



CORRECTED
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,
TUESDAY, JULY 24, 2002
4 P.M.

- I. Call to order**
- II. Roll call**
- III. Approval of agenda**
- IV. Approval of Minutes – May 14, 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 #75-02 of Claudia Leash to remodel and restore the building by:

- Creating office spaces on the second floor
- Removing 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.

VI. Resolutions

Resolution 72-02 approving, with conditions, Historic Landmarks Commission Application 75-02 of Claudia Leash.

VII. Goal Setting

VII. Discussion Items

VIII. Commissioner Comments and Concerns

VIII. Next meeting date: Wednesday August 21, 2002 —4:00 p.m.

IX. Adjournment



HISTORIC LANDMARK COMMISSION MINUTES

Tuesday, May 14, 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 PM.

ROLL CALL

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

The following Commissioners were absent: John Lambert

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, Lambert absent.

APPROVAL OF MINUTES

McNary moved the corrected minutes of January 7, 2002 be approved and Clason seconded. The motion passed unanimously, Lambert absent. McNary moved the minutes of April 2, 2002 be approved and Clason seconded. The motion passed unanimously, Lambert absent.

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. There was none.

Gleason opened the Public Hearing for **Historic Landmarks Commission Application #74-02 of Darlien France** to enhance and update the building by:

- painting the building exterior using approved historic colors (slate with hurricane blue trim),
- installing an appropriate historic door and mailbox at 217 E. 3rd,
- changing the windows at 217 E. 3rd,
- removing two existing garage doors on the northern, alley side and replacing with one new 11X14 foot garage door,
- and, at a later date, installing new awnings from 213 E. 3rd to 219 E. 3rd.

The property is located at 213 E. 3rd, 215 E. 3rd, 217 E. 3rd, and 219 E. 3rd 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.

Gleason asked if there were any drawings for the proposed changes.

Hert said the applicant submitted photos but no drawings.

McNary asked how the garage door replacement would be completed.

Hert said she didn't know.

Proponents:

Darlien France, 217 E. 3rd Street, said she really wants to install a door in her building that will allow her company to get signs in and out easier. She doesn't know how the installation of the garage door will be completed or what filler material will be used. The wood at the top of the existing doors will be removed and a taller door will be installed. It will only be one door width, not the existing two-door width.

Gleason asked if Mrs. France had completed any drawings showing what the new windows and doors would look like.

France said no. She wants the new windows to be a little higher than the existing windows. The current windows are very drafty. Her husband went to Pioneer Days but couldn't find any original pictures of this building.

McNary asked if the floors were level with the sidewalk throughout the building.

France said the floors are level with the sidewalk. Windy River also has a basement under it.

Clason asked if the fascia would only be changed on the Sign Pro section of the building.

France said yes. France said she would be painting the entire building, however.

Gleason asked if the transom windows would be opened back up again.

France said no.

Hert said it appears the transom windows have wood nailed over them.

France said she wants to go with a more historic looking awning.

Gleason said it appears the transom windows appear to be between the ceiling and the top of the doors. He mentioned that some the draft could be coming from the transom windows if they are not properly boarded over.

McNary asked if there would be a small window to the east of the projected new door.

France said possibly a very small window.

There were no more questions.

There were no opponents.

DELIBERATION

Gleason said he was reluctant to approve the application without any drawings showing what the finished project would look like. He said the paint colors would be all right.

McNary agreed with Gleason. He apologized for making Mrs. France wait and suggested that staff call a special meeting when the applicant has the drawings.

Hert said that is possible.

Gleason said he would like to see similar buildings researched, possibly in Astoria or Hood River, which would show original storefronts and front facades. He would like the applicant to have a long-term plan for how the building will eventually look.

France asked if they would approve the garage door.

Gleason said he would need to see how the new garage door would look before he could approve it.

Clason said along with the drawings, she would like to see a material listing. She also pointed out both SHPO and State Building Codes would need to approve detailed, elevation drawings before any work could proceed on the building.

France said she didn't know when she would be able to submit the drawings.

Gleason said he would see if he could get some pictures of a similar building in Hood River.

Hert said she would contact Astoria and see if they could be of help.

McNary moved the hearing for HLC 74-02 be tabled indefinitely until detailed elevation drawings can be submitted. Clason seconded the motion and it passed unanimously, Lambert absent.

RESOLUTIONS

Resolution 71-02 was tabled along with the hearing.

DISCUSSION ITEMS

1. Pioneer Cemetery fencing proposal submitted by Earline Wasser, Community Volunteer.

Hert said both she and Director Durow agreed with the State that vinyl fencing would not be appropriate for the Pioneer Cemetery. The Historic Landmarks Commissioners felt wood or wire would be more historically appropriate.

McNary suggested getting the word out for volunteers to paint the fence. The City may need to take the responsibility for clearing out the heavy limbs that are lying on the ground.

Hert said an Eagle Scout had painted the fence the last time.

Gleason suggested hiring someone to get a grant.

Clason said the next time Oregon Heritage Commission comes around the City should apply. She also said there are a lot of very generous business people who might donate paint and brushes.

Hert suggested a goal setting session for the HLC.

Clason said it sounds like a maintenance program for the historic sites under the HLC's care needs to be put in place.

2. Re-model on Bakitchen facility by Holsteins.

Hert handed out a memo on the Bakitchen facility remodel.

Gleason said he hadn't said anything about the remodel because he thought it was out of the historic district. He had hoped the cast iron columns would be incorporated into the remodel.

Hert said Staff was not inclined to do another "after the fact" hearing. The changes would more than likely be approved.

Gleason and McNary said it looks bad to let someone go ahead with a remodel without approval by the HLC.

McNary said if the previous applicant, that had just been denied, should get a hold of this information she would have a right to be very upset.

Hert said Holsteins is renting the building from The Dalles Chronicle, who had gone through the complete review. She believed there would be no exterior changes and was surprised when she saw the window replacements.

Hert told the Commissioners to present their concerns or suggestions to Director Durow. Neither Holsteins' nor The Dalles Chronicle applied for a local permit for replacing the windows. State Building Codes did not contact the City Planning office either.

3. McNary asked about replacing existing signage on historic buildings. He inquired if new, historic signs can be required when the property owner is remodeling the building.

Hert said existing signs are considered existing, non-conforming. Hert said she would discuss the sign situation with Director Durow.

Commissioners recommended that Staff inform Darlien France about the Urban Renewal programs that can help her refurbish her building.

McNary asked about terms of service on the Commission. Secretary Ball said she had a list in the office and could tell the Commissioners when their terms expire.

NEXT MEETING DATE

The next scheduled meeting date of the Historic Landmark Commission will be Wednesday, June 26, 2002 at 4:00 P.M., in City Hall Council Chambers.

ADJOURNMENT

The meeting was adjourned at 5:22 P.M.

Respectfully submitted by Denise Ball, Administrative Secretary.



Eric Gleason, Chair

Historic Landmark Commission



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481

HLC# 75-02

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:	<u>Claudia Leash</u>
Address	<u>200 East 2nd, The Dalles, OR 97058</u>
Site Address	<u>306 Court, The Dalles, OR 97058</u>
Telephone	<u>541-296-2171</u>

Please describe your project goals.

Restoration and Renovation of main floor in the Old Oaks Hotel annex. This will allow for the building to

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

Exterior Facade WILL be returned to original design.

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

Fake Wood facade will be removed. ORIGINAL design with windows will be restored.

What is the current use of this property?

Florist

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

Office space will be available on the second floor.

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.

Applicant

Date

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

For Office Use Only

Historical Classification

Historic Non-Contributing
(Primary, Secondary, Historical, Etc.)

Historic Building/Site ☒

Historic District: Trevitt ☐ Commercial ☒

Historic Name

UNKNOWN
(If any)

Year(s) Built

c. 1920

LOCATION

Site address 306 Court.
THE DALLS
 Legal Description The South 39.46 FEET of the
West .28 FEET of Lot 5, Block
5-ORIGINAL DALLS City- in County of
WASCO AND STATE OF OREGON
 Building age 1920 Square Footage 1098 FEET
 Building use RETAIL THREE FLOORS

Project description outline RESTORATION AND RENOVATION
OF MAIN FLOOR - RETAIL, with complete
RENOVATION SECOND FLOOR FOR OFFICES,
REPLACING FAKE WOOD EXTERIOR FACADE.
with WINDOW IN ORIGINAL DESIGN
of building

Please include the following with your Application:

1. Project outline
2. Intent of the design services
3. Initial concept sketches if available
4. Proposed timeline

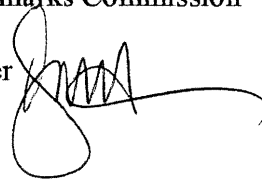
Claudia Leash
 Signature (and Title if appropriate)

JUNE 17, 2002
 Date

STAFF REPORT HISTORIC LANDMARKS REVIEW #75-02

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Planner



HEARING DATE: July 24, 2002

ISSUE: To remodel and restore the building by:

- Creating office spaces on the second floor
- Removing the exterior wood façade and restoring the Court Street face to its original building design including windows on the west side of building
- Removing the shake awning and replace it with a new cloth awning.
- Remodeling the main floor in the old Oak Hotel Annex

SYNOPSIS:

APPLICANT	Claudia Leash
PROPERTY OWNER	Same
LOCATION	306 Court, The Dalles, OR 97058
ZONING	"CBC" – Central Business Commercial
EXISTING USE	Florist Shop
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). In 1996 the HLC approved application HLC 36-96 for the painting of the original building, at 200 E. 2nd Street, as well as the painting of this addition. Awnings on the front and side windows as well as the replacement of two bricks were also approved.

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 has been used for business purposes since the early 1900’s. Sigman’s Flower Shop has been in existence since 1962. This proposal will not alter the current and accustomed retail 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 A-2: The historic character of this property will be retained. The applicant proposes to remove the non-historic exterior wood façade that covers the existing windows and restore the building to its original design. Unfortunately, the original windows were removed at one time with only the frame remaining. The applicant is proposing to install new windows in the existing frames that are similar if not the same as the original windows. This is of great importance to the applicant. The shake awning is also not historically a part of this building and will also be removed with approval of this application. The applicant is proposing to replace the awning with a cloth awning that is the same as the awnings that are on her adjacent building. The building colors will remain the same. 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 A-3: This property is recognized as a physical record of its time and no changes either conjectural or otherwise are proposed. The applicant is not proposing any false features to this historic building. Criterion met.

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

FINDING A-4: The earlier façade change included the placement of wood over the exterior southwest windows as well as the addition of the shake awning. These elements do not display significance by age or association. Removal of these two features will return the building to its original historic state. Criterion met.

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

FINDING A-5: This proposal does not seek to alter any of the above. No historic materials are anticipated to change or be altered. However, with the replacement of the windows for the upper floor, slight modifications may need to take place in order to use the existing frames that are in place. All features including the original façade and windows will be restored. 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 A-6: The applicant is restoring the original building front with the original windows to bring back the historical features of this building. The applicant is planning to use the existing window frames and will replace the original windows with the design that is historically correct. Unfortunately the original windows were taken out. This will be substantiated by documentary and physical evidence. 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 A-7: The removal of the wood façade and shake awning should be performed using great care. The work should avoid chemical treatments if possible. SHPO should be consulted if chemical treatments are necessary. If power washing is used, it should employ no more than 1500 lbs per square inch and a tip application angle of no more than 45 degrees. A water application should be used

first, followed by a light detergent if needed. Criterion will be addressed as a condition of approval.

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 A-8: No archaeological resources will be affected by this proposal. No excavation is proposed or required for the project. Therefore this criteria does not apply.

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 A-9: All care should be taken during removal of the wood façade and restoration of the windows. The historic character of the structure will be improved and restored. The building's street appearance will be returned to a more original look. 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.

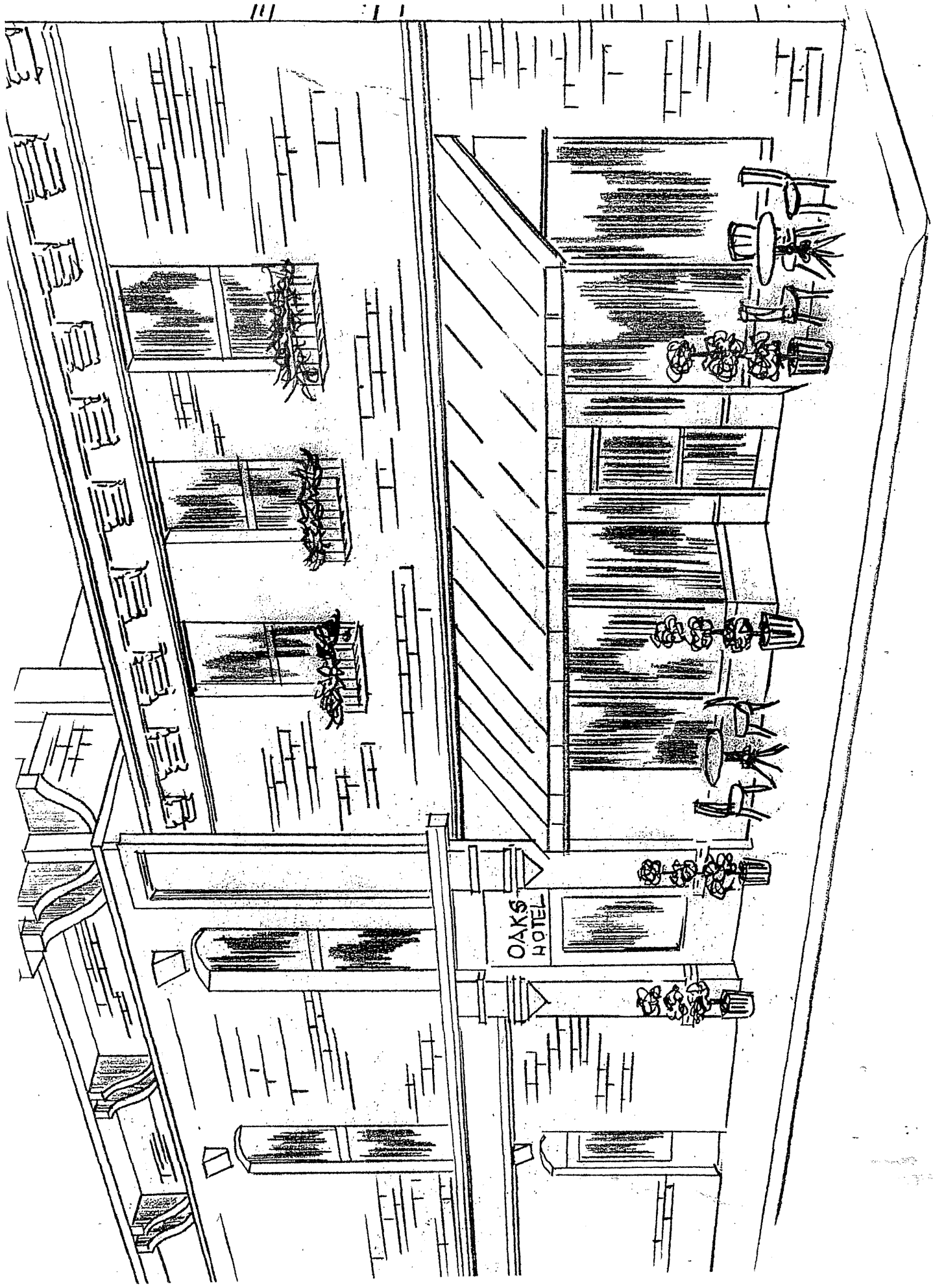
FINDING A-10: The applicant is not proposing a new addition or related new construction. Therefore, this criterion does not apply.

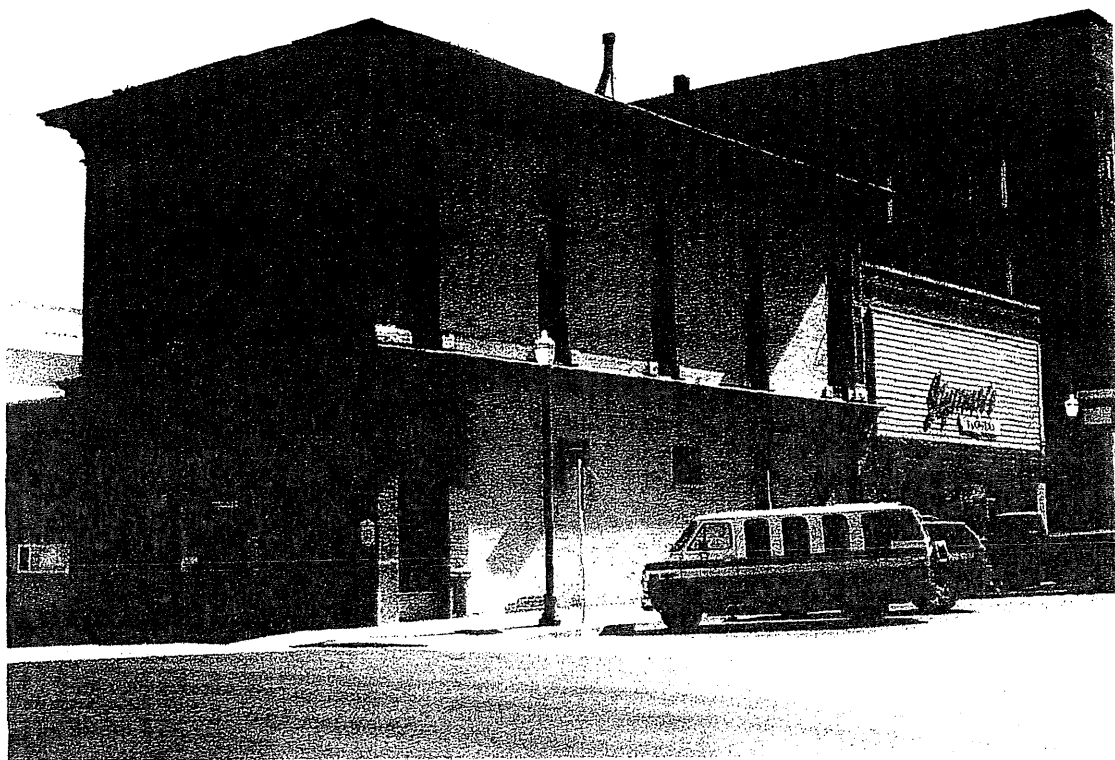
CONCLUSIONS: This proposal will improve the aesthetic appeal of the exterior of this building. The alterations will return the building to its original appearance. In all respects this application meets the standards of the Secretary of the Interior and the City of The Dalles General Ordinance No. 94-1194.

Recommended Conditions of Approval:

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

4. 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.







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