



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
PLANNING DEPARTMENT

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 28, 2018
4:00 PM

- I. Call to Order**
- II. Roll Call**
- III. Pledge of Allegiance**
- IV. Approval of Agenda**
- V. Approval of Minutes – December 27, 2017**
- 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**
Historic Landmarks Commission Application #159-18, Freebridge Brewing
Request: Approval to install two architectural canopies and develop outdoor courtyard seating to add dimension to the East Second Street façade.
- VIII. Resolution #149-18 for HLC #1559-18, Freebridge Brewing**
- IX. Staff/Commissioner Comments**
- X. Next Meeting Date – March 28, 2018**
- XI. Adjournment**

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CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
PLANNING DEPARTMENT

MINUTES CITY OF THE DALLES HISTORIC LANDMARKS COMMISSION

CITY HALL COUNCIL CHAMBERS
313 COURT STREET

THE DALLES, OREGON 97058

MEETING CONDUCTED IN A ROOM IN COMPLIANCE WITH ADA STANDARDS

Wednesday, December 27, 2017
4:00 PM

CALL TO ORDER

Chair Gleason called the meeting to order at 4:00 p.m.

ROLL CALL

Commissioners Present: Sandra Bisset, Dennis Davis, Eric Gleason, Robert McNary, and
Doug Leash (arrived at 4:15pm)

Commissioners Absent: None

Others Present: City Councilor Tim McGlothlin

Others Absent: Ft. Dalles Museum Representative Heather Kirby

Staff Present: Senior Planner Dawn Hert

PLEDGE OF ALLEGIANCE

Chair Gleason led the Pledge of Allegiance.

APPROVAL OF AGENDA

Commissioner McNary moved to approve the agenda as written. Commissioner Leash seconded the motion; the motion passed unanimously.

APPROVAL OF MINUTES

Commissioner McNary stated Jack Bissett does not have control of the work crews but the crews are still functional. Commissioner Bisset motioned to approve the minutes of December 13, 2017 as corrected. Commissioner Leash seconded the motion; the motion passed unanimously.

PUBLIC COMMENTS

None.

HISTORIC LANDMARKS COMMISSION GOAL SETTING

The following goals were retained for 2018.

Short-Term Goals (1-2 years):

- ***Update Historic Ordinance and Design Standards.*** This goal will be revisited in 2018.
- ***Provide a historic restoration workshop for local homeowners and contractors.***
- ***Encourage preservation and re-use of the Waldron-Gitchell Building.*** Senior Planner Hert stated Assistant to the City Attorney Matthew Klebes is preparing a staff report for presentation to City Council. Hert confirmed the Commission will be advised of City Council agenda items pertinent to the Historic Landmarks Commission.
- ***Partner with Main Street on further Downtown restoration project goals.***
- ***Encourage the restoration and preservation of the Pioneer Cemetery and establish an inventory link/listing on the City's website.*** Senior Planner Hert stated we have the information, but do not have the inventory or link. Commissioner Bisset stated she was working through the early cemetery books to compile a comprehensive alphabetical list. Bisset is willing to continue researching in order to reduce misinformation. Hert suggested pursuing a Certified Local Government grant to further the work. Commission consensus was to pursue a grant.
- ***Support the restoration of the Civic Auditorium building.***
- ***Support the creation of walking tours and regular historic building open houses.*** Commissioner Bisset stated she was on a committee working with the Chamber of Commerce to produce a walking tour.
- ***Encourage preservation and continued use of Rock Fort by using the adopted Preservation and Maintenance Plan.*** This goal was discussed and added during the Long-Term Goals conversation (see below).

Senior Planner Hert suggested an additional goal to include a student volunteer to work with the Historic Landmarks Commission. Commissioner Davis suggested, ***“Encourage or support addition of a student representative.”*** Hert suggested the volunteer could also contribute to the cemetery inventory.

Commissioner Bisset suggested a goal that would encourage and strengthen communication with the Urban Renewal Agency Board. Senior Planner Hert suggested, ***“Increase communication on all Urban Renewal projects, vision and goals”*** as a Continuous Goal. The Commission concurred.

Long-Term Goals (3-5 years):

- ***Support the Fort Dalles Museum and Vehicle Storage Display Building.***
Commissioner Davis stated the Museum would resume applying for grants for vehicles.

Commissioner McNary asked if there was a relationship between HLC and the Riverfront Trail. Senior Planner Hert replied HLC had no ties or links to the Trail.

City Councilor McGlothlin stated something should be done for Rock Fort. He said the monument had been vandalized. Hert suggested Rock Fort be added to the Short-Term

goals: ***“Encourage preservation and continued use of Rock Fort by using the adopted Preservation and Maintenance Plan.”***

- ***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.*** Senior Planner Hert was not aware of any offers on the property. City Councilor McGlothlin said the property had been listed and was under negotiation.

Continuous Goals:

- ***Help facilitate educational assistance to help restorers with assessment and other historic preservation needs.***
- ***Provide regular recognition of historic restorations, including onsite acknowledgement and media coverage.*** Senior Planner Hert suggested posting “before and after” pictures on social media and in the The Dalles Chronicle. Commissioner Bisset mentioned articles published in the Discovery Center newsletter and the possibility they would be shared with The Dalles Chronicle.
- ***Encourage historic restoration for downtown by providing historic background research.*** Discussion covered providing historic landmark information to downtown property owners. Commissioner Davis will contact John Lundell to obtain a copy of an inventory originally compiled by Dr. Vogt. Commissioner McNary suggested The Dalles Main Street could coordinate the distribution of information. Senior Planner Hert will contact Jeremiah Paulsen of Main Street regarding the project.
- ***Encourage the collection and preservation of local history, including irreplaceable oral and written histories.*** Rodger Nichols has been working with oral histories from the original Courthouse. The Discovery Center also has oral histories that were not yet transcribed. Commissioner Davis suggested obtaining copies of tapes and storing them in a central location. Commissioner Bisset said the tapes are on various types of media, a variety of equipment would be required for transcription. A possible funding source could be an Oregon Cultural Trust grant with matching funds from the Commission or City. Immense Imagery was suggested as a possibility for data transfer.

Councilor McGlothlin inquired about The Dalles Mural Society. Senior Planner Hert stated the murals are not an HLC responsibility.

Carolyn Wood
1709 Liberty Way
The Dalles, Oregon 97058

Wood stated she gathered the material together from the Honald’s: documents, bylaws, non-profit agreement and tax identification number. Wood was told an anonymous group was interested in the project. Wood stated the Mural Society is a membership organization and anyone could take it over; she does not know where it stands at this time.

Councilor McGlothlin left the meeting at 4:58 p.m.

- ***Update Historic Inventories and encourage new nominations to local and national registry districts.*** Senior Planner Hert said the neighborhood around the Seufert House near the high school may be appropriate for an historic district.
- ***Maintain Certified Local Government status.***
- ***Encourage the preservation and restoration of City Hall.*** Current efforts have been focused on maintenance.
- ***Actively support historic month and local history.***
- ***Assist with historic plaque costs and availability.*** Senior Planner Hert obtained a quote for replacement plaques. Discussion covered replacement of missing/deteriorating plaques, funding for plaques, conversion to virtual plaques, and cooperation with the Chamber of Commerce for plaques on the walking tour.
- ***Increase communication on all Urban Renewal projects, vision and goals.*** This goal was added earlier in the meeting.

STAFF/COMMISSIONER COMMENTS

The Commission requested that physical copies of agenda packets be mailed.

Chair Gleason said Meredith VanValkenberg's estate was selling the back bar from a brothel. The back bar is 12' long, 8' tall, and has a mirror.

NEXT MEETING DATE

The next meeting is scheduled on January 24, 2018.

ADJOURNMENT


Chair Gleason adjourned the meeting at 5:25 p.m.

Respectfully Submitted
Paula Webb, Planning Secretary

Eric Gleason, Chair

**CITY of THE DALLES**313 COURT STREET
THE DALLES, OREGON 97058**STAFF REPORT
HISTORIC LANDMARKS REVIEW # 159-18**

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Senior Planner 

HEARING DATE: Wednesday, February 28, 2018

ISSUE: Freebridge Brewery is applying to install two architectural canopies and develop outdoor courtyard seating for patrons to add dimension to the East Second Street façade.

SYNOPSIS:

APPLICANT:	Freebridge Brewery
PROPERTY OWNER	The Mint, LLC
LOCATION	710 E. 2 nd Street, The Dalles, OR 97058
ZONING	"CBC" – Central Business Commercial
EXISTING USE	Mixed Use Commercial
SURROUNDING USE	Commercial
HISTORIC STATUS	Locally Landmarked

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 Mint building was built circa 1864-1868 and is included in the local historic inventory for The Dalles. The building was originally intended to house a minting operation. The building construction started in 1864 and was abandoned in 1867 when a decision was made to have a consolidated West Coast Mint in San Francisco. Another reason for the abandonment was the exhaustion of the Canyon City gold diggings, which was to have been a source of metal for coinage. The CMU portion of the building that fronts 2nd Street is not part of the original Mint Building.

The applicant is proposing to install two architectural canopies and develop an outdoor courtyard seating area for patrons. The new canopies will complement the building and enhance the commercial street façade. The courtyard area will provide a mix of planters, a windbreak Corten steel fence/backdrop as well as define the entrance to the historic building. The courtyard space will also include components that are easily removed during production times of the year.

ANALYSIS: The Historic Landmarks Commission is responsible for conducting hearings dealing with proposed alterations to historic buildings. City of The Dalles General Ordinance 94-1194 as well as General Ordinance 96-1207 establishing design guidelines for Historic Resources will serve as a tool to help the Commission make these decisions. The purpose of the Historic Landmarks Commission, the Historic Ordinance and the review criteria are to:

- *Protect historic and cultural resources from destruction, inappropriate alteration, and incompatible adjacent development;*
- *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.*

A. CITY OF THE DALLES GENERAL ORDINANCE 94-1194—AN ORDINANCE RELATING TO HISTORIC RESOURCES WITHIN THE CITY OF THE DALLES.

Section 7, Subsection A. Review Criteria:

"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-A1: This site has been used as mixed commercial for many years and will continue to be used for mixed commercial purposes. It is located in the central business commercial district. There is no change of use being requested 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-A2: The request does not include removing any materials from the building. 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: There are no plans for additions that would create a false sense of historical development. Criterion met.

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

FINDING-A4: The proposed changes include installation of two architectural canopies and development of the courtyard area. There are no plans to remove any features of the historic building. Criterion met.

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

FINDING-A5: There are no plans for any historic features to be removed. 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 applicants do not plan to alter any historic features to this building. Criterion does not apply.

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: No plans for surface cleaning. Criterion does not apply

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 excavation 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-A9: The installation of the two new architectural canopies on the façade will not destroy any historic materials that characterize the property. The canopies will be compatible with the massing, scale and architectural features of the historic building. 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: The plans include the installation of the canopies on the façade and a fence to west of the courtyard area. Utmost care will be taken with the installation. Criterion met.

B. CITY OF THE DALLES GENERAL ORDINANCE 96-1207—AN ORDINANCE AMENDING SECTION 10(A) OF GENERAL ORDINANCE 94-1194, ESTABLISHING DESIGN GUIDELINES FOR HISTORIC RESOURCES.

General Ordinance No. 96-1207 ~ Design Guidelines for The Dalles Commercial Historic District

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: New canopy materials and Corten wind breaks will be made of steel. The asphalt will be replaced with pavers. Concrete planters, hanging plants, string lights and bench seating will be made of similar materials to help define the space. The proposed materials will blend well with the historic structure and other historic buildings in the area. Criterion met.

CONCLUSIONS: The proposed installation of two architectural canopies and development of the outdoor courtyard seating area for patrons will complement the building and enhance the commercial street façade. The courtyard area will be a welcoming addition to the industrial looking façade of the building and allow for the continued use and appropriate updates of this historic landmark. In all respects this application meets the standards of the Secretary of the Interior and the City of The Dalles General Ordinance No.94-1194, as well as General Ordinance No. 96-1207, with the following conditions:

Recommended Conditions of Approval:

1. Work will be completed in substantial conformance to the pictures and proposals as submitted and reviewed.

2. The applicants will need to submit plans for a building permit to the local Building Codes Department.
3. If cleaning of the historic structure is planned, it will require the applicants to use the gentlest means possible. No harsh chemical or sandblasting will be allowed.
4. The applicants are required to notify the Planning Department of any alteration of the approved plans.

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

HLC# 159-18

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:	Freebridge Brewing
Address	710 E. Second St
Site Address	710 E. Second St.
Map and Tax Lot	<u>1N 13E 3 DB 300</u>
Telephone	541-768-1234
Zoning	<u>CBC</u>

Please

describe your project goals.

Develop outdoor court yard seating for patrons and bring more dimension to the Second Street facade.

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

Two architecture details attached to facade above existing roll up doors as noted on elevation. Replacing asphalt with stamped concrete pavers. Two "Corten" steel wind breaks located on both east and west end defining space. Concrete planters, hanging planters, string lights, and bench will define space north and south.

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

Added industrial glass roll up doors adding exposure to the original facade of the Mint building from Second St. POV.

Updated plumbing and electrical to current code. Exterior maintenance including concrete restoration, paint, weather proofing.

What is the current use of this property?

Production brewery and public house

No

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

List any known archeological resources on site.

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.

Steve Light

02/07/18

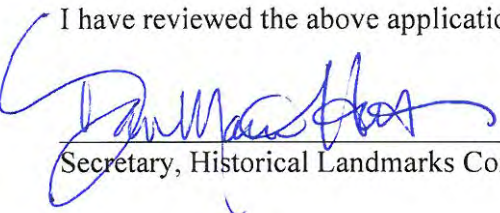
Applicant

Date

Tim Schechtel

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



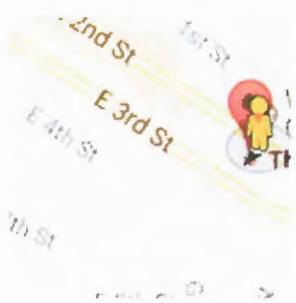


Image capture: Aug 2016 © 2018 Google

The Dalles, Oregon

 Google, Inc.

Street View - Aug 2016





Examples of Corten wall panels.



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(541) 296-5481 ext. 1125
PLANNING DEPARTMENT

HISTORIC LANDMARKS RESOLUTION NO. 149-18

Adopting The Dalles Historic Landmarks Commission Application #159-18 of Freebridge Brewing. This application is for a Historic Landmarks Commission hearing to gain approval to install two architectural canopies and develop outdoor courtyard seating for patrons to add dimension to the East Second Street façade. The property is located at 710 E. Second Street, The Dalles, Oregon and is further described as 1N 13E 3DB t.l. 300. Property is zoned “CBC” – Central Business Commercial.

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on February 28, 2018, 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 #159-18 and the minutes of the February 28, 2018, 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 #159-18, Freebridge Brewing, is *approved* with the following conditions:
 - 1. Work will be completed in substantial conformance to the pictures and proposals as submitted and reviewed.
 - 2. The applicants will need to submit plans for a building permit to the local Building Codes Department.
 - 3. If cleaning of the historic structure is planned, it will require the applicants to use the gentlest means possible. No harsh chemical or sandblasting will be allowed.
 - 4. The applicants are required to notify the Planning Department of any alteration of the approved plans.

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 Section 9(a) of the Historic Landmarks Ordinance No. 1194, 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 Ordinance will invalidate this permit.

ADOPTED THIS 13TH DAY, DECEMBER 2017.

Eric Gleason, Chair
Historic Landmarks Commission

I, Dawn Marie Hert, Senior Planner & Historic Landmarks Secretary for the Planning 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 December 13, 2017.

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

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