Chambers
313 Court Street
The Dalles, OR 97058

Conducted in a handicap accessible room.

CALL TO ORDER

Chair Gleason called the meeting to order at 4:01 PM.

ROLL CALL

The following Commissioners were present:

Eric Gleason
Bob McNary
Pat Smith
Dennis Davis
Dixie Parker

Staff present:

Carolyn Wood, Councilor at Large
Dan Durow, Director of Community Development
Dawn Marie Hert, Associate Planner
Carole Trautman, Administrative Secretary

APPROVAL OF AGENDA

It was moved by McNary and seconded by Parker to change the November 16, 2011 agenda as follows:
1) reverse the order of business under Item #VI, Public Hearings, item numbers 133-11 and 134-11;
and 2) change the middle initial of applicant Gleason's name to B. The motion carried unanimously.

APPROVAL OF MINUTES

It was moved by Smith and seconded by Davis to approve the August 24, 2011 minutes as submitted.
The motion carried unanimously.

PUBLIC COMMENTS

None

PUBLIC HEARINGS

Application #134-11, Jean and Robert Maxwell, requesting approval to construct and install a wood deck and new stairs with a handrail to the rear exterior of the house located in the Trevitt's Historic District. The house is located at 408 Lincoln Street, and the historic name is The Moody House II. The property is zoned "CBC-1" – Central Business Commercial-1.

Chair Gleason opened the public hearing by reading the rules and guidelines of the public hearing and asked if any members of the Historic Landmark Commission (HLC) had any ex parte contacts or

conflicts of interest. None were noted. Gleason invited Associate Planner Hert to present the Staff Report.

Associate Planner Hert highlighted the Staff Report and stated that staff recommended approval of the application with proposed conditions of approval as listed in the Staff Report. As noted in the Staff Report, Hert said, the applicants plan to install a deck and railing over the existing stairwell. There were no plans for any chemical or physical treatments to the building; however, any cleaning to be done would follow the State and Federal guidelines for cleaning, Hert reported. Hert also stated that any archaeological findings would be reported by the applicants to the appropriate authorities. Hert commented that the design guidelines did not speak specifically about rear accesses. Hert explained that the guidelines provided information about porches, but mostly about curbside appeal, as in the front side of building. The applicants' rear stairwell would be retained and the new deck and rail would not distract from the property because the modifications would not be visible from the curbside.

In closing, Associate Planner Hert read through the proposed conditions of approval.

Proponents

Robert Maxwell, 4000 Country Way, The Dalles, stated he and his wife purchased the house for their son to occupy. Maxwell said he read all of the design guidelines and had consulted with Building Codes. Maxwell also stated that the existing stairwell was extremely unsafe.

Councilor Wood asked for the deck dimensions. Maxwell stated the dimensions would be 5 ft. 7 inches by 8 ft. 13 inches, and the seat would serve as a chase for the service line.

Chair Gleason called for other testimony. There was none, and Gleason closed the public portion of the hearing at 4:18 PM.

Chair Gleason stated it appeared to be a great project, and it would not be visible from the street. It would resolve the applicants' issues and would adhere to the historic guidelines. Gleason also stated it would improve the neighborhood and be a good improvement.

The motion was made by Commissioner Parker and seconded by Commissioner Smith to approve Historic Landmark Commission Application #134-11 to include Conditions of Approval as submitted for the modifications to the Moody House II at 408 Lincoln Street. The motion carried unanimously.

Historic Landmark Commission Application #133-11, Eric B. Gleason requested approval to restore the front of his historic building to its 1880's appearance with a new awning, and construct a new deck on the back of the building to make the building a usable commercial space. The building is located at 210 E. 1st Street, The Dalles, and is zoned "CBC" – Central Business Commercial.

Chair Gleason asked if any members of the HLC had any ex parte contacts or conflicts of interest that would prohibit him/her from making an unbiased decision on the matter. Gleason recused himself from the public hearing due to his conflict of interest as applicant. Commissioner McNary presided as Vice Chair.

Associate Planner Hert presented the Staff Report and recommended approval with recommended Conditions of Approval. Hert reported that the applicant submitted design work for a front awning over 1st Street several months ago, and at that time Gleason and Hert discussed the feasibility of an easement for the awning to project out with supporting posts extended out and installed into the sidewalks. Hert advised Gleason at the time of that discussion that the City could not allow posts encroaching into a right of way (ROW); however, in the Staff Report, Hert stated, the City could allow a modification to the original request to retain the awning installation without using posts, such as the use of a cantilevered awning.

Associate Planner Hert reviewed the additions and all of the Staff Report findings. Three design guidelines for The Dalles Commercial Historic District were highlighted in the Staff Report: 1) New construction and rehabilitation 2) Materials, and 3) Awnings guidelines. Hert distributed Exhibits A and B of historic awnings and read the historic district's awning guidelines. Hert believed the clearance for awnings was 9 feet 6 inches which probably would be able to be met.

In closing, Associate Planner Hert recommended the request with five Conditions of Approval which she summarized to the Commissioners.

Proponent

Eric B. Gleason, 704 Case Street, apologized for not getting the photos to staff earlier; he had technical errors. Gleason explained that the photos showed that canopies were a prevalent design on 1st Street and that when he first got the building, he saw steel anchor attachment points that could have been used for the original awnings. Gleason went on to explain that pictures in Exhibits A and B showed posts and arched brackets. His guess, Gleason stated, was that the canopy was originally installed with arched brackets, and the wind and snow loads were too much for the canopy and brackets. Gleason said that when he realized a canopy was an integral part of the design, it made him realize that his building was missing a key component—its “nose”—to its historic character.

Gleason summarized how he initiated his building restoration process by contacting the Urban Renewal Agency (URA) where he obtained a grant to install the front canopy and the rear deck. Gleason said he made it somewhat clear at the time of the URA Grant application that he intended to install a canopy with posts. The grant was approved, and he hired engineers and designers. At some point toward the end of the process, Gleason stated, the designers were advised by the City that the posts would not be an acceptable part of the design. His engineer said that, because of snow and wind loads, and without some type of substantial structural change, the building would not support the canopy without posts.

Gleason asked the Commission that the original plan of installing posts for the canopy design be allowed.

Regarding the back deck area, Gleason said it was basically a health and safety issue because there is no usable rear exit currently present. Gleason referred to Exhibit A, page 4, Sandborn Fire Insurance. The proposed platform falls within the footprint of the historic platform, Gleason stated, sometime between 1880 and 1892. Gleason said replacing the platform would allow usage of the second story.

In conclusion, Gleason stated that he had not given up on the idea of posts. Gleason commented that there are other private encroachments in sidewalks in The Dalles—the Commodore sidewalk was modified, the stairs at the Baldwin Saloon encroach the sidewalk, so it would not be the first time there was an encroachment. Gleason stated the City should make an exception, and he recommended the removal of Condition #2. Gleason also said the Commission should add a condition for cleaning, because the front of the building needed cleaning. Gleason did some cleaning, he said, but more needed to be done.

There was some evidence, Gleason explained, that might suggest some kind of arched supports for the deck where there was a paint mark and some holes below one of the supports, which might be a shadow for a canopy support or evidence of a later sign being hung. Gleason passed this photo around to the Commissioners.

Chair McNary asked for staff advice. Associate Planner Hert advised the Commission that staff discussed this application at length. Hert advised that the Commission had the option to approve the application with or without the posts, because the Planning Department has jurisdiction over encroachment issues. The City's standards, Hert said, do not allow for private encroachments, and the City does not desire to add more encroachments into its ROWs.

Gleason stated that the City would, in the future, allow added encroachments such as street trees and lamp posts along the same installation line as the awning posts. Associate Planner Hert clarified that those additions would be publicly owned, not privately owned. Hert also pointed out that the City does allow additions to hang over the ROW, just not installed into the ROW. Therefore, Hert said, any kind of awning support that would be attached to Gleason's building would be allowed to hang over the ROW.

Director Durow confirmed Hert's comments regarding the ROWs; property owners control their property, all other things such as ROWs are controlled by the City. Durow also pointed out that the City had many systems underground such as water and sewer lines, laterals, storm drain systems, electrical power, fiberoptic and other types of conduits underground and in the ROW. There could be future needs for more underground systems for various reasons, Durow stated, and with more private encroachments, the installation of more underground systems could be difficult to implement. Durow commented that Gleason went to great pains to preserve his building, which was greatly appreciated by the City, but private encroachments needed to be minimized.

Director Durow clarified that the Commission's objective in making a decision on this application was to determine if the awning, with or without posts, met the HLC design guidelines. However, Durow stated, the issue of posts being installed in the ROW was a Planning Department determination.

Vice Chair McNary asked if there were any opponents to the application in the audience. There were none. McNary re-called the proponent, Eric Gleason, for closing comments.

Gleason stated it did not seem to him that the posts were going to encroach much of the ROW, and he had difficulties understanding the City's objection. Gleason asked if the Commission would consider submitting a letter of support on his behalf.

Vice Chair McNary closed the public portion of the meeting at 4:50 PM.

Deliberation

Vice Chair McNary asked if the projection of the awning would extend out to the curblineline of the sidewalk. Hert answered that the sidewalk drawings were in the preliminary stage. In her estimation, Hert stated, the awning probably would not project out to the curblineline. McNary commented that he concurred with Director Durow regarding private encroachments in the ROW. McNary also stated that the existing sidewalk would probably be rebuilt during the reconstruction of 1st Street, and to attach posts to the ROW prior to the reconstruction would cause difficulties for the contractor.

Vice Chair McNary asked staff if the back deck was going to be free standing. Hert answered that it would be free standing and was allowed per the guidelines. Hert also stated that Building Codes could require more concrete for support.

Commissioner Davis asked Gleason if he had his engineer look into tying into the interior steel work. Gleason said he was using the same engineer, and the installation of two interior steel posts was already completed. Gleason stated it would be difficult to use as support. Davis stated that aesthetically the post design would be preferable.

Vice Chair McNary asked if the awning would come down partially over the window "brows". Hert referred the Commission to Exhibit B, page 1 where it showed that the awning partially covered the window "brow", but the brows would still be visible. Hert commented that she agreed with Gleason's earlier comment that it appeared the building was missing its "nose", and a cantilevered awning would give the same appearance with no ROW encroachments.

Commissioner Davis recommended that the Commission approve the application with or without the posts and leave the encroachment issue up to the City. Davis suggested the Commission could give its consensus as to a preferred design.

It was moved by Davis and seconded by Parker to approve Historic Landmark Commission Application #133-11 to restore the front of the historic building located at 210 E. 1st Street and construct a new deck on the back of the building to make the building a usable commercial space, to include staff's Conditions of Approval with two modifications as follows: 1) Change Condition of Approval #2 to read, "*The final awning design will need to be approved by the City*"; and 2) add a Condition of Approval #6 to read, "*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.*" The motion carried unanimously, Gleason abstained.

RESOLUTIONS

It was moved by Parker and seconded by Davis to adopt HLC Resolution #123-11 for HLC Application #133-11 of Eric B. Gleason to include the addition of a Condition of Approval #6, and a modification of language to Condition of Approval #2 as set forth in the minutes of the HLC December 15, 2011 meeting. The motion carried unanimously, Gleason abstained.

Chair Gleason presided over the meeting at this point.

It was moved by Parker and seconded by Smith to adopt HLC Resolution #124-11 for HLC Application #134-11 of Jean and Robert Maxwell to include the Conditions of Approval as submitted. The motion carried unanimously.

PIONEER CEMETERY

Associate Planner Hert reported that a group of juvenile workers did some weed control work at the cemetery, and she asked for the Commission's recommendation for the next clean up schedule. Commissioner McNary expressed that he does not want the funds to be short next spring. Hert stated that there were enough funds for two clean ups, per the landscaper's estimates, or there could be one project of tree trimming in the near future and save clean up for the spring.

Commissioner McNary asked if some of the caretaking money could be used to purchase some wood chips. Hert said she was not sure if that could be done. In her conversations with Jennifer Botts at Northern Wasco County Parks and Recreation (Parks and Rec), Hert said, Parks and Rec usually purchases a large amount of wood chips annually, and there may be a possibility of getting wood chips at a reduced price or at no cost. Hert stated she would check with Botts. McNary noticed that the wood chips were getting thin in the cemetery, and perhaps replacing the wood chips could be a gesture of the City making an effort to maintain the cemetery. Hert suggested it could possibly be incorporated into the spring cleanup project and/or do the wood chips instead of the cleanup. Hert also stated that the City does receive compliments on the cemetery and when she has been in the area, she has seen people walking through the cemetery.

Commissioner McNary commented that there was discussion at the last HLC meeting regarding the installation of a short wall. Associate Planner Hert reported that The City did not receive approval for that grant project, and the reasoning was that the Historic Board felt it would distract from the historic design of the original Pioneer Cemetery. The board's suggestion was to plant some native plants to hold back erosion, Hert explained, but the cemetery has no irrigation. Chair Gleason asked if the Cemetery Plan addressed guidelines for a short wall. Hert answered that the plan does not address a short wall design, and she would talk to Sally about a plan.

Commissioner McNary reported that he may have another source on the guardrail posts, and he asked about the status of the easement work. Hert said there had been nothing done, and she would talk to Robb Van Cleave and Dan Spatz. There were some issues about liabilities, Hert stated.

COMMISSIONER COMMENTS/QUESTIONS

Commissioner Davis said he was asked about having the historical inventory sheets online. Commissioner Smith said it would be beneficial for contractors to be able to go online and see the historical references before contractors began building projects in The Dalles. Associate Planner Hert will check with the City's executive secretary about website space. Hert also mentioned that the National Historic District sheets are online, but finding them is somewhat difficult. Hert suggested a link could be created from the City's website to the historic sheets.

Associate Planner Hert reported that she applied for a grant through SHPO for interpretive signs for the Lewis & Clark area, and she would probably be advised of the determination some time in December of 2011.

The Commissioners discussed scheduling the next meeting and decided to meet on Wednesday, December 28, 2011 as scheduled.

Hert advised the Commissioners that Carolyn Wood donated a beautiful portrait to the City that is located in the Community Development Department. It dates back to approximately 1938.

ADJOURNMENT

Chair Gleason closed the meeting at 5:25 PM.

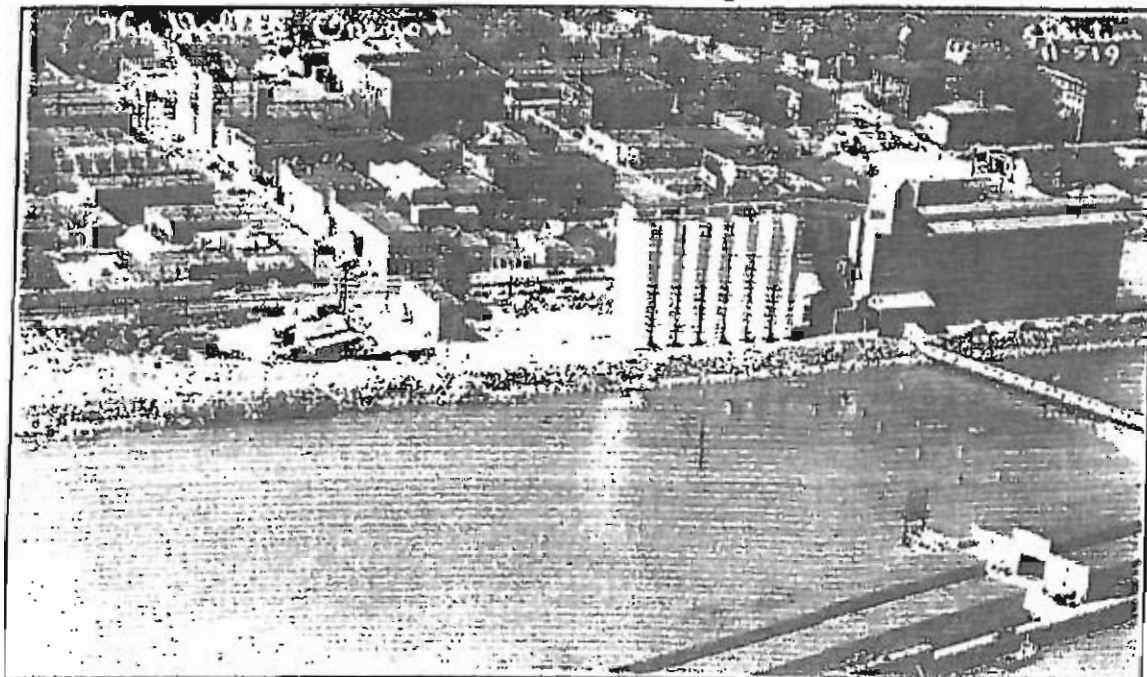
Respectfully submitted by Carole Trautman, Administrative Secretary.


Eric Gleason, Chair
Historic Landmarks Commission

Exhibit A



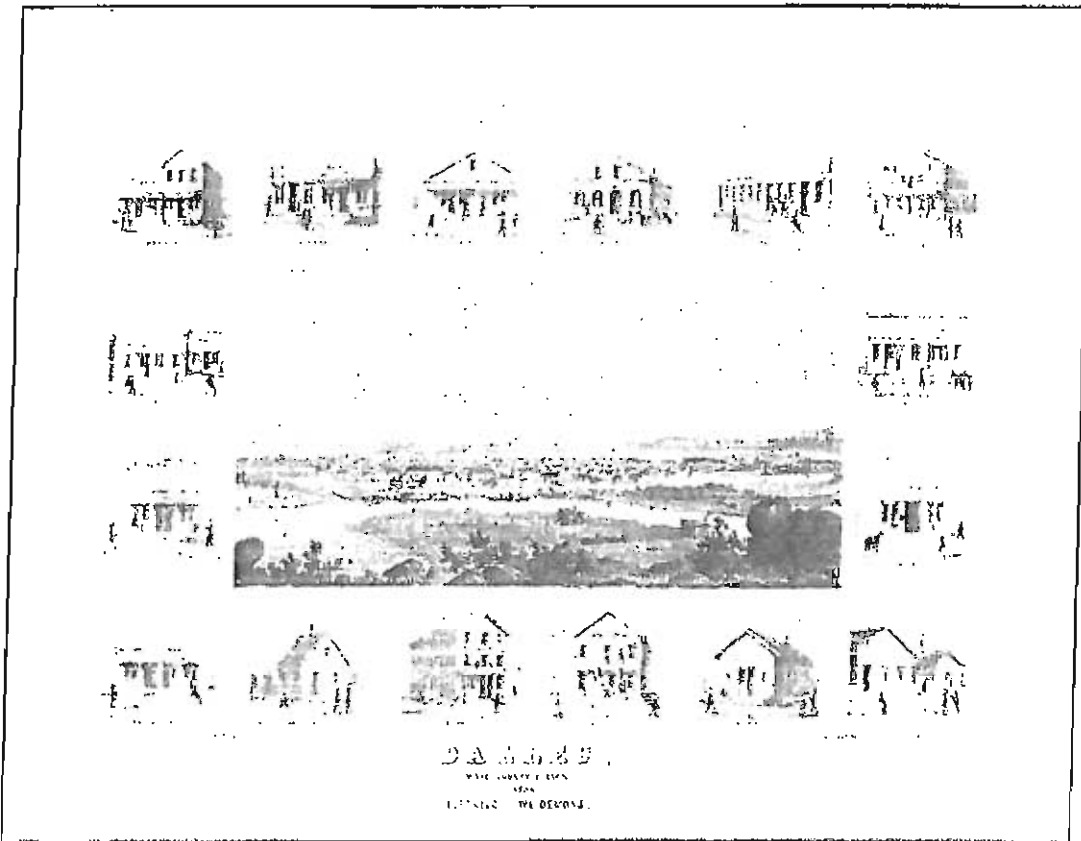
The Dalles, June 6th 1894, crest of the 1894 flood. South side of 1st Street,
between Court and Washington



1950's aerial view of The Dalles, the same block is in the center of the photograph.

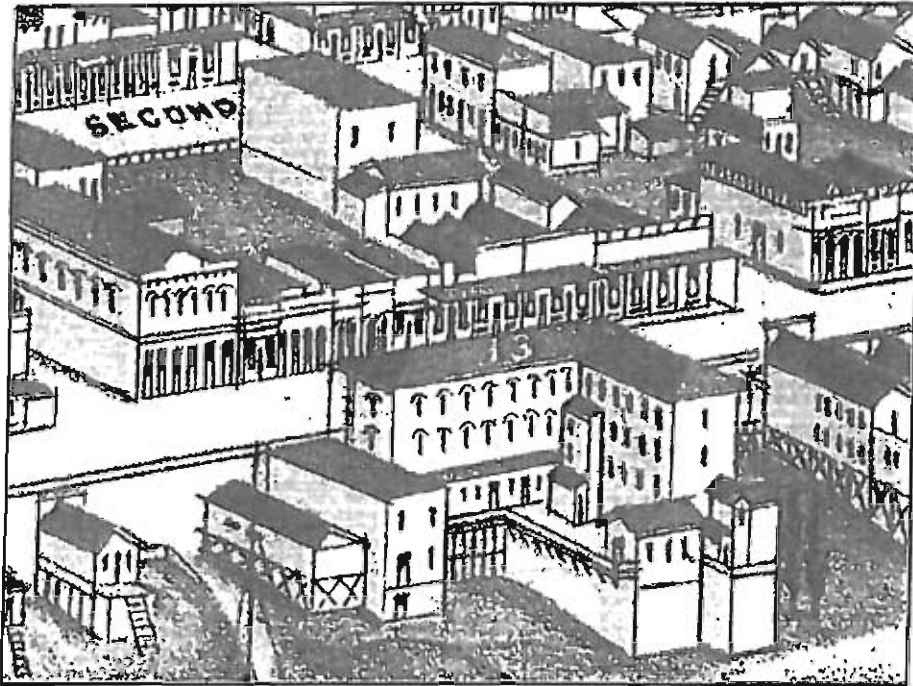


Waldron Drug store, showing canopy, ca. 1965.

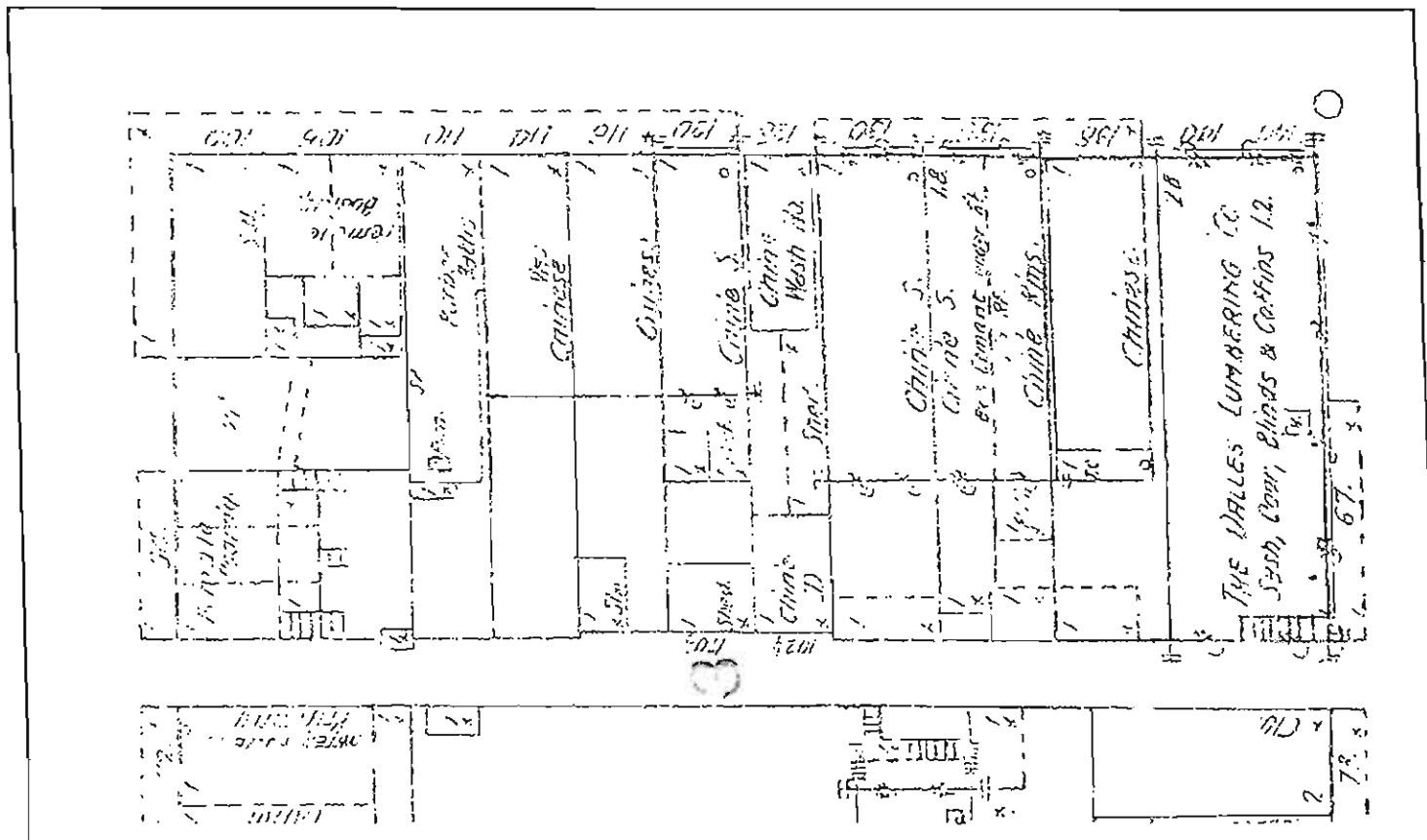


1858 Lithograph of The Dalles.

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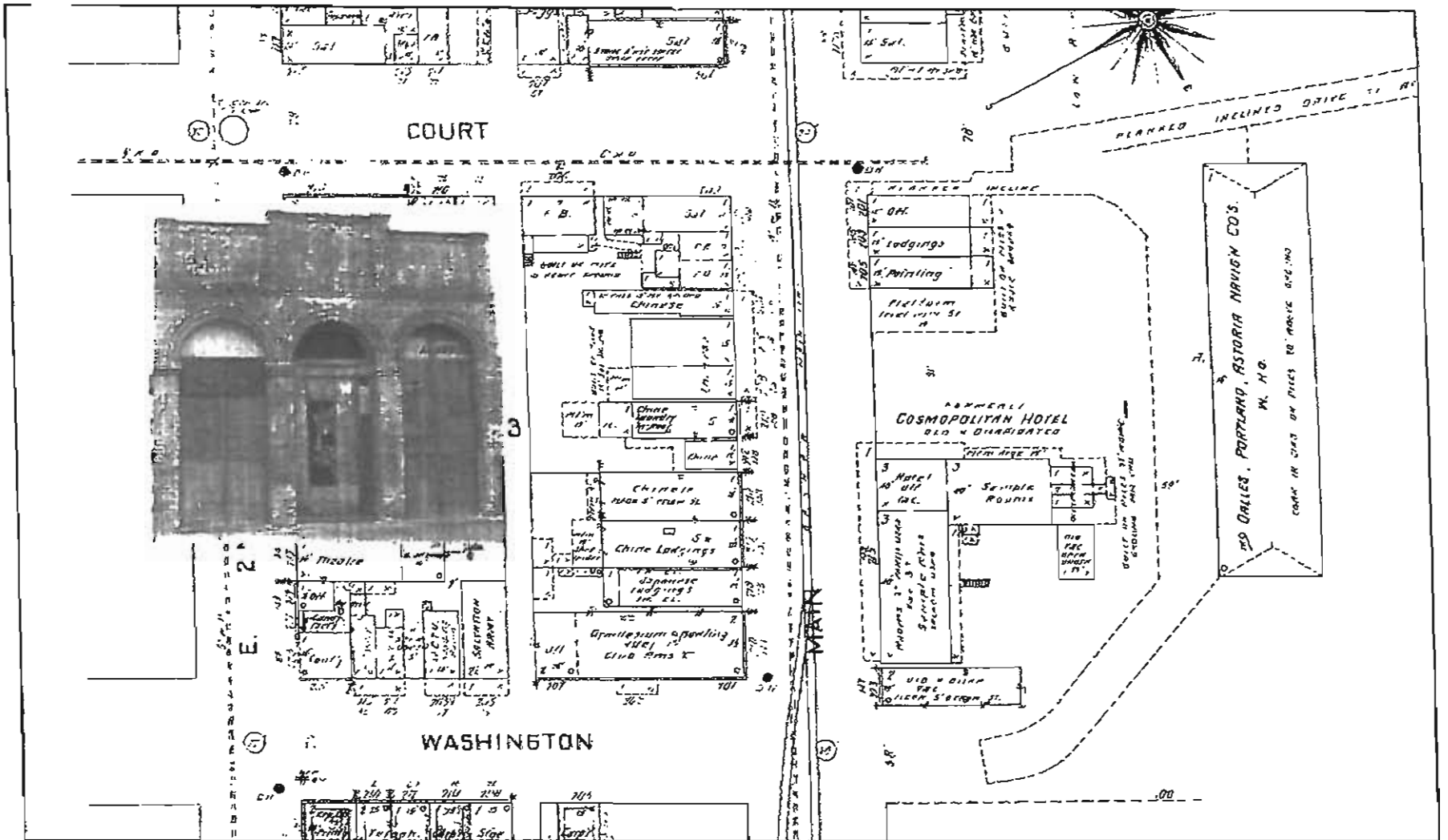


Detail from an 1884 lithograph of The Dalles, showing canopies.



1892 Sanborn Fire insurance map of The Dalles, north at top of map, Chinese building near center of top, with the address of 120. Note the dashed lines indicating canopies over the sidewalks along Court and 1st Streets. Also note platform off the back of the Chinese Building.

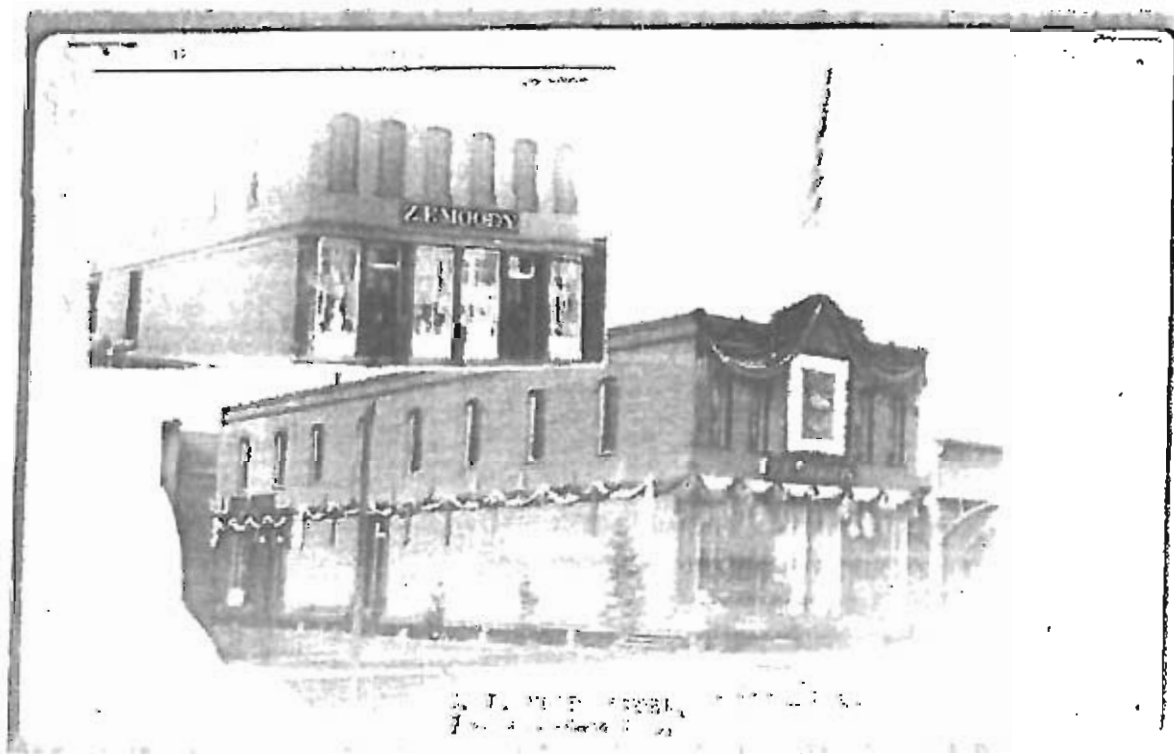
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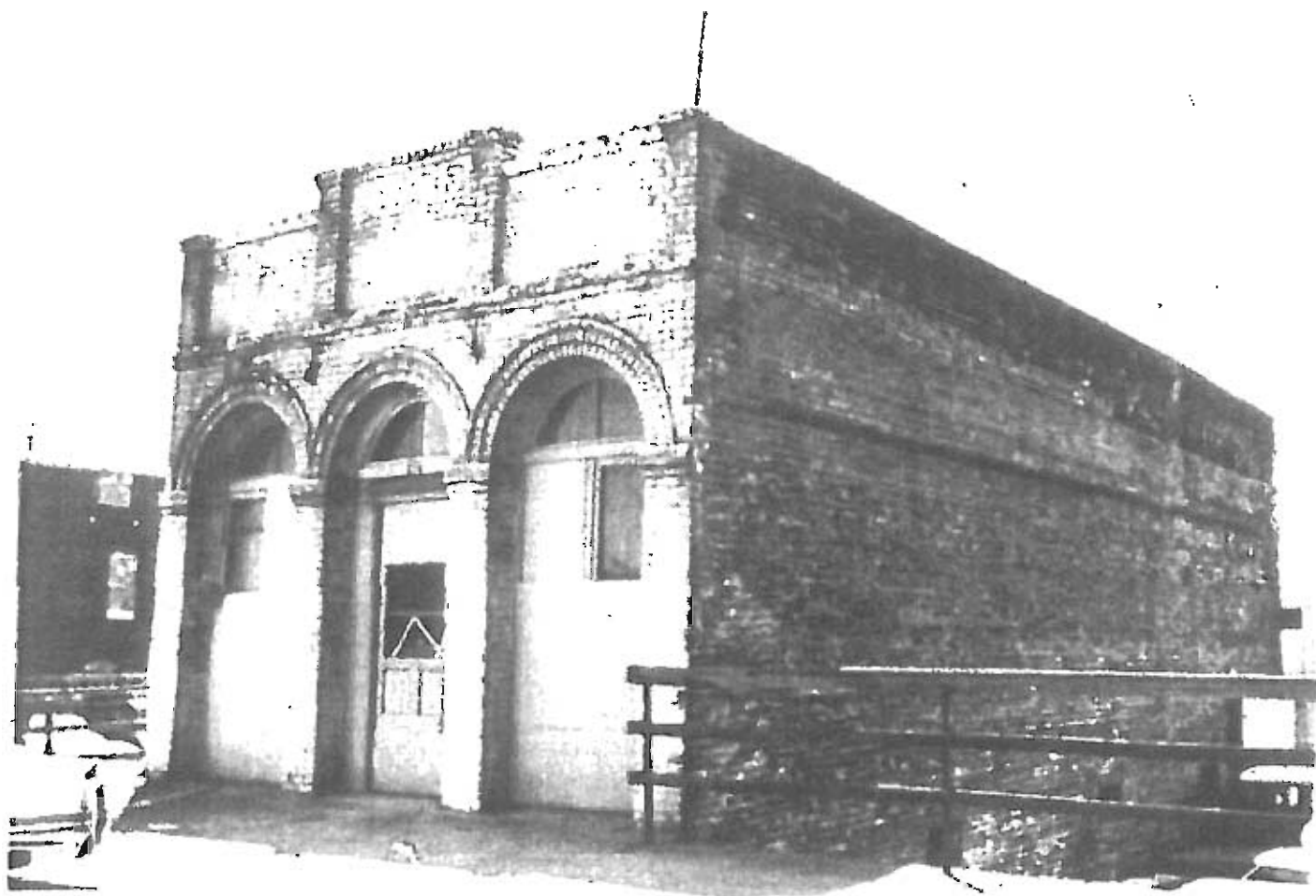
1909 Sanborn Fire Insurance map, note that 1st Street was then known as Main, and the address of the Chinese building was then 210 Main Street.

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Exhibit B



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