



## 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 28, 2009 @ 4 P.M.**

**I. Call to order**

**II. Roll Call**

**III. Approval of Agenda**

**IV. Approval of Minutes: May 27, 2009**

**V. Public Hearings**

**Historic Landmarks Commission Application #118-09 of Mark Powell**, to restore awning on Third Street side of the building, and to add a wood awning over the door on the Union Street side, matching a 1948 photo of the building. 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.

**Historic Landmarks Commission Application #119-09 of Wasco County** to construct a physically safe, secure and dry location to house the County networking and data storage equipment in close proximity to the Courthouse without detracting from its appearance and historical attractiveness. The structure is located at 511 Washington Street, and is further described as 1N 13E 3 BC tax lot 6800. The historic name of the structure is Wasco County Courthouse. It is located in the Historic Commercial district and is classified as a secondary structure.

**VI. Resolutions**

**113-09 Adopting HLC 118-09; Wasco County Courthouse #2**

**114-09 Adopting HLC 119-09; Wasco County Courthouse**

**VII. Pioneer Cemetery Discussion**

**VIII. Staff/Commissioner Comments**

**IX. Next meeting date: Wednesday, November 25, 2009**

**X. Adjournment**

# **HISTORIC LANDMARK COMMISSION MINUTES**

**October 28, 2009**

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 4:02 P.M.

## **ROLL CALL**

The following Commissioners were present:

Bob McNary  
Dixie Parker  
John Hashizume  
Pat Smith

The following Commissioners were absent:

Eric Gleason

Staff present:

Dawn Hert, Associate Planner  
Carolyn Wood, City Councilor  
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 absent.

## **APPROVAL OF MINUTES**

Commissioner Parker moved to approve the minutes of May 27, 2009 as submitted. Commissioner Smith seconded the motion. The motion carried unanimously; Gleason absent.

## **PUBLIC HEARINGS**

**Historic Landmarks Commission Application 118-09 of Mark Powell for Clock Tower Pub** to restore awning on Third Street side of the building, and to add a wood awning over the door on the Union Street side, matching a 1948 photo of the building. 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.

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. She gave a brief history of the structure and the renovations that had been done, and that are being done. Hert clarified that although the awning is not original to the structure, it did exist on the building during its history, and consequently staff was comfortable approving it. Hert then went over the four conditions of approval.

**Proponent:** Mark Powell, 916 Kelly Ave; informed the Commission about his progress on the building renovations. He explained that for the most part they were trying to take the building back to what it looked like in 1883. While trying to figure out how to bring emphasis to the Union Street door so that customers would know where the main entrance was, Powell stated that they had found a picture of what the building looked like in 1948 which included an awning. That picture was included in the submitted application packet. Powell felt that replacing the awning would both bring emphasis to the entrance and support the ongoing history of the building.

Commissioner Hashizume asked if the awning would look like the one shown in the picture. Mr. Powell replied yes, it will be an exact duplicate. He shared that they had found the original paint outlines that show exactly where the awning was attached. Commissioner Hashizume felt an awning would add character to the building.

Mr. Powell shared that they also plan to restore the railing to the balcony that is on Third Street. There was a discussion about the balcony, the window, and the information that the balcony was just a decorative addition. Powell also shared that one of the windows that had been turned into an entrance had been returned to its original state as a window.

**Opponent:** none

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

#### **DELIBERATION:**

Commissioner Hashizume felt it would be a good addition to the building.

Commissioner Parker moved to approve application HLC 118-09 with four conditions of approval as submitted. Smith seconded, and the motion carried unanimously, Gleason absent.

**Historic Landmarks Commission Application #119-09 of Wasco County** to construct a physically safe, secure and dry location to house the County networking and data storage equipment in close proximity to the Courthouse without detracting from its appearance and historical attractiveness. The structure is located at 511 Washington Street, and is further described as 1N 13E 3 BC tax lot 6800. The historic name of the structure is Wasco County Courthouse. It is located in the Historic Commercial district and classified as a secondary structure.

Vice-Chair McNary asked for the staff report.

Associate Planner Hert went over the application and the applicant's plan of action. She stated that staff is recommending approval with six conditions. Hert then explained the six conditions.

**Proponent:** Tyler Stone, 63952 Hwy 97, Grass Valley. Mr. Stone shared that he worked for Wasco County and was representing the applicant who could not be there due to illness. He gave a brief history of the water damage that had occurred several times to their current IT room housed in the courthouse basement. Stone explained that the current non-historic "guard house" will be removed and that the new room will be built in its place. He described the new addition including what it will look like and the materials that they plan to use.

Commissioner Parker asked if the work would be completed by the same contractor that constructed the elevator, explaining that she had been impressed by the quality of work on that project. Mr. Stone explained that a contractor had not been hired, and that they were waiting until they had approval before they put it out to bid.

There was a general discussion about the materials that the county would like to use for construction; such as stamped concrete made to look like brick. Associate Planner Hert stated that because of the historic value one goal was to not give a false sense of history. Councilor Wood pointed out that, based on the addition's location near the base of the building, it looked like the stamping should be the big blocks rather than small bricks.

**Opponent:** none

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

**Deliberation:** Commissioner Parker stated that if the addition would be put in with the same integrity as the elevator addition, she would be pleased with the project.

Commissioner Smith moved to approve HLC 119-09 of Wasco County with the 6 conditions as recommended by staff. It was seconded by Parker and carried unanimously; Gleason absent.

**RESOLUTIONS:** Commissioner Parker moved to adopt Resolution 113-09 approving HLC 118-09, and Resolution 114-09 approving HLC 119-09. Commissioner Hashizume seconded the motion and it carried unanimously, Gleason absent.

#### **PIONEER CEMETERY DISCUSSION:**

Associate Planner Hert shared that a grant was received for more fencing and railing at the cemetery. She gave credit to City Council for part of the funds and to Loyal Quakenbush for donating his labor. Hert also talked about an area of the cemetery that potentially needed a short retaining wall and raised bed; she will look into the possibility of that project for the next grant cycle.

Renee Briggs, 521 Sunridge Ave, Dallesport; spoke on behalf of the Genealogical Society and gave an update on the monument. She described what it will look like and stated that they now have the money needed. There was a general discussion in regards to the details of the monument including font sizes, wording, and final placement. The general consensus was that the monument should be placed in the Northeast corner at an angle so that people will be able to walk around it to see all sides. Associate Planner Hert also shared the idea of a footpath going to and around the monument.

Vice-Chair McNary asked about the roll of fencing that was possibly available. Associate Planner Hert stated that she had a message in to the person that wanted to donate the fencing. Hert added that if the 100 feet of fencing was not available through the possible donation, there was a possibility that the grant could cover the purchase of it.

**COMMISSIONER/STAFF COMMENTS:**

Associate Planner Hert shared that Kay Jewelers got a new store manager and that within one week of his appointment he had apologized for the previous delay, had the store repainted, and also asked if he could paint over the blue on the sign that was not historical. Vice-Chair McNary pointed out the importance of following through when the Commission makes a decision.

Vice-Chair McNary asked about putting something up to commemorate the removal of the grain elevators. There was a discussion about the federal regulation stating that an on site marker is not required; only proper documentation. Associate Planner Hert described the documentation that had been completed.

Councilor Wood suggested that perhaps some sort of a plaque or etching or something could be included in the design of the First Street, waterfront project. She shared that her family is in possession of photographs that show the waterfront and the boat docks that pre-dated the elevators. She felt that it would be important to point out when they were built and when they were removed. There was a general discussion about when different structures were constructed and what materials were used.

The Commissioners and staff had a discussion about the removal of the grain elevators and the old mill warehouse buildings on the East end of town. Associate Planner Hert described what the developer was attempting to keep, and what kind of documentation had been completed. Hert discussed the denial of demolition by the Historic Landmarks Commission and the events and timelines that occurred after that denial.

Associate Planner Hert shared that the bids were opened for the immediate repairs of the Gitchell building and that the low bidder was currently being identified.

There was a general discussion about the need to replace Commissioner Hashizume, and the expectations of Historic Landmark Commissioners.

**ADJOURNMENT:** The meeting was adjourned at 5:02 p.m.

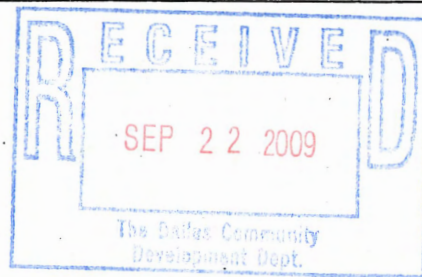
Submitted by Brenda Green, Administrative Secretary



Eric Gleason, Chair  
Historic Landmark Commission

**CITY of THE DALLES**313 COURT STREET  
THE DALLES, OREGON 97058

(541) 296-5481

HLC# 118-09**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. The Dalles OR.
Telephone	541-980-1356

Please describe your project goals.

We would like to add a wood awning that is over the door going into the union street side entrance. we also plan restore the top of the awning on the 3<sup>rd</sup> street side of building

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

The awning will give the look that the building has a second entrance.

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

New awning will match 1948 photo.

What is the current use of this property? Full restoration of building and Brew Pub.

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




List any known archeological resources on site.

basement

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

Sept. 22, 2009  
Date

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

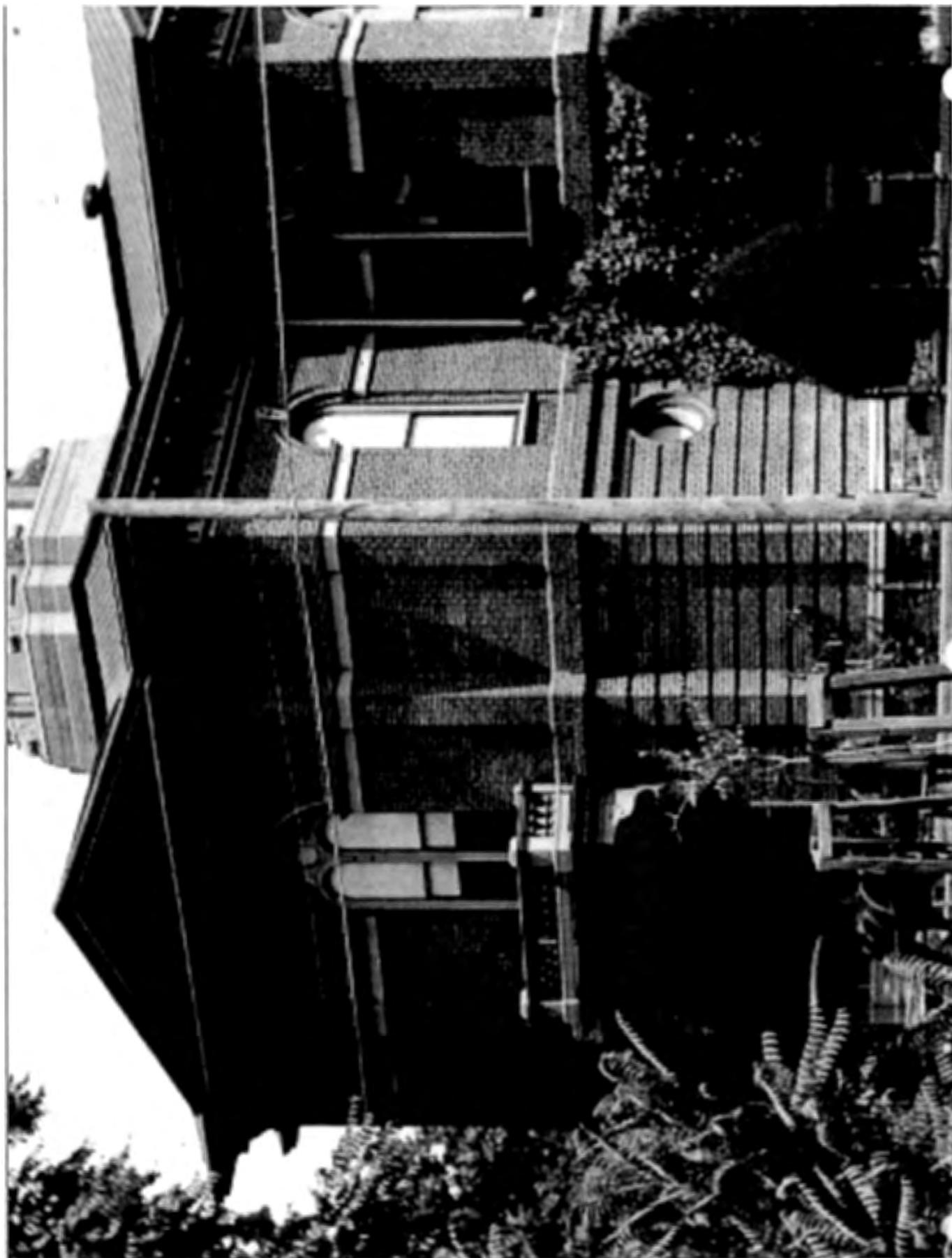
I have reviewed the above application and certify that it is complete and accepted for processing.

\_\_\_\_\_  
Secretary, Historical Landmarks Commission

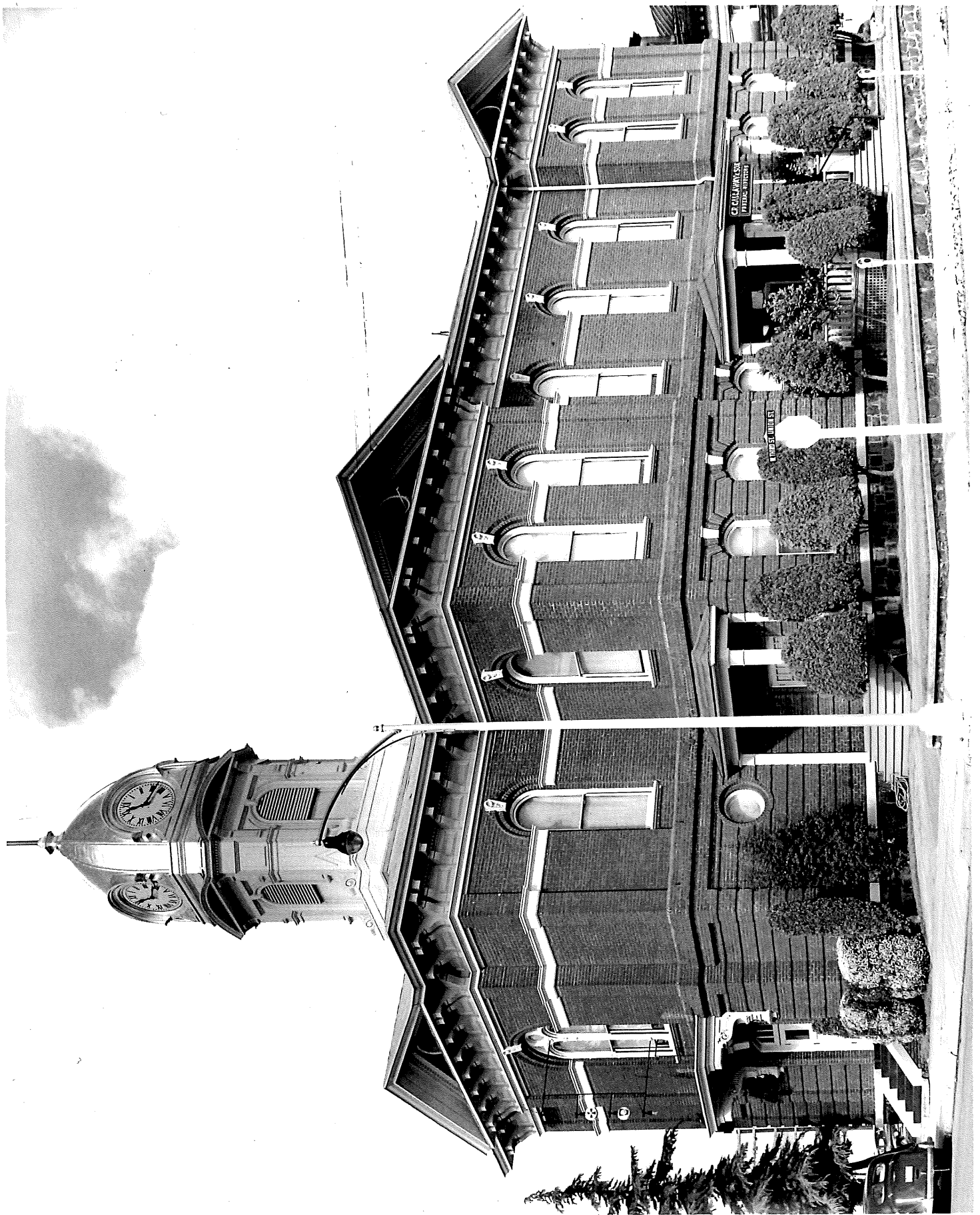
For Office Use Only

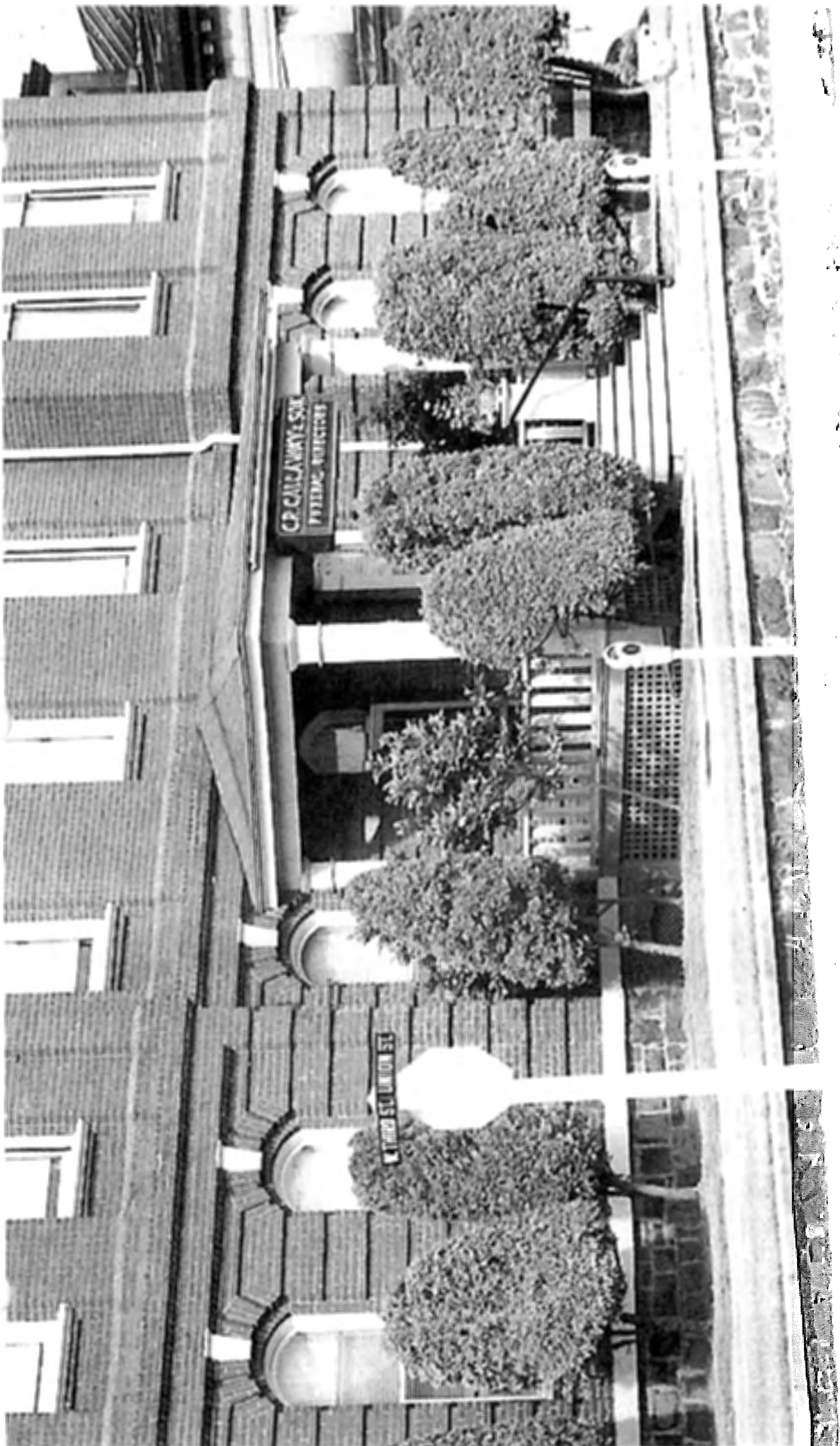
Historical Classification	<u>Primary</u>	
	(Primary, Secondary, Historical, Etc.)	
Historic Building/Site	<input checked="" type="checkbox"/>	Historic District
		Trevitt <input type="checkbox"/> Commercial <input checked="" type="checkbox"/>
Historic Name	<u>Wasco County Courthouse #2</u>	
	(If any)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

View from 3<sup>rd</sup> street side

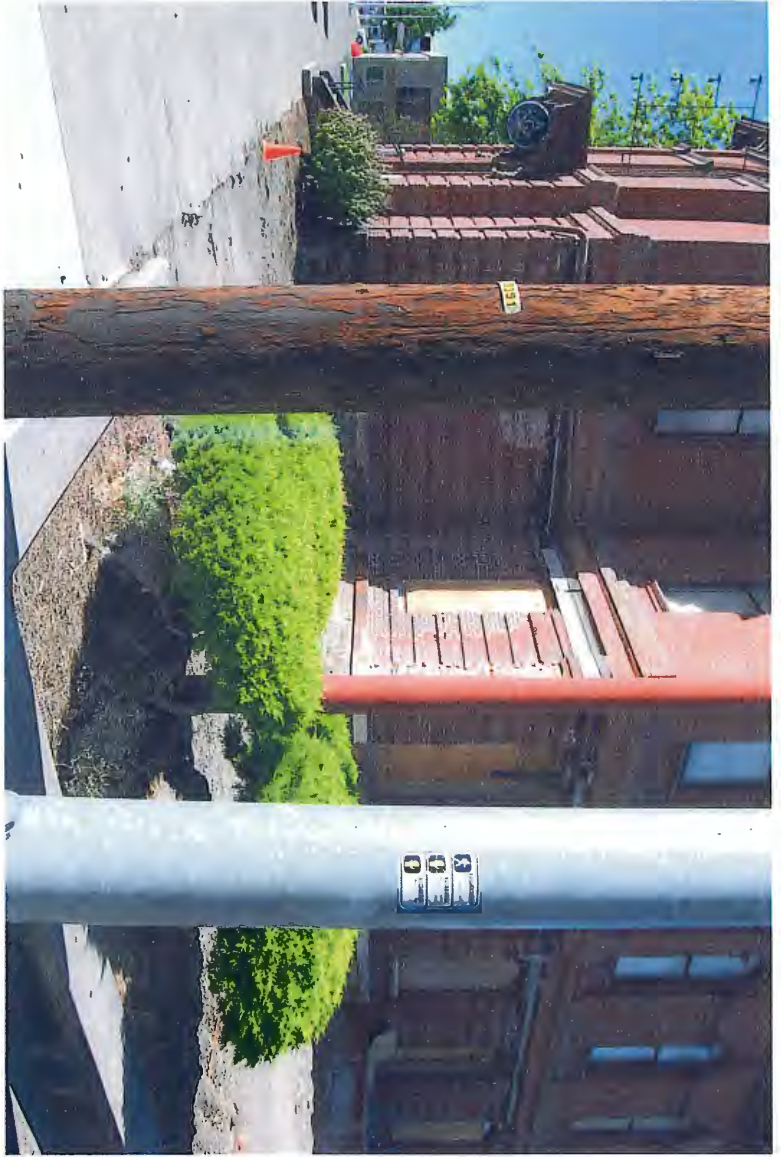
















**STAFF REPORT**  
**HISTORIC LANDMARKS REVIEW #118-09**  
**Mark Powell ~ Second Wasco County Courthouse**

**TO:** The Dalles Historic Landmarks Commission

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

**HEARING DATE:** October 28, 2009

**ISSUE:** The owner of the historic Second Wasco County Courthouse, commonly known as The Masonic Lodge Hall and Smith Callaway Chapel, is applying to construct an awning over the Union Street main entrance and restore the existing 3<sup>rd</sup> Street entrance awning.

**SYNOPSIS:**

APPLICANT	Mark Powell
PROPERTY OWNER	Mark Powell
LOCATION	311 Union Street
ZONING	CBC
EXISTING USE	Masonic Temple Lodge & Clock Tower Brew Pub in the process of opening.
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 Callaway 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 has been in the process of restoring it to its original state. The main entrance for the Clock Tower Brew Pub will be off of Union Street. The applicant has submitted a 1948 photo of the building that shows a covered entrance, the plan is to re-create the entrance shown in the photo.

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 applicant previously gained approval for the building to be used as a Brew Pub. No changes in use are proposed 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: Care will need to be taken with the materials to ensure that other building materials are not destroyed during the restoration and awning addition. 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 construct an awning on the Union Street entrance that was not original with the building. However, the photo provided shows the awning on the Union Street entrance in 1948. Staff understands that the structure is classified as Primary in the Commercial Historic District and knows the importance of the structure to be returned back to its original grandeur when at all possible, but believes the 1948 awning on the Union Street face will not distract from the original structure. One might say if the awning were still in place it would have acquired a historic significance. 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 with the added Union Street awning. 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. 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 construction of the awning. The applicant's 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: No ground disturbance is planned with this request, therefore, the criterion does not apply.

***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: The addition of the awning will be required to follow the federal guidelines for preservation work. The essential form and integrity of the structure will be required to be protected in the event the addition is removed in the future. 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:** 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.

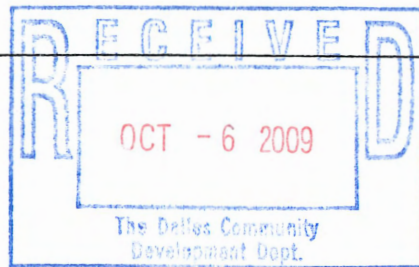
**CONCLUSIONS:** Construction of an awning on the Union Street entrance and restoration of the 3<sup>rd</sup> Street awning on the Second Wasco County Courthouse is consistent with General Ordinance # 94-1194, General Ordinance # 96-1207 and The Dalles Comprehensive Plan. In all respects this application 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 will need to contact the local Building Codes Department to obtain permits for the proposed modifications to the existing building.
3. 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.
4. 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.

**CITY of THE DALLES**313 COURT STREET  
THE DALLES, OREGON 97058

(541) 296-5481

HLC# 119-09**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:	Wasco County
Address	511 Washington Street, The Dalles, OR 97058
Site Address	" " " "
Telephone	541-506-2553

Please describe your project goals.

The goal of this project is to develop a physically safe, secure and dry location to house  
the County networking and data storage equipment in close proximity to the Courthouse  
without detracting from its appearance and historical attractiveness.

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

The proposed structure will be placed in a utilitarian area well out of sight from all but one  
side of the existing building. No character defining features will be obscured and no  
historical material will be damaged or destroyed.

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

A significant amount has been spent to improve the integrity and appearance of the  
exterior. All proposed interior changes must address the protection of the historical  
characteristics of the building.

What is the current use of this property?

County Gov. and judicial operations.

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

List any known archeological resources on site.

No knowledge of any at the location of proposed structure.

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.**

Fred Davis (Facilities Mgr) 10/06/09  
Applicant Date

Wasco County  
Owner (if not the applicant)

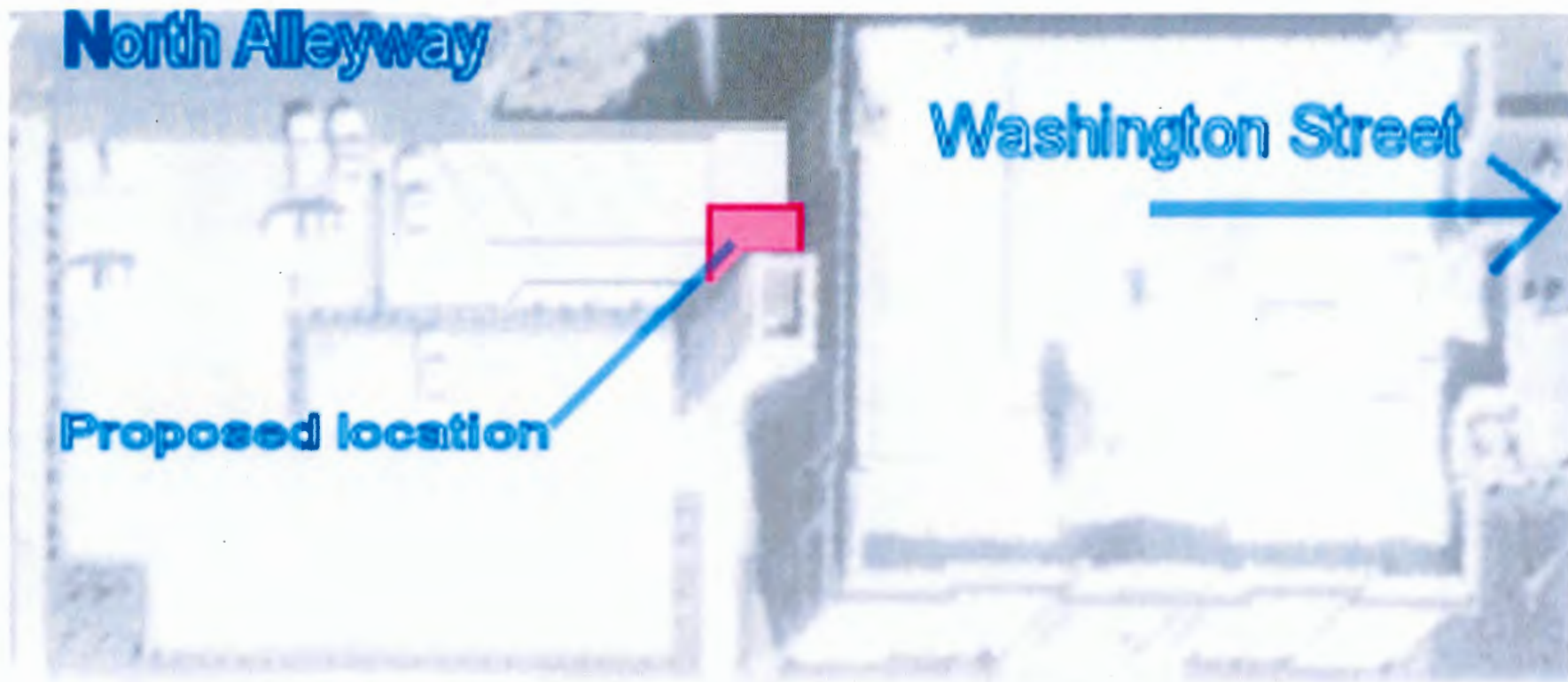
I have reviewed the above application and certify that it is complete and accepted for processing.

\_\_\_\_\_  
Secretary, Historical Landmarks Commission

For Office Use Only

Historical Classification:	<u>Secondary</u>
	(Primary, Secondary, Historical, Etc)
Historic Building/Site <input type="checkbox"/>	Historic District <input type="checkbox"/> Tervitt <input type="checkbox"/> Commercial <input checked="" type="checkbox"/>
Historic Name	<u>Wasco County Courthouse</u>
	(If any)
Year(s) Built	<u>1912-14</u>



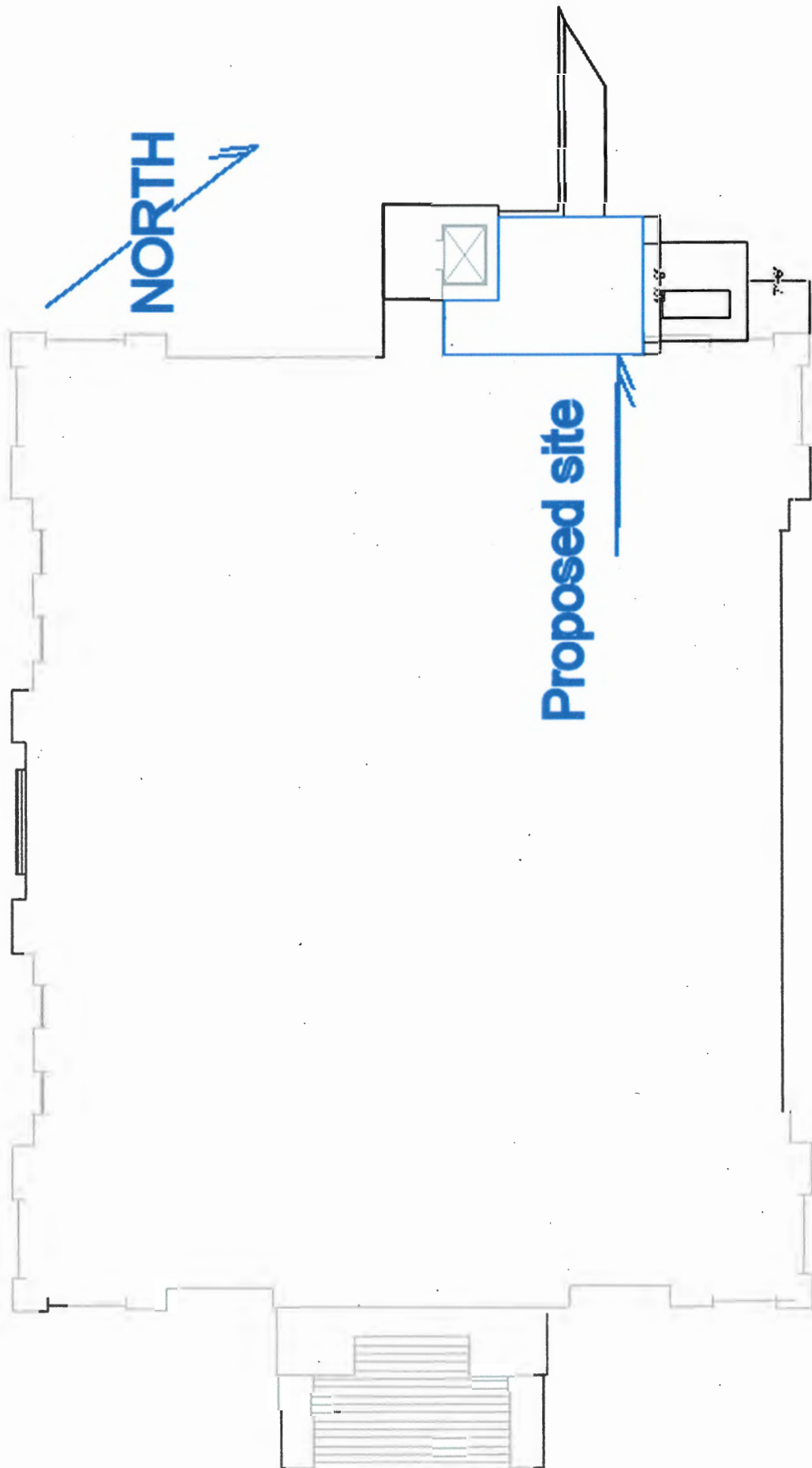


**The general location of the proposed construction is found to the north off the alley parking area.**





WASCO COUNTY COURTHOUSE



#1





Location: West Elevation

#2

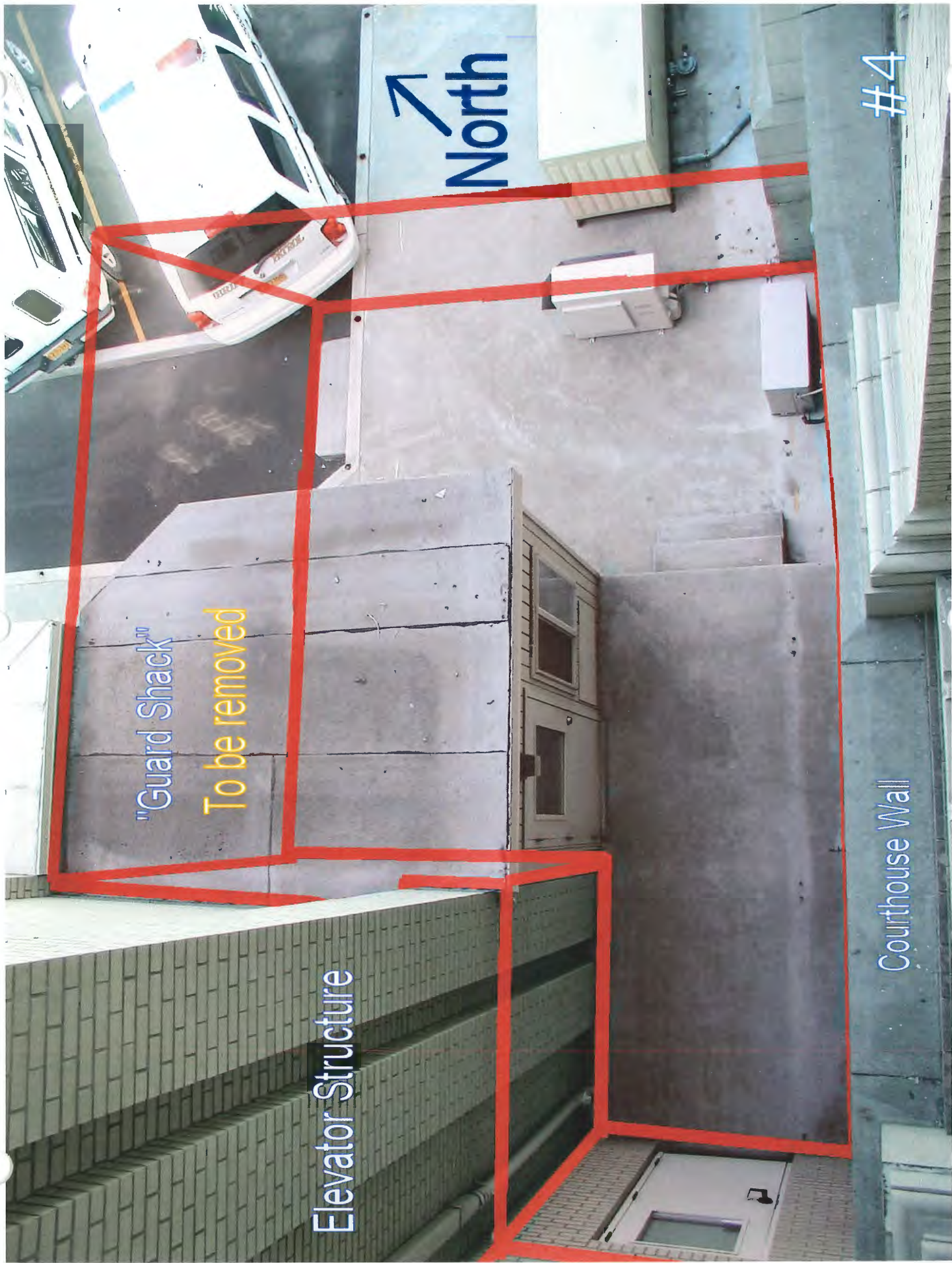




View From North Alley

#3





"Guard Shack"

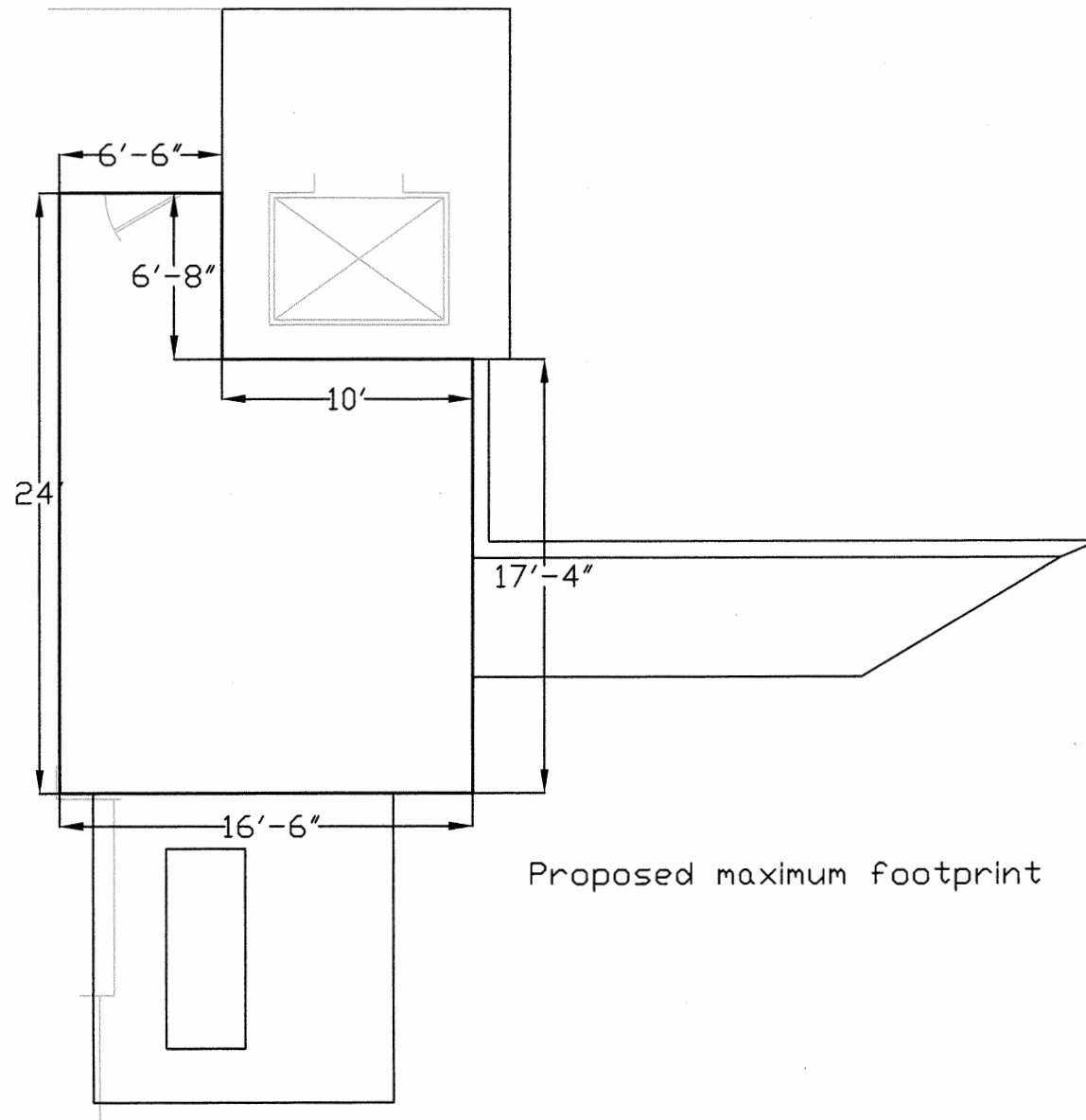
To be removed

Elevator Structure

North

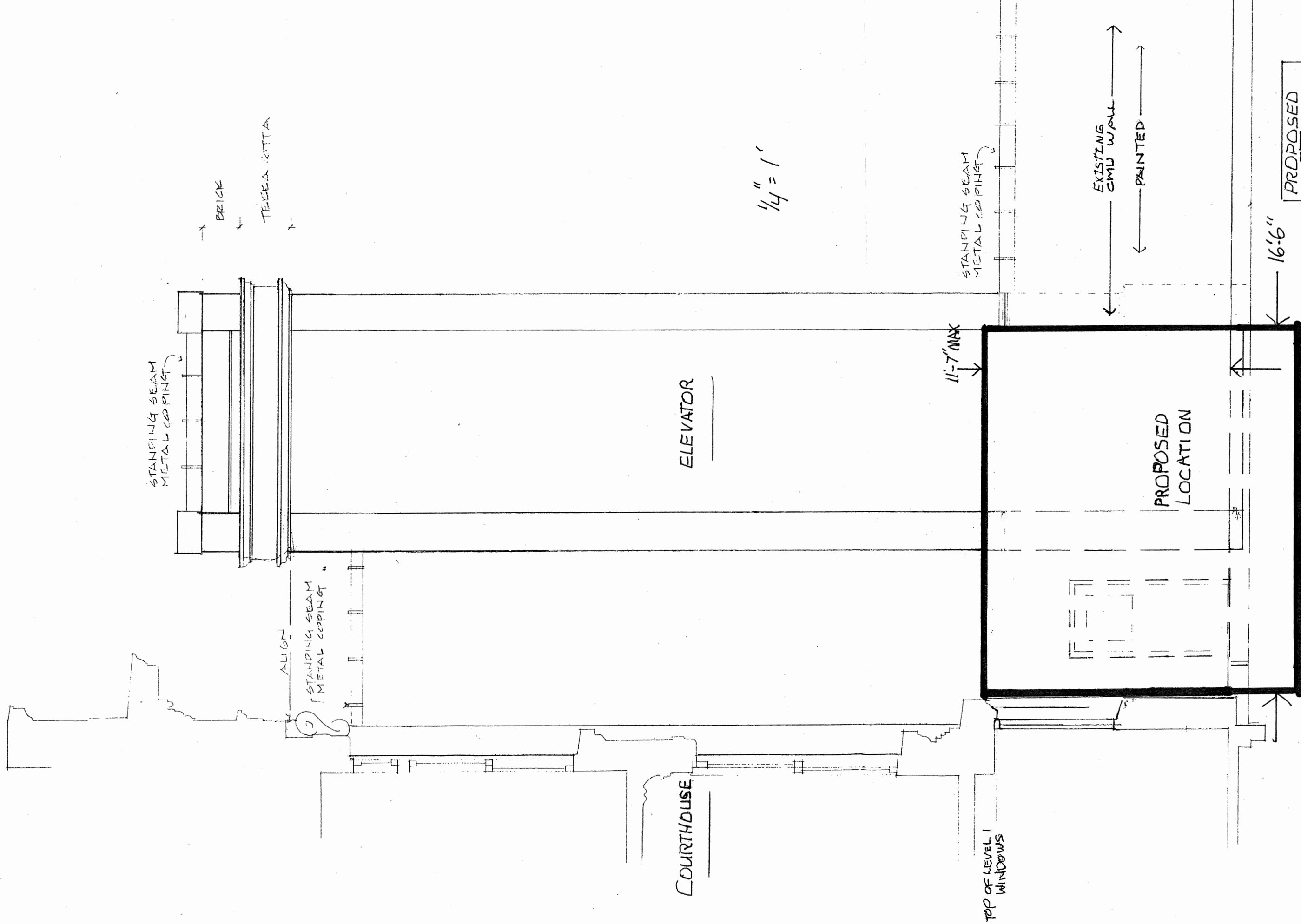
#4

Courthouse Wall



Proposed maximum footprint





PROPOSED  
II.  
ROOM  
LOCATION #  
10-2-09

NORTH ELEVATION

**STAFF REPORT**  
**HISTORIC LANDMARKS REVIEW #119-09**

**TO:** The Dalles Historic Landmarks Commission

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



**HEARING DATE:** October 28, 2009

**ISSUE:** Wasco County is applying to construct an addition to the current Wasco County Courthouse. The addition will provide for the much needed storage area for the County's data storage equipment.

**SYNOPSIS:**

APPLICANT	Wasco County, c/o Judge Dan Ericksen
PROPERTY OWNER	Same
LOCATION	511 Washington Street, The Dalles, OR 97058
ZONING	"CBC-3" – Central Business Commercial
EXISTING USE	Wasco County Court House
SURROUNDING USE	Residential, Community Facility Uses
HISTORIC STATUS	Secondary, The Dalles Commercial Historic District

**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:** Wasco County is in need of a physically safe, secure and dry location to house the County's networking and data storage equipment. The location also needs to be in close proximity to the Courthouse. In 1991, the County constructed an elevator shaft building to the west of the original structure. The location of the proposed data storage building will be between the original Courthouse structure and the 1991 addition.

**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 use of this structure is not being changed. 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 applicant is proposing to remove a non-historic guard shack and replace it with a larger data storage building. No historic materials will be removed with the addition. 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:** The applicant is not proposing to add any conjectural features. The addition will blend with the 1991 addition and differentiate from the historic structure. 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:** Staff is not aware of any known features that have been made that have acquired historic significance. All alterations that are requested will need to meet the historic design guidelines. Criterion will be met as a condition of approval.

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

**FINDING-A5:** No characterizing features will be removed. 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:** This application is to construct a new addition, not replace any deteriorating or missing features. 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 is not proposing any chemical treatments. Minor cleaning may be involved in the addition construction. The applicant is 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:** No major excavation is planned with this proposal. If any archeological resources or materials are discovered with the foundation construction, the materials 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:** As stated before, the new addition will not destroy or alter the historic materials that characterize the property. The new building will blend with the 1991 addition and differentiate from the historic structure. The location of the addition will be obscured. 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:** The exterior alterations to the historic structure will be required to follow the historic design guidelines for the Commercial Historic District. The addition will be built in a manner to allow the form and integrity of the historic building to be unimpaired. 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:** The modifications and to this historically landmarked property will allow for years of continued use as administrative offices. 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 the addition will need to meet the historic guidelines for materials. The utmost care shall be taken in the addition to this historic structure. Criterion will be addressed as a condition of approval.

**CONCLUSIONS:** Construction of the much needed data storage addition to the Wasco County Courthouse 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:

**Recommended Conditions of Approval:**

1. Work will be completed in substantial conformance to the proposals as submitted and reviewed.

2. The applicant will need to contact the local Building Codes Department to obtain permits for the proposed modifications to the existing building.
3. 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.
4. 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.
5. The applicant will need to avoid removing any historic materials that are on site. Conjectural or architectural features that create a false sense of historical development will not be allowed. Any distinctive features, finishes, or craftsmanship found with construction will need to be preserved by the applicant as best as possible.
6. 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.





## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

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

### **HISTORIC LANDMARKS RESOLUTION NO. 113-09**

**Adopting The Dalles Historic Landmarks Commission Application #118-09 of Mark Powell** to construct an awning over the Union Street main entrance and restore the existing Third Street entrance awning. 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 October 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 118-09 and the minutes of October 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 118-09 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 will need to contact the local Building Codes Department to obtain permits for the proposed modifications to the existing building.
- 3. 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.
- 4. 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.

#### **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 28<sup>th</sup> DAY OF OCTOBER 2009.

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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 October 28, 2009.

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

---

Dan Durow, Director Community Development Dept.



## **CITY of THE DALLES**

313 COURT STREET  
THE DALLES, OREGON 97058

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

### ***HISTORIC LANDMARKS RESOLUTION NO. 114-09***

**Adopting The Dalles Historic Landmarks Commission Application #119-09 of Wasco County** to construct an addition to the current Wasco County Courthouse. The addition will provide for the much needed storage area for the County's data storage equipment. The structure is located at 511 Washington Street, and is further described as 1N 13E 3 BC tax lot 6800. The historic name of this structure is the Wasco County Courthouse. The structure is classified as Secondary Historic and is located in The Dalles National Commercial Historic District.

#### **I. RECITALS:**

- A. The Historic Landmarks Commission of the City of The Dalles has, on October 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 119-09 and the minutes of October 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 "I" of this resolution.
- B. Historic Landmarks Review No. HLC 119-09 of Wasco County 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 shall consult with the state archaeologist on basement excavation plans.
  - 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 28<sup>th</sup> DAY OF OCTOBER 2009.

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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 October 28, 2009.

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

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Dan Durow, Director Community Development Dept.