



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, December 13, 2017
4:00 PM

- I. Call to Order**
- II. Roll Call**
- III. Pledge of Allegiance**
- IV. Approval of Agenda**
- V. Approval of Minutes – October 25, 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 #158-17, Mark Powell
Request: Remove the existing large non-historic garage door and replace with two small doors as well as plans to clean up the north side of the building with new paint and siding between the two new doors.
- VIII. Resolution #148-17 for HLC #158-17, Mark Powell**
- IX. Staff/Commissioner Comments**
- X. Next Meeting Date – January 24, 2018**
- XI. Adjournment**



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MINUTES CITY OF THE DALLES HISTORIC LANDMARKS COMMISSION

CITY HALL COUNCIL CHAMBERS
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MEETING CONDUCTED IN A ROOM IN COMPLIANCE WITH ADA STANDARDS

Wednesday, October 25, 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, and Robert McNary
Commissioners Absent: Doug Leash
Others Present: Ft. Dalles Museum Representative Heather Kirby
Others Absent: City Councilor Tim McGlothlin
Staff Present: Senior Planner Dawn Hert, Assistant to the City Manager Matthew Klebes

PLEDGE OF ALLEGIANCE

Chair Gleason led the Pledge of Allegiance.

APPROVAL OF AGENDA

Commissioner Bisset moved to approve the agenda. Commissioner McNary seconded the motion; the motion passed unanimously.

APPROVAL OF MINUTES

Commissioner Bisset stated "Mr. Brooks" should have been "Dr. Brooks."

Commissioner McNary motioned to approve the minutes of August 30, 2017 as corrected. Commissioner Bisset seconded the motion; the motion passed unanimously.

PUBLIC COMMENTS

None.

STAFF/COMMISSIONER COMMENTS

Senior Planner Hert presented an update on the Granada Theatre restoration project. Hert stated the exterior paint colors originally approved by the Commission were not used in the restoration.

Commission consensus was to accept the color scheme. Mr. Gomez will be notified of the proper approval procedures for historic buildings.

Senior Planner Hert presented original re-bar used in the Chenoweth Bridge construction. Pictures of the bridge along with pieces of the re-bar will be displayed with signage in City Hall.

Senior Planner Hert stated she attended a Certified Local Government training in Canby. One speaker spoke of the importance of youth participation in historic building preservation. Commission consensus was to pursue student participation. Commissioner Davis mentioned that he would speak with the Museum's high school volunteer and ask her to provide contacts at The Dalles High School and report back to staff.

Commissioner McNary expressed his concern with unfavorable comments made by Mayor Lawrence in regards to the Waldron Drug building. McNary's concern was that public opinion could be negatively influenced.

Assistant to the City Manager Matthew Klebes presented an update on the Waldron Drug Request for Proposal. Klebes stated the deadline was October 26, 2017, at 4:00 p.m. Several inquiries were received.

The next regularly meeting scheduled for September 27, 2017 was cancelled. Should an application be received in the interim, a meeting will be scheduled early in December.

ADJOURNMENT

Chair Gleason adjourned the meeting at 4:57 p.m.

Respectfully Submitted
Paula Webb, Planning Secretary

Eric Gleason, Chair



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STAFF REPORT HISTORIC LANDMARKS REVIEW # 158-17

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Senior Planner

HEARING DATE: Wednesday, December 13, 2017

ISSUE: Applicant is requesting to remove the existing large non-historic garage door and replace with two small doors as well as plans to clean up the north side of the building with new paint and siding between the two new doors.

SYNOPSIS:

APPLICANT	Mark Powell
PROPERTY OWNER	Wasco Courthouse #2 LLC (Mark Powell)
LOCATION	311 Union Street, The Dalles, OR 97058
ZONING	"CBC" – Central Business Commercial
EXISTING USE	Clock Tower Ales and Masonic Temple
SURROUNDING USE	Commercial
HISTORIC STATUS	N/A

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: This historic building was placed on the Oregon Statewide Inventory in 1976 and is known as the Wasco County Courthouse #2. The Italian Villa was constructed in 1883 and is classified as a Primary resource in the Commercial National Historic District.

Alterations were considered major in 1994 when the building was registered as part of the National Commercial Historic District. The non-historic alterations, for the conversion to a funeral home in 1958, were removed in 2008. The owner has continued to use original photos of the building in his process of restoring the landmark to its original state.

The north elevation, which faces the alleyway, has a large non-historic garage door that the owner plans to remove and replace with two smaller doors. His restoration plans include painting and installing siding between the two doors.

This project is another phase that will bring the building's façade closer in appearance to its original period.

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 A-1: The applicant previously gained approval for the building to be used as a Brew Pub. No changes in use are proposed with this application. Criterion does not apply.

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: Care will need to be taken with the materials to ensure that other building materials are not destroyed during the restoration and awning addition. Criterion will be addressed as a condition of approval.

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: This property is recognized as a physical record of its time. The applicant will be required to follow the historic guidelines to ensure that the repairs and restoration will not harm the existing historic materials on

the building. The applicant has no plans to 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 applicant is proposing to remove a non-historic garage door to be replaced with two doors and siding. Staff does not believe that the garage door has acquired a historic significance. Criterion met.

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

FINDING-A5: This proposal does not seek to alter any of the above, the building owner is working towards restoration of the building and plans to restore the entire building as close to original as possible with the modified doors off the alleyway. All distinctive features and finishes will remain. 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 existing garage door is not historic. The applicant plans to repair any historic materials rather than replace. 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 treatments. Minor cleaning may be involved in the construction project. The applicant's contractor is familiar with state and federal requirements for historic buildings. Criterion met.

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 ground disturbance is planned with this request; therefore, the 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 exterior alterations to the historic structure will be required to follow the historic design guidelines for the Commercial Historic District. Criterion will be addressed as a condition of approval.

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 removal of the non-historic garage door and installation of the two new doors and siding will be required to follow the federal guidelines for preservation work. The essential form and integrity of the structure will be required to be protected in the event the addition is removed in the future. Criterion will be addressed as a condition of approval.

B. Comprehensive Plan (June 1994):

Goal #5 Open Spaces, Scenic and Historic Areas, and Natural Resources lists a City goal applicable to this project as follows:

3. *To recognize, protect and enhance the historical importance of the community, and to promote increased public awareness and participation in historic preservation.*

FINDING B-1: The modifications and repairs to this historic National Register District property will allow for years of continued use and enjoyment. Having a prominent corner building being restored accurately helps promote public awareness in historic preservation. Criterion met.

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.*

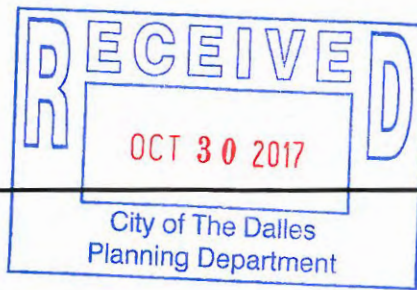
- i . When painting a building the following color scheme is recommended:*
darkest-window sash
medium-building
lightest-trim, detail

FINDING B-2: The requests being made by the applicant for rehabilitation will need to meet the guidelines. The applicant plans to remove the garage door and replace with two new roll-up doors that will be painted to match the new siding that is planned. The siding will be Board and Batten. The utmost care shall be taken in the restoration of this historic structure. Criterion will be addressed as a condition of approval.

CONCLUSIONS: Replacement of the non-historic garage door with two new doors and siding on the alleyway side of the Second Wasco County Courthouse is consistent with General Ordinance # 94-1194, Ordinance # 96-1207 and The Dalles Comprehensive Plan. 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, General Ordinance # 96-1207, as well as The Dalles Comprehensive Plan, with the following conditions:

Proposed Conditions of Approval:

1. Work will be completed in substantial conformance to the proposals as submitted and reviewed.
2. The applicant will need to contact the local Building Codes Department to obtain permits for the proposed modifications to the existing building.
3. The materials used for all the proposed restoration will need to meet the recommended list stated in the Design Guidelines for the Commercial Historic District.
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.

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(541) 296-5481 ext. 1125

FAX: (541) 298-5490

Community Development Dept.

HLC# 158-17**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:	Mark Powell	Clock Tower Ales
Address	311 Union St.	The Dalles OR 97058
Site Address	311 Union St.	The Dalles OR 97058
Map and Tax Lot	IN 13E 3BB 3200	
Telephone	541-980-1356	
Zoning		

Please describe your project goals.

Remove large garage door, replace with two small doors, clean up side with new paint and siding between doors

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

It will bring the build closer in appearance to true historic period in time to the 1880's

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

Using paint scheme and siding to match 1880's design

What is the current use of this property?

Restaurant / Pub.

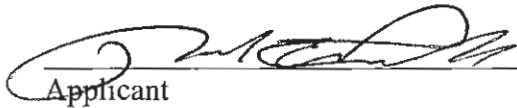
Will the use change as a result of approval of this application? Yes/ ☒ No

List any known archeological resources on site.

None

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.


Applicant

Oct 30, 2017
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

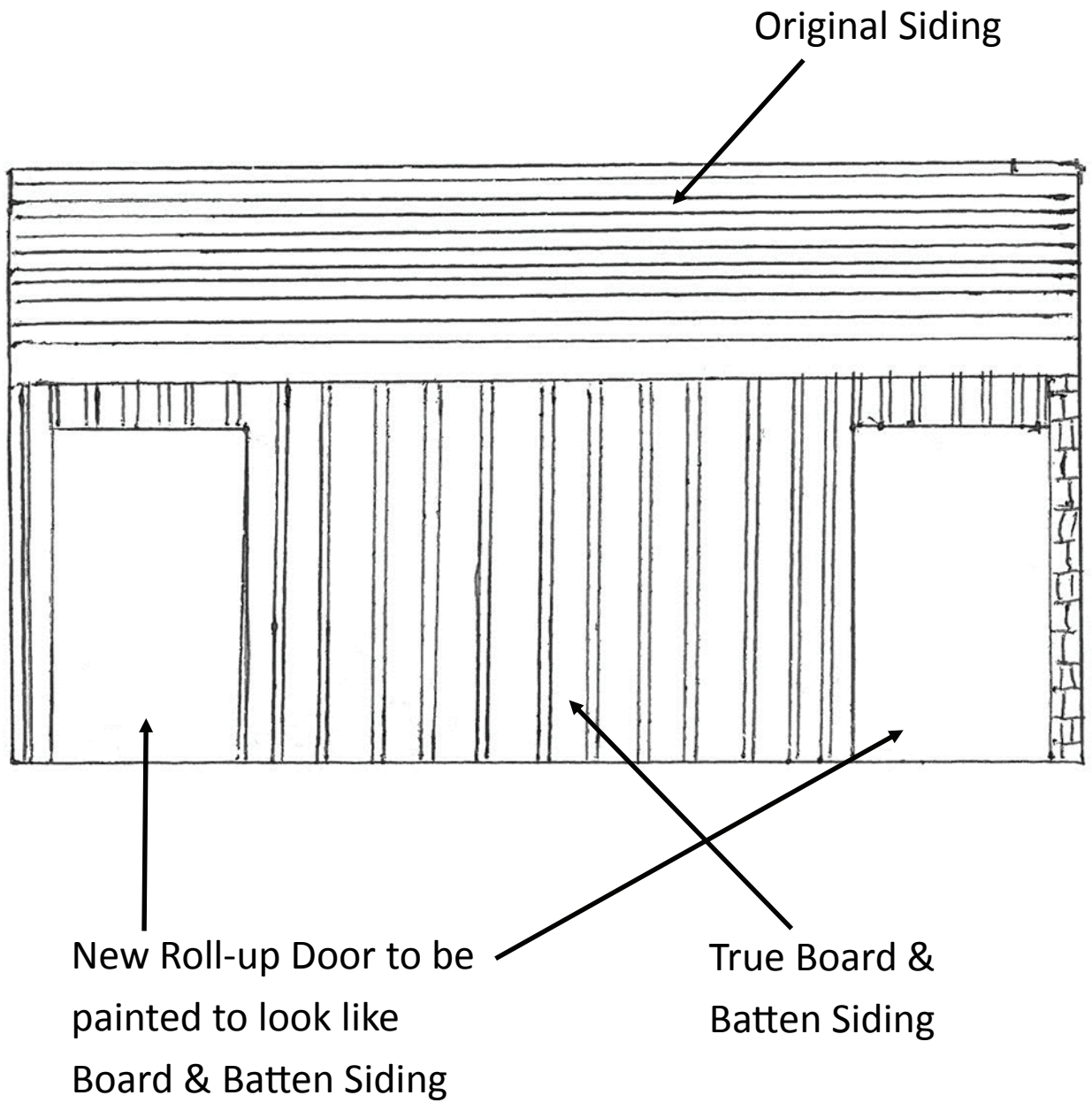
Historical Classification _____
(Primary, Secondary, Historical, Etc.)

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

Historic Name _____
(If any)

Year(s) Built _____





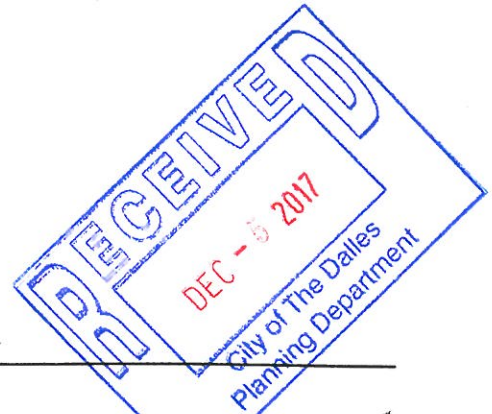


Example of Board & Batten Siding

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 55



The rear (south) elevation retains some the original character of the building. The board form concrete walls are punctuated by large multi-pane windows with metal sash and wire mesh. The bays are separated with raised pilasters.

HISTORICAL DATA: This building was used as an auto garage. In 1936, Eddins Motor Company occupied the building.

#35 **HISTORIC NAME:** Unknown
COMMON NAME: Oliver Floor Covering and The Dalles Auto Parts
ADDRESS: 118 East Third Street
RESOURCE TYPE: Building
OWNER'S NAME AND ADDRESS:
 Millard F. & Ruth S. Hartley
 3643 Scott Road
 Hood River, Oregon 97031
ASSESSOR'S MAP: IN-13E-3BC **BLOCK** 8 **LOT:** 3, 4 **TAX LOT:** 700
STYLE: Altered
YEAR BUILT: c. 1935
USE: Retail
PREVIOUS HISTORIC LISTING: None
CLASSIFICATION: Compatible Non-Contributing

PHYSICAL DESCRIPTION: This one-story, concrete building has an exterior stucco finish. The roof is flat and built up. The L-shaped plan provides on-site parking. The primary facade features aluminum storefront doors and windows. Some of the windows have been blocked in. Garage doors are located on the north elevation. The building has been extensively remodeled over the years.

#36 DELETED FROM DISTRICT

#37 DELETED FROM DISTRICT

#38 **HISTORIC NAME:** Wasco County Courthouse #2
COMMON NAME: Masonic Lodge Hall and Smith Callaway Chapel
ADDRESS: 105 West Third Street
RESOURCE TYPE: Building

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

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OWNER'S NAME AND ADDRESS:

Wasco Lodge #15, A.F. & A.M.

P.O. Box 172

The Dalles, Oregon 97058

ASSESSOR'S MAP: IN-13E-3BB BLOCK: B LOT: NA TAX LOT: 3200

ADDITION: Trevitt's Addition

YEAR BUILT: 1883

ALTERATIONS: First floor addition for use as a funeral home.

STYLE: Italian Villa

USE: Fraternal organization meeting hall; funeral parlor

PREVIOUS HISTORIC LISTING: Oregon Statewide Inventory (1976)

CLASSIFICATION: Primary

PHYSICAL DESCRIPTION: The second Wasco County Courthouse is a large two-story brick building with daylight basement and a truncated hip roof with intersecting gables. The pedimented gable on the Third Street (south) elevation has an oval window.

Rectangular in plan, the building has a dominant projecting element on the major (Union Street) elevation. The ground floor is rusticated with fine brick detailing. The building has a stone foundation.

Second floor windows are arched one over one double-hung wood sash. Windows have brick voussoirs with cast iron keystones; those on the first floor are undecorated. The low hip-style roof is covered with sheet tin and has boxed eaves with paired decorative brackets and a dentilated frieze. The octagonal clock tower, which has an elongated domed metal roof, is on the south end of the building. The tower has brackets holding up the small projecting cornice and an arched window in the base of the dome. The upper portion of the window is filled with vents and the lower portion stained glass.

The south entrance has massive brackets the hold up the flat roof. The double wooden entrance doors have an arched transom with a keystone above the doors. A one-story brick addition with porch has been added to the east elevation to accommodate its use as a funeral parlor. A small iron door used for a coal chute and a door that leads to the basement is on the north elevation. A basalt retaining wall on the Union Street side extends along the elevation at the sidewalk level. The building is in good condition.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 57

ALTERATIONS: The major alteration to the Courthouse was the addition of a room on the east elevation, porch, and driveway. Owners of the Smith Callaway Chapel completed the remodeling in 1958. The designer responsible for the work was Leonard Smith. Another concrete addition was added on the northwest corner of the building on the second floor. A wooden staircase leads to the addition.

HISTORICAL DATA: The lot for the second Wasco County Courthouse was purchased from C. Kron on March 21, 1882 at a cost of \$2,754. This courthouse, replacing an earlier courthouse, was built by contractor N.J. Blagen in 1883 for a cost of \$23,000. The courthouse was designed by Warren H. Williams of Portland, a leading Oregon architect of the day.

The two-story building included the county offices on the first floor, jail in the rear, and a large court room on the second floor. It had a full basement and was heated by warm air wood burning furnace. The belfry contained the town clock and was completed after the building was finished at a cost of \$1000. The brick came from the J.H. Blakeney brickyard (Brickyard Road next to the Odd Fellows cemetery). The Blakeney brickyard made most of the brick for the permanent brick structures of that period.

After the third County Courthouse was constructed in 1912-14, the building was purchased by the Knights of Pythias as a lodge hall. In 1929, the Masons purchased the building. The Masonic Lodge, Wasco Lodge No. 15, was organized March 28, 1857. Its charter was issued on June 8, 1857. The Lodge first met in the second floor of the H.P. Isaacs store. Later the Lodge occupied the second story of Gates Hall at Second and Court streets. Eventually, the Masons moved to the second story of the Waldron Drug Store on First Street.

Prior to 1926, the first floor of the courthouse was remodeled for use as a mortuary. In 1948, Ben Callaway and his mother, Mrs. C.R. Callaway, sold the mortuary business to Leonard Smith. The building still functions as the Masonic Hall and mortuary (1997).

#39 HISTORIC NAME: Gates Hotel
COMMON NAME: Bohn's Printing; Hudson Insurance
ADDRESS: 101 E. Third Street
RESOURCE TYPE: Building



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(541) 296-5481 ext. 1125
PLANNING DEPARTMENT

HISTORIC LANDMARKS RESOLUTION NO. 148-17

Adopting The Dalles Historic Landmarks Commission Application #158-17 of Mark Powell. This application is for a Historic Landmarks Commission hearing to gain approval remove the existing large non-historic garage door and replace with two small doors as well as plans to clean up the north side of the building with new paint and siding between the two new doors on the Historic Second Wasco County Courthouse. The property is located at 311 Union Street, The Dalles, Oregon and is further described as 1N 13E 3BB 3200. Property is zoned “CBC” – Central Business Commercial.

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on December 13, 2017, 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 #158-17 and the minutes of the December 13, 2017 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 #158-17, Mark Powell, is ***approved*** with the following conditions:
 - 1. Work will be completed in substantial conformance to the proposals as submitted and reviewed.
 - 2. The applicant will need to contact the local Building Codes Department to obtain permits for the proposed modifications to the existing building.
 - 3. The materials used for all the proposed restoration will need to meet the recommended list stated in the Design Guidelines for the Commercial Historic District.

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 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