



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, August 27, 2008 @ 4 P.M.

I. Call to order

II. Roll Call

III. Approval of Agenda

IV. Approval of Minutes: July 16, 2008

V. Public Hearing

Historic Landmarks Commission Application #108-08 of The American Legion; Post #19 to do some restoration work on the historic American Legion Building. The project has three distinct requests: Provide handicap access to the building via the rear basement entry, repair and re-point damaged and missing brick work, and repair or replace the upper floor window sash and glass. The structure is located at 201 East Second Street, and is further described as 1N 13E 3BD tax lot 3900. The historic name of this structure is the Schanno Building. The structure is classified as Secondary Historic and is located in The Dalles National Commercial Historic District #76.

VI. Resolution 103-08 Adopting HLC 108-08

VII. Pioneer Cemetery Discussion

VIII. Next meeting date: Wednesday, September 24, 2008

IX. Adjournment

HISTORIC LANDMARK COMMISSION MINUTES

July 16, 2008

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

CALL TO ORDER

Chair Gleason called the meeting to order at 4:05 P.M.

ROLL CALL

The following Commissioners were present:

Eric Gleason
Bob McNary
Dixie Parker
John Hashizume
Pat Smith

The following Commissioners were absent: None

Staff present:

Associate Planner Dawn Hert
City Councilor Carolyn Woods
Planning Tech. Denise Ball

APPROVAL OF AGENDA

Commissioner Parker moved to approve the agenda. Commissioner Smith seconded the motion. The motion carried unanimously.

APPROVAL OF MINUTES

Commissioner McNary moved to approve the minutes of February 27, 2008. Commissioner Smith seconded the motion. The motion carried unanimously.

PUBLIC HEARING - Historic Landmarks Commission Application #107-08 of Kase

Construction for The Bank Hotel. REQUEST: This application is for a Historic Landmarks Commission hearing to allow a rear deck on an existing historic building. **LOCATION:** Property is located at 209 E. 2nd St. and is further described as 1N 13E 3BD tax lot 3700. Property is zoned "CBC" – Central Business Commercial/Downtown Historic District.

Chair Gleason 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. Chair Gleason opened the public hearing and asked for the Staff Report.

Associate Planner Hert presented the Staff Report. This repair and expansion of the rear landing/deck is consistent with both the General Ordinance #94-1194 and The Dalles Comprehensive Plan as well as meeting the standards of the Secretary of the Interior. Hert asked the Commission if they had any questions of Staff.

Commissioner Parker asked if the white refrigeration unit was staying or going. Hert explained that the proposed deck was to the east of the refrigeration unit. The existing stair will be removed and relocated on the east end of the new deck.

PROPONENT: The applicant, Darris Garcia, Kase Construction, 215 Court St., spoke in favor of the application. She explained that the deck will be constructed of "Sun wood", which is pressure treated wood, slip resistant, and without perforations. The support materials will be regular pressure treated lumber.

Commissioner McNary asked if the fire escape was historic and what would be happening with it in respect to the deck project. McNary felt someone might hit their head on it, or use it to climb to the roof.

Ms. Garcia said the fire escape could go if the Commission required it.

Commissioner McNary asked why the deck is so small.

Michael Leash, 306 Court St., a proponent and the owner of the building, explained that Oregon's smoking laws have changed and will be changing again the first of the year. The Wagon, renamed The Vault, wants to accommodate their patrons who smoke and this size deck will accomplish that. The lower platform of the fire escape will be removed so people won't hit their heads or climb up to the roof. Future building improvements will require the removal of both the front and rear fire escapes as the building will have to be brought up to current fire, life, safety codes.

OPPONENT: None

REBUTTAL: None

Chair Gleason closed the public testimony portion of the hearing.

DELIBERATION: Commissioner Parker asked if this was a change of use and Hert explained that the business will continue to operate the way it has so there is no change of use at this time. Parker said she could see no reason to deny the application.

Commissioner McNary agreed with Parker and added that it will help the appearance of the rear of the building. Hert added that The Vault has also received an interior remodel.

Commissioner Parker moved to approve HLC Application 107-08 as prepared by Staff. Commissioner Hashizume seconded the motion and it passed unanimously.

RESOLUTIONS – Commissioner McNary moved to adopt Resolution 102-08 approving HLC 107-08 with conditions of approval as recommended by Staff. Commissioner Parker seconded the motion. The motion carried unanimously.

NORTHERN WASCO COUNTY PARKS AND RECREATION DISTRICT: Staff and Commissioners reviewed the annual report. Parker commented that the Black Locust trees are slowly going away. Commissioner McNary said he is still unhappy about the aluminum cover over the stage. He believes it is not very historic. McNary asked who maintains the Tucker Sherman Rose Garden and Commissioner Smith said it is Donna Sauncy.

PIONEER CEMETERY DISCUSSION: - Associate Planner Hert reported that the new arched sign will be installed soon as well as painting the posts. Commissioner McNary stated he has been working on fence posts. Hert told the Commission that City Council has approved the budget for the front wrought iron fencing. Councilor Wood was urged to go see the Cemetery to see what the City Council dollars have bought. McNary and Hert agreed to check with Home Depot about the fencing materials needed for the south fence.

The Commission and Staff thanked Commissioner McNary for all of his hard work at the Cemetery.

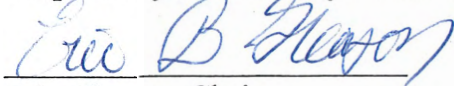
COMMISSIONER/STAFF COMMENTS: Associate Planner Hert stated that the Historic Train Depot bench restoration is complete. Commissioner Smith plans on donating the original pigeon hole from the original train depot in The Dalles.

Hert added that she would contact Sandy Bisset of the Genealogical Society regarding their offer to paint the fence at the Cemetery.

Councilor Wood informed the Commission about a workshop at the Discovery Center. It is being sponsored by an educational coalition for all Historic groups and will be held Friday, July 18th from 10 am until 2 pm.

ADJOURNMENT: The meeting was adjourned at 4:55pm

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

HLC# 108-08

HISTORICAL LANDMARKS APPLICATION

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

Name:	The American Legion – Post 19		
Address	201 E. Second Street	IN 13E 3BD 3900	CBC
Site Address	The Dalles, OR 97058		
Telephone	541-296-388 (Jim Block) 541-980-8975 (Gary Haynes)		

Please describe your project goals.

To restore this unique building as close as possible to it's original state. One of our first Goals is to make the building Handicap Accessible, so that more of our Veterans can come and enjoy themselves.

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

It will upgrade the appearance of the building, making it blend with all the other changes that are being made to other surrounding buildings.

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

If we are awarded a Grant, this will allow us the opportunity to restore this Historic Building back to it's original appearance.

What is the current use of this property?

This property is used by the Veterans and their families of The American Legion – Post 19.

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

It will remain owned and used by the members of The American Legion, but with the improvements made, it will make it possible for more of our handicapped Veterans to be able to come and participate.

List any known archeological resources on site.

None, that we're 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.

The American Legion – Post 19

13 August 2008

Applicant

Date

The American Legion – Post 19

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
(Primary, Secondary, Historical, Etc.)

Historic Building/Site Historic District: Trevitt Commercial

Historic Name Schanno Building
(If any)

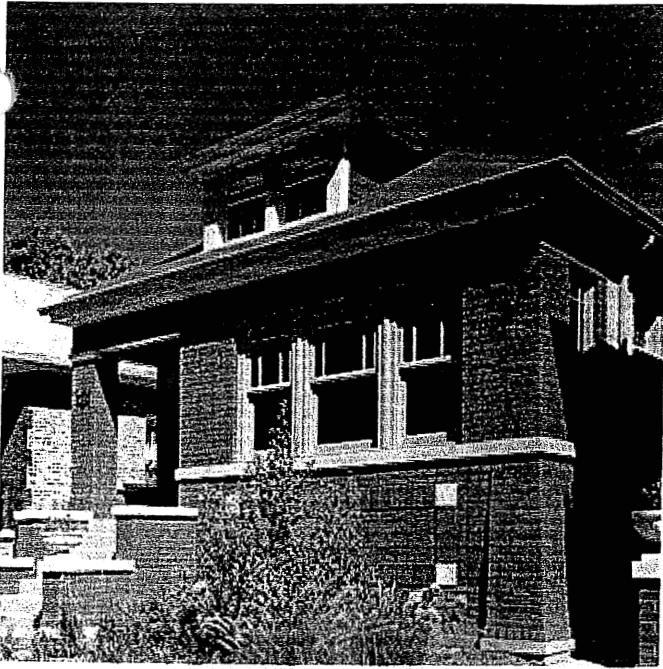
Year(s) Built c. 1892 c. 1915

August 13, 2008
The American Legion - Post 19
201 E. Second Street
The Dalles, Oregon 97058
541 -296-2388 (Jim Block) 541-980-8975 (Gary Haynes)

Photos of The American Legion - Post 19 Building

- Page 1. Three photos of the back of the building located at 201 E. Second Street, showing the brick that needs to be repointed.
- Page 2. Two separate photos of the back side of the building and the entrance That needs to be made Handicap Accessible. One photo of the brick work that needs to be repointed.
- Page 3. One photo of the current back doorway entrance that will need to be Updated and made handicap accessible. The other two photos are of The front of the building, showing 5 of the 11 windows, on the 2nd floor that need to be replaced.
- Page 4. Two of the photos are of the street level and 2nd floor of the front of the building, which shows the Corbel's that need to be Reworked across the roof line of the building. The other photo shows the 6 windows on the 2nd floor that need to be replaced on the West side of the building.

Ultimate Insert Double Hung



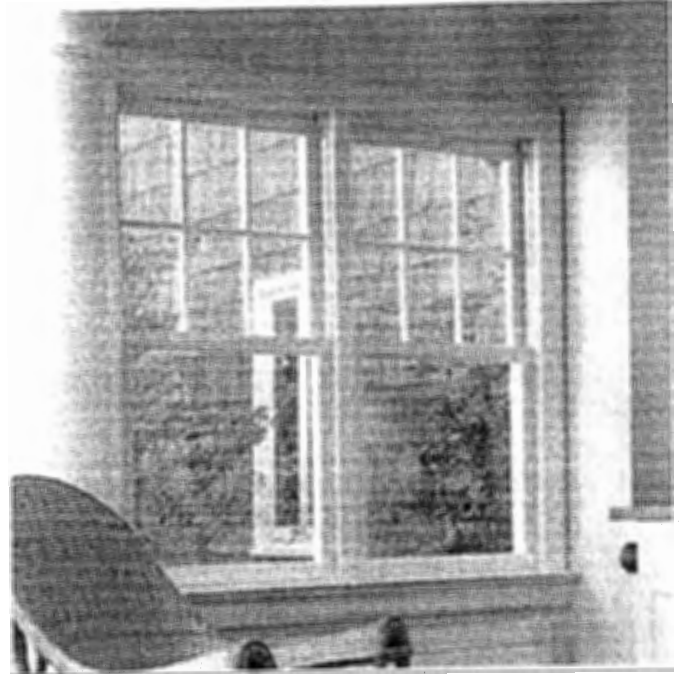
Ultimate Insert Double Hung Windows

- With the Ultimate Insert Double Hung replacement window, there's no need to take out the existing window frame. Exterior casing and interior trim remain undisturbed by the replacement process.
- Tilt or remove the sash for easy cleaning.
- The Wood Ultimate Insert Double Hung is designed to meet historic design criteria.
- The Clad Ultimate Insert Double Hung has a wood interior and low maintenance, extruded aluminum-clad exterior.

Standard Features

- Bare wood interior
- Satin Taupe sash lock
- One-lite Low E II with argon insulating glass
- 3 1/4" (82.5 mm) jambs (clad only)
- 4 9/16" (116 mm) jambs (wood only)
- 8° sill bevel
- All wood exterior (wood only)
- Extruded aluminum clad exterior (clad only)
- Full screen
- Prepped for jamb installation
- Installation hardware
- One-handed tilt-in operation for easy cleaning

Tilt Pac® Double Hung



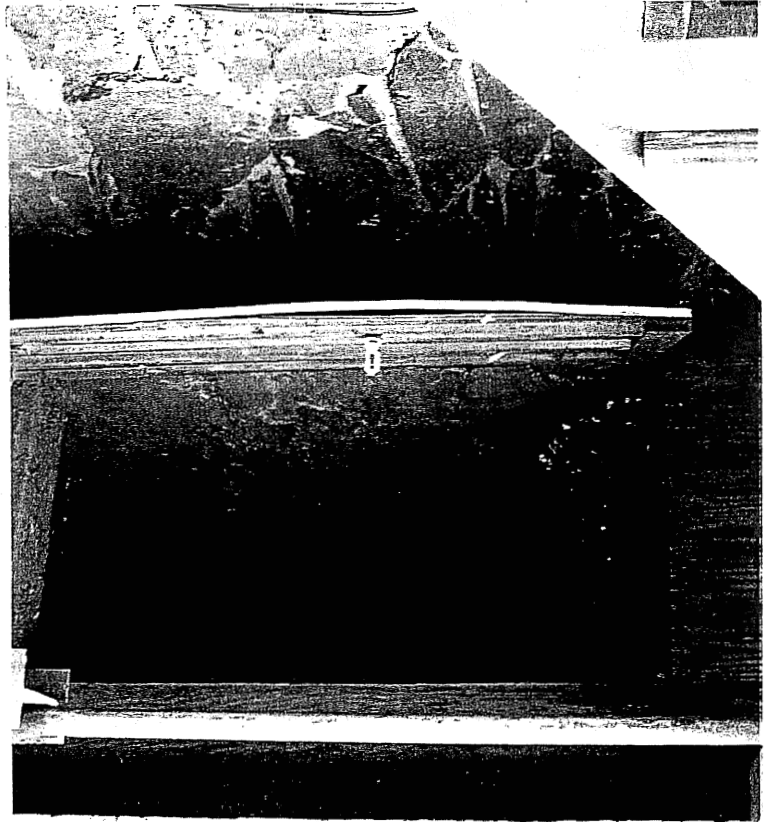
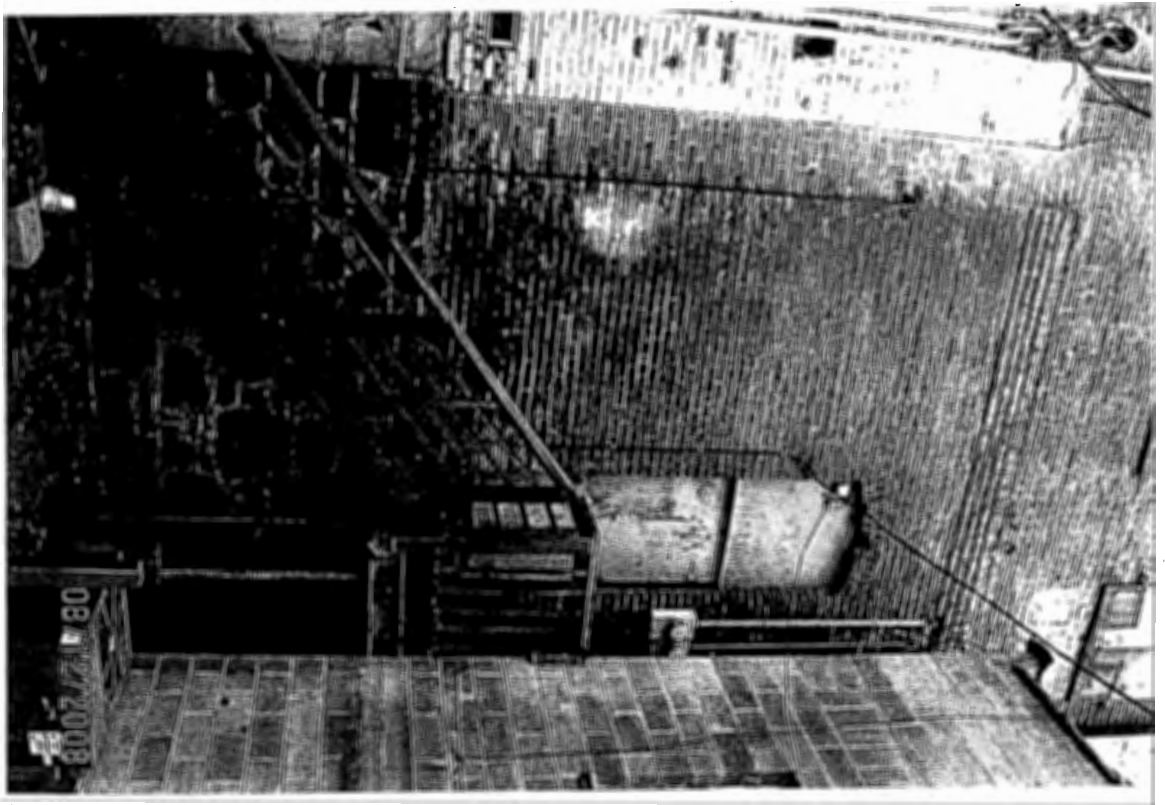
Tilt Pac Double Hung Windows

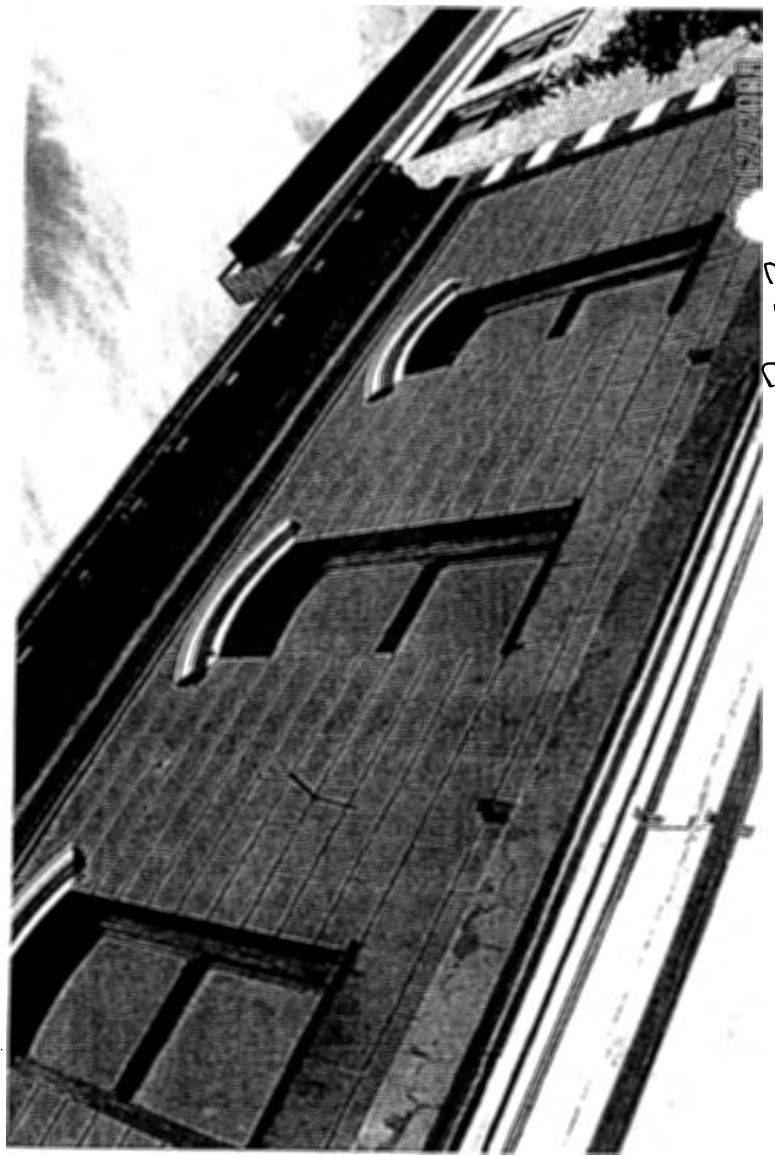
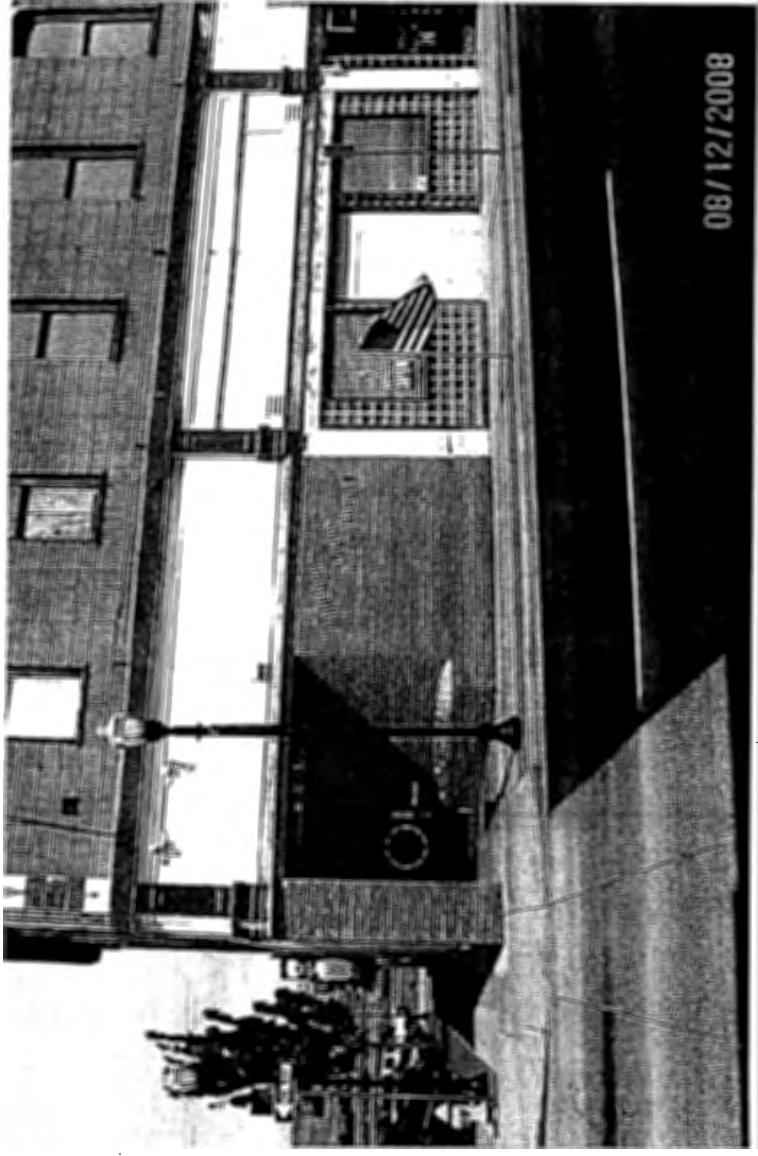
- The Tilt Pac is a sash-only replacement option for double hung windows.
- It's ideal if the frame is in good condition, but the sash or hardware need replacement.
- The kit includes two sash and the hardware necessary for installation.
- Both sash tilt in for easy cleaning.
- Choose from a full range of options: divided lites, screens and hardware finishes.
- Standard, custom or Magnum sizes are available. Custom bevels on bottom sash and jamb hardware are also available.

Standard Features

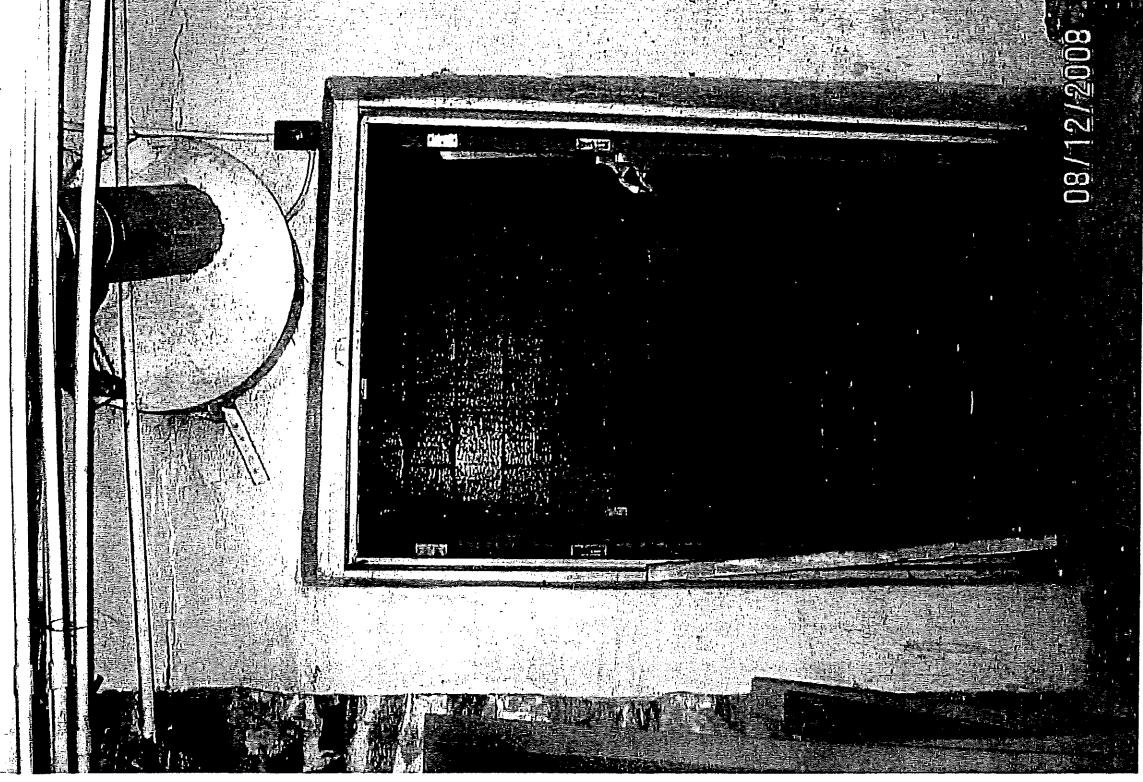
- Clear, one-lite insulating glass
- Satin Taupe sash lock
- Beige jamb hardware
- 14° sill bevel on bottom sash and jamb hardware
- Bare wood exterior (wood only)
- Aluminum clad exterior (clad-wood only)
- Jamb mounting hardware

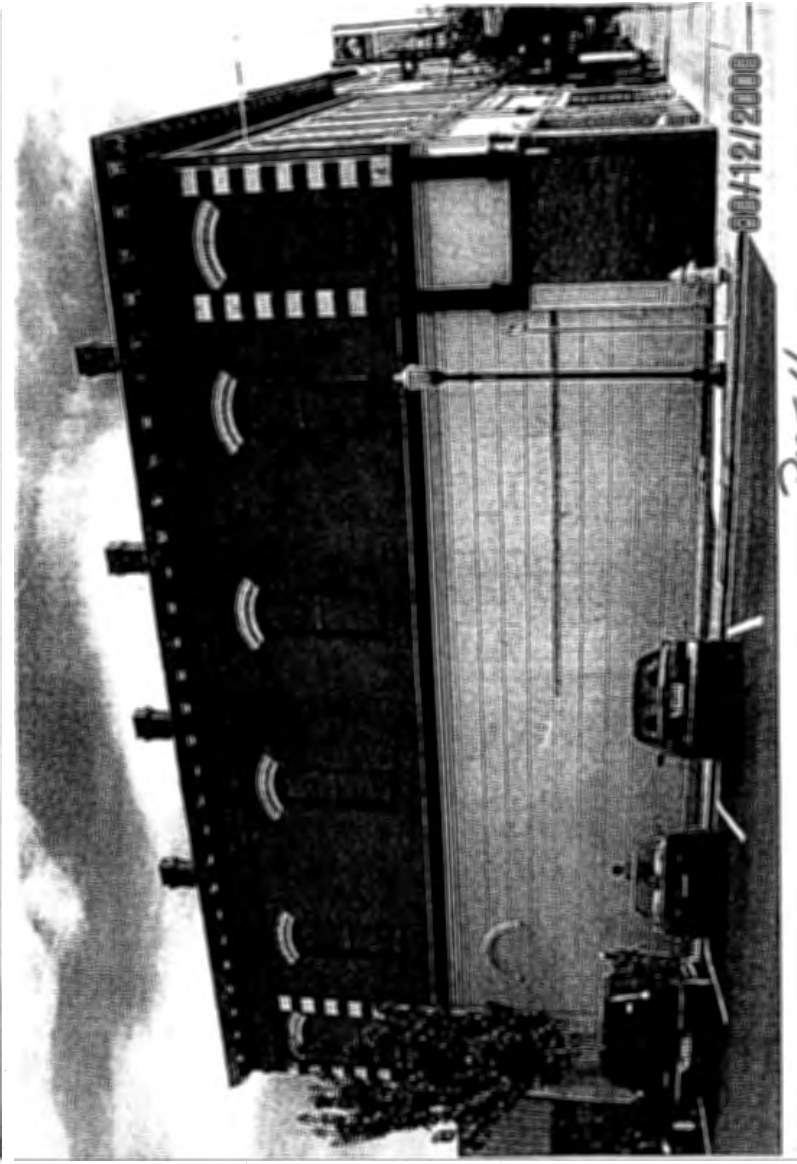
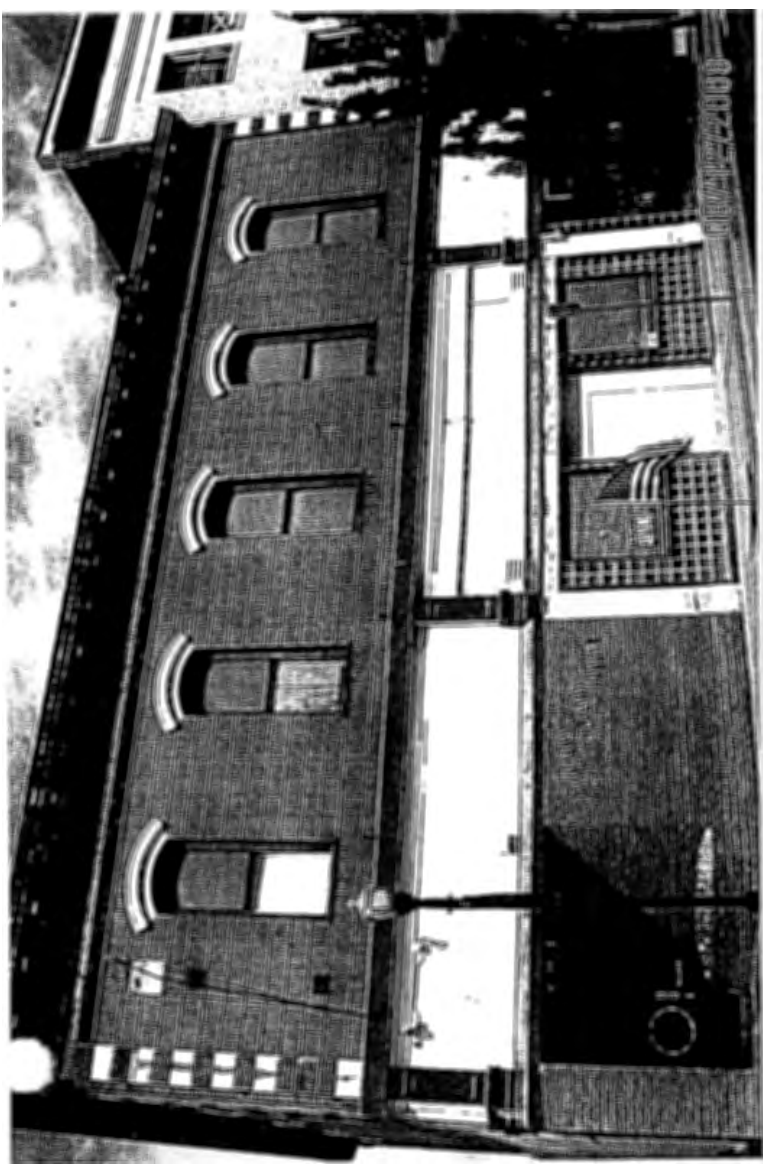


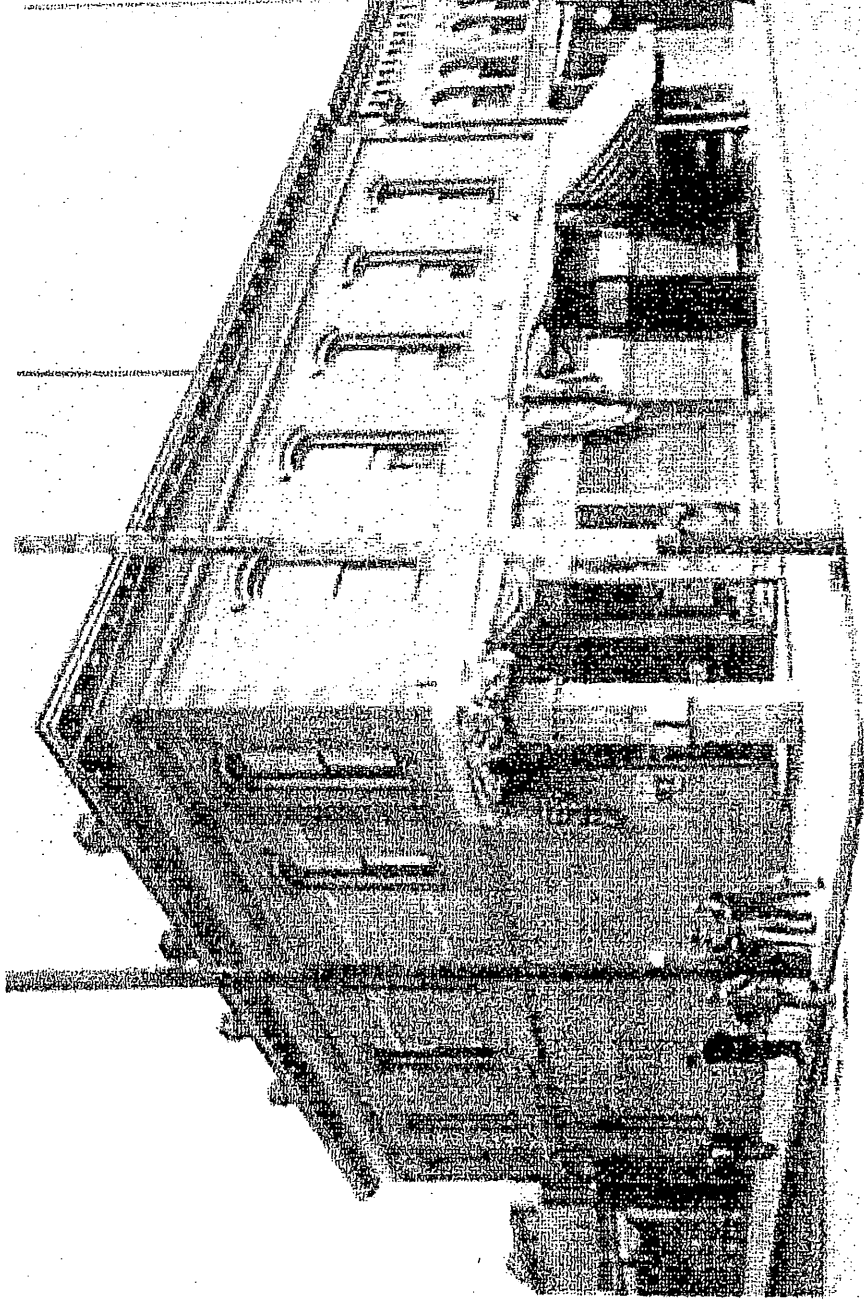




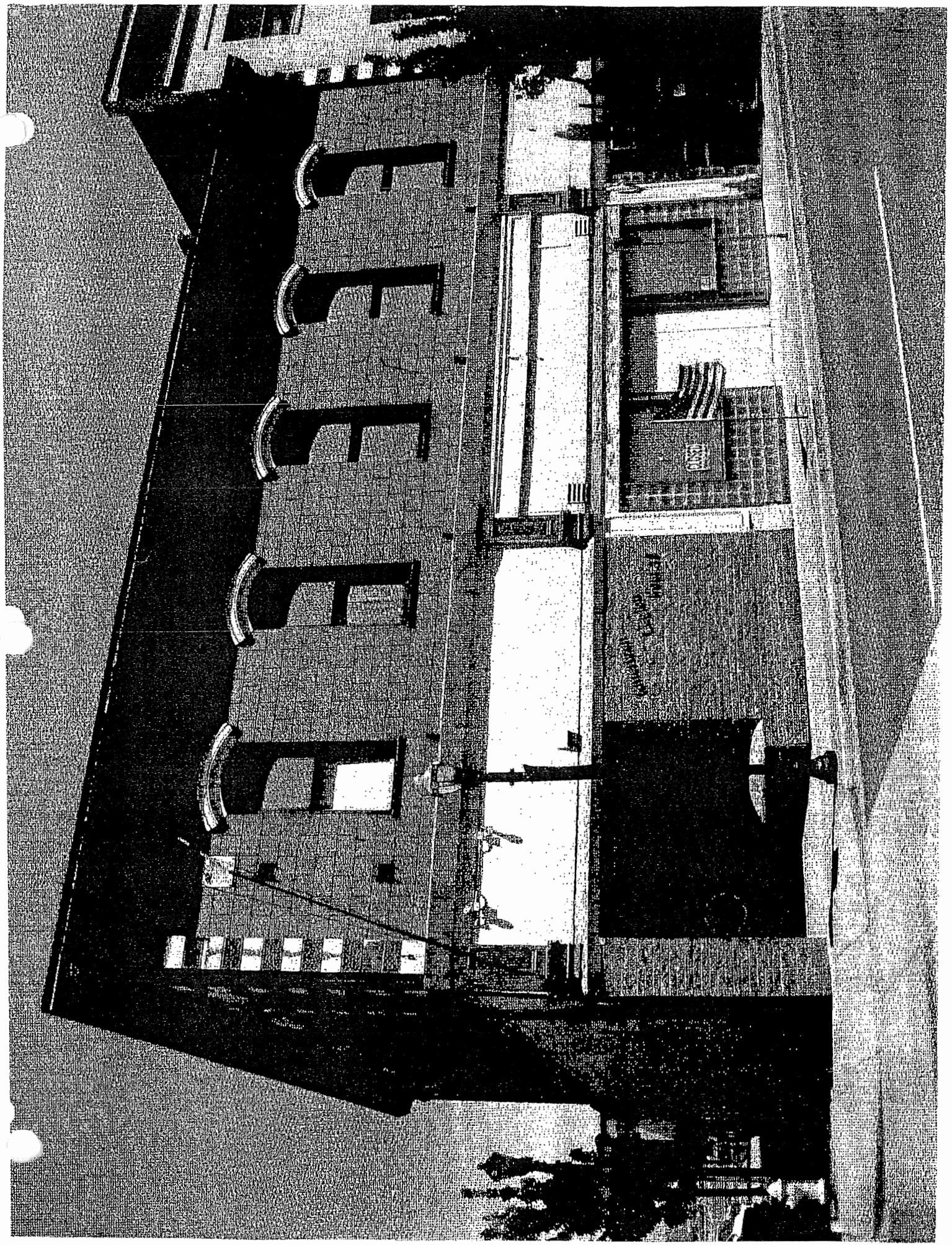
PAGE 3







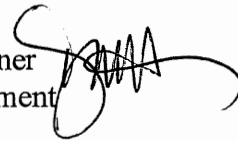
Schenno Building
NE Corner 2nd & Court



STAFF REPORT
HISTORIC LANDMARKS REVIEW #108-08
The American Legion – Post # 19

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Associate Planner
 Community Development Department



HEARING DATE: August 27, 2008

ISSUE: The American Legion - Post 19 is applying to do some restoration work on the historic American Legion Building. The project has three distinct requests: Provide handicap access to the building via the rear basement entry, repair and re-point damaged and missing brick work, and repair or replace the upper floor window sash and glass.

SYNOPSIS:

APPLICANT	The American Legion – Post 19
PROPERTY OWNER	The American Legion – Post 19
LOCATION	201 East Second Street
ZONING	CBC
EXISTING USE	Legion Hall
SURROUNDING USE	Commercial
HISTORIC STATUS	Secondary Historic – The Dalles National Commercial Historic District #76

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 Schanno Building, more commonly known as The American Legion Building. The structure was built circa 1892 and in circa 1915 the building was extensively remodeled. Stucco was placed over the existing brick in an ashlar stone brick pattern, the front transoms have been boarded over, and the storefronts altered. The structure is classified as Secondary in The Dalles Commercial Historic District.

ANALYSIS: The Historic Landmarks Commission is responsible for conducting hearings dealing with proposed alterations to designated historic landmarks. City of The Dalles

General Ordinance 94-1194 will serve as a tool to help the Commission make these decisions. The purpose of the Historic Landmarks Commission, the Historic Ordinance and the review criteria are to:

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

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

Section 7, Subsection A. Review Criteria:

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

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

FINDING A-1: The use for this site will remain the same; no change in use is requested. 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 repairs to the brick will not remove any historical materials that characterize the property. The second floor windows will replace the sash only as most the sash and glass is un-repairable and does not meet current code. The work on the rear entrance may involve the removal of the double swing doors to a single swing to meet current ADA Federal standards. Due to the rear access being less visible, staff is comfortable with the proposed alterations to enable the historic building to provide handicap access. Care will need to be taken with the materials to ensure that other building materials are not destroyed during the upgrades. 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 rear access, repairs and window work will be an appropriate fit for the historic district. The materials will be required to be similar in mass, scale and materials as

approved by the Secretary of Interior's Standards for Rehabilitation. This 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: No such changes are proposed with this application. Criterion met.

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

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

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

FINDING-A6: The applicant is repairing and re-pointing the brick exterior to the building. The new ADA access will possibly remove a rear door in order to meet current code. The second floor windows will need to have the sash and glass replaced as the windows are deteriorated. The applicant is proposing that a replacement sash be installed that will be near exact to the existing windows. The proposal included a Marvin Window that is thermo-paned, with a tilt back and is constructed of wood. The replacement sashes will be double hung and include the arch the match the existing window sashes. The rear ADA access and replacements will be complimentary to the historic building both in style and materials. 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 or physical treatments. If any cleanings are planned they will be required to meet the standards set forth by the Secretary of Interior. Criterion will be addressed as a condition of approval.

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. With the rear ADA ramp, minimal excavation will be required with the concrete work. The applicant is responsible to notify the appropriate authorities if any archaeological resources are found with the rehabilitation of the building. This criterion 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 exterior alterations to the historic structure will be required to follow the historic design guidelines for the Commercial Historic District. The work will differentiate from the old and will be compatible in massing and size of the project. 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: Addition of an ADA access to the rear will have a minimal impact to the historic structure. The essential form and integrity of the structure will be protected and minimally altered. 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 corner building that is being restored accurately helps promote the 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. Vinyl windows will not be allowed as they are not recommended and are not compatible with the original materials. When repairing the windows and replacing the sashes and rear door, the historic color scheme will need to be followed and materials will need to meet the recommended materials. Criterion can be met as a condition of approval.

CONCLUSIONS: Repair and expansion of the existing deck/staircase to the building is consistent with both General Ordinance # 94-1194 and The Dalles Comprehensive Plan. In all respects this application meets the standards of the Secretary of the Interior and the City of The Dalles General Ordinance No. 94-1194, as well as The Dalles Comprehensive Plan, with the following conditions:

Proposed Conditions of Approval:

1. Work will be completed in substantial conformance to the proposals as submitted and reviewed.
2. The applicant is responsible to notify the appropriate authorities if any archaeological resources are found with the repair and expansion of the existing deck and stairs.
3. The repair and addition work will be required to be similar in mass, scale and materials as approved by the Secretary of Interior's Standards for Rehabilitation.
4. The applicant will need to contact the local Building Codes Department to obtain permits for the proposed repairs/additions.
5. 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.
6. Vinyl windows are not allowed. Replacement sashes will be required to be wood if the existing sashes are not repairable.
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.

HISTORIC LANDMARKS RESOLUTION NO. 103-08

Adopting The Dalles Historic Landmarks Commission Application #108-08 of The American Legion; Post #19 to do restoration work on the historic American Legion Building. The project has three distinct requests: Provide handicap access to the building via the rear basement entry, repair and re-point damaged and missing brick work, and repair or replace the upper floor window sash and glass. The structure is located at 201 East Second Street, and is further described as 1N 13E 3BD tax lot 3900. The historic name of this structure is the Schanno Building. The structure is classified as Secondary Historic and is located in The Dalles National Commercial Historic District #76.

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on August 27, 2008 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 108-08 and the minutes of August 27, 2008, 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 108-08 of The American Legion Post #19 is approved with the following Conditions of Approval:
 - 1. Work will be completed in substantial conformance to the proposals as submitted and reviewed.
 - 2. The applicant is responsible to notify the appropriate authorities if any archaeological resources are found with the repair and expansion of the existing deck and stairs.
 - 3. The repair and addition work will be required to be similar in mass, scale and materials as approved by the Secretary of Interior's Standards for Rehabilitation.
 - 4. The applicant will need to contact the local Building Codes Department to obtain permits for the proposed repairs/additions.
 - 5. 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.

6. Vinyl windows are not allowed. Replacement sashes will be required to be wood if the existing sashes are not repairable.
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.

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 27th DAY OF AUGUST 2008.

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 August 27, 2008.

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

Dan Durow, Director Community Development Dept.