



## 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*

**TUESDAY, APRIL 2, 2002**  
**10 A.M.**

- I. Call to order**
- II. Roll call**
- III. Approval of agenda**
- IV. Approval of Minutes – January 7, 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)**
  - A. Historic Landmarks Commission Application #72-02 of Sprint Communications** to remove existing roof mounted HVAC equipment and replace with new. A new emergency generator will be installed in the parking lot at the northeast corner of the building. The property is located at 203 E. 4<sup>th</sup> Street and is zoned "CBC"- Central Business Commercial. The historic name of the building is Pacific Telephone and Telegraph.
  - B. Historic Landmarks Commission Application #73-02 of the Tucker Sherman Memorial Committee** to create a rose garden and sitting area within the City Park as a memorial to Tucker Sherman. The property is located at 600 S. Union Street, The Dalles, OR 97058. The park was established in 1899. The property is zoned "P/OS" Parks and Open Spaces.

**VI. Resolutions**

- A. Resolution 69-02 approving, with conditions,** Historic Landmarks Commission Application 72-02 of Sprint Communications.
- B. Resolution 70-02 approving, with conditions,** Historic Landmarks Commission Application 73-02 of the Tucker Sherman Memorial Committee.

**VII. Next meeting date:** April 29, 2002 –10:00 a.m.

**VIII. Adjournment**

**STAFF REPORT**  
**HISTORIC LANDMARKS REVIEW #72-02**  
**Pacific Telephone and Telegraph Building**

**TO:** The Dalles Historic Landmarks Commission

**FROM:** Dan Durow, Community Development Department

**HEARING DATE:** April 2, 2002

**ISSUE:** Request to upgrade the capacity of the mechanical and electrical systems that support the automatic telephone switching installation in this facility as well as improve the structural integrity of roof deck. New HVAC equipment will be installed on the roof. A new generator system will be installed in the parking lot at the northeast corner of the building.

**SYNOPSIS:**

APPLICANT	MCA Architects/Sprint Communications
PROPERTY OWNER	Sprint Communications
LOCATION	203 E. 4 <sup>th</sup> Street
ZONING	"CBC" – Central Business Commercial
EXISTING USE	Telephone switchgear facility
SURROUNDING USE	Commercial
HISTORIC STATUS	Historic/Non-Contributing, built in 1923

**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 Pacific Telephone and Telegraph Building (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 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 historic character of this property will be retained. The applicant proposes no removal of historic materials. Removal of the old HVAC system and installation of the new roof top mounted HVAC system will not substantially change the appearance of the building from the street level. 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. 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 will be affected by this proposal. 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 installation of the new roof mounted HVAC equipment and in building the sound controlling enclosure in the parking lot for the emergency generator. This block wall enclosure will be painted to match the brick color of the building (a light cream color). The historic character of the structure is not affected. The buildings street appearance is only minimally changed. The roof structure framing will be attached to the brick masonry walls with epoxy set anchors. These attachments will not be visible from the exterior of the building. The separate addition roof decks will be tied together with metal straps attached to the roof sheathing. These items will not be visible from the street level. 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 emergency generator and new HVAC equipment could be removed in the future and not impair the integrity of the building. Criterion met.

**CONCLUSIONS:** This proposal will improve the structural integrity of this building and provide a generator for continued services on the event of an emergency for The Dalles area. The alteration 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. Work will be completed in substantial conformance to the pictures and proposals as submitted and reviewed.
2. Improvement of the structural connections of the roof deck should be completed in a workmanlike manner with utmost care to preserve and protect the existing architectural features of the structure.

## 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:	Sprint Communications
Address	902 Wasco Hood River, OR 97031
Site Address	203 East Fourth Street The Dalles, Oregon
Telephone	541-387-9340

Please describe your project goals.

The project goal is to upgrade the capacity of the mechanical and electrical systems that support the automatic telephone switching installation in this facility. Improve the structural integrity of the building.

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

The installation of the new roof mounted HVAC equipment and site located emergency generator will not substantially change the building.

The structural improvements will not be visible from the exterior.

Installation of the and site located emergency generator will be positioned away from the street facades adjacent to the alley, but will be somewhat visible from the fourth avenue.

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

The historic character of the structure is not affected. The building's street appearance is only minimally changed.

What is the current use of this property?

The current use of the building is as a telephone switchgear facility. This use of the building is to continue.

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

List any known archeological resources on site.

None

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, including nine (9) current color photographs (4X6 inch minimum) of the building/structure front.

Dawn H. Gater

Applicant

3.7.02

Date

\_\_\_\_\_  
Owner (if not the applicant)

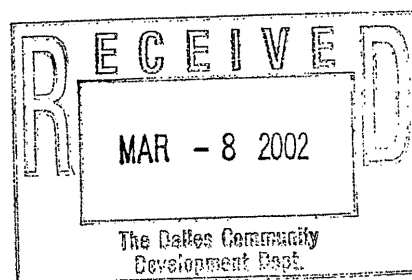
I have reviewed the above application and certify that it is complete and accepted for processing.

Dawn Bert Luf Ball

Secretary, Historical Landmarks Commission

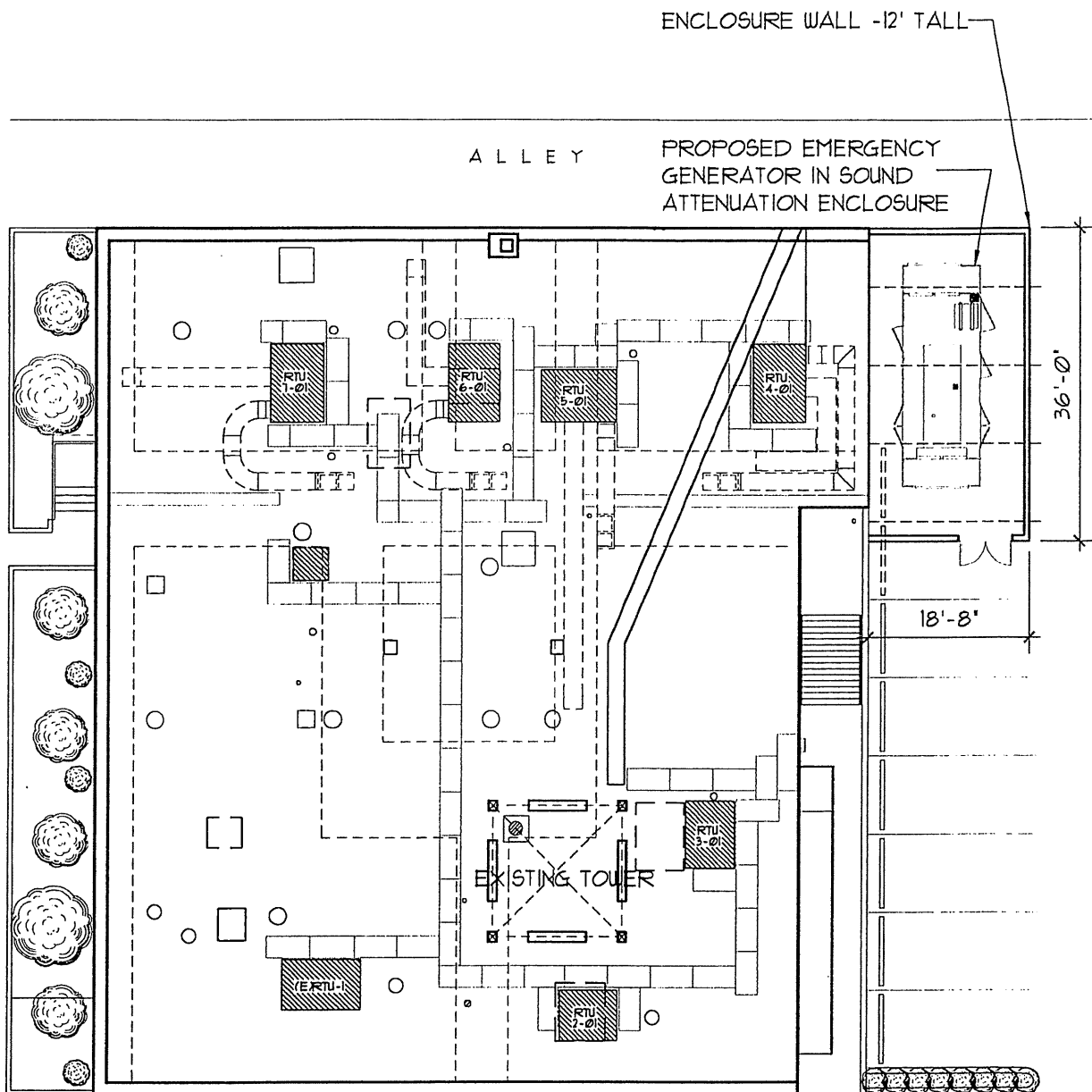
For Office Use Only

Historical Classification Historic / Non-Contributing  
(Primary, Secondary, Historical, Etc.)  
Historic Building/Site ☒ Historic District Trevitt ☐ Commercial ☒  
Historic Name Wright Telephone & Telegraph  
(If any)  
Year(s) Built 1923





COURT STREET



1 SITE / FLOOR PLAN  
HP-2 1" = 20'-0"



**MCA**  
ARCHITECTS

30 NW FIRST AVENUE  
PORTLAND OREGON 97209  
PHONE 503-226-0622  
FAX 503-226-0626

SYSTEMS  
IMPROVEMENT  
203 EAST 4th ST.  
THE DALLES, OR



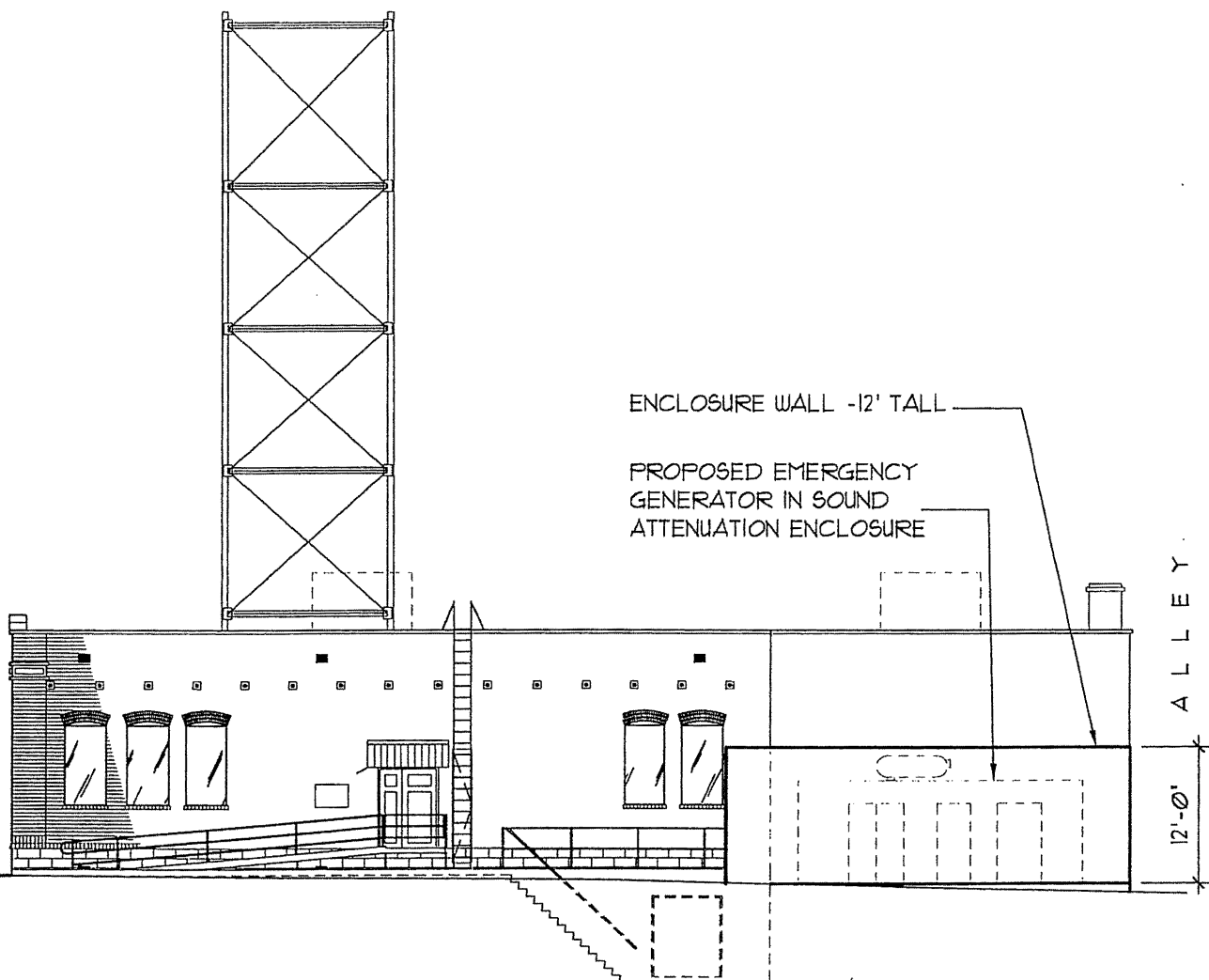
PROJ. NO: 01-51

DATE: 3/07/02

**HP-2**

© COPYRIGHT

4th AVENUE



1 EAST ELEVATION  
HP-3 1/16" = 1'-0"

**MCA**  
ARCHITECTS

30 NW FIRST AVENUE  
PORTLAND OREGON 97209  
PHONE 503-226-0622  
FAX 503-226-0626

SYSTEMS  
IMPROVEMENT  
203 EAST 4th ST.  
THE DALLES, OR

PROJ. NO: 01-51  
DATE: 3/7/02

**HP-3**

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**STAFF REPORT**  
**HISTORIC LANDMARKS REVIEW #73-02**  
**The Dalles City Park**

**TO:** The Dalles Historic Landmarks Commission

**FROM:** Dan Durow, Community Development Department

**HEARING DATE:** April 2, 2002

**ISSUE:** Request to create a rose garden and sitting area within the City Park as a memorial to Tucker Sherman.

**SYNOPSIS:**

APPLICANT	Tucker Sherman Memorial Committee
PROPERTY OWNER	<del>City of The Dalles</del> Northern Wasco County Parks & Rec
LOCATION	600 S. Union Street
ZONING	"P/OS" – Parks and Open Spaces
EXISTING USE	Public Park
SURROUNDING USE	Central Business Commercial and Residential
HISTORIC STATUS	Primary- Established in 1899

**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 site is The Dalles City Park. In 1899 The Dalles enacted an ordinance establishing a municipal park. The park was sited along Union Street at the foot of Sixth Street, well removed from the recreational diversions offered by the river. The property containing the park had been given to the City as a land grant, and the original use of the land is thought to have been for educational purposes.

**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: There is no change in use proposed by the applicant. 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 historic character of this property will be retained. The applicant proposes to plant a rose garden and create a sitting area both of which are in keeping with the character of a park. 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 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. Criteria 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: The addition of a rose garden will greatly enhance the aesthetics of the park by adding color and texture to an area that is currently very plain. Criteria met.

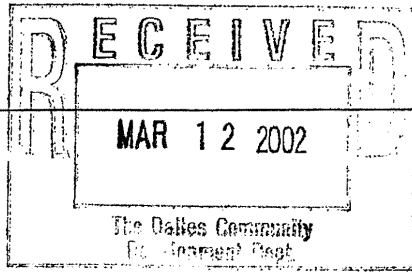
***10. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.***

FINDING-A10: The applicant is not proposing an addition or new construction, therefore, this criterion does not apply.

**CONCLUSIONS:** This proposal will be a colorful and lovely addition to the current park landscaping. Flowers and benches are in keeping with the purpose of a park. 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 drawings and proposals as submitted and reviewed.
2. Discovered archeological resources will need to be professionally evaluated prior to excavation at the site.



CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

(541) 296-5481

HLC# 13-02

## 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:	Tucker Sherman Memorial Committee
Address	2015 Five Mile Rd - Cindy Keever
Site Address	
Telephone	296-5401-wk 296-1256-hm

Please describe your project goals.

Create a rose garden / sitting area @ City Park (see drawing). We are also in the process of working w/ P&R putting in new toys in the play area & 4 new sitting benches.

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

The Trewitt House will not be affected. The area between the Trewitt House & Union Street will be enhanced by the creation of the rose garden. Area is currently all grass. The rose garden will be very visible from Union Street.

What efforts are being made to maintain the historic character of this structure? adding color & texture to an area that is currently very plain.

What is the current use of this property? Public Park

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

List any known archeological resources on site.

Historic Bldg; Oregon Trail Commemorative Rock; Retaining Wall

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, including nine (9) current color photographs (4X6 inch minimum) of the building/structure front.

Tucker Sherman Memorial Committee 3/11/02  
Applicant Cindy Kewer - member Date

Owner (if not the applicant)

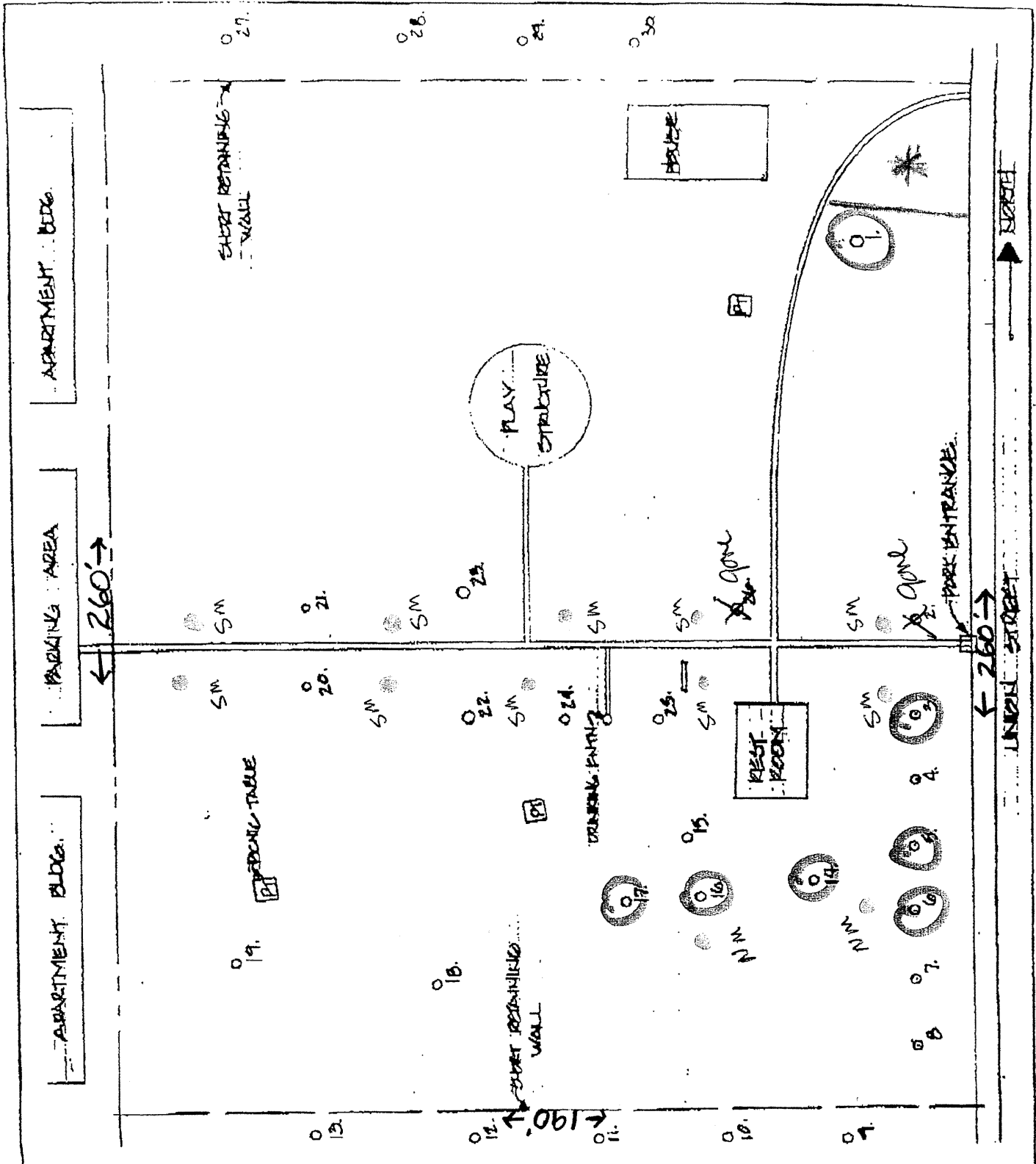
I have reviewed the above application and certify that it is complete and accepted for processing.

Gawn Hert and D Ball  
Secretary, Historical Landmarks Commission

For Office Use Only

Historical Classification	<u>Primary</u>
(Primary, Secondary, Historical, Etc.)	
Historic Building/Site <input checked="" type="checkbox"/>	Historic District Trevitt <input type="checkbox"/> Commercial <input checked="" type="checkbox"/>
Historic Name	<u>The Dallas City Park</u>
(If any)	
Year(s) Built	<u>1899</u>

←.061→



NOT TO SCALE!

● Trees to be Removed immediately

NM - NORWAY MAPLE  
SM - SUNSET MAPLE

● New Trees to be Planted

Project: NWD.PRD - CITY PARK HAZARD TREE ASSESSMENT

Scale: NOT TO SCALE

Date: 9.16.99

Drawn By: CPG

The Pacific Resources Group 1331 SW Broadway #100 Portland, Oregon 97201 503-222-4520 206-451-0620