



**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 28, 2004**  
**4 P.M.**

- I. Call to order**
- II. Roll call**
- III. Approval of Agenda**
- IV. Approval of Minutes – March 24, 2004**
- V. Public comment: The public is invited to comment on any topic that does not appear on the agenda.**
- VI. Public Hearing:**  
**Historic Landmarks Commission Application #84-04 of The Dalles Art Association** to landscape around the Art Center to create a more interesting and inviting environment for the public. A low wall with wrought iron fencing will be built to remove the slope. Drought tolerant plants and native plants will be utilized to reduce the time and cost of maintenance.  
  
The property is located at 220 East 4<sup>th</sup> Street and is zoned “CBC”- Central Business Commercial. The historic name of the building is the Carnegie Library.
- VII. Resolution 80-04 approving HLC 84-04**
- VIII. Commissioner/Staff Comments**
- IX. Next meeting date: Wednesday, May 26, 2004**
- X. Adjournment**



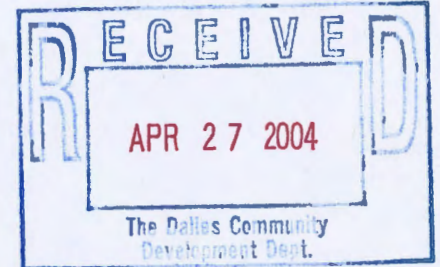
**The Northern Wasco County  
Park and Recreation District**

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

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April 28, 2004



To: Historical Landmarks Commission  
City of The Dalles

From: Karl Cozad, Executive Director  
Northern Wasco County Park and Recreation District

Re: Annual Report City Park Tree Maintenance and Replacement Plan

In regards to City Park maintenance and development, the past 6 months have been primarily focused on the replacement of damaged playground equipment and park benches as a result of an auto accident last September.

With respect to trees, we are planning to adhere to our previous approved plans of planting 2 new trees in the fall of 2004. These trees will be placed in the south quadrant of the park.

If you should have any questions regarding this information, please call me at 296-9533.

Thank you



## **HISTORIC LANDMARK COMMISSION MINUTES**

**Wednesday, March 24, 2004**

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 4:05 P.M.

### **ROLL CALL**

The following Commissioners were present: Eric Gleason, Daniel Dundon, Bob McNary and Dixie Parker

The following Commissioners were absent: Anita Clason

Staff present: Dawn Hert, Historic Landmarks Secretary  
Denise Ball, Administrative Secretary

### **APPROVAL OF AGENDA**

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

### **APPROVAL OF MINUTES**

Gleason asked if there were any corrections to the minutes of February 25, 2004. Dundon moved to approve the minutes as submitted and Parker seconded. The motion carried unanimously, Clason absent.

**PUBLIC COMMENT** - Earline Wasser, 1017B Pomona, The Dalles, Oregon, notified the Commission and Staff that the annual Pioneer Cemetery clean up will be held on Saturday, May 15<sup>th</sup> from 9 am to Noon. Mrs. Wasser said she needs volunteers because AmeriCorp is not operating in our area any longer.

Wasser said the storage shed for the Cemetery is still needed. Wasser feels an 8'X 10' shed would be more than adequate.

The Commission and Hert had a brief discussion regarding construction ideas and funding of the shed. Hert said she would discuss the storage shed with historic consultant Sally Donovan who can provide ideas as to where the shed should be placed at the cemetery as well as the type of materials to use. Hert

said a public hearing would be required for approval. Hert said she would check with State Building Codes to make sure this would not require a "commercial" building permit.

**PUBLIC HEARING - Historic Landmarks Commission Application #83-04 of Wasco**

**County/Fort Dalles Museum** to stabilize the Anderson Granary by replacing the foundation timbers. The Granary was moved to the site ca. 1973. The property is located at 16<sup>th</sup> and Garrison and is zoned "RL"- Residential Low Density. The historic name of the building is the Anderson Granary.

Gleason read the rules for conducting a public hearing. He asked if any Commissioner had ex-parte contact, bias, or a conflict of interest. McNary said he is biased in favor of the application and will probably be doing some of the work. Gleason said he drew up the drawings and has looked at the property. Both McNary and Gleason recused themselves from the hearing and took seats in the audience.

Parker assumed the Chair and declared the public hearing open. Hert presented the Staff Report and asked for questions.

Dundon asked if any archeological materials had ever been found on the site and Hert said she wasn't sure but perhaps the applicant might be.

Parker opened the hearing for public testimony.

**Proponent Testimony:** Eric Gleason, 704 Case Street, The Dalles, Oregon said the Anderson complex buildings were moved to the site in the 1970's. Excavation took place before the house and granary were moved to the site so it is unlikely anything would be found during the maintenance. Gleason provided a brief description of what the stabilization of the granary would entail.

**Opponent Testimony:** None

Parker closed the public testimony portion of the hearing.

**Deliberation:** Parker said she applauds them for trying to save the granary and not letting it get beyond repair. Dundon said he agrees.

Dundon moved to approve HLC 83-04 of Wasco County/Fort Dalles Museum to stabilize the Anderson Granary and Parker seconded it. The motion carried with Parker and Dundon voting for, Gleason and McNary abstaining, and Clason absent.

Gleason and McNary returned to the dais.

McNary said the Seattle Post Intelligencer took a picture of Eric crawling under the granary when they were in The Dalles doing an article. McNary said he would bring Hert a copy.

**RESOLUTION** – Parker moved to adopt Resolution 79-04 approving HLC 83-04 and Dundon seconded. The motion carried with Parker and Dundon voting for, Gleason and McNary abstaining, and Clason absent.

### **COMMISSIONER/STAFF COMMENTS**

Hert said she would be working on the language for the historic plaques and getting that information back to the Commission for the next meeting. Hert said the City would be applying for 15 plaques next year.

Hert told the Commission she had discussed the walking tour with Public Works Director, Brian Stahl. The Commissioners and Staff discussed options of how the walking tour identifications could be painted on the sidewalks.

The Commission and Staff discussed the Flour Mill property. McNary said he has been trying for 35 years to get inside the mill building. Hert said if the Commission tours the building as a group it must be advertised as a public meeting and that she would talk to Director Durow and get a tour set up. Hert also informed the Commission that the northern most warehouse, the older building, has been declared a dangerous building and will be demolished. The contractor will make every effort to save as much of the structure as possible.

Dundon said he had heard that the Lewis and Clark Monument is going to be moved and Gleason told him that Northern Wasco County Parks and Rec. own the monument, which is not a landmark. It needs to be moved for future expansion of the site. The Commission briefly discussed where and how it might be relocated.

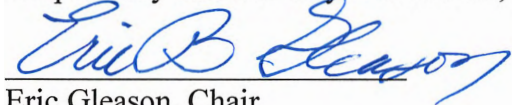
### **NEXT MEETING DATE**

The next regular meeting is scheduled for April 28, 2004.

### **ADJOURNMENT**

The meeting was adjourned at 5:05 P.M.

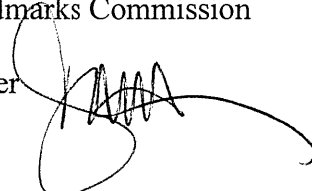
Respectfully submitted by Denise Ball, Administrative Secretary.



Eric Gleason, Chair  
Historic Landmark Commission

**STAFF REPORT  
HISTORIC LANDMARKS REVIEW #84-04**

**TO:** The Dalles Historic Landmarks Commission

**FROM:** Dawn Marie Hert, Planner 

**HEARING DATE:** April 28, 2004

**ISSUE:** The property owner is applying to re-landscape the existing site to create a more interesting and inviting environment.

**SYNOPSIS:**

APPLICANT	The Dalles Art Association
PROPERTY OWNER	The Dalles Art Association
LOCATION	220 East 4 <sup>th</sup> Street
ZONING	"CBC" – Central Business Commercial
EXISTING USE	Art Museum
SURROUNDING USE	Commercial
HISTORIC STATUS	National Register – 1978, Secondary Significant in 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 Dalles Art Association Building, historically known as The Dalles-Wasco County Carnegie Library was built in 1910 and was placed on the National Register of Historic Places in 1978. Landscaping for the site is described in the National Register Sheets as a corner lot surrounded by lawn with benches dispersed in the lawn. Deciduous trees and perimeter plantings characterize the plantings around the library. It also calls out the brick circular planters in the north yard area. The plans submitted for the site incorporate what exists as well as add new features that will be in accordance to the City's Historic Guidelines.

**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 serve as tools to help the Commission make their 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 used as an art museum for many years after the library ceased its operations in the building. This application does not propose any use change or changes to the existing 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 applicant has submitted plans that include salvaging existing plantings from the site. No removal of historic materials is anticipated with this application, all diseased trees were removed in the past and have been replanted with new native trees that will remain. The alterations to the site are consistent with the historic design guidelines in General Ordinance 96-1207. 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 re-landscaping of this historic site will not have additions that will create a false sense of history. The landscaping that is planned for the site is both appropriate as well as in scale with the historic building. The applicant is not proposing to add conjectural features or architectural elements to the building or the site. Criterion met.

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

**FINDING-A4:** No changes are requested that impact the historic significance of The Dalles-Wasco County Carnegie Library. Criterion met.

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

**FINDING-A5:** No changes are requested that will impact the historic features of the building or site. 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:** This application is for landscaping of the historic site, and does not include any alterations to the existing building. 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:** No chemical or physical treatments have been proposed. 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. If the excavation for plantings unearths archaeological resources, the applicant is responsible for notifying the appropriate authorities if an archaeological resource is found. 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:** This application does not propose any alterations for the existing building. Therefore, this criterion does not apply.

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:** No additions or new construction is proposed for the existing structure. The applicant is proposing a new retaining wall with a decorative wrought iron fence to be sited around the yard of the site. This fence design has not been decided and will be required to get approval from the Community Development Director prior to placement/construction. This criterion will be addressed as a condition of approval.

**B. CITY OF THE DALLES GENERAL ORDINANCE 96-1207—AN ORDINANCE AMENDING SECTION 10(A) OF GENERAL ORDINANCE 94-1194, ESTABLISHING DESIGN GUIDELINES FOR HISTORIC RESOURCES.**



**Page 22 ~ LANDSCAPING**

*"Yards in the Trevitt's Addition vary as a result of the topography and in general the houses are setback from the sidewalk in contrast with the commercial district. They have three zones; sidewalk, front yard and house. New construction and rehabilitation should maintain the alignment of houses in the district and the historic character of the yards.*

**GUIDELINES:**

- a. *New construction should be set back from the street property line a minimum of 15 feet.*
- b. *Street facing portions of the property should be preserved so that the public's visual access is not obstructed.*
- c. *Shrubs, trees, and foundation plantings should not dominate the appearance of the house; rather, they should be complimentary and highlight important features of the building.*
- d. *Preserve and maintain all mature landscaping, remove only if diseased or presenting a life safety hazard.*
- e. *New construction should keep landscaping low near the building using flowers and low shrubs with larger plants and trees further away from the building.*
- f. *In choosing landscaping elements the following should be considered:*
  - style of house*
  - climate appropriate plantings*
- g. *Use of fences is recommended provided they are in keeping with the style of the house and the scale of the neighborhood.*
- h. *The use of historic photographs for reference is recommended."*

**FINDING-B2(a):** This application is not for new construction. Therefore this criterion does not apply.

**FINDING-B2(b):** As shown on the submitted landscaping plan, medium to large growing shrubs and smaller ornamental trees are proposed to not obstruct the public's visual access to the building. Criterion met.

**FINDING-B2(c):** The landscape plan submitted shows medium to large height shrubs that will compliment the historic building. The number of shrubs shown does not dominate the appearance of the existing building. Criterion met.

**FINDING-B2 (d):** The existing site has a few trees and shrubs that are not significant to the site, some are slated for removal and the two cedars to the west rear of the property will remain. No other mature landscaping exists on the site. Criterion met.

**FINDING-B2 (e):** The submitted landscape plan shows low landscaping near the building, which includes bedding plants, lawn, and shrubs. A few of the trees that exist at the site will remain and are near the building. The new trees proposed are set away from the building. Criterion met.

**FINDING-B2 (f):** The applicant submitted a landscape plan that is appropriate for both the style of the existing building as well as climate appropriate per the landscape architects recommendation. Criterion met.

**FINDING-B2 (g):** The fencing shown on the landscaping plan is not yet designed. Once the fencing has been chosen, the applicant will be required to submit a request to the Director of the Planning Department. This will be addressed as a condition of approval.

**FINDING-B2 (h):** No historic photos of the previous structure were made available.

**CONCLUSIONS:** The replacement/addition of the landscaping for the Carnegie Library 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 well as General Ordinance No. 96-1207, with the following conditions:

**Recommended Conditions of Approval:**

1. Work will be completed in substantial conformance to the drawings and proposals as submitted and reviewed.
2. Discovered archeological resources or materials will need to be professionally evaluated prior to excavation at the site.
3. The proposed fence is required to be reviewed and approved by the Community Development Director prior to installation.



# CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

(541) 296-5481



HLC# B4-04

## 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:	The Dalles Art Association	
Address	220 East Fourth Street, The Dalles	
Site Address	same	
Telephone	541 296 4759	

Please describe your project goals.

We desire to landscape around the Art Center to create a more interesting and inviting environment for the public, to remove the slope by building a low wall with a wrought iron fence, and to reduce the time and cost of upkeep by use of low maintenance and drought tolerant plants, including native plants.

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

The landscape design incorporates curved walking paths which repeat the arched window shape above the front doors. Green spaces with low ground cover will provide areas for sculpture and visitor seating. The wall and fence will terrace the site and also add a period design element to the site.

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

Low shrubs and ornamental grasses will enhance but not interfere with viewing the building's architecture. Small trees, including the 3 offspring from the original cherry trees, are being placed away from the building. The use of concrete and brick reflect the Carnegie Library design.

What is the current use of this property?

Art Center

Will the use change as a result of approval of this application? Yes/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.

Carol Ely  
Applicant Director, The Dallas Art Center

4-9-04

Date

\_\_\_\_\_  
Owner (if not the applicant)

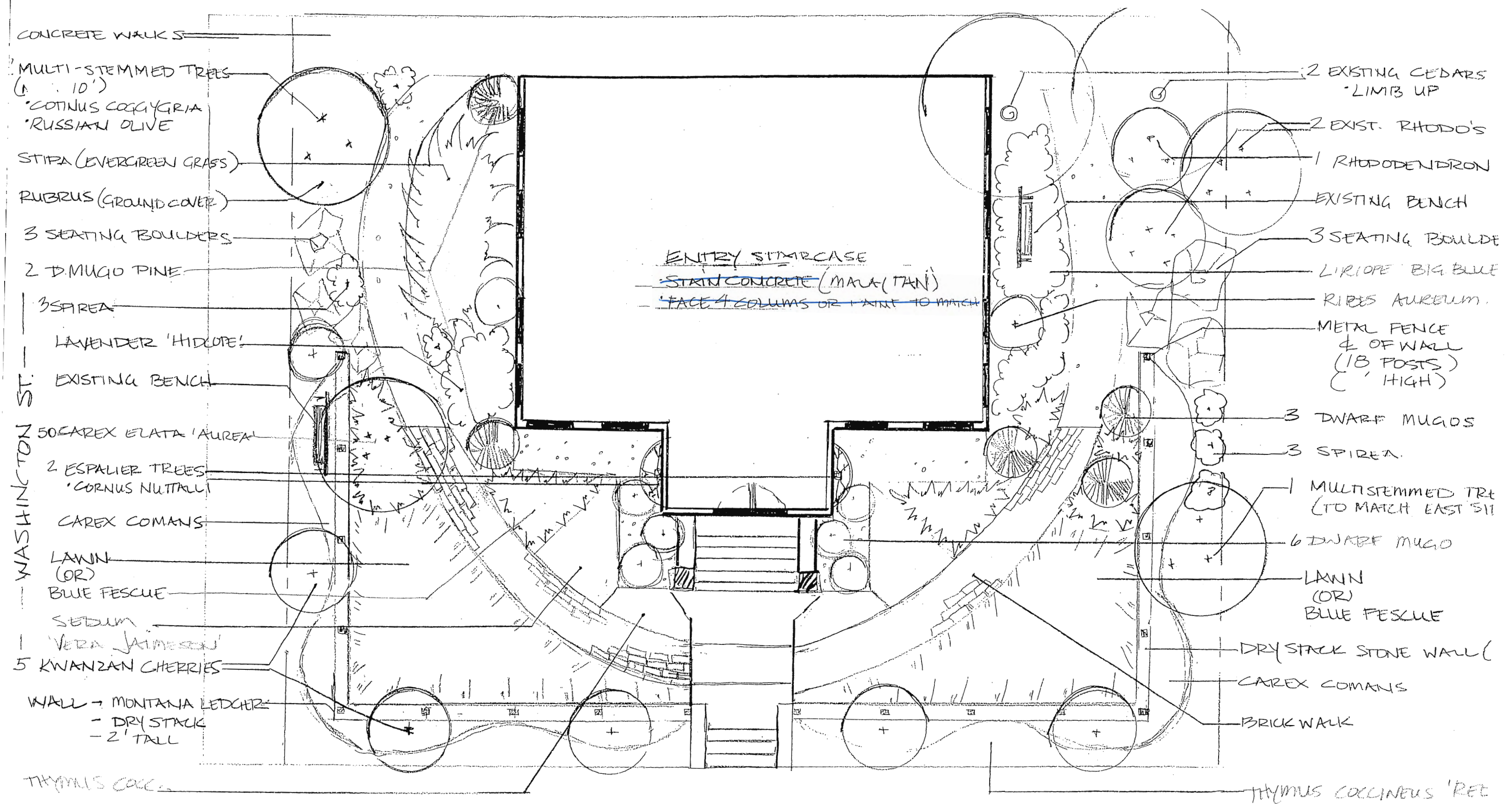
I have reviewed the above application and certify that it is complete and accepted for processing.

[Signature]  
Secretary, Historical Landmarks Commission

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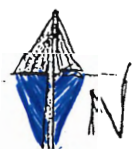
**For Office Use Only**

Historical Classification	<u>Secondary Significant</u> (Primary, Secondary, Historical, Etc.)
Historic Building Site <input checked="" type="checkbox"/>	Historic District Trevitt <input type="checkbox"/> Commercial <input checked="" type="checkbox"/>
Historic Name	<u>Carnegie Library</u> (If any)
Year(s) Built	<u>1910</u>



LANDSCAPE MASTER PLAN

SCALE 1" = 10'



THE DALLES ART CENTER  
220 4th ST.  
THE DALLES, OR

wild oats landscaping, inc.

tara verotsky  
503-807-9449

LCB #14016