



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
PLANNING DEPARTMENT

SPECIAL MEETING AGENDA CITY OF THE DALLES HISTORIC LANDMARKS COMMISSION

CITY HALL COUNCIL CHAMBERS
313 COURT STREET

THE DALLES, OREGON 97058

MEETING CONDUCTED IN A ROOM IN COMPLIANCE WITH ADA STANDARDS

Wednesday, February 12, 2020
4:00 PM

- I. Call to Order**
- II. Roll Call**
- III. Pledge of Allegiance**
- IV. Approval of Agenda**
- V. Approval of Minutes – November 20, 2019**
- VI. Public Comments** – During this portion of the meeting, anyone may speak on any subject which does not later appear on the agenda. Five minutes per person will be allowed.
- VII. Public Hearing**
 - A. Historic Landmarks Commission Application 174-20, Scott Austin**

Request: Approval to install HardiePlank® siding to best replicate a ship-lap siding in use on a nearby structure, and replace metal windows with vinyl windows to match the back windows on the front building of the same address.
 - B. Historic Landmarks Commission Application 175-20, Elizabeth Wallis**

Request: Approval to replace failing gutters on the Anderson Granary with wooden gutters which replicate the originals.
 - C. Historic Landmarks Commission Application 176-20, Elizabeth Wallis**

Request: Approval to replace the corrugated metal siding on the eastern wall of the Vehicle Display Building with wooden siding.

VIII. Resolutions

- A. Resolution HLC 163-20 for HLC 174-20, Scott Austin
- B. Resolution HLC 164-20 for HLC 175-20, Elizabeth Wallis
- C. Resolution HLC 165-20 for HLC 176-20, Elizabeth Wallis

IX. Staff/Commissioner Comments

- X. Next Meeting Date** – March 25, 2020

XI. Adjournment



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
COMMUNITY DEVELOPMENT DEPARTMENT

SPECIAL MEETING MINUTES CITY OF THE DALLES HISTORIC LANDMARKS COMMISSION

CITY HALL COUNCIL CHAMBERS
313 COURT STREET
THE DALLES, OREGON 97058

MEETING CONDUCTED IN A ROOM IN COMPLIANCE WITH ADA STANDARDS

Wednesday, November 20, 2019
4:00 PM

CALL TO ORDER

Vice-Chair McNary called the meeting to order at 4:00 p.m.

ROLL CALL

Commissioners Present: Sandra Bisset, Bob McNary, Doug Leash and Forust Ercole

Commissioners Absent: Eric Gleason

Others Present: City Councilor Tim McGlothlin and Museum Commission
Representative Donna Lawrence

Others Absent:

Staff Present: Senior Planner Dawn Hert

PLEDGE OF ALLEGIANCE

Commissioner Leash led the Pledge of Allegiance.

APPROVAL OF AGENDA

It was moved by Bisset and seconded by Leash to approve the agenda as written. The motion passed 4/0; Bisset, McNary, Leash and Ercole in favor, none opposed, Gleason absent.

APPROVAL OF MINUTES

It was moved by Ercole and seconded by Bisset to approve the minutes of October 2, 2019, as written. The motion passed 4/0; Bisset, McNary, Leash and Ercole in favor, none opposed, Gleason absent.

PUBLIC COMMENT

None.

HISTORIC LANDMARKS COMMISSION 2020 GOAL SETTING

Continuous Goals:

Facilitate educational assistance to help restorers with assessment and other historic preservation needs.

This goal was met with a plaster repair workshop. Hert presented the “Golden Paintbrush Award,” issued by the State Historic Preservation Office (SHPO) to the City of The Dalles in recognition of the Commission’s efforts to preserve, and provide training for others to preserve, historic structures.

This goal was retained.

Provide annual recognition of historic restorations, including onsite acknowledgement and media coverage.

Hert said articles were published in The Dalles Chronicle. Mayor Mays’ Beautification Committee has recognized properties within the community. Hert said staff would recap the past year’s achievements.

This goal was retained.

Encourage historic restoration for downtown by providing historic background research.

The Dalles Wasco County Library, Gorge Discovery Center, and the Community Development Department provide background to interested parties.

This goal was retained.

Encourage the collection and preservation of local history, including irreplaceable oral and written histories.

Commissioner Bisset said Carolyn Purcell, Gorge Discovery Center, is part of the state mentor corps. The next workshop at the Discovery Center involves review of oral and written histories. The workshop will be open to the public; Bisset will provide additional information.

Rodger Nichols is converting courthouse program tapes into a format that can be duplicated.

The Discovery Center library has an inventory with titles and topics of the tapes. In order to search by specific language, the tapes must be transcribed into a pdf format.

Hert stated a Certified Local Government (CLG) grant may be available from SHPO to assist with the project.

This goal was retained.

Update historic inventories and encourage new nominations to local and national registry districts.

In response to McNary's inquiry, Hert replied the stonework on Fourth Street Grade is a locally landmarked and recorded.

McNary also asked about Strawberry Rock, originally used for survey measurements. Bisset said Dan Boldt had worked on identifying location markers. Of particular interest to Boldt was a point at the confluence of Mill Creek and the Columbia River. Bisset thought that was the point used for surveys.

McNary said although he had never seen it in writing, the town was measured by the number of chain links from the rock now buried in ivy behind what was the Sonrise Academy.

Hert stated a copy of the original survey map is in the Community Development Department. She had not noticed a reference to Strawberry Rock.

Bisset stated the matter was complicated because the fort, Methodist Mission, Catholic Mission and then later, the City were all surveyed. Bisset said all the old surveys are online.

This goal was retained.

Maintain Certified Local Government status.

This goal was retained.

Actively support historic month and local history.

This goal was retained.

Assist with historic plaque costs and availability.

Hert said a vendor to create plaques had not yet been found.

This goal was retained.

Bisset suggested addition of a short term goal to create a concept for plaques: ***"Create a concept design for historic building plaques."***

Hert stated the Walking Tour was successfully uploaded for android devices, but Apple had declined the application saying it was "boring." After content and photos were added, the application was accepted by Apple.

Hert said with today's technology, it was possible that users would prefer the application over plaques. Bisset then suggested the addition of a continuous goal to: ***"Keep the Historic Walking Tour current in all formats."***

Hert said the tour could be beneficial in future marketing strategies.

Commissioner Ercole suggested inclusion of the murals on the Walking Tour.

Increase communication on all Urban Renewal projects, vision and goals.

This goal was retained.

Bisset suggested an additional goal focused on improved communication with The Dalles Main Street. She referenced a proposed project for painting walls downtown as well as the neon sign proposals. Leash clarified that not all Main Street projects deal with historic structures. A new

continuous goal was created: ***“Increase communication with Main Street for all projects, vision and goals pertaining to historic projects.”***

Short-Term Goals (1-2 years):

Encourage preservation and re-use of the Waldron-Gitchell Building.

Bisset stated this structure has been listed as a most endangered historic structure.

This goal was retained.

Update Historic Ordinance and Design Standards.

This goal was retained.

Provide a historic restoration workshop for local homeowners and contractors.

A workshop is not scheduled for this year; a workshop will be revisited in the spring.

This goal was retained.

Partner with Main Street on further downtown restoration project goals.

This goal was retained.

Support the restoration and preservation of the Civic Auditorium building.

McNary asked for the funding source for this project. Hert said this would allow for the City to include this as a CLG or SHPO grant.

This goal was retained.

Support the creation of walking tours and regular historic building open houses.

McNary asked if the City advertised for mandatory open house tours. Hert replied the State removed the mandatory requirement for special assessment properties.

Encourage preservation and continued use of Rock Fort by using the adopted Preservation and Maintenance Plan.

This goal was retained.

Encourage or support addition of a student representative.

Hert continues to work with Canby. To date, a student representative has not been found.

This goal was retained.

Provide informational signage at Pioneer Cemetery regarding landscaping, maintenance and burials.

This goal was not met. Hert will determine if information signs will meet the requirements of a cemetery grant. A map of the burials would also be beneficial.

This goal was retained.

Encourage the fabrication and installation of historic plaques throughout the community, including Pulpit Rock and Amoton Field.

McNary stated there is a plaque on Pulpit Rock.

This goal was retained.

Create a concept design for historic building plaques.

This goal was added.

Long-Term Goals (3-5 years):

Support the Fort Dalles Museum and Vehicle Storage Display Building.

This goal was retained.

Support and advocate for the preservation and continued use of The Dalles High School and Colonel Wright Elementary School.

This goal was retained.

Encourage continued preservation and compatible infill of Historic Chinatown.

This goal was retained.

Encourage the restoration and preservation of the Pioneer Cemetery and establish an inventory link/listing on the City's website.

This goal was retained.

Encourage the preservation and restoration of City Hall, specifically Council Chambers.

Hert suggested moving this goal to Short-Term Goals. Commission consensus concurred.

This goal was retained and moved to Short-Term Goals.

STAFF/COMMISSIONER COMMENTS

Councilor McGlothlin provided an update on the fountain at Sorosis Park. The plumbing and wiring were repaired; the fountain is now working perfectly. The next phase will address the pathways radiating to the outer circle. This project was paid for by the Lions Club. Final steps include brass lion heads over the plates. A ribbon cutting is planned for spring.

McGlothlin said City Attorney Parker is considering a position as Garden Master after his retirement.

Vice Chair McNary inquired about property along Brewery Grade. Hert replied it is owned by the City and a sewer main goes through the property. McNary said the stonework is beautiful and must have a history.

Commissioner Bisset provided a post card sized map providing directions to points of interest near the cruise ship visitors, Exhibit 1.

Bisset said visitors to the Original Wasco County Courthouse receive a "get out jail free card" after having their picture taken in a jail cell.

Bisset received a request for information regarding a Charles Russell painting currently in an Oklahoma museum. Although the painting resembles a view from the bluff on the east end of town, it is not necessarily of The Dalles.

Hert stated historic photos of the airport provided by Vice Chair McNary were given to Chuck Covert. Covert will research the photos and return them.

Hert stated ten years ago the Juvenile Department had a flood in their basement. Due to cost, vinyl windows were installed with the understanding the windows would be replaced within 10 years. Hert will follow up with Wasco County.

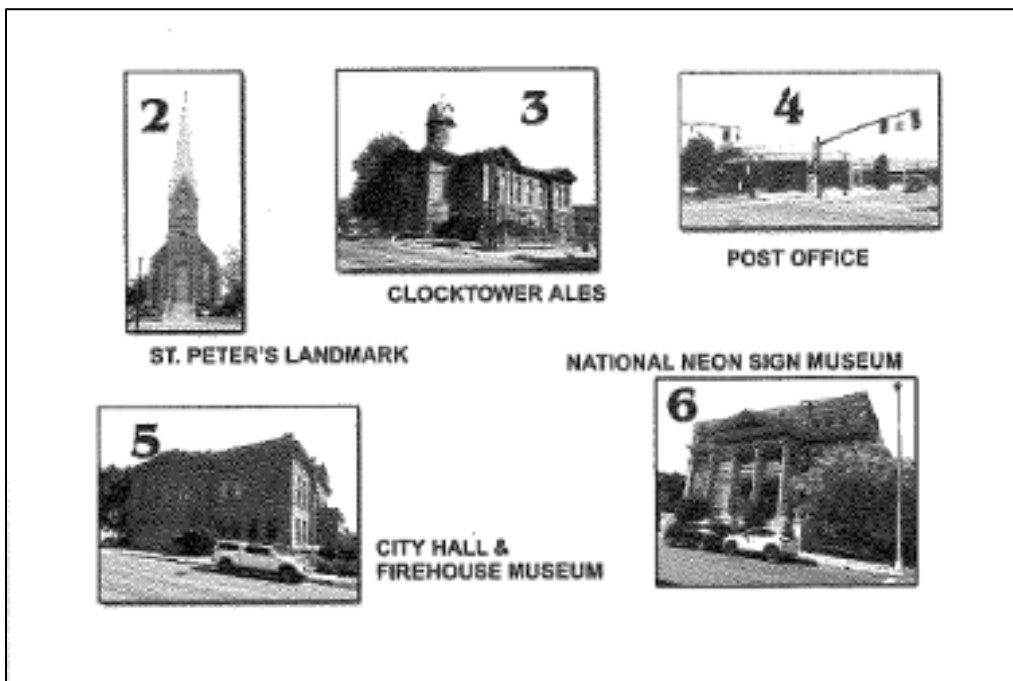
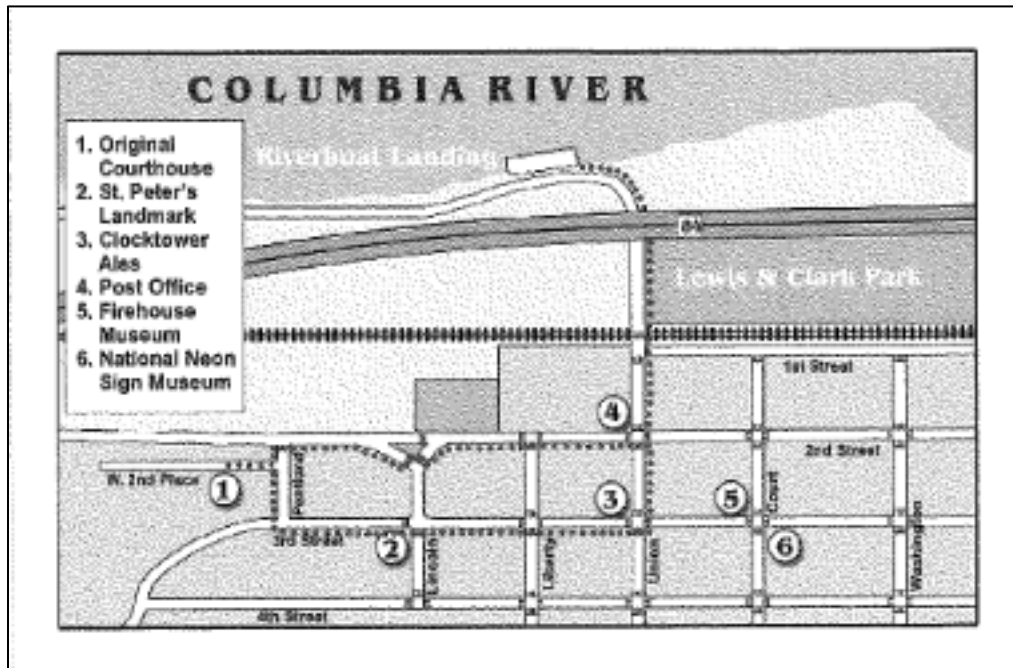
The next meeting date will fall on Christmas Day. If no applications are received, the December meeting will be cancelled.

ADJOURNMENT

Vice-Chair McNary adjourned the meeting at 5:36 p.m.

Respectfully Submitted
Paula Webb, Secretary
Community Development Department

Bob McNary, Vice Chair



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(541) 296-5481 ext. 1125
COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT HISTORIC LANDMARKS REVIEW # 174-20

TO: The Dalles Historic Landmarks Commission

FROM: Joshua Chandler, Planner

HEARING DATE: Wednesday, February 12, 2020

ISSUE: The Applicant is proposing façade modifications to the rear lot building of 412 Washington Street.

SYNOPSIS:

APPLICANT	Scott Austin
PROPERTY OWNER	Austin Family Investments
LOCATION	412 Washington Street, The Dalles, OR 97058
ZONING	"CBC-1" – Central Business Commercial, Commercial Historic District
EXISTING USE	Office Space; previous use: dry cleaners
SURROUNDING USE	Commercial
HISTORIC STATUS	Classified as Eligible/Contributing per SHPO with a Secondary Significant Classification in The Dalles Commercial Historic District.

NOTIFICATION: Published advertisement in local newspaper; notification to property owners within 100 feet, SHPO.

RECOMMENDATION: Approval, with conditions, based on the following findings of fact.

BACKGROUND: Webber's Cleaners, also referred to as Don's Cleaners, was built circa 1937 and is an example of the Moderne architecture movement. It is listed as a Secondary Significant resource in The Dalles Commercial Historic District, and listed as an eligible/contributing resource with the State Historic Preservation Office (SHPO). Two single-story structures exist on the subject property connected by a breezeway. Minimum historic information is available for the rear lot structure and it is currently vacant. For the purposes of this report, Staff has designated the Webber's Cleaners building with frontage on Washington Street as Building A and the rear building as Building B. Currently Building B is in poor condition with steel framed windows with

cracked/missing glass panels, varying levels of cracked surfaces, peeling/missing paint, varying levels of patching/fixes, and a failing roof that has resulted in multiple leaks over the years.

Since purchasing the property in 2018, the Applicant has been approved for multiple modifications and land use decisions essential for the update and restoration of this property. These approvals are listed below:

- Change of Use – New Office Use (Building A): approved 2/19/19
- Building Permit 124-19 (Building A): approved 3/27/19
- HLC 166-19 – Exterior Modifications (Building A): approved 4/24/19
- Change of Use 007-19 – New Office/Residential Use (Building B): approved 8/15/19
- Conditional Use Permit 192-19 – Parking Reduction (Building A & B): approved 10/3/19
- Building Permit 184-19 (Building B): approved 10/22/19
- Sign Permit (Building A): approved 12/3/19
- HLC 174-20 – Exterior Modifications (Building B): submitted 1/14/20

In addition, the Applicant will be applying for a roof replacement permit with Wasco County Building Codes. This replacement will not be visible from the street, but the associated roof flashing will require Historic Landmarks Commission review.

HLC 174-20 Proposal:

The Applicant is requesting approval from the Commission for the following items:

- *HardiePlank® siding installation – 4” reveal, smooth (no texture)*
- *Vinyl window replacement*
- *Roof/Parapet Flashing*

ANALYSIS: The Historic Landmarks Commission is responsible for conducting hearings dealing with proposed alterations to historic buildings. City of The Dalles Municipal Code (TDMC), Title 11 Planning, Chapter 11.12 – Historic Resources provides process as well as established design guidelines to assist the Commission in making these decisions. The purpose of the Historic Landmarks Commission, the Historic Code and the review criteria are to:

- *Protect historic and cultural resources from destruction, inappropriate alteration, and incompatible adjacent development;*
- *Stabilize and improve property values in historic districts and citywide;*
- *Enhance the city’s attractiveness to visitors and residents, and stimulate business, industry and tourism;*
- *Educate The Dalles’ citizens and visitors concerning the city’s heritage;*
- *Preserve the historic housing stock of The Dalles;*
- *Comply with The Dalles Comprehensive Plan.*

THE DALLES MUNICIPAL CODE – TITLE 11.12 – HISTORIC RESOURCES – CODE RELATING TO HISTORIC RESOURCES WITHIN THE CITY OF THE DALLES.

Section 11.12.070, Subsection A. Review Criteria:

3. “Secretary’s Standards. Commission decisions shall be based on the Secretary of the Interior’s Guidelines for the Treatment of Historic Properties.” The following are pertinent standards from the “Guide”.

1. *“A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships”.*

FINDING A-1: Building A was constructed as a cleaning service in circa 1937. At an undocumented date, Building B was constructed most likely for storage and the location of the furnace for Building A. Building B has been approved for the mixed use of an office and residential unit. Aside from recessing the alleyway entrance, the Applicant is not proposing any structural changes to the building at this time. ***Criterion met.***

2. *“The historic character of a property shall be retained and preserved. The removal of historic materials or alterations to features and spaces that characterize a property shall be avoided.”*

FINDING A-2: Over the years, Building B has experienced multiple façade modifications which is apparent on the structure. Numerous patches/fills have occurred on the building including concrete masonry unit (CMU) blocks installed within an original door opening, as well as numerous shotcrete, or “gunite” (sprayed concrete) applications presumably used to replicate the stucco finish of Building A. From the current conditions, it could be assumed that the main structure of Building B is comprised of CMU block, with varying consistencies of finish. Prior to installing the proposed HardiePlank® siding, the Applicant will repair all cracks and failures of the current building face and install nailing strips for the siding.

The existing windows on Building B are a majority of steel framing in poor condition, with missing and broken panels, in addition to one white vinyl window on the alley side of the building. Although the Design Guidelines recommend the use of wood windows the Applicant was approved for vinyl window replacements on Building A on 4/24/19 with HLC 166-19, and is proposing to replicate that detail on Building B. ***Criterion 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.”*

FINDING A-3: The Applicant is proposing to install HardiePlank® siding to replicate “ship-lap” siding on the entirety of Building B, a material neither recommended nor prohibited in the Design Guidelines of The Dalles Commercial Historic District. Although wood siding does not currently exist on either Building A or B, the Applicant has provided that the historic Hamilton Hospital (416 Washington Street), which abuts the subject property, has existing horizontal siding. In addition to this property, Staff determined that of the 32 developed parcels within a 300 foot vicinity, 13 or 41% of the buildings have some form of wood siding. However, 15 of those developed parcels are outside The Dalles Commercial Historic District. Within the CBC zone, TDMC prohibits the use of wood, metal, and vinyl exteriors only in the CBC-2 sub-district.

There are no plans for additions that would create a false sense of historical development. The Applicant continues to research historic photos and documents pertaining to the building for reference in keeping with the historical accuracy of current and future projects. **Criterion met.**

4. *“Changes to a property that have acquired historic significance in their own right shall be retained and preserved.”*

FINDING A-4: This property has depreciated over the years and has undergone improvements deemed necessary at the time, however, lacking historical significance. Additional information regarding these improvements was discussed in previous findings. The historic reference sheet for this property has no mention of design, material, or style for Building B, rather just a reference to its existence. Staff has determined that none of the past improvements have acquired historic significance. **Criterion met.**

5. *“Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.”*

FINDING A-5: Due to the lack of information in the historic reference sheet regarding Building B, as well as the multiple façade modifications over the years, Staff has determined that no distinctive features, finishes, and construction techniques are apparent on Building B. In contrast, Building A exemplifies the Moderne architecture movement of the 1920s and 30s. It is unclear what the original façade was during the construction of Building B, but it does appear that the shotcrete applications were used to replicate the stucco finish on Building A. Other than the replicated building finish, Staff has found little to no architectural design similarities between Building A and B. **Criterion met.**

6. *“Deteriorating historical 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 and physical evidence.”*

FINDING A-6: Unlike the pronounced features of Building A, Building B is quite utilitarian with few distinct architectural features. Other than the roof, the only proposed material replacement is the steel framed windows to black vinyl windows to match the recently approved vinyl windows of Building A. Currently the steel windows have missing, broken glass panels, and are in disrepair. The installation of the vinyl windows will not only match Building A, but will add an additional means of egress as well as have a higher insulating factor for Building B.

Once new siding is installed, the Applicant is intending to paint Building B to match Building A with a two-tone color scheme selected from Sherwin-Williams Historic color palette. Additionally, the Applicant is proposing installation of black roof and parapet flashing around the entirety of the building, to replicate the detail of Building A. **Criterion 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.”*

FINDING A-7: No details were provided with the application submittal. The cleaning will be required to be gentle without sandblasting or chemicals involved. ***Criterion will be addressed as a condition of approval.***

8. *“Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.”*

FINDING A-8: No excavation is planned with this request. ***Criterion does not apply.***

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.”*

FINDING A-9: All proposed repairs and material replacements will not destroy the historic character of the character of the property. Rather than attempt to replicate the Moderne architecture style of Building A, the Applicant’s proposal for Building B will clearly differentiate the two buildings and retain Building A as the focal point of the property. ***Criterion 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.”*

FINDING A-10: No additions are being proposed at this time. ***Criterion met.***

B. THE DALLES MUNICIPAL CODE – TITLE 11.12.095 – HISTORIC RESOURCES – CODE RELATING TO DESIGN GUIDELINES FOR HISTORIC RESOURCES.

MATERIALS

The sense of cohesiveness and continuity of The Dalles' commercial area derives in part from the consistent use of building materials in building facades. New construction and rehabilitation should use appropriate materials that provide scale making a more pedestrian friendly environment.

GUIDELINES:

- a. *For building renovations, original materials should be restored wherever possible.*
- b. *When materials need to be replaced for restoration they should be compatible in quality, color, texture, finish and dimension to the original materials (see page 2, Secretary of the Interior's Standards for Rehabilitation).*
- c. *New construction should use materials compatible with the historic buildings in quality, color, texture, finish and dimension. Predominant materials of the commercial historic district are:*
 - Brick, stone, cast iron, glazed terra cotta, cement plaster (stucco).*
- d. *The use of wood for windows is recommended.*
- e. *The use of reflective and smoked glass is prohibited.*
- f. *Whenever possible, the natural color of the materials should be retained.*

- g. *An ordinance prohibiting the painting of brick, unless it is damaged or has already been sandblasted, should be adopted.*
- h. *Sandblasting of brick is prohibited as it severely damages the brick.*
- i. *When painting a building the following color scheme is recommended:
darkest-window sash; medium-building; lightest-trim, detail*

FINDING B-2: (a): Due to past façade modifications and repairs, original materials and finishes on Building B are not easily identifiable. To avoid replicating the past surface applications and potentially creating a false sense of historical development, the Applicant is proposing to use HardiePlank® horizontal siding for the entirety of Building B. Most of the existing windows are in disrepair, therefore the Applicant is proposing the use of new black vinyl windows to match the recently approved vinyl windows on Building A. ***The Commission may request an alternative siding material as a condition of approval.***

(b): Horizontal siding does not currently exist on Building B, therefore is not compatible with the shotcrete applications that currently exist. Although incompatible with Building A, the Applicant has provided that the historic Hamilton Hospital, which abuts the subject property, has existing horizontal siding on a rear lot addition attached to the original brick and stucco building. This abutting property is also classified as a Secondary Significant resource. ***The Commission may request an alternative siding material as a condition of approval.***

(c): HardiePlank® siding, or wood siding, is not listed as a recommended material within the Design Guidelines of The Dalles Commercial Historic District. ***The Commission may request an alternative siding material as a condition of approval.***

(d): The Applicant has proposed replacing the existing windows with black vinyl windows similar to the recently approved vinyl windows on Building A on 4/24/19, with HLC 166-19. ***The Commission may request the installation of wood windows as a condition of approval.***

(e): The application does not include reflective or smoke glass as it is prohibited. ***Criterion will be addressed as a condition of approval.***

(f): The Applicant is not intending on retaining the natural color of the siding, but rather is proposing to match the siding with Building A. The two-tone color scheme was selected from the Sherwin-Williams Historic color palette. ***Criterion met.***

(g): No painting of brick is planned. ***Criterion will be addressed as a condition of approval.***

(h): No sandblasting will be permitted. ***Criterion will be addressed as a condition of approval.***

(i): The Applicant is proposing to match the color scheme on Building B with the recently applied color scheme of Building A. This building lacks trim and window sashes. ***Staff suggests that the commission allow staff to determine if the colors meet the design guidelines.***

CONCLUSIONS: The proposed restoration of Building B will result in the reuse of a currently dilapidated and vacant structure within The Dalles Commercial Historic District. The proposed modifications will complement the historic Webber's Cleaners building and maintain its prominence as one of the few examples of Moderne architecture within the City of The Dalles. In all respects this application meets the standards of the Secretary of the Interior and The Dalles

Municipal Code, Title 11 Planning, Chapter 11.12 – Historic Resources, with the following conditions:

Conditions of Approval:

1. Work will be completed in substantial conformance to the pictures and proposals as submitted, reviewed and modified.
2. The use of reflective and smoked glass is prohibited.
3. Cleaning of the historic structure requires the Applicant to use the gentlest means possible. No harsh chemical or sandblasting will be allowed.
4. Painting will be required to follow the historic guidelines and be approved by The Dalles Community Development Department Staff prior to work starting.
5. The Applicant is required to notify the Community Development Department of any alteration to the approved plans.
6. The use of wood windows is recommended per the Municipal Code.

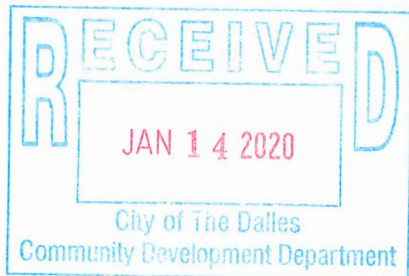
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CITY of THE DALLES

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(541) 296-5481 ext. 1125
FAX: (541) 298-5490
Community Development Dept.



HLC# 174-20

HISTORICAL LANDMARKS APPLICATION

Application is required for modifications and/or alterations to the exterior of certified historic structures and all structures within certified historic districts. Additionally, new construction within established historic districts are also required to appear before the City of The Dalles Historic Landmarks Commission.

Name:	Scott Austin
Address	36237 Richardson Gap Rd Scio Oregon 97374
Site Address	412 Washington Building B (Back building)
Map and Tax Lot	1N 13E 3BD 9800
Telephone	503-302-4825
Zoning	

Please

describe your project goals.

Or goal is to preserve and utilize the back building (Building B) as additional rental space on the property.

How will your project affect the appearance of the building and or site?

The building has had many changes to the outside appearance. Currently the structure has several textures including heavy & light shot-crete concrete and flat CMU.

The windows currently are very old metal windows with chicken wire glass, many panels missing or broken. We are proposing the use of hardy plank siding to best replicate a ship-lap type siding that is currently on the medical center next door. We are also requesting the use of vinyl windows to match the back windows on building A

What efforts are being made to maintain the historic character of this structure?

making the siding replicate a ship-lap type siding, use vinyl windows with grids, paint with matching colors of the front building (Building A)

What is the current use of this property?

Storage

Will the use change as a result of approval of this application? Yes/No

List any known archeological resources on site.

Non

The review criteria for each application are the Secretary of the Interior's Standards. These standards have been adopted by City Ordinance 94-1194 as local review criteria.

I certify that the above information is correct and submit this application with nine (9) copies of a site plan drawn to scale, nine (9) copies of detailed, elevation drawings with proposed changes, and nine (9) current color photographs (4X6 inch minimum) of the building/structure front.

Scott Austin

Scott Austin

Digitally signed by Scott Austin
DN: cn=Scott Austin, o, ou,
email=scotta4825@gmail.com, c=US
Date: 2020.01.14 10:26:07 -08'00'

1/14/2020

Applicant

Date

Owner (if not the applicant)

I have reviewed the above application and certify that it is complete and accepted for processing.

Secretary, Historical Landmarks Commission

=====

For Office Use Only

Historical Classification _____
(Primary, Secondary, Historical, Etc.)

Historic Building/Site ☐ Historic District: Trevitt ☐ Commercial ☐

Historic Name _____
(If any)

Year(s) Built _____

412 Washington Street Exterior Façade and Roofing for Building B

We are requesting the following improvements for the exterior façade of 412 Washington Street (the old Webbers cleaners and tailors building B.) Included are pictures showing current status of the exterior and the surrounding buildings.

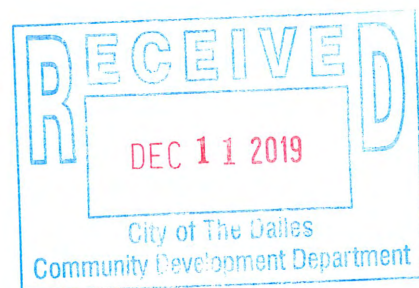
Areas we will change from current status to new status.

1. Install new hardy plank siding over CMU Block.
2. Replace current steel windows that are beyond repair to vinyl windows that match the back windows of building A

Roofing,

The current roofing is a built up asphalt roof that has leaked in several places. We are currently proposing to replace the existing built up roof with a modern PVC membrane.

1. The current roofing will be replaced with a warm roof system consisting of;
 - a. Self adhered vapor barrier to mitigate condensation on the existing roof deck
 - b. Two layers of Rigid ISO insulation, gives R30 insulation value (Also develops the crickets necessary for drainage to the scuppers)
 - c. ¼" cover board (Provides Class A fire rating)
 - d. White 50 Mill Dura-Last membrane (Covers deck and parapet wall)
 - e. Two piece compression edge metal and flashing with drip edge
 - f. New collection pans and down spouts.



2. Windows

The windows on the building consist of large steel framed and one vinyl window on the alley side. The steel windows have not been maintained and are in very poor condition.

The following proposed replacements include;

- a. Windows in building B in parking areas and alley way (requesting to put vinyl windows in these openings that will give a higher insulating factor and provide another means of egress for the building.) These windows cannot be seen from any street angle.

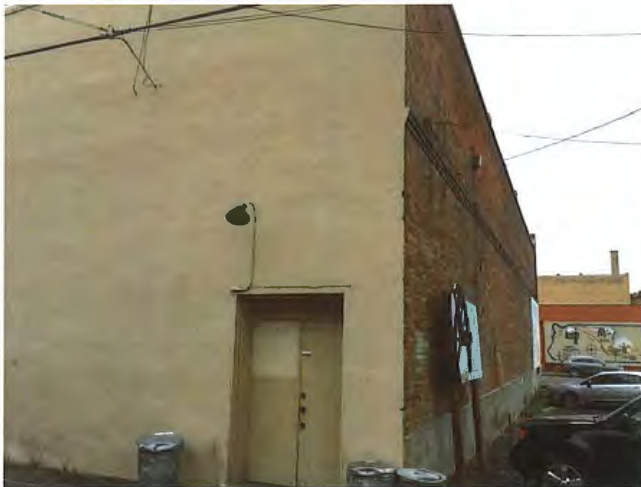
3. Exterior building siding and paint,

The exterior building has had many layers of paint applied and in some areas is chipping very badly. Repairs over the years have left many different wall textures from unfinished CMU to a heavy shotcrete finish in other areas. The following repairs and paint color scheme include;

- a. Repair all cracks and areas of failure in the CMU and install nailing strips for lap siding.
- b. Building will be painted to match front building A.

Exterior finishes of surrounding buildings.

From the alleyway there are many buildings all with different exterior construction materials. These materials include, smooth concrete, red brick, CMU, split-face CMU tin or metal siding and shiplap. Below are pictures representing the area.





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dedication ceremony. The new Civic Auditorium contained a gymnasium with a balcony, a ball room with a suspended dance floor, a community room for meetings with a stone fireplace, wood trim, and wood pillars, and a theater for road shows and music. Many plays were performed in the theater. After the decline of traveling shows, the auditorium was developed into a movie theater. Over the years, the auditorium has been used by a variety of groups.

In 1978, the Civic Auditorium was listed in the National Register of Historic Places. In the 1980s, citizens concerned about the deteriorating condition of the building started raising money for repair work. The roof and gutter were repaired at this time. In 1992, the Civic Auditorium Historic Preservation Committee bought the building from the City. The building is currently (1997) undergoing restoration.

#29 HISTORIC NAME: Webber's Cleaners
COMMON NAME: Don's Cleaners
ADDRESS: 412 Washington Street
RESOURCE TYPE: Building
OWNER'S NAME AND ADDRESS:
Donald Wilbern
412 Washington Street
The Dalles, Ore. 97058
ASSESSOR'S MAP: 1N-13E-3BD BLOCK 6 LOT: N. 1/2 11, 12 TAX LOT: 9800
ADDITION: Bigelow Addition
YEAR BUILT: c. 1937
ALTERATIONS: Minor
STYLE: Moderne
USE: Commerce: Business
PREVIOUS HISTORIC LISTING: None
CLASSIFICATION: Secondary

PHYSICAL DESCRIPTION: Webber's Cleaners is a good example of the Moderne Style, popular in the 1930s. There are few buildings in The Dalles built in this style and is one of the few constructed during the Depression.

The building is a single story, concrete block building with a stucco finish. The building has rounded corners at the north end of the main (west) elevation and at the recessed, aluminum entrance door. Fixed

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sheet glass display windows have stainless steel mullions, with four rectangular glass panels butt jointed at each rounded corner.

The main elevation is organized with horizontal bands of wall material and glass typical of the Moderne style. A 1 1/2 story vertical element at the south end of the main elevation terminates the facade and has provision for a projecting sign. Evidence of a clock is still on the vertical element. Other signage is located over the entrance in the rectangular panel.

The north elevation has three vertical slot windows of glass block, laid 3 blocks wide, 12 blocks high. Other windows are two over three double-hung wood sash.

The east elevation has a single glass aluminum rear door that opens to a partially covered parking lot between the two sections of the building. Two windows have been enclosed and one window has a vent where the glass once was. A second one-story structure is located on the east third of the lot and is connected to the store by a breezeway over the parking area. The addition has a stucco facade and a single brick interior chimney. The south elevation has a mural depicting the Oregon Coast. The building is in good condition.

HISTORICAL DATA: Ward R. Webber purchased the property on March 26, 1937 from Joseph Stadelman. Webber constructed the cleaners c. 1937 and operated the business until 1948 when he was appointed Wasco County Judge. Webber was a prominent citizens in The Dalles.

Webber was born in Missouri on September 25, 1893, received his early education in Kansas, and traveled through California before settling in The Dalles in 1913. He then opened the French Cleaners and then another cleaning establishment until he built Webber's Cleaners in 1937. He operated the business until he became county judge in 1948. Webber's career as county judge was a very productive and progressive. Under his term, Webber set up the first juvenile office, and was instrumental in having The Dalles Bridge built in 1953. He was also a member of the Port Commission, the Elks Lodge, Masonic Lodge, and the Chamber of Commerce. Webber died in 1955 at the age of 61.

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**CITY of THE DALLES**

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT
HISTORIC LANDMARKS REVIEW #175-20

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Senior Planner
Community Development Department

HEARING DATE: Wednesday, February 12, 2020

ISSUE: Fort Dalles Museum Commission is applying to remove existing 5” galvanized steel gutters and replace them with wooden gutters on the Anderson Homestead Building.

SYNOPSIS:

APPLICANT	Elizabeth Wallis, Fort Dalles Museum Commission
PROPERTY OWNER	Fort Dalles Museum - Wasco County
LOCATION	500 W 16 th Street
ZONING	“P/OS” – Parks & Open Space
EXISTING USE	Museum
SURROUNDING USE	Residential
HISTORIC STATUS	National Register Property & Primary – Local Landmark Inventory #55

NOTIFICATION: Published advertisement in local newspaper; notification to property owners within 100 feet, SHPO.

RECOMMENDATION: Approval, with conditions, based on the following findings of fact.

BACKGROUND: The Lewis Anderson Homestead is a rectangular, wood building constructed of hewn logs, which are notched and joined on the corners. It has a gable roof and a small diamond window above the door for lighting. This building was re-sited in The Dalles in 1973-74. The structure originally stood on the Anderson farm at Pleasant Ridge in Wasco County.

In 2013, the Historic Landmarks Commission approved the installation of 5” galvanized steel gutters and two downspouts (HLC Application #139-13). Those gutters have since failed. The applicant wishes to place new gutters on the homestead that will be similar to the original wooden gutters. The applicant has located six of the original eight gutter support brackets for the proposed replica wooden gutter system. This proposal will restore the building to its near original appearance. These new gutters will also provide much needed protection to the historic structure by channeling the water away from the siding and the foundation.

ANALYSIS: The Historic Landmarks Commission is responsible for conducting hearings dealing with proposed alterations to historic buildings. The Dalles Municipal Code, Title 11 Planning, Chapter 11.12 – Historic Resources provides process as well as established design guidelines to assist the Commission in making these decisions. The purpose of the Historic Landmarks Commission, the Historic Code and the review criteria are to:

- *Protect historic and cultural resources from destruction, inappropriate alteration, and incompatible adjacent development;*
- *Stabilize and improve property values in historic districts and citywide;*
- *Enhance the city’s attractiveness to visitors and residents, and stimulate business, industry and tourism;*
- *Educate The Dalles’ citizens and visitors concerning the city’s heritage;*
- *Preserve the historic housing stock of The Dalles;*
- *Comply with The Dalles Comprehensive Plan regarding historic resources under Statewide Planning Goal 5.*

A. THE DALLES MUNICIPAL CODE – TITLE 11.12 – HISTORIC RESOURCES – CODE RELATING TO HISTORIC RESOURCES WITHIN THE CITY OF THE DALLES.

Section 11.12.070, Subsection A. Review Criteria:

3. “Secretary’s Standards. Commission decisions shall be based on the Secretary of the Interior’s Guidelines for the Treatment of Historic Properties.” The following are pertinent standards from the “Guide”.

1. *A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

FINDING A-1: The site where this homestead is located has been recognized as a museum for many years. It was originally the site of the Fort Dalles military district, which was established in 1860 (built in 1859). The Anderson Homestead was moved to the site circa 1973. Criterion met.

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alterations to features and spaces that characterize a property shall be avoided.*

FINDING-A2: No historic materials will be removed with this request. The applicant plans to restore the original gutter brackets as well as construct new brackets and a new wood gutter. Criterion 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.*

FINDING-A3: The installation of new wood gutters on the homestead may slightly alter the exterior of the building. However, the repair is necessary to ensure that water is channeled away from the building structure to help avoid deterioration. Original gutter brackets will be used to support the new wood gutter system. Historic photos were provided that show the original gutters in place. The applicant is not proposing to add conjectural features or architectural elements from other buildings. Criterion met.

4. *Changes to a property that have acquired historic significance in their own right shall be retained and preserved.*

FINDING-A4: No such changes are proposed with this application. Criterion met.

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

FINDING-A5: All of the distinctive architectural elements of the Anderson Homestead shall be preserved. No changes are requested that impact the historic features of the site. Criterion met.

6. *Deteriorating historical 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 and physical evidence.*

FINDING-A6: Non-historic features being removed include the previously approved galvanized gutter materials. The applicant plans to repair the existing six wood gutter support brackets and build additional brackets and the wood gutter.

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.*

FINDING-A7: The applicant is not proposing any chemical or physical treatments. If any cleanings are planned they will be required to meet the standards set forth by the Secretary of Interior. Criterion will be addressed as a condition of approval.

8. *Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

FINDING-A8: No archaeological resources are expected to be affected by this proposal. However, if excavation does take place, the applicant is responsible to notify the appropriate authorities if an archaeological resource is found. This will be addressed as a condition of approval.

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.*

FINDING-A9: The restored gutter brackets, new gutter brackets and new gutters will be installed in the original locations and will not destroy historic materials that characterize the property. The applicant has provided historic photos to assist in the project to ensure that the new brackets and gutters shall be differentiated from the original materials but be compatible with massing, size and scale. Criterion 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.*

FINDING-A10: No additions or new construction is proposed. Therefore, this criterion does not apply.

B. THE DALLES MUNICIPAL CODE – TITLE 11.12.095 – HISTORIC RESOURCES – CODE RELATING TO DESIGN GUIDELINES FOR HISTORIC RESOURCES.

MATERIALS

The sense of cohesiveness and continuity of The Dalles' commercial area derives in part from the consistent use of building materials in building facades. New construction and rehabilitation should use appropriate materials that provide scale making a more pedestrian friendly environment.

GUIDELINES:

- a. *For building renovations, original materials should be restored wherever possible.*
- b. *When materials need to be replaced for restoration they should be compatible in quality, color, texture, finish and dimension to the original materials (see page 2, Secretary of the Interior's Standards for Rehabilitation).*
- c. *New construction should use materials compatible with the historic buildings in quality, color, texture, finish and dimension. Predominant materials of the commercial historic district are:
brick; stone; cast iron; glazed terra cotta; cement plaster (stucco)*
- d. *The use of wood for windows is recommended.*
- e. *The use of reflective and smoked glass is prohibited.*
- f. *Whenever possible, the natural color of the materials should be retained.*
- g. *An ordinance prohibiting the painting of brick, unless it is damaged or has already been sandblasted, should be adopted.*
- h. *Sandblasting of brick is prohibited as it severely damages the brick.*
- i. *When painting a building the following color scheme is recommended:
darkest - window sash; medium - building; lightest - trim, detail*

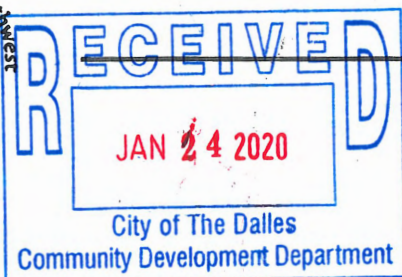
FINDING B-1: The requests made by the applicant for construction of new wood brackets and a new wood gutter meet the materials guidelines stated above. Criterion met.

CONCLUSIONS: The installation of the original wood gutter brackets along with new wood gutter brackets and gutters on the Anderson Homestead is necessary for the preservation of this historic structure. In all respects this application meets the standards of the Secretary of the Interior and The Dalles Municipal Code, Title 11-12 Historic Resources with the following conditions:

Proposed Conditions of Approval:

1. Work will be completed in substantial conformance to the proposals as submitted and reviewed. Care will need to be taken with the removal of the galvanized gutters and installation of the new gutters to ensure that the historic building materials are not destroyed.
2. The restoration work for the gutters will be required to be similar in mass, scale and materials as approved by the Secretary of Interior's Standards for Rehabilitation.
3. The alterations and materials used for the gutters will be required to follow the historic design guidelines. The work will differentiate from the old and will be compatible in massing, scale and size.
4. If applicable, the applicant will need to contact the Wasco County Building Codes Services to obtain permits for the proposed façade restoration.
5. 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.
6. In the event that there are discovered archeological resources or materials during the project, the discovery shall be professionally evaluated prior to continued excavation at the site.

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**CITY of THE DALLES**313 COURT STREET
THE DALLES, OREGON 97058(541) 296-5481 ext. 1125
PLANNING DEPARTMENTHLC# 175-20

FEE -

HISTORIC LANDMARKS APPLICATION

Application is required for modifications and/or alterations to the exterior of certified historic structures and all structures within certified historic districts. Additionally, new construction within established historic districts are also required to appear before the City of The Dalles Historic Landmarks Commission.

Applicant Name	ELIZABETH WALLIS
Address	
Phone	(971) 225-0506
Business Name	FT. DALLES / ANDERSON HOMESTEAD MUSEUM
Site Address	500 W. 10th THE DALLES, OR 97058
Phone	(541) 296-4547
Map and Tax Lot	IN 13E 4DB 12400
Zoning	

Please describe your project goals.

THIS PROJECT SEEKS TO ADDRESS SEVERAL PERSISTENT AREAS OF DETERIORATION AT THE ANDERSON HOUSE, BY RESTORING THE HOUSE CLOSER TO ITS ORIGINAL CONDITION

How will your project affect the appearance of the building and or site?

METAL GUTTERS WERE INSTALLED ON THE ANDERSON HOUSE IN 2012 IN AN EFFORT TO PRESERVE THE HOUSE FROM WATER DAMAGE. THESE GUTTERS HAVE NOW FAILED. THE PROPOSAL WOULD REPLACE THE METAL GUTTERS WITH WOODEN ONES AS ORIGINAL.

What efforts are being made to maintain the historic character of this structure?

WE HAVE FOUND 6 OF THE 8 ORIGINAL GUTTER SUPPORT BRACKETS, AND WILL USE THEM TO SUPPORT THE PROPOSED REPLICA WOODEN GUTTER SYSTEM. THIS WORK WILL RESTORE THE BUILDING TO A POINT CLOSER TO ITS ORIGINAL APPEARANCE.

What is the current use of this property? MUSEUM HOUSE

Will the use change as a result of approval of this application? Yes/No No

List any known archeological resources on site.

NONE KNOWN. NO GROUND DISTURBANCE.

The review criteria for each application are the Secretary of the Interior's Standards. These standards have been adopted by City Ordinance 94-1194 as local review criteria.

I certify that the above information is correct and submit this application with six (6) copies of a site plan drawn to scale, six (6) copies of detailed, elevation drawings with proposed changes, and six (6) current color photographs (4X6 inch minimum) of the building/structure front.

Elizabeth Walz
Applicant FDM/AM Commission President

4/24/2020
Date

Julie Krueger for City of The Dalles
Owner (if not the applicant)

I have reviewed the above application and certify that it is complete and accepted for processing.

Secretary, Historic Landmarks Commission

FOR OFFICE USE ONLY

Historical Classification _____
(Primary, Secondary, Historical, Etc.)

Historic Building/Site Historic District: Commercial ☐ Trevitt ☐ Other ☐

Historic Name (if any) _____

Year(s) Built _____

Historic Landmarks Commission Review of Proposed Repair and Restoration Work at the Anderson House, Fort Dalles/Anderson Homestead Museum. 12 February, 2020



Anderson family about 1895 in front of the new house.
We know this is the front; note the hexagonal cistern house on the right, the food storage house just to left and the fire ladder just peaking over the roof.
In 1895 Oscar would have been 11, Mabel 10, Ethel 8 and Lambert 7 years old.
Therefore we presume this is Lambert, Carrie, Mabel and Lewis.

FIGURE 1: HISTORIC PHOTOGRAPH OF THE NEWLY CONSTRUCTED ANDERSON HOUSE SHOWING THE GUTTER SYSTEM.



FIGURE 2: ANDERSON HOUSE AT ITS ORIGINAL LOCATION ON PLEASANT RIDGE, 1969. GUTTER BRACKETS IN PLACE ON FRONT FACADE.



FIGURE 3: ANDERSON HOUSE AT ITS ORIGINAL LOCATION ON PLEASANT RIDGE, 1961. GUTTER BRACKETS IN PLACE ON THE BACK FACADE, NOTE VERTICAL CORNER BOARDS AS WELL.

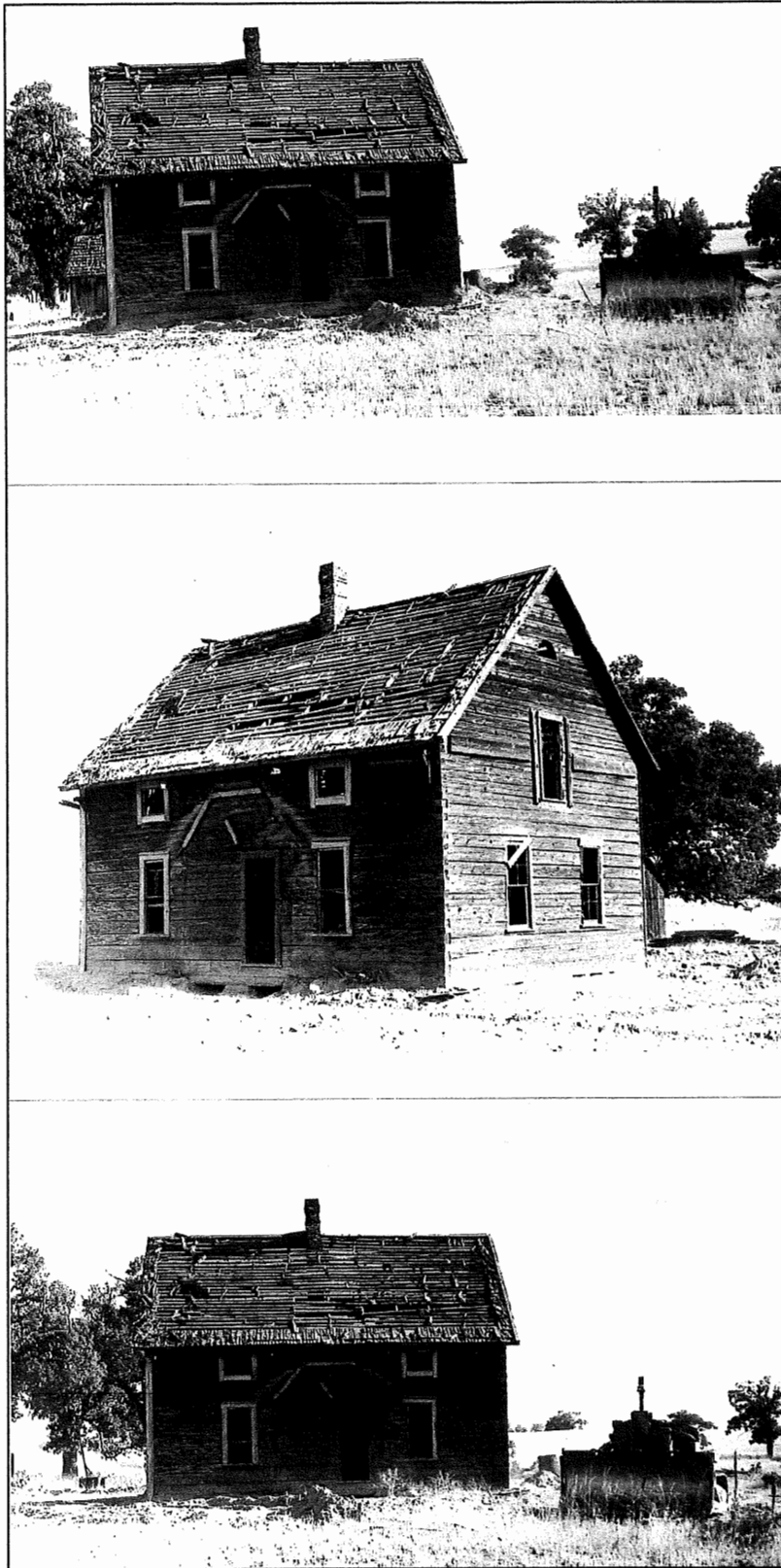


FIGURE 4: ANDERSON HOUSE IN PREPARATION FOR THE MOVE TO THE DALLES, 1972. GUTTER BRACKETS STILL IN PLACE.

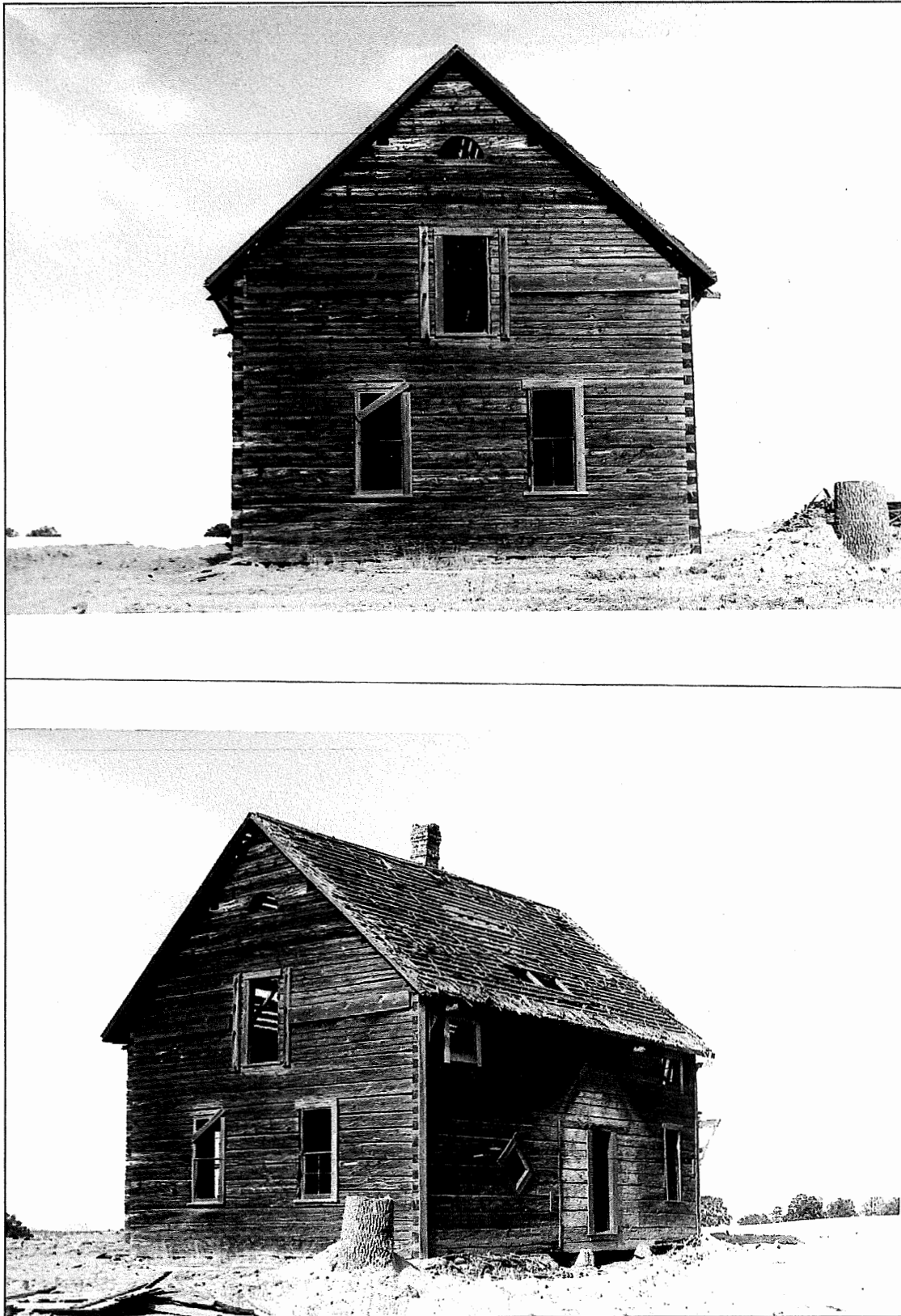


FIGURE 5: ANDERSON HOUSE IN PREPARATION FOR THE MOVE TO THE DALLES, 1972. GUTTER BRACKETS STILL IN PLACE.



FIGURE 6: ONE OF SIX REMAINING ORIGINAL ANDERSON HOUSE GUTTER BRACKETS IN THE MUSEUM COLLECTION.



FIGURE 7: ANDERSON HOUSE TODAY, NOTE WATER SATURATION OF THE SILL LOG ON THE LOWER LEFT HAND CORNER AND STAINING AROUND THE PORCH APRON. ALSO, NOTE THE WATER SATURATION OF LOGS AT THE PORCH ROOF EDGE.

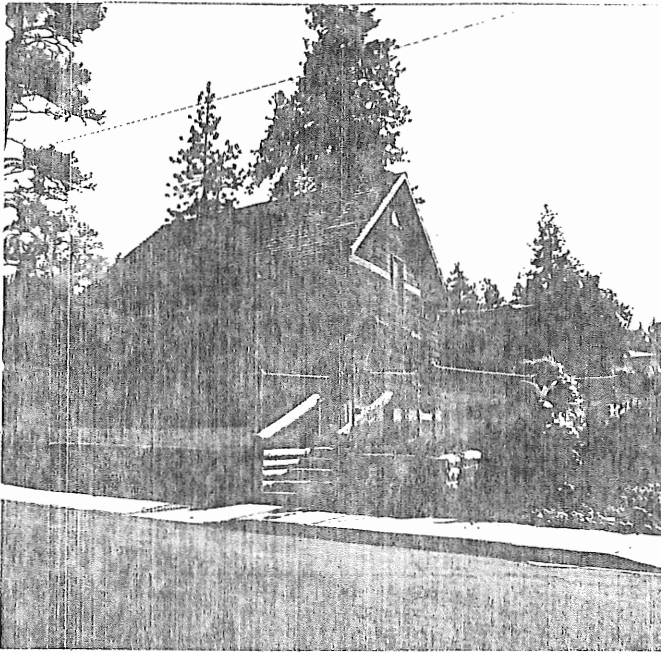


FIGURE 8: DETAIL OF THE ROT ON THE LOGS AT THE PORCH ROOF JUNCTION.



FIGURE 9: ANDERSON HOUSE TODAY, SHOWING THE BACK OF THE HOUSE. NOTE WATER SATURATION OF THE LOWER LOGS BELOW THE DIAMOND WINDOW AND STAINING ON THE PLANK PORCH WALLS.

STATE OF OREGON INVENTORY
OF HISTORIC PROPERTIES
State Historic Preservation Office
Oregon State Parks, Salem, OR 97310



County Wasco
Theme _____
Name
(Common) Anderson (Lewis) Granary
(Historic) same
Address W. 16th at Garrison Street
The Dalles, OR 97058
Present Owner City of The Dalles
313 Court Street
Address The Dalles, OR 97058
Original Use granary
Date of Construction c. 1890's

Physical description of property and statement of historical significance:

The Lewis Anderson granary is a rectangular, wood building constructed of hewn logs which are notched and joined on the corners. It has a gable roof and a small diamond window above the door for lighting. The building was resited in The Dalles in 1973-74. The structure originally stood on the Anderson farm at Pleasant Ridge in Wasco County.

Lewis Anderson was born in Sweden on February 13, 1859. He settled in Wasco County about 1885 and later erected a complex of buildings on his farm at Pleasant Ridge. For additional biographical information see file sheet on the Lewis Anderson house.

continue on back if necessary

Recorded by Stephen Dow Beckham Date 7 July 1976

Sources consulted (continue on back if necessary):

Anderson, Dale. The History and Preservation of the Lewis Anderson Homestead. Oxon Hill Md.: (The Author), 1974.

Please enclose map. Township 1 N 13 E Section 4DB
Historic Landmarks Commission Agenda Packet
February 12, 2020 | Page 42 of 60

**CITY of THE DALLES**

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT
HISTORIC LANDMARKS REVIEW #176-20

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Senior Planner
Community Development Department

HEARING DATE: Wednesday, February 12, 2020

ISSUE: The property owners are requesting approval to replace the corrugated metal siding on the eastern wall of the Vehicle Display Building with wooden siding.

SYNOPSIS:

APPLICANT	Elizabeth Wallis, Fort Dalles Museum Commission
PROPERTY OWNER	Fort Dalles Museum - Wasco County
LOCATION	500 W 15 th Street
ZONING	"P/OS" – Parks & Open Space
EXISTING USE	Museum
SURROUNDING USE	Residential
HISTORIC STATUS	National Register Property & Primary – Local Landmark Inventory #55

NOTIFICATION: Published advertisement in local newspaper; notification to property owners within 100 feet, SHPO.

RECOMMENDATION: Approval, with conditions, based on the following findings of fact.

BACKGROUND: The old Fort Dalles complex was first established as Camp Drum in 1850 and was the only post between Fort Vancouver and Fort Laramie. The only remaining building of old Fort Dalles is the Surgeon's Quarters, which is Oregon's premier example of the Gothic Revival Style house architecture.

In 1953, the American Legion Post #19, with assistance from the local Carpenters Union, started the construction of the Vehicle Display Building on the grounds of Fort Dalles Museum to house their historic vehicle collection. The finished building is wood framed with corrugated aluminum metal siding and roofing.

Over time the thin siding has deteriorated. The Fort Dalles Museum Commission is proposing to replace the siding on the east wall of the Vehicle Display Building with a more compatible wood siding. The proposed wood siding will be 4 by 8 foot plywood sheets stained to match the weathered color of the older adjacent museum buildings. Vertical 1 by 2 inch wood battens will be placed at 10 to 12 inch intervals to match the siding pattern of the Surgeon's Quarters and the open vehicle sheds.

ANALYSIS: The Historic Landmarks Commission is responsible for conducting hearings dealing with proposed alterations to historic buildings. The Dalles Municipal Code, Title 11 Planning, Chapter 11.12 – Historic Resources provides process as well as established design guidelines to assist the Commission in making these decisions. The purpose of the Historic Landmarks Commission, the Historic Code and the review criteria are to:

- *Protect historic and cultural resources from destruction, inappropriate alteration, and incompatible adjacent development;*
- *Stabilize and improve property values in historic districts and citywide;*
- *Enhance the city's attractiveness to visitors and residents, and stimulate business, industry and tourism;*
- *Educate The Dalles' citizens and visitors concerning the city's heritage;*
- *Preserve the historic housing stock of The Dalles;*
- *Comply with The Dalles Comprehensive Plan regarding historic resources under Statewide Planning Goal 5.*

A. THE DALLES MUNICIPAL CODE – TITLE 11.12 – HISTORIC RESOURCES – CODE RELATING TO HISTORIC RESOURCES WITHIN THE CITY OF THE DALLES.

Section 11.12.070, Subsection A. Review Criteria:

3. "Secretary's Standards. Commission decisions shall be based on the Secretary of the Interior's Guidelines for the Treatment of Historic Properties." The following are pertinent standards from the "Guide".

1. *A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

FINDING A-1: The site where the vehicle storage building is located has been recognized as a museum for many years. It was originally the site of the Fort Dalles military district, which was established in 1860 (built in 1859). The Vehicle Display Building was constructed on the site in 1953, no change of use is proposed. Criterion met.

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alterations to features and spaces that characterize a property shall be avoided.*

FINDING-A2: No inventoried historic materials will be removed with this request. Criterion 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.*

FINDING-A3: The applicant is not proposing to add conjectural features or architectural elements from other buildings. Criterion met.

4. *Changes to a property that have acquired historic significance in their own right shall be retained and preserved.*

FINDING-A4: No such changes are proposed with this application. Criterion met.

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

FINDING-A5: No changes are requested that impact the historic features of the site. Criterion met.

6. *Deteriorating historical 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 and physical evidence.*

FINDING-A6: The aluminum metal siding, which is not a historical feature to the Fort Dalles Museum site, is the only material being removed from the building. Criterion 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.*

FINDING-A7: The applicant is not proposing any chemical or physical treatments. If any cleanings are planned they will be required to meet the standards set forth by the Secretary of Interior. Criterion will be addressed as a condition of approval.

8. *Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

FINDING-A8: No archaeological resources are expected to be affected by this proposal as it is to replace siding on an existing building only. Criterion does not apply.

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.*

FINDING-A9: The new wood siding will be placed to complement the historic building on the site, which will allow the Vehicle Display Building to blend in with the surrounding buildings. All efforts will be taken to retain the historic character of the site. Criterion 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.*

FINDING-A10: No additions or new construction is proposed. Therefore, this criterion does not apply.

B. THE DALLES MUNICIPAL CODE – TITLE 11.12.095 – HISTORIC RESOURCES – CODE RELATING TO DESIGN GUIDELINES FOR HISTORIC RESOURCES.

MATERIALS

The sense of cohesiveness and continuity of The Dalles' commercial area derives in part from the consistent use of building materials in building facades. New construction and rehabilitation should use appropriate materials that provide scale making a more pedestrian friendly environment.

GUIDELINES:

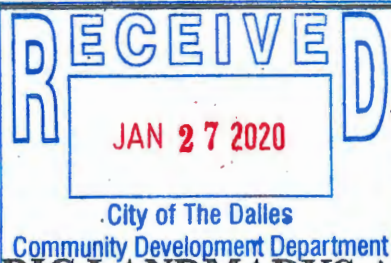
- a. For building renovations, original materials should be restored wherever possible.*
- b. When materials need to be replaced for restoration they should be compatible in quality, color, texture, finish and dimension to the original materials (see page 2, Secretary of the Interior's Standards for Rehabilitation).*
- c. New construction should use materials compatible with the historic buildings in quality, color, texture, finish and dimension. Predominant materials of the commercial historic district are:
brick; stone; cast iron; glazed terra cotta; cement plaster (stucco)*
- d. The use of wood for windows is recommended.*
- e. The use of reflective and smoked glass is prohibited.*
- f. Whenever possible, the natural color of the materials should be retained.*
- g. An ordinance prohibiting the painting of brick, unless it is damaged or has already been sandblasted, should be adopted.*
- h. Sandblasting of brick is prohibited as it severely damages the brick.*
- i. When painting a building the following color scheme is recommended:
darkest - window sash; medium - building; lightest - trim, detail*

FINDING B-1: The request to add wood siding to the building will increase the compatibility in texture and finish with the adjacent historic Surgeon's Quarters building. Criterion met.

CONCLUSIONS: In all respects this application meets the standards of the Secretary of the Interior and The Dalles Municipal Code, Title 11-12 Historic Resources with the following conditions:

Proposed Conditions of Approval:

1. Work will be completed in substantial conformance to the proposals as submitted and reviewed.
2. If applicable, the applicant will need to contact the Wasco County Building Codes Services to obtain permits for the proposed siding installation.
3. Tiled recessed entries will be encouraged, not required.
4. 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.

**CITY OF THE DALLES**313 COURT STREET
THE DALLES, OREGON 97058(541) 296-5481 ext. 1125
PLANNING DEPARTMENTHLC# 176-20
FEE -**HISTORIC LANDMARKS APPLICATION**

Application is required for modifications and/or alterations to the exterior of certified historic structures and all structures within certified historic districts. Additionally, new construction within established historic districts are also required to appear before the City of The Dalles Historic Landmarks Commission.

Applicant Name	ELIZABETH WALLIS
Address	
Phone	(971) 225-0506
Business Name	FT. DALLES/ANDERSON HOMESTEAD MUSEUM
Site Address	500 W 15 th THE DALLES, OR 97058
Phone	(541) 296-4547
Map and Tax Lot	IN 13E 4DB 10400
Zoning	

Please describe your project goals.

THIS PROJECT WILL REPLACE THE CORRUGATED METAL SIDING ON THE EASTERN WALL OF THE VEHICLE DISPLAY BUILDING WITH WOODEN SIDING. THE METAL SIDING IS DENTED AND TORN IN PLACES.

How will your project affect the appearance of the building and or site?

THE VEHICLE DISPLAY BUILDING IS THE ONLY BUILDING ON THE MUSEUM PROPERTY THAT HAS METAL SIDING. REPLACING THE METAL SIDING WITH WOOD WILL HELP THIS BUILDING BLEND INTO THE MUSEUM COMPLEX.

What efforts are being made to maintain the historic character of this structure?

THIS BUILDING WAS CONSTRUCTED BY THE AMERICAN LEGION TO HOUSE ITS COLLECTION OF HISTORIC WAGONS AND AUTOMOBILES. THE BUILDING IS NOT ORIGINAL TO THE FORT. THE ADDITION OF WOOD SIDING WILL HELP TO MAINTAIN THE HISTORIC CHARACTER OF THE MUSEUM COMPLEX.

What is the current use of this property? VEHICLE DISPLAY AT THE
FORT DALLIES MUSEUM

Will the use change as a result of approval of this application? Yes ☐ No ☒

List any known archeological resources on site.

ARCHEOLOGICAL REMAINS ASSOCIATED WITH FT. DALLIES ARE
ON THE MUSEUM GROUNDS, HOWEVER NO DISTURBANCE IS EXPECTED.
The review criteria for each application are the Secretary of the Interior's Standards. These standards have been adopted by City Ordinance 94-1194 as local review criteria.

I certify that the above information is correct and submit this application with six (6) copies of
a site plan drawn to scale, six (6) copies of detailed, elevation drawings with proposed changes,
and six (6) current color photographs (4X6 inch minimum) of the building/structure front.

Elizabeth Wabris DP
Applicant FDM/AH Commission President

4/24/2020
Date

See email from Tyler Stone, Administrative Officer
Owner (if not the applicant) Wasco County.

I have reviewed the above application and certify that it is complete and accepted for processing.

[Signature]
Secretary, Historic Landmarks Commission

FOR OFFICE USE ONLY

Historical Classification Locally Landmarked / National Register
(Primary, Secondary, Historical, Etc.)

Historic Building/Site ☒ Historic District: Commercial ☐ Trevitt ☐ Other ☒

Historic Name (if any) Fort Dallas Surgeons

Year(s) Built _____

Historic Landmarks Commission Review of Proposed New Siding for One Wall of the Vehicle Display Building, Fort Dalles/Anderson Homestead Museum. 12 February, 2020

In November of 1953, American Legion Post #19, with assistance from the local Carpenters Union, started the construction of a building on the grounds of Fort Dalles Museum to house their historic vehicle collection. The finished building is wood framed with corrugated aluminum metal siding and roofing. Over time the thin siding has deteriorated, and the Museum Commission is proposing to replace the siding on the east wall (the wall that faces into the museum grounds) of the Vehicle Display Building with a more compatible wood siding. The proposed wood siding will be 4 x 8 foot plywood sheets stained to match the weathered color of the older adjacent museum buildings. Vertical 1 x 2 inch wood battens will be placed at 10 to 12 inch intervals to match the siding pattern of the Surgeon's Quarters and the open vehicle sheds.



FIGURE 1: NOVEMBER 1953 PHOTOGRAPH FROM THE DALLES CHRONICLE SHOWING A BULLDOZER BEING USED TO LEVEL THE AREA WHERE THE VEHICLE DISPLAY BUILDING WAS BUILT. FOUND IN A SCRAP BOOK AT THE WASCO COUNTY/CITY OF THE DALLES LIBRARY.



FIGURE 2: NOVEMBER 25, 1953 ARTICLE FROM THE DALLES CHRONICLE ABOUT THE BEGINNING OF THE VEHICLE DISPLAY BUILDING CONSTRUCTION. FOUND IN A SCRAP BOOK AT THE WASCO COUNTY/CITY OF THE DALLES LIBRARY.

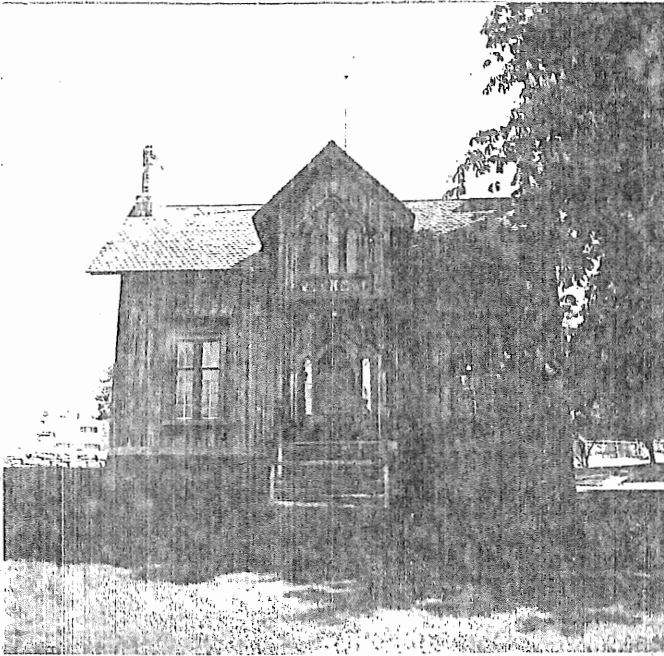


FIGURE 3: VEHICLE DISPLAY BUILDING AT FT DALLES/ANDERSON HOMESTEAD MUSEUM, SHOWING THE EAST FAÇADE THAT FACES THE MUSEUM COMPLEX. THIS IS THE WALL PROPOSED TO BE RESIDED WITH WOOD.



FIGURE 4: DETAIL VIEW OF THE EXISTING CORRUGATED ALUMINUM METAL SIDING AT THE VEHICLE DISPLAY BUILDING.

STATE OF OREGON INVENTORY
OF HISTORIC PROPERTIES
State Historic Preservation Office
Oregon State Parks, Salem, OR 97310



County Wasco
Theme Pioneer military. Gothic Revival arch.
Name
(Common) Ft. Dalles Surgeon's Quarters
(Historic) same
Address West 15th & Garrison Streets
The Dalles, OR 97058
Present Owner Oregon Historical Society
Address Portland, Oregon
Original Use Surgeon's Quarters
Date of Construction 1859

Physical description of property and statement of historical significance:

Oregon's premier example of the Gothic Revival Style house architecture. Executed in heavy timber construction. The wood came from the old Mill Creek sawmill at 9th and Mill Creek and the material for the sandstone foundation and chimneys from Scenic Drive Quarry. Only remaining building of old Fort Dalles (1849-1866).

Architecture. The one-and-one half story building designed by Louis Scholl, is based on a design in Andrew Jackson Downing's Architecture of Country Houses (1850). It illustrates all characteristic Gothic Revival features; steep gable roof with projecting central facade gable, exterior end chimneys with corbeled brick caps, pointed-arched door and window frames, wood framing, and brackets under projecting windows. The board-and-batten siding, which gives the building a vertical look, was preferred by Downing. Its symmetry is atypical of Gothic Revival buildings.

Historical Significance. The complex was first established as Camp Drum in 1850, and was the only post between Fort Vancouver and Fort Laramie. Became Fort Drum in 1853 and named Fort Dalles in 1855.

The buildings were arranged in a semi-circle, with the parade grounds occupying the present site of the Colonel Wright Elementary School. A diverse civilian community
(cont.) continue on back if necessary

Recorded by Jack Lesch Date 2/85

Sources consulted (continue on back if necessary):

City of The Dalles Comprehensive Plan, 1982

Clark, Rosalind. Architecture Oregon Style. Portland, Oregon: Professional Book Center 1983.

Please enclose map. Township 1 N 13 E Section 4DB

Roll 14, frame 12

Historic Landmarks Commission Agenda Packet

grew adjacent to the Fort and provided merchantile and hotel conveniences for residents and the many travellers who stopped at The Dalles to replenish their stores.

The facility was abandoned in 1867. Only the Surgeon's Quarters has survived from this period. It is preserved as a historical museum.

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CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
COMMUNITY DEVELOPMENT DEPARTMENT

HISTORIC LANDMARKS RESOLUTION NO. 163-20

Adopting The Dalles Historic Landmarks Commission Application #174-20 of Scott Austin.

This application is for a Historic Landmarks Commission hearing to gain approval to install HardiePlank® siding to best replicate a ship-lap siding in use on a nearby structure, and replace metal windows with vinyl windows to match the back windows on Building A of the same address. The property is located at 412 Washington Street, Building B, The Dalles, Oregon and is further described as 1N 13E 3 BD tax lot 9800. Property is located in the National Commercial Historic District and zoned CBC – Central Business Commercial.

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on February 12, 2020, conducted a public hearing to consider the above request.
- B. A Staff Report was presented, stating findings of fact and conclusions of law.
- C. Staff Report 174-20 and the minutes of the February 12, 2020, hearing, upon approval, provide the basis for this resolution and are herein attached by reference.

II. RESOLUTION: Now, therefore, be it FOUND, DETERMINED, and ORDERED by the Historic Landmarks Commission of the City of The Dalles as follows:

- A. In all respects as set forth in Recitals, Part “I” of this resolution.
- B. Historic Landmarks Review 174-20, Scott Austin, is ***approved*** with the following conditions:
 - 1. Work will be completed in substantial conformance to the pictures and proposals as submitted, reviewed and modified.
 - 2. The use of reflective and smoked glass is prohibited.
 - 3. Cleaning of the historic structure requires the Applicant to use the gentlest means possible. No harsh chemical or sandblasting will be allowed.
 - 4. Painting will be required to follow the historic guidelines and be approved by The Dalles Community Development Department Staff prior to work starting.
 - 5. The Applicant is required to notify the Community Development Department of any alteration to the approved plans.
 - 6. The use of wood windows is recommended per the Municipal Code.

III. APPEALS, COMPLIANCE AND PENALTIES:

- A. Any party of record may appeal a decision of the Historic Landmarks Commission to the City Council for review. Appeals must be made in accordance to Article 11.12.090 of The Dalles Municipal Code, Chapter 11.12 Historic Resources, and must be filed with the City Clerk within ten (10) days of the date of mailing of this Order.
- B. Failure to exercise this approval within the time line set either by Order or by The Dalles Municipal Code will invalidate this permit.

ADOPTED THIS 12TH DAY, FEBRUARY, 2020.

Eric Gleason, Chair
Historic Landmarks Commission

I, Dawn Marie Hert, Senior Planner & Historic Landmarks Secretary for the Community Development Department of the City of the Dalles, hereby certify that the foregoing Order was adopted at the meeting of the City Historic Landmarks Commission, held on February 12, 2020.

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

ATTEST: _____
Dawn Marie Hert, Senior Planner & Historic Landmarks Commission Secretary
City of The Dalles Community Development Department



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
COMMUNITY DEVELOPMENT DEPARTMENT

HISTORIC LANDMARKS RESOLUTION NO. 164-20

Adopting The Dalles Historic Landmarks Commission Application #175-20 of Elizabeth Wallis. This application is for a Historic Landmarks Commission hearing to gain approval to install 5” galvanized steel gutters and two downspouts to the Anderson Homestead Building. This will assist in channeling water away from the siding and foundation of this historic log building. The property is located at 500 W. 16th Street, The Dalles, Oregon and is further described as 1N 13E 3 DB tax lot 12400. Property is locally landmarked and is zoned “P/OS” – Parks/Open Space.

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on February 12, 2020, conducted a public hearing to consider the above request.
- B. A Staff Report was presented, stating findings of fact and conclusions of law.
- C. Staff Report 175-20 and the minutes of the February 12, 2020, hearing, upon approval, provide the basis for this resolution and are herein attached by reference.

II. RESOLUTION: Now, therefore, be it FOUND, DETERMINED, and ORDERED by the Historic Landmarks Commission of the City of The Dalles as follows:

- A. In all respects as set forth in Recitals, Part “I” of this resolution.
- B. Historic Landmarks Review 175-20, Elizabeth Wallis, is ***approved*** with the following conditions:
 - 1. Work will be completed in substantial conformance to the proposals as submitted and reviewed. Care will need to be taken with the removal of the galvanized gutters and installation of the new gutters to ensure that the historic building materials are not destroyed.
 - 2. The restoration work for the gutters will be required to be similar in mass, scale and materials as approved by the Secretary of Interior’s Standards for Rehabilitation.
 - 3. The alterations and materials used for the gutters will be required to follow the historic design guidelines. The work will differentiate from the old and will be compatible in massing, scale and size.
 - 4. If applicable, the applicant will need to contact the Wasco County Building Codes Services to obtain permits for the proposed façade restoration.

5. 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.
6. In the event that there are discovered archeological resources or materials during the project, the discovery shall be professionally evaluated prior to continued excavation at the site.

III. APPEALS, COMPLIANCE AND PENALTIES:

- A. Any party of record may appeal a decision of the Historic Landmarks Commission to the City Council for review. Appeals must be made in accordance to Article 11.12.090 of The Dalles Municipal Code, Chapter 11.12 Historic Resources, and must be filed with the City Clerk within ten (10) days of the date of mailing of this Order.
- B. Failure to exercise this approval within the time line set either by Order or by The Dalles Municipal Code will invalidate this permit.

ADOPTED THIS 12TH DAY, FEBRUARY, 2020.

Eric Gleason, Chair
Historic Landmarks Commission

I, Dawn Marie Hert, Senior Planner & Historic Landmarks Secretary for the Community Development Department of the City of the Dalles, hereby certify that the foregoing Order was adopted at the meeting of the City Historic Landmarks Commission, held on February 12, 2020.

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

ATTEST: _____

Dawn Marie Hert, Senior Planner & Historic Landmarks Commission Secretary
City of The Dalles Community Development Department



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
COMMUNITY DEVELOPMENT DEPARTMENT

HISTORIC LANDMARKS RESOLUTION NO. 165-20

Adopting The Dalles Historic Landmarks Commission Application #176-20 of Elizabeth Wallis. This application is for a Historic Landmarks Commission hearing to gain approval to replace the corrugated metal siding on the eastern wall of the Vehicle Display Building with wooden siding. The property is located at 500 W. 15th Street, The Dalles, Oregon and is further described as 1N 13E 3 DB tax lot 10400. Property is locally landmarked and is zoned “P/OS” – Parks/Open Space.

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on February 12, 2020, conducted a public hearing to consider the above request.
- B. A Staff Report was presented, stating findings of fact and conclusions of law.
- C. Staff Report 176-20 and the minutes of the February 12, 2020, hearing, upon approval, provide the basis for this resolution and are herein attached by reference.

II. RESOLUTION: Now, therefore, be it FOUND, DETERMINED, and ORDERED by the Historic Landmarks Commission of the City of The Dalles as follows:

- A. In all respects as set forth in Recitals, Part “I” of this resolution.
- B. Historic Landmarks Review 176-20, Elizabeth Wallis, is ***approved*** with the following conditions:
 - 1. Work will be completed in substantial conformance to the proposals as submitted and reviewed.
 - 2. If applicable, the applicant will need to contact the Wasco County Building Codes Services to obtain permits for the proposed siding installation.
 - 3. Tiled recessed entries will be encouraged, not required.
 - 4. 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.

III. APPEALS, COMPLIANCE AND PENALTIES:

- A. Any party of record may appeal a decision of the Historic Landmarks Commission to the City Council for review. Appeals must be made in accordance to Article 11.12.090

of The Dalles Municipal Code, Chapter 11.12 Historic Resources, and must be filed with the City Clerk within ten (10) days of the date of mailing of this Order.

- B. Failure to exercise this approval within the time line set either by Order or by The Dalles Municipal Code will invalidate this permit.

ADOPTED THIS 12TH DAY, FEBRUARY, 2020.

Eric Gleason, Chair
Historic Landmarks Commission

I, Dawn Marie Hert, Senior Planner & Historic Landmarks Secretary for the Community Development Department of the City of the Dalles, hereby certify that the foregoing Order was adopted at the meeting of the City Historic Landmarks Commission, held on February 12, 2020.

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

ATTEST: _____
Dawn Marie Hert, Senior Planner & Historic Landmarks Commission Secretary
City of The Dalles Community Development Department