



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 21, 2002
4 P.M.

- I. Call to order**
- II. Roll call**
- III. Approval of agenda**
- IV. Approval of Minutes – July 24, 2002**
- IV. Public comment: The public is invited to comment on any topic that does not appear on the agenda.**
- V. Public Hearing (Quasi-Judicial)**

Historic Landmarks Commission Application #76-02 of The Dalles Art Center to:

- Add an ADA access ramp to the rear of the building.
- Create a wider landing and new steps at the front entrance.

The property is located at 220 E. 4th Street and is zoned “CBC”- Central Business Commercial. The historic names of the building are the Carnegie Library and The Dalles-Wasco County Library..

VI. Resolutions

Resolution 73-02 approving, with conditions, Historic Landmarks Commission Application 76-02 of The Dalles Art Center.

VII. Goal Setting

VII. Discussion Items

VIII. Commissioner Comments and Concerns

VIII. Next meeting date: Wednesday September 25, 2002 at 4:00 p.m.

IX. Adjournment



HISTORIC LANDMARK COMMISSION MINUTES

Wednesday July 24, 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 4:01 PM.

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 was passed unanimously.

APPROVAL OF MINUTES

Clason moved the minutes of May 14, 2002 be approved and McNary seconded. The motion passed unanimously.

PUBLIC COMMENT

None

PUBLIC HEARING (QUASI JUDICIAL)

Chair Gleason read the rules for the Quasi Judicial Hearing. He asked if any commissioners had a conflict of interest, bias or ex-parte contact. Clason said she had prepared an Oregon Heritage Grant application for Ms. Leash but did not feel it would bias her vote.

Gleason opened the Public Hearing for **Historic Landmarks Commission Application #75-02 of Claudia Leash** to remodel and restore her building by:

- Creating office spaces on the second floor
- Removing the exterior fake wood façade and restoring to the original building design including windows on the west side of building
- Remodeling the main floor in the old Oak Hotel Annex

The property is located at 306 Court Street and is zoned "CBC"- Central Business Commercial. The historic name of the building is unknown.

Hert presented the staff report and asked if the Commissioners had any questions.

Proponents

Claudia Leash, 200 E. 2nd Street, is the applicant and spoke in favor of the application. Leash said she has three phases of proposed remodeling and restoration.

Gleason asked if Ms. Leash would be re-installing the hotel door.

Leash said that is scheduled for the second phase. Leash said her goal is to restore the entire building.

Hert notified the Historic Landmarks Commission that Ms. Leash has also applied for the Urban Renewal Property Rehab. Grant and Loan Program.

Gleason recommended that Leash apply for the special tax assessment through the State Historic Preservation Office before the restoration is started.

Parker asked Gleason to explain the special assessment program.

Gleason asked if the window openings under the fake wood façade would be replaced with wood sashes.

Leash said yes. Her desire is to restore the building, as much as it is possible, to its original appearance.

Gleason asked if there are transom windows under the wood shake awning.

Leash said they couldn't tell at this time. She went on to say that if there were transom windows, she would open them back up.

Opponents

There were no opponents.

McNary said the building looks good now. It will look wonderful after the restoration is complete.

Gleason closed the public testimony section of the hearing.

DELIBERATION

Parker moved to approve the application for HLC 75-02 with conditions and Clason seconded the motion. The motion passed unanimously.

RESOLUTIONS

McNary moved that Resolution 72-02, with conditions, be adopted and Parker seconded the motion. The motion passed unanimously. Clason thanked Leash for making the investment in the downtown, and noted that it is truly appreciated.

GOAL SETTING

Hert notified the Commissioners that she is in the process of applying for an Urban Renewal Grant to repair and restore some features on the City Hall Building. First would be to replace or repair missing or damaged bricks. Second would be brick and stucco cleaning. The cornice work needs restoration. Also, the windows/frames are in poor shape. The rear metal awning over the alley stairs to the Planning Dept. is an eyesore that needs removal/replacement. Hert suggested that the Commission might want to put this on their goal-setting list.

McNary said that when he first became a commissioner, the City was in the process of removing the fire department. The stone that had been removed to create a door for the fire department was to have been replaced to make the west wall look authentic. It has not been done.

Hert said she would check into that and see what can be done about replacing the rock.

Hert continued by listing previous short-term goals of the Commission.

1. Research ways to establish funds to help individual restorers.
2. Encourage restoration of the Pioneer Cemetery.
3. Make historic plaques conditions of approval.
4. Open houses to coincide with a walking tour for Historic Dalles Days.
5. Stabilize Shaker Village.
6. Historic resource center.

Long-term Goals previously considered are:

1. Designate other qualified areas as national historic districts.
2. Expand the downtown historic district.
3. Develop a master site plan for Fort Dalles Museum.
4. Develop a better application form for historic requests.

5. Work with the Chamber to develop walking tours during National Historic Preservation Week.
6. Energy audit for City Hall with the emphasis on windows.
7. Maintaining CLG status.
8. Establishing loan programs for historic building improvements.
9. Supporting the Civic Auditorium restoration and other civic buildings.
10. Restore the Mill Creek Bridge.

Hert added that she has spoken with Director Durow concerning the Pioneer Cemetery. The removal of rubbish is somewhat on a voluntary basis. The City should be notified about dangerous tree limbs and public works will be responsible for their removal. Hert went on to add that the Pioneer Cemetery is not on any historic register. It is a local landmark but there is no inventory page for the cemetery.

McNary said the form Earline Wasser had filled out and returned in May was to update the cemetery registration.

Hert said staff has been unable to locate any National, State, or Local Historic Register information for the Pioneer Cemetery.

McNary said the City would be in deep trouble if there should be a Native American buried in the cemetery and it isn't registered.

Hert suggested that the Commission might want to direct Staff to get the Pioneer Cemetery on a register, at least local.

McNary said he has been attending meetings regarding historic cemeteries and he says the City needs to have a board of directors for the Pioneer Cemetery.

Clason asked what the jurisdiction of the Historic Landmarks Commission is.

Hert said any City of The Dalles property that is on a local, state or federal register or in a historic district is in the HLC's jurisdiction.

Hert confirmed the Commissioner's current short-term goals:

1. Staff is directed to put the Pioneer Cemetery on the local historic register.
2. Staff should proceed with the City Hall building restoration
3. The Commercial Historic District should be expanded to the East. Confer with Sally Donovan regarding cost estimates and grant availability.
4. Begin boundary research for a new residential historic district.

DISCUSSION ITEMS

Hert asked the Commissioners how they felt about the Shaker Village.

McNary said moving the village would just create a pile of rotten wood. The location is crucial to the historic significance of the buildings.

Clason said there would probably be tribal issues if someone attempted to move it.

McNary mentioned that in the re-model of the Commodore building, Kase Construction had to remove the tiles from the original Crandall Undertaker entryway. They want to have someone take those tiles off their hands. McNary suggested giving them to the Interpretive Center. McNary said Mike Tenney has been following the preservation of these tiles.

Hert said she would discuss this with Director Durow and report back to the Commissioners. SHPO has been the approving body on the Commodore remodel.

Goal Setting will be continued at the next meeting.

Clason mentioned that between now and 2006 there are a large number of various centennials taking place in our community.

Hert welcomed and thanked Dixie Parker for becoming a member of the Commission. Parker is the president of the Art Association. She has been on the board of the Art Association for the past 6 years.

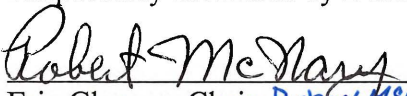
NEXT MEETING DATE

The next scheduled meeting date of the Historic Landmark Commission will be Wednesday, August 21, 2002 at 4:00 P.M., in City Hall Council Chambers.

ADJOURNMENT

McNary moved that the meeting be adjourned and Clason seconded the motion. The meeting was adjourned at 5:15 P.M.

Respectfully submitted by Denise Ball, Administrative Secretary.


~~Eric Gleason, Chair~~ *Robert McNary, Acting Chair*
Historic Landmark Commission

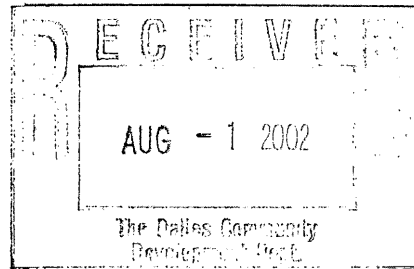


CITY of THE DALLES

313 COURT STREET

THE DALLES, OREGON 97058

(541) 296-5481



HLC# 76-02

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 St
Site Address	same
Telephone	541 296 4759

Please describe your project goals.

TO MAKE THIS BUILDING MORE ACCESSIBLE TO ALL PEOPLE WHILE KEEPING WITH THE ARCHITECTURAL STYLE OF EXISTING BUILDING.

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

YES WE WILL BETTER THE APPEARANCE BY UPDATING THE REAR ENTRANCE TO BE ADA ACCESSIBLE. THE FRONT ENTRY TO HAVE NEW FRONT STEPS AND WALKS TO MATCH EXISTING WITH THE ADDITION OF LANDING OUTSIDE FRONT

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

WE WILL BE USING THE EXISTING DESIGN AND ADDING A FOUR FOOT LANDING AT THE TOP.

What is the current use of this property?

ART CENTER

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

WE WANT TO BETTER WHAT WE HAVE.

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.

Joe Seckora Construction - 1821 Minnesota
Joe Seckora July 31, 2002
Applicant Date

Carolyn Wright
Owner (if not the applicant) director, The Dalles Art Center

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

Don M. Hest
Secretary, Historical Landmarks Commission

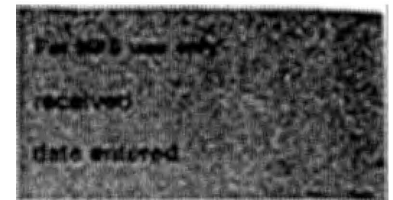
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For Office Use Only

Historical Classification Secondary Significant, NATL REGISTER
(Primary, Secondary, Historical, Etc.)
Historic Building/Site ☒ Historic District Trevitt ☐ Commercial ☒
Historic Name Carnegie Library; The Dalles - Wasco County Library
(If any)
Year(s) Built 1910 - CLASSICAL

**United States Department of the Interior
National Park Service****National Register of Historic Places
Inventory—Nomination Form**

The Dalles Commercial



Continuation sheet Historic District Item number 7 Page 15

011 BUILDING NAME: Historic: Carnegie Library
Present: The Dalles Art Center
ADDRESS: 220 East Fourth Street, The Dalles
CLASSIFICATION: Secondary Significant
RESOURCE TYPE: Building
OWNER'S NAME AND ADDRESS: City of The Dalles, 313 Court Street,
The Dalles, Oregon 97058

ASSESSOR'S MAP #: 1N-13E-3BC BLOCK #: 9 TAX LOT #: 3500 S.I.#13

YEAR BUILT: 1910
ALTERATIONS: None
STYLE: Classical (American Renaissance)

USE: City Art Center

DESCRIPTION: One of 24 libraries granted in Oregon between 1901 and 1916, the Art Center building (Carnegie Library) is a one story brick building with a full basement.

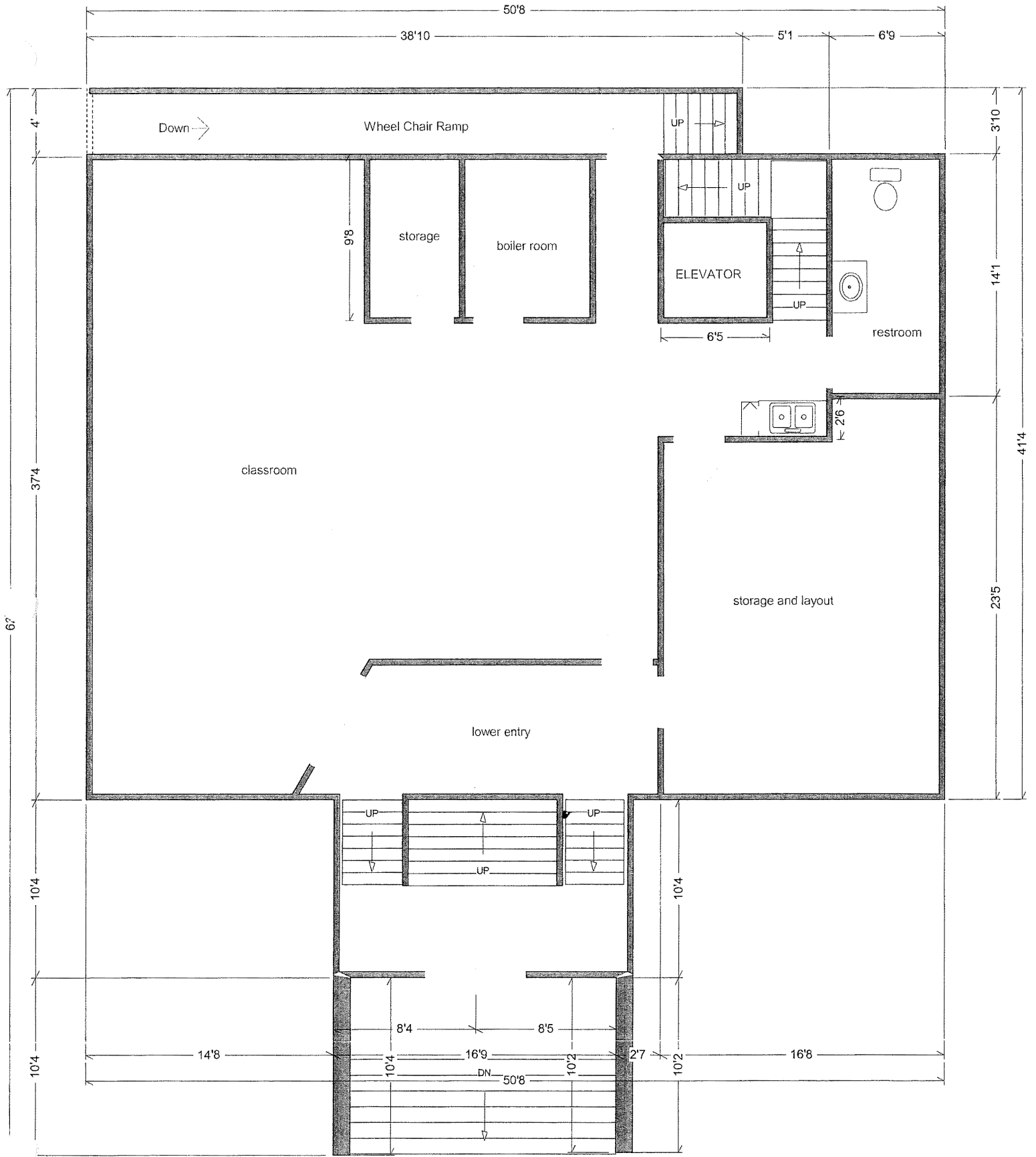
The composition shingle roof is hip in form with a decorative bracketed cornice and a modest design with dentils on the freize. The building plan is rectangular, measuring 50'x36', and is built in accordance with plans developed by the Carnegie Foundation.

The main elevation (north) has six concrete bullnose steps to the entrance doors, which are wood, with fixed light glazing, swinging, with a fan light transom, separated by a concrete belt course. The projecting entry has double wood doors, crested with a fan shaped window in a single semi-circular arch bay with radiating brick voussoirs, and rowlock. The entrance bay is framed by brick pilasters with the name block above. The entry is topped by a triangular pediment, with a decorative plaster floral design.

Of the 35 windows, the primary type is one-over-one double hung wood sash with concrete sills and large, decorative plaster lintels. The second floor windows have single pane transoms above. The exterior wall material is red brick, running bond. The original interior organization was a central desk flanked by bookshelves.

The Dalles received \$10,000 from the Carnegie Foundation. Over two years were spent planning for the construction of the library. Construction approval was given on March 10, 1907 and the structure was dedicated in September, 1910.

The building, listed in the National Register of Historic Places, has been well maintained, and is in excellent condition.



LIVING AREA
2253 sq ft



EXISTING FRONT LANDING









PROPOSED FRONT LANDING

**STAFF REPORT
HISTORIC LANDMARKS REVIEW #76-02**

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Planner

HEARING DATE: August 21, 2002

ISSUE: The property owner is applying to make the historic Carnegie Library more accessible to all persons while keeping with the architectural style of the existing building. The proposal includes: updating the rear entrance of the building to become ADA compliant, replacing the front steps to make them wider, constructing a new walkway to match the existing walkway, and finally, constructing a wider landing located outside of the main (front) door.

SYNOPSIS:

APPLICANT	Joe Seckora Construction
PROPERTY OWNER	The Dalles Art Center
LOCATION	220 East 4 th Street, The Dalles, OR 97058
ZONING	"CBC" – Central Business Commercial
EXISTING USE	Art Center
SURROUNDING USE	Commercial
HISTORIC STATUS	Secondary Significant, built in 1910

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 the Carnegie Library (see attached). The Dalles received \$10,000 from the Carnegie Foundation to construct a library. Over two years were spent planning for the construction of the library. Construction was approved on March 10, 1907 and the structure was dedicated in September 1910. In 1912, the Wasco County Court contracted with the City for library services; the library then became The Dalles City-Wasco County Library. The building served The Dalles area until 1967 when it closed its door for library purposes.

On October 24, 1990 the Historic Landmarks Commission approved application HLC 05-90 by the Art Center for signage and gutter maintenance of this building.

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: The building was originally used as a library for 57 years. The Dalles Art Center currently owns and occupies this building. This proposal will not alter the contemporary and accustomed use of the property. 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 does not propose to remove any historic features from this building. The historic character of this property will be retained. The applicant is proposing to make the building ADA accessible while keeping with the architectural style of the building. The drawings submitted show that the alterations will be minimal and not detract from the integrity of the building. 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: The applicant proposes no such changes to the property. Criterion does not apply.

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; therefore, this criterion does not apply.

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

FINDING-A6: The applicant is not proposing to repair any deteriorating 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 is not proposing any chemical or physical treatments; 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: Minimal excavation is planned for the ADA access ramp at the rear of the building. No archaeological resources are expected to be affected by this proposal. If any archaeological resources are discovered, excavation must halt and the State Historic Preservation Office shall be contacted. Criterion will be met 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 applicant will be adding a compatible ADA accessible entrance at the rear of the building. The new front entry will include a wider landing and front steps that will match the design of the existing steps and sidewalk. The alterations to the entrances will be compatible in size, scale and massing. Criterion met.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

FINDING-A10: The new addition of the rear ADA entrance will not take away from the integrity of the building. Criterion met.

CONCLUSIONS: This proposal will improve the accessibility of this building while maintaining the architectural style. The new entrances will be compatible with the massing, size, scale and architectural features of this historic building. 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. Work will be completed in substantial conformance to the pictures and proposals as submitted and reviewed.
2. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used. Chemical treatments shall not be undertaken unless approved by SHPO.
3. Discovered archeological resources will need to be professionally evaluated prior to excavation at the site.

CITY OF THE DALLES
HISTORICAL LANDMARKS COMMISSION

1997 SHORT AND LONG TERM GOALS

Short Term Goals:

- X Develop master site plan for Ft. Dalles Museum.
- X Support restoration and stabilization work at Lone Pine Shaker Village site.
- X Explore mainstreet program for downtown.
- X Develop a better application form for historic requests.
- X Continue funding for the plaque program.
- X Create downtown facade rehabilitation design guidelines and master plan.
- X Work with Chamber to organize guided walking tours during National Historic Preservation Week and annual historic open house of local owners/properties during Historic Preservation Week, or during other special event weeks such as Cherry Festival, Pioneer Meeting, and Fort Dalles Rodeo.
- X Establish AHistoric Resources Center@ books, info, historic research area.
- X Energy audit for City Hall with emphasis on windows.
- X Identification and removal of obstructions to public view of public historic buildings.

Long Term Goals:

- X Complete context statements and identify additional qualifying areas as National Historic Districts for designation.
- X Establish a revolving loan program for historic building improvement/maintenance.
Explore support from NSA Economic Development Funds.
- X Support the Civic Auditorium restoration and other civic buildings.
- X Keep inventory of historic resources current.
- X Maintain CLG Program.
- X Seek Grants to support historic preservation.
- X Explore other types of historic resources and programs.
- X Establish neighborhoods of historic special significance.
- X Complete restoration of Pioneer Cemetery.
- X Restore Mill Creek Bridge.

CITY OF THE DALLES HISTORICAL LANDMARK COMMISSION

SHORT TERM AND LONG TERM GOALS FOR 1998

Short Term Goals

- * Complete restoration of Pioneer Cemetery.
- * Restore Mill Creek Bridge.
- * Continue with the Historical Plaque Program.
- * Explore possibility of reinstating Main Street Program.
- * Work with the Chamber of Commerce to implement annual guided walking tours, also organize annual Historic Open House of local owners/properties.
- * Create a master plan for the Downtown facade.
- * Stabilize Shaker Village and support restoration at the Lone Pine Village site.
- * Develop a master site plan for the Fort Dalles Museum.
- * Establish a "Historic Resource Center" with books, information, and a Historic research area.
- * Identify and remove obstacles to the public's view of Historical Buildings.

Long Term Goals

- * Designate other qualifying areas as National Historic Districts.
- * Designate "Near" District (east end of downtown), and 4th Street District.
- * Establish a revolving loan program for Historic Building development/maintenance. Explore support from NSA Economic Development Funds.
- * Support the Civic Auditorium restoration and other civic buildings.
- * Keep inventory of Historic Resources current.
- * Seek Grants to support Historic Preservation.