



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

MONDAY, DECEMBER 10TH, 2001

10:30 A.M.

(Rescheduled from cancelled meeting of November 28th)

- I. Call to order**
- II. Roll call**
- III. Approval of agenda**
- IV. Approval of Minutes – August 22, 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 #68-01 of Cook Development/Commodore II LTD Partnership** to return the exterior of the building to a historically based design, with rebuilt storefront assemblies and transom panels. Missing elements such as the cornice and original Court Street entry surround will be re-established. The property is located at 312 Court Street and is zoned “CBC”- Central Business Commercial. The historic name of the building is the Masonic Lodge/Court Street Apartments.
 - B Historic Landmarks Commission Application #69-01 of of Sprint Communications** to install a new roof mounted HVAC equipment and emergency generator. The generator will be positioned away from the street facades, but will be somewhat visible from 4th Street. The property is located at 203 E. 4th Street and is zoned “CBC”- Central Business Commercial. The historic name of the building is Pacific Telephone and Telegraph.

VI. Resolutions

- A. Resolution 65-01 approving with conditions** Historic Landmarks Commission Application 68-01 to restore the Commodore building.
- B. Resolution 66-01 approving with conditions** Historic Landmarks Commission Application 69-01 to replace the HVAC unit and install a roof mounted generator on the Sprint building.

VII. Discussion Items

VIII. Next meeting date: December 26, 2001 – 4:00 p.m.

IX. Adjournment



HISTORIC LANDMARK COMMISSION MINUTES

Wednesday, August 22nd, 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 4:06 P.M.

ROLL CALL

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

The following Commissioners were absent: John Lambert

Staff present: Dawn Hert, Planner
Denise Ball, Administrative Secretary
Dorothy Davison, Council Rep.

APPROVAL OF AGENDA

A revised Agenda, which included Resolutions 60-01 through 64-01, was handed out to the Commission prior to the meeting being called to order. McNary moved that the revised agenda be approved. Havercroft seconded. The motion was passed unanimously, Lambert absent.

APPROVAL OF MINUTES

Havercroft moved the minutes of May 16th 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 60-01, **James W. Craig and The Dalles Mural Society.**

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

Havercroft asked if the mural would be painted directly on the building.

Hert replied yes.

Gleason opened the hearing to the public for comments.

Proponents: Robert C. "Rusty" Hampton, 1509 E. 21st Street, The Dalles, OR. Mr. Hampton asked for approval on the murals being proposed. He feels they will improve the appearance of the First Street portion of The Dalles.

Opponents: Jacqui Cheung, 704 Case Street, The Dalles, OR. Ms. Cheung feels that the size of the mural could detract from architectural features of the building.

Rebuttal: Mr. Hampton feels the murals would not detract but would instead be an improvement to these somewhat unattractive buildings.

Gleason asked if any repair work to the crack in the building, which is outside the mural area, was proposed.

Hampton replied that repairs would be completed only if it was necessary for painting of the mural.

Gleason closed the public portion of the hearing and opened up deliberations for the Commissioners and Staff.

Havercroft asked who maintains the murals and was told that the Mural Society maintains them for 15 years.

Havercroft moved HLC 60-01 be approved with conditions and McNary seconded. The motion was approved unanimously, Lambert absent.

Gleason opened Public Hearing HLC 61-01, Sharon Harth and The Dalles Mural Society and stated the same rules and standards apply (no new audience members).

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

Gleason opened the hearing to the public for comments. There were none. The public portion of the hearing was closed.

The commission deliberated on this building and mural. The building has previously been painted so painting a mural would be reversible.

Havercroft moved HLC 61-01 be approved with conditions and McNary seconded. The motion passed unanimously, Lambert absent.

Gleason opened Public Hearing HLC 62-01, Stanley Heisler and The Dalles Mural Society and stated the same rules and standards apply (no new audience members).

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

Gleason opened the hearing to the public for comments.

Proponents: Marilyn Sanders, 1524 E. 12th St., The Dalles, OR, Vice President of the Mural Society, explained that the actual size and placement of the murals had not been finalized. The painted over windows might be incorporated into the mural. Sanders asked if perhaps the windows could be boarded over to create a smooth, continuous surface for the mural.

Hert replied that boarding over the windows would require a new application and hearing.

Opponent: Jacqui Cheung, 704 Case Street, The Dalles, OR, feels this building should not have a mural. The windows are distinctive architectural features and will be altered by painted a mural on them.

The public portion of the hearing was closed.

The Commission deliberated on this building. Gleason pointed out that this historic building is a primary, contributing building and he was not in favor of painting a mural on it. Havercroft agreed that painting a mural would be an alteration and should not be approved.

Havercroft moved HLC 62-01 be denied and McNary seconded. The motion passed unanimously, Lambert absent.

Gleason opened Public Hearing HLC 65-01, Raymond P. Matthew and The Dalles Mural Society and stated the same rules and standards apply (no new audience members).

Hert presented the staff report. This application is for a total of three murals.

Gleason opened the hearing to the public for comments.

Proponents: None

Opponents: Jacqui Cheung, 704 Case St., The Dalles, OR, said she is opposed to putting a mural on the unpainted brick side of the building.

Rusty Hampton stated that the Mural Society had discovered it would be cost prohibitive to prepare that unpainted brick for a mural and would likely not be putting one there.

The public portion of the hearing was closed.

The Commissioners deliberated on the three proposed murals.

Havercroft moved that the mural on the north First St. side and the mural on the east Washington St. side be approved. The mural on the west elevation facing the parking lot is denied. McNary seconded the motion. The motion passed unanimously, Lambert absent.

City Councilor Davison left the meeting at 5:20 PM.

Gleason opened Public Hearing HLC 66-01, **Jacqui Cheung and Eric Gleason** and stated the same rules and standards apply. Gleason declared bias, as he is the homeowner. He will not deliberate or vote during this hearing.

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

Gleason opened the hearing to the public for comments.

Proponents: Jacqui Cheung stated that they would be restoring the projecting eaves to the gable ends of the front part of the house. They have looked at other homes in the area from the same period and will match them as closely as possible.

Opponents: None.

The public portion of the hearing was closed.

There was no deliberation.

McNary moved that HLC 66-01 be approved and Havercroft seconded. The motion passed with McNary and Havercroft voting aye and Gleason abstaining.

The public hearings were closed.

RESOLUTIONS

McNary moved to approve Resolution 60-01 approving HLC 60-01 and Havercroft seconded. The motion passed unanimously, Lambert absent.

Havercroft moved to approve Resolution 61-01 approving HLC 61-01 and McNary seconded. The motion passed unanimously, Lambert absent.

McNary moved to amend Resolution 62-01 denying HLC 62-01 and Havercroft seconded. The motion passed unanimously, Lambert absent.

McNary moved to approve Resolution 63-01 approving HLC 65-01 for two of the murals and deny the third mural and Havercroft seconded. The motion passed unanimously, Lambert absent.

Havercroft moved to approve Resolution 64-01 approving HLC 66-01 and McNary seconded. The motion passed unanimously, Lambert absent and Gleason abstaining.

DISCUSSION ITEMS

Commissioners discussed the need to get an additional person on the Committee. Hert told them that an application needs to be given to Mayor Van Cleave. He has the authority to appoint people.

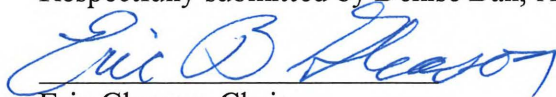
NEXT MEETING DATE

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

ADJOURNMENT

The meeting was adjourned at 6:00 P.M.

Respectfully submitted by Denise Ball, Administrative Secretary.



Eric Gleason, Chair
Historic Landmark Commission

STAFF REPORT
HISTORIC LANDMARKS REVIEW #68-01
Court Street (Commodore) Apartment Building

TO: The Dalles Historic Landmarks Commission

FROM: Dan Durow, Community Development Department *DCD by DRC*

HEARING DATE: November 28, 2001

ISSUE: Request to restore the exterior of the building to a historically based design, with rebuilt storefront assemblies and transom panels. Missing elements such as the cornice and original Court Street entry surround will be re-established.

SYNOPSIS:

APPLICANT	Mentrum Architecture, Inc.
PROPERTY OWNER	Commodore II, Limited Partnership
LOCATION	312 Court Street
ZONING	"CBC" – Central Business Commercial
EXISTING USE	Vacant
SURROUNDING USE	Commercial
HISTORIC STATUS	National Register, Secondary, built in 1910

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

RECOMMENDATION: Approval, with conditions, based on the following findings of fact.

BACKGROUND: The historic name of this building is the Masonic Lodge.

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 property will be mixed use, with retail storefronts on the first floor, professional office space on the second floor, and residential use on floors three and four. The basement level will be converted to provide a gym, offices, meeting room, and other resident amenities. This building has been used for residential apartments and retail storefronts in the past. The interior will be thoroughly upgraded for modern use but will retain the original character through the use of original and period-appropriate elements. The central atrium will be maintained and upgraded. 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. Restoring the exterior will return the building to its historically based design, with rebuilt storefront assemblies and transom panels. No features will be removed and missing elements such as the cornice and original Court Street entry surround will be re-established. Some design changes to the storefront windows and entries are being proposed to make better customer opportunities and connections to the sidewalks and streets. 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 except for storefront windows and entries as noted above. These changes will be described in better detail at the meeting. 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. The applicant proposes to restore the exterior to a historically based design. Criteria 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. Missing historic elements will be re-established such as the cornice. 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's goal is to fully rehabilitate the Court Street (Commodore) Apartment Building in a manner consistent with its historic design. Replacement of missing features shall be substantiated. The existing windows for the upper floors will be retained and repaired. Criteria 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-A7: Restoration preparation shall 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: No archaeological resources will 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: All care will be taken during rehabilitation of this building. The exterior of this building shall be returned to its historic design and will be compatible with the historic characteristics of the building. Criteria met.

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

FINDING-A10: No new addition or adjacent construction is proposed. Therefore, this criterion does not apply.

CONCLUSIONS: This proposal will restore and maintain the historic integrity of this building. 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. Restoration preparation and painting should be completed in a workmanlike manner with utmost care to preserve and protect the existing architectural features of the structure.
3. Restoration of the exterior features shall be substantiated by documentary and physical evidence.



CITY of THE DALLES

313 COURT STREET

THE DALLES, OREGON 97058

(541) 296-5481

NOV 6 2001

HLC# 68-01

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	Commodore II LTD Partnership / Cook Development
Address	503 NW Irving, 200A Portland, OR 97209-3706
Site Address	312 COURT STREET (COMMODORE APTS)
Telephone	503-248-0329 (GEORGE KRAMER @ 541-482-9504)

Please describe your project goals.

The Court Street (Commodore) Apartment building will be completely rehabilitated. When finished the building will be in mixed use, with retail storefronts on the first floor, professional office space on the second floor, and residential uses on floors three and four. The basement level, long used for systems and storage, will be converted to provide a gym and other resident amenities.

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

The exterior of the building will be returned to a historically based design, with rebuilt storefront assemblies and transom panels. Missing elements such as the cornice and original Court Street entry surround will be re-established. The interior will be thoroughly upgraded for modern use but will retain the original character through the use of original and period-appropriate elements.

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

As "Certified Rehabilitation" to be submitted for both SHPO and NPS review, every effort will be made to rehabilitate the Court Street (Commodore) Apartments in a manner consistent with its historic design. As a Cert Rehab the project is subject to compliance with the Secretary of the Interior's Standards for Rehabilitation.

What is the current use of this property?

VACANT / NOT IN USE

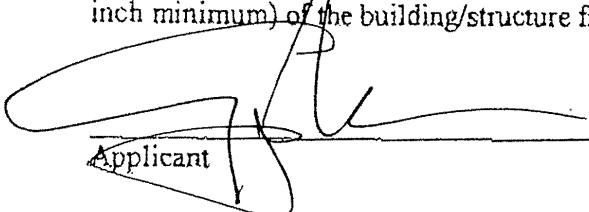
Will the use change as a result of approval of this application? Yes/No

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.


Applicant

Date

11/3/01

THE COMMODORES II LIMITED PARTNERSHIP
Owner (if not the applicant)

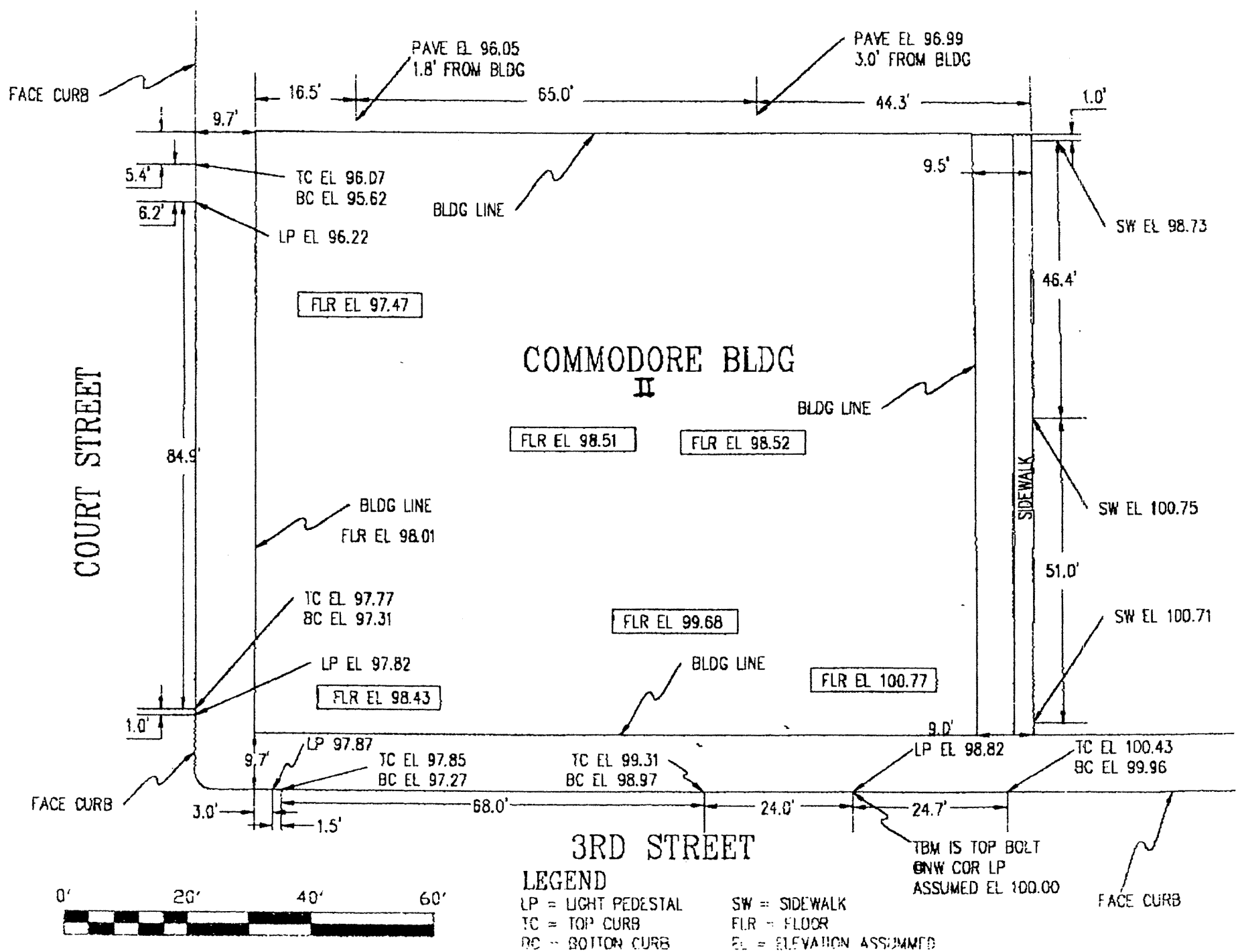
I have reviewed the above application and certify that it is complete and accepted for processing.

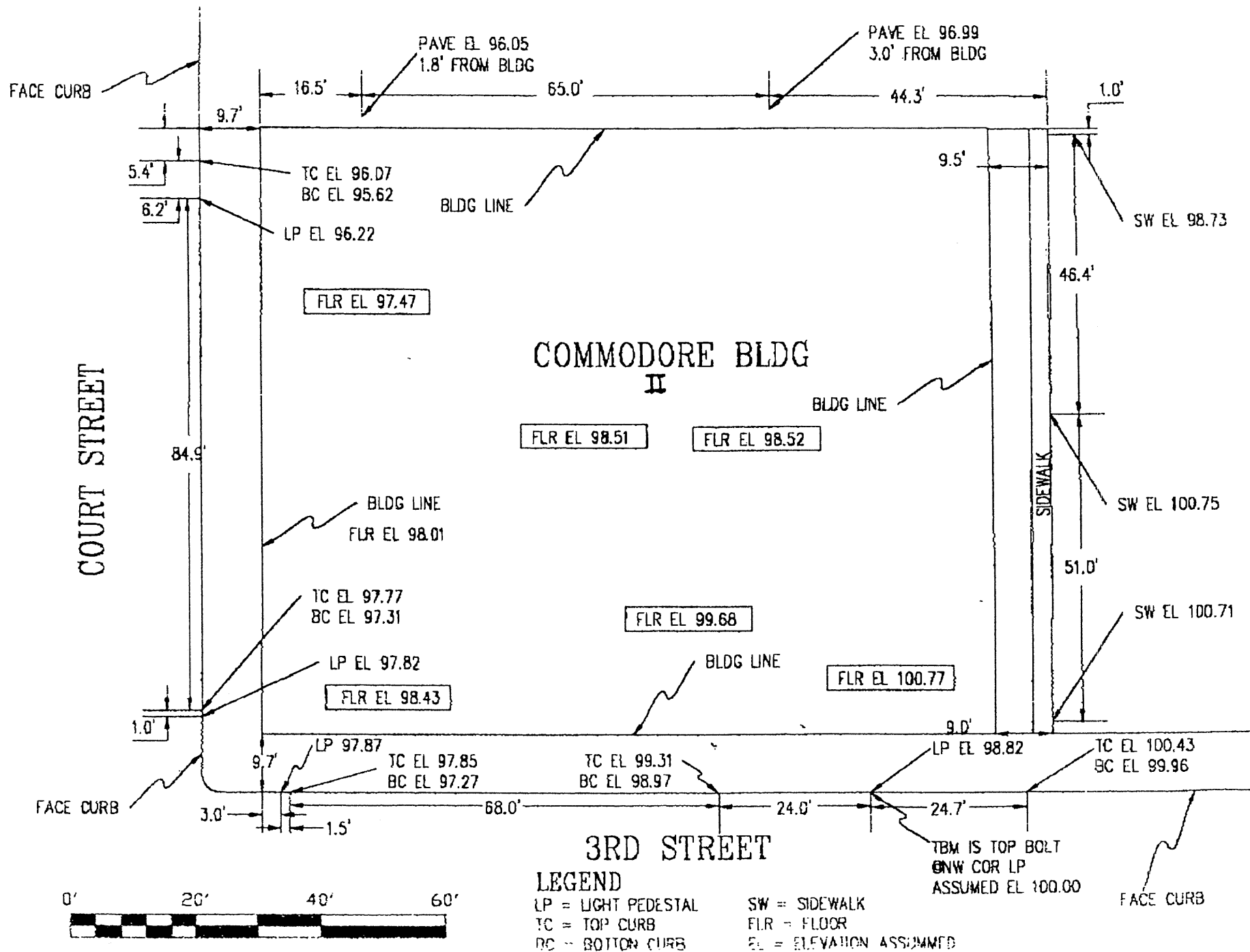
Dawn Hert by Denise Bell
Secretary, Historical Landmarks Commission

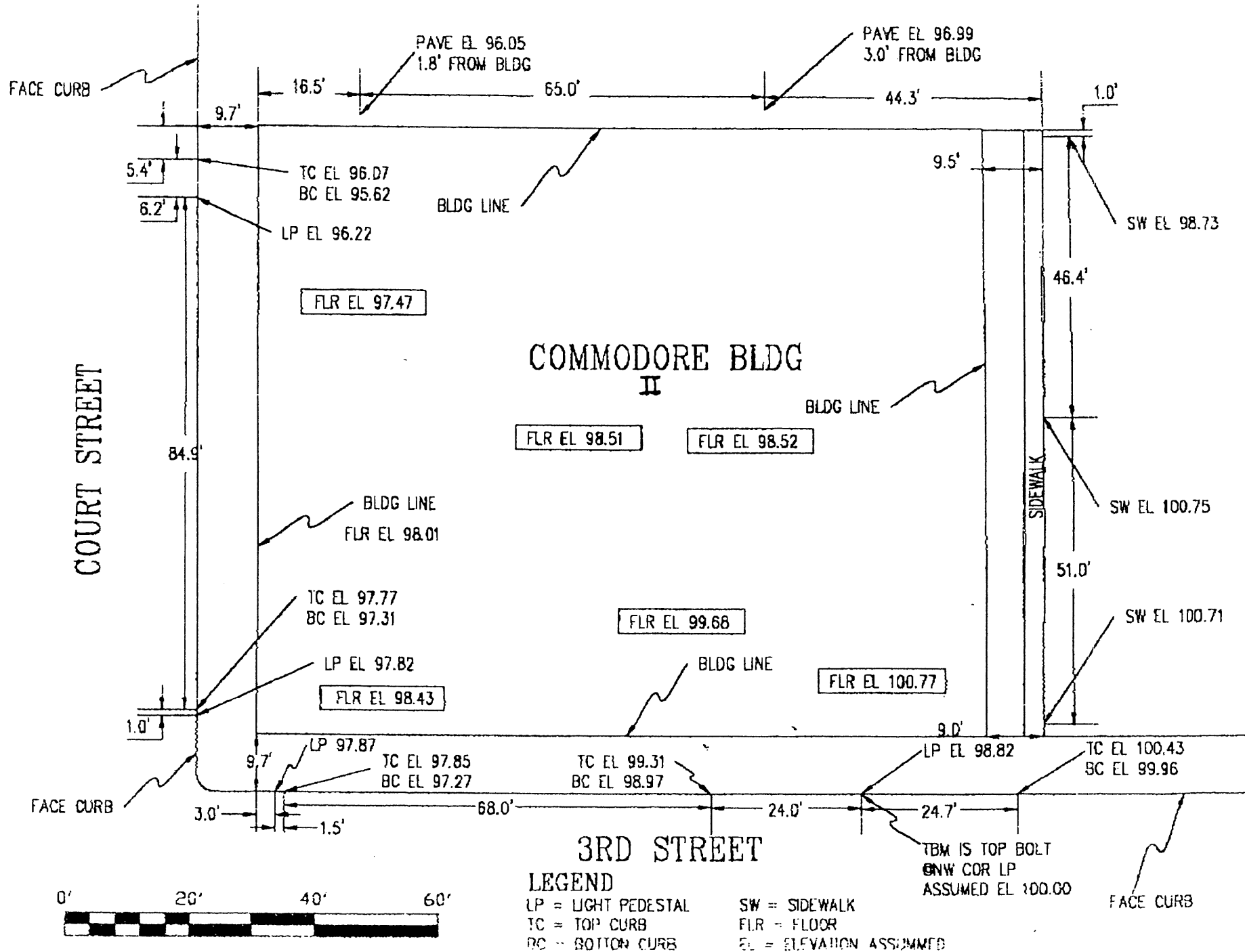
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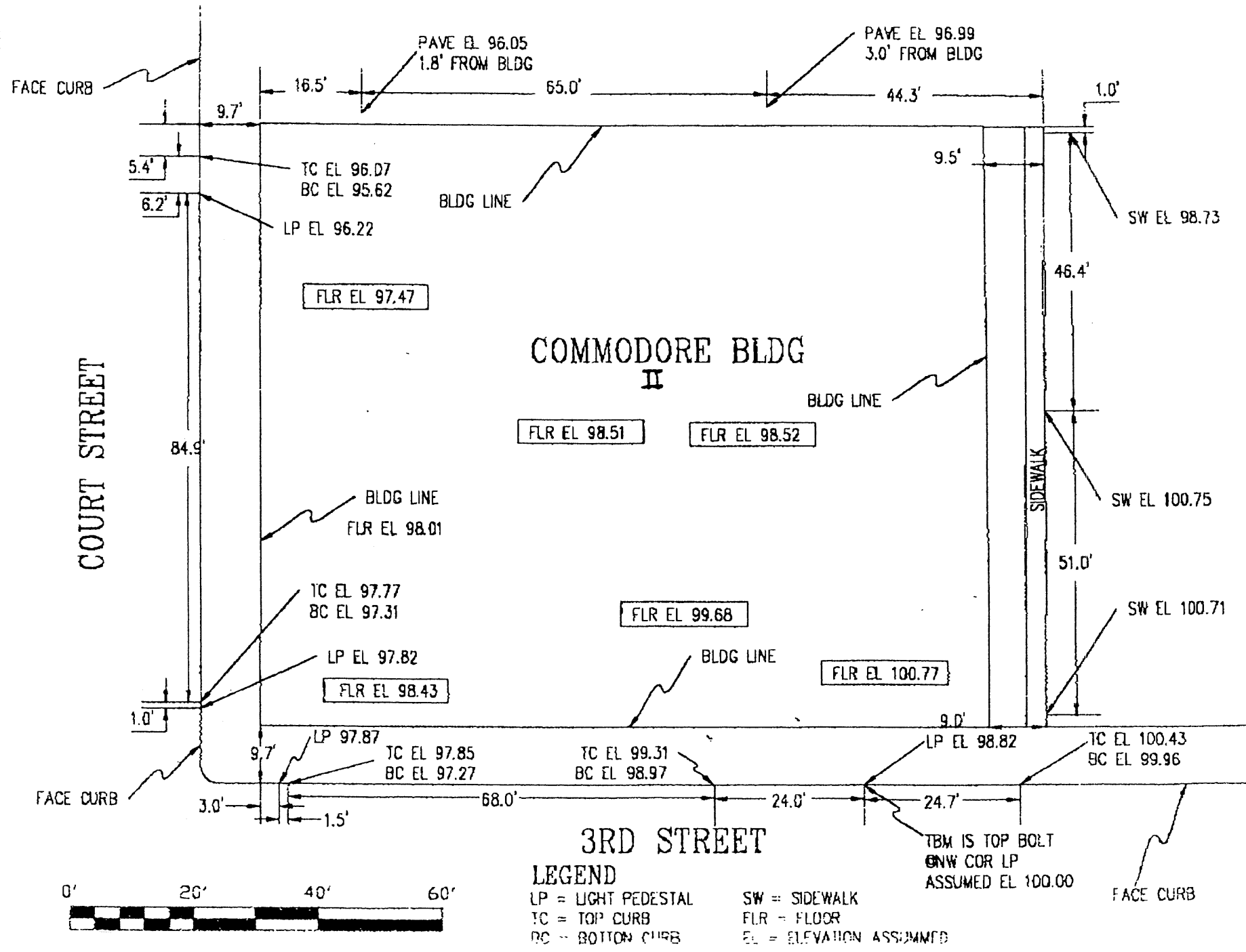
For Office Use Only

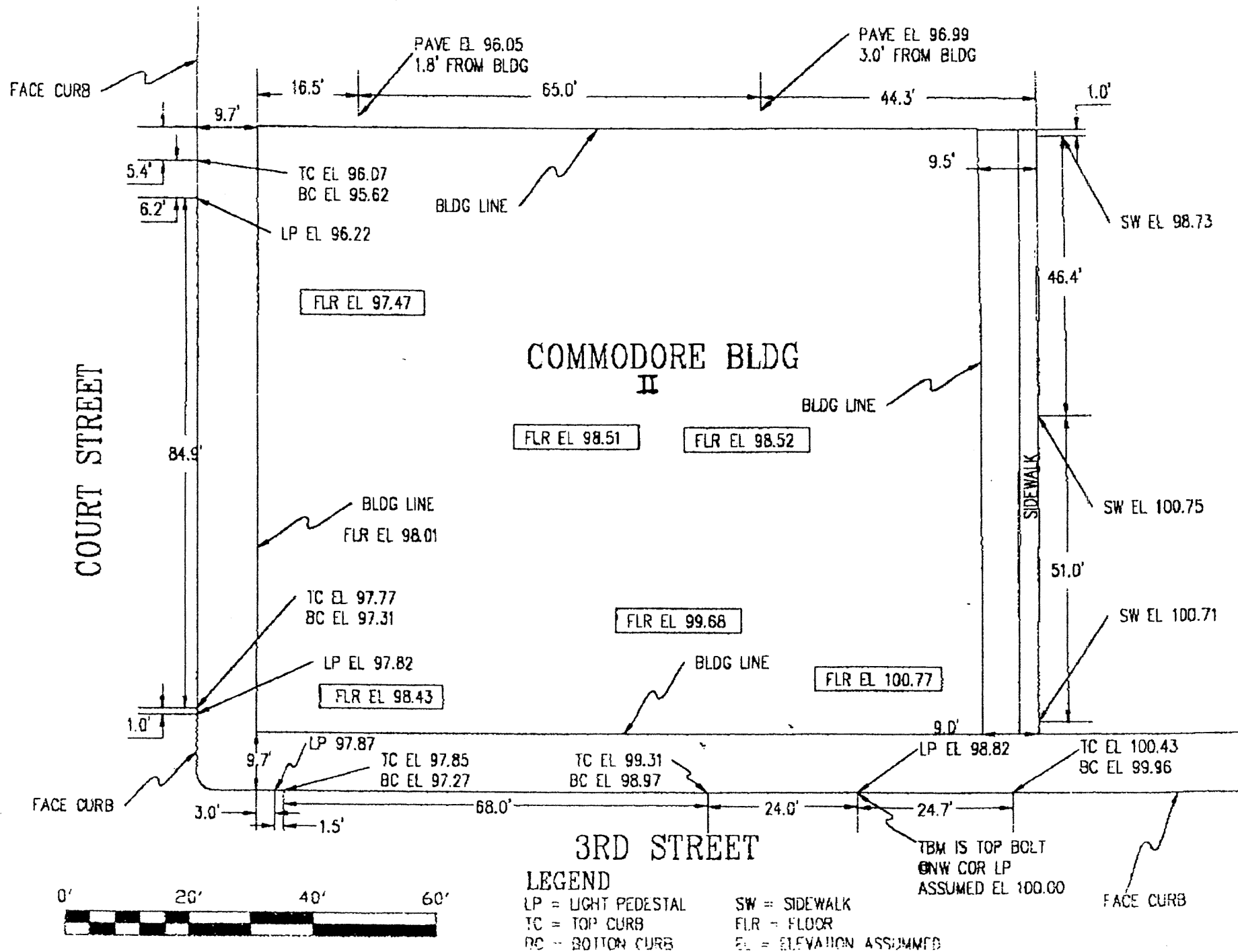
Historical Classification Secondary
(Primary, Secondary, Historical, Etc.)
Historic Building/Site ☒ Historic District: Trevitt ☐ Commercial ☒
Historic Name MASONIC LODGE; COURT STREET APARTMENTS
(If any)
Year(s) Built 1910

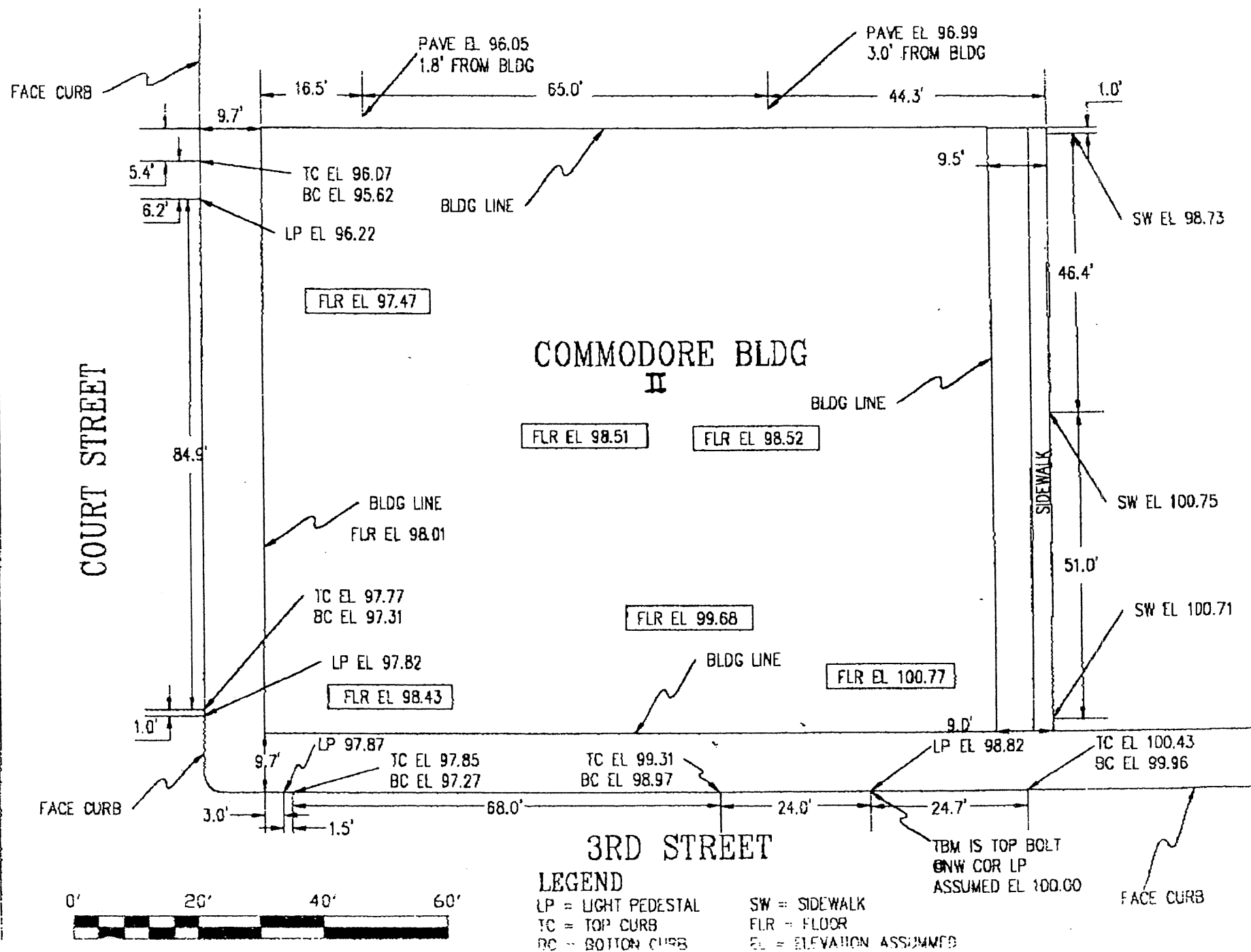


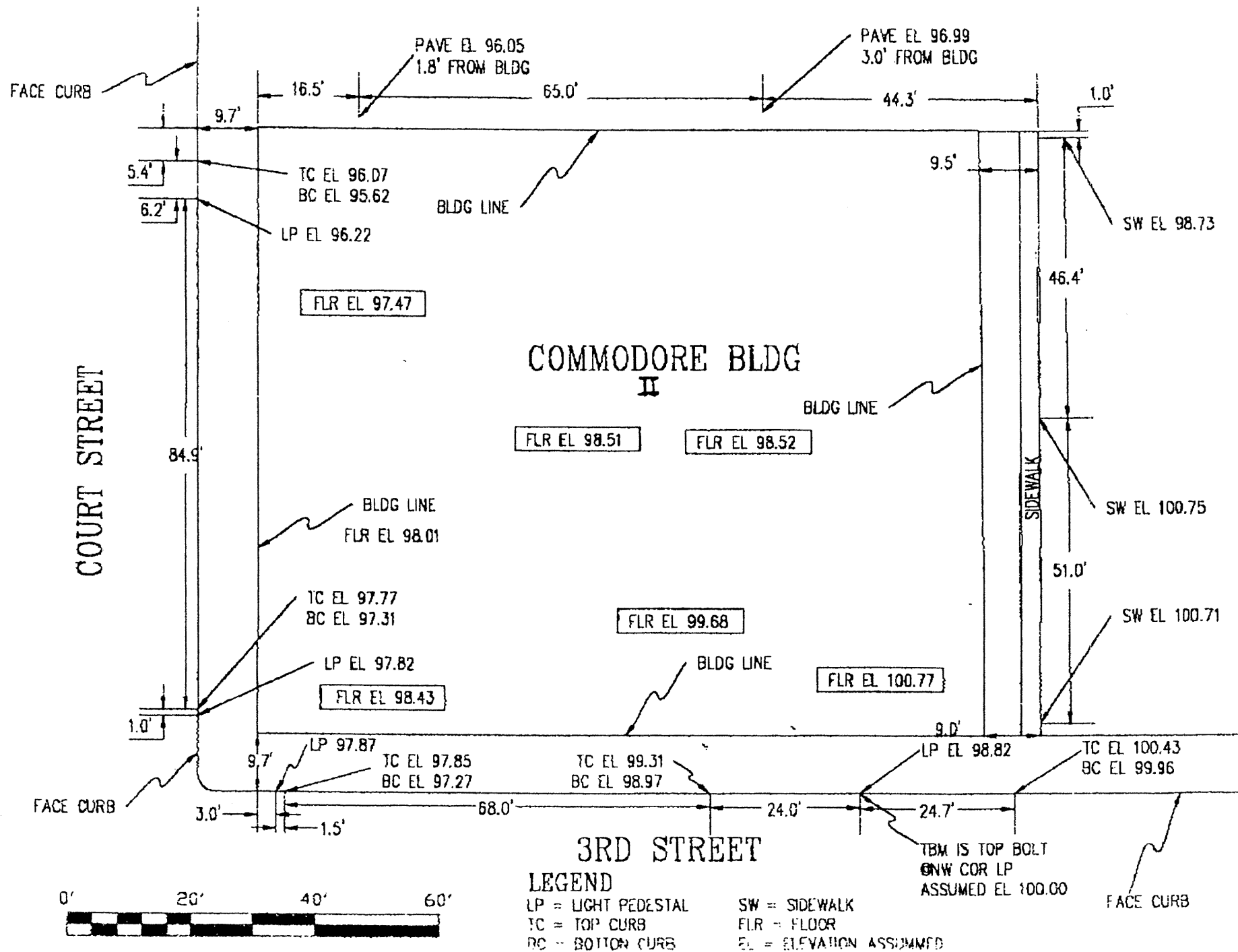


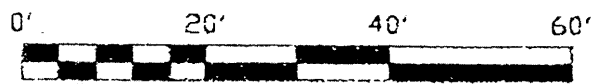
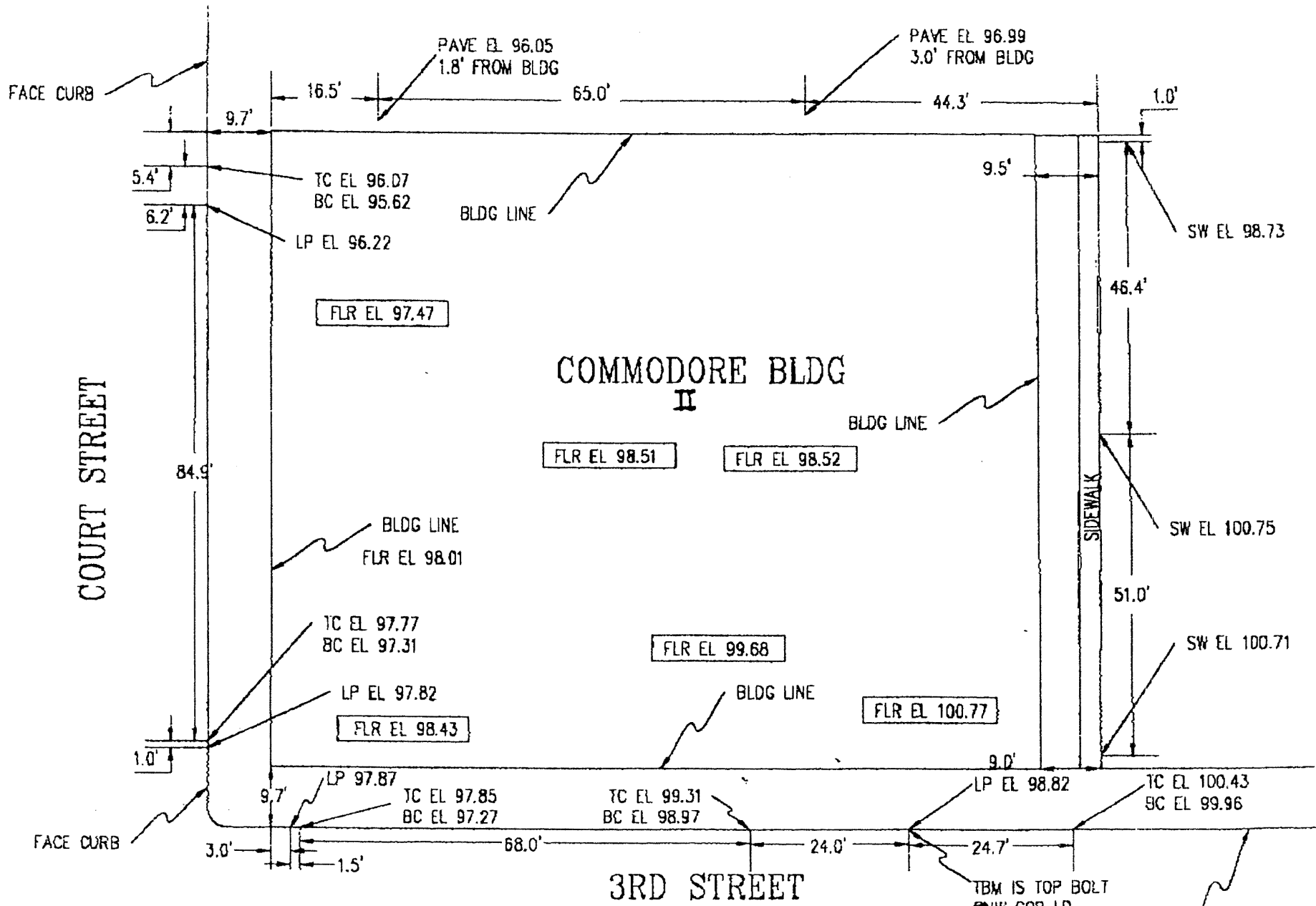






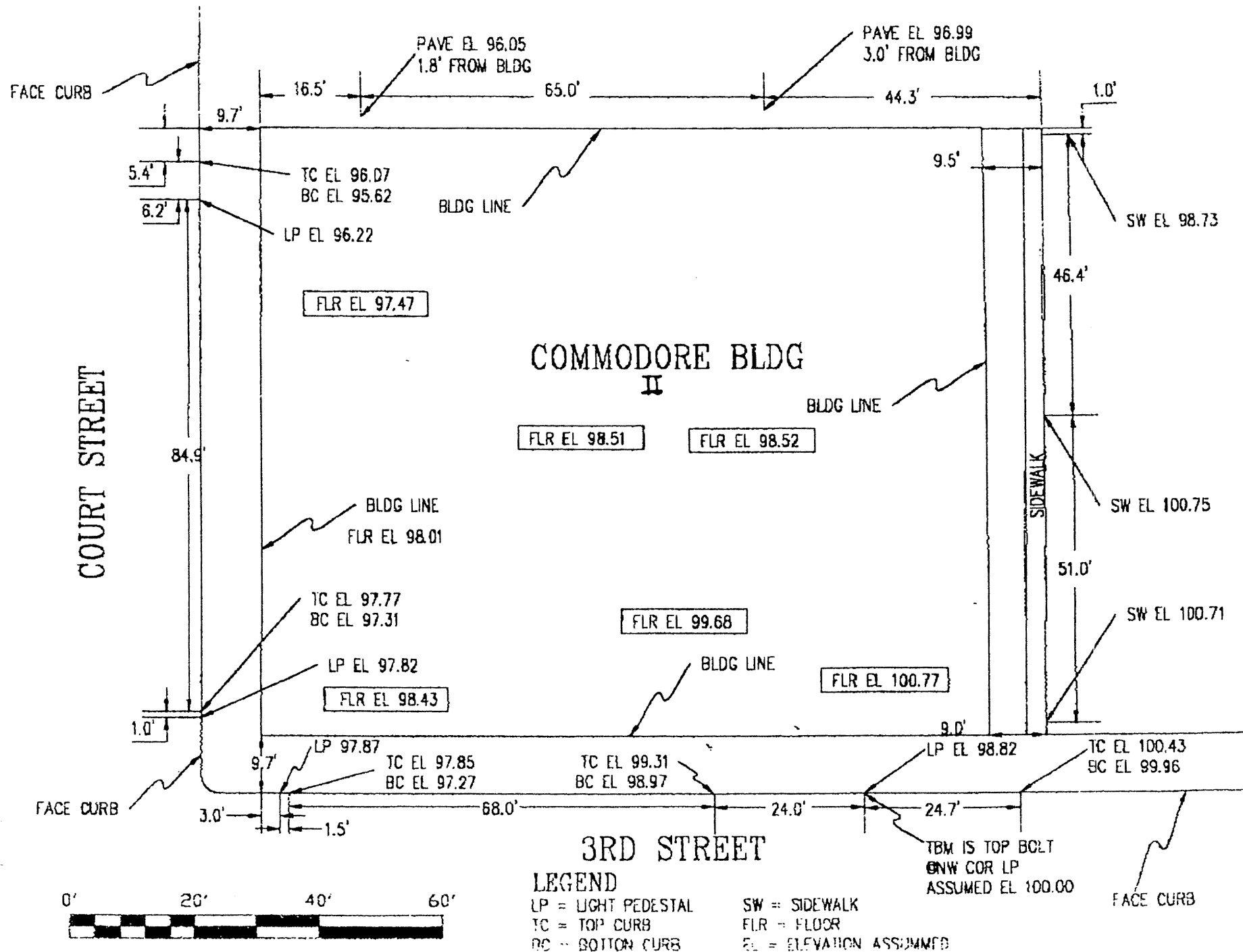






LEGEND
LP = LIGHT PEDESTAL
TC = TOP CURB
BC = BOTTOM CURB
SW = SIDEWALK
FLR = FLOOR
EL = ELEVATION ASSUMED

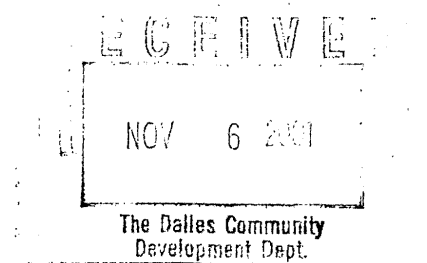
TBM IS TOP BOLT
ONW COR LP
ASSUMED EL 100.00



George Kramer, M.S.
Historic Preservation Consultant
386 North Laurel
Ashland, Oregon
97520-1154

3-November-2001

Ms. Dawn Hert
Planner
City of The Dalles
313 Court Street
The Dalles, Oregon 97058



RE: Historical Landmarks Application
Court Street (Commodore) Apartment Bldg
312 Court Street

Dear Ms. Hert,

Attached please find a completed Historical Landmarks Application form and supporting materials for review by the Historical Landmarks Commission at their 28-November meeting. It is our goal to fully rehabilitate the Court Street (Commodore) Apartment Building while respecting its historic design and significance within The Dalles.

As you likely are aware, the Court Street (Commodore Apartment) Building is being rehabilitated under the National Parks Services "Certified Rehabilitation" program. Our Part1 application was forwarded to NPS by the Oregon SHPO with a positive recommendation on 24-October. I am currently finalizing the Part 2 documentation and plan on submitting by the end of November. In addition to the Certified Rehabilitation program, the project will also be reviewed by the Oregon SHPO under the "Special Assessment for Historic Properties" program. That application, as governed by the requirements of Oregon law, will be submitted in early 2002.

The attached application is submitted on behalf of Cook Development Corporation, General Partner for the building's owner, The Commodore II Limited Partnership. General project questions may be directed to the owner. Questions regarding related to the historic design issues of the project, you may be addressed to me, at the address below.

Sincerely,

George Kramer

C: Mr. Terry Cook, Cook Development Corp, 503 NW Irving Suite 200A
Portland, Oregon 97209-3706

STAFF REPORT
HISTORIC LANDMARKS REVIEW #69-01
Pacific Telephone and Telegraph Building

TO: The Dalles Historic Landmarks Commission

FROM: Dan Durow, Community Development Department

HEARING DATE: November 28, 2001

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 the building. New HVAC equipment and an emergency generator will be installed on the roof.

SYNOPSIS:

APPLICANT	MCA Architects/Sprint Communications
PROPERTY OWNER	Sprint Communications
LOCATION	203 E. 4 th 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. Installation of the roof top mounted emergency generator will be positioned away from the street facades and only somewhat visible from 4th Street. 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. 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: All care should be taken during installation of the new roof mounted HVAC equipment and emergency generator. This structure will be painted to match the brick color of the building. 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.

HLC# 69-01

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:	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 emergency generator will not substantially change the building. The site is not affected by this work. The structural improvements will not be visible from the exterior. Installation of the roof top mounted emergency generator will be positioned away from the street facades, 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.

Wendy H. Smith
Applicant

11/13/01
Date

Owner (if not the applicant)

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

Done Next by Denise Ball
Secretary, Historical Landmarks Commission

November 12, 2001

Ms. Dawn Hert
City of The Dalles - Historical Landmarks Division
313 Court Street
The Dalles, Oregon 97058

RE: Historical Landmark Application Attachment

Dear Dawn,

Below is the required information for Historic Review for this project.

Project Description

MCA Architects is proposing structural, mechanical and electrical improvements to the Sprint Communications Central Office facility at 203 E. 4th Avenue, The Dalles, Oregon. This building is classified as a 'Historic Non-Contributing' structure for Historical Landmarks Division purposes.

The project location is on Lot 10 and the West 42 feet of Lot 9, Block 7 of Original Dalles City, Wasco County, Oregon.

The project scope of work will include:

1. Improvement of the structural connections of the roof deck. The roof deck connection to the brick bearing walls needs to be improved to meet the seismic bracing requirements for this facility. This work consists of:
 - A. The West (Court Street) elevation is affected in a minor fashion. 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.
 - B. 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.
2. Remove selected portions of the existing roof mounted heating ventilating and air conditioning (HVAC) equipment and exposed ducting system and replace with new equipment. The removal and replacement of the HVAC systems will not substantially change the appearance of the building from the street level.

3. Upgrading the existing emergency generator system size and fuel capacity will require the following changes to the building:
 - A. Remove the existing generator system and 500 gallon diesel tank (including the secondary containment basin) from the interior of the building.
 - B. Install a system of (2) 550 gallon diesel fuel tanks and associated pumping equipment in a 1-hour fire rated room in the building. This work will not affect the exterior of the building.
 - C. Install a rooftop mounted generator system in a sound controlling enclosure at the roof level of the building. This structure is 25'-0" long, 9'-0" wide and about 10'-0" tall. It will be installed near the east side of the building approximately 40' from the 4th street facade, adjacent to the parking lot. We propose that the structure be painted to match the brick color. The Photo Narrative Section of this presentation contains illustrations showing the location and this element's impact on the appearance of the building.

Schedule

While the actual dates of construction duration are yet to be finalized, it is anticipated that construction work will start in the spring of 2002. Pending approval from the City of The Dalles.

Historic Attribution

According to the State of Oregon, the site is located in a Historic District, however the building is considered a Historic Non-Contributing Structure.

Thank you for your review and consideration in this matter, if you should you have any questions, please feel free to call our office at 503.226.0622.

Sincerely,

Daniel H. Gates
Architect
MCA Architects, P.C.

Attachments: Photographs of Building/Site/Context
Block Map of Site Location
Roof Plan of Site
Elevation Sketch of Proposed Generator



West Facade (Court Street)





North Facade (Alley)



Facing Main Entry on South facade



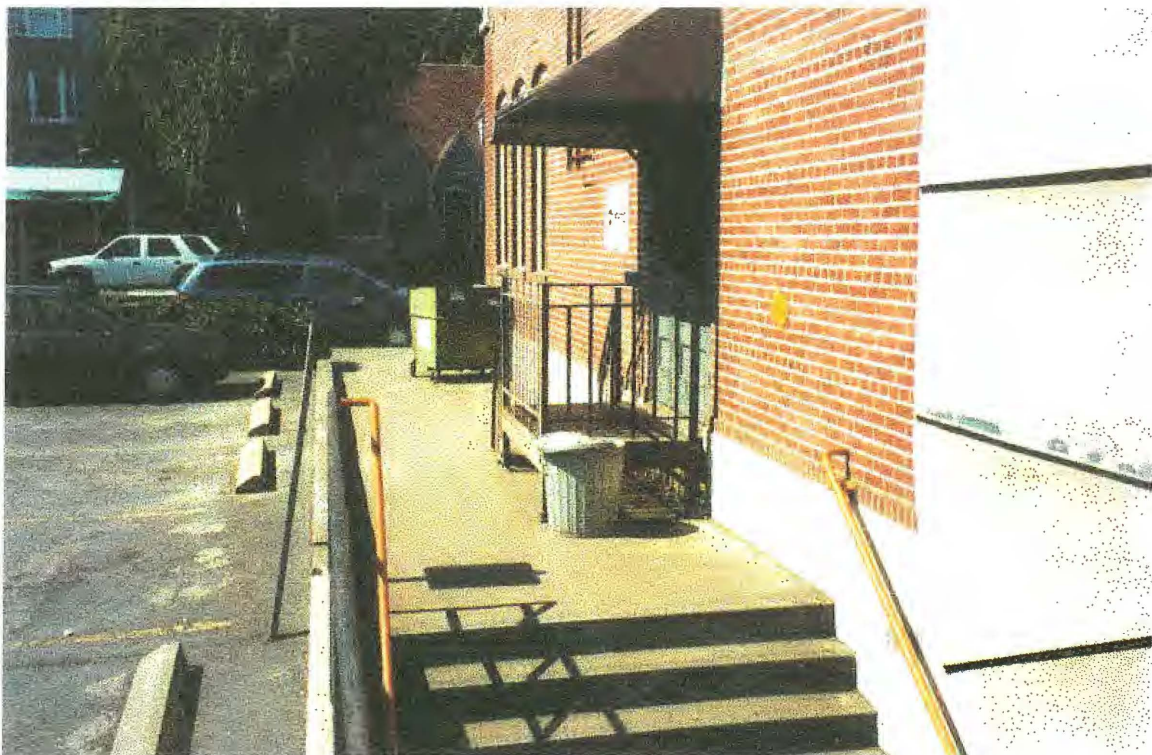
Mail drop to be removed at Main Entry vestibule



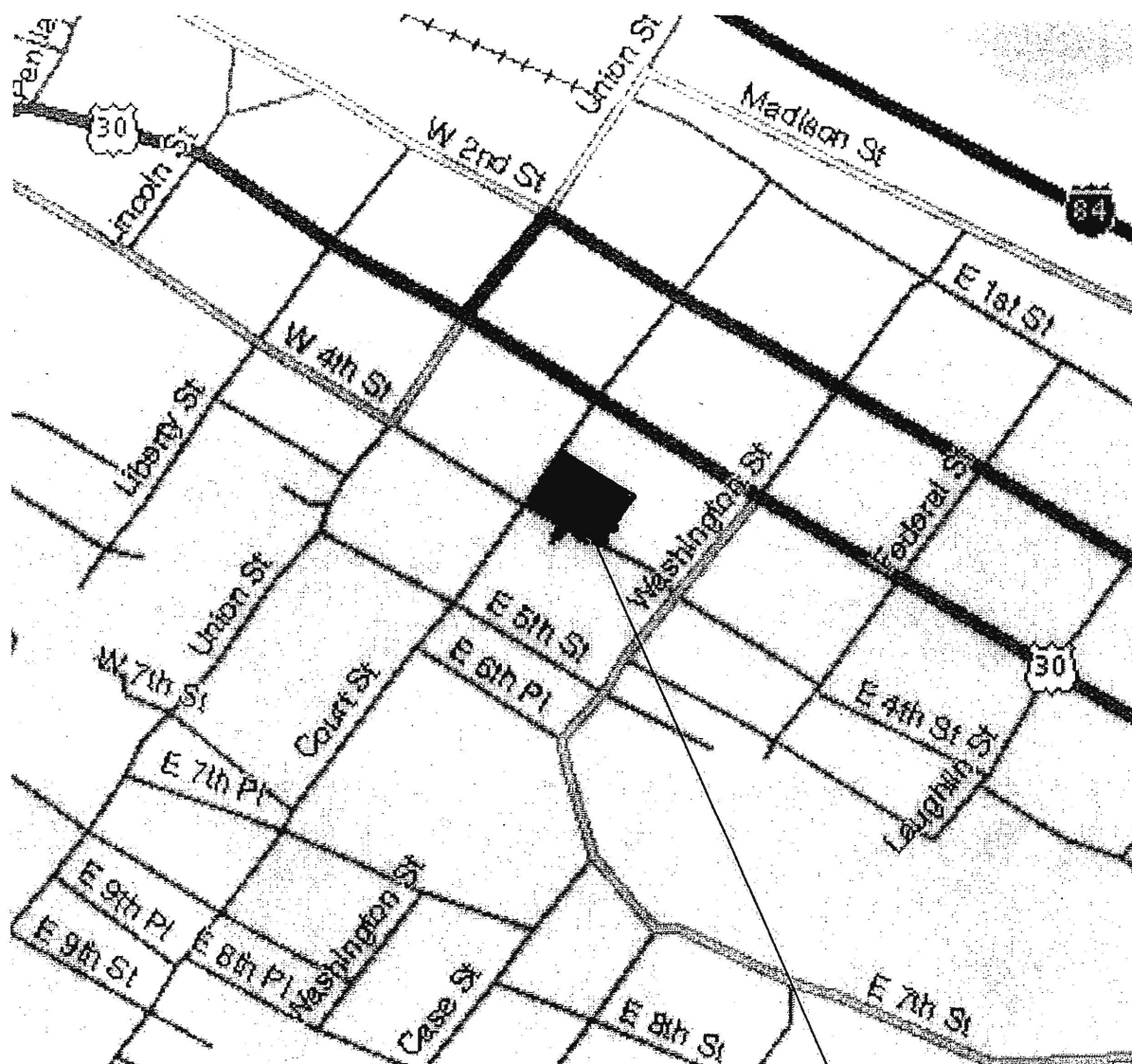
Existing stair and shipping area



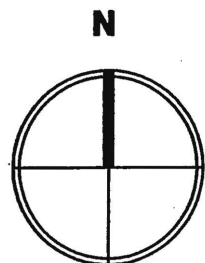
Existing stair and shipping area, looking West



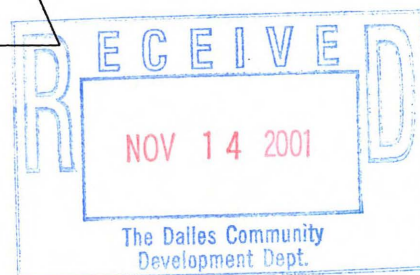
Existing stair and shipping area, looking South



PROJECT LOCATION



VICINITY MAP



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

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



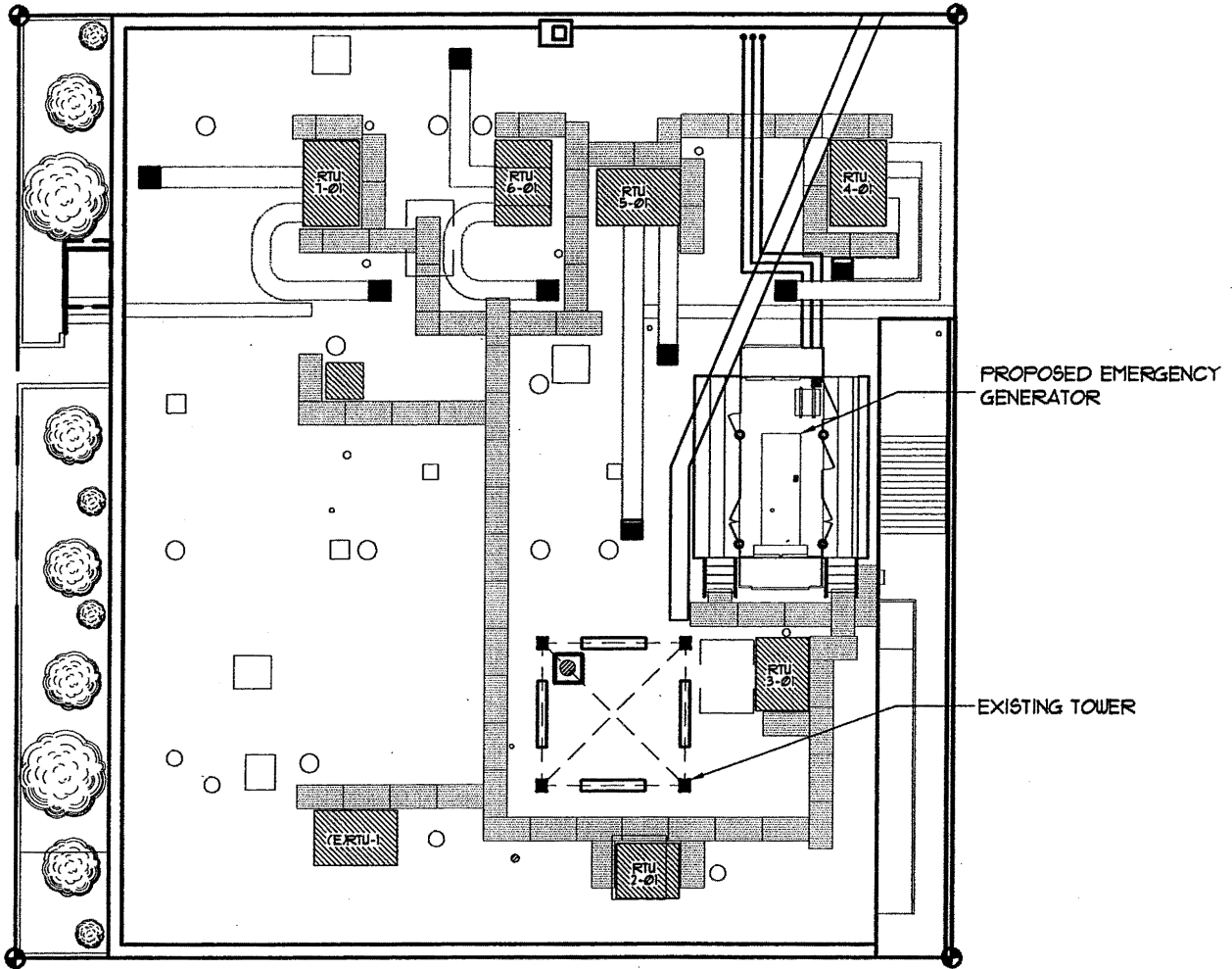
PROJ. NO: 01451
DATE: 11/12/01

HP-1

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COURT STREET

ALLEY



4th AVENUE

1 SITE / ROOF PLAN
HP-1 1" = 30'



30 NW FIRST AVENUE
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SYSTEMS
IMPROVEMENT
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THE DALLES, OR

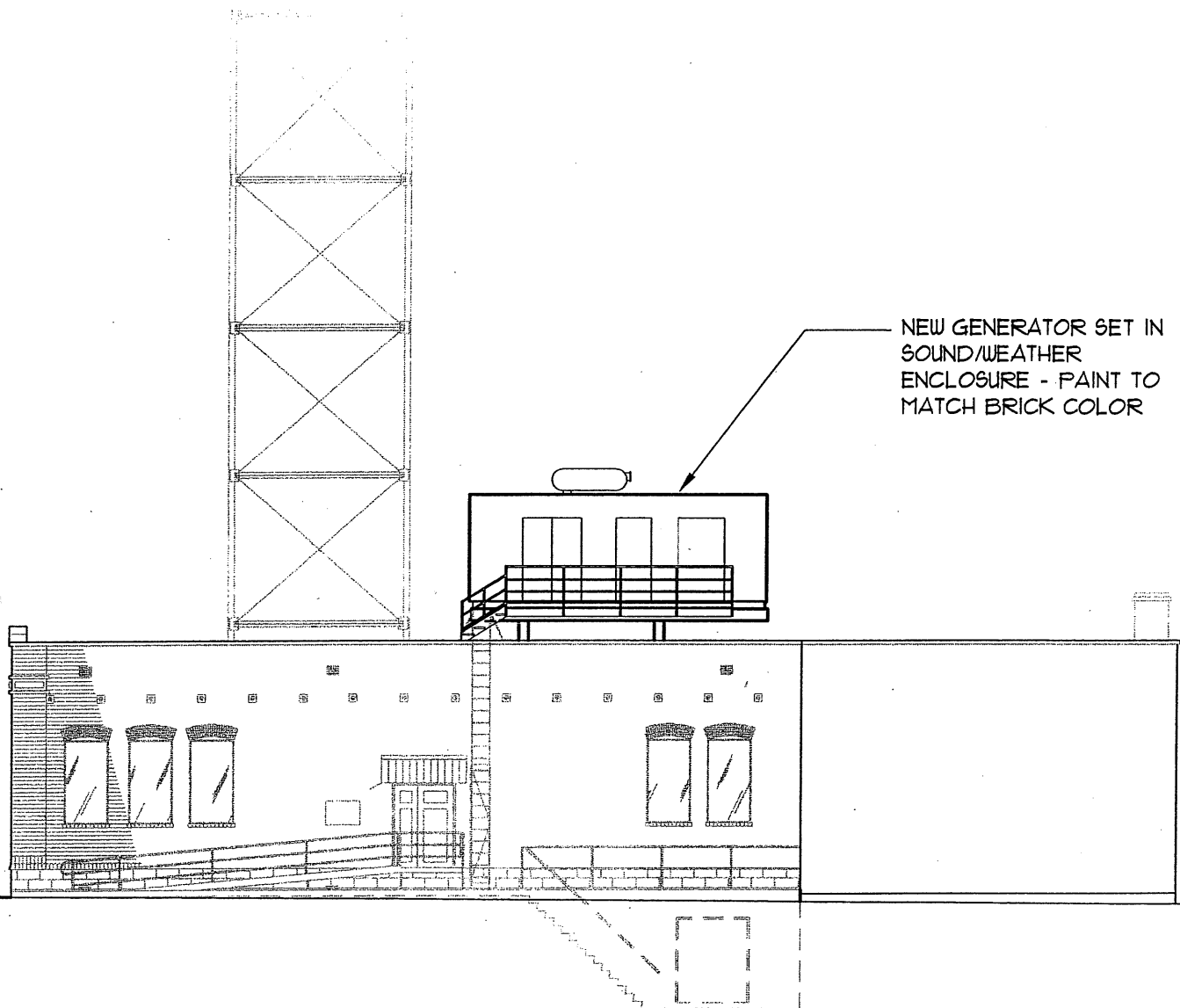


PROJ. NO: 01451

DATE: 11/12/01

HP-2

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NEW GENERATOR SET IN
SOUND/WEATHER
ENCLOSURE - PAINT TO
MATCH BRICK COLOR

1 EAST ELEVATION
HP-1 1/32" = 1'-0"



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

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



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