



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
PLANNING DEPARTMENT

HISTORIC LANDMARK COMMISSION MINUTES

August 26, 2015

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

Conducted in a handicap accessible room.
4:00 p.m.

CALL TO ORDER

Acting Chair McNary called the meeting to order at 4:00 PM.

ROLL CALL

The following Commissioners were present:

Bob McNary
Sandy Bisset
Pat Smith
Dennis Davis

The following Commissioner was absent:

Eric Gleason

Representative present:

Heather Hopkins, Ft. Dalles Museum

Representative absent:

Linda Miller, City Councilor

Staff present:

Dawn Marie Hert, Senior Planner
Carole Trautman, Administrative Secretary

Others present: Main Street Director Matthew Klebes

APPROVAL OF AGENDA

It was moved by Smith and seconded by Bisset to approve the agenda as submitted. The motion carried unanimously; Gleason absent.

APPROVAL OF MINUTES

It was moved by Smith and seconded by Davis to approve the July 22, 2015 minutes as submitted. The motion carried unanimously.

PUBLIC COMMENTS

None.

PUBLIC HEARINGS

A. Historic Landmarks Commission Application #148-15 – Michiel Haley; Request: To site and construct a 4-unit townhouse with rear parking. The townhouses will front Fourth Street and include traditional front entry elements and meet the design guidelines for the Trevitt's National Historic District. Property is located at 402 West Fourth Street, The Dalles, Oregon, and is further described as 1N 13E 4 AA t.l. 3200. Property is zoned "CBC-1" – Central Business Commercial, and is located in Trevitt's National Historic District.

Acting Chair McNary read the rules for a public hearing. He asked if the Commissioners had any ex-parte contact, conflict of interest, or bias that would hinder them from making an impartial decision to the application. None were noted.

McNary opened the public hearing at 4:08 PM.

Discussion:

Senior Planner Hert reported that the applicant had provided more detailed renderings of the project along with a list of proposed materials that included natural materials, as required.

Acting Chair McNary stated that the roofline looked different than the previous rendering. Applicant Michiel Haley, 201 N 15th, #206, Hood River, Oregon stated that the roofline was identical. The difference was that the second design was three dimensional. Commissioner Bisset asked if either drawings were to scale. Mr. Haley said they were not to scale, but they were proportionate. He said both drawings showed the same height elevation. The wall at the bottom was a retaining wall—not the rock wall, and the wing-like sides were three-dimensional drawings of the structure's eaves. Mr. Haley said the width of the structure was 56 feet, which was about the size of a single family home. The structure was 30 feet deep, 34 feet deep including the porch.

Commissioner Davis asked if Mr. Haley had calculated the actual height of the structure. Haley said the height was the same as was discussed in the last meeting, approximately 31-1/2 feet. His objective in the design was to have it resemble the Italianate house on West Second Street.

Testimony

Proponents:

Senior Planner Hert read a letter in favor of the project written by Carolyn Wood, The Dalles, Oregon. (Exhibit 1)

Opponents:

None.

Acting Chair McNary closed the public hearing at 5:52 PM.

Deliberation:

Heather Hopkins, Fort Dalles Museum representative, distributed and read her written comments in opposition to the proposed application. (Exhibit 2)

Bisset commented that she had concerns with the project meeting historic standard #9, mostly the second sentence. She felt this project would be similar in style, size and scale to the townhouses on East 10th Street. Bisset also stated that she took issue with the thought that the houses at the west end of West Second Place were similar in style to the proposed project.

Commissioner Smith said she felt it would require too much excavation, even though the applicant said the structure was 30 feet deep. She could not envision the usability of a driveway and turnaround for that size of a structure.

Hert clarified that the basic single family home in The Dalles was 30 to 50 feet in width, which would be about 2,500 square feet for a single floor. Therefore, she felt the footprint of this proposed structure was not much different. She reminded the Commission that there were other homes in Trevitt's Historic District that were the same height.

Regarding the rock wall and the structure, Hert said the applicant had stated that he would try to save them. Hopkins said neither the wall nor the spring house were shown in the drawing, and the spring house was a primary/contributing structure that could not be demolished. Hert said structures could be demolished, but to do so would require an applicant to request a demolition to the Commission.

Hert summarized the Commission's role in the decision by saying they should consider whether or not the application fits criteria, design guidelines and neighborhood design.

Hopkins read a portion from the National Historic Register regarding Trevitt's addition which stated, in essence, apartments and townhouses were an intrusion to the historic surrounding.

Davis said he struggled with the proposed height of the structure. He could not envision enough space for 7 to 8 parking spaces in addition to the structure. He acknowledged that issue was not part of the Commission's criterion to consider. Davis recommended the application go to a public hearing for the Site Plan Review.

Discussion followed on the date or origin for the spring house. Hert said it was built after 1909, according to the Sanborn maps. Hopkins pointed out that the National Register declared the spring house, small stone building, was primary/contributing, circa 1895.

McNary said that the applicant would have to excavate down five feet in the area near the stone structure. There was evidence of a concrete foundation on the south side. McNary felt the new structure would come out quite a bit higher than what the applicant was thinking.

After further discussion, it was moved by Davis and seconded by Bisset to deny HLC application #147-15. With no further discussion, the motion carried unanimously; Gleason absent.

Senior Planner Hert asked the Commission to state the reasons for denial in case the decision was appealed.

The Commission listed the following reasons:

1. Secretary of Interior Standard #1 - The property is not being used as it was historically, and the new use requires more than minimal changes to the site's distinctive materials, features, spaces, and spatial relationships.
2. Secretary of Interior Standard #2 - The historic character of a property is not being retained and preserved. The Commission believes that there will be removal of historic materials, or alterations to features and spaces, that characterize a property.
3. Secretary of Interior Standard #9 - The new construction will destroy historic materials that characterize the property. The new work will not be compatible with the massing, size, scale, and architectural features that will protect the historic integrity of the property and its environment.

B. Historic Landmarks Commission Application #147-15; Alan and Bev Eagy; Request:

Approval of historic restoration of the Victor Trevitt House. Restoration to include kitchen and bathroom additions to the east and south sides of the structure that were previously removed; Property is located at 214 West Fourth Street, The Dalles, Oregon, and is further described as 1N 13E 3 BC t.l. 3600. Property is zoned "CBC-1" – Central Business Commercial District. The historic name of the structure is the Victor Trevitt House, and it is primary/contributing in the Dalles Trevitt's Historic District.

Senior Planner Hert highlighted the staff report. She pointed out that the State Historic Preservation Office approved the project for a special assessment program.

Testimony

Proponents:

Alan and Bev Eagy, 218 West Fourth Street, The Dalles, Oregon, stated that they appreciated how seriously the Historic Commission took its task. Mr. Eagy said that the Sanborn maps revealed that a significant portion of the original structure was removed, and their intent was to restore the parts that were removed. He pointed out that their contractor had significant experience with historic restoration projects.

Mrs. Eagy stated that she and her husband love history, especially restoring historic structures. She said they took on this project for the love of history, it was not a "money-maker project." It was a labor of love, and they wanted to do it properly.

Commissioner Davis commended the Eagys on their application, he appreciated the detail. Bisset concurred.

Mr. Eagy reported that the colors would be red highlights on a green house, colors to come from an historic palette.

Opponents:

None.

Acting Chair McNary closed the public hearing at 5:16 PM.

Deliberation:

With no further discussion, it was moved by Bisset and seconded by Davis to approve HLC application #147-15 based on the findings of fact in the staff report and to include the 9 conditions of approval. The motion carried unanimously; Gleason absent.

RESOLUTION

It was moved by Smith and seconded by Bisset to approve Historic Landmarks Commission Resolution #138-15 for Historic Landmarks Commission #147-15, Alan and Bev Eagy, as submitted. The motion carried unanimously; Gleason absent.

PIONEER CEMETERY

Acting Chair McNary reported that he recently walked through the cemetery, and it looked good.

Senior Planner Hert reported that City Attorney Parker was preparing final documentation for the headstone restoration.

McNary asked if the path should be restored. Hert indicated there was not much money for grounds keeping, but there may be extra money this year to purchase balsam chips. Bisset suggested using materials out of the chipper. Hert thought it would be rough. She said she might have the City Facility Maintenance crew install it. McNary said if they don't have the manpower to install it, drop the issue. Hert suggested a contractor could be hired.

COMMISSIONER/STAFF COMMENTS

Main Street Director Klebes reported that the Independent Order of Odd Fellows (IOOF) was working on a bid from D&R Masonry for the removal of the building demarcation. IOOF hoped to have that completed prior to the Main Street Workshop in October.

Hert reported that the window workshop would take place in conjunction with the Main Street event, and she hoped to place an ad in the newspaper and possibly ask for a feature article.

Hert also reported on the Certified Local Government training that was available on September 16 in Salem, Oregon.

Hert stated that Chair Gleason asked in an email if the Rorick House project required a building permit. She forwarded his question to the building codes agency.

Hert checked into the feasibility of the murals having a listing of sponsors. She and Director Gassman thought it would not be a problem, but it needed a bit more consideration before making a final determination.

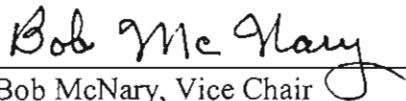
NEXT MEETING

The next meeting is scheduled for September 23, 2015 at 4:00 PM.

ADJOURNMENT

Acting Chair McNary adjourned the meeting at 5:42 PM.

Respectfully submitted by Carole Trautman, Administrative Secretary.



Bob McNary, Vice Chair
Historic Landmarks Commission

EXHIBIT 1

August 25, 2015

To: The Dalles City Historic Landmarks Commission

Re: Application #148-15 for 402 West Fourth Street

I have a conflicting meeting at the County Library Board at this time so may be too late for the continued hearing.

I want to express my support for this proposal of townhouses on this property for the following reasons:

1. This proposed building architecture fits in with the historic nature of the Historic District.
2. The nature of the architecture on 4th Street is both old and modern in style and the uses are residential, multi residential and business.
3. One of the city planning goals for downtown is residential infill to increase the viability of the businesses district. This location is within walking distance of downtown and the west side shopping area enhancing the livability of the Historic District.
4. New construction is important to maintaining the structural health of the historic district when done in a compatible style. As current historic buildings age the next generation of buildings are also aging.

In my travels this summer I observed that it is necessary to allow new construction while maintaining the historic nature to continue the period atmosphere. I became very aware that old wooden structures do not last forever and do have limited life.

I believe this is a wise and reasonable proposal for the Historic District.

Thank you,

Carolyn Wood

541-296-8052

Regarding Applicant #148-15, Michiel Haley (builder), Henry Tran & Kathleen Truong (property owners):

The Historic Landmarks Commission is responsible for conducting hearings dealing with proposed alterations to historic buildings.

City of The Dalles General Ordinance 94-1194, as well as General Ordinance 96-1207 establishing design guidelines for Historic Resources, will serve as a tool to help the Commission make these decisions.

The purpose of the Historic Landmarks Commission, the Historic Ordinance and the review criteria are to:

PROTECT historic and cultural resources from destruction, inappropriate alteration, and incompatible adjacent development; "PROTECT" is Directive Number One.

STABILIZE and IMPROVE property values in historic districts and citywide;

I do not think an enormous townhome in a historic district would be good for its neighbors' property values.

ENHANCE the city's attractiveness to visitors and residents, and STIMULATE business, industry, and tourism; A mega-townhome would certainly not enhance the city's attractiveness. It would surely dishearten a tourist that came to explore The Dalles' incredible history.

EDUCATE The Dalles' citizens and visitors concerning the city's heritage; The city's history and heritage that is left on this property would be bulldozed and removed in order to erect the townhome.

PRESERVE the historic housing stock of The Dalles;

COMPLY with The Dalles Comprehensive Plan regarding historic resources under Statewide Planning Goal 5.

The Design Guidelines for The Dalles Commercial Historic Districts and Trevitt's Addition serve as a reference for preserving the historic character and as a guide for new construction and rehabilitation. By state and local law, guidelines for historic districts must be in accordance with the Secretary of the Interior's Standards for Rehabilitation:

The Secretary of the Interior's Standards for Rehabilitation

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

"Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment. The Planning Department's Staff Report submitted to the Historic Landmarks Commission called the 1865 home that burned down a "duplex". I do not think that is a suitable or appropriate designation. It was a beautiful old PRIMARY and CONTRIBUTING historic home in The Dalles. One of the very earliest of the "Primary Period" homes in the Trevitt's Addition National Historic District. Over the 150 years of its life, it functioned almost exclusively as a single family home. Placing a massive 4 family, 3 story townhome on

this property would MUCH more than effect a "minimal change to the defining characteristics of this site and environment". Criterion not met.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. What is referred to as the "rock shed" in the staff report is actually the Spring House. It still stands, although it has been treated roughly lately. The roof has been removed, the lintel knocked down and the structure filled with rubble and garbage. This is not only sad, but improper. The Spring House is designated as a PRIMARY and CONTRIBUTING property on a historic site within Trevitt's Addition. There are also historic rock walls. Criterion not met.

3. 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. It is not a "vacant lot", as stated in the Staff Report. Significant historic structures and features exist. Criterion not met.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved. Indeed. Homes burn down. The Spring House and the old rock walls endure. Criterion not met.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved. Criterion does apply and is not met.

6. Deteriorated historic 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, physical, or pictorial evidence. The staff report stated that rear parking would "reduce the visual impact of the new structure". I think that extra parking and traffic might be a secondary consideration to the person on the street, looking up at this proposed gigantic new building. Criterion does apply and is not met.

7. 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 plans submitted show the Spring House is intended for destruction to make way for the driveway. Even *cleaning the surface* of the structure is supposed to be "undertaken using the gentlest means possible". Criterion does apply and is not met.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken. Archeological resources will be affected by the proposal. Mitigation measures or "conditions of approval" would be insufficient to prevent this. Criterion not met.

9. 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. The Spring House and rock walls are all "historic materials that characterize the property", a very important property with defining, early The Dalles history. The home was built in 1865, for goodness sake. Criterion DOES apply and is not met.

10. 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. Meeting this criterion is simply not possible if your intent is to construct a massive townhome complex. In order to build it, they would have to destroy everything that's left there- except the history.

I recommend that the Historic Landmarks Commission deny the proposal for a townhome. Applicant #148-15.

Thank you, Heather Hopkins
Fort Dalles Museum Representative of the Historic Landmarks Commission