

CITY OF LA GRANDE
Landmarks Commission Meeting

Regular Session

Thursday, June 8, 2023

La Grande City Hall
1000 Adams Avenue

MINUTES

COMMISSIONERS PRESENT:

Cassie Hibbert
Katie Boula
Rod Muilenburg
Tracey Hanshew

COMMISSIONERS ABSENT EXCUSED:

DISCUSSION/DISPOSITION

STAFF PRESENT:

Mike Boquist, City Planner
Kendra VanCleave, Planning Tech I

CITIZENS PRESENT

Brian Hjelte, Waterleaf Architecture
John Garlitz, EOU Director of Facilities
Anna Wilcox, Waterleaf Architecture
Peter Meijer, Peter Meijer Architects
Skyla Levitt
Jessica Schmitt

CALL TO ORDER/ROLL CALL

HIBBERT called this Regular Session of the Commission to order at 6:02 p.m., and asked for Roll Call; a quorum was determined to be present.

AGENDA APPROVAL

No changes. The Agenda was approved as presented.

CONSENT AGENDA

- a. Consider Minutes from February 9, meeting.

HANSHEW introduced the following Motion, with BOULA providing the Second.

MOTION: The Minutes of the February 9, 2023 meeting be approved as presented.

USC: Unanimous

NEW BUSINESS

- a. *Consideration of Historical Appropriateness
1 University Blvd, 03-HLA-23
Eastern Oregon University*

HIBBERT asked for Commissioner declarations or challenges. There were no declarations or challenges.

BOQUIST opened with the application requesting a determination of historic appropriateness for the Eastern Oregon University, Inlow Hall project.

BOQUIST continued the project is proposing several renovations and/or improvements and turned it over to the applicant's presentation.

HIBBERT asked for the applicant's presentation.

HJELTE gave the presentation for the project. The scope of work will include a full roof replacement, chimney removal, inserting windows in the North elevation concrete archways, replacing all windows, updates to first floor entries and heating elements, reconfigure second floor, refinish the north and south

elevation primary entrance doors, repair Juliet balconies and limited below grade work for landscaping. An Inadvertent Discovery Plan will be in place in the event archaeological items are uncovered.

ROOF

The clay terra cotta tile roof of Inlow Hall is past its useful life. The roofing tile will be replaced in -kind with the same product produced by the same manufacturer and match the historic design, color, texture, and material. The flat, composite, sections of roof that are not visible from ground level will also be replaced in-kind.

CHIMNEY

The chimney has been modified since initial construction and is therefore not a character defining feature of Inlow Hall. It has not been used for a couple of decades and capped. The chimney is to be removed and new roof tile will be added in its place.

WINDOWS

The proposed windows for the central pavilion's north elevation will be located in the existing recesses on the second floor and will be similar to those on the second floor of the south elevation. The proposed windows at the north elevation will be larger in order to accommodate the offset floorplates from the auditorium infill. The windows will be contemporary enough to not create a false sense of history while remaining compatible with the buildings existing features.

A majority of the window sashes have been replaced with an inaccurate and smaller replacement that have been retrofitted to the existing wood frames, there are no longer counterweights in the double hung units, vinyl balances have been added since original construction, the addition of window air conditioning units with exterior support brackets are affected the energy efficiency of the windows and building and windows are either showing signs of deterioration or are not original. Original windows that have been replaced include on the second floor of the central pavilion and the now louvered windows on the basement level. Resulting in at least sixteen replaced windows on the central pavilion section and basement level. The current windows could be a source of water and air intrusion affecting the energy efficiency of the building. These reasons have prompted a complete replacement of all windows with aluminum. The aluminum windows will match in design, color, style and profile with the historic windows. On the west elevation, a non-historic entrance door and exterior access stair into the basement mechanical room will be removed to facilitate the install of new mechanical equipment. Windows that match the original

configuration of the openings as well as the remaining east and west elevation basement level windows wells throughout the building will be constructed. By removing the non-historic access door and stairwell, the west elevation of Inlow Hall will reflect how it was originally built. Forensic research was completed to determine the original paint color of the historic windows. The color of all updated windows will match the historic color.

EXTERIOR COATINGS AND CAST STONE ELEMENTS

Originally, Inlow Hall's cast stone matched in color to that of the Grand Staircase. Forensic research was completed to determine what kind and how many layers of coatings were applied to the cast stone and how to best remove them from the building. Any cast stone repairs will match in color to that of the historic. Any concrete repairs will be painted to match the existing lighter coating. Inlow Hall will first be cleaned using low pressure hot water. Mock-up paint removal methods using chemical strippers will be performed to determine the most effective method with no damage to either the building or environment.

JULIET BALCONIES

Architectural details where the coatings may be removed to present Inlow Hall as it was historically will show the rosy pink hue of the cast stone. The Juliet balconies on the second floor of the north and south elevations will be repaired with the above determinations in mind.

FIRST FLOOR AND SECOND FLOOR

On the first floor, the wood doors at the south and north entries will be retained and refinished. The heating elements in the lobby and stairwells will be replaced. Historic materials that will remain include the wood paneling, flooring and decorative plasterwork located in the lobby and stairwells. The interior of the second floor of Inlow Hall lacks character defining features. The proposed scope of work for the second floor is limited to reconfiguring office spaces and updating finishes accordingly.

HJELTE continued lastly there will be limited below grade work related to landscaping directly adjacent to the building.

There was no testimony in favor, neutral or opposition.

BOQUIST commented the Fire Chief called and asked as part of the construction how much of the parking lot and property will be closed off. GARLITZ responded the upper parking lot is closed off and the whole

building as of July 1st the contractor will have the building.

HIBBERT asked about the windows on the East and West wings the original design had double hung and the window schedule proposed a fixed upper and awning lower. MEIJER responded that it is the operation of it and the appearance to look like double hung. The manufacturer doesn't make a true operating double of that window size. WILCOX added the double hung function isn't manufactured anymore for this size. The top half is fixed and bottom is an awning and the bottom jets out a little bit. The operation of the awning is much simpler. MEIJER commented new windows for commercial properties are not made the way they used to make them.

HANSHEW introduced the following Motion with BOULA providing a Second.

MOTION: I move that the Findings of Fact and Conclusions set forth in the Staff Report be amended and that the Project be deemed historically appropriate and approved.

USC: Unanimous

STAFF COMMENTS:

BOQUIST commented that the Call For Projects joint work session is July 10th. Some of the projects, if awarded, may come before the Commission at some point.

COMMISSIONER COMMENTS:

BOULA commented rather than apply for the National Trust Grant since time constraints, maybe apply for the Wildhorse grant.

There being no further business to come before this Regular Session of the Commission, BOQUIST adjourned the meeting at 7:15p.m. The Commission is scheduled to meet again in Regular Session, Thursday, July 13, 2023, at 6:00 p.m., in the Council Chambers of City Hall, 1000 Adams Avenue, La Grande, Oregon.

ATTEST:

APPROVED:

Kendra VanCleave, Department Secretary

Chairperson

DATE APPROVED: _____: