



## 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, May 27, 2009 @ 4 P.M.**

- I. Call to order**
- II. Roll Call**
- III. Approval of Agenda**
- IV. Approval of Minutes: March 24, 2009**
- V. Public Comment**
- VI. Public Hearings**
  - A. Historic Landmarks Commission Application #116-09 of Kay Jewelers** to approve the yellow exterior paint that was applied to the front of the building. Property is located at 318 E. 2<sup>nd</sup> Street and is further described as 1N 13E 3BD tax lot 5200. Property is zoned "CBC"- Central Business Commercial, CBC-1, Downtown Historic District.
  - B. Historic Landmarks Commission Application #117-09 of Mid-Columbia Center for Living** to place a wireless antenna to connect the networks at each Mid-Col. Center for Living facility and construction and placement of a new ADA Lift on the rear elevation of the building. Property is located at 409 Lincoln and is further described as 1N 13E 3BB tax lot 3900. Property is zoned "CBC"- Central Business Commercial, CBC-1, Trevitt's Historic District.
- VII. Resolutions**
  - 111-09 Kay Jewelers**
  - 112-09 Mid-Columbia Center for Living**
- VIII. Commissioner and Staff Comments and Questions**
- IX. Next meeting date: Wednesday, June 24, 2009**
- X. Adjournment**

# **HISTORIC LANDMARK COMMISSION MINUTES**

**March 24, 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 4:01 P.M.

## **ROLL CALL**

The following Commissioners were present:

Bob McNary
Dixie Parker
John Hashizume
Pat Smith

The following Commissioners were absent:

Eric Gleason
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Staff present:

Councilor Carolyn Woods
Planning Tech. Denise Ball

## **APPROVAL OF AGENDA**

Associate Planner Hert asked that hearing HLC 115-09 be heard before HLC 114-09 to accommodate the applicant. Commissioner Parker moved to approve the agenda as amended. Commissioner Smith seconded the motion. The motion carried unanimously, Gleason absent.

## **APPROVAL OF MINUTES**

Commissioner McNary moved to approve the minutes of February 25, 2009. Commissioner Smith corrected the spelling on Obarr Bayley on page 4. Commissioner Parker moved to approve the minutes with the spelling correction and Commissioner Smith seconded the motion. The motion carried unanimously, Gleason absent.

## **PUBLIC HEARINGS –**

**1. Historic Landmarks Commission Application #115-09 of Sharon Walters** This application is for a Historic Landmarks Commission hearing to remove the existing deteriorating wood fence and replace it with a new 3 ft high Cedar fence. Property is located at 415 W. 3<sup>rd</sup> St. and is further described as 1N 13E 4AA tax lot 2700. Property is zoned “CBC”- Central Business Commercial, Trevitt’s Historic District.

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. Vice

Chair McNary opened the public hearing and asked for the Staff Report. Associate Planner Hert presented the Staff Report. She noted that guidelines for historic fencing are scarce. This fence is made of natural materials and Staff is recommending approval with conditions. She asked if there were any questions from the Commission.

**PROPONENT:** Sharon Walters, 415 W. 3<sup>rd</sup> St spoke in favor of the application. She said she has lived in the house since 1959 and showed the Commission pictures of the various fences she has installed over the years. There was no fence on the property when she moved in in 1959. The fence is necessary for her to keep her dogs safe.

**OPPONENT:** None

**REBUTTAL:** None

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

**DELIBERATION:**

Commissioner Parker moved to approve HLC 115-09 with conditions of approval and Commissioner Hashizume seconded the motion. The motion carried unanimously, Gleason absent.

**PUBLIC HEARINGS –**

**2. Historic Landmarks Commission Application #114-09 of City of The Dalles:** This application is for a Historic Landmarks Commission hearing to install a new ADA entrance on the west side of the building facing the existing employee parking lot. The current ADA entrance on E. 3<sup>rd</sup> Street will be replaced with Fire doors to match original elevation of City Hall. Property is located at 313 Court St. and is further described as 1N 13E 3BC tax lot 500. Property is zoned “CBC”- Downtown Commercial Historic District – Central Business Commercial.

Vice Chair McNary did not read the rules again as there were no new members of the audience. Associate Planner Hert presented the Staff Report. Hert explained that the remodel will move the ADA entrance to the west side of the building and the existing ADA entrance and hallway will be part of the remodeled Finance Dept. The south side elevation will have a third set of fire bay doors re-installed to match the two existing fire bay doors.

Hert noted that exterior vents may also be required for the new HVAC system. Hert asked that an additional condition approval be added to allow Staff to oversee the installation of those vents. Hert proposed language for condition of approval #6 – “Additional exterior vents associated with the HVAC equipment may be necessary on the north and south side of the building. Staff will ensure that the new vent location(s) and size(s) will be minimally visible and blend with the existing exterior of City Hall.”

Hert was the only proponent for the application. There were no opponents. Vice Chair McNary closed the public testimony portion of the hearing.

**DELIBERATION:**

Commissioner Smith moved to approve HLC 114-09 of The City of The Dalles with conditions of approval as amended by adding a new condition number 6. Commissioner Hashizume seconded the motion and it carried unanimously, Gleason absent.

**RESOLUTIONS –**

Commissioner Parker moved to adopt Resolution 109-09 approving HLC Application 114-09 with conditions of approval as amended by adding condition number six. Commissioner Smith seconded the motion. The motion carried unanimously, Gleason absent.

Commissioner Smith moved to adopt Resolution 110-09 approving HLC Application 115-09 with conditions of approval. Commissioner Hashizume seconded the motion. The motion carried unanimously, Gleason absent.

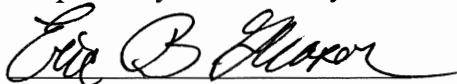
**PUBLIC COMMENT-** Earline Wasser, 1017 Pomona St., praised the Commission on all the improvements and hard work that has taken place in the Pioneer Cemetery. She added that the proposed monument should be placed inside the fence for protection. Ms. Wasser introduced Renee Briggs, P.O. Box 304, Dallesport, Washington 98617 who is the new contact for the proposed cemetery monument. She is a member of The Gorge Genealogical Society and supports the Pioneer Cemetery preservation. Associate Planner Hert spoke for Staff and the Commission and thanked Earline Wasser for her persistence and efforts, which were instrumental in the budget increases for HLC and the attention and improvements that have taken place in the Pioneer Cemetery. Wasser received a round of applause.

**GOAL SETTING –** Short term goals were discussed first. All eleven goals from last year were kept for 2009. Hert said she would verify with Izetta Grossman the possibility of adding historic links to the City Webpage. Short term goal number 8 will now read “Create Historic Designs for Downtown to aid in historic background research, and support Main Street program.” Long term goals were discussed next. Goal number one from 2008 was removed and replaced with “Completion of monument in Pioneer Cemetery. Goal number two now reads “Designate other qualified areas as national historic districts; specifically the East Gateway, The Dalles Bluff, 4<sup>th</sup> Street, and E. 8<sup>th</sup> Street. All other 2008 Long Term Goals remain the same for 2009.

**COMMISSIONER/STAFF COMMENTS:** There was a brief discussion regarding upcoming historic training in Portland. The Main Street program will have a class. Hert said she would check the budget to see if there are funds left.

**ADJOURNMENT:** The meeting was adjourned at 5:40pm.

Respectfully submitted by Denise Ball, Planning Tech.



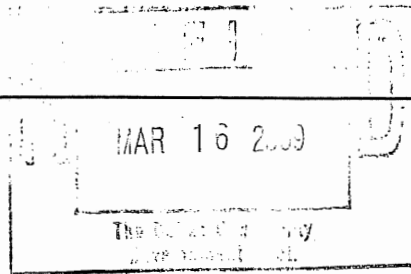
Eric Gleason, Chair  
Historic Landmark Commission



## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

(541) 296-5481



HLC# 116-09

### 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:	<u>Key Jewelers</u>	
Address	<u>318 E 2<sup>nd</sup> St.</u>	<u>CBC-Historic District</u>
Site Address	<u>Same</u>	<u>IN 13E 3BD 5200</u>
Telephone	<u>541 296 6144</u>	

Please describe your project goals.

To Assist Consumers in identifying our business as  
A Corporate Key Jewelers establishment by painting the  
exterior in our Corporate Color.

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

The exterior will change from cracked, weathered dry boards  
to our Corporate Color - yellow.

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

The structure has not and will not be affected.

What is the current use of this property? Retail Jewelry Store.

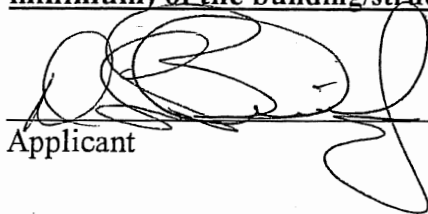
Will the use change as a result of approval of this application? Yes ☒ No

List any known archeological resources on site.

None

The review criteria for each application are the Secretary of the Interior's Standards. These standards have been adopted by City Ordinance 94-1194 as local review criteria.

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

  
Applicant

3/13/09  
Date

Owner (if not the applicant)

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

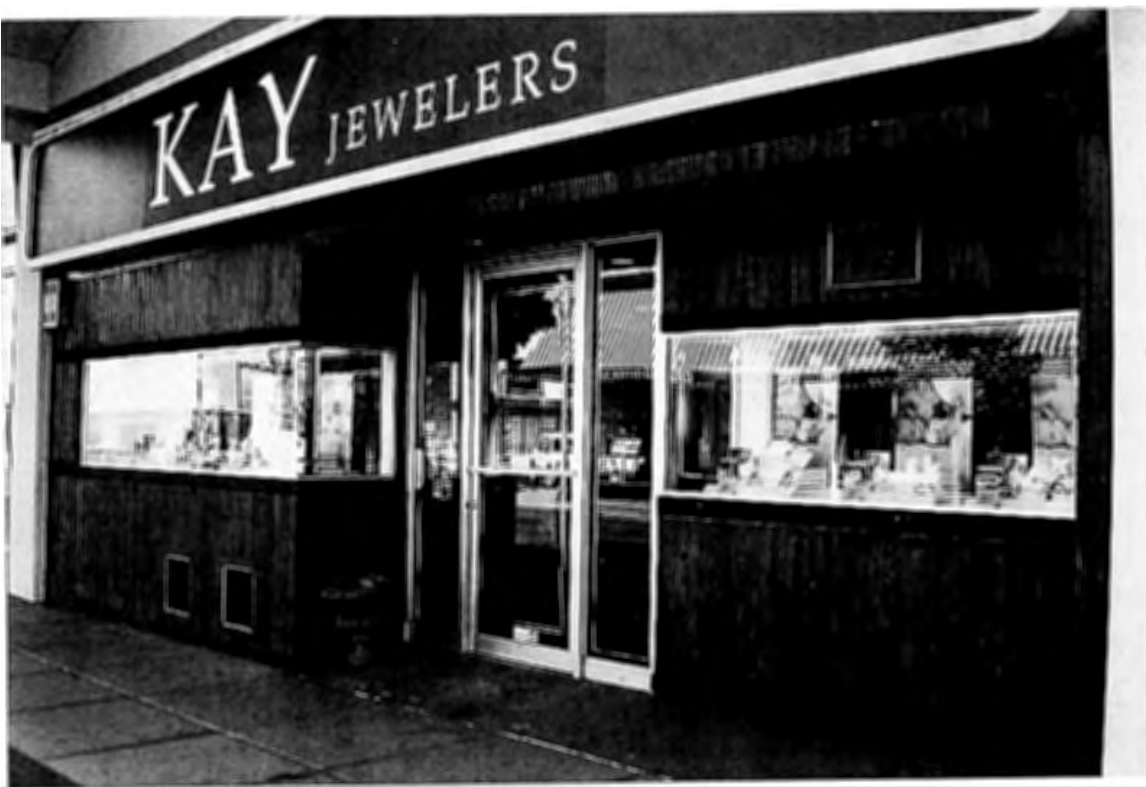
Dawn Marie Hert by Ball  
Secretary, Historical Landmarks Commission

**For Office Use Only**

Historical Classification Non-Contributing  
(Primary, Secondary, Historical, Etc.)  
Historic Building/Site ☐ Historic District Trevitt ☐ Commercial ☒  
Historic Name Vogel Block  
(If any)  
Year(s) Built 1900, 1962 Original 3-story building destroyed in 1991









**STAFF REPORT**  
**HISTORIC LANDMARKS REVIEW #116-09**  
**Kay Jewelers**

**TO:** The Dalles Historic Landmarks Commission

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

**HEARING DATE:** May 27, 2009

**ISSUE:** To approve the yellow paint on the exterior façade of the Kay Jewelers building located in the Commercial Historic District. The building is non-contributing, non-compatible and historically known as Vogt Block.

**SYNOPSIS:**

APPLICANT	Kay Jewelers
PROPERTY OWNER	Katherine Drabek
LOCATION	318 East Second Street
ZONING	CBC
EXISTING USE	Retail
SURROUNDING USE	Commercial
HISTORIC STATUS	Non-contributing, Non-compatible – The Dalles National Commercial Historic District #54

**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 Vogt Block. The structure was built in 1900 & 1962 and has had major alterations over the years. The structure is classified as non-contributing and non-compatible in The Dalles Commercial Historic District.

Approximately 6 months ago, staff received complaints on the yellow paint that was applied to a building in the historic downtown The Dalles. Staff contacted the owner and the manager and explained the historic district requirements to gain approval on all exterior modifications, including paint, prior to work being completed.

Staff explained to the applicant that the color that was painted did not match a historic palate and General Ordinance 94-1194 with Resolution 49-98 requires colors that are not on a historic palate be reviewed by the Historic Landmarks Commission.

**ANALYSIS:** The Historic Landmarks Commission is responsible for conducting hearings dealing with proposed alterations to designated historic landmarks. City of The Dalles General Ordinance 94-1194 will serve as a tool to help the Commission make these decisions. The purpose of the Historic Landmarks Commission, the Historic Ordinance and the review criteria are to:

- *Protect historic and cultural resources from destruction, inappropriate alteration, and incompatible adjacent development;*
- *Stabilize and improve property values in historic districts and citywide;*
- *Enhance the city's attractiveness to visitors and residents, and stimulate business, industry and tourism;*
- *Educate The Dalles' citizens and visitors concerning the city's heritage;*
- *Preserve the historic housing stock of The Dalles;*
- *Comply with The Dalles comprehensive Plan regarding historic resources under Statewide Planning Goal 5.*

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

### **Section 7, Subsection A. Review Criteria:**

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

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

FINDING A-1: The use for this site will remain the same. 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: No historic materials are being requested to be altered. Criterion does not apply.

***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: No conjectural features or architectural elements are planned with this application. Criterion does not apply.

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

FINDING-A4: No such changes are proposed with this application. Criterion does not apply.

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

FINDING-A5: This proposal does not seek to alter any of the above, as there is a minimal chance that any exist. Criterion does not apply.

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

FINDING-A6: The applicant is not repairing or replacing any missing historical features. The new paint is replacing a dark brown, the applicant hoped the color would help customers identify the corporate colors. The colors chosen for a store front should complement the historic district. Staff does not believe the yellow color compliments the historic district. Criterion not 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 proposes no chemical or physical treatments. Therefore, this criterion does not apply.

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

FINDING A8: No archaeological resources are expected to be affected by this proposal.

***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: No exterior alterations are planned to the non-compatible, non-contributing structure. Criterion does not apply.

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

FINDING-A10: At this time it is unknown if any historical features exist on the structure. Therefore, this criterion does not apply.

**B. 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*

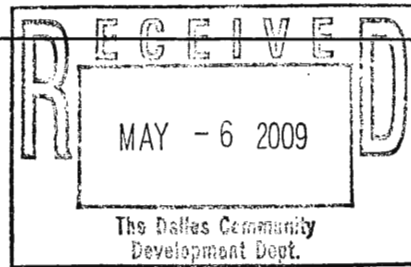
**FINDING B-1:** The color choice of a bright yellow is unacceptable for the historic district. Staff understands the applicant's desire to follow corporate colors which appear to be a gold color. The color that was applied to the Kay Jewelers building is more yellow than gold. Staff suggests that the applicant look to find a gold color that would complement the surrounding buildings. The applied color is unacceptable and staff is unable to support the color choice and make a finding that it meets historic guidelines. Criterion not met.

**CONCLUSIONS:** Painting the façade of the Kay Jewelers building bright yellow is not consistent with General Ordinance # 94-1194 or The Dalles Comprehensive Plan. In all respects this application does not meet the standards of the Secretary of the Interior and the City of The Dalles General Ordinance No.94-1194, or The Dalles Comprehensive Plan.

Staff is recommending that this application be denied and the Commission direct the applicant to repaint the storefront with a color from a historic palate that compliments the surrounding buildings. Staff is recommending that the Commission require the applicant to submit a historic palate color to the Planning Department for approval within 30 days and have the façade repainted within 60 days of the public hearing.

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

(541) 296-5481

HLC# 117-09A**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:	Kelly Keith, Mid-Columbia Center for Living
Address	419 E. 7th Street, The Dalles OR. 97058
Site Address	409 Lincoln Street, The Dalles OR. 97058
Telephone	541-296-5452 ext. 3480

Please describe your project goals.

Deploy / install wireless antenna to network 409 Lincoln  
facility with Mid-Columbia's primary facility at  
419 E. 7th Street, Annex A, The Dalles OR. 97058

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

Please see attached pages which depict a preferred and an  
alternative implementation of a wireless antenna to "bridge"  
or connect the networks at each site together.

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

The preferred implementation, to the greatest extent  
possible, does not touch the existing structure. Cabling  
into structure may follow existing Telco route into building.  
Alternatively, we could bury conduit and route accordingly.

What is the current use of this property? Business

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

List any known archeological resources on site.

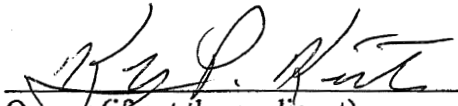
No archeological resources on site that owner is aware of.

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.**

Mid-Columbia Center for Living  
Applicant

May 7th, 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

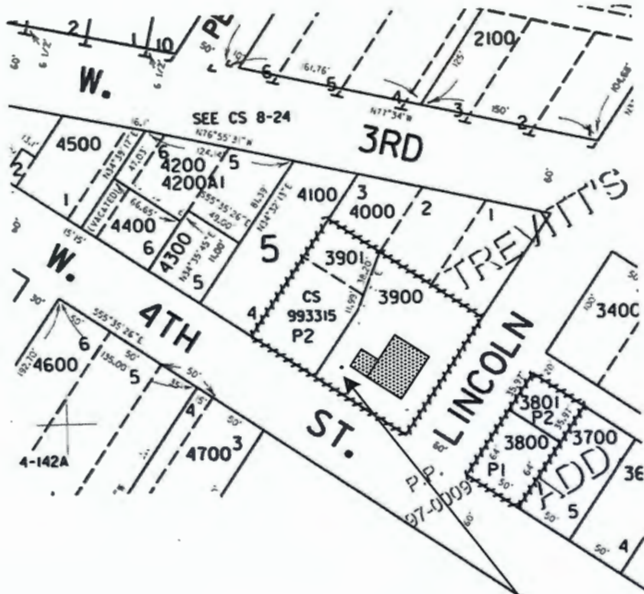
**For Office Use Only**

Historical Classification: Secondary / Contributing  
(Primary, Secondary, Historical, Etc.)  
Historic Building/Site #: Historic District: Trevitt & Commercial  
Historic Name: St. Mary's Rectory  
(If any)  
Year(s) Built: 1921



**Representation of proposed changes to implement a wireless link between Mid-Columbia Center for Living Facilities:**

Prepared 4/16/2009



Approximate size  
of antenna

Images above depict preferred  
deployment of wireless equipment.

Site: 409 Lincoln St. The Dalles OR. 97058

Preferred Wireless Install / deployment

Contact: Kelly Keith

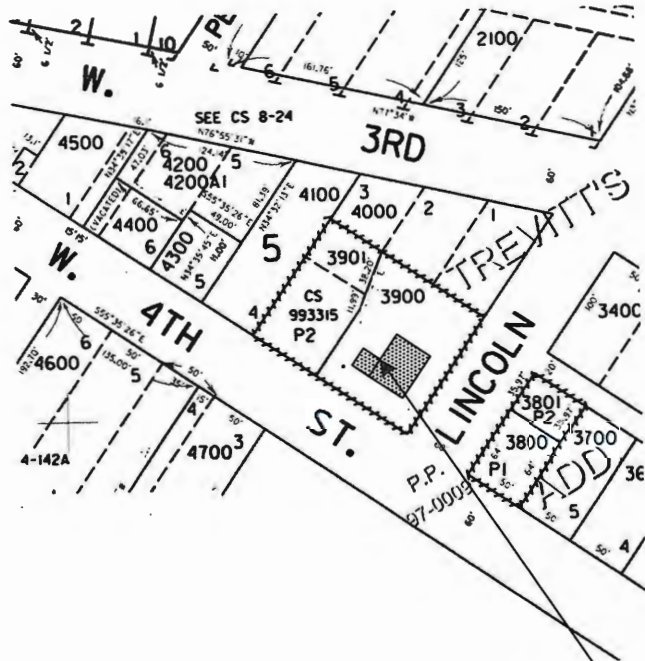
kelly@mccfl.org

Cell: 541.980.2905



**Representation of proposed changes to implement a wireless link between Mid-Columbia Center for Living Facilities:**

Prepared 4/16/2009



Site: 409 Lincoln St. The Dalles OR. 97058

Alternative Wireless Install / deployment

Contact: Kelly Keith

kelly@mccfl.org

Cell: 541.980.2905

**Images above depict an alternative deployment of wireless equipment.**

**Approximate size of antenna**



# CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

(541) 296-5481

HLC# 117-09  
B.

## 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:	Adams Construction LLC
Address	214 W. 9TH St. The Dalles
Site Address	409 Lincoln St. The Dalles
Telephone	(541) 296-4242

Please describe your project goals.

To provide ADA access to the building.

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

An extension of the existing Deck at the Back Door  
and an ADA vertical Lift will be installed.

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

Placement of the ADA Lift will be on the Back  
side of the Building so it is less visible.

What is the current use of this property?

offices

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

List any known archeological resources on site.

The review criteria for each application are the Secretary of the Interior's Standards. These standards have been adopted by City Ordinance 94-1194 as local review criteria.

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

Adams Construction LLC  
Applicant

5-5-09  
Date

Mid-Columbia Center for Living  
Owner (if not the applicant)

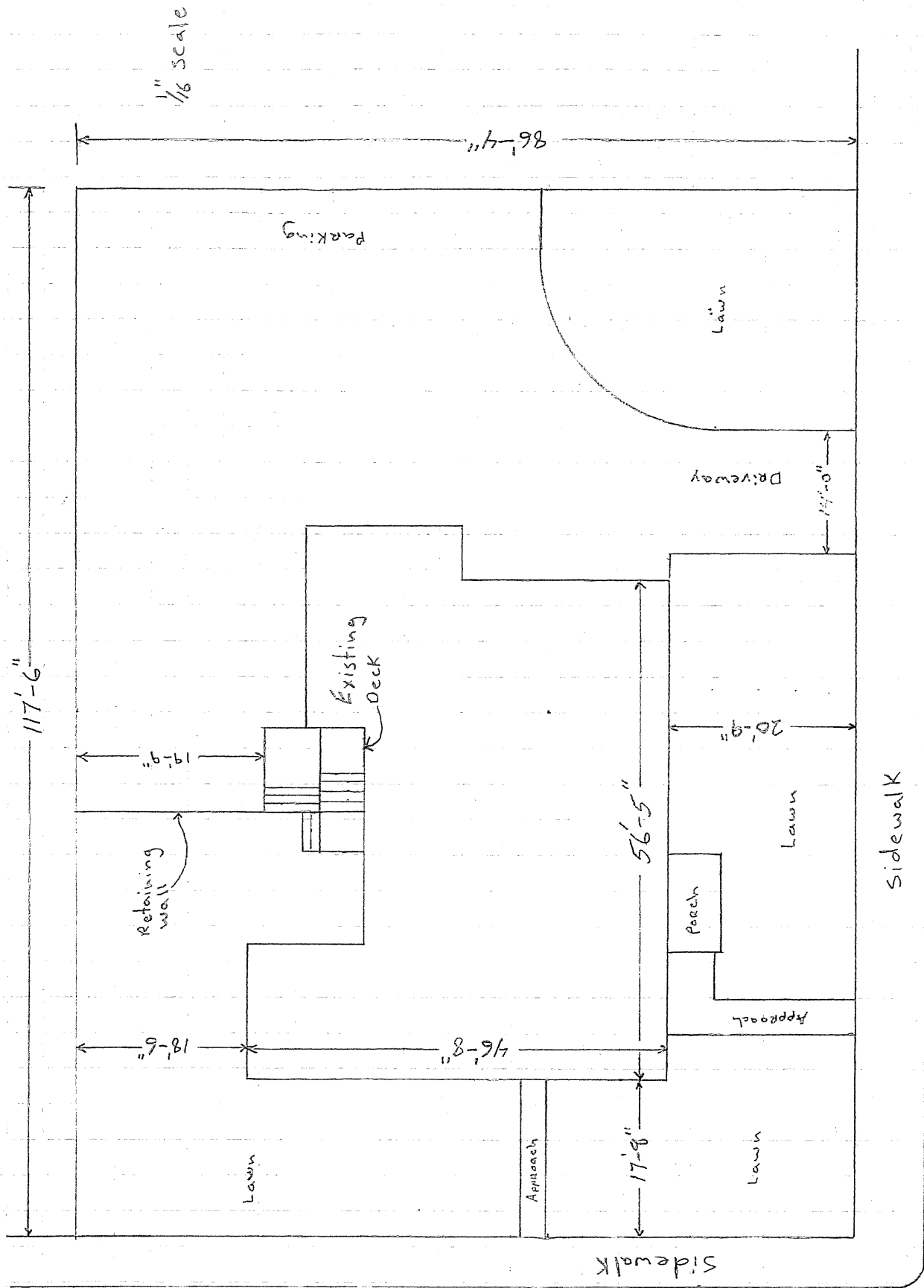
I have reviewed the above application and certify that it is complete and accepted for processing.

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

**For Office Use Only**

Historical Classification	Secondary/Contributing
Historic Building/Structure	X
Historic Name	St. Peter's Rectory
Year(s) Built	1921





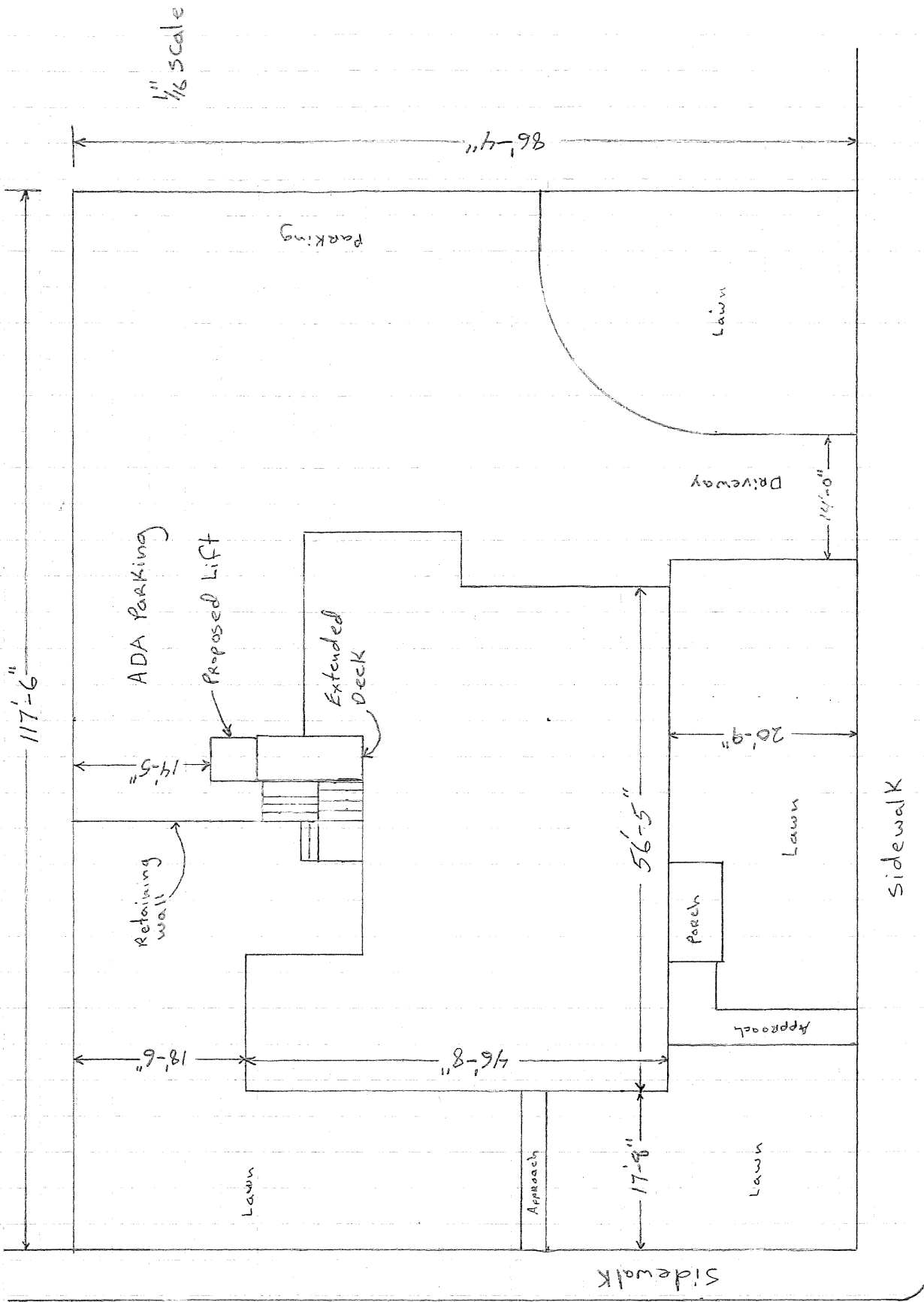
4th St

Lincoln St.

Site Plan - 409 Lincoln St. The Dalles  
Existing







424 St

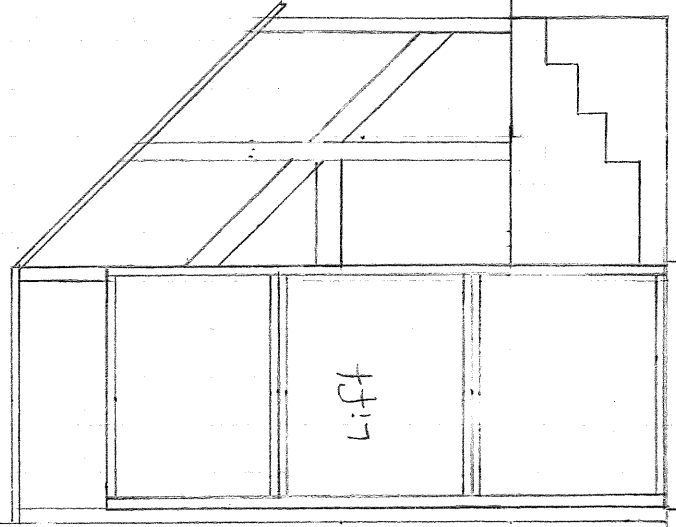
Lincoln St.

Site Plan - 409 Lincoln St. The Dalles  
Proposed



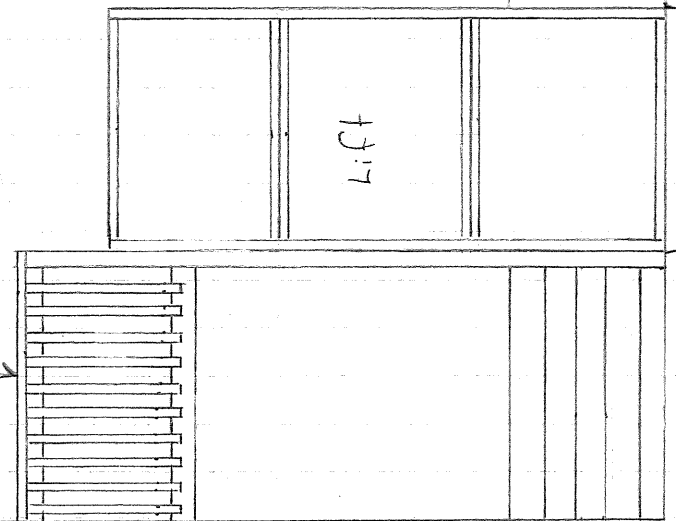


1/4" scale



Front

Extended Deck



Side

**STAFF REPORT**  
**HISTORIC LANDMARKS REVIEW #117-09**

**TO:** The Dalles Historic Landmarks Commission

**FROM:** Dawn Marie Hert, Associate Planner *By Denise Ball*

**HEARING DATE:** May 27, 2009

**ISSUE:** The property owner and contractor are applying to install a wireless antenna to network the subject location to the primary facility at 419 East 7<sup>th</sup> Street and to construct an ADA Lift to make the historic building handicap accessible.

**SYNOPSIS:**

APPLICANT	Kelly Keith, Mid Columbia Center for Living & Adams Construction, LLC
PROPERTY OWNER	Mid-Columbia Center for Living
LOCATION	409 Lincoln, The Dalles, OR 97058
ZONING	"CBC" – Central Business Commercial
EXISTING USE	Professional Offices
SURROUNDING USE	Commercial and Residential
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:** The Historic St. Peter's Rectory building had been occupied by Tenneson Engineering until just this last year. Mid Columbia Center for Living purchased the building and is in the process of renovating the structure for offices and services. The new tenants need a wireless connection to the primary facility which is located in the Annex Building on East 7<sup>th</sup> Street. The applicant looked at many options for the antenna and found the best option to be a monopole that is not attached to the historic structure that would also blend with the other overhead utilities in the area. The owner is also required to make the main floor of the historic structure ADA accessible. The hired contractor talked with staff and found the best way to accomplish accessibility and still maintain the historic integrity of the building would be to construct an ADA lift at the rear of the structure.

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

- *Protect historic and cultural resources from destruction, inappropriate alteration, and incompatible adjacent development;*
- *Stabilize and improve property values in historic districts and citywide;*
- *Enhance the city's attractiveness to visitors and residents, and stimulate business, industry and tourism;*
- *Educate The Dalles' citizens and visitors concerning the city's heritage;*
- *Preserve the historic housing stock of The Dalles;*
- *Comply with The Dalles comprehensive Plan.*

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

Section 7, Subsection A. Review Criteria:

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

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

**FINDING A-1:** This site will be used as offices. The office use has been in place since the 1970’s when Tenneson Engineering started operating from said location. The proposed antenna & new ADA lift will not change the use of the building.

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

**FINDING-A2:** The historic character of the property is being retained and preserved. This application request will not remove or alter features that characterize the property.

The installation of a stand-alone wireless antenna will not be attached to the building and will blend with the neighboring utility poles.

The existing landing to the rear will need to be extended with the installation of the ADA lift. The lift will be constructed on the 1950’s addition to the historic structure. No historic character materials will be removed. 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. The addition is planned to blend with the existing building. All care will be taken to make the addition compatible without creating a false sense of historical development. 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 rear deck/landing area were constructed in the 1950's and are not original. The applicant and staff agree that the stairs and landing have not acquired historical significance. Therefore, expansion of the deck with a lift will be allowed. Criterion met.

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

**FINDING-A5:** All of the distinctive architectural elements of the St. Peter's Rectory shall be preserved. No changes are requested that impact the historic features of the site. The addition of the lift to the rear access will be minimally visible from the right of way. Installation of the wireless pole will not obstruct the historic structure. 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. Therefore, this criterion does not apply.

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

**FINDING-A7:** There are no plans for surface cleaning of the existing structure, therefore, this criterion does not apply.

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

**FINDING-A8:** Minimal excavation is planned with this proposal. The elevator lift and pole will be required to meet state building codes standards. If any archeological resources or materials are discovered, they will need to be professionally evaluated prior to continued excavation at the site. This will be addressed as a condition of approval.

9. *"New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."*

**FINDING-A9:** The proposed addition for the elevator lift is not destroying historic materials that characterize the property. The addition, is partially visible from the right-of-way. The new lift and decking will be compatible with the massing, size, scale and architectural features of the landmark. The materials used for the addition will be similar. The wireless communications pole will not be attaching to the historic structure and will be a better option than a more obvious roof structure. Criterion met.

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

**FINDING-A10:** The addition of the elevator lift and deck can be built so that in the future the essential form and integrity of the historic property goes unimpaired. The applicant will take the utmost care in the new addition and how it is attached to the historic building. Criterion will be addressed as a condition of approval.

## **B. Comprehensive Plan (June 1994):**

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

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

**FINDING B-1:** This application is consistent with the Comprehensive Plan by encouraging the restoration and sympathetic renovation of this landmark property. Continued use of this commercial resource is vital to our community and its awareness to our historic preservation. The addition of ADA access to the historic landmark will allow for continued use for many years to come. Criterion met.

**CONCLUSIONS:** The proposed deck addition with an ADA Lift will provide access to the building for all. The installation of a wireless pole adjacent to the historic structure will allow for the needed communication equipment to serve the building and offices without altering the integrity of the historic structure. 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. The applicant will need to submit plans for a building permit to the local State Building Codes Department.
3. If any archeological resources or materials are discovered during excavation, the applicant will need to stop excavation and have the site professionally evaluated prior to continued excavation at the site.
4. The applicant will take the utmost care in the deck extension and ADA Lift addition and attach said structures to the historic building in such a manner that, if removed in the future, the essential form and integrity of the historic building and its environment would be unimpaired.

## **HISTORIC LANDMARKS RESOLUTION NO. 111-09**

**Denying The Dalles Historic Landmarks Commission Application #116-09 of Kay Jewelers** to approve the yellow exterior paint that was applied to the front of the building. Property is located at 318 E. 2<sup>nd</sup> Street and is further described as 1N 13E 3BD tax lot 5200. Property is zoned "CBC"- Central Business Commercial, CBC-1, Downtown Historic District.

### **I. RECITALS:**

- A. The Historic Landmarks Commission of the City of The Dalles has, on May 27, 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 116-09 and the minutes of May 27, 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 116-09 of Kay Jewelers is denied.

### **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.

ADOPTED THIS 27<sup>th</sup> DAY OF MAY 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 May 27, 2009.

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

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

## **HISTORIC LANDMARKS RESOLUTION NO. 112-09**

**Approving The Dalles Historic Landmarks Commission Application #117-09 of Mid-Columbia Center for Living** to place a wireless antenna to connect the networks at each Mid-Col. Center for Living facility and construction and placement of a new ADA Lift on the rear elevation of the building. Property is located at 409 Lincoln and is further described as 1N 13E 3BB tax lot 3900. Property is zoned "CBC"- Central Business Commercial, CBC-1, Trevitt's Historic District.

### **I. RECITALS:**

- A. The Historic Landmarks Commission of the City of The Dalles has, on May 27, 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 117-09 and the minutes of May 27, 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 117-09 of Mid-Columbia Center for Living is approved with the following conditions:
  - 1. Work will be completed in substantial conformance to the pictures and proposals as submitted and reviewed.
  - 2. The applicant will need to submit plans for a building permit to the local State Building Codes Department.
  - 3. If any archeological resources or materials are discovered during excavation, the applicant will need to stop excavation and have the site professionally evaluated prior to continued excavation at the site.

4. The applicant will take the utmost care in the deck extension and ADA Lift addition and attach said structures to the historic building in such a manner that, if removed in the future, the essential form and integrity of the historic building and its environment would be unimpaired.

### 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 27<sup>th</sup> DAY OF MAY 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 May 27, 2009.

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

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Dan Durow, Director Community Development Dept.

# *Historic Landmarks Commission*

## *2009 Goals*

**COPY FOR YOUR  
INFORMATION**

### Short Term Goals

1. Encourage restoration and preservation of the Pioneer Cemetery.
2. Provide educational assistance to help individual restorers by setting up a special assessment workshop.
3. Establish a Historic Resource Center/Site ie: Historic links on City Webpage.
4. Research grant opportunities to expand City's resources.
5. Assist in saving and completing the Lewis and Clark Memorial and making it a local landmark.
6. Update Historic Inventories.
7. Actively support Historic The Dalles Days.
8. Create Historic Designs for Downtown to aid in historic background research and support Main Street programs
9. Establish an Archaeology Testing Plan for First Street.
10. Support and encourage the preservation and continued use of The Dalles High School building.
11. Encourage restoration of the Waldron Drug/Gitchell Building.

### Long Term Goals

1. Completion of monument in Pioneer Cemetery
2. Designate other qualified areas as national historic districts; specifically the East Gateway, The Dalles Bluff, 4<sup>th</sup> Street, and E. 8<sup>th</sup> Street.
3. Encourage preservation and restoration of City Hall.
4. Maintain CLG status.
5. Support Civic Building restoration.
6. Continue to supply information on Historic Open Houses and encourage Open House visits during Historic The Dalles Days.
7. Continue to assist with historic plaque costs & availability.
8. Support and encourage the preparation of a Master Site Plan by the Fort Dalles Museum.
9. Encourage restoration and preservation of The Lewis and Clark Rock Fort.