



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 23, 2006 @ 4 P.M.

- I. Call to order
- II. Roll call
- III. Approval of Agenda
- IV. Approval of Minutes –May 23, 2006
- V. **Public comment: The public is invited to comment on any topic that does not appear on the agenda.**
- VI. **Public Hearing**
 - A. **Historic Landmarks Commission Application #97-06 of HoodCreek LLC** to site and construct a new real estate office on a vacant downtown parcel. Property is located at 304 E. 3rd Street and is currently a parking lot.
 - B. **Historic Landmarks Commission Application #98-06 of Gorge Networks Inc.** to place a 14' antenna mount on the roof of the City Hall Building to aggregate wireless internet service and connect directly to the Q-Life fiber optic line. The property is located at 313 Court Street. The historic name of the building is The Dalles City Hall.
- VII. **Resolutions**
 - A. #92-06 Approving HLC Application 97-06
 - B. #93-06 Approving HLC Application 98-06
- VIII. **Pioneer Cemetery Discussion**
- IX. **Next meeting date: Wednesday, September 27, 2006**
- X. **Adjournment**

HISTORIC LANDMARK COMMISSION MINUTES

Wednesday, May 23, 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 4:06 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
Denise Ball, Administrative Secretary

APPROVAL OF AGENDA

McNary moved that the agenda be approved as submitted. Hashizume 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 April 26, 2006. There were none. McNary moved to approve the minutes as submitted and Parker seconded the motion. The motion carried unanimously, Clason absent.

PUBLIC COMMENT

None

ACTION ITEMS – CONTINUED PUBLIC HEARING

Historic Landmarks Commission Application #96-06 of Jerome Poisac to convert Johnny's Cafe building into a new bakery/cafe. The storefront will be three arches covered with bricks and a recessed entry of glass and wood. The new courtyard will allow for outside tables. The property is located at 408 E. 2nd Street. The historic name of the building is the Uptown Café.

Gleason read the rules for conducting a public hearing. Commissioners had no bias, conflict of interest, or ex-parte contact to declare and there were no challenges from the audience.

Associate Planner Hert did not have a supplemental Staff Report. The applicant had provided additional information via email and the Commission was sent a copy.

Chair Gleason said he had a question about Finding 6 and if there were any historic photo's of the building. Hert said she is not aware of any photographs of the original building.

Proponents: The applicant, Jerome Poisac, said the previous owner's daughter did show him one picture. The original building did have a glass front. Mr. Poisac told the Commission the size of the proposed courtyard will allow for a table and chairs and outside seating. The height has not been determined yet.

Chair Gleason asked why Poisac was going for the outside courtyard. Poisac said he is going for a European feel and added that Hood River has lots of restaurants with outside seating. Poisac said the façade will be a brick or brick veneer arches with large glass windows.

The Commissioners, Applicant and Staff discussed the application. Commissioner Parker said she would really like to see what the original building looked like.

Commissioner McNary said he wished the applicant knew what materials he would be using and how high the courtyard roof will go.

Associate Planner Hert added that approval of this application will make the building a little more compatible and contributing to the District without creating a false sense of history. Hert informed Poisac any materials used will have to be natural materials.

Opponents: None

Rebuttal: None

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

Deliberation: Gleason said he admits to being in a quandary over this application. The applicant is not interested in replicating the original façade and this proposal does meet the Historic guidelines in some respects. However, there is a small amount of original façade above the doorway and Gleason isn't sure it should be covered up with brick. Also, recessed courtyards are not historic and he would request the applicant to reconsider and go with something more historically accurate.

McNary moved to approve HLC 96-06 to convert Johnny's Cafe building into a new bakery/cafe. The storefront will be three arches covered with bricks and a recessed entry of glass and wood. The new courtyard will allow for outside tables. The property is located at 408 E. 2nd Street. The historic name of the building is the Uptown Café.

Gleason asked if there were any changes needed to the conditions of approval. There were no changes.

Parker seconded the motion and it carried with McNary, Parker, and Hashizume voting in favor, Gleason abstaining, and Clason absent.

RESOLUTIONS - **Parker moved to adopt HLC Resolution 91-06** to convert Johnny's Cafe building into a new bakery/cafe. Hashizume seconded and the motion carried unanimously, Clason absent.

2006 GOAL SETTING –

Short Term Goals: After discussion between the Commission and Staff it was decided to: Leave #'s 1, 2, 4, 5, 6, 7, 9, 10; remove #'s 3 and 12; Move #'s 8 and 11 to Long Term Goals. Two new short term goals were added. They are: 9) Create 1st Street Historic Design and 10) Archaeology Testing Plan.

Long Term Goals: Leave #'s 1, 2, 3, 5, 6, and 7; delete #4. Add # 8 & #11 from short term goals.

PIONEER CEMETERY DISCUSSION – Hert informed the Commission there will be a cleanup on June 3. The Mormon Church is taking the lead as a community service and it will be a no charge, community event. The Corrections group may be there as well. McNary is trying to round up a push mower and dumpster.

Staff and Commissioners discussed the survey. McNary said he will try to get part of it done for free. Hert said there is \$1,000 in the current budget and asked how the Commissioners would like to spend it.

Parker said fencing and surveying are her priority. Gleason said the fencing should be completed in those areas where the boundary is known.

McNary asked Earline Wasser to speak about her \$500 grant.

Earline Wasser, 1017 Pomona, The Dalles, representing The Columbia Gorge Geneological Society, suggested a workshop at the cemetery this fall to level some of the tombstones and demonstrate how to repair some of the tombstones. She has contacted Mira Meyer, Oregon Commission on Historic Cemeteries, to get this set up but has not heard back yet. The grant has to be used within a year. Wasser encouraged the Commission to spend the \$1,000 into fencing and protecting the cemetery.

McNary asked that legal paperwork be drawn up and recorded that states "the cemetery will be a cemetery in perpetuity". Hert said the City has the deed to the cemetery and a title search has been completed. Hert said she would talk to the City Attorney to see if this is something that can be done.

COMMISSIONER/STAFF COMMENTS:

Hert said she and Director Durow have discussed raising the level of what will be accepted with a Historic Commission Application. Hood River has very high standards for submittals and will not accept applications that are sub-standard or incomplete. The Commission agreed.

Commissioner McNary asked Staff what can be done with the situation at the Mint Building. The owners have knocked out the back wall, put in glass blocks, red bricks, and chop out a door and did not go through Historic Review. McNary said they should be fined and Hert said there is a provision for

that. McNary said it really makes the Commission look phony. Some owners comply with the public hearing requirement but the ones who don't face any penalty and don't comply with historic guidelines.

McNary added that the electrical wiring was run through the down spouts.

Next, McNary asked what is being done with Mr. Fowler. Hert said the lot has been purchased by someone else and the Commission could be seeing an application soon.

ADJOURNMENT

The next regular meeting is scheduled for June 28, 2006. There is no business scheduled at this time. The meeting was adjourned at 5:55 p.m.

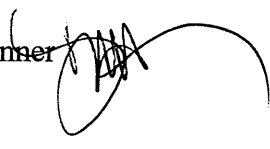
Respectfully submitted by Denise Ball, Administrative Secretary.



~~Bob McNary, Vice Chair~~
ERIC GLEASON
Historic Landmark Commission

STAFF REPORT
HISTORIC LANDMARKS REVIEW #97-06

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Associate Planner 

HEARING DATE: August 23, 2006

ISSUE: The property owner is applying to construct a new office building for Windermere, Glenn Taylor on an existing vacant parking lot.

SYNOPSIS:

APPLICANT	Hood Creek, LLC
PROPERTY OWNER	Same
LOCATION	304 East 3 rd Street, The Dalles, OR 97058
ZONING	"CBC" – Central Business Commercial
EXISTING USE	Vacant
SURROUNDING USE	Commercial
HISTORIC STATUS	Commercial Historic District - Vacant

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: Hook Creek is applying to construct a new office building to fit in a vacant lot that has been used for parking for years.

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 has been shown to be vacant for years. The inventory sheets do not state that a structure was ever located on this parcel. The new use of this vacant site is permitted in the Central Business Commercial District and the proposed structure will fit with the adjacent buildings. No existing features exist to the site. 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: No structures or historic materials are available on the vacant lot. Development of this lot is consistent with the surrounding buildings. 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: The proposed building is following design guidelines which will be detailed below. The applicant does not intend to create a false sense of historical development with the proposed building. Criterion met.

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

FINDING-A4: No structures exist at the lot. Therefore, this criterion does not apply. Criterion met.

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

FINDING-A5: No features, finishes, or construction techniques are used as there is no structure. Therefore, 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: No features exist. 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: 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. 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 of the new building will be differentiated from the adjacent old buildings. The size, scale and architectural features will follow the design guidelines for the Commercial Historic District. Criterion will be met 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: Criterion does not apply.

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 addition of the new building in the historic district will blend with the existing building and compliment the surrounding buildings. Criterion met.

General Ordinance No. 96-1207 ~ Design Guidelines for The Dalles Commercial Historic District

NEW CONSTRUCTION & REHABILITATION

New construction is necessary to accommodate expanding and new needs of a healthy downtown. There are existing gaps in the downtown that should be filled. New construction should maintain the character of The Dalles by not hiding building additions but in making them sympathetic to the historic buildings and town form without imitating past architectural styles.

GUIDELINES:

- a. New construction fronting streets should be in keeping with the original architectural character, color, mass, scale and materials of the neighboring buildings (see page 2, Secretary of the Interior's Standards for Rehabilitation).*
- b. Additions to existing buildings should be in keeping with the original architectural character, color, mass, scale and materials (see page 2, Secretary of the Interior's Standards for Rehabilitation).*
- c. New construction should fill in gaps in the urban fabric; tight to the sidewalk or vertical edge, reinforcing the enclosure of the street.*
- d. Existing additions to historic buildings should be evaluated for their sympathy with the historic building and their contribution to the downtown character.*

FINDING B-2: This new building is filling an existing gap in the downtown. The proposed building will maintain the character of The Dalles without imitating past architectural styles. The new construction will be fronting the street and will be keeping with the original architectural character, color, mass, scale and materials of the neighboring buildings. The new construction will fill in an existing gap in the urban fabric, and be tight to the sidewalk reinforcing the enclosure of the street. Criterion met

BUILDING SETBACK

The Dalles' buildings historically were aligned along the sidewalk, giving a sense of enclosure to the street and providing for a more pleasant pedestrian environment. New construction and rehabilitation should maintain the alignment of buildings along the sidewalk edge.

GUIDELINES:

- a. New construction should face the street and maintain the sidewalk edge.*
- b. The "Street Cafe" permit allows for restaurants to put tables on the sidewalk with a 5' clearance, creating a more pedestrian friendly environment.*

FINDING B-3: The proposed building will be built up to the front building line and face the street. Criterion met.

BUILDING HEIGHT

The Dalles' historic building heights are varied, within a range of one story to four stories (Commadore Apartments). New construction should maintain this range of building heights through a minimum and maximum height limit which will allow for flexibility and contribute to the street environment in the rise and fall of cornice lines.

GUIDELINES:

- a. A maximum building height of 55', measured from the sidewalk to the highest portion of roof or cornice, is recommended.*
- b. A minimum building height of 20' is recommended.*

FINDING B-4: The new construction will maintain the range of building heights. The proposed height of the new structure is 28-30' which will contribute to the street environment in the rise and fall of cornice lines.

BUILDING WIDTH

The interest and variety of The Dalles' commercial streets is derived in part from the historic lot size which helped in creating a pedestrian friendly environment through the rhythm of windows, entrances, and structure. New construction and rehabilitation should maintain the commercial nature and lot width that dominates in The Dalles' in order to retain the definition and rhythm of the street front.

GUIDELINES:

- a. New construction should build from side lot line to side lot line, especially when next to an alley.*
- b. If new construction is to take up more than one lot, some sense of division should be evident in the facade detailing through the use of adequate window frontage and rhythm of entrances.*

FINDING B-5: The proposed new building will be built from side lot line to side lot line. Criterion met.

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-6: New construction should use materials compatible with the historic buildings in quality, color, texture, finish and dimension. Predominant

materials of the commercial historic district will be required to be brick, stone, cast iron, glazed terra cotta, cement plaster (stucco). The drawing submitted show the design, however the materials are not listed. The applicant is willing to meet our design guidelines. This will be addressed as a condition of approval.

CONCLUSIONS: The proposed structure, with conditions will meet the requirements for The Dalles Commercial Historic District. 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 complete the Site Plan Review Approval process and then 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 materials used for the new structure need to meet the recommended list stated in the Design Guidelines for the Commercial Historic District.

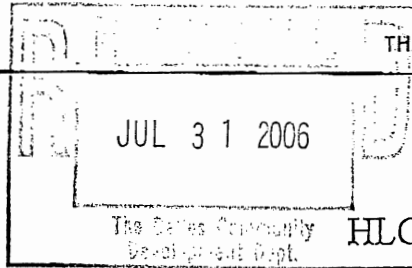


CITY of THE DALLES

313 COURT STREET

THE DALLES, OREGON 97058

(541) 296-5481



HLC# 97-06

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>Hood Creek LLC</u>
Address	<u>P.O. Box 657 Hood River, OR 97031</u>
Site Address	<u>304 E. 3rd</u>
Telephone	<u>541 386-3444</u>

IN13E3BD8100

Please describe your project goals.

New office building in keeping with Historic District appearance.

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

Will be new building on vacant lot

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

NO Current Structure on property
Vacant parking lot

What is the current use of this property? parking lot

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.

Hood Creek LLC.
Applicant Glen P. Taylor Jr Date 8/31/06

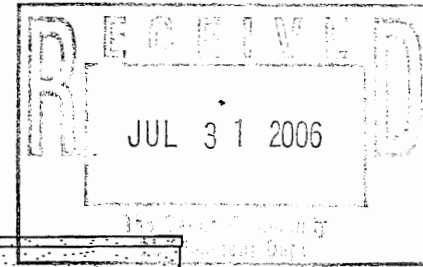
Owner (if not the applicant)

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

Denise Ball for Dawn Hest
Secretary, Historical Landmarks Commission

For Office Use Only

Historical Classification	PARKING LOT
	(Primary, Secondary, Historical, Etc.)
Historic Building/Site	Historic District <input type="checkbox"/> Commercial <input checked="" type="checkbox"/>
Historic Name	NONE (If any)
Year(s) Built	N/A



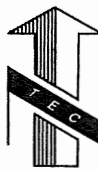
FRONT & REAR ELEVATION
WINDERMERE REAL ESTATE OFFICE

SCALE:

1/4" = 1'-0"



Fax 29-5490



SCALE IN FEET
0' 5' 10' 20'

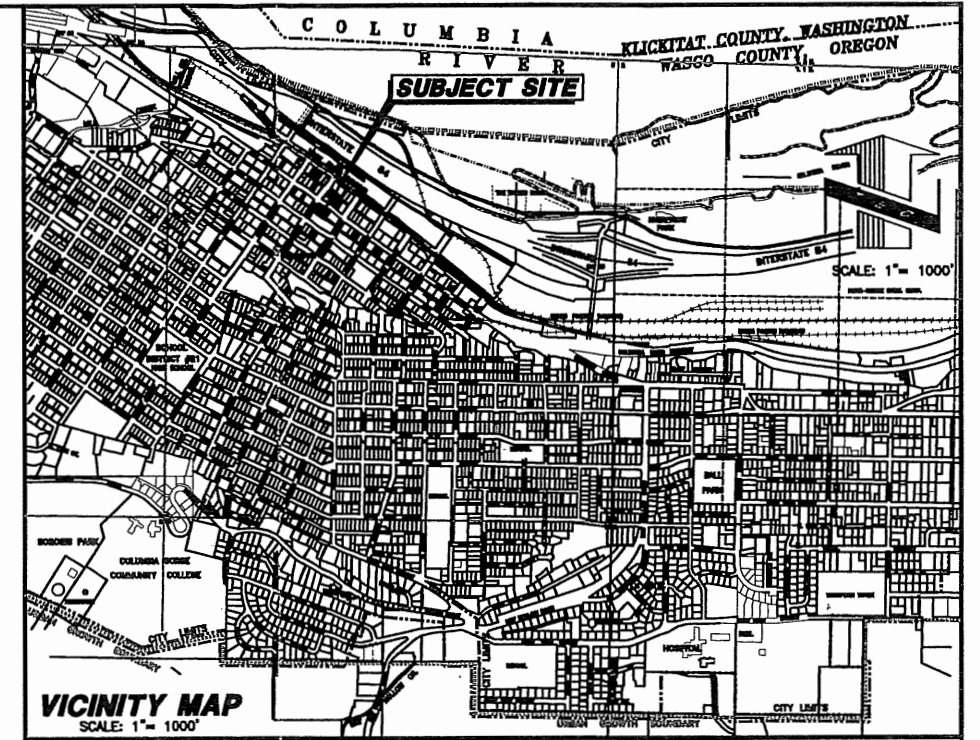
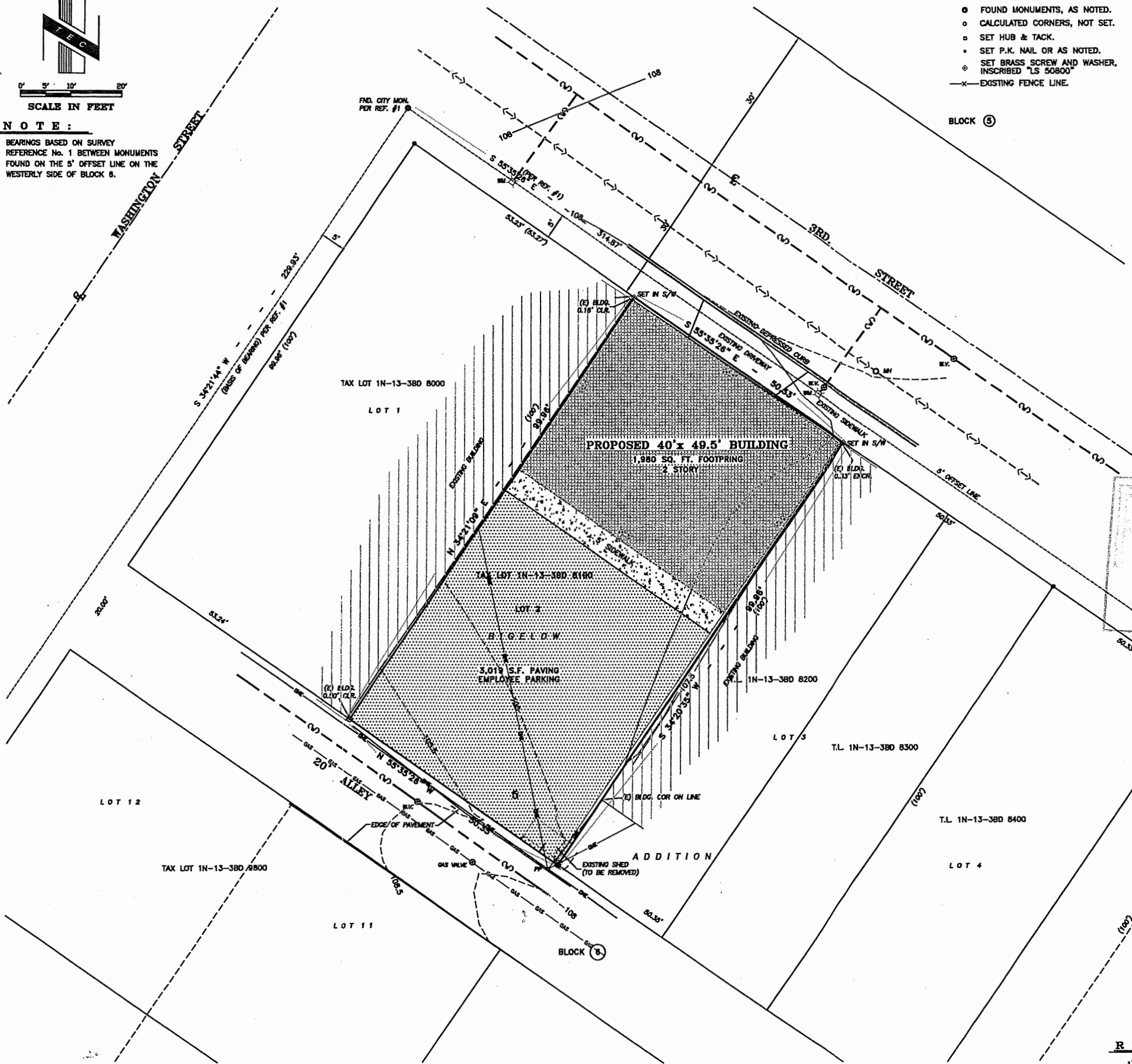
NOTE:

BEARINGS BASED ON SURVEY REFERENCE No. 1 BETWEEN MONUMENTS FOUND ON THE 5' OFFSET LINE ON THE WESTERLY SIDE OF BLOCK 6.

LEGEND:

- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, "B BESEDA, LS 50800"
- FOUND MONUMENTS, AS NOTED.
- CALCULATED CORNERS, NOT SET.
- SET HUB & TACK.
- SET P.K. NAIL OR AS NOTED.
- ◇ SET BRASS SCREW AND WASHER, INSCRIBED "LS 50800"
- x- EXISTING FENCE LINE.

BLOCK 6



UTILITIES:

- POWER:**
NORTHERN WASCO CO. P.U.D.
2345 RIVER ROAD,
THE DALLES, OR. 97058.
PH. (541) 298-2228
CONTACT: BRIAN WINTERS
- OWNER:**
WINDERMERE/ GLEN TAYLOR
REAL ESTATE
- TELEPHONE:**
SPRINT TELEPHONE COMPANY
285 WEBBER STREET,
THE DALLES, OR. 97058
PH. (541) 298-3449
CONTACT: DAVE JOHNSON
- ENGINEER/SURVEYOR:**
TENNESON ENGINEERING CORP.
409 LINCOLN STREET
THE DALLES, OREGON 97058
PH. (541) 298-9177
FAX (541) 298-8857
CONTACT: BEN BESEDA,
PROJECT MANAGER
- TELEVISION:**
CHARTER COMMUNICATIONS, INC.
409 UNION STREET
THE DALLES, OR. 97058
PH. (541) 298-1148
CONTACT: DAN WALLACE
- BUILDING OFFICIAL:**
OREGON BUILDING CODES AGENCY
312 COURT STREET, SUITE 415
THE DALLES, OREGON 97058
PH. (541) 298-4461
CONTACT: ROBERT FUTTER,
BUILDING OFFICIAL
- WATER/SEWER:**
CITY OF THE DALLES,
PUBLIC WORKS DEPT.
1900 W. 6TH STREET
THE DALLES, OR. 97058
PH. (541) 508-2021
CONTACT: DALE McCABE,
CITY ENGINEER
- PLANNING JURISDICTION:**
CITY OF THE DALLES
PLANNING & ECONOMIC DEVELOPMENT
313 COURT STREET
THE DALLES, OREGON 97058
PH. (541) 298-5481 EXT. 1128
CONTACT: RICHARD GASSMAN,
SENIOR PLANNER
- GAS:**
NORTHWEST NATURAL GAS CO.
309 E. 2ND. STREET
THE DALLES, OR. 97058
PH. (541) 298-2229
CONTACT: MINDIE THAYER
- FIRE PROTECTION:**
MID-COLUMBIA FIRE AND RESCUE
1400 WEST 8TH STREET
THE DALLES, OREGON 97058
PH. (541) 298-9445
CONTACT: STU NAGEL, FIRE MARSHALL
JOE RICHARDSON, CHIEF

LAND INFO:

DESC: TAX LOT 1N-13-38D 8100
LOT 2, BLOCK 6, BIGELOW ADDITION

SIZE: 5,032 S.F. = 0.12 ACRES

BUILDINGS: 1,980 S.F. (39.3%)

PAVING: 2,891 S.F. (53.5%)

ZONING: "CBC" CENTRAL BUSINESS COMMERCIAL

REFERENCES:

- 1) THE DALLES CITY MONUMENTATION SURVEY BY TENNESON ENGINEERING CORP. 1979, C.S. H-12-1

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 13, 1989 BENJAMIN B. BESEDA 8300

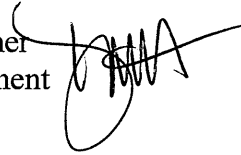
EXPIRES: 12/31/2007

Date	No.	Revisions	By	App.
SITE PLAN				
PROPOSED 40' x 49.5' BUILDING FOR WINDERMERE/GLEN TAYLOR REAL ESTATE LOT 2, BLOCK 6, BIGELOW ADD. TAX LOT 1N-13-38D 8100 IN THE NW 1/4, SECTION 8, TWP. 1 N., RANGE 13 E. W.M. THE DALLES, WASCO COUNTY, OREGON				
TENNESON ENGINEERING CORP.				
CONSULTING ENGINEERS 409 LINCOLN STREET THE DALLES, OREGON 97058 541-298-9177 FAX 541-298-8857				
Survey	Calculation	Design	Date	Scale
B.R.H.	B.B.B.		5/03/2006	1"=10'
Dwn.	Dwg. No.	Checked & App.	Mark Order No.	Sheet
S.D.H.	12102(07)		12099	1 of 1

**STAFF REPORT
HISTORIC LANDMARKS REVIEW #91-05
Gorge Networks**

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Associate Planner
Community Development Department



HEARING DATE: August 23, 2006

ISSUE: Placement of a 14 foot antenna mount to the top of Historic City Hall's roof. This antenna will provide wireless internet service and connect directly to the Q-Life Fiber.

SYNOPSIS:

APPLICANT	Gorge Networks, Inc.
PROPERTY OWNER	City of The Dalles
LOCATION	313 Court Street
ZONING	CBC
EXISTING USE	City Government Offices
SURROUNDING USE	Commercial
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 name of this site is The Dalles City Hall. The building was built in 1908. In 1998 the Historic Landmarks Commission approved the removal of the old Fire Bell and the supporting metal tower.

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 and be used as City Hall. The applicant is proposing to place an antenna on the roof of the building to be used for internet connections. 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: There will be nothing removed with this application request. The antenna will be placed so that removal of the structure at a later date will not alter the historic structure. 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: This property is recognized as a physical record of its time. The only changes proposed will be the placement of an antenna. The antenna is proposed to be 14 feet in height and be on the roof of City Hall. The lowest section of the parapet is approximately 4 feet in height and varies up to approximately 10 feet in height. The antenna will be minimal on the existing roof line and will not create a false sense of historical development. Criterion met.

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

FINDING-A4: 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. No historic materials will be changed; no existing structure alterations are involved in this review, other than an attachment to the existing roof. 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. 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: The applicant proposes no chemical or physical treatments and no structures will be affected by this application. 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 as there will be no ground excavation. Criterion does not apply.

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

FINDING-A9: The addition of the antenna 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 antenna will be placed in a manner that will make it easily removable. If removed in the future, the essential form and integrity of the structure will be unimpaired. Criterion met.

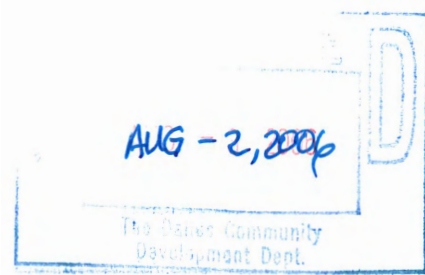
CONCLUSIONS: Placement of the antenna to the roof of City Hall is consistent with both General Ordinance # 94-1194 and The Dalles Comprehensive Plan. In all respects this application meets the standards of the Secretary of the Interior and the City of The Dalles General Ordinance No.94-1194, as well 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 additions of the antenna shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic structure and its environment would be unimpaired.

298-5490

Attn: Dawn Marie Hert



HLC# 98-06

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>George Networks Inc</u>
Address	<u>409 E 2nd St Hood River OR 97031</u>
Site Address	<u>313 Court St The Dalles OR 97058</u>
Telephone	<u>541-386-8301</u>

Please describe your project goals.

Place a 14' antenna
mount on the roof to aggregate wireless internet
service and connect it directly to the Q14k
Fiber.

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

Antennas will not be visible from the street
level.

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

Will not affect the building structure or character
in any form.

What is the current use of this property?


City Government

Will the use change as a result of approval of this application? Yes/No? 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, including nine (9) current color photographs (4X6 inch minimum) of the building/structure front.


Applicant

6-16-06
Date

City of The Dalles
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 The Dalles City Hall
(If any)
Year(s) Built 1908

Glenn Phillips

To: Glenn Phillips**Subject:** RE: Cellular on City Hall

-----Original Message-----

From: Glenn Phillips**Sent:** Wednesday, August 02, 2006 2:20 PM**To:** 'Dawn Hert'**Subject:** RE: Cellular on City Hall

Dawn, Here is the picture of an existing 21' tower and the narrative for the project. I am mailing everything today also.

Project Narrative:

There is a 8 foot tall chimney in the middle of the roof at The Dalles City Hall. Gorge.net is proposing to mount a 14' steel mount to the chimney which will only rise 6' above the top of the chimney. We plan on placing 4 antennas on the mount, and possibly expanding to 6 antennas in the future. We use the same size antennas that dish networks uses, the dish is about the size of a medium pizza. The installation will not be visable from street level due to the facad surrounding the roof.



