



CITY of THE DALLES

313 COURT STREET

THE DALLES, OREGON 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, AUGUST 27, 2003
4 P.M.

- I. Call to order
- II. Roll call
- III. Approval of Agenda
- IV. Approval of Minutes – April 23, 2003
- V. Public comment: The public is invited to comment on any topic that does not appear on the agenda.
- VI. Public Hearing – Quasi-Judicial
 - A. Historic Landmarks Commission Application #82-03 of The Dalles Area Chamber of Commerce to demolish their existing historic office building and replace with a new building and site plan.
- VII. Resolution 79-03
- VIII. Commissioner Comments
- IX. Next meeting date: Wednesday, September 24, 2003
- X. Adjournment



HISTORIC LANDMARK COMMISSION MINUTES

Wednesday, April 23, 2003

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 4:01 P.M.

ROLL CALL

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

The following Commissioners were absent: None

Staff present: Dawn Hert, Planner
Denise Ball, Administrative Secretary

APPROVAL OF AGENDA

Parker moved that the agenda be approved as amended. McNary seconded the motion. The motion was passed unanimously.

APPROVAL OF MINUTES

Gleason asked if there were any corrections to the minutes of March 26, 2003. McNary moved to approve the minutes as submitted and Clason seconded. The motion carried unanimously.

PUBLIC COMMENT - None

PUBLIC HEARING-Quasi-Judicial

- A. **Historic Landmarks Commission Application #81-03 of Wasco County and Fort Dalles Museum** to stabilize the Gardner's Cottage, moved to the site ca. 1939 and placed on stone piers, which are now deteriorating.

Chair Gleason informed the Commission that he is the applicant and is biased. He is recusing himself from the hearing.

McNary said he is also directly involved in this project and is biased, so he recused himself.

Clason said she is involved with the Fort Dalles Museum, but has no bias or conflict of interest for this project.

Planner Hert conferred with City Attorney Parker. Parker felt it was appropriate for Gleason and McNary to recuse themselves. Clason is able to remain, however.

Planner Hert presented the Staff Report and asked for questions. The Commission had no questions of Staff.

Clason opened the hearing for public testimony.

Proponent Testimony

The first proponent to speak was Eric Gleason, 704 Case St., The Dalles, Oregon. Mr. Gleason is the applicant. Gleason gave a brief history of the Gardener's Cottage. He said it appears the cottage was originally built on a flat lot. In 1939 when the cottage was moved to its present location, it was placed on a sloping lot. Over the course of the years the piers have deteriorated and no longer offer the support needed for the building. One end of the foundation is touching the dirt and this has added to the deterioration. Gleason asked if there were any questions.

Dundon asked what the original use of the building was. Gleason said the Fort built the cottage as the quarters for the Fort gardener. The gardens were located by the Amaton Springs, which is now the site of The Dalles High School.

Robert McNary, 1525 E. 9th, The Dalles, Oregon spoke in favor of the application. McNary said in February they had placed some plumb bobs on the corners of the building to determine if there was any leaning over a period of time. In the next 45 days the building showed approximately ¼ inch additional lean. This needs to be taken care of soon.

Opponent Testimony

There was no opponent testimony and Clason closed the public testimony portion of the hearing.

Commissioner Deliberation

Parker said it is a very prudent measure to take. Dundon agreed and said that the building is about to succumb to the oldest formula in life: wood plus dirt equals rot.

Dundon moved to approve HLC application 81-03 with conditions and Parker seconded the motion. The motion carried unanimously with Gleason and McNary abstaining.

RESOLUTIONS - Parker moved to adopt Resolution 78-03 approving HLC application 81-03 of Wasco County/Fort Dalles Museum, with conditions. Dundon seconded the motion and it carried unanimously with Gleason and McNary abstaining.

DISCUSSION ITEMS

A. Northern Wasco County Parks and Recreation District Annual Report

McNary said he and Gleason had completed a survey of the trees at the City Park. Six trees are missing, only three have been replaced. Some of the missing trees are not the trees recommended for immediate removal by the arborist report. It does not appear that the recommended maintenance of the diseased trees is happening.

McNary said the original replacement plan was to remove three of the dangerous trees and replace with three new trees beginning in the spring of 2002. This was to happen annually until all the trees recommended for removal were replaced.

Gleason said he had noticed that no pruning is taking place. Also, PUD is to help remove the diseased trees.

The arborist recommended the removal and maintenance program in 1999 and it has still not been implemented completely.

The Commission directed Staff to prepare a letter to Mr. Cozad and request a copy of the tree maintenance / management plan.

B. Special Meeting – April 30, 2003

Hert said a special meeting may be needed for the Historic Landmarks Commission on April 30, 2003 should the Urban Renewal Agency approve the study for the Wasco Warehouse Milling Company at their meeting on April 28, 2003. The special meeting will enable the Commission to request an additional 180-day suspension for the demolition of the building. The Commission will be called on Tuesday, April 29 by Secretary Ball to let them know if the meeting is necessary.

COMMISSIONER COMMENTS

McNary is concerned that there is still an active headstone in the Pioneer Cemetery. After a brief discussion Parker moved to direct Staff to contact Pat Coleman to help locate "Elizabeth" regarding her headstone. Clason seconded the motion and the motion carried unanimously.

Hert said Jodi Heath, a teacher from Colonel Wright School, takes her students to the Pioneer Cemetery for history classes and to do some headstone rubbings. Heath asked if her class could help with the maintenance of the Pioneer Cemetery by doing fundraisers. Clason said she would check into an educational grant for the Cemetery.

McNary wanted it in the minutes that the Historic Landmarks Commission is the body appointed by the City Council to oversee the Pioneer Cemetery. McNary said that now there is a volunteer group working without supervision. Hert said she would discuss the situation with Director Durow.

McNary issued a complaint. He said the knapweed is out of control at the Cemetery and the City needs to take care of it. It is a noxious weed and should not be allowed to spread.

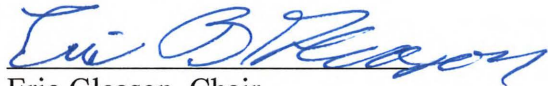
NEXT MEETING DATE

The next regular meeting is scheduled for May 28, 2003.

ADJOURNMENT

The meeting was adjourned at 5:10 P.M.

Respectfully submitted by Denise Ball, Administrative Secretary.



Eric Gleason, Chair

Historic Landmark Commission

STAFF REPORT
HISTORIC LANDMARKS REVIEW #82-03
Chamber of Commerce Building

TO: The Dalles Historic Landmarks Commission

FROM: Dan Durow, Planning Director
Community Development Department

HEARING DATE: August 27, 2003

ISSUE: Applicant is requesting to demolish the existing The Dalles Area Chamber of Commerce Building. The applicant will also be required to go through a formal land use review for any new building and improvements planned for the site, which is within the Trevitt Historic District.

SYNOPSIS:

APPLICANT	Chamber of Commerce
PROPERTY OWNER	Chamber of Commerce
LOCATION	404 W. 2 nd
ZONING	CBC – Central Business Commercial
EXISTING USE	Chamber of Commerce
SURROUNDING USE	Commercial and Residential
HISTORIC STATUS	Built in 1937 – Secondary Contributing

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

RECOMMENDATION: Staff makes no recommendation. The burden of proof for the demolition of the Chamber building rests with the applicant.

BACKGROUND: The historic name of this facility is the Chamber of Commerce. The Chamber of Commerce building was constructed in 1937 to house The Dalles Area Chamber of Commerce. Lyle Hickock was the general contractor for the building. Prior to the construction of the new facility, the Chamber of Commerce was located on the corner of First and Liberty Streets. After the Columbia River Highway was realigned in 1935 to W. 2nd Street, the Chamber moved their offices so the building would be more visible at the west entrance to the City. The building is on the National Register of Historic Places and is located in the Trevitt's Historic District.

ANALYSIS: The Historic Landmarks Commission is responsible for conducting hearings dealing with proposed demolition of 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 8, 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. *The state of repair of the landmark.*

FINDING A-1: This building is in good condition with only minor alterations. There are no hazardous or unsafe conditions that warrant demolition. An ADA access ramp was approved May 10, 1995.

2. *The reasonableness of the cost of renovation or repair.*

FINDING-A2: The applicant will need to provide the costs for remodeling the existing building versus the cost of demolishing the existing building and rebuilding a new facility.

3. *The purpose of preserving such designated historical landmark.*

FINDING-A3: This building was constructed in 1937 specifically to house the Chamber of Commerce. The building style is Art Modern. The Chamber of Commerce Building is on the National Register of Historic Places and is located in the Trevitt’s Historic District.

4. *The criteria used in the original designation of the landmark.*

FINDING-A4: The Chamber of Commerce Building was built during the secondary period of significance of the Trevitt’s Historic District. This secondary period began in 1903 and ended in 1937. This period reflects the motor age when the automobile changed the face of the community. Amenities such as electricity, telephone systems, and better transportation corridors mark this period of the neighborhood’s development. The Chamber of Commerce Building was one of only a few in the District that were constructed during the Depression. It was also one of the last buildings constructed in the District’s secondary period.

5. *The applicable provisions of the City's Comprehensive Plan*

FINDING-A5 (a): Goal #5 – Historic resources as identified by the Historical Landmarks Commission must be protected as a valuable asset and demonstration of our rich historic past. If destroyed, this resource, like many others, cannot be regained. Extreme care needs to be exercised in the review and expansion of any historic facility.

FINDING-A5 (b): Goal #5 Policy No. 12 states that owners of historical buildings and sites that have been identified by the Historic Landmarks Commission or the State Inventory of Historic Properties shall be encouraged to maintain the historic integrity of their properties.

FINDING-A5(c): Goal #5 Policy No. 13 states that the City will encourage the restoration and sympathetic renovation of historic properties throughout the city, and preserve the historic integrity of the community.

FINDING-A5 (d): Goal #9 Policy No.5 states that we should encourage tourism-related services as an element in the diversification of the community's economy. The applicant, who is funded by the City to perform the City's tourism function, believes that a larger building with better access and parking will allow them to be more visible, accessible, and will improve local tourism. The East/West Gateway Transition Project proposed several alternatives for the existing Chamber site that would add off-street and on-street parking as well as improved access.

The Commission needs to examine all the criteria, including the structure's state of repair, the cost of renovation, and the character of the surrounding neighborhood to determine if approving the demolition permit is in the City's best interest.

6. *The character of the surrounding neighborhood*

FINDING-A6: The Chamber of Commerce Building is located at the intersection of Pentland Street and W. 2nd. The Original Wasco County Courthouse is located directly to the southwest at 406 W. 2nd Street. The Chamber of Commerce worked in conjunction with the Original Courthouse Preservation Corporation in rescuing and relocating the Original Courthouse, which is one of the oldest surviving public buildings in the Pacific Northwest. The neighborhood is located in the Trevitt's Historic District and is comprised of several historic residences as well as the Saint Peter's Landmark.

COMMISSION OPTIONS:

OPTION 1: The Commission could move to suspend the application for the demolition permit for a period of up to 120 days from the original date of the application (July 25, 2003) to November 22, 2003, if the Commission determines that suspension is in the interest of preserving historical values. If the decision is delayed, the Commission provides this time to see if a program could be established to maintain and restore the structure. Within said suspension period, the Commission may request an extension of the suspension period by the City Council. If the City Council determines that there is a

feasible “reuse” program or project under way, which could result in public or private acquisition of the historical building or site, the Council may extend the suspension period for an additional period not exceeding 180 days, for a total of not more than 300 days from the date of the original application, to May 19, 2004.

Mitigation Measures, which should be implemented when the demolition suspension period(s) has expired:

According to The Dalles Historic Ordinance (General Ordinance 94-1194) under Section 8-D, insofar as practicable and as funds are available, The Dalles Historical Landmarks Commission shall keep a pictorial and graphic history of the landmark and request that any artifacts such as equipment be salvaged from the structures. This might include taking black and white photographs, and color slides of the structure (exterior and interior), scaled drawings (if none exist), and detail drawings. A description of the construction method and mechanical systems may also be requested. The Commission should include this pictorial and graphic history as a condition of approval for the applicant upon the expiration of the 120 days and/or the additional 180 days in the event no program is established to save the structure.

OPTION 2: The Commission could move to approve the demolition permit. After examining the review criteria, the Commission could determine it is not in the public interest to preserve the Chamber building.

Mitigation Measures, which should be implemented if demolition is approved:

If a demolition permit is issued for the Chamber of Commerce Building, mitigation measures may be necessary on a local level. According to The Dalles Historic Ordinance (General Ordinance 94-1194) under Section 8-D, insofar as practicable and as funds are available, The Dalles Historical Landmarks Commission shall keep a pictorial and graphic history of the landmark and request that any artifacts such as equipment be salvaged from the structures. This might include taking black and white photographs, and color slides of the structure (exterior and interior), scaled drawings (if none exist), and detail drawings. A description of the construction method and mechanical systems may also be requested. The Commission may include this pictorial and graphic history as a condition of approval for the applicant.

OPTION 3: The Commission could move to continue the hearing and wait on making a decision.

If this option is selected, the Commission is advised that the 120-day clock is still running. The demolition application was submitted on July 25, 2003 and will be issued for November 22, 2003, if the Commission takes no further action.



HISTORIC LANDMARKS RESOLUTION NO. 79-03

APPROVING THE DALLES HISTORIC LANDMARKS COMMISSION NO. HLC 82-03

The applicants, The Dalles Area Chamber of Commerce, are requesting to demolish their historic office building and replace it with a new building and site plan.

The property is located at 404 W. 2nd Street and is zoned "CBC"- Central Business Commercial.

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on August 27, 2003, 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 82-03 and the minutes of August 27, 2003, 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 82-03 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.
 - 3. The applicant shall keep a pictorial and graphic history of the landmark and request that any artifacts such as equipment be salvaged from the structures. This might include taking black and white photographs, and color slides of the structure (exterior and interior), scaled drawings (if none exist), and detail drawings. A description of the construction method and mechanical systems may also be requested.

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 27th DAY OF AUGUST 2003.

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 special meeting of the City Historic Landmarks Commission, held on August 27, 2003.

AYES:

NAYS:

ABSENT:

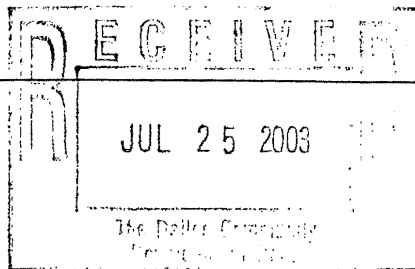
ABSTAIN:

ATTEST:

Dan Durow, Director Community Development Dept.

**CITY of THE DALLES**313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481

HLC# 82-03**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 Chamber of Commerce
Address	404 West 2nd Street
Site Address	Same
Telephone	(541) 296-2231

Please describe your project goals.

Create new chamber office.

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

Existing structure will be removed.

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

New structure will feature natural wood exterior for rustic appearance.

What is the current use of this property?

Chamber of Commerce offices.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.

Susan L. Huntington
Applicant Susan Huntington, Director

July 22, 2003

Date

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 Nert
Secretary, Historical Landmarks Commission

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For Office Use Only

Historical Classification	<u>Secondary Contributing</u> (Primary, Secondary, Historical, Etc.)
Historic Building/Site	<u>X</u> Historic District <u>Trevitt</u> <u>X</u> Commercial <input type="checkbox"/>
Historic Name	<u>CHAMBER OF COMMERCE</u> (If any)
Year(s) Built	<u>1937</u>

