



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

AGENDA
CITY OF THE DALLES
HISTORIC LANDMARKS COMMISSION
CITY HALL COUNCIL CHAMBERS
313 COURT SREET
THE DALLES, OREGON 97058
CONDUCTED IN A HANDICAP ACCESSIBLE MEETING ROOM

Wednesday, December 28, 2005 @ 4 P.M.

- I. Call to order
- II. Roll call
- III. Approval of Agenda
- IV. Approval of Minutes – November 30, 2005
- V. Public comment: The public is invited to comment on any topic that does not appear on the agenda.
- VI. Public Hearing
 - A. Historic Landmarks Commission Application #92-05 of Jerome Poisac to convert Johnny's Cafe building into a new business called Amelie Bakery. The storefront will be converted into two large display windows with a double door in the middle. The new storefront will allow natural light into the building and pedestrian viewing of the products for sale. The property is located at 408 E. 2nd Street. The historic name of the building is the Uptown Café.
- VII. Resolutions
 - A. #88-05 Approving HLC Application 92-05
- VIII. Pioneer Cemetery Discussion
- IX. Next meeting date: Wednesday, January 25, 2006
- X. Adjournment

HISTORIC LANDMARK COMMISSION MINUTES

Wednesday, November 30, 2005

City Hall Council Chambers
313 Court Streets
The Dalles, OR 97058
Conducted in a handicap accessible room.

CALL TO ORDER

Chair Eric Gleason called the meeting to order at 4:00 P.M.

ROLL CALL

The following Commissioners were present: Eric Gleason, Bob McNary, & Dixie Parker

The following Commissioners were absent: Anita Clason

Staff present: Dawn Hert, Associate Planner
Denise Ball, Administrative Secretary

APPROVAL OF AGENDA

McNary moved that the agenda be approved as submitted. Parker seconded the motion. The motion was passed unanimously, Clason absent.

APPROVAL OF MINUTES

Gleason asked if there were any corrections needed for the minutes of June 22, 2005. There were none. Parker moved to approve the minutes as submitted and McNary seconded the motion. The motion carried unanimously, Clason absent.

Staff and Commissioners briefly discussed the City Park Annual Report from Northern Wasco County Parks and Rec. Hert said she would ask Director Scott Green to prepare a report for the Commission. There will also be a reenactment this coming summer of the marker placement of Ezra Meeker. One of his wagons, refurbished, will be at the reenactment and possibly his oxen, stuffed.

PUBLIC COMMENT

None

ACTION ITEMS – PUBLIC HEARING

Historic Landmarks Commission Application #91-05 of Colonel Wright School and Brian Goodwin to construct a greenhouse on school property for student and community use. Property address is 610 W. 14th.

The rules for a public hearing were read. Gleason polled the Commission for ex-parte contact, bias, or conflict of interest. There was none. Gleason called for the Staff Report, which Hert summarized. Hert told the Commission that there would be minimal excavation for the foundation and that this area has been used as a garden in the past.

Proponent: None.

There were no opponents or rebuttal.

Gleason closed the public testimony portion of the hearing.

Deliberation: Gleason said Pat May used to talk about her children finding arrow heads on this property. This property is also near the center of the parade grounds for the Fort. This is definitely an archaeologically sensitive area.

Parker recommended changing condition of approval number 2 to, "If any archeological resources or materials are discovered during excavation, the applicant will need to stop excavation and have the site professionally evaluated prior to continued excavation at the site."

Parker moved to approve HLC 91-05 based upon the findings and the conditions of approval, with condition of approval number two amended,. McNary seconded the motion and it carried unanimously, Clason absent.

RESOLUTIONS

McNary moved to adopt HLC Resolution 87-05 with conditions as modified. Parker seconded the motion and it carried unanimously, Clason absent.

ACTION ITEMS – Hert presented the Staff Report on House Bill 2776. Staff is requesting that the Commission make a recommendation to City Council to adopt, by Resolution, House Bill 2776 that expands types of property for which an owner may reapply for a second 15-year period of historic property special assessment. This House Bill establishes conditions for residential property to qualify for second term of classification and special assessment and provides that a new owner of historic property must expressly assent to the preservation plan to qualify for special assessment.

Hert explained that this second 15-year assessment has been available to commercial historic properties for quite some time.

McNary said he would like to know how many tax dollars the county is being relieved of and how many residential historic properties could be involved.

Hert said she had not researched that information. Hert felt that the Commission would be in support because it is a positive program for historic preservation. Hert said she will get that information for the City Council approval process.

Gleason explained how well the program works for him on his commercial building and his home.

Parker moved to recommend that the City Council adopt by Resolution, House Bill 2776
McNary seconded the motion and it carried with McNary and Parker voting for, Gleason abstaining,
and Clason absent.

PIONEER CEMETERY DISCUSSION

Earline Wasser, 1017 Pomona Street West, The Dalles, Oregon, brought some pictures of the improvements that have taken place at the cemetery. Wasser also brought pictures showing some destruction that took place due to the fire at the home bordering the cemetery. Fire engines and Sprint trucks did drive into the cemetery. Wasser said a gate should be installed at the southwest corner of the cemetery fencing and Hert said that is the plan. There has been some vandalism and some headstones are lying on the ground. Wasser will get pictures of this vandalism.

McNary said the PUD easement creates a problem because there is no way for vehicles to access the cemetery. McNary said the neighbor's deck could be in the access easement along the east side. McNary said he talked to a City Councilman and a City Staff person and they both told him that the City does not own the Pioneer Cemetery.

Staff and Commission briefly discussed the dead/dying tree that needs to be removed from the cemetery. Hert said she would talk to Paul Titus at the PUD.

McNary asked about the centralized monument. Wasser said they are still trying to raise the money. To date the amount raised is \$1,500.

STAFF AND COMMISSIONER COMMENTS

Parker said she noticed Craig's Office Supply building is being painted and the awning is going up.

McNary asked Hert to check on the status of the Booth house in City Park.

NEXT MEETING DATE

The next regular meeting is scheduled for December 28, 2005.

ADJOURNMENT

The meeting was adjourned at 5:15 p.m.

Respectfully submitted by Denise Ball, Administrative Secretary.



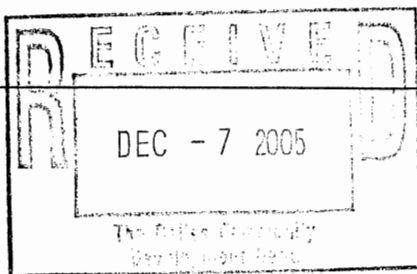
Eric Gleason, Chair
Historic Landmark Commission



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481



HLC# 92-05

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 Historical Landmarks Commission.

Name:	Jerome POISAC
Address	1306 Bridge St TD
Site Address	408 E 2nd
Telephone	541 993 4664

Please describe your project goals.

Put a new front store that will bring the store in a more upscale position

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

See picture. I would like a front store that will bring light into the store, that will allow pedestrian to see the products for sale inside, and that will contribute to this upscale and easy atmosphere that I would like to have.

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

if there is any... I will be happy to keep it.

What is the current use of this property?

low level restaurant

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.

Applicant

Date

Applicant will gain ownership by mid January - purchase agreement deposited at Waco title Co.

Owner (if not the applicant)

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

[Signature]
Secretary, Historical Landmarks Commission

For Office Use Only

Historical Classification *Non-Contributing ; Non-Contributing*
(Primary, Secondary, Historical, Etc.)
Historic Building/Site ☒ Historic District: Trevitt ☐ Commercial ☒
Historic Name *Uptown Cafe*
(If any)
Year(s) Built *1929*

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

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sold to John and Judy Magill. The current owners purchased the building in 1993.

#52A HISTORIC NAME: NA
COMMON NAME: Booth & Kelly Insurance/Columbia River Music
ADDRESS: 410 East Second Street
RESOURCE TYPE: Building
OWNER'S NAME AND ADDRESS:
John & Nancy Wantulok
c/o Gregory and Shirley Weast
415 E. 15th Place
The Dalles, Oregon 97058
ASSESSOR'S MAP: 1N-13E-3BD BLOCK: 4 LOT: E 1/2 Lt. 3 TAX LOT: 5500
ADDITION: Laughlin's Addition
YEAR BUILT: 1958
ALTERATIONS: Moderate
STYLE: Other
USE: Retail; office
PREVIOUS HISTORIC LISTING: None
CLASSIFICATION: Non-Compatible Non-Contributing

PHYSICAL DESCRIPTION: The eastern half of the building is a one-story (plus mezzanine) in height and has a flat roof. The cornice is sheathed with corrugated metal. The cornice projects over the tall fixed-pane storefront windows which terminate at the cornice line. The windows are divided by metal frames. The door is surrounded by a concrete canopy.

#52B HISTORIC NAME: Uptown Cafe
COMMON NAME: Johnny's Cafe
ADDRESS: 408 East Second Street
RESOURCE TYPE: Building
OWNER'S NAME AND ADDRESS:
John and Nancy Wantulok
c/o Alvin and Norma Clark
1304 Quinton
The Dalles, Oregon 97058
ASSESSOR'S MAP: 1N-13E-3BD BLOCK: 4 LOT: W 1/2 LT. 3 TAX LOT: 5400
ADDITION: Laughlin's Addition
YEAR BUILT: c. 1929

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 75

ALTERATIONS: Major
STYLE: Other
USE: Restaurant
PREVIOUS HISTORIC LISTING: None
CLASSIFICATION: Non-Compatible Non-Contributing

PHYSICAL DESCRIPTION: The western half of the building is a one-story building and built of concrete block with a wood and brick trim exterior wall finish. The roof is flat and built up. The main entrance on Second Street has an angled projection from the facade. The spandrel is covered with wood and the bulkhead covered with brick. The building is in good condition.

HISTORICAL DATA: The 1926 Sanborn Fire Insurance Map indicates that the building was used as a restaurant at that time. In 1947, Johnny Wantulok purchased the Uptown Cafe and opened the restaurant as Johnny's Cafe. He owned and operated the cafe until 1971 when he sold the business to Alvin Clark.

#53 HISTORIC NAME: Williams Hardware Co.
COMMON NAME: Krier Building
ADDRESS: 400-406 E. Second Street
RESOURCE TYPE: Building
OWNER'S NAME AND ADDRESS:
John J. Howe
c/o Gary and Barbara Honald
2505 Wright Dr.
The Dalles, Oregon 97058
ASSESSOR'S MAP: 11-13E-3B BLOCK: 4 LOT: 1, 2 TAX LOT: 5300
ADDITION: Laughlin's Addition
YEAR BUILT: c. 1910
ALTERATIONS: Moderate: Ground floor aluminum storefronts
STYLE: Commercial
USE: Commercial
PREVIOUS HISTORIC LISTING: Oregon Statewide Inventory (1984-85)
CLASSIFICATION: Secondary

PHYSICAL DESCRIPTION: The Williams Hardware Building is a two-story (plus basement) red brick building, square in plan, measuring 100'x 100'. The exterior walls are brick and the interior is wood framed.

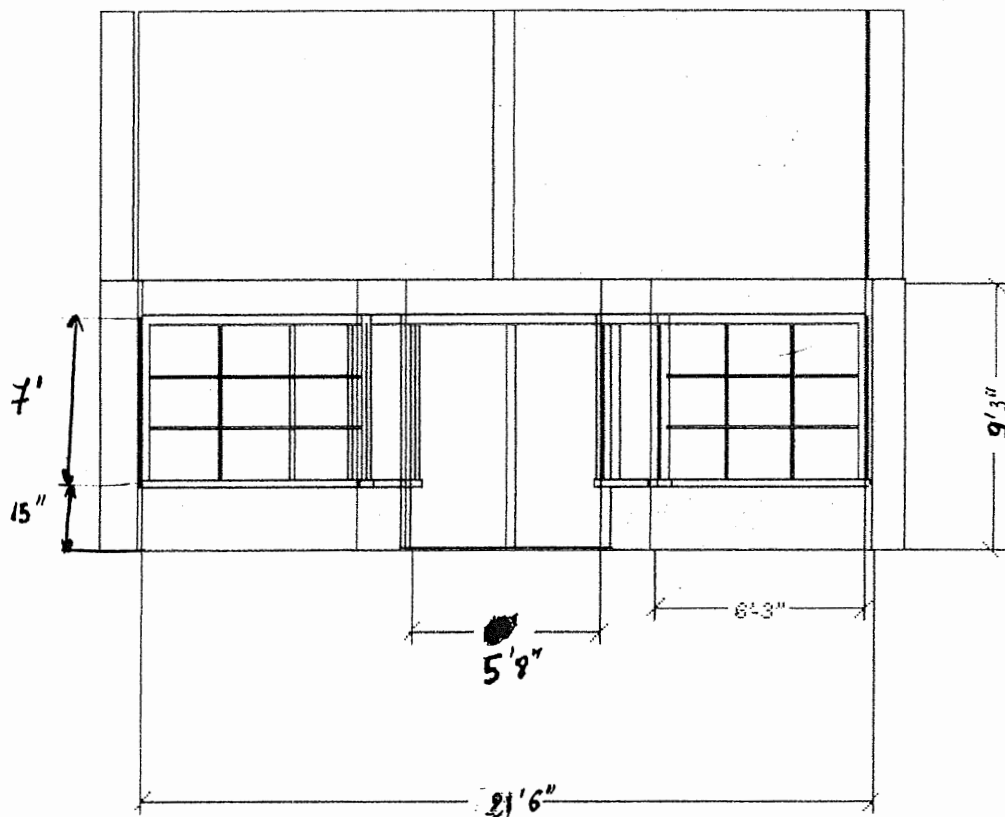


BEFORE



AFTER

DEC -7 2011



**CITY of THE DALLES**

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Community Development Dept.

STAFF REPORT
HISTORIC LANDMARKS REVIEW #92-05
Amelie Bakery

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Associate Planner
Community Development Department

HEARING DATE: December 28, 2005

ISSUE: To convert storefront into two large display windows with a double door in the center.

SYNOPSIS:

APPLICANT	Jerome Poisac
PROPERTY OWNER	Phil Hammond
LOCATION	408 East Second Street
ZONING	CBC
EXISTING USE	Café
SURROUNDING USE	Commercial
HISTORIC STATUS	Non-contributing, Non-compatible – The Dalles National Commercial Historic District #52B

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 historic name of this structure is The Uptown Café, commonly known as Johnny's café. The structure has had major alterations. IN 1947, Johnny Wantulok purchased the Uptown Café and opened the restaurant as Johnny's Café. He owned and operated the café until 1971 when he sold the business to Alvin Clark. The building has operated as Johnny's up until recent.

ANALYSIS: The Historic Landmarks Commission is responsible for conducting hearings dealing with proposed alterations to designated historic landmarks. City of The Dalles General Ordinance 94-1194 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 regarding historic resources under Statewide Planning Goal 5.*

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 use for this site will remain similar being used as a food service type. 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: Due to the major modifications and lack of historic photos for rehabilitation; the applicant is requesting to alter the front to be similar and appropriate for the historic district. According to the inventory sheets, there are no materials known that characterize the property. 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: 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 restoration will be an appropriate fit for the historic district. The rehabilitation will be required to be similar in mass, scale and materials as approved by the Secretary of Interior’s Standards for Rehabilitation. This will be addressed as a condition.

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: This proposal does not seek to alter any of the above, as there is a minimal chance that any exist. Criterion does not apply.

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 applicant is not repairing or replacing any missing historical features. The rehabilitation will bring back a store front that compliments the historic district. Therefore, this 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: The applicant proposes no chemical or physical treatments. The existing non-historic brick is planned to be removed and replaced with a new store front. Therefore, this 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 archaeological resources are expected to be affected by this proposal. The applicant is responsible to notify the appropriate authorities if any archaeological resources are found with the rehabilitation of the building. 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 exterior alterations to the non-compatible, non-contributing structure will be in compliance with the historic design guidelines for the Commercial Historic District. The commercial front will be brought back to compliment the surrounding buildings. The primary entrance will be recessed. The applicant has shown paned glass windows, which is not a recommended guideline. The guidelines state that the use of large clear plate glass windows incorporated with transom windows is recommended. Staff is recommending that this be addressed as a condition of approval. Window bulkheads of the historic type are recommended, the applicant has shown the window bulkheads. The guidelines also recommend development and adoption of a Façade Improvement Plan. These items will be addressed as conditions 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: At this time it is unknown if any historical features exist on the structure. Therefore, this criterion does not apply.

CONCLUSIONS: Rehabilitation of the façade of the building is consistent with both General Ordinance # 94-1194 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, 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 is responsible to notify the appropriate authorities if any archaeological resources are found with the rehabilitation of the building façade.
3. The rehabilitation will be required to be similar in mass, scale and materials as approved by the Secretary of Interior's Standards for Rehabilitation.
4. The use of large clear plate glass windows will be required rather than the proposed paned glass windows. Transoms will not be required at this time.
5. Development and adoption of a Façade Improvement Plan is recommended. The applicant may want to look into an architectural grant from the City's Urban Renewal Agency.

HISTORIC LANDMARKS RESOLUTION NO. 88-05

Approving The Dalles Historic Landmarks Commission Application #92-05 of Jerome Poisac to convert Johnny's Cafe building into a new business called Amelie Bakery. The storefront will be converted into two large display windows with a double door in the middle. The new storefront will allow natural light into the building and pedestrian viewing of the products for sale. The property is located at 408 E. 2nd Street. The historic name of the building is the Uptown Café.

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on December 28, 2005 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 number 92-05 and the minutes of December 28, 2005, 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 No. HLC 92-05 of Jerome Poisac is hereby approved with the following conditions:
 - 1. Work will be completed in substantial conformance to the proposals as submitted and reviewed.
 - 2. The applicant is responsible to notify the appropriate authorities if any archaeological resources are found with the rehabilitation of the building façade.
 - 3. The rehabilitation will be required to be similar in mass, scale and materials as approved by the Secretary of Interior's Standards for Rehabilitation.
 - 4. The use of large clear plate glass windows will be required rather than the proposed paned glass windows. Transoms will not be required at this time.
 - 5. Development and adoption of a Façade Improvement Plan is recommended. The applicant may want to look into an architectural grant from the City's Urban Renewal Agency.

III. APPEALS, COMPLIANCE AND PENALTIES:

Resolution No. 88-05

Jerome Poisac

Page 1 of 2

- 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 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.

APPROVED AND ADOPTED THIS 28th DAY OF DECEMBER 2005.

Eric Gleason, Chairman
Historic Landmarks Commission

I, Dan Durow, Director of 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 December 28, 2005

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

Dan Durow, Director Community Development Dept.