



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, October 27, 2010 @ 4 P.M.

- I. Call to order**
- II. Roll Call**
- III. Approval of Agenda**
- IV. Approval of Minutes**
 - a) September 22, 2010**
- V. Public Hearings**

Historic Landmarks Commission Application #123-10 of Curtis Baker, to repair and restore the exterior west wall of the old rail station building. Plans include construction of the awning to continue around the building, replacing the roofing to match the original, and painting of the historic resource. The structure is located at 1006 & 1008 E 2nd St and is further described as 1N 13E 3DA tax lot 3900 & 1N 13E 3DB tax lot 5500. The property is classified as Historical – The Dalles Historic Inventory and was historically known as The Dalles Southern Railway Station. Property is zoned “CBC” – Central Business Commercial
- VI. Pioneer Cemetery Discussion**
- VII. Staff Comments**
- VIII. Commissioner Comments**
- IX. Next meeting date: Wednesday, November 24, 2010**
- X. Adjournment**

HISTORIC LANDMARK COMMISSION MINUTES

October 27, 2010

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

CALL TO ORDER

Vice-Chair McNary called the meeting to order at 4:00 P.M.

ROLL CALL

The following Commissioners were present:

Bob McNary
Dixie Parker
Pat Smith
Dennis Davis

The following Commissioners were absent:

Eric Gleason

Staff present:

Dawn Hert, Associate Planner
Carolyn Wood, City Councilor
Brenda Green, Admin. Secretary

APPROVAL OF AGENDA

It was pointed out that the agenda did not include a resolution to be approved, or a time for public comments for items not on the agenda. Those items were added to the agenda.

Commissioner Smith moved to approve the agenda with the additions. It was seconded by Commissioner Davis. The motion carried unanimously; Gleason absent.

APPROVAL OF MINUTES

Commissioner Smith moved to approve the minutes of September 22, 2010 as submitted. Commissioner Davis seconded the motion. The motion carried unanimously; Gleason absent.

PUBLIC COMMENTS none

PUBLIC HEARINGS

Historic Landmarks Commission Application #123-10 of Curtis Baker, to repair and restore the exterior west wall of the old rail station building. Plans include construction of the awning to continue around the building, replacing the roofing to match the original, and painting of the historic resource. The structure is located at 1006 & 1008 E 2nd St and is further described as 1N 13E 3DA tax lot 3900 & 1N 13E 3DB tax lot 5500. The property is classified as Historical – The Dalles Historic Inventory and was historically known as The Dalles Southern Railway Station. Property is zoned “CBC” –

Central Business Commercial.

Vice Chair McNary read the rules for conducting a public hearing. There were no ex-parte contacts, bias, or conflicts of interest by the Commissioners. There were no challenges from the audience. McNary opened the public hearing and asked for the Staff Report.

Associate Planner Hert presented the Staff Report. Hert summarized Mr. Baker's request and then gave a brief history of the building. Hert went over the findings in the Staff Report. She then stated that records indicated the building was constructed in 1915, but that Mr. Baker had a photo that stated construction being 1914. Hert then added that another photo had been located that was labeled 1912. There was a structure in the picture that looked similar to the current structure but had a different roof style. The picture was passed among the Commissioners and a discussion concluded that the actual construction of the current building would have been 1914-1915.

Associate Planner Hert called attention to the picture in the application packet which showed a small window on the West side of the building that had been modified. She stated that at this time the window would be left as is. Hert informed the Commission that the applicant proposed to complete the siding and awning in a manner which will match the original structure.

Councilor Wood asked if the building had been moved. Associate Planner Hert replied yes, it used to be in what is now Second Street. There was a discussion about what vantage point the pictures were taken from as well as a discussion about when the wooden mill building was built, burnt down, and subsequently rebuilt as the structure which remains today. The agreement was that the current concrete mill was built in 1912.

Associate Planner Hert stated that the applicant is proposing to utilize all natural materials in his renovations. She summarized her report by stating that the application is consistent with the relevant ordinances and comprehensive plan. She stated that staff is recommending approval. Hert then read the four conditions of approval.

Commissioner McNary asked if there was enough room to restore the awning on the side of the south side of the building next to the cliff. Associate Planner Hert explained that the application was only proposing to construct the awning on the West side of the building. McNary pointed out where the staff report reads "to continue around the building..." and suggested changing the wording to "continue around the West side of the building". Commissioner Davis expressed his agreement, pointing out that the old photo shows it going all the way around. Hert stated that she would make that change.

Associate Planner Hert pointed out the power box that Mr. Baker was required to put in on the West wall.

Proponent: Jerry Tanquist, 4696 Fifteen Mile Road, The Dalles. Mr. Tanquist clarified that the railroad was built in 1905 and that it was known as the Great Southern Railroad. The depot was known as the Great Southern Railroad Depot until 1932 when the railroad went into bankruptcy and a brother-in-law took it over and renamed it. He stated that the fire was 1910, that the mill was rebuilt in 1911 and that the depot was probably about right as being built around 1912.

Mr. Tanquist stated that he was in favor of the application and that he wanted to commend Homer Baker who owned the depot building for many years and preserved and maintained it, which is now being done by his son Curtis. Tanquist also stated that he would like to say a larger word in terms of the historic entry that is now on the Eastern end of town with the mill, the roundabout, the depot, the brewery and the warehouse on the north side of Second Street. He stated that it's a wonderful collection of historic The Dalles buildings and shared that he is happy to see the City preserving it. He added that it has really enhanced the historic value. Tanquist explained that he had spoken with Jeff Stewart who is doing the painting at the roundabout and shared that he felt the artwork he is doing is a nice touch. Tanquist also felt that the access to the depot had been improved from what it used to be. He stated that it turned out really nice and summarized by stating that he would like to commend the City father, Historic Landmarks Commission and the others who are responsible for making it all happen.

Opponent: none

Vice-Chair McNary closed the public testimony portion of the hearing.

DELIBERATION: none

Commissioner Parker moved to approve application HLC 123-10 of Curtis Baker with the four conditions of approval as recommended. Commissioner Smith seconded the motion and it carried unanimously, Gleason absent.

RESOLUTION

Commissioner Smith moved to adopt Resolution 118-10 approving HLC 123-10 with the proposed changes to the wording regarding the awning "to continue around the West side of the building" being made to the project description. The paint colors will be decided later. Commissioner Parker seconded the motion and it carried unanimously, Gleason absent.

DISCUSSION

Vice Chair McNary talked about the earlier use of the building and that there was a young man in the building and he decided that he was going to have a wood stove for heating. After filling the store with smoke from his fire, the young man discovered that the chimney had been closed over. McNary said the chimney may still be in the building and has possibly been bricked in. Hert said she would discuss it with Mr. Baker and see if is planning to recreate it for appearance sake.

Pat Smith said the building was a restaurant in the 1940's and a Second Hand Store in the 70's.

The electrical box on the end of the building is required by the power company. McNary asked if it could be concealed or color blended. Hert said she will make the suggestion.

McNary said Mr. Tanquist had requested putting in a display, in a small corner of the building, of Great Southern Railroad memorabilia. His request was not well received. Hert said she would be surprised if the Baker's didn't want it, perhaps it was the tenant. She will discuss it with Mr. Baker.

Carolyn Wood asked if ideas such as this display could be encouraged. Hert said Staff does recommend Historic Plaques for the historic buildings and Curtis Baker has indicated he wants to identify the structure. Wood said the Baldwin has a historic building brochure they hand out. These would be another way to keep the history in circulation.

Dixie Parker said Attorney Van Valkenburg was hired to come to The Dalles to close down the eleven brothels operating in downtown The Dalles. Parker said it was a fascinating story. Hert said Terry Turner's furniture store was one of the brothels. Dr. Skirving provided medical care to the prostitutes.

McNary asked where he might be able to find some of Judge Wilson's writing when he was 20 to 30 years old. Caroline Wood said Sandy Bissette would be a good person to ask. McNary said you have to be careful when looking up Judge Wilson because there are two of them. Samuel Wilson who was a territorial judge and Fred Wilson was the Circuit Judge from the 1920's. Fred Wilson is the author McNary is discussing. This is Elizabeth Wilson's father.

Hert said the new Oregon Archives will be open from 10 am to 2 pm this Saturday.

PIONEER CEMETERY DISCUSSION

Associate Planner Hert updated the Commission on the recent Headstone Resetting Class held October 10th. Hert will be receiving invoices and photos of the event. Hert will share the details of the event with City Council to keep them informed on progress taking place in the Cemetery.

Davis said he was very impressed with the Class. Smith said they were very passionate about it. Hert said she will schedule another day in the Spring. She held off on having pictures and a story in the paper until after Halloween.

Hert said McNary is working with the college for an easement on the hillside.

Wire fencing is available at Davis Wire, with shipping it is around \$1800.

COMMISSIONER/STAFF COMMENTS:

Hert updated the Commission on the RFP for the preservation plan of the Rock Fort, which is owned by Wasco County. The original plan was for the City to prepare the management plan and have the County implement it before giving Rock Fort to the City. It looks like the transfer might take place earlier now.

Pat Smith asked about the headstones from the cemetery on E. 19th and Dry Hollow and wondered where they are. Hert said she understood they were moved to the IOOF on Three Mile Road. McNary said during excavation burials were not in the location they thought they were. The remains were respectfully handled and taken care of.

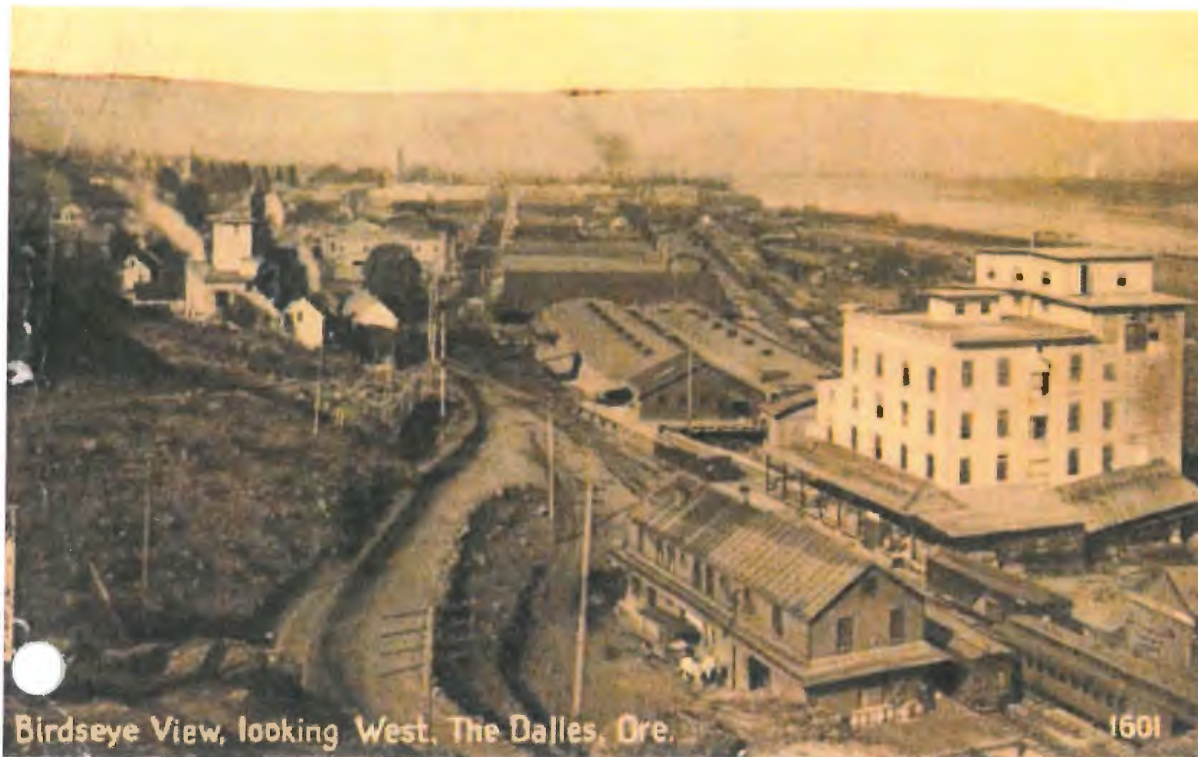
NEXT MEETING: November 24, 2010: Associate Planner Hert pointed out that the date is the day before Thanksgiving and asked if the Commissioners were willing to move the meeting to November 17, 2010. The Commissioners stated their willingness.

ADJOURNMENT: The meeting was adjourned at 5:08 pm

Submitted by Brenda Green, Administrative Secretary



Eric Gleason, Chair
Historic Landmark Commission



Shown at
Historic Landmarks
Commission Meeting
on 10/27/10

1912



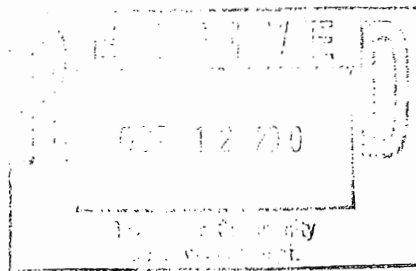
CITY of THE DALLES

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HLC# 123-10

HISTORICAL LANDMARKS APPLICATION

Application is required for modifications and/or alterations to the exterior of certified historic structures and all structures within certified historic districts. Additionally, new construction within established historic districts are also required to appear before the City of The Dalles Historic Landmarks Commission.

Name:	Curtis Baker
Address	55955 Ashknife Rd. Bend OR 97707
Site Address	1006 + 1008 E Second St.
Map and Tax Lot	1N13E 3DA 3900 + 1N13E 3DB 5500
Telephone	312-213-9166 cell.
Zoning	CBC

Please describe your project goals.

To bring back end of old rail station building to original. Installation of awning, install pavers next to sidewalk adjacent to building, replace roofing to match original, paint colors to be determined at a later date.

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

It will return the building to its near original state/appearance.

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

Attempting to bring the building back to its original state, using the same or similar materials as original.

What is the current use of this property?

Retail / Commercial / Residential 2nd Floor

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.

[Signature]
Applicant

10/12/10
Date

Owner (if not the applicant)

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

Secretary, Historical Landmarks Commission

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For Office Use Only

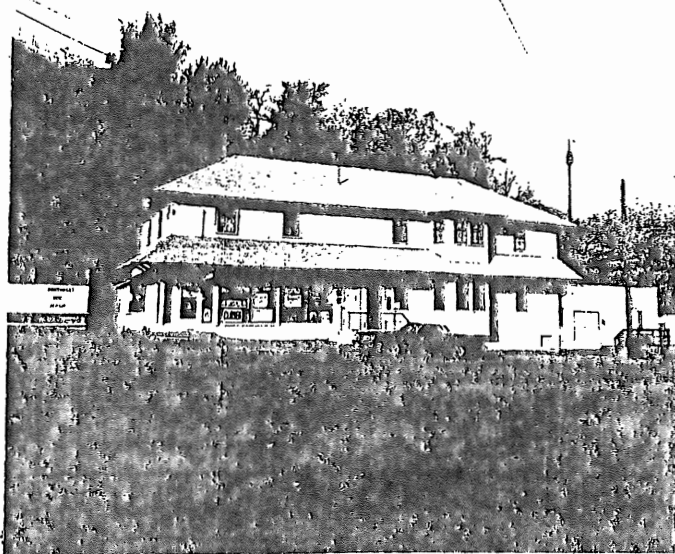
Historical Classification Historical - Local Inventory
(Primary, Secondary, Historical, Etc.)

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

Historic Name The Dallas Southern Railway Station
(If any)

Year(s) Built 1915

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY SHEET



***** Historic Name: The Dalles
 * Southern Railway Station
 *
 * Common Name: _____
 *
 * Address: 1006^{1/2} E. Second St.
 *
 * Keller, Grover E.
 * Owner: c/o Noble, Scott H.
 *
 * Address: 1006 E. Second St.
 * The Dalles, OR 97058
 *
 * Lot _____ Block _____
 * Addition _____
 * Plat _____
 ***** Tax Lot 201, 1N-13-3DA

Date of Construction 1915
 Present use/function Residential apartments Original use/function: RR station
 Area of significance/study theme: Transportation, architecture
 Architectural style: Bungalow style Arch./Bldr., if known _____

Plan type/shape: Rectangular No. of stories: Two
 Foundation material: Concrete Basement (y/n): Crawl space
 Roof form & materials: Hip roof with comp. shingles
 Wall construction: Wood frame Structural frame: Wood frame
 Primary window type: 4/4 DH with aluminum storm sash added.
 Primary exterior surfacing materials: Asbestos-cement shakes over 1x6 horiz. drop siding.
 Outstanding decorative features: Scroll sawn rafter ends under eaves.

Condition: ___ Excellent X Good ___ Fair ___ Deteriorated X Moved 1960? (date: _____
 across Hwy.
 Associated Structures: Tracks remain on north side of highway as RR siding for grain
elevator and old Sunshine Cracker plant.
 Exterior alterations/additions (dated): A-C siding added. Storm sash. One story shop addition
on west end. Stairways and sheds on south side between building and basalt cliff.

Known archeological features of site: _____

Noteworthy landscape features: No landscaping. Prominent basalt cliff behind on south side.

Recorded by: Al Staehli and Jack Lesch Date: 10/84 and 4/85
 Negative No.: Roll 5, frame 9 Slide No.: _____

State Inventory No. 129

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY SHEET-TWO

Describe geographic location & immediate setting Located at the major east end intersection in downtown The Dalles, junction of East 2nd and 3rd streets, US 30, Brewery Grade, and access to I-84. Industrial and commercial area. Vicinity of old Wasco Brewery and Sunshine plant.

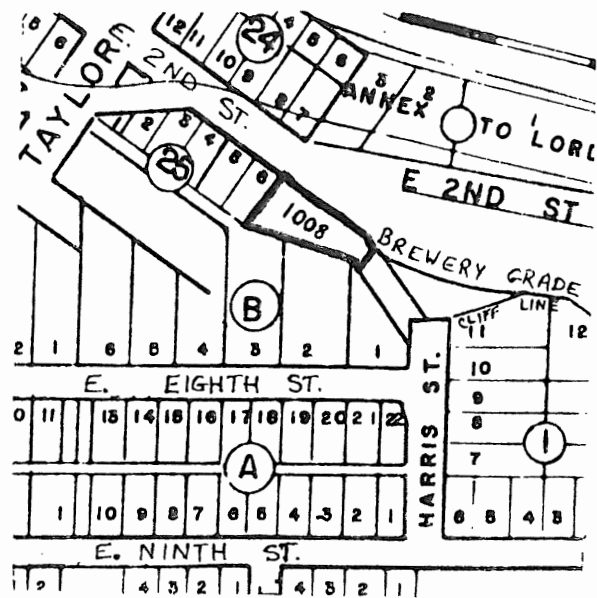
Statement of Significance (Historical and/or architectural importance, dates, events, persons, contexts): Unmistakeably an old railroad station building, with the first story stationmaster's bay window intact, from which the tracks and station platform could be watched. A very good example of a wood frame Bungalow Style railroad building. The last remnant of the former railroad line from The Dalles south to Dufur and central Oregon. Good restoration potential and adaptability for restaurant or other business use.

Founder of the railroad line (Great Southern) and its president was John Heimrich of The Dalles. The railroad operated from 1915-1936. The station was subsequently relocated to the south side of East Second St.

Quadrangle name: _____
Township 1N Range 13 Section 3DA

PLEASE PLACE HERE:

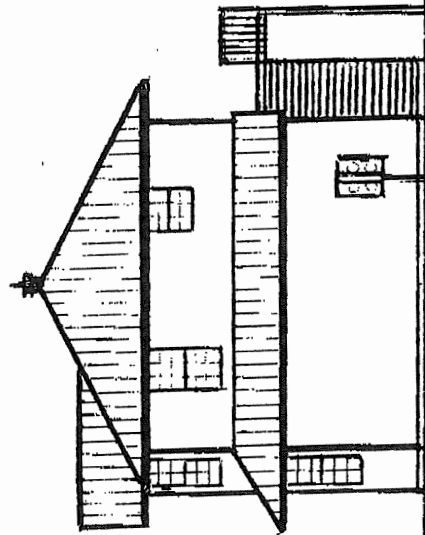
Site map schematic drawing showing inventoried bldg. (s) and including outbuildings, structures, roads, and historic landscaping, if appropriate. Indicate north by an arrow.



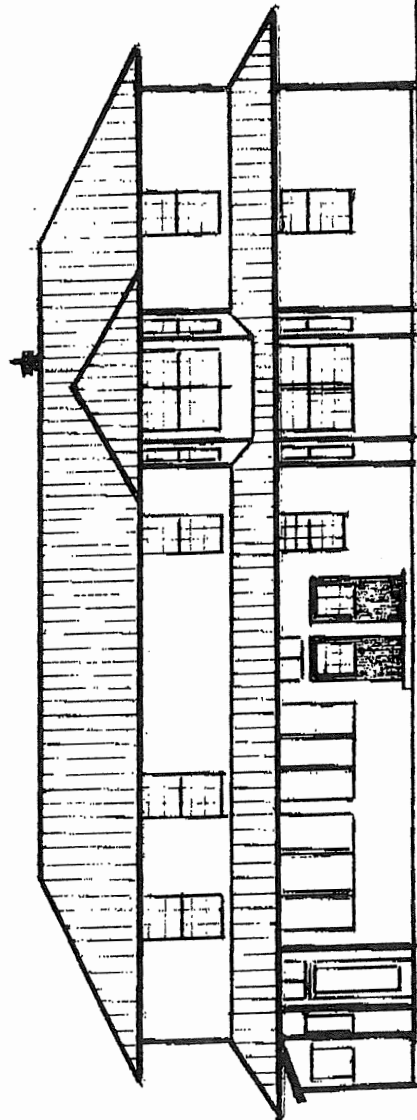
Sources:

The Chronicle, The Dalles, Oregon. January 19, 1967 issue.

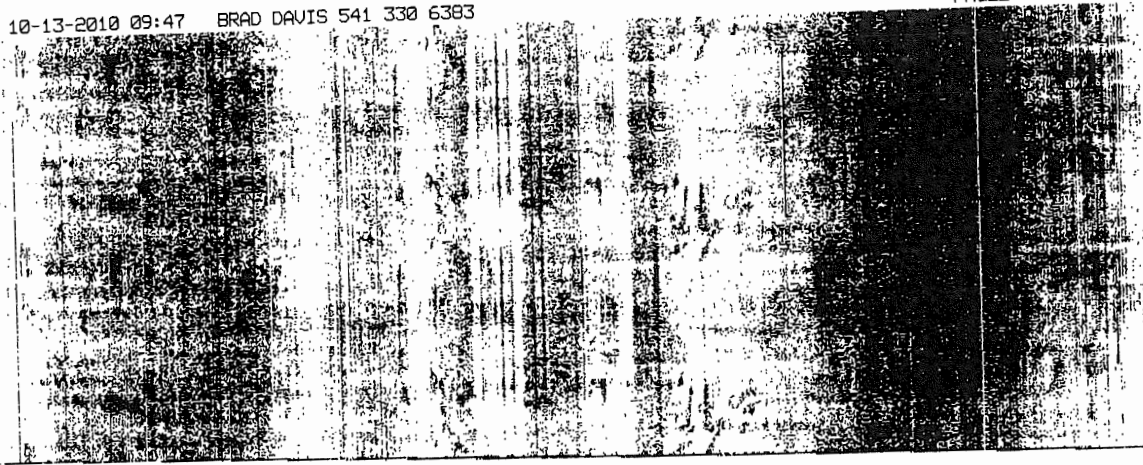
TRAIN DEPOT,
THE DALES, OR

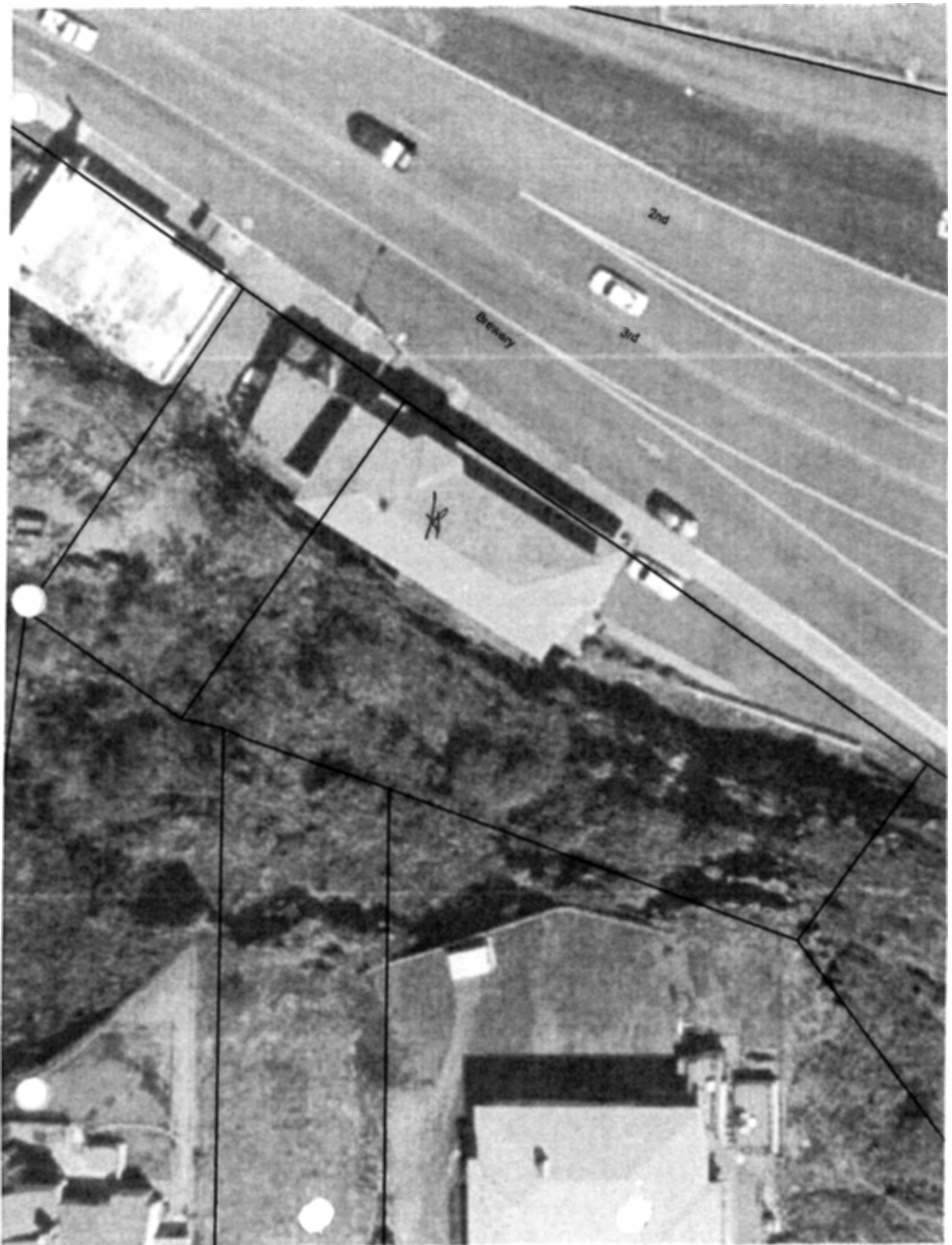


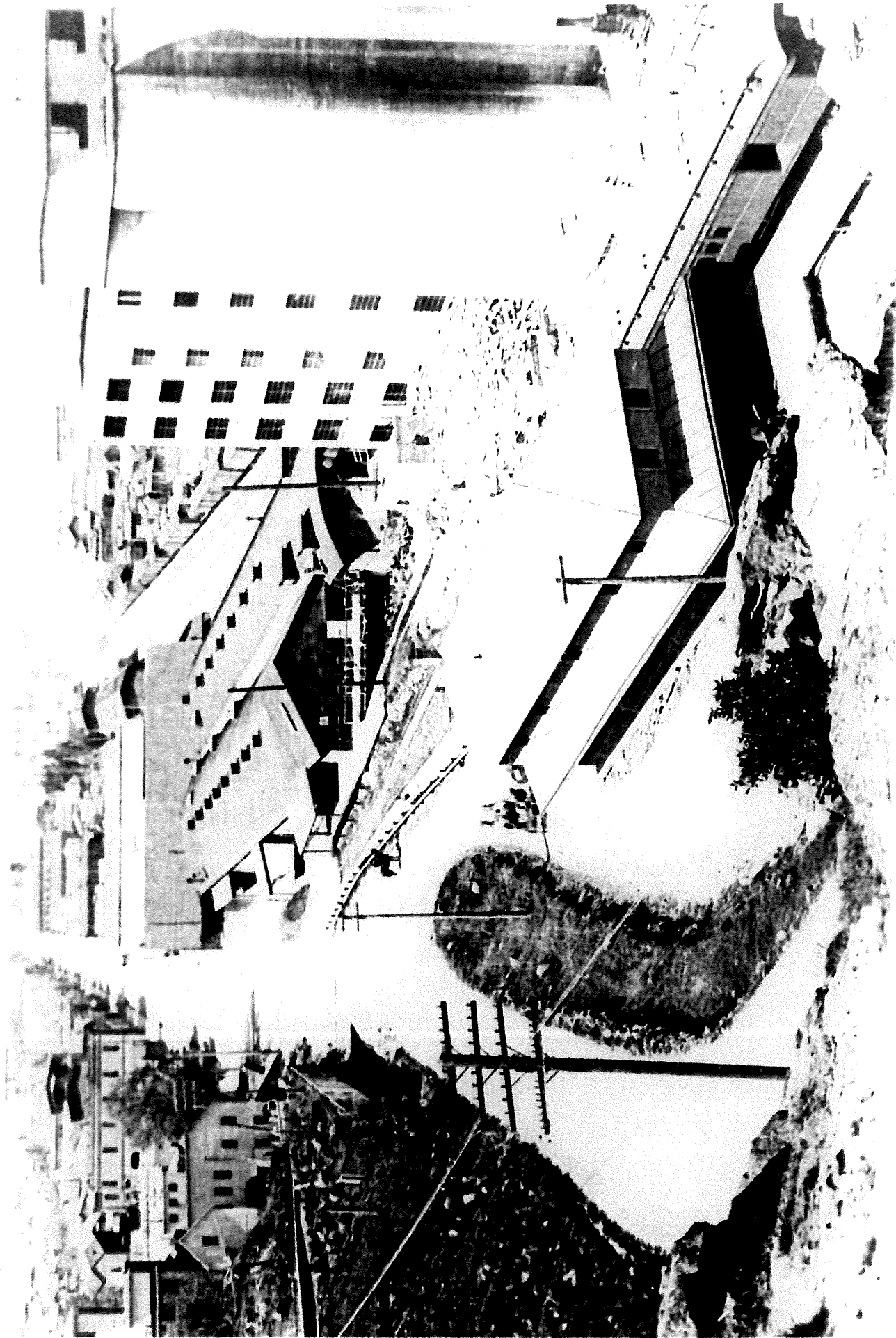
WEST SIDE



NORTH SIDE









STAFF REPORT
HISTORIC LANDMARKS REVIEW #123-10

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Associate Planner 

HEARING DATE: October 27, 2010

ISSUE: The property owner is applying to repair and restore the exterior west wall of the old rail station building. Plans include construction of the awning to continue around the building, replacing the roofing to match the original, and painting of the historic resource.

SYNOPSIS:

APPLICANT	Curtis Baker
PROPERTY OWNER	Curtis Baker
LOCATION	1006 & 1008 East Second Street, The Dalles, OR 97058
ZONING	"CBC" – Central Business Commercial
EXISTING USE	Retail with Residential on Second Floor
SURROUNDING USE	Commercial and Residential
HISTORIC STATUS	Historical, The Dalles Historic Inventory

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: Historic The Dalles Southern Railway Station was built in 1915 and was originally located in what is now known as Second Street. Minor modifications have been made on the exterior of the structure over the years, however, the rail station remains in excellent condition.

Approximately a year ago, the small building that was attached to the west wall was removed. With the removal of the building, the original siding and awning can now be re-constructed to match the original.

Currently the roof is covered with a composite shingle. The owner plans to remove the composite and replace with metal sheet roofing that will match the historic photos. Once all the improvements are completed, the applicant will choose the color for the building to be repainted. The paint color will be approved by the Planning Director.

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

- *Protect historic and cultural resources from destruction, inappropriate alteration, and incompatible adjacent development;*
- *Stabilize and improve property values in historic districts and citywide;*

- *Enhance the city's attractiveness to visitors and residents, and stimulate business, industry and tourism;*
- *Educate The Dalles' citizens and visitors concerning the city's heritage;*
- *Preserve the historic housing stock of The Dalles;*
- *Comply with The Dalles comprehensive Plan.*

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

Section 7, Subsection A. Review Criteria:

"Secretary's Standards. Commission decisions shall be based on the Secretary of the Interior's Guidelines for the Treatment of Historic Properties." The following are pertinent standards from the "Guide".

1. *"A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships".*

FINDING A-1: The property use is not changing with this application. Criterion does not apply.

2. *"The historic character of a property shall be retained and preserved. The removal of historic materials or alterations to features and spaces that characterize a property shall be avoided."*

FINDING-A2: 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 repairs and restoration will be completed with like materials to bring back the exterior side back to its near original state. The removal of the non-historic composite shingle roof and replacement with a metal roof will bring back the original appearance of the roof. 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: Neither request will create a false sense of historical development. All care will be taken to make the addition compatible without creating a false sense of historical development. Criterion will be addressed as a condition of approval.

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

FINDING-A4: The composite roofing is not original and has not acquired significance. No other changes have been noted. 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 Railway Station shall be preserved. No changes are requested that impact the historic features of the site. The repair and restoration of the side of the building will

bring it back to a near original state. The new roofing material is planned to be fabricated to match the historic photos. 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: There are no plans to replace any features with this application. Minor repairs may be necessary to the existing awning. Criterion met.

7. *"Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible."*

FINDING-A7: 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: No excavation is planned with this proposal. If any excavation occurs, the applicant will be advised 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 awning is not destroying historic materials that characterize the property. The awning will use materials similar to the original. Criterion will be addressed as a condition of approval.

10. *"New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."*

FINDING-A10: No new additions are planned with this project. The applicant plans to bring the west side of the building back to a near original state. 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:

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

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

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

MATERIALS

The sense of cohesiveness and continuity of The Dalles' commercial area derives in part from the consistent use of building materials in building facades. New construction and rehabilitation should use appropriate materials that provide scale making a more pedestrian friendly environment.

GUIDELINES:

- a. For building renovations, original materials should be restored wherever possible.*
- b. When materials need to be replaced for restoration they should be compatible in quality, color, texture, finish and dimension to the original materials (see page 2, Secretary of the Interior's Standards for Rehabilitation).*
- c. New construction should use materials compatible with the historic buildings in quality, color, texture, finish and dimension. Predominant materials of the commercial historic district are:
brick, stone, cast iron, glazed terra cotta, cement plaster (stucco)*
- d. The use of wood for windows is recommended.*
- e. The use of reflective and smoked glass is prohibited.*
- f. Whenever possible, the natural color of the materials should be retained.*
- g. An ordinance prohibiting the painting of brick, unless it is damaged or has already been sandblasted, should be adopted.*
- h. Sandblasting of brick is prohibited as it severely damages the brick.*
- i. When painting a building the following color scheme is recommended:
darkest-window sash; medium-building; lightest-trim, detail*

FINDING B-2: The requests being made by the applicant for rehabilitation will need to meet the guidelines; natural and like building materials will need to be used. The utmost care shall be taken in the restoration of this historic structure. Criterion will be addressed as a condition of approval.

CONCLUSIONS: The proposed plans to repair and restore the exterior west wall of the old rail station building, which includes construction of the awning to continue around the building and replacing the roof to match original photos, is consistent with General Ordinance # 94-1194, General Ordinance # 96-1207 and The Dalles Comprehensive Plan. In all respects this application meets the standards of the Secretary of the Interior and the City of The Dalles General Ordinance No. 94-1194, 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.
- 2. Applicant will need to obtain a building permit from the local Building Codes Department.
- 3. If any archeological resources or materials are discovered during any excavation, the applicant will need to stop excavation and have the site professionally evaluated prior to continued excavation at the site.
- 4. Painting of the historic resource will require approval from the Planning Director.