



**CITY of THE DALLES**

313 COURT STREET  
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125  
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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*

**Wednesday, May 30, 2007 @ 4 P.M.**

- I. Call to order**
- II. Roll call**
- III. Approval of Agenda**
- IV. Approval of Minutes: December 6 and December 27, 2007**
- V. 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. 5<sup>th</sup> Street.
- VI. Resolution 97-07 Adopting HLC 102-07**
- VII. Pioneer Cemetery Discussion**
- VIII. Next meeting date: Wednesday, June 27, 2007**
- IX. Adjournment**

# **HISTORIC LANDMARK COMMISSION MINUTES**

**Wednesday, December 6, 2006**

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 4:02 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: Dan Durow, CDD Director  
Dawn Hert, Associate Planner  
Denise Ball, Administrative Secretary

## **APPROVAL OF AGENDA**

Parker moved that the agenda be approved. McNary seconded the motion. The motion was passed unanimously, Clason absent.

## **APPROVAL OF MINUTES**

Gleason asked if there were any corrections needed for the minutes of November 15, 2006. There were none. McNary moved to approve the minutes as submitted and Hashizume seconded the motion. The motion carried unanimously, Clason absent.

## **PUBLIC COMMENT**

None

## **ACTION ITEMS – PUBLIC HEARING**

A. **Historic Landmarks Commission Application #100-06 of North Wasco County School District #21** to request approval for demolition of the Joseph G. Wilson school facility. The property is located at 1413 E. 12<sup>th</sup> Street. The historic name of the building is the Joseph G. Wilson School. Gleason read the rules for conducting a public hearing.

Commissioners had no bias, ex-parte contact, or conflict of interest to declare. There were no  
Historic Landmark Commission Meeting  
December 6, 2006

challenges from the audience.

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

Associate Planner Hert presented the Staff Report. Hert summarized that the School District is marketing the property and has applied for the demolition permit so it will be an available option for a future purchaser. The denial will suspend the issuance of a demolition permit for 120 days from the date the application was submitted. City Council will have the ability to extend the suspension for an additional 180 days. At the end of that time, the demolition permit can be issued. Hert pointed out that the historic integrity of the property has not been maintained adequately.

Hert read a letter from Mr. Patrick Thornton into the record. Mr. Thornton is opposed to the demolition of the Joseph G. Wilson school building.

**Proponents:** Candy Armstrong, 2418 E. 18<sup>th</sup>, The Dalles, spoke in favor of the demolition application. Ms. Armstrong is the districts Superintendent and explained that the school district is preparing the site for sale and does not intend to demolish the building themselves. The underground oil tanks have been removed. A study has been done outlining the costs to renovate and they are prohibitive.

Chair Gleason asked Armstrong if the possibility of subdividing the property and leaving the historic building has been discussed.

Ms. Armstrong said it has been discussed and nothing has been ruled out yet. The school district is looking for the highest price and best use. This facility is costing the district over \$30,000 per year.

Janet Williams, School District 21, 1005 F Street, The Dalles, explained that the Joseph G. Wilson building has asbestos, lead paint, and PCB abatement requirements. The estimated cost is around \$240,000. The size and configuration of the school is not conducive to current educational needs.

Commissioner Parker pointed out that there were no reports or documentation submitted that support the application to demolish the historic building. Parker asked why they were not submitted with the application. Williams said she does not know when the application was completed so she can't answer that question.

Commissioner McNary asked Williams if the \$240,000 abatement/renovation costs included the new and old school building. Ms. Williams said it does.

**Opponents:** Kent Kalsch, 1403 E. 11<sup>th</sup>, The Dalles, spoke against the proposed demolition. Mr. Kalsch lives across the street from the school. His concerns are about what type of development that could go in the property. He has chased off vandals for breaking the glass in the school. The broken glass has not even been cleaned up. Mr. Kalsch doesn't want an "American Village". The building has deteriorated over the past 10 years because the school district allowed it to happen.

**Rebuttal:** None

**Deliberation:** Gleason closed the public testimony portion of the hearing and called for deliberation.

Chair Gleason said there are no studies submitted by the school to substantiate their need for demolition. The building may not be suitable for current educational needs but it is a vital historic building that is clearly worth saving and being reused to fit some need within the community. Denying this application for demolition will allow 120 days for the applicant to go the community and find some viable options. Gleason feels all the options have not been explored.

Commissioner Parker agreed with Gleason and pointed out again that the School District submitted no reports or documents that show a need for the building to be demolished. Commissioner Hashizume says the building should be reused to fill a community need.

Commissioner McNary said he has attended a couple of meetings in the last two weeks and at both of those meetings the nuts and bolts of the discussion were "We need a building". Joseph G Wilson could be that building. It is centrally located for after-school programs. There is also a group looking for museum space. With some financing finesse, a marriage between the groups needing a building and the school district trying to get rid of a building, this historic building can be saved and utilized.

Commissioner McNary moved to deny HLC 100-06 of North Wasco County School District 21 to demolish the Joseph G. Wilson. ~~Parker~~ and suspend the demolition for 120 days. Parker seconded the motion and it carried unanimously, Clason absent.

#### **RESOLUTIONS:**

Parker moved to adopt Resolution 95-06 denying HLC 100-06 of North Wasco County School District 21 to demolish the Joseph G. Wilson School for 120 days. McNary seconded the motion and it carried unanimously, Clason absent

**DISCUSSION:** Application for special assessment by Debbie Liesegang owner of the Hugh Glenn House at 100 W. 9<sup>th</sup> Street. Hert informed the Commission that this is a re-application for a second 15-year assessment. SHPO asked that local Historic Landmarks Commissioners review the application and submit comments or concerns if needed.

McNary asked how many houses in our community are in the special assessment program. Hert said she presented that information to City Council and will give McNary a copy of the report.

Director Durow said that in the scheme of things it doesn't amount to much. However, for the individual property owner it is a big deal.

**PIONEER CEMETERY DISCUSSION** – Hert discussed the meeting she had with McNary and Hashizume on November 30, 2006. The consensus is to get bids from three landscapers. McNary will meet with prospective bidders to detail the scope of work. There will also be separate bids for 1) clean up and maintenance, and 2) removal of the sprinkler heads. Hert said she will be getting the request for bids out by the end of the week.

**COMMISSIONER/STAFF COMMENTS:** Director Durow reminded the Commission that budget work and goal setting begin next month.

Commissioner McNary asked Staff to contact the Mayor about the vacancy on the Historic Landmarks Commission. Anita Clason has not attended meetings for two years.

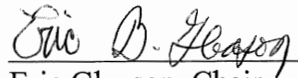
Hert said she needs to write a formal letter to the Mayor asking to officially replace Clason.

**ADJOURNMENT**

The next meeting is scheduled for December 27, 2006 and will be limited to 2007 goal setting.

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

Respectfully submitted by Denise Ball, Administrative Secretary.

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Eric Gleason, Chair  
Historic Landmark Commission

In my life I have been lucky enough to travel to the White Tower in the tower of London, the Coliseum in Rome and the Eiffel Tower in Paris. What do these three places have in common? At some point in time a few people thought they should be torn down because the land could be used for a better purpose and make more money as something new. Like the three more famous places mentioned above, the school is historic because it is a sight where many people had events that shaped their lives. It was built with design not found today. It was built was quality not found today. Joseph G. Wilson School is equal to the Coliseum? No, but the school is historic to The Dalles. And it was declared as such. Now you are about to change that decision to make money and build something new because you believe you know better than the people who declared Joseph G. Wilson historic.

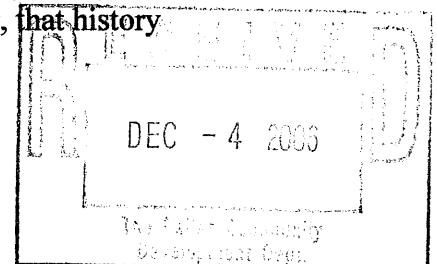
The Dalles is one of the most historic cities in the West. The falls were Indians gathered for thousands of years, Jason Lee and Pulpit Rock, the old Fort, The old Mint, the County Court house, Grants Rock, Whitiker School, The End of the old Oregon Trail, The Shaker houses, Old Saint Mary's church there are many historic places in The Dalles.

Many important places have been saved in The Dalles. People can go there, see them, hear about them and can learn about how important The Dalles was to the old West and how that time shaped our lives now. All of these are important to the history of The Dalles, Wasco County, Oregon and America.

I have been to the Columbia River Gorge Museum and because someone cared, I have seen how big old Fort The Dalles was at one time. I know this only because I have seen maps showing me where the many other buildings of the fort would have stood. I would have never known how big the Fort truly was without have seen the maps, because the other buildings are gone. The Fort is under backyards and under streets because the land could be better used for something else. Think of the history we have lost.

My Grandparents lived close to the Fort and when I would visit them I would climb and play on Grants Rock. Maybe not as important as Pulpit Rock but still it was a well known place. It was talked about in historical documents such as diaries which the soldiers kept. Then the land was sold to a private party. Grants Rock is an interesting rock in someone's back yard. Few know of it. Few have had the chance to stand on top and see the view. Or at least no one younger than about forty years old has had the chance. But the land could make someone money and the rock was a hazard, someone might fall and the city might be sued. Grants Rock, almost forgotten, I think about the history and fun that have been lost.

In the fifth grade the baby boomers where filling our schools. I rode a bus to Whitiker School. It was a beautiful old red brick school right next to the High School. Later, when I was going to High School, I spent hours in there in my math classes and eating lunch in the basement. I have a postcard that has a picture of the old place. But it was unsafe. Now we have a new building there, were it once stood. The new building, in my opinion, is not nearly as beautiful. Only a few people remember the old building, that history having been lost.



Let us talk about Celilo Falls. Think of the millions of dollars that could have generated in tourist money. Thousands of years of history lost. I know the Dams stopped the floods and have made electricity but as one who can remember the falls, I still mourn their passing. I believe more forethought could have saved the falls and given us the Dam, too. I feel the same about Joseph G. Wilson.

Joseph G Wilson School, I grew up living across from the school. I remember pretending the big gray front was the Alamo and I was Davy Crockett. I learned to roller skate on the sidewalks. I learn to ride my bike on the playground. I remember playing marbles in the dirt before it was paved over with black top. I got my polio shots in that school. I am only one of the hundreds who have memories of Joseph G. Wilson School.

I made many friends in that school. I learned many lessons; some had nothing to do with book learning. I remember the thrill of really making contract with a baseball, watching the ball fly high only to go through a window on the east side to the school. I remember having to tell the truth about who had done it. I remember having to pay for the replacement window.

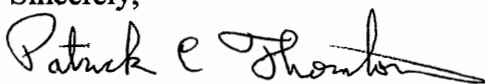
I remember Al Morrison marking out a strike zone on the east side wall. I remember the hours he would spend throwing a baseball against that wall. Later he would be a star high school and Legion Baseball pitcher.

I remember Mrs. Tilden and Mrs. Steinbocker among others who gave this school district years of their lives to help me and hundreds of others learn to read and write. I know that there are only a few of us that remember these things now and less of us as the days pass. So maybe only a few will protest the loss of one more historic building in The Dalles.

Maybe it is not the best example of an early school house in Wasco County. Maybe you could make more money if it were gone. But this school is historic. It has been declared so by people who were given the job of deciding what in this area is historic. Just because it means nothing to you but a waste of space that could be better used to make the district money does not mean that it is not historic. It does not mean that it not valuable to people like me for reasons that are abstract. Please do not destroy this part of the history of The Dalles. Please do not destroy a part of my history. I do not want to show my grandchildren a picture on a postcard and have to say, "I use to go to this school but they tore it down."

Try instead to save the main building. A program such as Restore America which funds such projects aiming at keeping history while providing new options for the lives of people.

Sincerely,

A handwritten signature in cursive script that reads "Patrick C. Thornton". The signature is written in dark ink and is positioned above the printed name.

Patrick C. Thornton

# **HISTORIC LANDMARK COMMISSION MINUTES**

**Wednesday, December 27, 2006**

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 4:02 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

## **APPROVAL OF AGENDA**

McNary moved that the agenda be approved. Hashizume seconded the motion. The motion was passed unanimously, Clason absent.

**PIONEER CEMETERY DISCUSSION** – Staff and Commissioners discussed the proposed work projects for the Pioneer Cemetery.

## **GOAL SETTING:**

### **Short Term Goals-**

Keep #1-Encourage restoration and preservation of the Pioneer Cemetery.

Keep #2- Provide educational assistance to help individual restorers by setting up a special assessment workshop. Chair Gleason suggested that Commissioners assist Staff in completing goals. Gleason will contact SHPO regarding a workshop.

Keep #3 - Establish a Historic resource center. Add: Staff is to research grant opportunities to have accessible resource center at local library.

Keep #4 as goal but move to Long Term Goals - Support and encourage the preparation of a Master Site Plan by the Fort Dalles Museum.

Keep #5 -Assist in saving and completing the Lewis and Clark Memorial and making it a local landmark.

Keep # 6 but move to Long Term Goals - Encourage restoration and preservation of The Lewis and Clark Rock Fort.

Keep #7 - Update Historic Inventories. Chair Gleason will contact Poyser at SHPO to see if funds might be available.

Keep #8 - Actively support Historic The Dalles Days. Ask and/or look for monetary assistance from the City or SHPO.

Keep #9 but change to: Explore Main Street Grant opportunities. The City will need to match any available grants.

Keep # 10 - Establish an Archaeology Testing Plan. Gleason will research.

Add # 11 – Support and encourage the preservation and continued use of Joseph G. Wilson school building.

### **Long Term Goals**

Keep #1 - Continued support for restoration and preservation of the Wasco County Courthouse #2.

Keep #2 but remove “and update historic inventories. Designate other qualified areas as national historic districts and update historic inventories.”

Keep #3 -Encourage restoration of the Waldron Drug/Gitchell Building.

Keep #4 - Encourage preservation and restoration of City Hall. Look at exterior modifications.

Keep # 5 - Maintain CLG status.

Keep # 6 - Support Civic Building restoration.

Keep # 7 - Continue to supply information on Historic Open Houses and encourage Open House visits during Historic The Dalles Days.

Keep # 8 - Continue to assist with historic plaque costs & availability.

See new 2007 Short and Long Term Goals attached to these minutes.

### **COMMISSIONER/STAFF COMMENTS:**

Commissioner McNary again asked Staff to contact the Mayor about the vacancy on the Historic Landmarks Commission. Anita Clason has not attended meetings for two years.

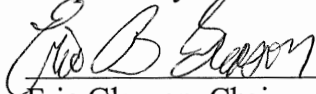
Hert said she would write a formal letter to the Mayor asking to officially replace Clason.

### **ADJOURNMENT**

The next meeting is scheduled for January 24, 2007 but there is no business schedule at this time.

The meeting was adjourned at 5:25 p.m.

Respectfully submitted by Denise Ball, Administrative Secretary.



Eric Gleason, Chair  
Historic Landmark Commission

# Historic Landmarks Commission

## 2007 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. Research grant opportunities to have accessible resource center at local library.
4. Assist in saving and completing the Lewis and Clark Memorial and making it a local landmark.
5. Update Historic Inventories.
6. Actively support Historic The Dalles Days.
7. Create Historic Designs for E. 1<sup>st</sup> Street.
8. Establish an Archaeology Testing Plan.
9. Support and encourage the preservation and continued use of the Joseph G. Wilson school building.

## Long Term Goals

1. Continued support for restoration and preservation of the Wasco County Courthouse #2.
2. Designate other qualified areas as national historic districts.
3. Encourage restoration of the Waldron Drug/Gitchell Building.
4. Encourage preservation and restoration of City Hall.
5. Maintain CLG status.
6. Support Civic Building restoration.
7. Continue to supply information on Historic Open Houses and encourage Open House visits during Historic The Dalles Days.
8. Continue to assist with historic plaque costs & availability.
9. Support and encourage the preparation of a Master Site Plan by the Fort Dalles Museum.
10. Encourage restoration and preservation of The Lewis and Clark Rock Fort.

**STAFF REPORT**  
**HISTORIC LANDMARKS REVIEW #102-07**  
**Taylor House**

**TO:** The Dalles Historic Landmarks Commission

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

**HEARING DATE:** May 30, 2007

**ISSUE:** Request to nominate the historic Taylor House (Crosby/Taylor House) for inventory designation to the local Historic Register.

**SYNOPSIS:**

APPLICANT	Kimberli Fitzgerald
PROPERTY OWNER	Donald and Patricia Smith
LOCATION	504 E. 5 <sup>th</sup> Street
ZONING	CBC- Central Business Commercial
EXISTING USE	Residential
SURROUNDING USE	Commercial and Residential
HISTORIC STATUS	Built in 1906

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

**RECOMMENDATION:** Approval of the nomination of this house to the local Historic Register.

**BACKGROUND:** The historic name of this house is the Taylor House. The house was built in 1906. The property was purchased by Augusta Crosby from A.M. Williams and Co. for \$460. The Crosby's contracted with R.D. Maxon to construct their home soon after the property was purchased. The house is Craftsman bungalow with unique basalt rock masonry. The exterior is sheathed in wood, with basalt rock accents. The interior is a typical Craftsman bungalow plan, with a semi formal entry, a stairwell located to the left side upon entry. Finishes are wood throughout with a beautiful built in cabinet in the dining room. Windows are original wood, with some leaded panes.

**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 6: Criteria for Landmark Designation of Historic Resources, Subsection A. Review Criteria:

1. *The proposed landmark or district has historic significance or contributes to the historic resources of the community because it is:*
  - (a) *Associated with past trends, events, or values that have made a significant contribution to the economic, cultural, social and or political history of city, county state, region, or nation;*
  - (b) *Associated with the life of or activities of a person, group, or organization, or institution that has made a significant contribution to the city, county, region, state, or nation.*

FINDING-A1: Mr. Crosby was a drug store clerk in The Dalles beginning in 1900. By 1909 he owned Crosby Drugs. Mr. Crosby became manager the The Dalles Hospital, which was located on property directly to the west of the house. He later sold his drug store to Ivor Davies who renamed the store Davies Drug. This drug store was in business through the late 1980's. The Crosby's sold the house to RR Koonz on July, 1929.

William R. Taylor or "Doc" Taylor bought the house from Koonz just a month later on August 1, 1929. Dr. William Taylor was born on August 17, 1886 in Dry Hollow, Oregon. He obtained his pre-med degree from the University of Oregon and graduated from Northwestern University School of Medicine in Illinois in 1912. Dr. Taylor returned to The Dalles in 1913 where he married Eunice Elton on Sept. 13, 1913. He established his first practice in Milwaukie, Oregon and then served in the Army medical corps during World War 1. When he returned from the War he opened a practice in Forest Grove where he remained until 1926. He opened a practice in The Dalles in 1926, and purchased the house from Koonz in 1929. Dr. Taylor served as medical officer for the Wasco Sherman Public Health Department, and was a physician for the county hospital. Dr. Taylor and his wife remained in the house until his death in 1955. His widow, Eunice sold the house in 1956 to the Davidson's.

Hugh Davidson was also a doctor who had a practice in The Dalles. Dr. Davidson had a private practice until 1964 when he became a doctor at the Columbia Park State Home, a mental hospital in The Dalles. Edwin and Nancy Westland purchased the property in 1968 and lived here for ten years. The Westlund's were

teachers for The Dalles High School. The current owners bought the property in 1978. Criteria met.

**2. *The proposed landmark or district has architectural significance because it:***

- (a) Embodies distinguishing architectural characteristics of a period, style, method of construction, craftsmanship, or materials;***
- (b) Represents the work of a designer, architect, or master builder who influenced the development and appearance of history of the city, county, region, state, or nation;***
- (c) Is the only remaining, or one of few remaining resources of a particular style, building type, design, material, or method of construction;***
- (d) Has a high quality of composition, detailing, and/or craftsmanship.***

FINDING-A2: The house is Craftsman bungalow with unique basalt rock masonry. The exterior is sheathed in wood, with basalt rock accents. The interior is a typical Craftsman bungalow plan, with a semi formal entry, a stairwell located to the left side upon entry. Finishes are wood throughout with a beautiful built in cabinet in the dining room. The porch supports are of stacked basalt rock as is the enclosed end of the front porch. Windows are original wood, with some leaded panes. Several minor alterations have been completed over the years, but they are compatible with the house design. R.D. Maxon, the contractor, was born in New Jersey on January 13, 1873, he moved to The Dalles in 1902 when he was 29 years old. Maxon constructed homes with his father-in-law A.R. Barnett. It appears that his family bought quite a few properties in The Dalles from the early 1900's through the thirties, and most likely built homes on speculation as well as constructed homes for individual clients. An ad for R.D. Maxon & Co. in The Dalles 1910 City Directory states both Richard D. Maxon and A.R. Barnett as members of the company and that R.D. Maxon was an architect. It further states that their company acted as contractors for The Dalles City Hall. Criteria met.

**3. *The site contains archeological artifacts related to prehistory or to the early history of the community.***

FINDING-A3: The house is located on a rocky knoll overlooking the City. The applicant does not expect to find archeological artifacts and is not proposing any construction on this site. If excavation should take place in the future, the applicant is responsible to notify the appropriate authorities if an archaeological resource is found. Criterion does not apply.

**4. *The proposed landmark or district is listed on the National register of Historic Places.***

FINDING-A4: The proposed landmark is not listed on the National Register. It may be the applicant's desire to seek both the State Inventory as well as the National Register. The applicant is seeking a local historic status. Criterion does not apply.

**5. *In conjunction with other criteria listed above, the proposed landmark:***

- (a) Is listed on the State Inventory of Historic Places;***
- (b) Is fifty years old or older unless the resource is of exemplary architectural or historical significance;***

- (c) Contributes to the continuity of historic character of the street, neighborhood, and/or historical significance;*
- (d) Has sufficient original workmanship and materials remaining to show the construction technique and stylistic character of a given period.*

FINDING-A5: The proposed landmark is not currently listed on any Historic Inventory. It is the applicant's desire to put the home on the local register, and they may have it placed on the State Inventory as well as seek a National Register status. The subject home is older than 50 years and is located in a historic location. The home contributes to the historical significance of The Dalles area. On a recent site visit staff noticed that there are only minor alterations to the original homestead. Criteria met.

**CONCLUSIONS:** This proposal will increase the local historic inventory of historic houses. In all respects this application meets the standards of the City of The Dalles General Ordinance No.94-1194. The applicant is encouraged to place a historic marker on the property.