



CITY of THE DALLES
313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
PLANNING DEPARTMENT

MINUTES
CITY OF THE DALLES
HISTORIC LANDMARKS COMMISSION
CITY HALL COUNCIL CHAMBERS
313 COURT STREET
THE DALLES, OREGON 97058
CONDUCTED IN A HANDICAP ACCESSIBLE MEETING ROOM

Wednesday, August 2, 2017
4:00 PM

- I. Call to Order**
The meeting was called to order by Chair Gleason at 4:05 p.m.
- II. Roll Call**
Commissioners Present: Dennis Davis, Eric Gleason, and Robert McNary
Commissioners Absent: Sandra Bisset and Doug Leash
Others Present: Ft. Dalles Museum Representative Heather Kirby, City
Councilor Tim McGlothlin
Staff Present: Senior Planner Dawn Hert
- II. Pledge of Allegiance**
Chair Gleason led the Pledge of Allegiance.
- IV. Approval of Agenda**
Commissioner McNary moved to approve the agenda. Commissioner Davis seconded the motion; the motion passed unanimously.
- V. Approval of Minutes – May 24, 2017**
Commissioner Davis motioned to approve the minutes as written; Commissioner McNary seconded the motion. The motion passed unanimously.
- VI. Public Comments**
None.
- VII. Public Hearing – HLC Application #156-17; MAB RMB, LLC**
Chair Gleason read the rules for a public hearing. Gleason then asked the Commission if they had any ex parte contact, conflict of interest or bias that would prevent an impartial decision. Hearing none, Gleason opened the Public Hearing at 4:11 p.m.

Senior Planner Hert presented the Staff Report.

Commissioner McGlothlin clarified the necessary decision was whether or not cement board was a replacement that would meet the required appearance. Hert replied the Commission would decide if the applicant's proposal would meet the design guidelines as well as the Secretary of the Interior's standards. Hert further stated fire resistance and longevity are advantages to cement board.

Gleason invited testimony from proponents.

Michael Bustos
2232 W. 10th Street
The Dalles, Oregon 97058

Bustos stated this month he and his wife were celebrating 39 years of owning their own construction company. Bustos' father began building in 1946 and now his son is involved as well.

Bustos stated the company provides outstanding quality and has a good local reputation. They employ a staff of 15, with some staff employed over 15 years.

Bustos presented sample boards of both wood and fiber cement board, stating cement board has a 20 minute fire rating while wood has zero.

Bustos stated his plan was to renovate the entire house: air-conditioning, heating, plumbing, and insulation. He plans to leave all existing windows, and retained all the outside: the front porch, ceilings, soffits, and fascia board. His plan was to replace only the siding due to the condition of the wood and hodgepodge appearance.

Bustos presented photos of specific parts of the home requiring attention, Exhibit 1. At the time of purchase, the basement area was cluttered. The lack of foundation was not apparent until the debris was cleared. The house was built on railroad ties placed on dirt. Bustos poured a new foundation.

Chair Gleason invited comment from opponents. There was none. He then invited any other testimony.

Victor Johnson
PO Box 398
The Dalles, Oregon 97058

Johnson stated he owned the property to the north of Sinnott House. Johnson said he was not an opponent of the project. He said the Sinnott House is an important house built in 1862 by the co-owner of the Umatilla House.

Johnson's main concern was the siding. Johnson said he has gone through this process and was held accountable to the standards.

In the Rehabilitation category, there are ten standards. Number nine states, "New additions, exterior alterations, or related new construction will not destroy historic materials..." In theory, the siding should not have been removed.

Number six states, "Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials." Johnson said it was possible to replace the siding with wood. Hardie board is a good product, but it is not wood. Hardie board has a consistent thickness, wood has a beveled edge.

Johnson said in his opinion the siding should be wood.

Alan Eagy
218 W. 4th Street
The Dalles, Oregon 97058

Mr. Eagy stated he is not an opponent. He shared Johnson's concern regarding the siding. Eagy, also, has complied with the standards.

Mr. Eagy stated design guideline Number 8 for the Historic Trevitts District says, "The use of aluminum, vinyl and plywood siding is prohibited." Eagy stated the siding should be wood.

Bev Eagy
218 W. 4th Street
The Dalles, Oregon 97058

Mrs. Eagy asked if a precedent would be set if cement board was allowed. Hert replied the Commission reviews every site, project and application individually; a precedent would not necessarily be set.

Mrs. Eagy stated the Trevitts District is a treasure and felt the exterior should remain wood.

Bustos stated in his professional opinion, the siding on the west side was beyond repair. He further stated that funds spent on the exterior would then be unavailable to be spent renovating the interior. Bustos was told by his realtor and the title company that the home was not historic. He accepted their statements based on a pole barn sitting next to the house. The presence of aluminum siding and windows contributed to his acceptance.

Chair Gleason noted that Trevitts Historic District was established in 1994. Some of those features would have been added prior to 1994.

Gleason invited rebuttal comments.

Roxanne Bustos
2232 W. 10th Street
The Dalles, Oregon 97058

Mrs. Bustos stated this project is a labor of love; they are trying to restore it as it was in its glory days. She said the cement board is a better product that may prevent the house burning to the ground.

Chair Gleason closed the public hearing at 4:50 p.m.

Commission discussion covered the following topics:

- The potential precedent set should cement board be approved
- The appearance of the siding from the street
- Fire danger as a concern, but may be a bit overstated
- Standards for homes that burned down
- The landowner's responsibility to educate themselves
- The cost difference between wood and cement board
- A possible compromise: portions visible from the public right of way use wood, other portions use cement board
- HLC guidelines were approved by the City Council

Commissioner McNary motioned to accept Option 1 with conditions. The motion failed for lack of a second.

Commissioners discussed the differences between the two options provided by Staff.

Davis made a motion to approve Option 2, Condition of Approval #7, as modified:

“All exterior elevations visible from the Fourth Street right-of-way the materials used for the home will need to look like the original siding on the house and the material will be wood. Elevations not visible from the Fourth Street right-of-way may use a cement board siding. Utmost care will be taken with the installation to ensure that if removed in the future the essential integrity of the building would be unimpaired.”

McNary seconded the motion; the motion passed unanimously.

VIII. Resolution 146-17 for HLC #156-17; MAB RMB, LLC (Bustos Construction)

McNary motioned to approve Resolution 146-17 with Option 2, Condition of Approval #7 as modified:

“All exterior elevations visible from the Fourth Street right-of-way the materials used for the home will need to look like the original siding on the house and the

material will be wood. Elevations not visible from the Fourth Street right-of-way may use a cement board siding. Utmost care will be taken with the installation to ensure that if removed in the future the essential integrity of the building would be unimpaired.”

Davis seconded the motion; the motion passed unanimously.

VIII. Staff/Commissioner Comments

Hert discussed the modifications for the Granada Theatre to include exterior paint and minor repairs, window restoration, marquee paint and repairs, and the removal of non-historic awning.

Hert suggested inviting Mr. Gomez and Ms. Liddell to the next HLC meeting; the Commission concurred.

Hert also stated that she would be contacting the local Realtor Association president to discuss attending a realtor’s meeting to provide information on historic district regulations and guidelines for exterior alterations; the Commission concurred.

IX. Next Meeting Date

The next scheduled meeting is August 23, 2017.

X. Adjournment

The meeting was adjourned at 5:34 p.m. by Chair Gleason.

Respectfully Submitted
Paula Webb, Planning Secretary



Eric Gleason, Chair
Historic Landmark Commission

Exhibit 1



Exhibit 1



Exhibit 1

