



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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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

Monday, June 18, 2007 @ 4 P.M.

- I. Call to order**
- II. Roll call**
- III. Approval of Agenda**
- IV. Approval of Minutes: May 30, 2007**
- V. Public Hearing:**
Historic Landmarks Commission Application #103-07 of Eric Gleason requesting approval to place an historic free-standing accessory building on his historic property located at 210 E. 1st Street, commonly known as the Chinese Building.
- VI. Resolution 98-07 Adopting HLC 103-07**
- VII. Pioneer Cemetery Discussion**
- VIII. Next meeting date: Wednesday, July 25, 2007**
- IX. Adjournment**



HISTORIC LANDMARK COMMISSION MINUTES

Wednesday, May 30, 2007

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

CALL TO ORDER

Chair Eric Gleason called the meeting to order at 4:00 P.M.

ROLL CALL

The following Commissioners were present: Eric Gleason, Bob McNary, John Hashizume & Dixie Parker

The following Commissioners were absent: Anita Clason

Staff present: Dawn Hert, Associate Planner
Carolyn Wood, City Council Rep.

APPROVAL OF AGENDA

The Agenda was approved as submitted.

APPROVAL OF MINUTES

Minutes of December 7, 2006: Commissioner McNary said the word "Parker" on page three, paragraph four should be removed. McNary moved to approve the minutes are corrected and Parker seconded. The motion carried unanimously, Clason absent.

Minutes of December 27, 2006: McNary moved to approve the minutes are corrected and Parker seconded. The motion carried unanimously, Clason absent.

PUBLIC HEARING - Historic Landmarks Commission Application #102-07 of Kim Fitzgerald requesting Local Historic Nomination of Crosby/Taylor home. The home is located at 504 E. 5th Street.

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 house qualifies for historic designation because
Historic Landmark Commission Meeting
May 30, 2007

of its age, the people who have owned and lived in the house, and the architecture. Staff is recommending approval. There were no questions of Staff.

Proponent: Kimberli Fitzgerald, 1012 SW King Suite 104, Portland, OR 97205, spoke in favor of the application. She asked if the Commission had any questions.

Gleason asked if the home will also be placed on the National Register. Fitzgerald said that is the plan, possibly in July 2007.

Parker asked if there had been any alterations and Fitzgerald said only minor ones and they are compatible with the house.

Hashizume asked if you can access the house from 5th Street. Gleason said you have to access the property from the Clinic parking lot. Hert added that there is platted, unbuilt right-of-way adjacent to the property.

Opponent: None

Gleason closed the public testimony portion of the hearing. The Commissioners complimented Ms. Fitzgerald on the detail and information presented in the application.

Gleason reopened the public testimony portion of the hearing. Property owner Pat Smith joined in the Staff and Commission discussion regarding the builder R.D. Maxon. Charles Saunders, son of Carol and Edna Lois Saunders, was a classmate of Mrs. Smith and is related to R.D. Maxon. His work needs to be recognized also. He worked on the Reuter House on 8th and Laughlin. Smith has contacted Chuck Saunders, the grandson, for information but has not had a response yet.

Gleason closed the public testimony portion of the hearing.

Commissioner Parker moved to approve the application for Local Historic Nomination of Crosby/Taylor home. Hashizume seconded, and the motion carried unanimously. Clason absent.

RESOLUTIONS - Commissioner McNary moved to approve Resolution 97-07 Adopting HLC 102-07 and Commissioner Hashizume seconded. The motion carried unanimously, Clason absent.

PIONEER CEMETERY DISCUSSION – Earline Wasser, 1017 Pomona, Apt. B, The Dalles, Oregon reported to the Commission on the Pioneer Cemetery Cleanup May 19, 2007. There were a dozen hard-working volunteers that showed up for the three hours and really got a lot of work done. Several people gave donations and 40+ floral arrangements were purchased and placed on the individual graves.

Hert discussed the proposed work contract for the Pioneer Cemetery. Starting July 1, 2007, the sprinkler heads will be removed. The City has budgeted additional monies for one-time investment in a sign and fencing. Hert mentioned several additional projects that can be budgeted for in the next few years.

Councilor Wood asked how to find the location of a particular grave in Pioneer Cemetery. Chair Gleason explained that there is a list of who is buried in the cemetery but not where all graves are. There are a few markers left that are in the right location.

Hert told Wood that she would have Secretary Ball provide Wood with a copy of the cemetery preservation plan. Hert also said she would give Wood a copy of the "map" of the cemetery prepared by Gleason.

McNary discussed the possibility of discovering additional grave markers now that the maintenance is done regularly. He told Wood that a committee is working toward providing a common headstone with the names of all the people buried in the cemetery.

Gleason asked if there was any plan for starting headstone restoration and Hert said no. Staff and Commission discussed the possibility of taking a class.

COMMISSIONER/STAFF COMMENTS: McNary will not be available on June 27th and suggested a different date if a special meeting is needed. McNary will also not be available for the July meeting.

Hert updated the Commission on the June 30, 2007 City Hall sesquicentennial display and function.

Hert has received the report on Joseph G. Wilson for historical record keeping, which was done by Sally Donovan. Hert said the sale has not been finalized, to her knowledge.

Commissioners and Staff discussed the vacant HLC position with Councilor Wood.

There was a brief discussion regarding the historic homes that have been moved and/or remodeled recently.

ADJOURNMENT

The next meeting is scheduled for June 27, 2007 but there is no business scheduled at this time.

The meeting was adjourned at 5:05 p.m.

Respectfully submitted by Denise Ball, Administrative Secretary.


~~Eric Gleason, Chair~~ Bob McNary, Vice Chairman
Historic Landmark Commission

**STAFF REPORT**
HISTORIC LANDMARKS REVIEW #103-07**TO:** The Dalles Historic Landmarks Commission**FROM:** Dawn Marie Hert, Associate Planner **HEARING DATE:** June 18, 2007**ISSUE:** The property owner is applying to relocate a historic free-standing accessory building from 608 E. 3rd Street to his historic property at 210 E. 1st Street, commonly known as the Chinese Building.**SYNOPSIS:**

APPLICANT	Eric Gleason
PROPERTY OWNER	Same
LOCATION	210 E. 1 st Street, The Dalles, OR 97058
ZONING	"CBC" – Central Business Commercial
EXISTING USE	Commercial
SURROUNDING USE	Commercial
HISTORIC STATUS	Primary

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:** Eric Gleason plans to move the garage from the original Steers house lot to his property at 210 E. 1st Street. The Steers house was recently relocated to a different lot a few blocks from the original home site. Mr. Gleason plans to place the garage in the southwest corner of his lot. Old documents show that a shed was located in the same area ca. 1880 to 1900.**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 continue to be used as a commercial building. The proposed placement of the garage will allow for storage during Mr. Gleason's restoration of the Chinese building and will not change the use of the building. 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 historic character of the property is being retained and preserved. This application request will not remove or alter features that characterize the property. Placement of the accessory structure will be on the location of a previous shed. 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: Changes to the site will not create a false sense of historical development as it will restore an accessory building to the site. Criterion met.

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

FINDING-A4: No changes that have acquired historical significance are planned to be altered. Criterion met.

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

FINDING-A5: The applicant is proposing to restore the garage by painting and installing a new side entrance door. 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 has plans to repaint and install a side entrance door. Criterion met.

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

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

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

FINDING-A8: No excavation is planned with this proposal. Any excavation of the site 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 will not destroy historic materials that characterize the property. 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 garage will not impair the essential form and integrity of the historic property. The applicant will take the utmost care in placing the garage on his site. 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:

13. *Encourage the restoration and sympathetic renovation of historic properties throughout the City, and reserve historic integrity of the community.*

FINDING B-1: Approving this application will allow for an historic accessory structure to be utilized on a new historic property. Criterion met.

CONCLUSIONS: This proposal will allow for continued use of the accessory structure and better utilization of the entire site. 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 may 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 placement of the garage the applicant will need to stop and have the site professionally evaluated prior to continued excavation at the site.
4. The applicant will take the utmost care with the relocated garage how it is placed on the historic site so that, if removed in the future, the essential form and integrity of the historic site and its environment would be unimpaired.

HISTORIC LANDMARKS RESOLUTION NO. 98-07

Adopting The Dalles Historic Landmarks Commission Application #103-07 of Eric Gleason requesting approval to place an historic free-standing accessory building on his historic property located at 210 E. 1st Street, commonly known as the Chinese Building.

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on June 18, 2007 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 103-07 and the minutes of June 18, 2007, 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 103-07 of Eric Gleason is approved with the following Conditions of Approval:
 - 1. Work will be completed in substantial conformance to the pictures and proposals as submitted and reviewed.
 - 2. The applicant may 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 placement of the garage the applicant will need to stop and have the site professionally evaluated prior to continued excavation at the site.
 - 4. The applicant will take the utmost care with the relocated garage how it is placed on the historic site so that, if removed in the future, the essential form and integrity of the historic site 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 18th DAY OF JUNE 2007.

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 June 18, 2007.

AYES:

NAYS:

ABSENT:

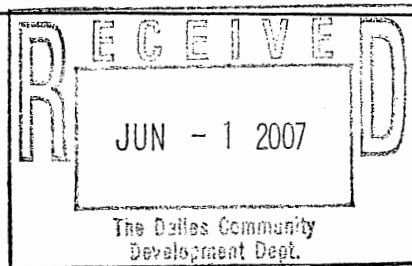
ABSTAIN:

ATTEST:

Dan Durow, Director Community Development Dept.

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

(541) 296-5481

HLC# 103-07**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:	ERIC B. GLEASON
Address	P.O. Box 1065
Site Address	210 E. 1 ST
Telephone	(541) 296-1802

Please describe your project goals.

TO MOVE A HISTORIC FREE STANDING ACCESSORY
BUILDING ONTO THE SITE.

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

IT WILL OCCUPY PART OF THE AREA COVERED WITH
PAVING.

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

THE NEW BUILDING WILL BE RESTORED
(PAINTED + "NEW" SIDE ENTRANCE DOOR)

What is the current use of this property?

COMMERCIAL (VACANT)

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

List any known archeological resources on site.

NONE KNOWN HOWEVER NEW BUILDING, WITH FOUNDATION,
WILL BE PLACED OVER AN AREA THAT HAD A SHED
BUILDING ca. 1880 to 1900

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.

Luc B. Pearson
Applicant

24 MAY 2007
Date

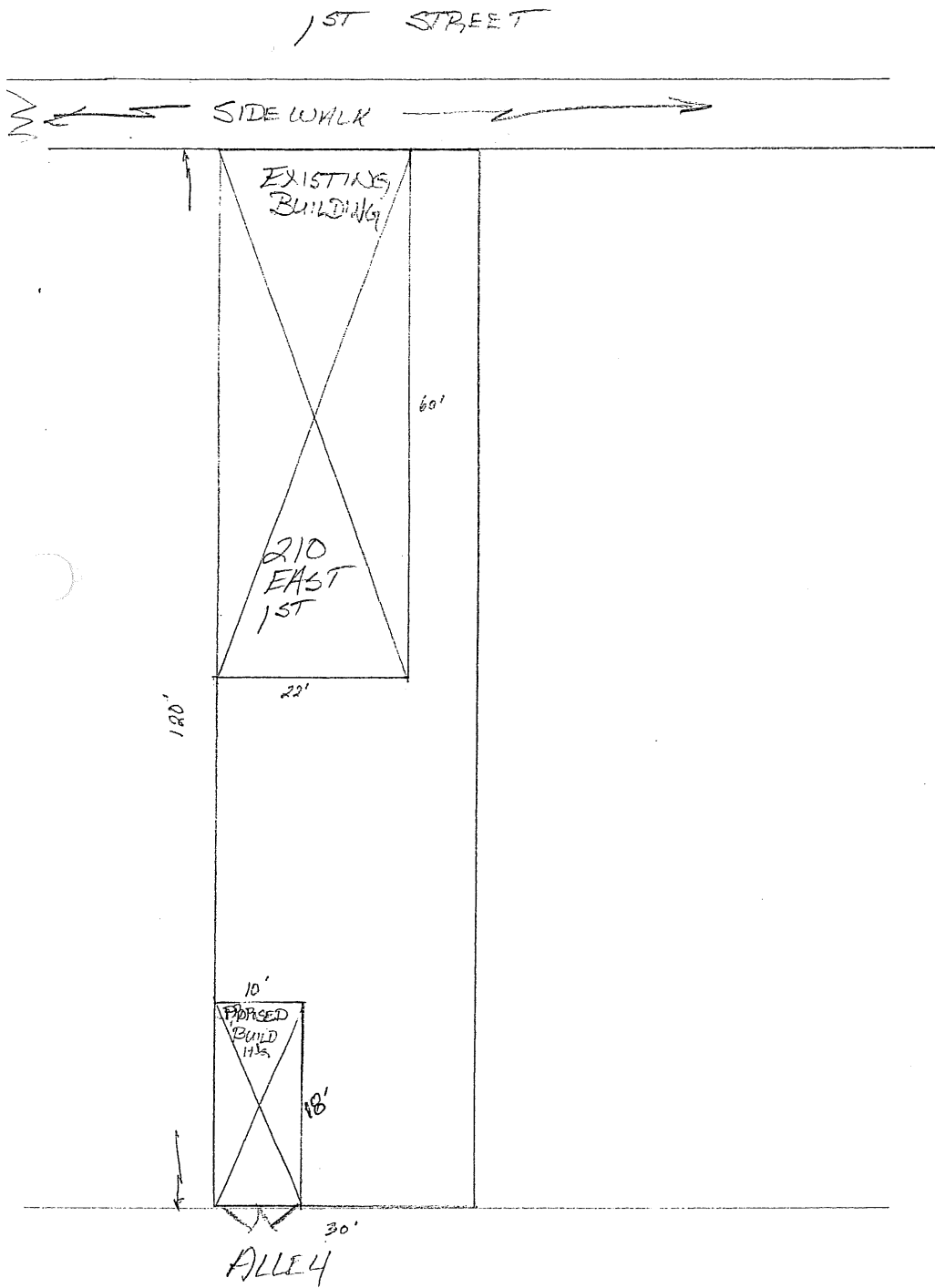
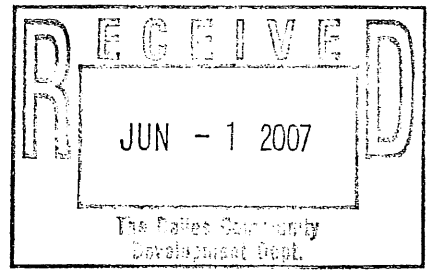
Owner (if not the applicant)

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

San Martin
Secretary, Historical Landmarks Commission

For Office Use Only

Historical Classification Primary
(Primary, Secondary, Historical, Etc.)
Historic Building/Site ☒ Historic District: Trevitt ☐ Commercial ☒
Historic Name Chew Kee & Co.
(If any)
Year(s) Built c. 1877



Scale 1:300

