



CITY of THE DALLES

313 COURT STREET
THE DALLES, OR 97058

(541) 296-5481

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, MARCH 24, 2004
4 P.M.

- I. Call to order**
- II. Roll call**
- III. Approval of Agenda**
- IV. Approval of Minutes – February 25, 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 #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 16th and Garrison and is zoned "RL"- Residential Low Density. The historic name of the building is the Anderson Granary.
- VII. Resolution 79-03 approving HLC 83-04**
- VIII. Commissioner/Staff Comments**
- IX. Next meeting date: Wednesday, April 28, 2004**
- X. Adjournment**



HISTORIC LANDMARK COMMISSION MINUTES

Wednesday, February 25, 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 and
Dixie Parker

The following Commissioners were absent: Bob McNary and 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. Dundon seconded the motion. The motion was passed unanimously, McNary and Clason absent.

APPROVAL OF MINUTES

Gleason asked if there were any corrections to the minutes of January 28, 2004. Dundon moved to approve the minutes as submitted and Parker seconded. The motion carried unanimously, McNary and Clason absent.

PUBLIC COMMENT - None

ACTION ITEMS

A. Historic Plaque Drawing – During the previous meeting it was discussed that the Sixth Street Bridge would be one of the five plaques available this year. The other four will be decided by a drawing. Hert read the list of applicants for historic plaques this year.

The Commissioners and Staff briefly discussed what information would be on the plaques.

The four recipients for the plaques are: 1) Gladus Woodside, the Rock House on 10th Street; 2) David and Kathy Culver, the Pioneer Building; 3) Susan Meader, W. 3rd Place next to the original Courthouse; and 4) Donald R. Cowne, 1015 Court St.

COMMISSIONER/STAFF COMMENTS

Hert said Commissioner Dundon would like the Commission to tour the Bank Hotel above the Wagon. If three or more Commissioners are going to tour together, the City must place a public notice in the paper announcing the tour. Hert asked if she should contact McNary and find out what time would be convenient for him to tour and the Commissioners told her to do that.

Staff and Commissioners discussed checking for other grant availability for future projects.

Hert notified the Commission that she has applied for a Preserving Oregon grant to begin the restoration of the City Hall exterior. The cost of the first phase of restoration is just under \$40,000 and the grant is a 50-50 match.

Hert updated the Commission on walking tour information.

Parker said she had read that Earline Wasser was in the hospital. Hert said she would check into that.

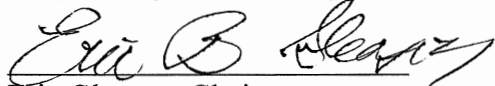
NEXT MEETING DATE

The next regular meeting is scheduled for March 24, 2004.

ADJOURNMENT

The meeting was adjourned at 4:36 P.M.

Respectfully submitted by Denise Ball, Administrative Secretary.



Eric Gleason, Chair
Historic Landmark Commission

**STAFF REPORT
HISTORIC LANDMARKS REVIEW #83-04**

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Planner

HEARING DATE: March 24, 2004

ISSUE: The property owner is applying to stabilize the Anderson Granary Building, which is part of the Anderson Farm building display.

SYNOPSIS:

APPLICANT	Fort Dalles Museum
PROPERTY OWNER	Wasco County
LOCATION	16 th and Garrison
ZONING	"RL" – Residential Low Density
EXISTING USE	Museum
SURROUNDING USE	Residential
HISTORIC STATUS	Primary – State Inventory #55

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 Lewis Anderson Granary is a rectangular, wood building constructed of hewn logs, which are notched and joined on the corners. It has a gable roof and a small diamond window above the door for lighting. This building was re-sited in The Dalles in 1973-74. The structure originally stood on the Anderson farm at Pleasant Ridge in Wasco County. The applicant wishes to place new foundation timbers under the Granary. The new foundation will be visible but an attempt will be made to make it blend with the existing structure and other buildings at the site. Without stabilization, the structure could be lost. An effort will be made to retain and restore as much of the historic fabric of the structure as is possible.

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 where this granary is located has been recognized as a museum for many years. It was originally the site of the Fort Dalles military district, which was established in 1860 (built in 1859). The Anderson Granary was moved to the site circa 1973. 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 stated that efforts will be made to retain and restore as much of the historic fabric of the structure as is possible. The new foundation will be made to blend in so far as possible. 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 stabilization of the granary may slightly alter the exterior of the building. However, the repair is necessary because the building foundation is deteriorating. The applicant is not proposing to add conjectural features or architectural elements from other buildings. 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 Anderson Granary. Criterion met.

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

FINDING-A5: All of the distinctive architectural elements of the Anderson Granary shall be preserved. No changes are requested that impact the historic features of the site. The new foundation could slightly impact the appearance but will be made to blend with the existing structure and foundation. 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 foundation has deteriorated to a point where repair is necessary. The new foundation will be visible but will be made with like-kind materials. Without stabilization, the structure could be lost. An effort will be made to retain and restore as much of the historic fabric of the structure as is possible. 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: 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. However, if excavation does take place, the applicant is responsible to notify 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: The new foundation will be visible but will be made to blend in, and be as historically appropriate as possible. All efforts will be taken to retain and restore the historic character of the structure. 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: No additions or new construction is proposed. Therefore, this criterion does not apply.

CONCLUSIONS: The repair of the foundation of the Anderson Granary is necessary for the preservation of this historic structure. 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:

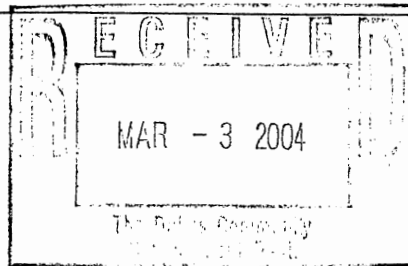
1. Work will be completed in substantial conformance to the drawings and proposals as submitted and reviewed.
2. Discovered archeological resources or materials will need to be professionally evaluated prior to excavation at the site.

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THE DALLES, OREGON 97058

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HLC# 83-04**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:	Wasco Co / The Dalles Museum Comm.
Address	500 West 15 th St The Dalles Or 97058
Site Address	500 West 16 th St The Dalles Or 97058
Telephone	541-296-4547

Please describe your project goals.

Replace foundation Timbers on Granary
Building

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

NO change

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

will Replace with Timbers of like kind

What is the current use of this property?

Anderson Farm, Building display

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

Yes ☒ No ☐

List any known archeological resources on site.

UNKNOWN

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.

Sally Walker Pres.
Applicant

3-2-04
Date

Wasco Co / City of McDale Museum Commission
Owner (if not the applicant)

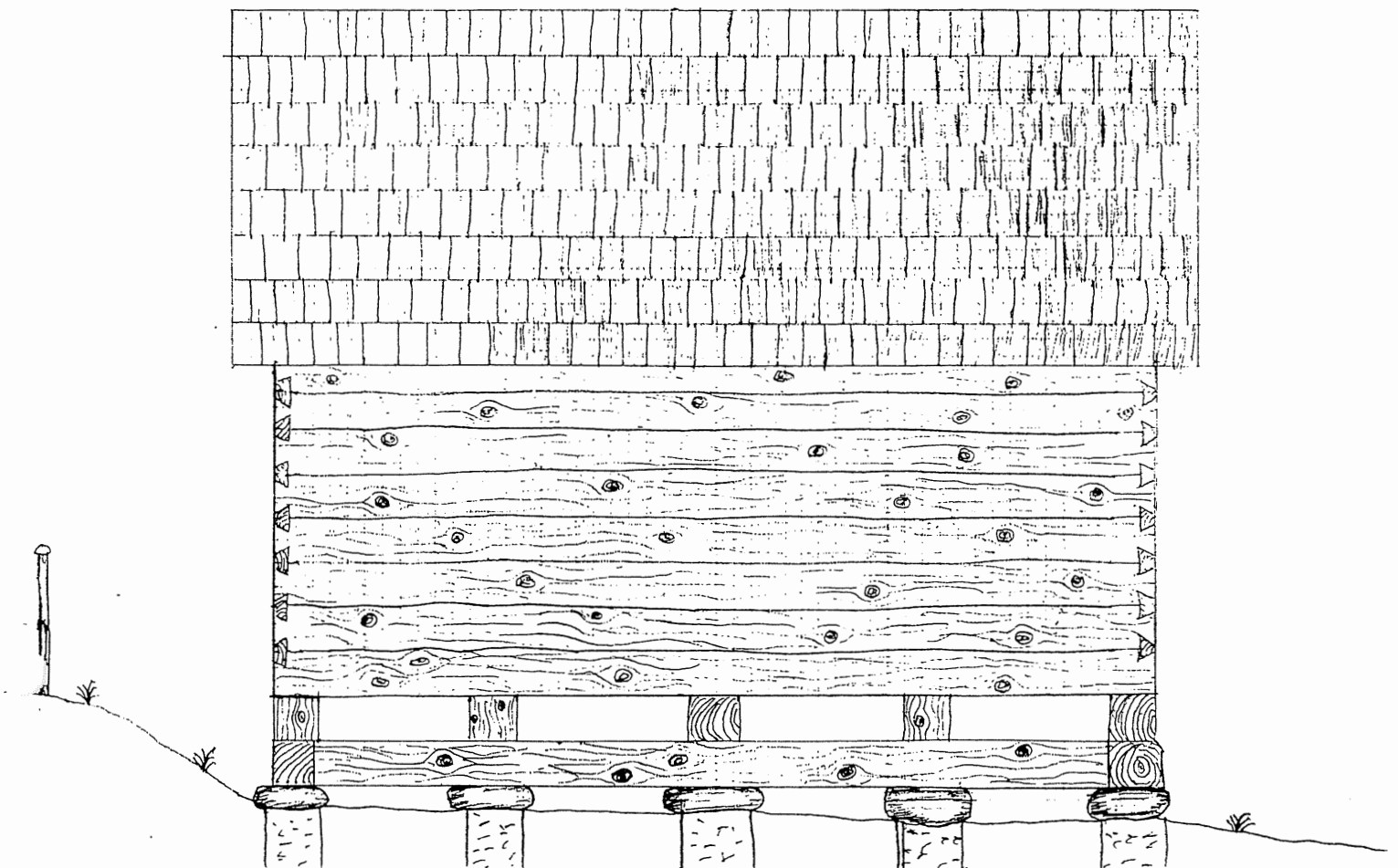
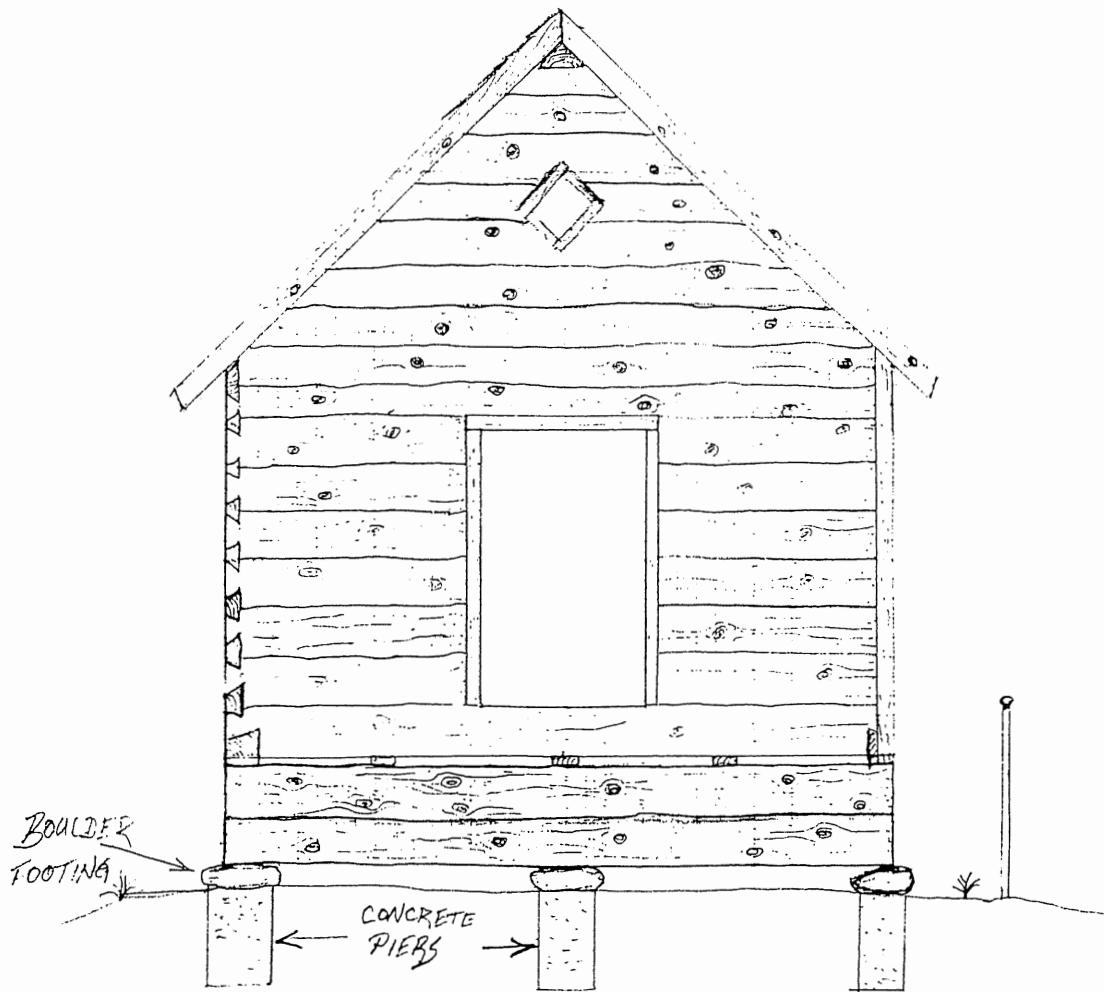
I have reviewed the above application and certify that it is complete and accepted for processing.

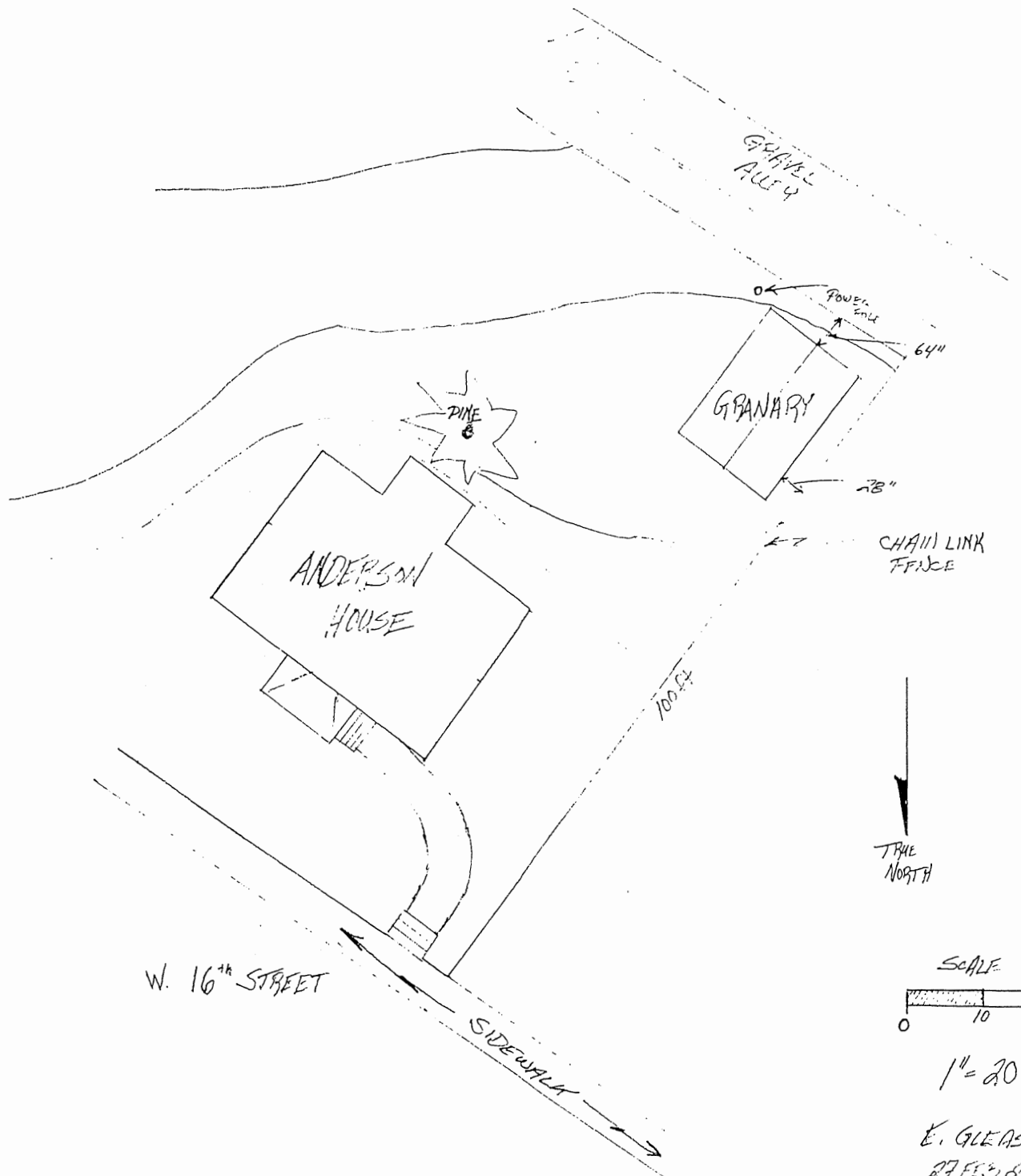
Secretary, Historical Landmarks Commission

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For Office Use Only

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





HISTORIC LANDMARKS RESOLUTION NO. 79-04

APPROVING THE DALLES HISTORIC LANDMARKS COMMISSION APPLICATION # HLC 83-04

The applicants, Wasco County/Fort Dalles Museum, are requesting to repair the foundation timbers of the Anderson Granary building.

The property is located at 16th Street and Garrison and is zoned "RL"- Residential Low Density.

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on March 24, 2004 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 83-04 and the minutes of March 24, 2004, 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 83-04 of City of The Dalles is hereby approved with the following conditions:
 - 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.

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 24Th DAY OF MARCH 2004.

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 March 24, 2004.

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

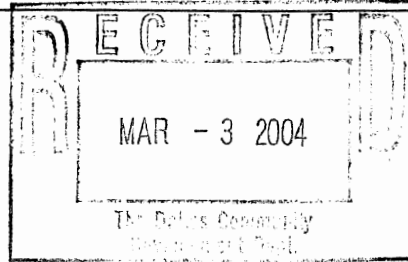
Gene Parker, City Attorney for
Dan Durow, Director Community Development Dept.



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HLC# 83-04

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