



HLC minute binder *

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, January 28, 2009 @ 4 P.M.

- I. Call to order**
- II. Roll Call**
- III. Approval of Agenda**
- IV. Approval of Minutes: October 22, 2008**

V. Public Hearings

Historic Landmarks Commission Application #112-09 of Mark Powell, to restore the lower southeast area of the building to the original 1884 appearance, add two interior restrooms, excavate the basement, add a deck, and light the building and clock tower similar to St. Peter's Landmark. The existing funeral home use will be replaced with a brew pub. The structure is located at 311 Union Street, and is further described as 1N 13E 3BB tax lot 3200. The historic name of this structure is Wasco County Courthouse #2. It is located in the Historic Commercial district and is classified as a primary structure.

- VI. Resolutions**
107-09 Adopting HLC 112-09; Wasco County Courthouse #2
- VII. Staff/Commissioner Comments**
- VIII. Next meeting date: Wednesday, February 25, 2009**
- IX. Adjournment**

HISTORIC LANDMARK COMMISSION MINUTES

October 22, 2008

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

CALL TO ORDER

Commissioner Parker called the meeting to order at 4:03 P.M.

ROLL CALL

The following Commissioners were present:

Dixie Parker
John Hashizume
Pat Smith

The following Commissioners were absent:

Eric Gleason
Bob McNary

Staff present:

Dawn Hert, Associate Planner
Brenda Green, Admin. Secretary

APPROVAL OF AGENDA

Commissioner Smith moved to approve the agenda as submitted. Commissioner Hashizume seconded the motion. The motion carried unanimously, Gleason and McNary absent.

APPROVAL OF MINUTES

Commissioner Smith moved to approve the minutes of September 24, 2008 and October 1, 2008 as submitted. Commissioner Hashizume seconded the motion. The motion carried unanimously, Gleason and McNary absent.

PUBLIC HEARING - Historic Landmarks Commission Application 111-08 of Commstructure Consulting, LLC, to attach fiber conduit and cable to the underside of Mill Creek Bridge. Installation will mirror the gas lines that are currently attached to the historic bridge. The bridge is located in the 600 block on W 6th Street. The historic name of this structure is the Mill Creek Bridge. The structure is classified as Secondary Historic and is located in Trevitt's Addition.

Commissioner Parker 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. Parker opened the public hearing and asked for the Staff Report.

Associate Planner Hert presented the Staff Report. She explained where the proposed conduit will be installed and noted that in the Staff Report on page 1, it should read "gas lines were placed under the

north side of the bridge", instead of the south side. She also pointed out that page two of the staff report should read "conduit is proposed to be installed on the south side of the bridge and mirror the existing gas line on the north side. Hert went over the three suggested conditions of approval and stated that staff recommends approval of the application. Hert specifically pointed out that the applicant will only need to go through an archeological review if any resources or materials are discovered during excavation. Hert summarized by reminding the commissioners that they are only making a decision based on what is being done on the bridge.

Proponent: Paul Dix, 61359 Brienne Place, Bend OR 97702, consultant for applicant. Mr. Dix clarified that the proposed fiber lines will be being installed on the opposite side of the bridge that the gas lines are on. He stated that the lines will be a lightweight, fiberglass conduit of a color that will match the bridge.

Associate Planner Hert interjected that since Commissioner Gleason could not attend the meeting he discussed the application with her. She shared that he does not see any issues and supports the application.

Commissioner Hashizume shared his concern about structural damage and asked if the applicant will be drilling into the bridge. Mr. Dix replied that they will drill in approximately 2 inches; they will then also use a two part epoxy and a vertical hanger. He assured the commissioners that they could be easily removed in the future without any damage.

Opponent: Lenore Clifford; 531 W 3rd Place, The Dalles OR 97058. Mrs. Clifford stated that she lives just before the bridge and that she does not understand who is profiting from the installation of the lines. Her concern was also in regards to who decided that the construction should go down 3rd Place. She asked why historic streets are being torn up.

Commissioner Parker explained that the Historic Landmarks Commission is not involved with decisions about the streets, only regarding the Historic Bridge.

Associate Planner Hert suggested to Mrs. Clifford that she talk with Transportation Manager Bill Barrier regarding procedures for doing construction on streets. Hert gave Mrs. Clifford the contact information for Mr. Barrier.

Rebuttal: Mr. Dix felt that the opponent's comments did not address the fiber optic lines being connected to the bridge; consequently he stated that he did not have a rebuttal.

Commissioner Parker closed the public testimony portion of the hearing.

Deliberation: Commissioner Hashizume stated that as far as he could see it would just be small bolts that would not damage the structure and added that he felt they should approve the application.

Commissioner Smith felt that most people won't even know the lines are there. Commissioner Parker added; unless they are standing directly under the bridge.

Commissioner Hashizume moved to approve application HLC 111-08 with three conditions of approval as submitted. Commissioner Smith seconded, and the motion carried unanimously, Gleason and McNary absent.

RESOLUTION: Commissioner Smith moved to adopt Resolution 106-08 approving HLC 111-08. Commissioner Hashizume seconded the motion and it carried unanimously, Gleason and McNary absent.

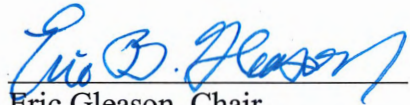
COMMISSIONER/STAFF COMMENTS: Commissioner Parker asked if there was any updated information regarding the house at 423 W 3rd Place. Associate Planner Hert stated that she had not heard any new information.

Associate Planner Hert informed the commissioners that a letter would be going to Kay Jewelers regarding the non-historic color they painted the front of the store. She assured them that the goldenrod color they chose was not approved through the planning office.

ADJOURNMENT: The meeting was adjourned at 4:32pm.

NEXT SCHEDULED MEETING: November 26, 2008

Submitted by Brenda Green, Administrative Secretary



Eric Gleason, Chair
Historic Landmark Commission



CITY of THE DALLES

313 COURT STREET

THE DALLES, OREGON 97058

(541) 296-5481

HLC# 112-09

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:	Mark Powell
Address	1100 Kelly Ave
Site Address	311 Union St.
Telephone	296-3234

Please describe your project goals.

Restore Lower southeast side of building to original 1884 look, windows walls and change doors to look like some as windows, add two restrooms inside, Excavate basement, add deck, light the building and clock tower similar to St. Peter land mark church

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

The project will help bring back the original look of the building to 1884

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

All efforts are to bring the outside back to the look of 1884, Brick work will be done by DTR masonry restoration, woodwork by local craftsmen Metal work will be done by owner, We will be working off old photos and written documents.

What is the current use of this property? masonic hall & funeral home

yes, funeral home will be replaced by brew pub.

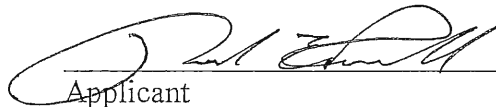
Will the use change as a result of approval of this application? Yes/No

List any known archeological resources on site.

may be something in basement, we have found old bottles, papers, trash.
we have collected and keeping everything for a display

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

Jan 5, 2009
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	<u>Primary</u>
(Primary, Secondary, Historical, Etc.)	
Historic Building/Site <input checked="" type="checkbox"/>	Historic District: <u>Trevitt</u> Commercial <input checked="" type="checkbox"/>
Historic Name	<u>Wasco County Courthouse #2</u>
(If any)	
Year(s) Built	<u>1883</u>





1898

1898

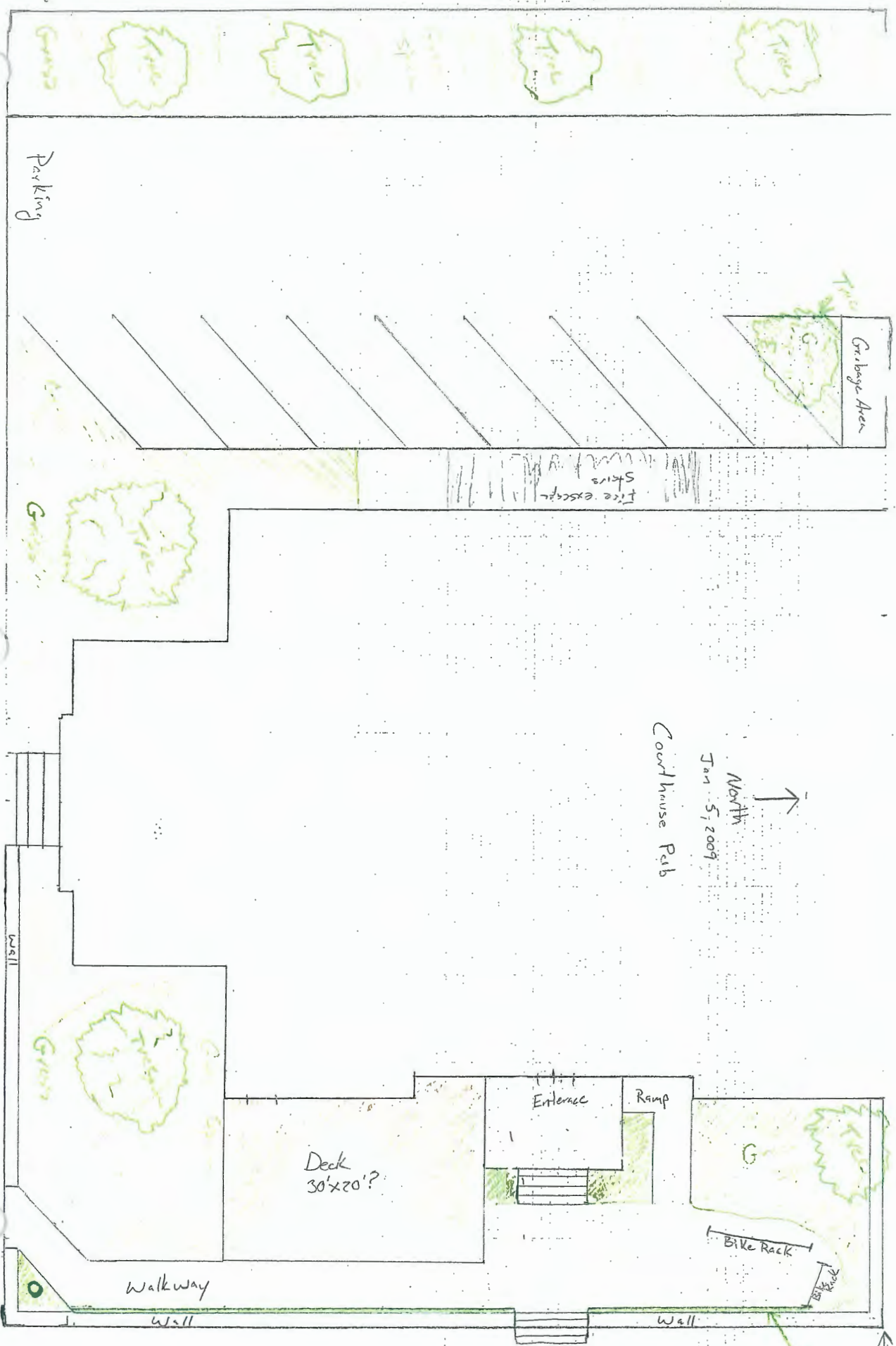
Court-House, THE DALLES, Oregon.



2nd street ↑

side walk

← 150' →



Union st.

side walk

← Alleyway

STAFF REPORT
HISTORIC LANDMARKS REVIEW #112-09
Mark Powell ~ Second Wasco County Courthouse

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Associate Planner
Community Development Department

HEARING DATE: January 28, 2009

ISSUE: The owner of the historic Second Wasco County Courthouse, commonly known as The Masonic Lodge Hall and Smith Callaway Chapel, are applying to restore the exterior of the landmarked building to its original 1883/1884 appearance. The plans also include: installation of two interior restrooms, basement excavation, installation of a deck/outdoor seating area, and lighting the clock tower for all to enjoy. The proposed use for the structure is a Brew Pub, which will require a separate review by staff and the Planning Commission.

SYNOPSIS:

APPLICANT	Mark Powell
PROPERTY OWNER	Mark Powell
LOCATION	311 Union Street
ZONING	CBC
EXISTING USE	Masonic Temple Lodge & Smith Calloway Chapel & Funeral Home
SURROUNDING USE	Commercial
HISTORIC STATUS	Primary Historic – The Dalles National Commercial Historic District #38

NOTIFICATION: Published advertisement in local newspaper; notification to property owners within 100 feet, SHPO.

RECOMMENDATION: Approval, with conditions, based on the following findings of fact.

BACKGROUND: The historic name of this structure is the Second Wasco County Courthouse, more commonly known as The Masonic Temple Lodge & Smith Calloway Chapel & Funeral Home. The structure was built in 1883 and has had minor alterations on the first floor for the conversion to a funeral home in 1958.

The owner has original photos of the building and plans to bring it back to its original state. Fencing and an exterior deck are planned and parking will be provided and the parking lot to the west will be improved with the proposed change of use for the historic building.

The structure is classified as Primary in The Dalles Commercial Historic District.

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 is planned to be changed thorough a separate process with the Planning Department. The applicant proposes to change the use to a Brew Pub, and restore the building to its original state by removing the 1958 improvements. Criterion will be addressed as a condition of approval.

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

FINDING-A2: Care will need to be taken with the materials to ensure that other building materials are not destroyed during the upgrades and restoration. Criterion will be addressed as a condition of approval.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

FINDING-A3: This property is recognized as a physical record of its time. The applicant will be required to follow the historic guidelines to ensure that the repairs and restoration will not harm the existing historic materials on the building. The

applicant has no plans to create a false sense of historical development. Criterion met.

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

FINDING-A4: The applicant is proposing to remove the brick modifications that were added in 1958. One might say that those improvements have historical significance. Staff agrees however, with the structure being classified as Primary in the Commercial Historic District, it is important for those structures to be returned back to their original grandeur when at all possible. Criterion met.

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

FINDING-A5: This proposal does not seek to alter any of the above, the building owner is working towards restoration of the building and plans to restore the entire building as close to original as possible. All distinctive features and finishes will remain. Criterion met.

6. Deteriorating historical features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.

FINDING-A6: The applicant plans to repair rather than replace. Some of the exterior was basically covered in the 1958 remodel, the owner has found some original features that remain. The applicant has researched the property and been working with D & R Masonry to ensure that the exterior repairs follow the original construction. Criterion met.

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

FINDING-A7: The applicant is not proposing any chemical treatments. Minor cleaning may be involved in the restoration plans for the building. The applicant's masonry contractor is very familiar with state and federal requirements for historic buildings. Criterion met.

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

FINDING - A8: During the cleaning of the basement areas, the applicant has found old bottles, "trash", and papers that he intends to put on display in the Brew Pub. It is unlikely that any significant archaeological resources will be found in this restoration project. Staff will address the criterion as a condition of approval.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated

from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

FINDING-A9: The exterior alterations to the historic structure will be required to follow the historic design guidelines for the Commercial Historic District. Criterion will be addressed as a condition of approval.

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

FINDING-A10: No new additions are planned with this application. The essential form and integrity of the structure will be protected by the removal of the 1958 addition. As stated earlier in the staff report, the previous remodel encased historical portions of the original building making the restoration project easier. No “new” additions are planned to the historic building. Criterion met

B. Comprehensive Plan (June 1994):

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

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

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

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

MATERIALS

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

GUIDELINES:

- a. *For building renovations, original materials should be restored wherever possible.*
- b. *When materials need to be replaced for restoration they should be compatible in quality, color, texture, finish and dimension to the original materials (see page 2, Secretary of the Interior's Standards for Rehabilitation).*
- c. *New construction should use materials compatible with the historic buildings in quality, color, texture, finish and dimension. Predominant materials of the commercial historic district are:*
 - brick*
 - stone*
 - cast iron*
 - glazed terra cotta*
 - cement plaster (stucco)*
- d. *The use of wood for windows is recommended.*
- e. *The use of reflective and smoked glass is prohibited.*

- f. Whenever possible, the natural color of the materials should be retained.*
- g. An ordinance prohibiting the painting of brick, unless it is damaged or has already been sandblasted, should be adopted.*
- h. Sandblasting of brick is prohibited as it severely damages the brick.*
- i. When painting a building the following color scheme is recommended:*
 - darkest-window sash*
 - medium-building*
 - lightest-trim, detail*

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

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 B-3: Landscaping is detailed in the Trevitt's Design not in the Commercial Historic District, however it relates to this specific historic property. As submitted, the applicant plans to restore, as close as possible, the original landscaping for the historic property. Shrubs, trees, and grass are planned as well as fencing to follow the original design as shown in the historic photos. The applicant plans to use allowed materials but has not decided on a specific design of the fencing and deck/patio area. Staff is suggesting that the commission approve the installation of a natural material fencing product, and leave the design approval to the Community Development Director. Criterion will be addressed as a condition of approval.

CONCLUSIONS: Restoring the Second Wasco County Courthouse to its original state 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, General Ordinance # 96-1207, as well as The Dalles Comprehensive Plan, with the following conditions:

Proposed Conditions of Approval:

1. Work will be completed in substantial conformance to the proposals as submitted and reviewed.
2. The applicant is responsible to notify the appropriate authorities if any archaeological resources are found during the project.
3. The applicant will need to contact the local Building Codes Department to obtain permits for the proposed modifications to the existing building.
4. The materials used for all the proposed restoration will need to meet the recommended list stated in the Design Guidelines for the Commercial Historic District.
5. 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.
6. The Community Development Director will be required to approve the design for the fencing of the property and the patio/deck area.
7. The proposed change of use for the building will need to be approved by the Planning Director or Planning Commission.



HISTORIC LANDMARKS RESOLUTION NO. 107-09

Adopting The Dalles Historic Landmarks Commission Application #112-09 of Mark Powell to restore the exterior of the landmarked building to the original 1883/1884 appearance. The plans also include: installation of two interior restrooms, basement excavation, installation of a deck/outdoor seating area, and lighting the clock tower. The proposed use for the structure is a Brew Pub, which will require a separate review by staff and the Planning Commission. The structure is located at 311 Union Street, and is further described as 1N 13E 3BB tax lot 3200. The historic name of this structure is the Second Wasco County Courthouse, and is commonly known as The Masonic Temple Lodge & Smith Calloway Chapel & Funeral Home. The structure is classified as Primary Historic and is located in The Dalles National Commercial Historic District #38.

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on January 28, 2009 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 112-09 and the minutes of January 28, 2009, 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 "T" of this resolution.
- B. Historic Landmarks Review No. HLC 112-09 of Mark Powell is approved with the following Conditions of Approval:
 - 1. Work will be completed in substantial conformance to the proposals as submitted and reviewed.
 - 2. The applicant is responsible to notify the appropriate authorities if any archaeological resources are found during the project.
 - 3. The applicant will need to contact the local Building Codes Department to obtain permits for the proposed modifications to the existing building.
 - 4. The materials used for all the proposed restoration will need to meet the recommended list stated in the Design Guidelines for the Commercial Historic District.

5. 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.
6. The Community Development Director will be required to approve the design for the fencing of the property and the patio/deck area.
7. The proposed change of use for the building will need to be approved by the Planning Director or Planning Commission.

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 28th DAY OF JANUARY 2009.

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 January 28, 2009.

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

Dan Durow, Director Community Development Dept.