



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, OCTOBER 30, 2002
4 P.M.

- I. Call to order**
- II. Roll call**
- III. Approval of Agenda**
- IV. Approval of Minutes –September 16, 2002**
- V. Public comment: The public is invited to comment on any topic that does not appear on the agenda.**
- VI. Public Hearings**
 - A. Historic Landmarks Commission Application #74-02 of Darlien France** to enhance and update her building by:
 - painting the rear of the building exterior using approved historic colors (slate with hurricane blue trim), and
 - removing two existing garage doors on the alley side of the building and replacing with one 12x14' new garage door and a 7x3' man door
 - B. Historic Landmarks Commission Application #77-02 of The Dalles High School** to add two poles and move one existing pole at the Ropes Course located on upper Amaton Field.
- VII. Resolutions**
 - A.** Resolution 71-02 for HLC application 74-02 Darlien France
 - B.** Resolution 74-02 for HLC application 77-02 The Dalles High School
- VIII. Discussion Items**
 - Presentation by Alan Willmington, artist, on his pen and ink historical renderings

VIII. Commissioner Comments and Concerns

IX. Next meeting date: To Be Determined

X. Adjournment



HISTORIC LANDMARK COMMISSION MINUTES

Monday September 16, 2002

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 4:00 P.M.

ROLL CALL

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

The following Commissioners were absent: None

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

APPROVAL OF AGENDA

McNary moved that the agenda be approved. Clason seconded the motion. The motion was passed unanimously.

APPROVAL OF MINUTES

Parker moved the minutes of August 21, 2002 be approved and McNary seconded. The motion passed unanimously.

PUBLIC COMMENT

Earline Wasser, The Dalles, OR, told the Commission that she is working behind the scenes on the Pioneer Cemetery. She has made a list of all the people who are buried in that Cemetery and will provide a copy to the Commission. The spring clean up was very successful. However, it needs to be an on-going project to keep the Cemetery looking cared for.

Kirby Erdely, representing The Dalles High School, updated the Commission on the Ropes Course located in upper Amaton Field on the school property. He is requesting permission to add an additional element to the existing ropes course. The National Guard will be paying for this element. This will require drilling three holes and adding three poles.

Planner Hert said she had sent a letter to Cheryl Crawley and Ross Cain a letter this summer reminding them that Amaton Field is a historically significant site. This original Ropes Course was approved in 1995 approximately. It was looked at as playground equipment at that time and the historic significance of the site was unfortunately Hert said Staff concern is archaeological finds. Hert explained Mr.Erdely is asking for a special hearing because of time constraints.

Commissioner Parker asked Hert if she had enclosed an application and instructions with her letter to Cheryl Crawley and advised of the HLC schedule.

Hert said yes.

Parker said she does not feel a special hearing is necessary. There was ample time to have submitted an application and had a regularly scheduled hearing.

Chair Gleason said he does not mind having a special hearing.

Parker said she works full-time and she takes time from her employer to attend the meetings.

Gleason said he would look at his schedule and see when he is available. He asked if 5:00 P.M. would be a better meeting time for Commissioner Parker and she said it would.

Mr. Erdely told the Commission that he is willing to do whatever it takes to get the proper approval.

GOAL SETTING

Hert listed the previously discussed short-term goals:

1. Research ways to establish funds to help individual restorers.
2. Encourage restoration of the Pioneer Cemetery.
3. Make historic plaques a condition of approval.
4. Open houses to coincide with a walking tour for Historic The Dalles Days.
5. Stabilize Shaker Village.
6. Historic resource center.
7. Develop a better application form for historic requests; provide examples.
8. Develop a master site plan for Fort Dalles Museum.
9. Work with the Chamber to develop walking tours during National Historic Preservation Week.
10. Special assessment workshop.

Planner Hert and the Commissioners discussed the historic plaque requirement. Gleason said he would like to have some research done before making a decision. Gleason wants to know who can make these signs and how much they cost. Gleason feels the cost may be prohibitive and does not want to financially burden the property owner. Gleason thought maybe a recommendation rather than a requirement might be more appropriate.

Commissioner McNary asked Planner Hert to remind Director Durow that the Sixth Street Bridge is still in need of the interpretive sign that was a condition of approval. Also, the site of the demolished Grain Elevator still needs a plaque. The grain elevator was a national landmark and the interpretive sign is federally required.

Hert said she had discussed both these plaques with Director Durow previously.

McNary said it would be easier if Director Durow would just do these things rather than get called on the carpet and asked why he hadn't done them.

These signs will make walking tours easier.

McNary asked what type of sign the Commodore Building would have. He feels there should be a detailed sign in the lobby of the building.

Hert said she would check with Durow.

Clason asked what had happened with the mosaic from the Commodore.

Hert explained that the tiles are in the Community Development Department at this time. Staff will look into some form of preservation as time allows. Hert will call Mr. Skilton at SHPO or George Kramer, Historic Preservationist to find out if there was any thought on how to take care of them.

Gleason said he would be having his house open during the Historic The Dalles Days weekend.

McNary asked if Staff would send a copy of the Historic Open House Notice to Dan Spatz at the Chronicle.

Hert mentioned the possibility of sending a letter to owners of historic properties advising them of the various types of review and approval processes necessary should they want to make changes to their property.

A brief discussion took place between Planner Hert and the Commissioners regarding various excavation sites.

Hert said material that is cut and filled in the public right of way does not need a permit. She went on to say that if material is cut from the right of way and then being used as fill on private property a physical constraints permit is required.

McNary said that he was told something else. He pointed out that for the past two years fill has been deposited on the Cherry Growers property (private property) and they told him they don't need a permit.

Clason is concerned with the excavation required for the Union Street Underpass.

Hert said she is not familiar with the project but said all federal requirements will be followed. Hert and Commissioners decided to keep Shaker Village as a short-term goal.

The Historic Resource Center was discussed next. Gleason mentioned that the Booth House was at one time suggested as a Historic Resource Center. Consensus was it would be more suitable for a resource center than a children's museum. The Wonderworks project was briefly discussed. A grant would be required and Northern Wasco County Parks and Recreation District, as the property owner, would need to apply for the grant.

Hert asked if there were any additional short-term goals.

Parker said she would like to generate public interest in the Historic Landmarks meetings.

McNary said it would be necessary to have the meetings coincide with the free time of the public in order to get them to attend the meetings. The meetings would need to be held in the evenings and not in the afternoon when most people are working. McNary went on to say that the HLC is not a social group but a governmental body commissioned to make governmental decisions. The people that need a decision from the Commission will be in attendance and so what if there is not a crowd out there.

Parker said that is true but if more people would attend the meetings, and the newspaper would cover the meetings, then more knowledge would be available to the public.

Gleason mentioned that Elroy used to attend the meetings for the paper and put an article in the paper.

Hert said she would contact Dan Spatz and see if the HLC meetings could get more coverage.

McNary said Dan Spatz has mentioned that he doesn't have enough time to cover everything he needs to. He went on to say that everyone is very busy. The HLC needs to concentrate on being a decision making body. McNary said the Historic The Dalles Day Committee is the forum available to notify citizens about historic information.

Clason said the public should: 1) know about the programs available; and 2) know how to use them.

McNary said he has contacted Sam Woolsey, of the Museum Commission, and asked him to attend the meeting. Woolsey is interested in a master site plan for Fort Dalles Museum, and where the original buildings were located.

Long-term Goals are:

1. Designate other qualified areas as national historic districts.
2. Expand the downtown historic district.
3. Energy audit for City Hall with the emphasis on windows.
4. Maintaining CLG status.
5. Support civic building restoration.

Hert said creating new or expanding current historic districts has been put on hold. The City has no funding for this goal at this time and Staff availability is limited. The City Hall project is also on hold. Current Urban Renewal funding is limited and the City Hall refurbishment project is dependent on that funding.

McNary asked about the Japanese garden work. He wondered why it had not come before the Commission for approval or at least discussion.

Hert said the Director has the authority to approve landscaping. Hert added that she was not involved in the approval process and believes the City Council authorized this garden.

DISCUSSION ITEMS

McNary notified the Commission that he has spoke with Director Durow and Planner Hert about establishing a voluntary Cemetery Board of Directors.

Hert said the cemetery is city property and is under the authority of the City Council. This committee or board would need to be appointed by the City Council, if possible.

McNary wants a coordinator who can direct public works, at their convenience, to perform certain maintenance at the cemetery and also follow up to assure it has been done.

McNary said he has a deep concern with the agreement between Northern Wasco County Parks and Recreation District and the Historic Landmarks Commission at the City Park. The HLC approved the removal of three trees and the replacement of three trees. Mr. Cozad told the commission the trees would be planted in April of 2002, rather than fall, which is the usual planting time for trees. Mr. Cozad is not fulfilling his conditions of approval.

Hert said she would contact Mr. Cozad regarding this condition.

Hert notified the Commission that the J.A. Reuter house is being re-roofed. She showed a sample of the new roofing and informed the Commission that SHPO has approved the material.

NEXT MEETING DATE

The next regularly scheduled meeting will be on Wednesday, October 30, 2002 at 4:00 P.M.

ADJOURNMENT

McNary asked that the meeting be adjourned and Gleason adjourned the meeting at 5:25 P.M.

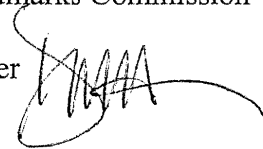
Respectfully submitted by Denise Ball, Administrative Secretary.


Eric Gleason, Chair

**STAFF REPORT
HISTORIC LANDMARKS REVIEW #74-02**

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Planner



HEARING DATE: October 30, 2002

ISSUE: To reduce the visual impact of the rear of the building by:

- painting the rear building exterior using approved historic colors (slate with hurricane blue trim),
- removing two existing garage doors on the northern, alley side and replacing with one new 12x14 foot garage door and a 7x3 man door,

SYNOPSIS:

APPLICANT	Darlien France
PROPERTY OWNER	Same
LOCATION	217 E. 3 rd Street
ZONING	"CBC" – Central Business Commercial
EXISTING USE	Sign Business
SURROUNDING USE	Commercial
HISTORIC STATUS	Historic/Non-Contributing, built in c. 1920's

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 building is unknown (see attached).

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 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.*

**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: There is no change in use proposed by the applicant. Criterion does not apply.

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 this property will be retained. No historic materials are proposed to be removed. The alteration to the rear doors will reduce the visual impact to the rear of the building by reducing the number of garage doors to one and adding one “man” door. Do to the numerous alterations that have occurred previously, the historic character of the rear of the building has been compromised. The changes proposed will create a cleaner, more uniform appearance. 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 and no changes either conjectural or otherwise are proposed. Criterion met.

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

FINDING-A4: No such changes are proposed with this application. Criterion met.

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

FINDING-A5: This proposal does not seek to alter any of the above. No historic materials will be changed. 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 not repairing or replacing any missing historical features. Therefore, this criterion does not apply.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

FINDING-A7: The applicant proposes no chemical or physical treatments. A gentle pressure washing with water may occur prior to painting. Criterion met.

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 should be affected by this proposal, due to the fact that no excavation is anticipated. Criterion met.

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: All care should be taken during painting and installation of the new doors. Removal of the old garage doors will not destroy historic materials that characterize the property. Because of the numerous types of brick used in the repairs/alterations to the rear of the building, this proposal to use concrete blocks for "fill" will have a minimal impact to the building. Criteria 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 applicant is not proposing a new addition or related new construction. Therefore, this criterion does not apply.

CONCLUSIONS: This proposal will improve the aesthetic appeal of the exterior to the rear of this building. The minor alterations will not have a negative impact on its historical significance. 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.

Recommended Conditions of Approval:

1. Applicant shall provide a list or sample of materials, for approval by the Community Development Department Director, for new doors.
2. Work will be completed in substantial conformance to the pictures and proposals as submitted and reviewed.
3. Replacing the garage doors and installing a new man door shall be completed in a workmanlike manner with utmost care to preserve and protect the existing architectural features of the structure.

**STAFF REPORT
HISTORIC LANDMARKS REVIEW #77-02
The Dalles City Park**

TO: The Dalles Historic Landmarks Commission

FROM: Daniel C. Durow, Director
Community Development Department

HEARING DATE: October 30, 2002

ISSUE: Request to add two additional poles to the existing seventeen poles at The Dalles High School Ropes Course. This request also includes the relocation of one existing pole. The pole is to be moved approximately ten feet north from its current position. The addition of the new poles will allow a zip wire element to the course.

SYNOPSIS:

APPLICANT	The Dalles High School / Kirby Erdely
PROPERTY OWNER	The Dalles School District 12
LOCATION	220 E. 10 th Street
ZONING	RH /CFO
EXISTING USE	Public School
SURROUNDING USE	Residential
HISTORIC STATUS	Site of major importance that was the campground for immigrant pioneers and Indians in the Territorial period. Natural springs on site with the Pulpit Rock monument at the south side, 12 th Street.

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

RECOMMENDATION: Staff is not making a recommendation on this application. The Historic Landmarks Commission is being instructed to weigh the testimony as well as the evidence provided by the applicant and then to make a decision. Staff has compiled information prepared by the applicant as well as facts stated in the state inventory pages. It is the responsibility of the Commission to make the determination of this request to place the additional poles for the ropes course on the upper Amaton Field.

BACKGROUND: The historic name of this site is Amaton Field. In 1915 the original The Dalles High School was constructed. The current building was constructed in 1940 to replace the original structure that was destroyed by fire in February of that year. The campus has expanded over the years to provide for a larger student body and extra-curricular activities.

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: This site was “historically” a campground and gathering place. It has been the site of The Dalles High School since 1915. The upper Amaton field in the past had spectator bleachers and currently has landscaping, footpaths, and a gazebo. In 1996 a few poles were added for the purpose of a ropes course and reviewed as a ministerial application through the Planning office. It was determined that a Planning review was not necessary due to the type of addition being accessory to the use of a public school. The local State Building Codes Department also did not require permitting for the ropes course because they view the course as “playground equipment”. Unfortunately, the fact that the Amaton Field is included in the State Inventory pages may have been overlooked and the addition to the field was completed without the Historic Landmarks Commission’s review. The use being proposed is a continued use as a ropes course with the addition of a few poles for new courses. The poles may have a visual impact on the historic site; however, the placement of the poles is not irreversible.

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 original Amaton Field was a gathering place for Native Americans and pioneers. The modern Amaton field has been used for extra-

curricular sporting events for many years. The upper Amaton field appears to have been filled in and was used for spectator seating. This entire site has had extensive excavation over the years, with the most noteworthy archaeological find being a skeleton. The current ropes course has existed for about five years and is located on the upper Amaton Field, which appears to be covered with several feet of fill material. According to the state inventory pages, natural springs exist in this area; the applicant has been advised of this. Any archaeological finds will need to follow the federal requirements and be professionally evaluated prior to additional excavation.

The applicant states that the historic character of this gathering place will not be disturbed. The applicant is proposing to add two poles and move one of the existing poles to increase the effectiveness of the current Ropes Course, which is a modern “gathering place” for students to learn teamwork and self-confidence.

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 and no changes either conjectural or otherwise are proposed.

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. The only change involves digging holes in which the poles are placed. This is not an irreversible change as the poles can be easily removed and the holes filled.

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

FINDING-A5: This proposal does not seek to alter any of the above. No historic materials will be changed; no structures are involved in this review.

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

FINDING-A6: The applicant is not repairing or replacing any missing historical features. Therefore, this criterion does not apply.

7. Chemical or physical treatments, such as sandblasting that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

FINDING-A7: The applicant proposes no chemical or physical treatments and no structures will be affected by this application. Therefore, this criterion does not apply.

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

FINDING A8: No archaeological resources are expected to be affected by this proposal. The applicant is responsible to notify the appropriate authorities if an archaeological resource is found in the excavation.

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 applicant is not proposing an addition or new construction. 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: The applicant is not proposing an addition or new construction. Therefore, this criterion does not apply.

CONCLUSIONS: The applicant states that this proposal will improve the effectiveness of the current Ropes Course and that the minimal pole additions will not have a negative impact on the already developed site. The added fact that there appears to be several feet of fill material on this site will help to preserve any historical or archaeological materials that may still be resting on the property. Although the addition of the ropes course to the historic Amaton field is not historically correct, it is not irreversible and can be removed at any time. Also, much of the site has been used for recreational activities, sporting events, and physical training for many years.

Proposed Conditions of Approval:

1. Work will be completed in substantial conformance to the drawings and proposals as submitted and reviewed. Pictures will be provided to the City Planning Office for their files when the work is completed.
2. All care shall be taken in excavating the holes for the new poles. Discovered archeological resources will need to be professionally evaluated prior to continuing excavation at the site.
3. Should any natural springs be uncovered during excavation, all work will cease immediately and appropriate notifications shall be made by the applicant.

4. Hole locations will be arche ^{monitored} ~~monitored~~ either by pre-testing or monitoring placement of the pole.