



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, April 26, 2006 @ 4 P.M.

- I. Call to order
- II. Roll call
- III. Approval of Agenda
- IV. Approval of Minutes –March 22, 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 #95-06 of Joseph Cuneo** who wants to add a small shed dormer to the non-visible north elevation as well as replace some of the newer windows with windows that will restore the original character of the home. Property is located at 315 E. 10th Street. The historic name of the building is Kelly House. The home was built in 1928.
 - B. **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.
- VII. Resolutions
 - A. **#90-06 Approving HLC Application 95-06**
 - B. **#91-06 Approving HLC Application 96-06**
- VIII. 2006 Goal Setting
- IX. Northern Wasco County Parks and Recreation District
 - ❖ Annual Report
 - ❖ Summer Concert Stage
- X. Pioneer Cemetery Discussion
- XI. Next meeting date: Wednesday, May 24, 2006
- XII. Adjournment



HISTORIC LANDMARK COMMISSION MINUTES

Wednesday, March 22, 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
Denise Ball, Administrative Secretary

APPROVAL OF AGENDA

McNary moved that the agenda be approved as submitted. Parker 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 December 28, 2005. There were none. Parker moved to approve the minutes as submitted and McNary seconded the motion. The motion carried unanimously, Clason absent.

PUBLIC COMMENT

None

ACTION ITEMS – PUBLIC HEARING

Historic Landmarks Commission Application #94-06 of Corey Aldridge to restore his home to more closely resemble the style of the original home while increasing its overall size. Spacious, period landscaping and a larger porch will be added as well. Property is located at 423 W. 3rd Street. The historic name of the building is unknown. The home was built in 1885.

The rules for a public hearing were read. Gleason polled the Commission for ex-parte contact, bias, or conflict of interest. There was none. Gleason called for the Staff Report.

Associate Planner Hert presented the Staff Report. Hert told the Commission that this was a difficult application due to the fact the house has had several major modifications over the years and trying to comply with the guidelines would be quite a feat. Hert said Staff is recommending approval with seven conditions. She asked if the Commission had any questions for her.

Chair Gleason said he had differences of opinions in the findings. Gleason said he would like to review the detailed drawings the applicant is presenting today before he forms his final opinion on the application. Gleason added that the original mass of the house is fairly well intact although he doesn't know what is behind the siding.

Commissioner McNary said he doesn't see anything in the 1890's photo that shows what the house looks like now. Gleason said the two additions, one for a garage, were added later, post 1926. The vinyl siding was installed without any historical approval. Gleason handed out copies of the Sanborn fire insurance maps for the property.

Gleason opened the hearing for proponent testimony.

Proponent: Corey Aldridge, 603 E. 12th, The Dalles, Oregon, who is the applicant, spoke in favor of the application. Aldridge handed the detailed drawings to the Commissioners. He explained that the proposed re-model widen the existing home. He will keep the same pitch on the roof. Under the shakes are tongue and groove and he wants to match the original materials. The porch will be the full width of the house. The one remaining original window is in very bad shape but Aldridge plans to replace the windows with replications of the originals. The garage addition is 2x4's resting on the ground. The new width of the home will go out to where the garage addition is now.

Gleason asked if the center line of the roof would be shifted to make the building taller and Aldridge said yes, the house will be about 4 to 5 feet taller.

Gleason asked if they have gutted out the interior of the house and Aldridge said yes, the house was a total mess and there was a lot of "strange" electrical wiring. The rear addition does not match up with the main structure and was possibly constructed in the 1920's. Aldridge said the house was sold to him as a 1940's building. His goal is to restore the home to look as close as possible to the original but adding width to the building to make it a home that can be lived in again.

Commissioner Parker said restore is probably the wrong word to use. Replicating is a better word for what the applicant has planned.

Mr. Aldridge said the front yard landscaping will include a lawn and picket fencing. Parking will be provided in the rear. Commissioner Parker said there hasn't been any landscaping on that lot in 30 years.

Commissioner McNary asked what type of foundation the house has and Aldridge said it is a concrete foundation with a basement. The additions, however, are not on any type of foundation.

Gleason told the applicant to look into the special assessment program before proceeding with the proposed improvements.

Gleason said he would like to see a more sympathetic way to do this. It seems to him that the goal of the historic district and the Landmarks Commission is to restore the houses, not reconstruct them. Gleason said the original house will not be reflected but will be hidden under the new house.

Mr. Aldridge said he feels his proposal reflects the original house very well, just in a wider stance. The illegal additions and various roof pitches will go away. The front and east side of the original home will be retained.

Chair Gleason said the roof framing, upper trim, bargeboards, the boxed eaves are all original.

Aldridge said he has pulled down the lathe and plaster from the inside upper ceiling and the roof is not structurally sound.

McNary said it appears the livable square footage of the original home is around 800 square feet. That is not enough room to make it an attractive home for someone.

Gleason said his suggestion is to restore the original structure and add a sympathetic addition to the rear and/or side.

Hert pointed out that the home is non-contributing in the district due to the major renovations that have taken place and are not historic. The applicant is following guidelines, will improve the appearance of the property, and reuse the home.

Gleason said to look at Finding 10. This modification is not appropriate and there are alternatives.

Aldridge said the original house is not structurally sound, is not safe due to code violations, and is too small. He is not encasing the house because the original front and east side will remain. This house has been butchered and what he is proposing will improve the appearance, maintain as much of the original structure as possible, and be an affordable and marketable solution to reusing the home and property.

Gleason said this application does not meet the criteria. A sympathetic addition would meet the guidelines. He suggested a new construction off to the side and rear.

Aldridge said the limited size of the lot doesn't allow for large additions unless they do away with any type of lawn and landscaping.

Commissioner Parker said she likes the attractiveness of the proposal. In her mind it is like taking the original house and making a larger version. The property is underused and adds no historical value the way it is now. There is no historical information on the title of the house.

Commissioner Hashizume said sympathetic additions use too much of the property and the applicant will lose yard space. Hashizume said anything the applicant does to the property will be an improvement.

Commissioner Parker said she doesn't expect someone to be totally altruistic when it comes to investing money into historic properties. People have the right to be profitable. This house has no chain of title; the builder and owner are not known.

Commissioner McNary said if the Commission doesn't allow someone to improve the property the next application will be for demolition and putting a completely new structure on the property. He feels the applicant has made a gallant effort to replicate and restore.

Gleason said this application does not meet the Landmarks conditions. The original bargeboards and rafters will be removed. He feels the applicant should do additional research and find another option. He is not comfortable with it and it does not meet the Secretary of Interior standards. The bones and good stuff are still there.

Bill McBurney, 503 W. 3rd Place, The Dalles, Oregon, spoke in favor of the application. McBurney is a local contractor and specializes in historic homes. He has found that Commissions tend to get bogged down in verbiage and, unfortunately, historic structures end up demolished because the property owner can't afford the time and money imposed by that verbiage. Bargeboards and trim can be redone and no one will ever know because it will look the same. McBurney said he sees the goal of rebuilding the community while retaining as much of the original flair as is possible. Bureaucracy is causing the destruction of some historic properties and this property has been blight for a long time. McBurney said he hopes the Commission approves the application.

Opponents: None

Rebuttal: None

Gleason closed the public testimony portion of the hearing.

Deliberation:

Gleason said he has mixed feelings as well and he loves to see things fixed up. He believes, however, that there is way to fix this property up and comply with the guidelines and criteria and this is not the way to do it. Gleason said it is the Commissions duty to stick to those criteria and guidelines and the primary purpose is to preserve historic resources. Changes that don't reflect what a property really is should not be approved. Gleason said he does not want to be so strict that people get demolition permits rather than restoration approvals. Gleason said this is a case that is not an appropriate change and approving the application violates the Commissions' conditions. Gleason recommends continuing the hearing and having the applicant come back with a revised plan.

Parker said the Commission does have the authority to make the applicant comply with the "letter of the law". However, that will be too cost prohibitive and the applicant will likely not proceed with the project. This property has no significant historical information associated with it. Parker feels denying this application would do more harm than good to the community and she would vote for the applicant.

McNary said he would like to comment on being hung up on saving historic materials. This building will need to be reconstructed to meet today's codes. Most of the materials that could be "saved" won't

meet building code requirements. The 2x4's are probably on the wrong spacing. The roof is not structurally sound. McNary is pleased with the look of the proposed house; it will just be a little bigger and will meet current building codes.

Commissioner Hashizume said he walked by the existing house. A lot of it looks like it is ready to fall down. To bring it back to code, a lot of it will need to be removed. Aesthetically, this proposed building really looks nice and would be an improvement to the community. The rendering matches the neighborhood. This house does not have a lot of features to save and it really detracts from the neighborhood.

Parker moved to approve HLC 94-06 of Corey Aldridge to replicate the home at 423 W. 3rd Street to more closely resemble the style of the original home while increasing its overall size based upon findings of fact and with Staffs seven conditions of approval. McNary seconded the motion.

Chair Gleason called for additional discussion. He feels a sympathetic addition is possible and would benefit the community more than this replication. This plan is not historic preservation and does not meet the criteria the Commission is supposed to use. You can't just try to save the best.

Commissioner Parker said the location of the property in the historic district and the improvements that can be done to it are worth fighting for. The house is really not worth fighting for. This replication will make the property more closely resemble the character of The Dalles.

McNary called for the question but Chair Gleason asked for additional discussion.

Gleason said if the application gets approved condition number five says the applicant will need to avoid removing any historic materials and there is no way they can do their plan and not remove historic materials.

McNary asked Gleason if he classified each individual board as historic materials. Gleason said the east wall siding and the bargeboards are historic.

Parker said the applicant is not taking down the east wall. She asked the applicant if the one remaining original window could be used in some other part of the house. The applicant said the window would require major restoration because it is in very bad shape but it could possibly be used somewhere else in the house.

Gleason asked the applicant if he was keeping both of the chimneys. The applicant said he was keeping the original chimney. The second chimney is questionable.

Parker asked if the Commission is allowed some discretion in applying the guidelines or does it have to follow the letter of the law.

The applicant said he plans on reusing as many historic materials as he possibly can. Those pieces that are rotten, however, will be removed and replicated. The addition Gleason is suggesting will be awkward and unattractive and that is what has kept anyone from trying to improve this property.

Gleason said he would recommend that the applicant walk around and look at more historic houses. The applicant said he has spent 100's of hours looking at houses in The Dalles.

Commissioner's Parker said she made a motion and McNary has called for the question.

Parker, McNary, and Hashizume voted in favor, Gleason voted against, and Clason was absent.

RESOLUTIONS

Parker moved to adopt HLC Resolution 89-06 of Corey Aldridge to replicate the home at 423 W. 3rd Street to more closely resemble the style of the original home while increasing its overall size. McNary seconded the motion and it carried with Parker, McNary, and Hashizume voting for, Gleason voting against, and Clason absent.

2006 GOAL SETTING – Tabled until the next meeting

NORTHERN WASCO COUNTY PARKS AND REC - ANNUAL REPORT- Tabled until the next meeting

PIONEER CEMETERY DISCUSSION – The City did not apply for the OCHC grant. However, two other local organizations have applied and may receive the funding. There is currently \$1,000 in budgeted monies that must be spent before July 1, 2006. Staff and Commission discussed the Cemetery fencing and gate. McNary asked about the City performing a survey to determine the property lines.

STAFF AND COMMISSIONER COMMENTS – Staff and Commission discussed the City Park and the Booth House. McNary said a lot of people ask him what is going to happen to the Booth house.

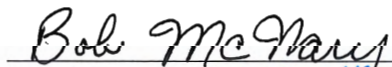
NEXT MEETING DATE

The next regular meeting is scheduled for April 26, 2006.

ADJOURNMENT

The meeting was adjourned at 6:00 p.m.

Respectfully submitted by Denise Ball, Administrative Secretary.



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

**STAFF REPORT
HISTORIC LANDMARKS REVIEW #95-06**

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Associate Planner

HEARING DATE: April 26, 2006

ISSUE: The property owner is applying to construct a small shed dormer to the non-visible north elevation as well as replacing non-historic windows with new to match the original character of the residence.

SYNOPSIS:

APPLICANT	Joseph Cuneo
PROPERTY OWNER	Same
LOCATION	315 East 10 th Street, The Dalles, OR 97058
ZONING	"RH" – Residential Medium/High Density
EXISTING USE	Residence
SURROUNDING USE	Residential
HISTORIC STATUS	Locally Landmarked – Secondary

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: In 1995 the Historic Landmarks Commission approved a 300 square foot addition to the back portion of the existing attached garage at the west side of the house. This is the second modification request since the residence was landmarked in 1987.

The applicant is requesting to construct a small shed dormer to the non-visible north elevation of the historic Kelly House. The addition will allow for the third floor in the house to be more useable.

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 residence with accessory structures. The proposed addition will allow more of the interior of the structure to be used. This addition 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. Replacement of the non historic windows with new windows will help return the original character to the house. The addition of the shed dormer will allow for all floors of the residence to be utilized. 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 roofline of the residence will not create a false sense of historical development. The addition is being made the the non-visible side of the house. Replacement of the windows to be compatible with the other original windows will enhance the original character of the house. Criterion met.

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

FINDING-A4: Staff is not aware of any changes that have acquired historical significance that the applicant is planning to altered. Criterion met.

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

FINDING-A5: The addition is sympathetic, in that if needed, it could be removed at a later date and be returned to its original state. No original features, finishes, or construction techniques are being altered. 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 requesting to replace non-historic windows with windows that are similar to the remaining original windows on the house. No features are planned to be removed with the replacement of the windows or with the construction of the dormer. 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 existing structure, therefore, this criterion does not apply.

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

FINDING-A8: No excavation is planned with this proposal. 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 proposed addition to the roofline will be similar in size and scale to the other dormers, however it will be differentiated from the original. Replacement of the windows will bring back what the residence originally looked like. 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 new roof dormer is planned to be built so that in the future, the essential form and integrity of the historic property goes unimpaired. The applicant will take the utmost care in the new addition and how it is attached to the historic building. Criterion will be addressed as a condition of approval.

B. Comprehensive Plan (June 1994):

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

- 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 repairs and continued use of this historic structure. The new dormer will provide much needed head room, and will increase the use of the upper floor of the historic Kelly House. Replacement of the non-historic windows will bring the house back to its original character. Criterion met.

CONCLUSIONS: The proposed dormer and window replacement will allow for continued residential use of the historic structure. Reviewing this application as a sympathetic renovation is necessary. In all respects this application meets the standards of the Secretary of the Interior and the City of The Dalles General Ordinance No.94-1194, as the City of The Dalles Comprehensive Land use Plan 1994, with the following conditions:

Recommended Conditions of Approval:

1. Work will be completed in substantial conformance to the pictures and proposals as submitted and reviewed.
2. The applicant will need to submit plans for a building permit to the local State Building Codes Department.
3. The applicant will take the utmost care in the new addition and how it is attached to the historic building in such a manner that, if removed in the future, the essential form and integrity of the historic building and its environment would be unimpaired.

Carl Perron Architect, PC**From:** Denise Ball [denise_ball@ci.the-dalles.or.us]**Sent:** Friday, March 10, 2006 4:02 PM**To:** cperron@gorge.net**Subject:** HLC Application.doc**CITY of THE DALLES**

313 COURT STREET
 THE DALLES, OREGON 97058
 (541) 296-5481 ext. 1125
 FAX: (541) 298-5490
 Community Development Dept.

HLC# 95-06**HISTORICAL LANDMARKS APPLICATION**

Name:	JOSEPH CUNEO
Address	213 CLINTON AVE. DOBBS FERRY, NEW YORK 10522
Site Address	315 EAST 10 th ST. THE DALLES, OR
Telephone	914 674 9080

Applica
 is
 required
 for
 modific:

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.

Please describe your project goals.

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

ADD SMALL SHED DORMER TO NOW VISIBLE NORTH ELEVATION

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

SEE ATTACHED DRAWINGS, INCLUDING VARIOUS WINDOW REPLACEMENT BACK TO ORIGINAL CHARACTER & ADDED SHED DORMER

What is the current use of this property?

SINGLE FAMILY DWELLING

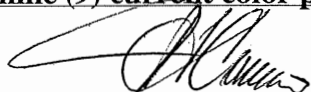
Will the use change as a result of approval of this application? Yes/No (No)

List any known archeological resources on site.

NONE KNOWN

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

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



Applicant

3/30/06

Date



Owner (if not the applicant)

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

Secretary, Historical Landmarks Commission

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For Office Use Only

Historical Classification Local Landmark - Secondary
(Primary, Secondary, Historical, Etc.)

Historic Building/Site _____ Historic District: Trevitt Commercial

Historic Name Kelly House
(If any)

Year(s) Built 1928

**STAFF REPORT
HISTORIC LANDMARKS REVIEW #96-06
Johnny's Café**

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Associate Planner
Community Development Department

HEARING DATE: April 26, 2006

ISSUE: To convert the existing non-contributing, non-compatible storefront into a courtyard with a recessed storefront. The courtyard/storefront will have 3 arches that are similar to the Klindt's annex building, The Chinese Building, and The Baldwin Saloon. The interior storefront will be constructed of wood and large clear plate glass, with double-doors.

SYNOPSIS:

APPLICANT	PENTA, LLC. (Jerome Poisac)
PROPERTY OWNER	Phil Hammond
LOCATION	408 East Second Street
ZONING	CBC
EXISTING USE	Café
SURROUNDING USE	Commercial
HISTORIC STATUS	Non-contributing, Non-compatible – The Dalles National Commercial Historic District #52B

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 Uptown Café, commonly known as Johnny's café. The structure has had major alterations. In 1947, Johnny Wantulok purchased the Uptown Café and opened the restaurant as Johnny's Café. He owned and operated the café until 1971 when he sold the business to Alvin Clark. The building has operated as Johnny's up until recently.

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 similar being used as a food service type. 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: Due to the major modifications and lack of historic photos for rehabilitation; the applicant is requesting to alter the front to be similar and appropriate for the historic district. According to the inventory sheets, there are no materials known that characterize the property. 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 applicant will be required to follow the historic guidelines to ensure that the restoration will be an appropriate fit for the historic district. The rehabilitation 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.

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, as there is a minimal chance that any exist. Criterion does not apply.

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

FINDING-A6: The applicant is not repairing or replacing any missing historical features. The rehabilitation will bring back a store front that compliments the historic district. 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. The existing non-historic brick is planned to be removed and replaced with a new store front. The construction of the new arched storefront will be brick, the interior courtyard storefront will be wood and glass materials. 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. The applicant is responsible to notify the appropriate authorities if any archaeological resources are found with the rehabilitation of the building. 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 exterior alterations to the non-compatible, non-contributing structure will be in compliance with the historic design guidelines for the Commercial Historic District. The commercial front will be brought back to compliment the mix of the surrounding buildings. The primary entrance will be recessed and create a courtyard for outdoor seating. The interior storefront will be constructed of wood with large clear plate glass windows. The windows being incorporated with transom windows will be recommended. Staff is recommending that this be addressed as a condition of approval. The guidelines also recommend development and adoption of a Façade Improvement Plan. These items will be addressed as conditions 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: At this time it is unknown if any historical features exist on the structure. Therefore, this criterion does not apply.

CONCLUSIONS: Rehabilitation of the façade of 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 rehabilitation of the building façade.
3. The rehabilitation will be required to be similar in mass, scale and materials as approved by the Secretary of Interior's Standards for Rehabilitation.
4. Transom windows are recommended, not required.
5. Development and adoption of a Façade Improvement Plan is recommended. The applicant may want to look into an architectural grant from the City's Urban Renewal Agency.

HISTORIC LANDMARKS RESOLUTION NO. 90-06

Approving The Dalles Historic Landmarks Commission Application #95-06 of Joseph Cuneo to add a small shed dormer to the non-visible north elevation as well as replace some of the newer windows with windows that will restore the original character of the home. Property is located at 315 E. 10th Street. The historic name of the building is Kelly House. The home was built in 1928.

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on April 26, 2006 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 95-06 and the minutes of April 26, 2006, 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 95-06 of Joseph Cuneo is hereby approved with the following conditions:
 - 1. Work will be completed in substantial conformance to the pictures and proposals as submitted and reviewed.
 - 2. The applicant will need to submit plans for a building permit to the local State Building Codes Department.
 - 3. The applicant will take the utmost care in the new addition and how it is attached to the historic building in such a manner that, if removed in the future, the essential form and integrity of the historic building and its environment would be unimpaired.

III. APPEALS, COMPLIANCE AND PENALTIES:

- A. Any party of record may appeal a decision of the Historic Landmarks Commission to the City Council for review. Appeals must be made in accordance to Section

9(a) of the Historic Landmarks Ordinance No. 1194, and must be filed with City Clerk within ten (10) days of the date of mailing of this Order.

- B. Failure to exercise this approval within the time line set either by Order or by Ordinance will invalidate this permit.

APPROVED AND ADOPTED THIS 26th DAY OF APRIL 2006.

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 April 26, 2006

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

Dan Durow, Director Community Development Dept.

HISTORIC LANDMARKS RESOLUTION NO. 91-06

Approving The Dalles 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.

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on April 26, 2006 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 96-06 and the minutes of April 26, 2006, 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 96-06 of Jerome Poisac is hereby approved with the following conditions:
 - 1. Work will be completed in substantial conformance to the pictures and proposals as submitted and reviewed.
 - 2. The applicant is responsible to notify the appropriate authorities if any archeological resources are found with the rehabilitation of the building facade.
 - 3. The rehabilitation will be required to be similar in mass, scale, and materials as approved by the Secretary of Interior's Standards for Rehabilitation.
 - 4. Transom windows are recommended, not required.
 - 5. Development and adoption of a Façade Improvement Plan is recommended. The applicant may want to look into an architectural grant from the City's Urban Renewal Agency.

Resolution No. 91-06

Jerome Poisac

Page 1 of 2

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 26th DAY OF APRIL 2006.

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 April 26, 2006

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

Dan Durow, Director Community Development Dept.

Historic Landmarks Commission

2005 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. Try to stabilize Shaker Village.
4. Establish a Historic resource center.
5. Support and encourage the preparation of a Master Site Plan by the Fort Dalles Museum.
6. Assist in saving and completing the Lewis and Clark Memorial and making it a local landmark.
7. Encourage restoration and preservation of The Lewis and Clark Rock Fort.
8. Update Historic Inventories.
9. Encourage restoration of the Waldron Drug/Gitchell Building.
10. Actively support Historic The Dalles Days.
11. Continue to assist with historic plaque costs & availability.
12. Support St. Peter's Landmark in obtaining ADA accessibility.

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 preservation and restoration of City Hall.
4. ~~Expand the downtown historic district.~~
5. Maintain CLG status.
6. Support Civic Building restoration.
7. Continue to supply information on Historic Open Houses:

8. Update Historic Inventories

encourage open house with Historic The Dalles Days.



***The Northern Wasco County
Park and Recreation District***

~~P.O. Box 967~~ The Dalles, Oregon 97058 (541) 296-9533 Fax (541) 296-1239

1505 W 1st St.

Please note new mailing address

January 25, 2006

To: The Dalles Historic Landmarks Commission

From: Scott Green, Executive Director
Northern Wasco County Parks and Recreation District

RE: Annual report/update on City Park

First, I would like to thank the commission for bringing the need for the annual report to my attention. As you are aware the District has gone through a number of changes in the past couple of years.

The Board of Directors for the district and I are in the process of strategic planning for the district. This includes a Three to Five Year Master Plan and Capital Facilities Assessment Plan. During the course of this planning, the Booth house at City Park will be addressed and a plan set in motion.

With respect to the maintenance and care for plant material within the park, the removal, pruning and replacement of affected trees has been an on-going process, to the best of my knowledge. I have evaluated and updated the City Park hazard tree assessment map and legend, which are enclosed for your knowledge.

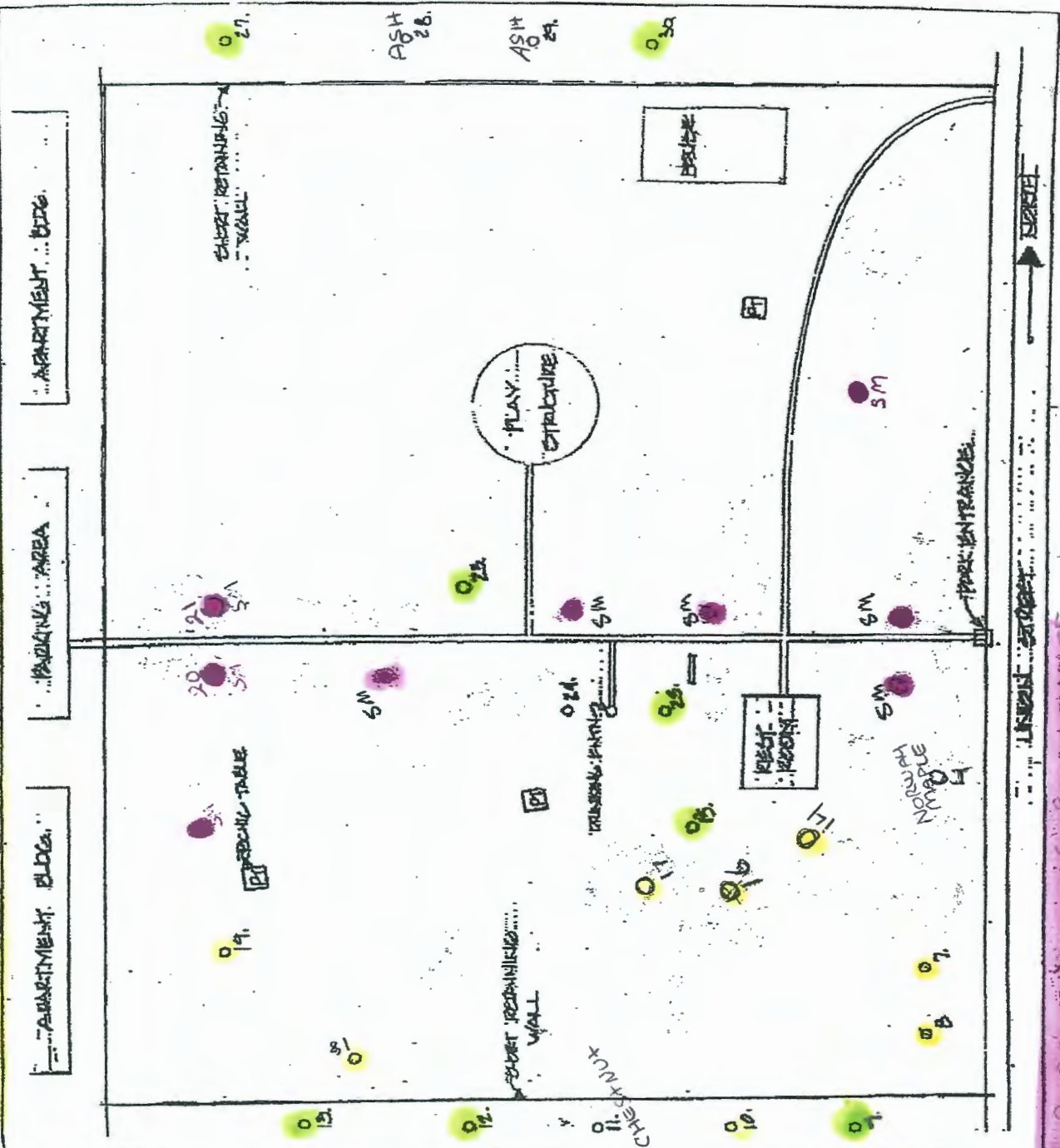
Sincerely,

A handwritten signature in cursive script that reads "Scott Green".

Scott Green
Executive Director
NWCPRD
scott@nwprd.org

8 - ULMVS SPECIES - ELM

8- ROBINA PSEUDOCACIA - BLACK LOCUST MAP UPDATED 12/05



Project: ITWD:PRD - CITY PARK HAZARD TREE ASSESSMENT

Scale = NET TO SCALE . . .

Date: 2-16-99

Drawn By: SEGA

The Pacific Resources Group 1351 SW Broadway #100 Portland, Oregon 97201 503-277-4520 306-451-0620

9. After Rubrum "Sunset" - Sunset Maples

City Park Arborist Report Legend

January 2006

Tree #	Description
1	Removed – replaced with Red Maple
2	Stump removed
3	Removed
4	Norway Maple – needs work
5	Removed
6	Removed
7	Black Locust
8	Black Locust
9	Elm
10	Black Locust
11	Horse Chestnut
12	Elm
13	Elm
14	Black Locust
15	Elm
16	Black Locust
17	Black Locust
18	Black Locust
19	Black Locust
20	Red Maple – planted 1997
21	Red Maple – planted 1997
22	Silver Maple removed
23	Elm – weight to playground, possible hazard
24	Sycamore maple – needs a little work
25	Elm
26	Removed stump
27	Elm
28	Ash – ok
29	Ash – ok
30	Elm