



**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 JANUARY 2, 2002**

**4 P.M.**

**(Rescheduled from cancelled meeting of December 26<sup>th</sup>)**

- I. Call to order**
- II. Roll call**
- III. Approval of agenda**
- IV. Approval of Minutes – December 10, 2001**
- 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 #70-01 of Northern Wasco County Park and Recreation District** to remove and replace identified hazardous and diseased trees in The Dalles City Park per arborist report. 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.
  - B. Historic Landmarks Commission Application #71-01 of C.H. Urness Motor Co. and The Dalles Mural Society** to paint a 12’ x 39’ Lewis and Clark mural on the section of the building facing 1<sup>st</sup> Street. The property is located at 200 Union Street, The Dalles, OR 97058. The building was built in 1960. The property is zoned “CBC” Central Business Commercial.
- VI. Resolutions**
  - A. Resolution 67-02 approving with conditions** Historic Landmarks Commission Application 70-01 to remove and replace identified hazardous and diseased trees in The Dalles City Park..

- B. Resolution 68-02 approving with conditions** Historic Landmarks Commission Application 71-01 to paint a 12' x 39' Lewis and Clark mural on the section of the building facing 1<sup>st</sup> Street.

**VII. Discussion Items**

**VIII. Next meeting date:** January 23, 2002 – 4:00 p.m.

**IX. Adjournment**

# **HISTORIC LANDMARK COMMISSION MINUTES**

**Monday, December 10, 2001**

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 10:52 AM.

## **ROLL CALL**

The following Commissioners were present: Eric Gleason, Bob McNary, and Francine Havercroft.

The following Commissioners were absent: John Lambert

Staff present: Dan Durow, Comm. Development Director  
Dawn Hert, Planner  
Denise Ball, Administrative Secretary

## **APPROVAL OF AGENDA**

McNary moved that the agenda be approved. Havercroft seconded. The motion was passed unanimously, Lambert absent.

## **APPROVAL OF MINUTES**

McNary corrected a typographical error on page 2, paragraph twelve. The sentence should read "Havercroft moved HLC 60-01 be approved with conditions and McNary seconded". Havercroft moved the corrected minutes of August 22<sup>nd</sup> be approved and McNary 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 Public Hearing HLC 68-01, **Cook Development/Commodore II LTD Partnership.**

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

Gleason opened the hearing for proponent testimony.

**Proponents:** Terry Cook, 503 N.W. Irving Street Suite 200, Portland, OR 97209, spoke in favor of the application. He showed the Commissioners a full-sized set of plans for the remodel and explained that the storefront windows will be replicated.

**Opponents:** None

**Rebuttal:** None

Havercroft asked Staff if the SHPO review and approval process was something the local Historic Landmarks Commission should be concerned with.

Durow replied that the SHPO review is dealing with the tax credit program and the Commissioners are not involved in that.

Havercroft moved HLC 68-01 be approved with conditions and McNary seconded. The motion was approved unanimously, Lambert absent.

Gleason opened Public Hearing HLC 69-01, **Sprint Communications** and stated the same rules and standards apply (no new audience members). Gleason asked if any commissioner had a conflict of interest, bias, or ex-parte contact. There was none.

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

Gleason opened the hearing for proponent testimony.

**Proponents:** Stu Nagel, Mid-Columbia Fire and Rescue, 1400 W. 8<sup>th</sup>, The Dalles, OR 97058, spoke in favor of the application. He explained that the applicants had worked with him on the location of the emergency generator. He said that because of local and state regulations the applicant had "the cards stacked against them". Nagel stated that the roof location was the only option for the new generator.

**Opponents:** None

**Rebuttal:** None

Havercroft said she was happy they would be painting the generator to match the brick building.

McNary moved HLC 69-01 be approved with conditions and Havercroft seconded. The motion passed unanimously, Lambert absent.

### **RESOLUTIONS**

McNary moved to approve Resolution 65-01 approving HLC 68-01 and Havercroft seconded. The motion passed unanimously, Lambert absent.

Havercroft moved to approve Resolution 66-01 approving HLC 69-01 and McNary seconded. The motion passed unanimously, Lambert absent.

### **DISCUSSION ITEMS**

Commissioners discussed the need to get an additional person on the Committee. Hert told them that an application has been given to Mayor Van Cleave and may be on the Agenda for City Council tonight.

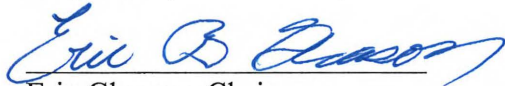
### **NEXT MEETING DATE**

The next scheduled meeting date of the Historic Landmark Commission will be December 26<sup>th</sup> at 4:00 P.M., in City Hall Council Chambers.

### **ADJOURNMENT**

The meeting was adjourned at 11:50 A.M.

Respectfully submitted by Denise Ball, Administrative Secretary.



Eric Gleason, Chair  
Historic Landmark Commission

**STAFF REPORT**  
**HISTORIC LANDMARKS REVIEW #70-01**  
**The Dalles City Park**

**TO:** The Dalles Historic Landmarks Commission

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

**HEARING DATE:** January 2, 2002

**ISSUE:** Request to replace identified hazardous and diseased trees per arborist report. This Plan is a direct result of direction from Northern Wasco County Park and Recreation District's insurance provider and Risk Management.

**SYNOPSIS:**

APPLICANT	Northern Wasco County Park and Recreation District
PROPERTY OWNER	City of The Dalles
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 remove and replace hazardous and diseased trees in concert with the original design of the park per historic photos of the site. 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 tree replacement plan will be phased in over a period of time in order to minimize the initial physical change. Over a period of years, the full growth of new trees will greatly enhance the aesthetics of the park. Tree planting will be done according to historic photographs. 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 remove diseased and damaged trees that pose a serious safety risk to persons in the City Park. The trees will be removed and replaced over a period of time to minimize change to the historic character of the park. The tree replacement plan will not have a negative impact on the park's historic significance. In the Design Guidelines for The Dalles Commercial Historic District and Trevitt's Addition, page 22, Guideline D it states, "Preserve and maintain all mature landscaping, remove only if diseased or presenting a life safety hazard". In 1999 an individual was seriously injured when a large branch fell from one of the park trees. The applicants goal is to remove the possibility of another accident. The trees to be removed have been examined and classified as hazardous by Stephen F. Goetz of Pacific Resources Group who is registered with the American Society of Consulting Arborists. 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. Replacement of damaged and diseased trees should be with trees that are similar in appearance with the trees to be removed and also that will thrive in an irrigated park setting.
3. Discovered archeological resources will need to be professionally evaluated prior to excavation at the site.

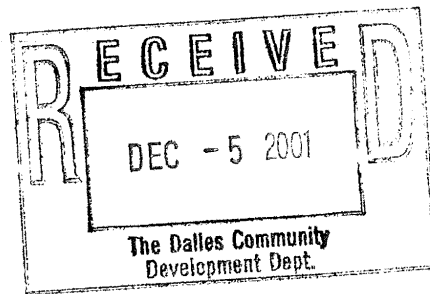


CITY of THE DALLES

313 COURT STREET

THE DALLES, OREGON 97058

(541) 296-5480



HLC# 70-01

## 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:	Northern Wasco County Park and Recreation District
Address	PO Box 967 The Dalles, OR. 97058
Site Address	City Park 600 S. Union St. The Dalles, OR. 97058
Telephone	(541) 296-9533

Please describe your project goals.

Replacement of identified hazardous and diseased trees per attached arborist reports. This plan is a direct result of direction from NWCPRD's insurance provider and Risk Management.

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

The tree replacement plan will be phased in over a period of time in order to minimize the initial physical change.

Certainly, over a period of years, the full growth of new trees will greatly enhance the aesthetics of the park.

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

The location of the new trees will be in concert with the original design of the park per historic photos of the site.

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., OR 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.

Northern Wasco County Park and Rec. Dist. December 5, 2001.  
Applicant \_\_\_\_\_ Date \_\_\_\_\_

*Karl Cozart*

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

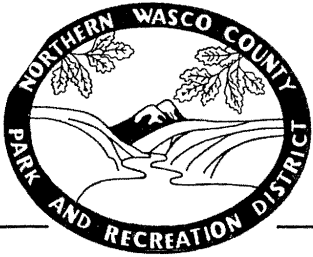
I have reviewed the above application and certify that it is complete and accepted for processing.

\_\_\_\_\_  
Secretary, Historical Landmarks Commission

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For Office Use Only

Historical Classification Primary  
(Primary, Secondary, Historical, Etc.)  
Historic Building/Site ☒ Historic District: Trevitt ☐ Commercial ☒  
Historic Name The Dalles City Park  
(If any)  
Year(s) Built 1899

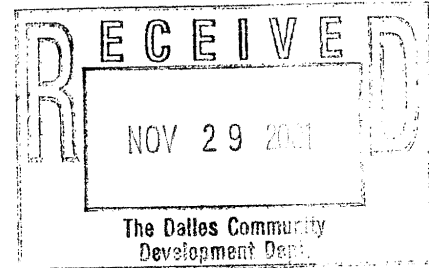


**The Northern Wasco County  
Park and Recreation District**

P.O. Box 967 The Dalles, Oregon 97058 (541) 296-9533 Fax (541) 296-1239

November 28, 2001

Dan Durow  
Historic Landmarks Commission  
313 Court St.  
The Dalles, OR 97058



Dear Dan,

This letter is in reference to City Park and our plans for replacement of hazardous trees. As you may be aware, in 1999 we experienced a rather serious accident in City Park when a large branch fell from a tree and seriously injured an individual who happened to be walking through the park. His injuries were such that he had to be immediately flown to Portland for emergency surgery. Fortunately, he survived and we were not pursued from a liability standpoint. However, our insurance provider did proceed with an audit from a licensed arborist from Portland. I have included a copy of his report for your information.

It is my understanding that since this park is on the city's registry of historic places that any improvements or alterations must be reviewed in some capacity by the Historic Landmarks Commission, be that the commission itself, or at the staff level. What I have done for your information, is highlighted the trees that we will be removing, per the arborists' report, and what types of trees we will be planting for replacement.

We are planning on doing this as soon as the N.W.C.P.U.D. makes time on their schedule to cut down the trees. We will be planting new trees as soon as possible, following the removal of the most hazardous trees.

Upon your review of the arborist report, you will realize that we are removing these trees because of their condition and recommendation of the arborist, along with the direction from our risk management advisors.

We will proceed with our plan unless I hear different from you within the next day or two. If you have any questions, please give me a call.

Sincerely,

  
Karl Cozad  
Executive Director



THE PACIFIC RESOURCES GROUP  
LAND MANAGERS & NATURAL RESOURCE CONSULTANTS

October 10, 1999

Ms. Mardell Morrison, Claims Adjuster  
Self Insured Management Services  
P.O. Box 19990  
Portland, Oregon 97280

Subject: Tree Examination, Claim #96-G2945, N. Wasco County Park & Rec. District

Dear Ms. Morrison,

At your request I inspected the trees located in the "City Park" located on Union Street in The Dalles, Oregon, which is in the care of the Northern Wasco County Park and Recreation District. I inspected a total of 30 trees that according to a representative of the District staff were all on the District's property. A brief description of each tree is included in an attached document. The purpose of this inspection was to assess the health and condition of the existing trees and to identify any potentially hazardous conditions that might pose an unacceptable risk to users and neighbors of this park.

The health and condition of the trees in this park ranged from young and vigorous for the two recently planted Red Maples to over mature and hazardous for several of the larger and older Silver Maple and Black Locust trees in the park. The trees in this park are major aesthetic features and provide shade that is appreciated by park users. During my site visit several park users asked me what I was doing and shared their fondness for the park, their awareness that a tree related injury accident had occurred and their hope that the remaining trees could stay.

The condition of many of the trees examined indicates that they have not received the level of care necessary to keep them both healthy and structurally sound. There are other trees still standing in this park that have an equal or greater hazard potential than the tree that failed (tree #26). Since the trees are such an integral part of the infrastructure of this park it would seem prudent that they receive equal consideration, to that allocated for buildings and other landscape elements, in allocating resources for their upkeep. The trees that have the greatest hazard potential have been in the park for a long time and are at the end of their useful life, however the span of their useful life span could have been lengthened considerably if they had received better care over the last 20 to 30 years.

Of the 30 trees examined I found 7 that I would classify as hazardous which are not repairable. I recommend that these trees (#1, 3, 5, 6, 14, 16 & 17) be removed as soon as possible. In my opinion the risk of leaving these trees standing is too great, given the high use of this park. There is a note on the description of tree #13 that identifies trees off site that are close enough to the park so as to pose a threat to park users if these trees should topple.

I found another 5 trees (#4, 22, 23, 24 & 25) that are potential hazards that need either or both an additional inspection or repair by a reputable trees service firm to reduce or eliminate the potential hazard. If the District decides not to secure the recommended inspections or repairs then these trees should also be removed because they pose an unacceptable risk to park users, the public or adjacent neighbors.

Another group of trees will require future inspections and monitoring of their condition. These trees (#7, 10, 12, 15, 18, 27, 28 & 29) are in declining health or have other problems that warrants attention beyond that which should be provided to a healthy tree. These trees were not classified as potential hazards at the time of my examination, but a hazard condition could develop over time if the health and condition of the tree deteriorates over time. Regular inspections, at least annually, and observing the trees during high winds or other storms is recommended.

All the trees could benefit from a formal plant health care and maintenance program. It was apparent at the time of my inspection that the trees have been neglected for many years and that this along with the natural aging process has led to the problems I observed. Even with a limited budget there are things that could be done that would either slow or halt the decline some of the trees with health problems. Three things that could be done include inspections, pest control and a fertilization program.

The first thing that in house staff could do is inspecting and monitor the remaining trees at least once or twice a year for signs of continued decline and hazard potential. This would require a little study by staff and securing a reference book or two. Such as "A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas" by N. P. Matheny & J. R. Clark, published by the International Society of Arboriculture.

The second thing would be to use District staff to provide some pest control duties. This could be done by staff licensed to apply pesticides. They could purchase an inexpensive spray apparatus which would allow the application of pesticides to a large percentage of the crown of the trees. An alternative would be the injection of a systemic insecticide in the soil at the base of the trees.

The third things is to fertilize the entire area beneath existing trees using a highly soluble high nitrogen fertilizer applied at a time when surface vegetation is dormant and tree roots are still growing. The best time to do this is in late October or early November and again in late February and is best applied prior to rain or it should be watered into the soil. I recommend using Ammonium Sulfate (21-0-0 or 23-0-0) at a rate of 2 lbs. of Nitrogen per 1000 square feet. This equates to applying 9 lbs. of the fertilizer to each 1000 square feet of area within the drip line or area to be treated for each tree. The fertilizer can be applied to the surface of the ground with a cyclone or "whirly" type spreader. The fertilization program for woody plants should occur every year for the first 3 years then every 2 years thereafter. The fertilization should be done within the drip line and a few feet outside the drip line of smaller trees and shrubs. To determine the area to be treated for larger trees the area to be treated is within the circle, with the tree at its center, that has a radius equal to one foot for every inch of the tree's diameter.

Even with the effort to improve the health of the trees in this park the trees will still need periodic pruning. The pruning is necessary to repair structural defects and to remove dead wood that may accumulate. The typically recommended pruning interval for park trees is every 5 to 7 years depending on how healthy and vigorous the trees may be. Developing a track record of providing a responsible maintenance program will preclude the kinds of

FROM : THE PACIFIC RESOURCES GROUP

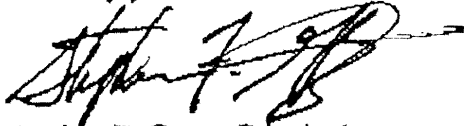
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failure that occurred on this site in question. Such a maintenance program can be an adequate defense if an unexpected tree failure occurs

This completes my report. I hope that I have addressed all the issues that you wished covered. If any additional information, which would effect my report becomes available, I would welcome the opportunity to consider it and revise the report accordingly. If I omitted any information or if you have any questions, please do not hesitate to contact me. Thank you.

Sincerely yours,



Stephen F. Goetz, Principal  
American Society of Consulting Arborists, Reg #260  
American Society of Landscape Architects, Oregon Lic. #80  
Society of American Foresters

SG/mac

Attachment





New Trees to be Planted  
Red Sunset Maple & Norway Maple

Project: N.W.D.P.R.D. - CITY PARK HAZARD TREE ASSESSMENT

Scale: NOT TO SCALE

Date: 9-16-99

Drawn By: SFG

The Pacific Resources Group 1331 SW Broadway #100 Portland, Oregon 97201 503-222-4320 206-451-0620



### City Park Tree Assessment Northern Wasco County Parks & Recreation District

The following inventory of trees in City Park, The Dalles, Oregon is an attachment to the preceding arboricultural report. The trees are numbered and located in this document are indicated in the attached sketch of the park site.

- Tree # 1. 41" DBH Silver Maple, *Acer saccharinum* - This tree lost a major stem on the north side, the remaining trunk has too many branch connection at same point (25' up) making it prone to ranch failure. Evidence of hollow decayed area is visible in the main stem. Several branch connections are potential hazards. **This tree is hazardous and should be removed.**
- Tree # 2. Silver Maple stump - decay present, hollow center indicates deteriorated tree prior to removal.
- Tree # 3. 32" DBH Silver Maple, *Acer saccharinum* - This tree has major decay on east side where a major leader broke off. West side of remaining main stem has decay. The upper portion has decayed heading cuts and weak connections to the sucker growth that resulted from these heading cuts which were 6" to 10" in diameter. Two increment bores showed that one with a sufficient of sound wood on one side of the trunk and one with 3.75" of sound wood. A minimum of 4.5" of sound would be considered structurally sound. **This tree is a hazard and should be removed.**
- Tree # 4. 25" DBH Norway Maple - This tree has co-dominant stems and included bark which is a structural defect. This could be repaired by cabling the two stems together. The tree also has too much weight on the street side and several poor branch connections from heading/topping cuts. These problems need repair to reduce the potential risk of failure. The tree otherwise appears healthy. **Potential hazard.**
- Tree # 5. 31" DBH Silver Maple, *Acer saccharinum* - Tree has a natural lean toward street. Eastern most of 2 large stems is dying back and has a large cavity on the south side. It shows extensive internal decay with fungal fruiting bodies coming from roots in ground. Increment boring showed insufficient sound wood to leave this tree standing. **Remove hazard tree.**
- Tree # 6. 22" DBH Black Locust, *Robinia pseudacacia* - Top dead - previous dying limbs have been removed. Internal decay extensive - at end of useful life remove in next 12 mos. Hollow in trunk (woodpecker at 20'. Weight to street. **Remove hazard tree.**
- Tree # 7. 24" DBH Black Locust, *Robinia pseudacacia* - some internal decay long defect on west side 8' to 15'. Some dead but holding its own for now. Monitor for regularly signs of failure or further decline. Re-inspect in 1 to 2 years. **Okay to leave.**
- Tree # 8. Stump.
- Tree # 9. 12" DBH Elm, *Ulmus species* - Tree has moderate amount of light fine deadwood and heavy Elm leaf beetle infestation. Average health, but should receive better care to resist Dutch Elm Disease.

Note: Most of the Elm trees in this park and elsewhere in The Dalles are susceptible to Dutch Elm Disease (DED) and proper precautions should always be taken. This includes the timing of pruning when the European Elm Bark Beetle, the carrier of DED, is not active. Of most importance is the overall health of the trees which directly bears on the tree's ability to resist the disease. It is therefore important to implement a plant health care program that includes pest control, sanitation pruning and annual fertilization if the Elm tree population is to be retained.

- Tree # 10. 28" DBH, Black Locust, *Robinia pseudacacia*. This tree's trunk is covered with English Ivy which obscures defects or other signs of the tree's health trunk. Kill or remove the English Ivy. Tree has moderate amount of medium to fine dead wood indicating decline. Tree should be monitored for health and re-inspected for trunk defects when Ivy is dead and removed.
- Tree # 11. 4" DBH Horse Chestnut, *Aesculus hippocastanum* - Tree has no obvious defects and vigorous and healthy.
- Tree # 12. 12" & 14" DBH 2 stem Elm, *Ulmus* species - This tree's trunk is covered with English Ivy which obscures defects or other signs of the tree's health trunk. Kill or remove the English Ivy. Heavy infestation of leaf beetle and moderate amount of fine dead wood, no hazard apparent. Re-inspect when Ivy has been removed and trunk is visible.
- Tree # 13. 34" DBH Elm, *Ulmus* species - Tree appears vigorous and healthy. It has some fine dead wood which may be result of Elm Leaf Beetle or scale insect damage. Tree should be inspected for defects from above. Note dead Locust trees west of #13 should be removed. May be on adjacent prop. (12" & 7").
- Tree # 14. 21" DBH Black Locust, *Robinia pseudacacia*. This tree is severe declining and has a large heavy dead in top. There will be very little left of this tree after the dead portion is removed. I noticed several stem defects with some callus tissue around trunk at base, indicating wounding and possible internal decay. Removing the dead wood would reduce the obvious hazard, but the prudent course would be to remove the entire tree.
- Tree # 15. 24" DBH Elm, *Ulmus* species - This tree has a large amount of medium to large dead wood that needs to be removed. It also has a heavy leaf beetle infestation and a bacterial wet wood condition on the north side at large cut face. The tree appears to be declining. Removing dead wood will reduce the potential hazard, but it should be monitored for further decline and re-inspected at least annually for the next 2-3 years. An increment boring taken from the tree showed dramatically reduced annual growth and confirmed declining health of this tree. Recommend some type of fertilization, which could improve the tree's health and possibly prolong its life.
- Tree # 16. 23" DBH Black Locust, *Robinia pseudacacia* - This tree has a moderate amount of dead wood that should be removed. Once the dead is removed there will be little of the tree left. I recommend that the entire tree be removed.
- Tree # 17. 23" DBH Black Locust, *Robinia pseudacacia* - This tree has some dead wood in the crown and extensive internal decay in the trunk which is visible between 2'

and 8'. This tree poses an unacceptable risk of failure. **Hazard tree to be removed.**

- Tree # 18. 18" DBH Black Locust, *Robinia pseudacacia* - This tree is in fair to poor health, but it may still have a few useful years left. It appears to be declining and might benefit from a fertilization program. It will have to be removed eventually but if it is inspected annually it could be left until either its health improves or it declines further.
- Tree # 19. 28" DBH Black Locust, *Robinia pseudacacia* - This is a tree that is free standing with little around it to buffer the effects of winter storms. It's main trunk appears sound, but it has 2 major dead limbs to the north and a smaller one to the south. There will be little left after the removal of dead wood. The tree will be a much lower risk of failure and could be left for awhile. I expect the tree to die in next 2-3 years. **If it does not make a significant aesthetic contribution to the appearance of the park it would be most economical to remove now.**
- Tree # 20. Newly planted 3" Red Maple, *Acer rubrum* - . This tree is in fair health. It is a species that is poorly adapted to the climate in the area. It is a species native to seasonal wetlands and in eastern Oregon it will be totally dependent on regular irrigation during summers and will not survive long term without it. In future recommend selecting replacement trees better adapted to local conditions.
- Tree # 21. Newly planted 3" Red Maple, *Acer rubrum* - same as #20.
- Tree # 22. 43" DBH at 3', Silver Maple, *Acer saccharinum* - This tree has 3 large stems that branch at 6' and has had some very large stems removed. It is obvious that there is some major internal decay within previously removed major stem at 4' suspect major internal decay at ground. It also has too much weight on the stem to East. This stem should be removed as it is too heavy to cable. An increment boring on North side showed sound wood, but still suspect internal decay and defect at branch union. Verification of this suspicion requires an inspection of the remaining 2 stems from above. If cavities and internal decay is found, remove stem and rest of tree. **Potential hazard.**
- Tree # 23. 27" DBH Elm, *Ulmus* species - The trunk of this tree splits at 8-10' into 2 large stems. It has some fine dead wood and a moderate leaf beetle infestation. Recommend checking the point where stems join trunk for defect or cavities which require an examination from above. If no defects are found following examination recommend that the two long stems be braced or cabled together. Also recommend that tree be re-inspected in 3-5 years. Otherwise the tree appears healthy.
- Tree # 24. 30" DBH Sycamore Maple, *Acer pseudoplatanus* - This tree has two large stems that originate at 7'. The north stem was topped previously and resulting sucker shoots are 4" - 10" diameter and are too tall and too heavy to remain intact. Recommend pruning to drop crotch to reduce height and weight and to reduce wind resistance. This should balance the appearance and make the north stem more like the southwest stem in appearance and height. Otherwise the tree appears healthy. I noted a split on the south side of the trunk which was callused over. I recommend a check on the connection of the suckers at the

topping cuts, for decay. I further recommend that a number of these large sucker branches be removed if necessary to balance the crown of this tree.

- Tree # 25. 26" DBH Elm, *Ulmus* species - This tree was previously topped. It contains some fine dead wood and moderate leaf beetle infestation. It needs corrective pruning to thin suckers sprouts, now branches, that developed as a result of the topping cuts. The tree should be inspected for the extent of decay in the topping or heading cuts not visible from ground. Once the corrective pruning is done the tree should have an extended life span.
- Tree # 26. Silver Maple, *Acer saccharinum* Stump - Inspected both the stump and the portion of this tree that is stored at the Park District's maintenance yard. A large failed limb that failed and internal cavities were obvious from the ground prior to the stem failure. Noted the presence of a bee hive remnant in cavity in side failed stem. Activity of bees would be an indicator of cavity and internal decay in this or other trees.
- Tree # 27. 16" DBH Elm, *Ulmus* species - The trunk of this tree is covered with English Ivy which precluded an inspection for stem defects. This Ivy should be killed and removed and the tree re inspected. Observed severe leaf beetle damage throughout crown with a large amount of both fine and large diameter dead wood that had recently succumbed to an unknown cause. The crown of this tree is very thin on top appears to be declining. Recommend the removal of all the dead wood to reduce the potential hazard and the regular monitoring for further decline and possible future removal.
- Tree # 28. 19" DBH Ash, *Fraxinus* species - Recommend the removal of the English Ivy from trunk to make any future defects more visible. Tree has some fine to medium dead wood, which should be removed. Otherwise tree appears not to pose a hazard as of this date.
- Tree # 29. 14" DBH Ash, *Fraxinus* species, same as #28. Tree has dead wood larger and more numerous in the top of the crown. This should be removed and the tree monitored for decline or insect infestation which may be causing the dieback in the crown.
- Tree # 30. 22" DBH Elm, *Ulmus* species - This tree appears well balanced, healthy, with few minor visible defects. It does have evidence of a severe leaf beetle infestation. As noted earlier a better health care program should be undertaken to preserve this tree.

**STAFF REPORT**  
**HISTORIC LANDMARKS REVIEW #71-01**  
**C. H. Urness Motor Co. & The Dalles Mural Society**

**TO:** The Dalles Historic Landmarks Commission

**FROM:** Dawn Hert, Planner

**HEARING DATE:** January 2, 2002

**ISSUE:** Request to paint a mural on the north side of the C.H. Urness Motor Co. building located within the Downtown Commercial Historic District.

**SYNOPSIS:**

APPLICANT	C.H. Urness Motor Co. and The Dalles Mural Society
PROPERTY OWNER	C.H. Urness Motor Co.
LOCATION	200 Union Street
ZONING	Central Business Commercial – “CBC”
EXISTING USE	Healthcare Equipment Supply
SURROUNDING USE	Commercial
HISTORIC STATUS	Non-contributing Non-conforming

**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 common name of this building is the C.H. Urness Motor Co. This is a one-story building with a basement. See attached inventory listing and photo.

**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 use of the property is not an issue. This 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 features will be removed or altered. Criteria 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 so recognized and no changes either conjectural or otherwise are proposed. Criteria met.

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

FINDING-A4: All previous changes to the property will not be altered. 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. 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: No plans to repair the building or replace features are proposed. 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: Surface preparation and masonry work will be completed in a workmanlike manner with utmost care to preserve and protect the existing architectural features of the structure. Criteria 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: This application is for painting a mural on the building and 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: Applicant will take all care during placement of this mural. 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: No new additions or adjacent construction are proposed. Therefore, this criterion does not apply.

**CONCLUSIONS:** This proposal maintains the historic integrity of this building and will not have a negative impact on the Downtown Historic Commercial District. In all respects this application meets the standards of the Secretary of the Interior and the local Historic Landmarks Ordinance No. 1194.

**Recommended Conditions of Approval:**

1. Work will be completed in substantial conformance to the pictures as submitted and reviewed.
2. Surface preparation and masonry work shall be completed in a workmanlike manner with utmost care to preserve and protect the existing architectural features of the structure.
3. All sign permit requirements are the responsibility of the applicant and include a separate process.
4. All care shall be taken during application of this mural.



RECEIVED

DEC - 6 2001

CITY of THE DALLES

313 COURT STREET

THE DALLES, OREGON 97058

(541) 296-5481

The Dalles Community

HLC # 71-01

## 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	C. H. Urness Motion Co.
Address	505 Cherry Hgts
Site Address	200 Union St.
Telephone	296-2284

Please describe your project goals.

To educate and preserve history, culture, beautiful and natural resources through museums.

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

The museum will promote and enhance the appearance of historic downtown The Dalles.

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

Every effort will be made to maintain the historic character of this structure.

What is the current use of this property?

Mid Columbia Health Care Equip -

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



List any known archeological resources on site.

None known.

The review criteria for each application are the Secretary of the Interior's Standards. These standards have been adopted by City Ordinance 94-1194 as local review criteria.

I certify that the above information is correct and submit this application with 9 copies of a site plan including 9 current color photographs (4X6 inch minimum) of the building/structure front.

[Signature]  
Applicant

Date

[Signature]  
Owner (if not applicant)

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

[Signature] 12/17/01  
Secretary, Historical Landmarks Commission

For Office Use Only

Historical Classification Non-Compatible Non-Contributing  
(Primary, Secondary, Historical, Etc.)  
Historic Building/Site ☐ Historic District: Trevitt ☐ Commercial ☒  
Historic Name Urness Motor Company  
(If any)  
Year(s) Built 1960

Neon sign on top of building "C.H. Urness Motor Studebaker" is worthy of preservation.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet



#107 HISTORIC NAME: Same  
COMMON NAME: Urness Motor Co.  
ADDRESS: 200 Union Street  
RESOURCE TYPE: Building  
OWNER'S NAME AND ADDRESS:  
C.H. Urness Motor Co.  
200 Union Street  
The Dalles, Oregon 97058  
ASSESSOR'S MAP: IN-13E-3BA BLOCK: 4 LOT: 2, 3, 4 TAX LOT: 1500  
ADDITION: Original Dalles City  
USE: Automobile sales and service  
YEAR BUILT: 1960  
STYLE: Other  
ALTERATIONS: NA  
PREVIOUS HISTORIC LISTING: None  
CLASSIFICATION: Non-Compatible Non-Contributing

PHYSICAL DESCRIPTION: This one-story building, with basement, is concrete with wood glue laminated beams as the principal roof structural element. The beams are exposed and form a concave wood decking roof, which is built up. Exterior walls of concrete are painted, with large areas of fixed pane glazing. A garage building is located to the east of the main building and is constructed of concrete. The building has several garage door which access the service area. A neon sign on top of the building reads, "C.H. Urness Motor Studebaker". This sign is an older sign worthy of preservation.

THE DALLES HISTORIC LANDMARKS COMMISSION NO. HLC 70-01

**HISTORIC LANDMARKS RESOLUTION NO. 67-02**

to remove and replace identified hazardous and diseased trees in The Dalles City Park per arborist report. The property is located at 600 S. Union Street, The Dalles, OR. The park was established in 1899.

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on January 2, 2002, conducted a public hearing to consider the above request.
- B. A Staff report was presented, stating findings of fact, conclusions of law, and staff recommendation.
- C. Staff Report number 70-01 and the minutes of January 2, 2002, upon approval, provide the basis for this resolution and are herein attached by reference.

II. RESOLUTION: Now, Therefore, be it FOUND, DETERMINED, and ORDERED by the Historic Landmarks Commission of the City of The Dalles as follows:

- A. In all respects as set forth in Recitals, Part "I" of this resolution.
- B. Historic Landmarks Review No. HLC 70-01 of City of The Dalles is hereby approved with the following conditions:
  - 1. Work will be completed in substantial conformance to the drawings and proposals as submitted and reviewed.
  - 2. Replacement of damaged and diseased trees should be with trees that are similar in appearance with the trees to be removed and also that will thrive in an irrigated park setting.
  - 3. Discovered archeological resources will need to be professionally evaluated prior to excavation at the site.

III. APPEALS, COMPLIANCE AND PENALTIES:

- A. Any party of record may appeal a decision of the Historic Landmarks Commission to the City Council for review. Appeals must be made in accordance to Section 9(a) of the Historic Landmarks Ordinance No. 1194, and must be filed with City

Clerk within ten (10) days of the date of this Order. The deadline for appeal is January 14, 2002.

- B. Failure to exercise this approval within the time line set either by Order or by Ordinance will invalidate this permit.

APPROVED AND ADOPTED THIS 2ND DAY OF JANUARY 2002.

\_\_\_\_\_  
Vice Chairman  
Historic Landmarks Commission

I, Dan Durow, Director of the Community Development Department of the City of the Dalles, hereby certify that the foregoing Order was adopted at the special meeting of the City Historic Landmarks Commission, held on January 2, 2002.

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

\_\_\_\_\_  
Dan Durow, Director Community Development Dept.

THE DALLES HISTORIC LANDMARKS COMMISSION NO. HLC 71-01

**HISTORIC LANDMARKS RESOLUTION NO. 68-02**

to paint a 12' x 39' Lewis and Clark mural on the section of the building facing 1<sup>st</sup> Street. The property is located at 200 Union Street, The Dalles, OR 97058. The building was built in 1960.

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on January 2, 2002, conducted a public hearing to consider the above request.
- B. A Staff report was presented, stating findings of fact, conclusions of law, and staff recommendation.
- C. Staff Report number 71-01 and the minutes of January 2, 2002, upon approval, provide the basis for this resolution and are herein attached by reference.

II. RESOLUTION: Now, Therefore, be it FOUND, DETERMINED, and ORDERED by the Historic Landmarks Commission of the City of The Dalles as follows:

- A. In all respects as set forth in Recitals, Part "I" of this resolution.
- B. Historic Landmarks Review No. HLC 71-01 of City of The Dalles is hereby approved with the following conditions:
  - 1. Work will be completed in substantial conformance to the pictures as submitted and reviewed.
  - 2. Surface preparation and masonry work shall be completed in a workmanlike manner with utmost care to preserve and protect the existing architectural features of the structure.
  - 3. All sign permit requirements are the responsibility of the applicant and include a separate process.
  - 4. All care shall be taken during application of this mural.

III. APPEALS, COMPLIANCE AND PENALTIES:

- A. Any party of record may appeal a decision of the Historic Landmarks Commission to the City Council for review. Appeals must be made in accordance to Section 9(a) of the Historic Landmarks Ordinance No. 1194, and must be filed with City

Resolution No. 68-02

C.H. Urness and The Dalles Mural Society

Page 1 of 2

Clerk within ten (10) days of the date of this Order. The deadline for appeal is January 14, 2002.

- B. Failure to exercise this approval within the time line set either by Order or by Ordinance will invalidate this permit.

APPROVED AND ADOPTED THIS 2ND DAY OF JANUARY 2002.

\_\_\_\_\_  
Vice Chairman  
Historic Landmarks Commission

I, Dan Durow, Director of the Community Development Department of the City of the Dalles, hereby certify that the foregoing Order was adopted at the special meeting of the City Historic Landmarks Commission, held on January 2, 2002.

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

\_\_\_\_\_  
Dan Durow, Director Community Development Dept.