

HISTORIC LANDMARKS COMMISSION  
CITY OF THE DALLES

In the Matter of       )  
Civic Auditorium       )  
323 East Fourth       )

ORDER NO. HLC 4-90

**BACKGROUND:** The Historic Landmarks Commission conducted a public hearing on August 22, 1990 regarding an application for exterior renovation (removal of an awning) of the Civic Auditorium located at 323 East Fourth Street, The Dalles, Oregon.

The applicant proposed to remove the existing awning which was added in the 1950's when the auditorium was made a theater.

**HISTORIC LANDMARKS CRITERIA:**

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement

is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any acquisition, protection, stabilization, preservation, rehabilitation, restoration, or reconstruction project.
9. Every reasonable effort shall be made to use a property for its originally intended purpose or to provide a compatible use that will require minimum alteration to the property and its environment.
10. Reinforcement required for structural stability or the installation of protective or code required mechanical systems shall be concealed whenever possible so as not to intrude or detract from the property's aesthetic and historical qualities, except where concealment would result in the alteration or destruction of historically significant materials or spaces.

**FINDINGS OF FACT:**

1. The Commission determined there will be no change in the use or the site.
2. The Commission determined removal of the awning would bring the structure closer to it's original condition and recommended making a condition of approval that no scarring would take place in the removal of the awning.
3. The Commission determined no addition is proposed and this criteria is not applicable.
4. The Commission found the Parks and Recreation District is attempting to restore the structure to it's original status and remove an unsafe condition.
5. The Commission determined that criterion #5 should be added

as a condition of approval.

6. It was recommended the balcony railings be kept as close to the original as possible, as indicated in a photograph submitted by the applicant.
7. The Commission determined that criterion #7 should be added as a condition of approval.
8. The Commission determined that criterion #8 is inapplicable as there are no identified archeological sites.
9. The Commission agreed that the proposed request was in character with the original use of the property.
10. The Commission determined there would be no change in regard to criterion #10.

**DECISION:** Based upon the Criteria and Findings of Fact, the Historic Landmarks Commission approved the application with the following conditions of approval:

1. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, shall be treated with sensitivity.
2. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
3. There shall be no visible scarring due to the removal of the awning.
4. The style of the balcony rail shall be as close as possible to the original balcony.

  
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Jim Johnson, Chairman  
Historical Landmarks Commission

Date: 9/27/90