



## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OR 97058

(541) 296-5481

---

# 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 March 23, 2005**  
**4 P.M.**

- I. Call to order
- II. Roll call
- III. Approval of Agenda
- IV. Approval of Minutes – February 23, 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 #86-05 of Mike & Pat Fowler** to construct a historic looking home and garage with an office on the main floor. The home will compliment other homes in the Trevitt's Historic District. The site is located at 212 W. 4<sup>th</sup> Street and is zoned CBC – Central Business Commercial.
  - B. **Historic Landmarks Commission Application #87-05 of St. Peter's Landmark** to add ADA accessibility to this historic landmark. There will also be a stair replacement in the rear of the building and HVAC installation. The site is located at 3<sup>rd</sup> and Lincoln Street and is zoned CBC – Central Business Commercial.
  - C. **Historic Landmarks Commission Application #88-05 of City of The Dalles/Pioneer Cemetery** to add 10X12 foot gardeners shed to the existing site. In addition, all sprinkler heads will be removed and the water service reinstated with a water spigot for seasonal use. The Pioneer Cemetery is located to the East of 420 E. Scenic Drive and is further described as 1N 13E 10 BB tax lot 600.
- VII. Resolutions
  - A. **#82-05 Approving HLC Application 86-05**
  - B. **#83-05 Approving HLC Application 87-05**
  - C. **#84-05 Approving HLC Application 88-05**

#### VIII. Commissioner/Staff Comments

Historic Landmarks Commission

**IX     Next meeting date: Wednesday, April 27, 2005**

**X.     Adjournment**

# **HISTORIC LANDMARK COMMISSION MINUTES**

**Wednesday, February 23, 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 4:03 P.M.

## **ROLL CALL**

The following Commissioners were present: Eric Gleason, Anita Clason, Dixie Parker, Daniel Dundon and Bob McNary

The following Commissioners were absent: None

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

## **APPROVAL OF AGENDA**

McNary moved that the agenda be approved as submitted. Dundon seconded the motion. The motion was passed unanimously.

## **APPROVAL OF MINUTES**

Gleason asked if there were any corrections needed for the minutes of October 27, 2004. There were none. Clason moved to approve the minutes as submitted and McNary seconded the motion. The motion carried unanimously.

## **PUBLIC COMMENT**

None

## **ACTION ITEMS**

A. Goal Setting 2005 – Parker recommended removing Number 6, Short Term Goal –“ Develop a better application form” and it was agreed that the form has been improved.

Number 1, Short Term Goal – “Encourage and support restoration and preservation of the Wasco County Court House #2”, is being moved to Long Term Goals. The Commissioners agreed to add, “Encourage restoration of the Gitchell Building” and “Actively support Historic The Dalles Days” as new short-term goals.

Long Term Goal #3 should be changed to read "Encourage preservation and restoration of City Hall". Long Term Goal # 6 – "Continue to assist with historic plaque costs & availability" will move to Short Term Goals.

Hert was directed by the Commission to send Hemstreet, the owner of the Shaker Village, a formal letter requesting a meeting. The Chronicle and Hemstreet's lawyer should be copied on the letter.

Clason informed the Commission and Staff that a fundraiser is being organized for saving and completing the Lewis and Clark Memorial. If the City will allow it, park benches with a plaque will be sold for about \$5,000 each.

McNary requested that the new historic plaques be installed, especially the plaque for the Sixth Street Bridge. Hert said she would contact Dick Johnson to have the plaque installed. McNary wants a plaque at the old scale house for the Grain Elevator site. The Commission agreed it should be one of the fifteen plaques this year for which Hert has grant money.

### **DISCUSSION**

Hert informed the Commission that the Fowler's have scaled down the size of the residence for their historic property. Pictures were handed out of the new, proposed home as well as pictures of the original residence, which did have paned windows.

Clason said this home appears less intrusive than the original request.

Chair Gleason said it appears the root cellar location has been disturbed and artifacts seem to be scattered on the site. However, the excavation did not halt, which is a condition of approval for the development of the site.

After a brief discussion the Commission informed Hert that the new home application would need to come back to the Commission for a public hearing.

Doug Leasch, St. Peter's Landmark representative, is requesting approval for the addition of an elevator shaft for ADA accessibility that would alter the exterior appearance near the front entrance. New stairs to the rear of the building and air conditioning are also planned. Pictures were provided to the Commission. After discussion, the Commission directed Staff to bring this request back to the Commission as a public hearing.

### **STAFF AND COMMISSIONER COMMENTS**

Hert notified the Board that Sally Donovan would be presenting the Pioneer Cemetery Preservation Plan to the City Council on March 14, 2005. Hert will be presenting the Historic Landmarks Commission Annual Report at the same meeting. Hert requested the Commissioners to attend if at all possible.

Hert notified the Commission that the City would be recommending Earline Wasser for the Oregon Historic Cemetery Commission vacancy. Hert invited the other Commissioners to write their support of this appointment also.

Hert reminded the Commission that the Oregon Historic Cemetery Commission would hold it's quarterly meeting at City Hall on May 13<sup>th</sup> from 1 to 3:30 p.m. with a tour of the Pioneer Cemetery following the meeting. The Commission members are invited to attend. The clean-up day for the Pioneer Cemetery is May 14<sup>th</sup>.

McNary said he believes a Head of the Pioneer Cemetery Board is necessary. One person needs to give direction and make decisions. Also, Earline Wasser should have someone who is responsible for overseeing her volunteer work.

Parker moved to have Robert McNary appointed as Chairman of the Pioneer Cemetery Board for all supervisory and designated business that cannot be handled at the regular Commission meeting with Earline Wasser as designee and Clason seconded the motion. The motion carried unanimously.

Hert will submit an application for the gardener's shed for the next meeting.

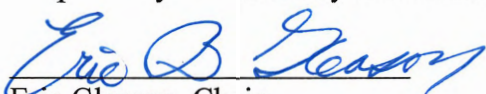
#### **NEXT MEETING DATE**

The next regular meeting is scheduled for March 23, 2005.

#### **ADJOURNMENT**

The meeting was adjourned at 5:40p.m.

Respectfully submitted by Denise Ball, Administrative Secretary.

  
Eric Gleason, Chair  
Historic Landmark Commission

# Historic Landmarks Commission

## 2005 Short Term Goals

1. Encourage restoration and preservation of the Pioneer Cemetery.
2. Provide educational assistance to help individual restorers by setting up a special assessment workshop.
3. Try to stabilize Shaker Village.
4. Establish a Historic resource center.
5. Support and encourage the preparation of a Master Site Plan by the Fort Dalles Museum.
6. Assist in saving and completing the Lewis and Clark Memorial and making it a local landmark.
7. Encourage restoration and preservation of The Lewis and Clark Rock Fort.
8. Update Historic Inventories.
9. Encourage restoration of the Waldron Drug/Gitchell Building.
10. Actively support Historic The Dalles Days.
11. Continue to assist with historic plaque costs & availability.

## Long Term Goals

1. Continued support for restoration and preservation of the Wasco County Courthouse #2.
2. Designate other qualified areas as national historic districts.
3. Encourage preservation and restoration of City Hall.
4. Expand the downtown historic district.
5. Maintain CLG status.
6. Support Civic Building restoration.
7. Continue to supply information on Historic Open Houses.

John Lundell  
P.O. Box 1384  
223 W. 5<sup>th</sup> Place  
The Dalles, Oregon 97058

March 2, 2005

Mike Fowler  
Century 21 Columbia Crest  
207 W. 3 St.  
The Dalles, Oregon 97058

Dear Mike:

As per our telephone conversation on February 25, 2005, regarding the former structures at what was 212 and 216 W. 4<sup>th</sup> St and questions from the City of The Dalles Planning Department, more specifically the Historic Landmarks Commission.

The residences at both locations and a root cellar behind 216 were all demolished in 1983.

The 216 root cellar was a small, crude, separate structure behind the house and was partially in the dirt bank. It was approximately 4 foot by 5 foot with a double door and a wood roof with a tin covering. The walls were stone rubble construction with a dirt floor; the peak of the ceiling/slightly gabled roof from the inside was about 6 foot high at the highest point.

There was no separate structure behind 212 used as a root cellar. As I recall, the back porch door opened to an area next to the dirt bank that was a general catch-all. A crude lean-to roof provided some protection from the elements. The area was not enclosed except for a small wood shed next to the concrete steps on the east end.

If I can be of further assistance on this please let me know.

Sincerely,

A handwritten signature in cursive script, appearing to read "John Lundell", written in dark ink.

**STAFF REPORT  
HISTORIC LANDMARKS REVIEW #86-05**

**TO:** The Dalles Historic Landmarks Commission

**FROM:** Dawn Marie Hert, Associate Planner

**HEARING DATE:** March 23, 2005

**ISSUE:** The property owner is applying to construct a historic looking residence and garage with an upstairs apartment on a vacant lot in the Trevitt's Historic District.

**SYNOPSIS:**

APPLICANT	Mike and Pat Fowler
PROPERTY OWNER	Mike and Pat Fowler
LOCATION	212 W. 4 <sup>th</sup> Street, The Dalles, OR 97058
ZONING	"CBC" – Central Business Commercial
EXISTING USE	Vacant
SURROUNDING USE	Commercial and Residential
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:**

**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.**



**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:** This site will be used for residential purposes. According to existing utilities to the site, the previous use for this site was also for a residential use. 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:** There are currently no structures on the site. A condition of approval will be added to address removal of any historical materials on this site. This criterion can be met 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:** The applicant is proposing to site and construct a new single family home with an office on the main floor at the existing vacant lot. The building description of the proposed structure is similar to the Craftsman and Norman Farmhouse style. No structures exist on the site, therefore, no false changes/alterations are proposed. Criterion does not apply.

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

**FINDING-A4:** There are no existing structures or significant features to the vacant lot. No changes are proposed. Therefore, this criterion does not apply.

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

**FINDING-A5:** There are no existing features, finishes, or construction techniques because there is no existing structure on site. This 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:** No existing structures exists on site, 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:** There are no existing structures on site, 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:** According to the applicant and a local historian, no archaeological resources are expected to be affected by this proposal. Mr. John Lundell, a local historian and previous owner of the adjacent house (Ben Snipes House) stated in a letter to the applicant that the original root cellar behind 216 West 4<sup>th</sup> Street was demolished in 1983 along with the house. Due to the excavation that is proposed at the site, the applicant is responsible to notify the appropriate authorities if any archaeological resources are 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:** There are currently no known existing historic materials on site. The proposed new residence will follow the Trevitt’s Design Guidelines in detail (see below). There will be no mixed work at the site; all materials for the construction of the new residence will be new. Therefore, this criterion does not apply.

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:** In order to meet current standards set forth in the City’s Land Use and Development Ordinance, the applicant will need to do some excavation of the existing site. If the residence is removed at a later date, the site could be brought back to its current state by adding fill. The proposal is anticipated to be a part of the neighborhood for years to come. This site has been vacant since the late 1980’s. Replacing the vacant site with a new residence will bring the neighborhood back to the original state. 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.**

**Pages 17-21 ~BUILDING DESCRIPTIONS**

*“The primary period of significance for Trevitt’s Addition is 1864-1902. This marks the earliest settlement and development of the residential areas and the commercial core.*

*The secondary period of significance is 1903-1937 which is due to changes resulting from the motor age, electricity and telephone systems..."*

*"The historic homes in the Trevitt's Addition fall into a broad range of styles. Not every home will fit within a specific style, some buildings may combine features of several styles, as well as being in a vernacular form..."*

*"CRAFTSMAN (1905-1930) – low pitched, gabled roof (occasionally hipped) with wide, unenclosed eave overhang; roof rafters usually exposed; decorative (false) beams or braces commonly added under gables; porches, either full or partial-width, with roof supported by tapered square columns or pedestals frequently extend to ground level (without a break at level of porch floor)."*

*"NORMAN FARMHOUSE (1915-45) – a subtype of the "French eclectic" which is characterized by the tall, steeply pitched hipped roof (occasionally gabled in towered subtype) without dominant front-facing cross gable; eaves commonly flared upward at roof-wall junction; brick, stone, or stucco wall cladding sometimes with decorative half timbering."*

**FINDING-B1:** The applicant has submitted a rendering of the proposed residence/office. The style that is proposed is similar to the Craftsman and Norman Farmhouse styles. The Trevitt's Addition, as stated above, has a broad range of housing styles. The design guidelines also state that some buildings combine several different styles. The applicant is also proposing a two-car garage to be attached to the residence/office. The proposed rendering falls within the building descriptions that the Trevitt's Historic District allows, as well as blending in with the size, style, massing and height of the neighboring properties. Criterion met.

## **Page 22 ~ LANDSCAPING**

*"Yards in the Trevitt's Addition vary as a result of the topography and in general the houses are setback from the sidewalk in contrast with the commercial district. They have three zones; sidewalk, front yard and house. New construction and rehabilitation should maintain the alignment of houses in the district and the historic character of the yards."*

### **GUIDELINES:**

- a. *New construction should be set back from the street property line a minimum of 15 feet.*
- b. *Street facing portions of the property should be preserved so that the public's visual access is not obstructed.*
- c. *Shrubs, trees, and foundation plantings should not dominate the appearance of the house; rather, they should be complimentary and highlight important features of the building.*
- d. *Preserve and maintain all mature landscaping, remove only if diseased or presenting a life safety hazard.*
- e. *New construction should keep landscaping low near the building using flowers and low shrubs with larger plants and trees further away from the building.*
- f. *In choosing landscaping elements the following should be considered:*
  - style of house*
  - climate appropriate plantings*

- g. *Use of fences is recommended provided they are in keeping with the style of the house and the scale of the neighborhood.*
  - h. *The use of historic photographs for reference is recommended.*”
- FINDING-B2(a):** The proposed structure is setback 20’, and the proposed attached garage is setback approximately 40’. Criterion met.
- FINDING-B2(b):** As shown on the submitted landscaping plan, medium growing shrubs are planned to provide a buffer from the parking area. The applicant is proposing one Dogwood tree in front of the main residence; this is consistent with the surrounding properties and will not obstruct the public’s visual access. Criterion met.
- FINDING-B2(c):** The landscape plan submitted shows minimum height, and medium height shrubs. The number of shrubs shown does not dominate the appearance of the proposed house. Criterion met.
- FINDING-B2 (d):** The existing vacant lot only has a few volunteer trees that are not significant to the site and will be removed with construction. No other mature landscaping exists on the site. Criterion met.
- FINDING-B2 (e):** The submitted landscape plan shows low landscaping near the building, which includes bedding plants, lawn, and hydrangea plants. The only tree shown on the plan is set away from the building. Criterion met.
- FINDING-B2 (f):** The applicant submitted a landscape plan that is appropriate for both the style of the house as well as climate appropriate. Criterion met.
- FINDING-B2 (g):** No fences are shown on the landscaping plan. The adjacent properties to each side of the subject parcel do not have fences. If a fence is planned in the future, the applicant will need to get the Planning Directors approval prior to constructing the fence. Criterion will be addressed as a condition of approval.
- FINDING-B2 (h):** A historic photograph of the previous house was made available by a friend of the applicant. The previous house was very small. The style was plain and one level. The applicant is proposing a one level house with this application. The original house also had a front porch, the applicant is also proposing a front porch with the new residence. The style of the original house is different than the proposed new house, however, the style chosen by the applicant is complimentary to the district. Criterion met.

## **Page 23 ~ PORCHES**

*“Porches are a prevalent aspect in Trevitt's Addition and they vary from small stoops to grand verandas. The porch is an integral part of the home in that it serves as both a functional and decorative element. It provides the transition from outdoor to indoor, public to private. New construction and rehabilitation should retain the neighborhood's historic character through the porches' proportion, scale, materials, and style.*

### **GUIDELINES:**

- a. *Preservation of defining features such as columns, entablature, railings and other details is important to maintaining the overall character of the house.*
- b. *When original elements are too damaged to restore or rehabilitate, the materials and craftsmanship used to repair the porch should replicate the original construction (see page 2, Secretary of the Interior's Standards for Rehabilitation).*
- c. *When adding or remodeling a porch on a historic home the use of photographs for reference is recommended.*
- d. *Retain all representative distinctive damaged material as a future record.*

- e. *Preventive maintenance can help avoid costly repairs. Annual inspection should include checking:*
  - proper roof drainage*
  - integrity of roofing material*
  - blistering paint (water leakage)*
  - damp areas*
  - substructure for water and insect damage*
- f. *New construction should use a simple design with hip or shed roof with simple posts and handrails.*
- g. *The following materials are prohibited:*
  - corrugated fiberglass*
  - metal siding*
  - wrought iron porch supports*
  - prefabricated trellis*
  - plywood*
  - exposed concrete block*

**FINDING-B3 (a):** There is no existing porch to preserve; therefore, this criterion does not apply.

**FINDING-B3 (b):** There is no existing porch to preserve; therefore, this criterion does not apply.

**FINDING-B3(c):** There is no existing structure to preserve or add to; therefore, this criterion does not apply.

**FINDING-B3(d):** There is no existing structure to preserve or add to; therefore, this criterion does not apply.

**FINDING-B3(e):** There is no existing structure to preserve or maintain, therefore, this criterion does not apply.

**FINDING-B3(f):** The proposed porch is a small covered porch with simple columns and a simple balustrade. The roof over the porch is a hip roof and is appropriate to the style of the proposed home. Criterion met.

**FINDING-B3(g):** The applicant is not proposing to use any of the above listed materials. Criterion met.

#### **Page 24 ~ROOFING**

*“Roof forms contribute to the character of Trevitt's Addition in their form. They are predominantly gables with an assortment of gambrels and hips. New construction and rehabilitation should maintain the residential nature of the roof forms of the historic neighborhood.*

#### **GUIDELINES:**

- a. *Wherever possible preserve, repair and protect existing materials and forms (see page 2, Secretary of the Interior's Standards for Rehabilitation).*
- b. *New construction should use roof forms that are consistent with the residential buildings in the neighborhood.*
- c. *Gable, hip, and gambrel roof forms are recommended.*
- d. *Flat roof forms for new construction are not recommended and are usually associated with commercial buildings.*
- e. *Both new construction and rehabilitation should use wood or asphalt shingles.*
- f. *Metal roofing and wood shakes are not recommended, unless original (St. Peter's Catholic Church).*

- g. *If replacement or repair is necessary, retain a portion of original roofing for future information.*
- h. *The use of historic photographs for reference is recommended.*

**FINDING-B4(a):** This application is for new construction, therefore, this criterion does not apply.

**FINDING-B4(b):** The proposed roof form is similar to the adjacent properties, it has prominent front facing gables. Criterion met.

**FINDING-B4(c):** As stated above, the applicant is proposing a gabled roofline. Criterion met.

**FINDING-B4(d):** This proposal does not include a flat roof form. This criterion does not apply.

**FINDING-B4(e):** The applicant is proposing to use architectural composite shingles. Criterion met.

**FINDING-B4(f):** Neither metal roofing nor wood shakes will be used on the roof. Criterion met.

**FINDING-B4(g):** This application is for new construction, therefore, this criterion does not apply.

**FINDING-B4(h):** This application is not for repair on an existing structure. The subject property is proposing composite roofing. The surrounding properties currently all have composite roofing. This criterion does not apply.

#### **Page 24 ~ SIDING**

*"The sense of cohesiveness and continuity of Trevitt's Addition derives in part from the consistent use of building materials in building facades: horizontal wood siding, brick, and stucco. New construction and rehabilitation should use materials that provide scale and relate to the historic residential character.*

#### **GUIDELINES:**

- a. *Wherever possible preserve, repair and protect existing materials (see page 2, Secretary of the Interior's Standards for Rehabilitation).*
- b. *If necessary, siding should be replaced with in-kind materials (see page 2, Secretary of the Interior's Standards for Rehabilitation).*
- c. *The use of materials appropriate to the building style is recommended.*
- d. *Be consistent with the original siding in terms of style and exposure.*
- e. *When replacing shingle siding it is recommended to use shingles with the same texture, exposure, pattern and to install with the same construction technique.*
- f. *In general all buildings should have wood siding that is painted.*
- g. *For new construction the use of stucco, brick and wood siding is recommended.*
- h. *The use of aluminum, vinyl and plywood siding is prohibited.*

**FINDING-B5(a):** There is no existing structure to preserve or add to; therefore, this criterion does not apply.

**FINDING-B5(b):** There is no existing structure to preserve or add to; therefore, this criterion does not apply.

**FINDING-B5(c):** The applicant is proposing to use a siding called "hardy board", which is a concrete cellulose (wood fiber) composite material. The boards are fire-retardant and widely used in the construction industry today. The boards are fabricated to look like wood boards. The shake siding that is shown on the rendering is not what the applicants are planning; they will be using the "hardy board" on the entire structure and use the shake for accents/details. The materials proposed to be

used with the construction of the residence are appropriate to the building style recommended. Criterion met.

**FINDING-B5(d):** There is no existing structure to preserve or add to; therefore, this criterion does not apply.

**FINDING-B5(e):** There is no existing structure to preserve or add to; therefore, this criterion does not apply.

**FINDING-B5(f):** As stated above, the proposed structure will be using “hardy board” which has a component of wood and is fabricated to have a wood grain. The hardy board siding will be painted, and is very difficult to distinguish (unless very close to) that it is not wood. Staff supports the use of hardy board on this new proposed residence/office. Criterion met.

**FINDING-B5(g):** The new construction will use a composite siding that has the appearance of wood. Staff supports this choice of siding, because it looks like wood and has wood fibers in the actual boards. Criterion met.

**FINDING-B5(h):** The applicant is not proposing the use of aluminum, vinyl, or plywood siding. Criterion met.

## **Page 26 ~WINDOWS & DOORS**

*“Windows and doors serve in giving character to the American house. They provide proportion and scale to the elevation. In Trevitt's Addition windows are predominantly double-hung sash. Door styles vary throughout the neighborhood. New construction and rehabilitation should try and preserve the historic character of the windows and doors through proportion, scale, and rhythm.*

### **GUIDELINES:**

- a. *When dealing with historic windows and doors it is best to repair before replacing (see page 2, Secretary of the Interior's Standards for Rehabilitation).*
- b. *Replacement of the original windows and doors is not recommended. However, when replacement is necessary the material, size, proportion, scale, and detail of the original should be matched in order to preserve the historic integrity.*
- c. *Original muntin configuration should be kept as it gives scale and proportion to the overall reading of the window.*
- d. *If no original material exists the use of historic photographs is recommended.*
- e. *The use of thermal shutters and shades is recommended for weatherization as it does not affect the original windows, providing a non-impacting solution.*
- f. *Interior storm windows are recommended.*
- g. *Weatherstripping and caulking should be checked regularly to ensure good weatherization.*
- h. *New construction should use double-hung, one over one, or two over two windows with simple flat trim.*
- i. *The use of vinyl windows is not recommended.*
- j. *Reflective glass is prohibited.”*

**FINDING-B6(a):** There is no existing structure with windows to preserve or repair, therefore, this criterion does not apply.

**FINDING-B6(b):** There is no existing structure with windows to preserve or repair, therefore, this criterion does not apply.

**FINDING-B6(c):** There is no existing structure with windows to preserve or repair, therefore, this criterion does not apply.

**FINDING-B6(d):** The proposed house style is different than the original and no materials of the original house are available. This proposal is not for an alteration on an existing structure. Therefore, this criterion does not apply.

**FINDING-B6(e):** The applicant is not proposing shutters or shades, therefore, this criterion does not apply.

**FINDING-B6(f):** The applicant is not proposing storm windows, therefore, this criterion does not apply.

**FINDING-B6(g):** The applicant is going to be installing new windows; therefore, this criterion does not apply.

**FINDING-B6(h):** The applicant is proposing double hung, four over four windows with flat trim. The original house had what appeared to be double hung, six over six windows, the requested windows are similar to the surrounding windows in the district. Criterion met.

**FINDING-B6(i):** The applicant is proposing the use of vinyl windows. The Oregon State Uniform Building Code requires certain thermal ratings for one and two family homes; a "u-value" needs to be met in order for the window to be approved. Discussions with the local State Building Code Department made it evident that using a solid wood window or partial wood window makes it difficult to meet the State's minimum thermal rating requirements. Staff is comfortable with the applicant's request to install vinyl windows. The proposed windows are appropriate in proportion, scale, and historic character with the proposed building and the surrounding homes. Criterion met.

**FINDING-B6(j):** The applicant is not proposing reflective glass. Criterion met.

*Page 27~***COLOR**

*"Trevitt's Addition has a varied range of building colors which contributes to the liveliness of the neighborhood. New paint should maintain an overall image of variety, without providing a strict palette, allowing for flexibility and freedom, which created the current appearance of the neighborhood.*

**GUIDELINES:**

- a. *Research and replication of original paint colors is recommended.*
- b. *As a rule it is recommended that three colors be used:*
  - darkest-window sash*
  - medium-building*
  - lightest-trim, detail*
- c. *In choosing a color scheme for a house, consult the local hardware stores, which have historic paint palettes for suggested styles.*
- d. *In general earth tones are recommended.*
- e. *Lighter colors used for smaller homes help to give them more presence.*
- f. *Houses should use varying color palettes in an effort to retain the sense of variety in the neighborhood."*

**FINDING-B7(a):** There is no historical data known of the previous home colors. From the black and white photo, it is difficult to tell what the original colors may have been. This application is for a proposed structure and not repainting an original structure. Therefore, this criterion does not apply.

**FINDING-B7(b):** The applicant has submitted color choices for the proposed structure. The proposed house color is Silver Fox, which is a gray color with a purple undertone. The proposed trim detail is a color called Violet Crush, which is a light violet color. The proposed window sash is a color called Mountain



Lavender, which is a darker lavender color. In order to meet the guidelines stated above the applicant will need to either darken the building color, or lighten the trim color chosen. The Planning Director can approve the final colors administratively; therefore this criterion will be addressed as a condition of approval.

**FINDING-B7(c):** The paint chips supplied to the Planning Department are loose and not included in a historic color palette. Staff will suggest that the applicant consult with the local hardware stores to aid in the final color selection for the proposed two-family home. Criterion will be addressed as a condition of approval.

**FINDING-B7(d):** The proposed colors are not what staff would consider “earth tones”, however, earth tones are only recommended, not required.

**FINDING-B7(e):** The proposed structure will not be considered a “smaller home”. Therefore, this criterion does not apply.

**FINDING-B7(f):** The proposed colors are different than the surrounding properties. The surrounding properties have varying colors: greens, blues, creams, burgundy, gray, taupe and white. The final color choice will be confirmed by staff and will be suggested to differentiate from the existing surrounding buildings. Criterion will be met as a condition of approval.

**CONCLUSIONS:** The proposed two-family home will be a beautiful addition to the Historic Trevitt’s Addition. 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:**

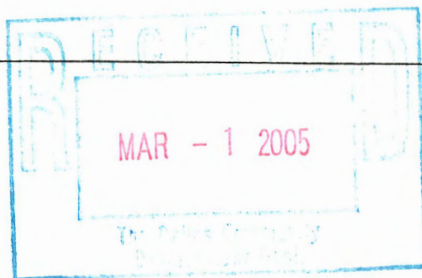
1. Work will be completed in substantial conformance to the pictures and proposals as submitted and reviewed.
2. Discovered archeological resources or materials will need to be professionally evaluated prior to excavation at the site.
3. Any future plans for fencing or landscaping will require review and approval by the Planning Department Director.
4. The final color scheme for the home will need to be reviewed and approved by the Planning Department Director. The color scheme should be chosen from a historic palette, and should vary from the surrounding properties.
5. The applicant will need to go through a formal Site Plan Review prior to approval of the final construction plans for the subject site.

**CITY of THE DALLES**

313 COURT STREET

THE DALLES, OREGON 97058

(541) 296-5481

HLC# 86-05**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:	Mike & Pat Fowler
Address	P.O. Box 549, The Dalles OR 97058
Site Address	212 W 4th St.
Telephone	296-5214

Please describe your project goals.

To construct a historic looking home & garage with an office on the main floor. Home to compliment other homes in Trevitt's historic district

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

Vacant lot. This will have a residence & office to blend with the existing neighborhood.

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

N/A - no structure

What is the current use of this property?

Vacant

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

List any known archeological resources on site.

None Known

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.**

*Regin T*  
Applicant

2/17/05  
Date

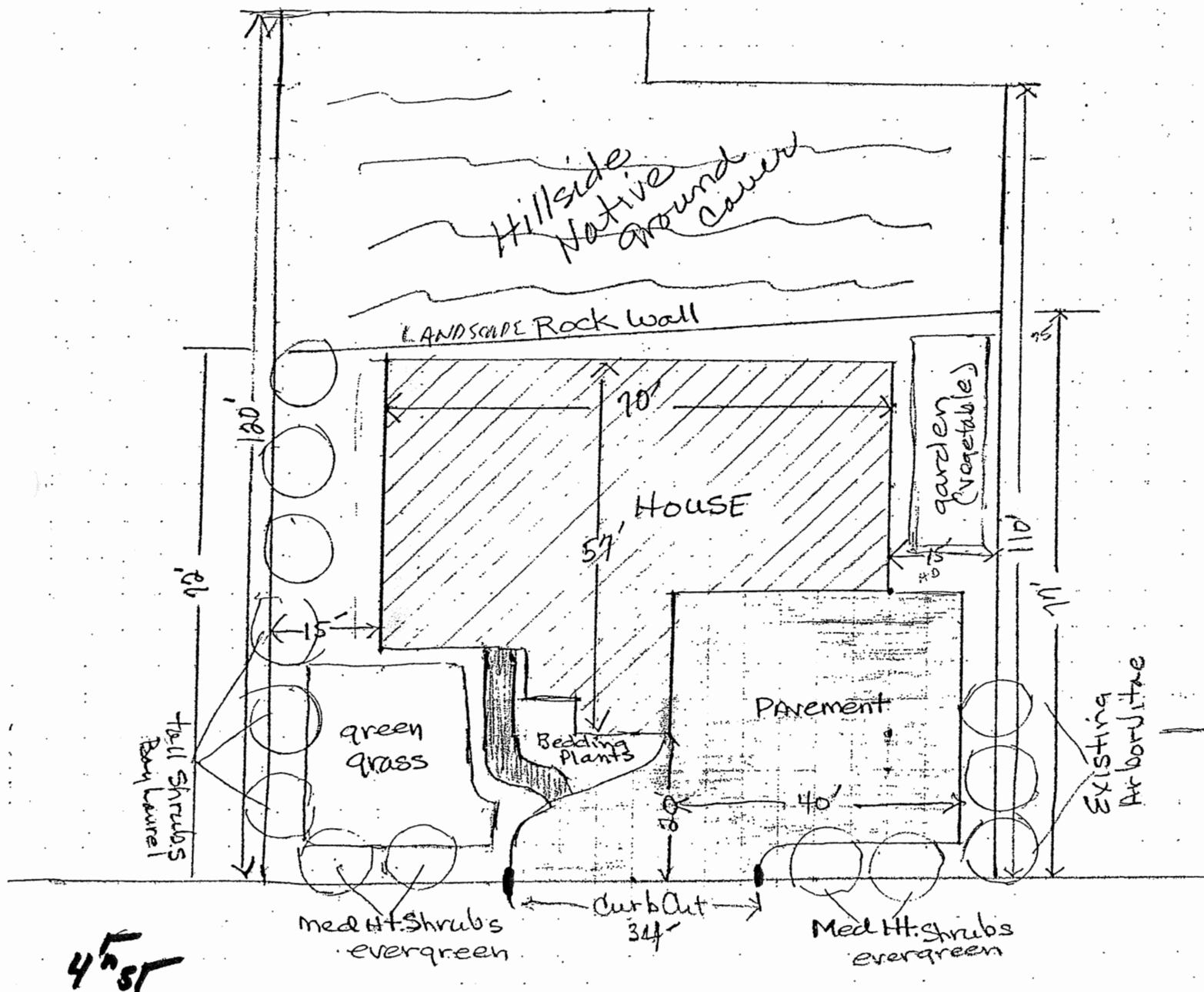
\_\_\_\_\_  
Owner (if not the applicant)

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

*Sam Maitland*  
Secretary, Historical Landmarks Commission

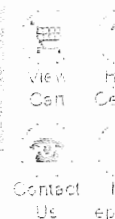
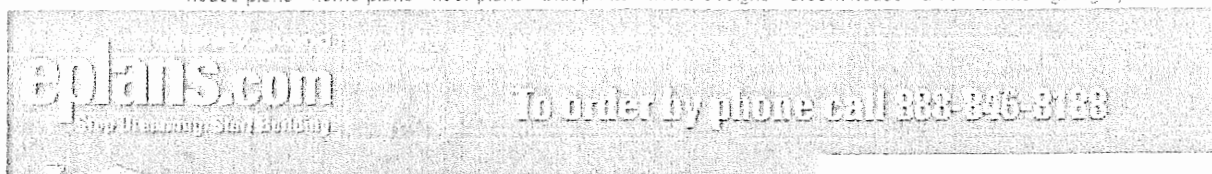
=====  
For Office Use Only

Historical Classification	<u>VACANT</u>
	(Primary, Secondary, Historical, Etc.)
Historic Building/Site <input checked="" type="checkbox"/>	Historic District: <u>Trevitt</u> <input checked="" type="checkbox"/> Commercial <input type="checkbox"/>
Historic Name: <u>VACANT</u>	
	(if any)
Year(s) Built: <u>VACANT</u>	



N  
 ↓

house plans - home plans - floor plans - blueprints - home designs - dream house - dream home - garage plans

[House Plans](#)[Garages](#)[Resources](#)[Books](#)[House Plan Styles](#) | [Browse House Plans](#) | [Featured House Plans](#) | [Advanced Search](#)[Log In](#)[Back to Plan Detail](#)

## Plan HWEPL06507 European Touch - Front Perspective, Color Rendering



- Hardboard
- Snake details

[Return to Summary Page](#)

## Sponsored Links

**Construction Loans & More**  
Construction loans with great rates  
Build your home and save money!  
[www.cobshomes.com](http://www.cobshomes.com)

**Commercial Mortgage Loan**  
multi-family, apartment, commercial  
From \$500,000 to \$500 Million  
[www.meridiancapital.com](http://www.meridiancapital.com)

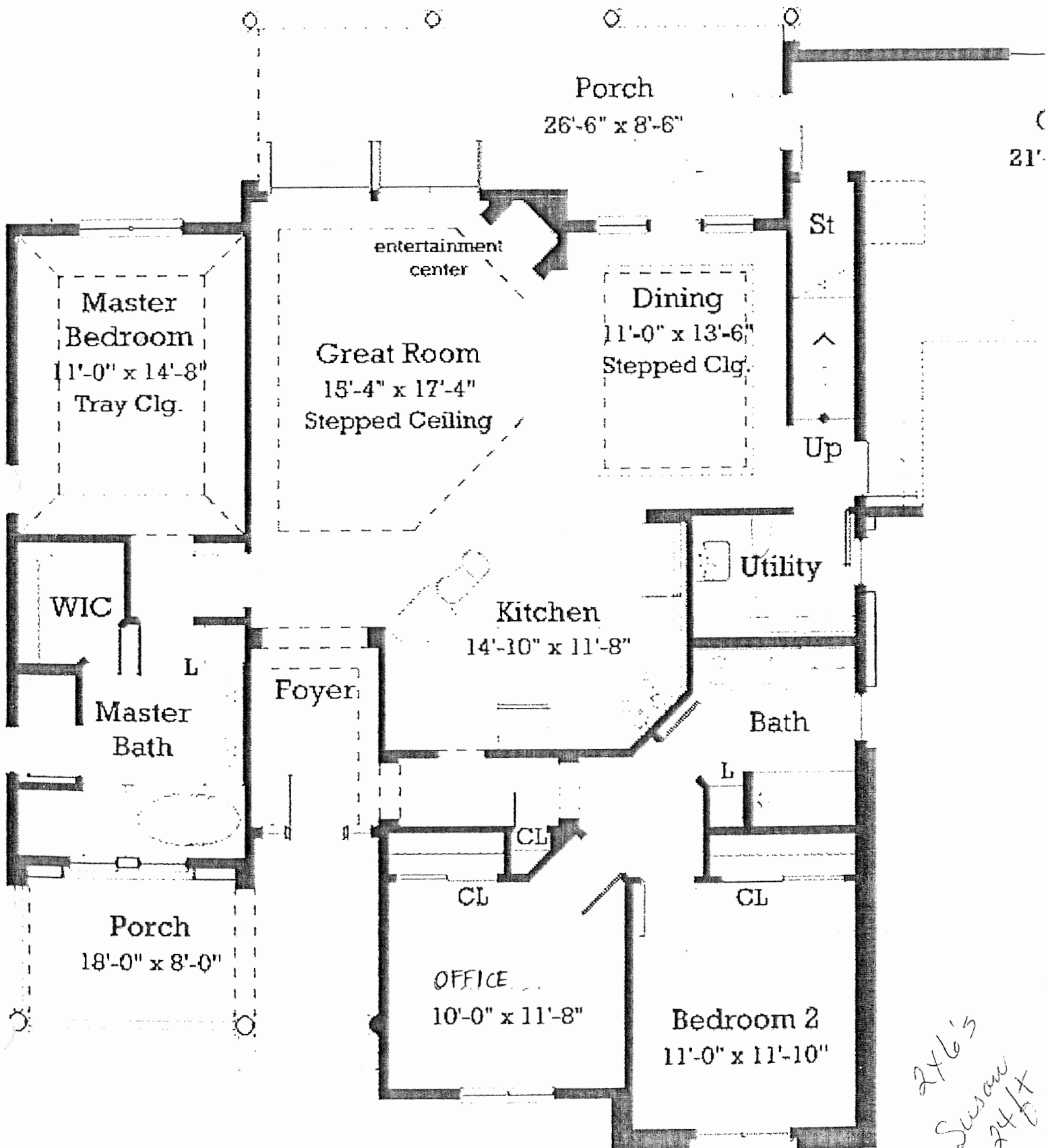
**Construction Loans**  
Build a new custom home with nothing  
down. Jumbo & Super Jumbo  
[www.mortgagemagician.com](http://www.mortgagemagician.com)

**Construction Loans**  
Local Broker Specializing in  
Construction Loans  
[www.mortgageoregon.net](http://www.mortgageoregon.net)

[HOME](#) | [House Plan Search](#) | [Browse House Plans](#) | [My eplans](#) | [About eplans](#) | [View Cart](#) | [Contact](#)  
[Affiliate Program](#) | [For the Builder](#) | [Book Store](#) | [Register](#) | [Help Center](#) | [Privacy Statement](#) | [Site Map](#)

To ask us a question or to order house, floor or garage plans by phone, call toll free at 888-846-8188 24

Plan HWEPL06507 European Touch - First Floor/Main Level





**STAFF REPORT  
HISTORIC LANDMARKS REVIEW #87-05**

**TO:** The Dalles Historic Landmarks Commission

**FROM:** Dawn Marie Hert, Associate Planner

**HEARING DATE:** March 23, 2005

**ISSUE:** The property owner is applying to construct an elevator shaft to make St. Peters Landmark handicap accessible, rebuilding the exterior stair on the rear of the building, and installing an HVAC system for heating and cooling of the landmark.

**SYNOPSIS:**

APPLICANT	Old St. Peters Landmark Preservation. Inc.
PROPERTY OWNER	Same
LOCATION	405 Lincoln, The Dalles, OR 97058
ZONING	"CBC" – Central Business Commercial
EXISTING USE	Vacant
SURROUNDING USE	Commercial and Residential
HISTORIC STATUS	National Register

**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:** Over the years, St. Peter's Landmark has been commonly used for weddings and other community concerts and musical events. Because this is a historic building with continued use, making the building handicap accessible (ADA) is not required. Historic resources have some exemptions when it comes to ADA accessibility through the State. However, the owners want to make the landmark accessible to all. This will allow the landmark to remain open, as well as provide for weddings and other special events.

This application request also includes a request to rebuild the rear stairs to the landmark. Currently the stairs are wood and have been an on-going maintenance issue for the owners. The sun has taken its toll on the rear stairwell over the years. The applicant is proposing to replace the stairs with a non-maintenance permanent fix. Installation of an angle iron stair designed by a local iron works business is planned to replace the deteriorating stairwell. The stairs will differentiate from the current stair, however, the current stair is not original. No pictures of the rear stair are known.

The applicant is also planning to install a HVAC system for heating and cooling the landmark. The landmarks current system does not have air conditioning. The applicant is opting to go with a new system that will provide both heat and air. The heat will be a more efficient system than the current system that heats the building. Both systems will remain.

One will, in a sense, be a back up. No structural alterations are planned with the installation of the new system, therefore, the HLC will not need to review/approve the request. The information was added to keep the commission informed of the constant upgrades and preservation/maintenance of this historic landmark.

**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:** This site will be used for weddings, musical events, as well as be open for public enjoyment. The current use has been the same since the 1970's. There are currently no active church services being held in the church. The applicant is trying to encourage the use and enjoyment of this national landmark by adding handicap access to the building. The proposed elevator shaft has been put in the location that best suits the two floors of the landmark and working with the existing floors and layouts. Unfortunately, the location of the proposed shaft is very visible. The applicant is very familiar with the building and the layout of the building, the proposed addition is the only option that he is able to come up with. The applicant is, however, in the process of consulting with a professional architect that is listed in the SHPO's recommended/approved historic professionals. If the architect has a less obvious location for the elevator shaft, staff is asking that the commission approve the application with the stipulation that if the architect has a better location, the Planning Director can approve the new location. Criterion will be addressed as a condition of approval. The proposed replacement stairs and HVAC system will not change the use of the building.



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 historic character of the property is being retained and preserved. This application request will not remove or alter features that characterize the property.

The existing stairs are not original, nor are they historic. They are being replaced in the original location.

The addition of the elevator shaft to the structure will obscure one of the stained glass windows that face Lincoln Street. In designing the elevator shaft, the applicant had a difficult time trying to find a location that would be less obvious and still be able to serve the floors adequately. At this time the applicant is consulting an architect for a professional opinion on the new elevator.

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 addition of the elevator shaft will not create a false sense of historical development. The addition is planned to blend with the existing building. All care will be taken to make the addition compatible without creating a false sense of historical development.

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

**FINDING-A4:** The rear stairs are not original and have been altered from the original stairs. The applicant and staff agree that the stairs have not acquired historical significance. Therefore, removal and replacement of the stairs will be allowed. 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 St. Peter's Landmark shall be preserved. No changes are requested that impact the historic features of the site. The new foundation could slightly impact the appearance but will be made to blend with the existing structure and foundation. 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:** Replacement of the stairs is necessary for safety. The stairs are not a distinctive feature of this historic building. 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:** There are no plans for surface cleaning of the existing structure, 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:** Minimal excavation is planned with this proposal. The elevator shaft will be required to meet state building codes as well as ADA requirements. If any archeological resources or materials are discovered, they will need to be professionally evaluated prior to continued excavation at the site. 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 proposed addition for the elevator shaft is not destroying historic materials that characterize the property. The addition, unfortunately, is obscuring a portion of one of the historic features (a window). The new work is compatible with the massing, size, scale and architectural features of the landmark. The materials used for the addition will be similar. The addition will be marked with a small metal plaque noting the date of the elevator addition. Prior to construction of the new addition, the applicant will need to photograph the building and the area the addition is going to be attached. This will be a record of the previous state and the new state. Copies of these photos will need to be submitted to the Planning Department for their records. This 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 addition of the elevator shaft can be built so that in the future the essential form and integrity of the historic property goes unimpaired. The applicant will take the utmost care in the new addition and how it is attached to the historic building. 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:** St. Peter’s Landmark’s request to make the landmark accessible for all, is consistent with the Comprehensive Plan by encouraging the restoration and sympathetic renovation of our historic properties. Continued use of this resource is vital to our community and its awareness to our historic preservation.

The addition of ADA access to the historic landmark will allow for continued use and enjoyment for all for many years to come. Criterion met.

**CONCLUSIONS:** The proposed addition of the elevator shaft, replacement stairs, and installation of a new HVAC system are necessary for continued use by all. The replacement stairs are necessary for fire, life and safety; the HVAC system will make the inside environment of the landmark more comfortable for all seasons; and the proposed elevator shaft will allow for handicap accessibility to all floors of the 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 the City of The Dalles Comprehensive Land use Plan 1994, 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, or if an alternate location is designed (by an architect) for the proposed elevator shaft that is less obvious, the Planning Director has the permission of the Commission to approve the alternate location.
2. The applicant will need to submit plans for a building permit to the local State Building Codes Department.
3. 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.
4. The applicant will take the utmost care in the new addition and how it is attached to the historic building in such a manner that, if removed in the future, the essential form and integrity of the historic building and its environment would be unimpaired.
5. Prior to construction of the new addition, the applicant will need to photograph the building and the area the addition is going to be attached. Copies of these photos will need to be submitted to the Planning Department for their historic records/library.

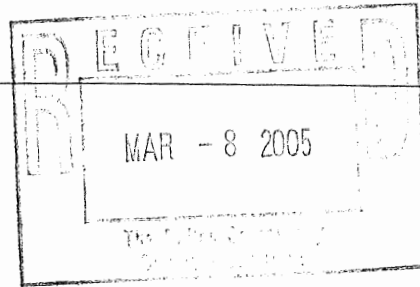


CITY of THE DALLES

313 COURT STREET

THE DALLES, OREGON 97058

(541) 296-5481

HLC# 87-05

## 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:	<u>St. Peter's Landmark.</u>
Address	<u>3rd + Lincoln</u>
Site Address	<u>P.O. Box 882, The Dalles</u>
Telephone	<u>(541) 299-8861 Doug Leach - President</u>

Please describe your project goals.

ADA accessibility to historic landmark, also HVAC (no structural alteration)  
stair replacement in rear.

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

See attached drawings/details.  
All efforts will be taken to maintain the appearance of the building

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

The historic character of the building will be slightly altered with the addition of the elevator shaft.  
The applicant is willing to look at all options in locations that would be feasible to make this historic building ADA accessible.  
What is the current use of this property? continued to be used + enjoyed.

St. Peter's landmark - weddings, concerts + open for  
Will the use change as a result of approval of this application? Yes/No

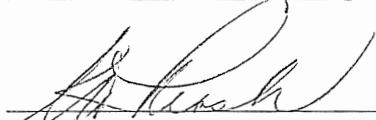
public  
enjoyment /  
education

List any known archeological resources on site.

~~None~~ None known.

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.

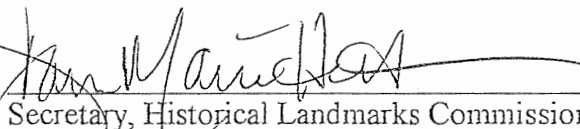
I certify that the above information is correct and submit this application with nine (9) copies of a site plan drawn to scale, nine (9) copies of detailed, elevation drawings with proposed changes, and nine (9) current color photographs (4X6 inch minimum) of the building/structure front.

  
Applicant

3/1/05  
Date

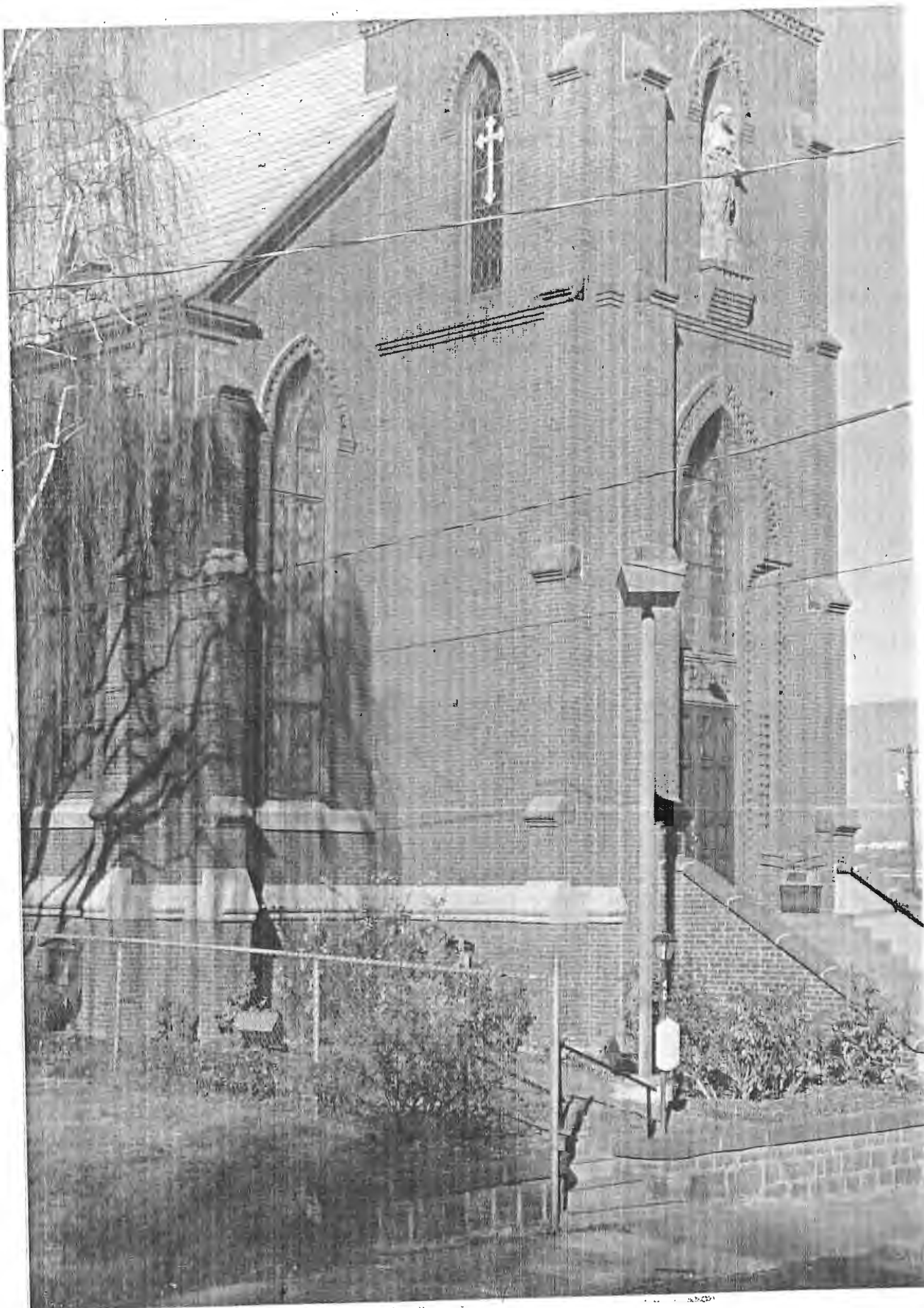
Owner (if not the applicant)

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

 3/1/05  
Secretary, Historical Landmarks Commission

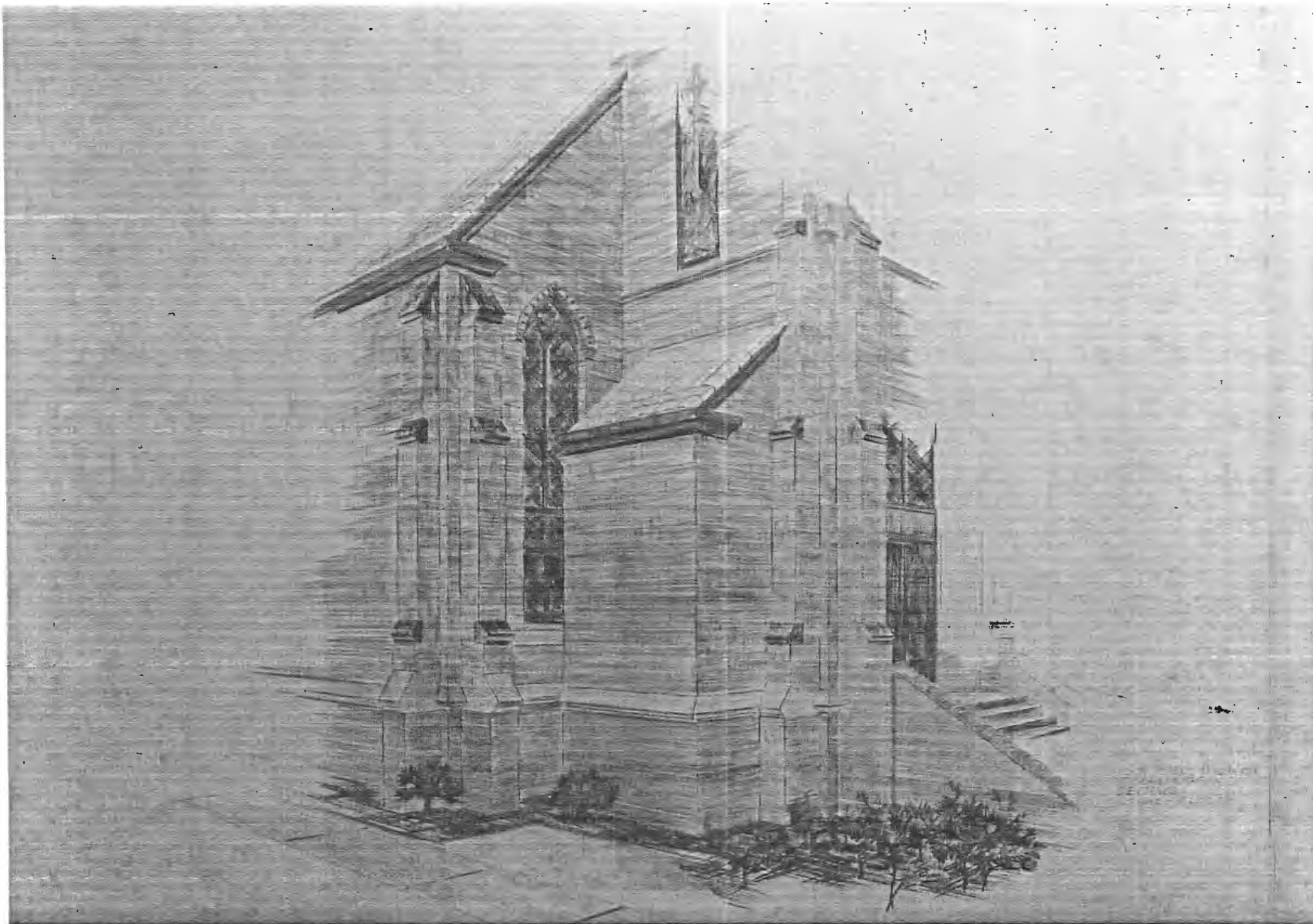
For Office Use Only

Historical Classification	<u>National Register</u>
	(Primary, Secondary, Historical, Etc.)
Historic Building/Site	<input checked="" type="checkbox"/> Historic District: Trevitt <input checked="" type="checkbox"/> Commercial <input type="checkbox"/>
Historic Name	<u>St. Peter's Catholic Church</u>
	(If any)
Year(s) Built	<u>1898</u>

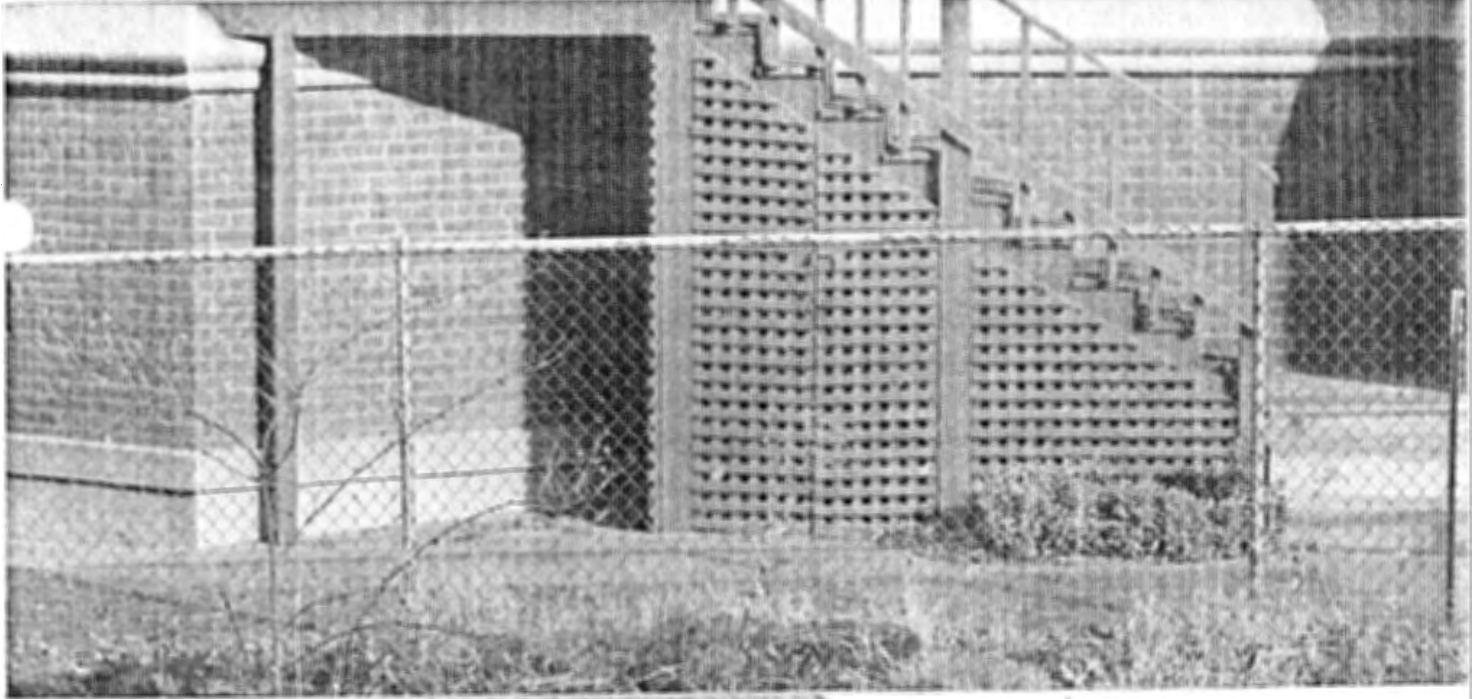


EXISTING

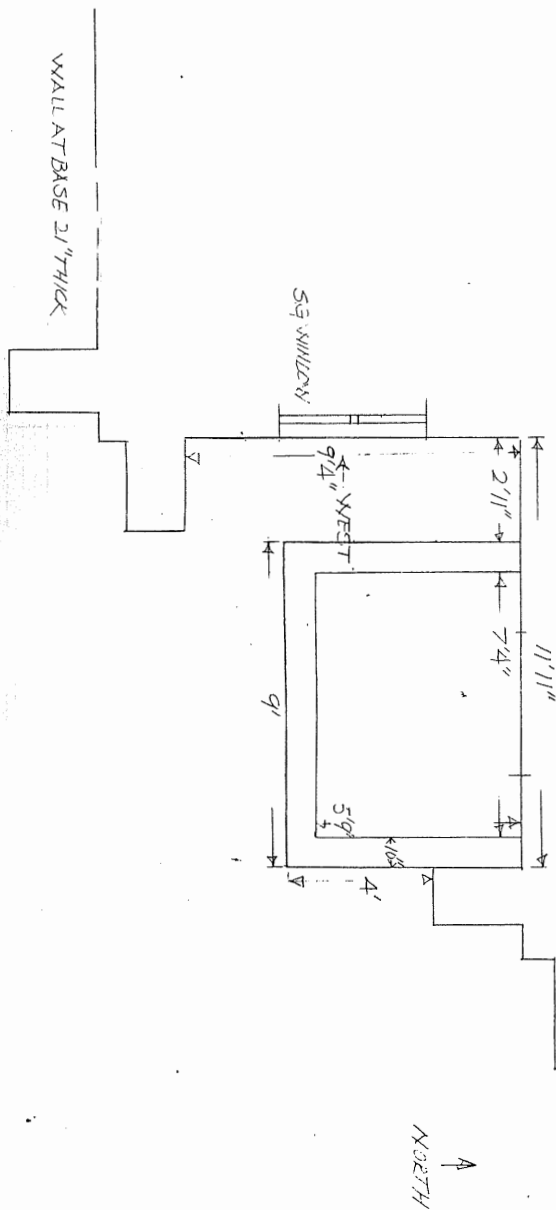
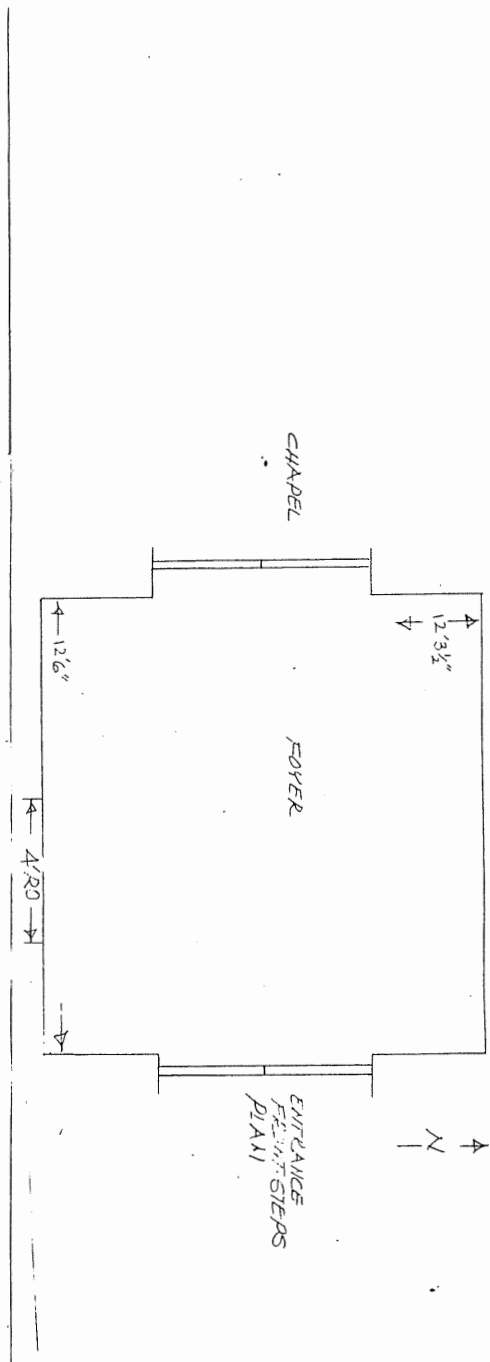




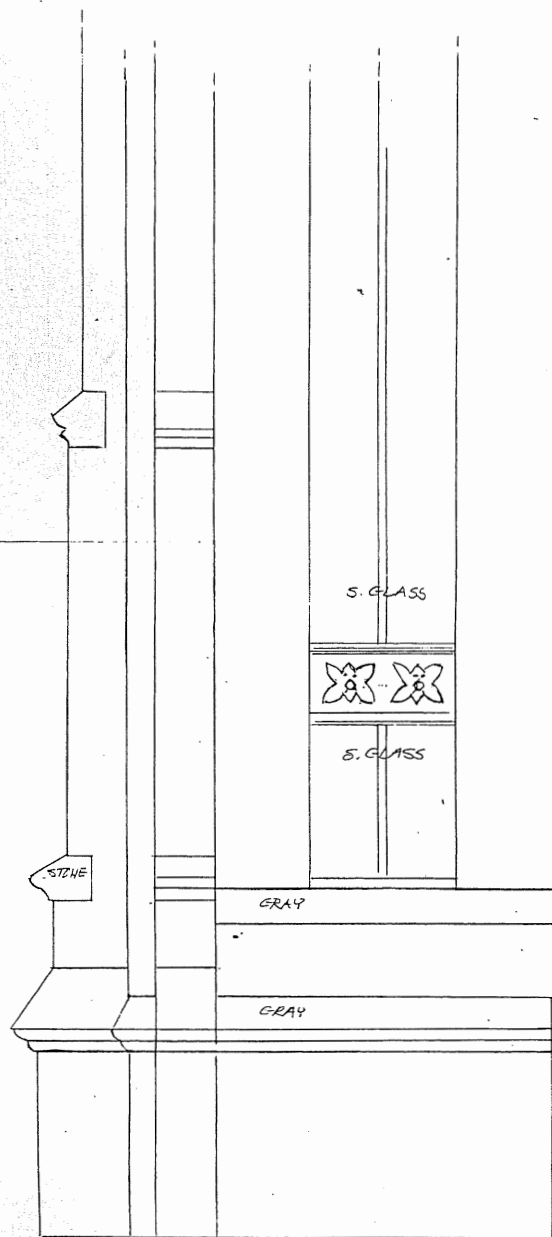
PROPOSED





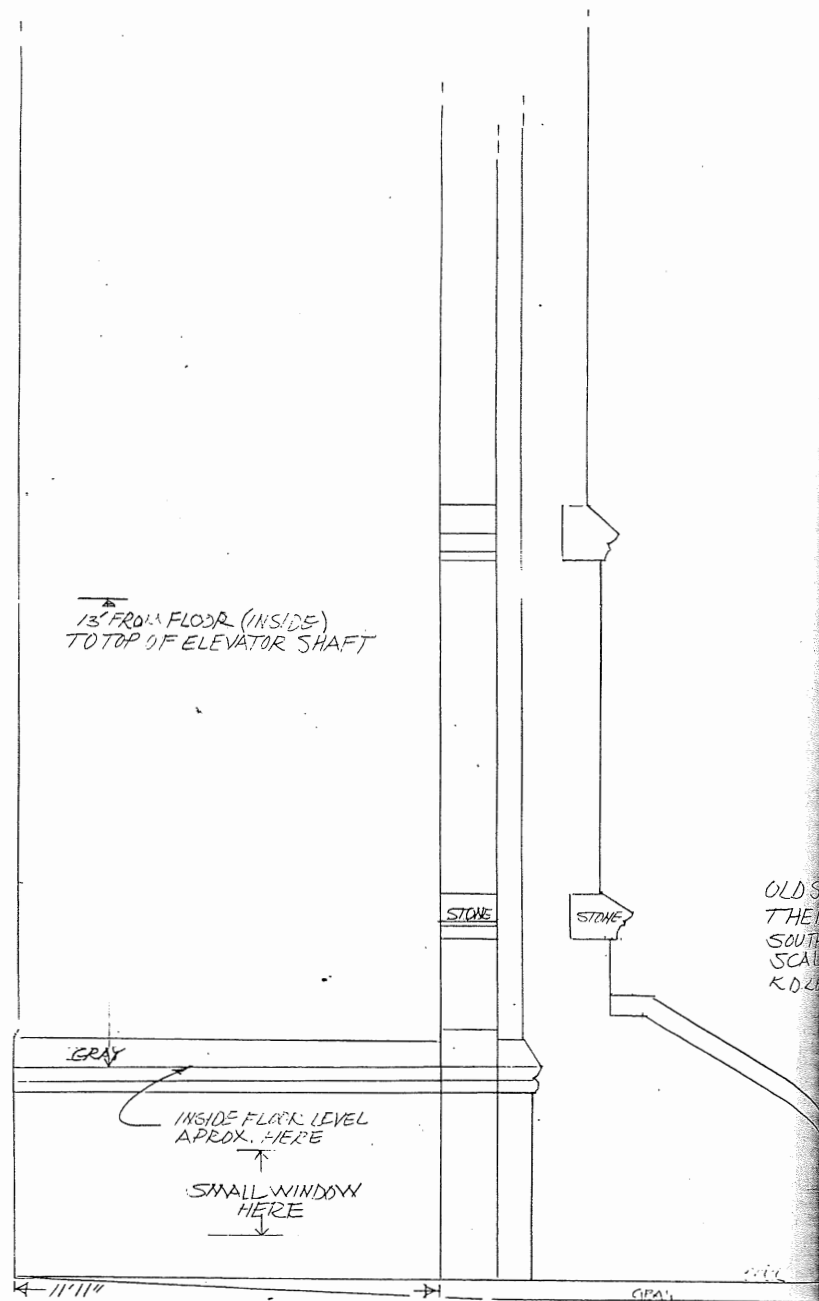


OLD  
THE  
PLA  
SCA.  
K.D.L.

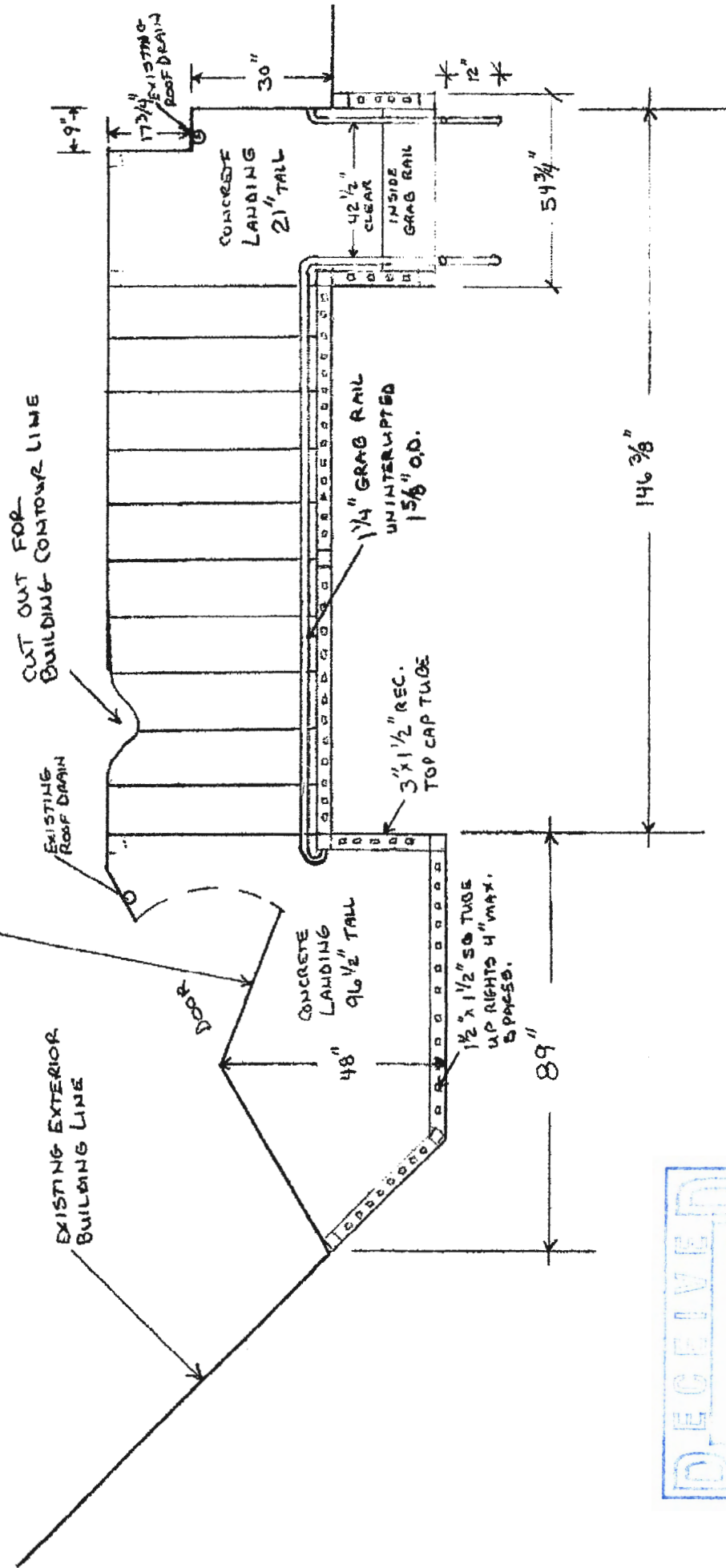


11-94"

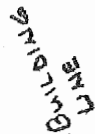
EAST ELEVATION



DOOR WILL BE ABLE  
TO OPEN ALL THE WAY

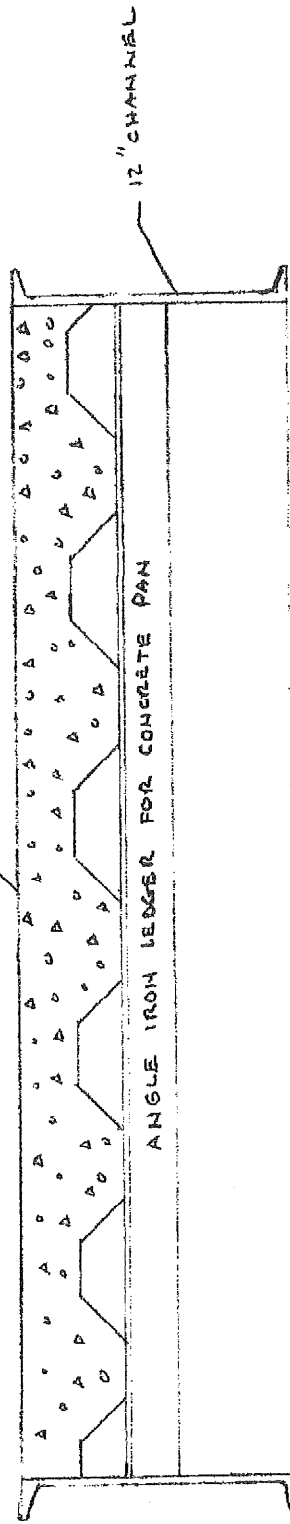


OLD ST. PETERS LANDMARK

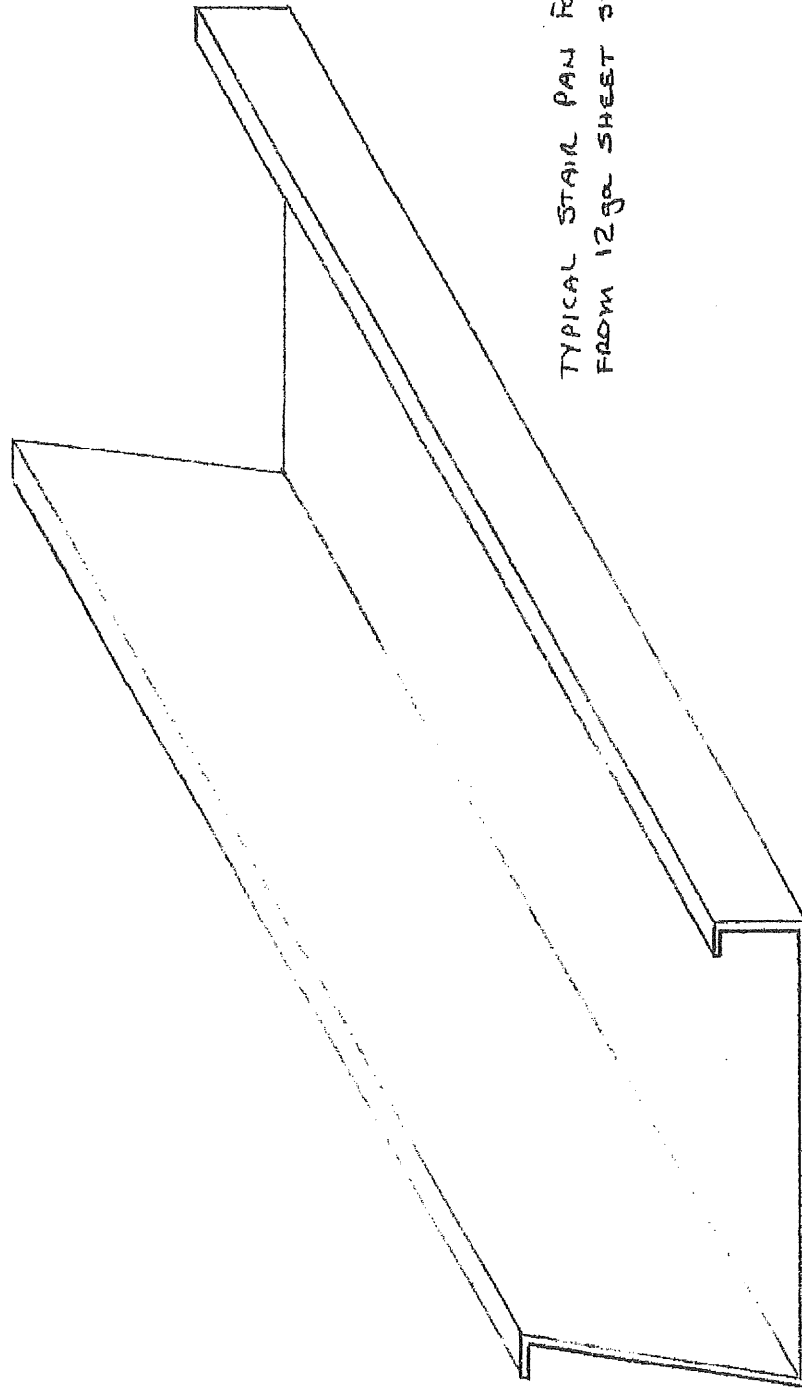


- NOTES: 1) REPLACE EXISTING CONCRETE

CONCRETE TO HAVE  
BROOM FINISH



TYPICAL LANDING  
CONSTRUCTION



TYPICAL STAIR PAN FORMED  
FROM 12 GA SHEET STEEL

**STAFF REPORT**  
**HISTORIC LANDMARKS REVIEW #88-05**  
**The Dalles Pioneer Cemetery**

**TO:** The Dalles Historic Landmarks Commission

**FROM:** Dawn Marie Hert, Associate Planner  
Community Development Department

**HEARING DATE:** March 23, 2005

**ISSUE:** Request to re-activate water service for the cemetery. This request will be for all three location approvals, however, the grant received from the OCHC will only cover the re-activation of one service. The additional services will need to be re-activated at a later date. Placement of a "gardener's shed" per the suggested location in the Pioneer Cemetery plan.  
Removal of old sprinkler heads on cemetery property. This will include capping off the lines and making them flush with the ground.

**SYNOPSIS:**

APPLICANT	City of The Dalles
PROPERTY OWNER	City of The Dalles
LOCATION	Scenic Drive
ZONING	RH/CFO
EXISTING USE	Pioneer Cemetery
SURROUNDING USE	Residential & Community College
HISTORIC STATUS	Locally landmarked in 1989, registered with Oregon Pioneer Cemetery Board (now the Oregon Commission on Historic Cemeteries.)

**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 site is The Pioneer Cemetery. The City received a grant from the State Historic Preservation Office to have a cemetery maintenance and preservation plan prepared. The plan was completed in 2004. This application request is following the



recommendations set forth in the plan. The City of The Dalles is asking for approval of three items for the Pioneer Cemetery:

- Re-activation of the water service for the cemetery. This request will be for all three location approvals, however, the grant received from the OCHC will only cover the re-activation of one service. The additional services will need to be re-activated at a later date.
- Placement of a “gardener’s shed” per the suggested location in the Pioneer Cemetery plan.
- Removal of old sprinkler heads on cemetery property. This will include capping off the lines and making them flush with the ground.

**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 the same and be used as a Pioneer Cemetery. The City is proposing to re-activate a water service for minor watering as well as place a gardener’s shed to house basic maintenance tools. 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 only items that are proposed for removal are the non-historic sprinkler heads. Removal of the sprinkler heads will bring the site back to a more original state. 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 only changes proposed will be the placement of a gardeners shed. The shed that is proposed to be used is approximately 10 feet by 12 feet and was donated. The old shed will be resided with old wood siding that will be provided. The siding will blend with the area. The structure will not 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: No such changes are proposed with this application. The only change involves removal of the sprinkler heads that are not historic. 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. No historic materials will be changed; no existing structure alterations are involved in this review. The only features that are being proposed to be removed are the sprinkler heads, which are not significant nor historic. With no structures currently at the site, there are no examples of craftsmanship that need to be preserved. 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. Re-activation of the existing water spigot and removal of the old sprinkler heads are the only repairs/replacement plans. These items are not historical features at the cemetery. 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 and no structures will be affected by this application. 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 resource are found with the placement of the gardeners shed or re-activation of the water. 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 applicant is proposing an addition of the gardeners shed. The size and scale is in accordance with the recommendations from The Pioneer Cemetery Preservation and Maintenance Plan. The proposed size of the shed is compatible with the cemetery by being placed in a non-obvious location. The placement of the shed will be on rail road ties, which will allow the ground to go undisturbed. The minimal amount of ground disturbance is planned. 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 shed will be placed in a manner that will make it easily removable. If removed in the future, the essential form and integrity of the site will be unimpaired. Criterion met.

**CONCLUSIONS:** Placement of the gardeners shed, reactivation of the water service and removal of the old sprinkler heads from the Pioneer Cemetery are consistent with both General Ordinance # 94-1194 and the cemetery 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 Pioneer Cemetery Preservation and Maintenance 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 resource are found with the placement of the gardeners shed or re-activation of the water.

HLC# 88-05**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:	<i>Pioneer Cemetery</i>
Address	<i>Between 420 &amp; 526 E. Scenic Drive</i>
Site Address	<i>1N13E 10BB 600</i>
Telephone	<i>N/A</i>

Please describe your project goals.

*add a 10 x 12 shed to existing site for use as garden/tool storage. Also, remove all sprinkler heads at cemetery & re-instate water spigot for seasonal use.*

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

*Minimal - building will be at rear of property.*

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

*Utilizing Sally Donovan's Master Plan recommendations.*

What is the current use of this property?

*Cemetery - Historic*

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

List any known archeological resources on site.

Burial Remains / Headstones / Etc.

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.**

Denise Ball for Dawn Hert 3-8-05  
Applicant Date

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.

Jan M. Hert  
Secretary, Historical Landmarks Commission

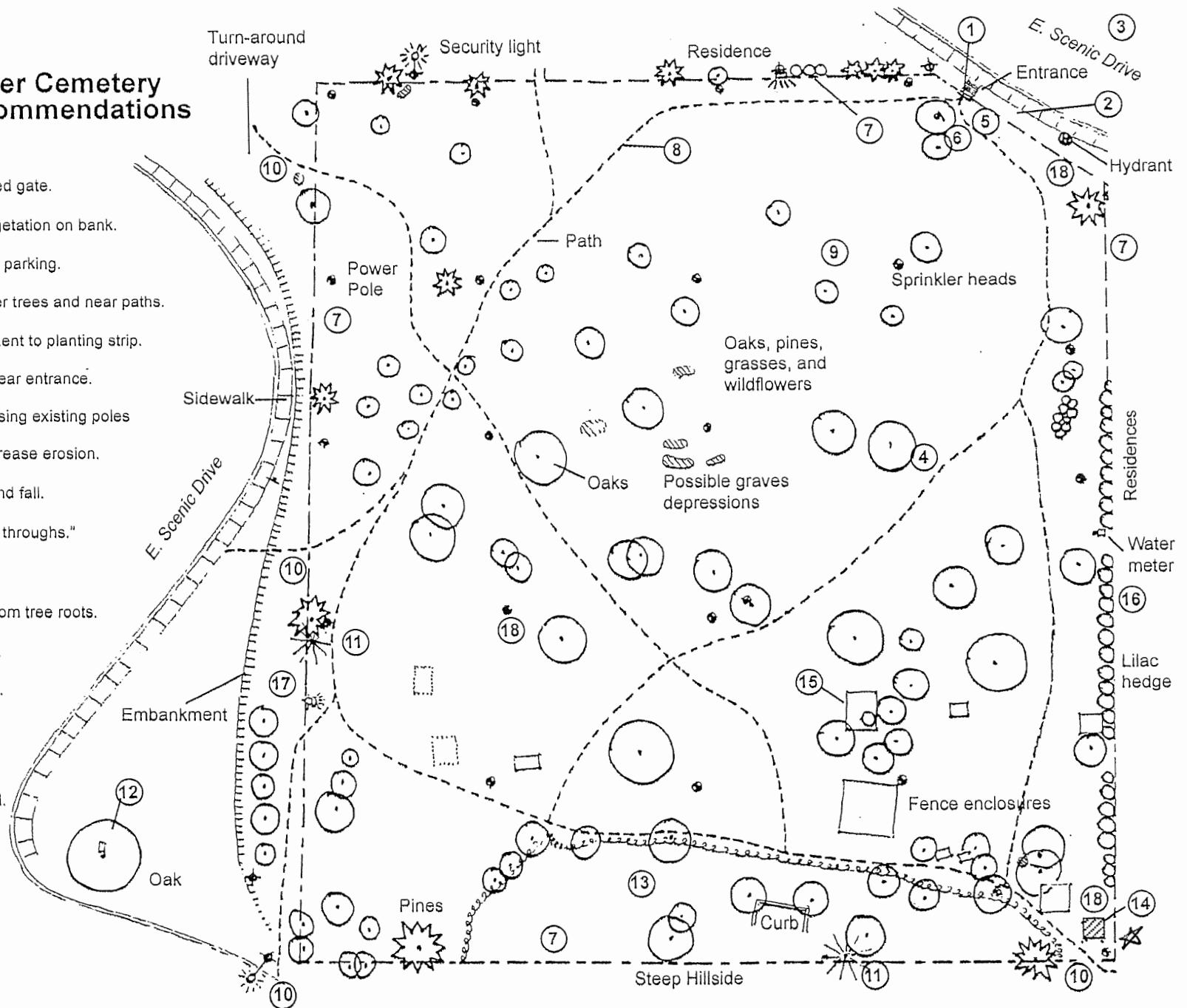
For Office Use Only

Historical Classification Local Landmark  
(Primary, Secondary, Historical, Etc.)  
Historic Building/Site ☒ Historic District: Trevitt ☐ Commercial ☐  
Historic Name Pioneer Cemetery  
(If any)  
Year(s) Built 1860

# The Dalles Pioneer Cemetery Master Plan Recommendations

August 2004

- ① Create new entrance arched gate.
- ② Plant low maintenance vegetation on bank.
- ③ Possible "pull-out" area for parking.
- ④ Place 2 or 3 benches under trees and near paths.
- ⑤ Move "1860-1964" monument to planting strip.
- ⑥ Place interpretative sign near entrance.
- ⑦ Install woven-wire fence using existing poles.
- ⑧ Re-bark dust paths to decrease erosion.
- ⑨ Mow cemetery in spring and fall.
- ⑩ Possible pedestrian "pass throughs."
- ⑪ Remove dead pines.
- ⑫ Move Brown headstone from tree roots.
- ⑬ Continue to remove vinca.
- ✕ ⑭ Preferred location of shed.
- ⑮ Stabilize iron fences.
- ⑯ Trim lilac hedge annually.
- ⑰ Evidence of previous road.
- ⑱ Install 3 water spigots. General locations.





**HISTORIC LANDMARKS RESOLUTION NO. 82-05**

**APPROVING The Dalles Historic Landmarks Commission Application #86-05 of Mike & Pat Fowler to construct a historic looking home and garage with an office on the main floor. The home will compliment other homes in the Trevitt's Historic District. The site is located at 212 W. 4<sup>th</sup> Street and is zoned CBC – Central Business Commercial.**

**I. RECITALS:**

- A. The Historic Landmarks Commission of the City of The Dalles has, on March 23, 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 86-05 and the minutes of March 23, 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 86-05 of City of The Dalles is hereby approved with the following conditions:
  - C.
    - 1. Work will be completed in substantial conformance to the pictures and proposals as submitted and reviewed.
    - 2. Discovered archeological resources or materials will need to be professionally evaluated prior to excavation at the site.
    - 3. Any future plans for fencing or landscaping will require review and approval by the Planning Department Director.
    - 4. The final color scheme for the home will need to be reviewed and approved by the Planning Department Director. The color scheme should be chosen from a historic palette, and should vary from the surrounding properties.



5. The applicant will need to go through a formal Site Plan Review prior to approval of the final construction plans for the subject 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 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 23<sup>rd</sup> DAY OF MARCH 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 March 23, 2005.

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

---

Dan Durow, Director Community Development Dept.

## **HISTORIC LANDMARKS RESOLUTION NO. 83-05**

**Approving The Dalles Historic Landmarks Commission Application #87-05 of St. Peter's Landmark to add ADA accessibility to this historic landmark. There will also be a stair replacement in the rear of the building and HVAC installation. The site is located at 3<sup>rd</sup> and Lincoln Street and is zoned CBC – Central Business Commercial.**

### **I. RECITALS:**

- A. The Historic Landmarks Commission of the City of The Dalles has, on March 23, 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 87-05 and the minutes of March 23, 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 87-05 of City of The Dalles is hereby approved with the following conditions:
  - 1. Work will be completed in substantial conformance to the pictures and proposals as submitted and reviewed, or if an alternate location is designed (by an architect) for the proposed elevator shaft that is less obvious, the Planning Director has the permission of the Commission to approve the alternate location.
  - 2. The applicant will need to submit plans for a building permit to the local State Building Codes Department.
  - 3. 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.

4. The applicant will take the utmost care in the new addition and how it is attached to the historic building in such a manner that, if removed in the future, the essential form and integrity of the historic building and its environment would be unimpaired.
5. Prior to construction of the new addition, the applicant will need to photograph the building and the area the addition is going to be attached. Copies of these photos will need to be submitted to the Planning Department for their historic records/library.

### 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 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 23<sup>rd</sup> DAY OF MARCH 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 March 23, 2005.

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

---

Dan Durow, Director Community Development Dept.



**HISTORIC LANDMARKS RESOLUTION NO. 84-05**

**Approving The Dalles Historic Landmarks Commission Application #88-05 of City of The Dalles/Pioneer Cemetery** to add 10X12 foot gardeners shed to the existing site. In addition, all sprinkler heads will be removed and the water service reinstated with a water spigot for seasonal use. The Pioneer Cemetery is located to the East of 420 E. Scenic Drive and is further described as 1N 13E 10 BB tax lot 600.

**I. RECITALS:**

- A. The Historic Landmarks Commission of the City of The Dalles has, on March 23, 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 88-05 and the minutes of March 23, 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 88-05 of City of The Dalles 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 placement of the gardeners shed or re-activation of the water.

**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 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 23<sup>rd</sup> DAY OF MARCH 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 March 23, 2005.

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

\_\_\_\_\_  
Dan Durow, Director Community Development Dept.