



**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 STREET

THE DALLES, OREGON 97058

*CONDUCTED IN A HANDICAP ACCESSIBLE MEETING ROOM*

WEDNESDAY, OCTOBER 25<sup>TH</sup>, 2000

4:00 P.M.

- I. Call to order
- II. Roll call
- III. Approval of minutes - July 26, 2000
- IV. Approval of agenda
- V. **Public comment:** The public is invited to comment on any topic that does not appear on the agenda.
- VI. **Public Hearing (Quasi-Judicial)**
  - A. HLC #56-00, Sprint Communications would like to add an ADA accessible ramp to their building at 203 E. 4<sup>th</sup> Street.
  - B. Resolution approving HLC 56-00, Sprint Communications.
- VII. **Presentation by Bob Paul** of Director's approval of minor alteration "Streetscape Phase II" within The Dalles National Historic District.
- VIII. **Next meeting date:** November 22, 2000 - 4:00 p.m.
- IX. Adjournment



## **HISTORIC LANDMARK COMMISSION MINUTES**

**WEDNESDAY, OCTOBER 25, 2000**

**CITY HALL COUNCIL CHAMBERS**

**313 COURT STREET**

**THE DALLES, OREGON 97058**

*Conducted in a handicap accessible room*

### **CALL TO ORDER**

The meeting was called to order at 4:00 p.m. by Chair Eric Gleason.

### **ROLL CALL**

Roll call was held by Administrative Secretary Pat Carter. Members present: Bob McNary, Eric Gleason, Pat May. Absent members: John Lambert, Francine Havercroft. Staff members present: Bob Paul, Senior Planner; Pat Carter, Administrative Secretary. Dorothy Davison was present, representing the City Council.

### **APPROVAL OF MINUTES**

Bob Paul had a correction to the minutes of July 26, 2000. On page 2 of 3, sentence 2, the word Voight was corrected to *Vogt*.

May moved to approve the minutes as amended. McNary seconded. The motion was passed unanimously; Havercroft and Lambert absent.

### **APPROVAL OF AGENDA**

Paul requested the addition of an item to VII. Presentation by Bob Paul. Item B would be added *Other Business*.

McNary moved to accept the agenda as amended. May seconded. The motion was passed unanimously; Havercroft and Lambert absent.

### **PUBLIC COMMENT**

None

### **PUBLIC HEARING (Quasi-Judicial)**

**HLC #56-00, Sprint Communications:** The application was to install an ADA accessible ramp on the eastern side of the building, replacing steps now in place. Chair Gleason read the rules for a quasi-judicial hearing. No Commissioners declared any ex-parte contact or conflict of interest.

Paul reviewed the staff report and said that staff was recommending approval with conditions. The condition was *removal and installation of accessible ramp should be completed in a workmanlike manner and no destruction of exterior brickwork should be left in a damaged state.*

Gleason questioned the condition, saying he would like to have more pictures of the area where the ramp would be installed.

McNary moved to meet again at 4:00 p.m. on Wednesday, November 1, 2000. May seconded. The motion was passed unanimously; Havercroft and Lambert absent. This meeting would be considered a continuation of the October 25<sup>th</sup> meeting, with the only agenda item being the Sprint application. Staff would provide additional information at that meeting.

**Downtown Streetscape Phase II:** Paul presented the Commission with information regarding the project. He explained that the Planning Director was able to approve minor alterations to property in the Historic Downtown District and that this project was considered to be in that category.

Gleason questioned if old man hole covers, sidewalk stamps, etc., would be kept intact. Paul said that there were no provisions to keep them.

Gleason suggested that documentation be made of any historic artifacts that may be unearthed. He also requested that any artifacts be surrendered to the City. Staff will make this recommendation to the City.

**Pioneer Cemetery:** Paul presented the Commissioners with copies of a letter to the editor that was written by Earline Wasser. She said she was part of a group that wanted to clean up the cemetery. He continued that the City Public Works Department will loan a lawnmower and other equipment to help in the cleanup process. A dumpster has also been contributed. Paul also advised the group that the City Manager had designated the care of the cemetery to the Historic Landmarks Commission.

Paul encouraged the support of the Commission with this project and any other volunteer effort to improve historical properties. This support could range from labor to helping to raise funds for projects.

**Design Guidance Ordinance:** Paul reported that the present ordinance was ineffective and should be rewritten. He presented a draft model that had been recommended to him.

**Preservation Books:** Paul presented a catalog of preservation books that he had received. He asked that the Commission review the catalog to determine if there were any books they were interested in purchasing for the HLC library.

**NEXT MEETING DATE**

A special meeting will to held on Wednesday, November 1, 2000, to complete review of the application submitted by Sprint Communications.


The next regularly scheduled meeting was set for November 22; however, objections were voiced concerning this date being the day before Thanksgiving. An alternate date was not determined.

**ADJOURNMENT**

The meeting was adjourned at 4:53 p.m.

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Submitted by Patricia Carter, Administrative Secretary

  
Eric Gleason, Chair



## **HISTORIC LANDMARK COMMISSION MINUTES**

**WEDNESDAY, JULY 26, 2000**

**CITY HALL COUNCIL CHAMBERS**

**313 COURT STREET**

**THE DALLES, OREGON 97058**

*Conducted in a handicap accessible room*

### **CALL TO ORDER**

The meeting was called to order at 4:09 p.m. by Acting Chair John Lambert.

### **ROLL CALL**

Roll call was held by Administrative Secretary Pat Carter. Members present: John Lambert, Francine Havercroft, Pat May. Absent members: Bob McNary, Eric Gleason. Staff members present: Bob Paul, Senior Planner; Pat Carter, Administrative Secretary.

### **APPROVAL OF MINUTES**

Havercroft moved to approve the minutes as submitted. May seconded. The motion was passed unanimously; McNary and Gleason absent.

### **APPROVAL OF AGENDA**

Senior Planner Paul requested an item B be added under Public Hearing: *Staff Comments*.

Havercroft moved to accept the agenda as amended. May seconded. The motion was passed unanimously; McNary and Gleason absent.

### **PUBLIC COMMENT**

None

### **PUBLIC HEARING (QUASI-JUDICIAL)**

**HLC #52-00 The Dalles Chronicle, 317 E. Third Street:** Acting Chair Lambert read the rules for a quasi-judicial hearing.

Lambert declared that he had previously worked for The Dalles Chronicle, but did not have any bias or prejudice. The Dalles Chronicle representative, Marilyn Roth, did not have any objections to him reviewing the application.

Paul reported that he had only received one telephone call as a result of the Public Hearing Notice. That caller had only emphasized that the building was the former ~~Voight~~ *Vogt* \* Opera House.

Paul said that staff supported the application, with two conditions of approval:

1. Paint color should be from a historic color palette.
2. Existing mural must not be damaged.

**Proponents:**

**Michael Junge, 2936 Eastlake Drive, Salem, Oregon** -Mr. Junge was representing Carlson/Veit Architects. He explained that The Chronicle offices will be relocated in the eastern portion of the building. There was also a proposed new entry with a vestibule under a covered canopy area. The canopy will extend down the sidewalk to provide shelter. The firm will consider the historic color palette for paint choices. He added that windows would be added to the 3<sup>rd</sup> Street side. A conference room is proposed with an exterior entrance so the facility will be available for public use.

To Havercroft's question regarding the original lighting and signage, Junge replied that the signage had not been decided yet. The existing sign would either be refaced, or it would be removed.

Roth interjected that the old sign would be utilized by refacing it.

Lambert questioned Junge's wording *will consider* in reference to the historic color palette. He asked if this was an option to consider or if the color had to be chosen from the palette.

Paul replied that the color scheme would have to be approved by HLC, if it was not on the historic color palette.

Junge asked if the same color could be used if a different manufacturer showed it on their palette, under a different name, and Paul told him this was acceptable.

**Opponents:**

None

The Public Hearing portion of the meeting was closed.

Havercroft requested the #2 staff condition be changed to: *Existing mural must be protected during construction.*

Havercroft moved to accept staff recommendations as modified for Application 52-00. May seconded. The motion carried unanimously; Gleason and McNary absent.

Lambert advised the applicant to stay in touch with Mr. Paul. If the paint colors were decided and approval was needed, a special meeting could possibly be held.

*\*Corrected in minutes of 10-25-00 meeting.*

### **STAFF COMMENTS**

Paul advised the commission of occurrences since the agenda packet had been mailed.

The Chew Kee and Company Building, owned by Eric Gleason, had been approved for special assessment by the State of Oregon.

Copies of a letter from Steve Poyser, Preservation Planner/CLG Coordinator for the State of Oregon were distributed by Paul. This memo was an invitation for the HLC members to attend an all-day forum in Vancouver, Washington. This forum is a part of the *Heritage 2000 Conference* and will be held on September 28, 2000. The City will provide transportation for any interested members and the fee has been waived for attendees on that day. Havercroft and Lambert said they would like to attend.

### **NEXT MEETING DATE**

Paul announced that Charlie Norris, of Mid-Columbia Fire and Rescue, would like HLC members to meet at the historic bell for pictures to be taken before the next meeting. Members should meet at the bell, at the fire department, at 3:00 p.m. on August 23<sup>rd</sup>.

The next scheduled meeting will be Wednesday, August 23, 2000, at 4:00 p.m.

### **ADJOURNMENT**

May moved to adjourn the meeting. Havercroft seconded. The motion carried unanimously; Gleason and McNary absent. The meeting was adjourned at 5:09 p.m.

---

Submitted by Pat Carter, Administrative Secretary

  
Eric Gleason, Chair

**CITY of THE DALLES**313 COURT STREET  
THE DALLES, OREGON 97058

(541) 296-5481

**STAFF REPORT  
HISTORIC LANDMARK REVIEW #56-00  
Jeremy Rear, MCA Architects, P.C.****TO:** The Dalles Historic Landmarks Commission**FROM:** Bob Paul, Senior Planner *Bob Paul***HEARING DATE:** October 25, 2000**ISSUE:** Exterior Accessible Ramp Addition.**SYNOPSIS:**

APPLICANT	Jeremy Rear, MCA Architects, P.C.
PROPERTY OWNER	Sprint
LOCATION	203 East Fourth Street
ZONING	Central Business Commercial
EXISTING USE	Commercial
SURROUNDING USE	Commercial
HISTORIC STATUS	The Dalles Commercial Historic District National Register of Historic Places, Historic and Non-Contributing resource.

**NOTIFICATION:** Published advertisement in local newspaper; notification to property owners within 100 feet, SHPO.**RECOMMENDATION:** Approval, with conditions.**BACKGROUND:** The historic name of this structure is the Pacific Telephone and Telegraph building. It is commonly known as the United Telephone/Sprint building. This commercial structure was built in 1923. This is a one-story concrete building with a brick veneer.

The current proposal is to add an accessible ramp on the eastern side of this structure. The application states the new ramp will include a metal railing similar in style to the existing metal work on the building. Additionally, this ramp will remove the deteriorating landing and stair. This side of this structure is adjacent to the parking area. It should be noted that this side of the structure is the least decorative or historically significant. It does not address either Fourth Street or Court Street.



**ANALYSIS:** The HLC is responsible for conducting hearings dealing with design issues on historic properties and the Design Guidelines will serve as a tool to help them make these decisions. The purpose of the HLC, the Historic Ordinance and the Design Guidelines 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.*

## **ORDINANCE 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".

- *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-1: The historic nature of this site is both cultural and architectural. The Dalles was the first town in Eastern Oregon to have regular phone service. The sole service provider after competition eliminated all but one business was located within this structure. Coincidentally, this building is still owned by a communication provider. The architectural modifications proposed are for accessibility purposes only. The prominent visible areas will not be disturbed. The removal of the existing landing and stair does not alter the historic character of this property. The existing landing and stair is constructed of angle iron, wood, metal grating, and sits on small concrete supports.

- *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-2: This structure is an historic and non-contributing resource. Review under this ordinance is restricted to inappropriate changes creating false historical development and destruction/alteration of important architectural elements. The physical addition of the accessible ramp will not detract from the historic nature of this structure. Additionally, the location of this proposed modification is ideal by virtue of placement on the Eastern elevation. The changes that are being proposed are acceptable.

- *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-3: No historic materials are being disturbed. The removal of the rear stair and landing and subsequent accessible ramp is an understandable and allowable retrofit from a time where accessibility was not a consideration. The rear stair and landing are not detailed in the property description that cites relevant historic details.

**CONCLUSIONS:** These modifications and additions to this property are considered pedestrian/accessibility friendly. They provide a much-needed retrofit for accessibility concerns. The location of the proposed change is in the most unobtrusive place possible given the physical surrounding. The historic nature of this building is not being compromised.

The improvement is proposed in such a manner as to not convey a false sense of history. In all respects this application meets the intent of our historic district design guidelines.

**Recommended Conditions of Approval:**

1. Removal and installation of accessible ramp should be completed in a workmanlike manner and no destruction of exterior brickwork should be left in a damaged state.



# CITY of THE DALLES

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## 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	JEREMY REAR, MCA ARCHITECTS P.C.
Address	30 N.W. 1ST AVE. PORTLAND, OR. 97209
Site Address	SPRINT. THE DALLES 203 E. 4TH ST. THE DALLES, OR.
Telephone	503.226.0622 (MCA ARCHITECTS, P.C.)

Please describe your project goals.

EXPAND TELEPHONE EQUIPMENT ROOM INTO EXISTING STORAGE SPACE. INCLUDE ADA UNISEX RESTROOM, AND PROVIDE ADA ACCESSIBLE RAMP ON EAST SIDE OF BUILDING ADJACENT TO PARKING LOT.

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

THE NORTH, SOUTH AND WEST FACADES WILL NOT BE AFFECTED BY THIS PROJECT. THE NEW RAMP ON THE EAST FACADE WILL MATCH THE EXISTING METAL WORK ON THE BUILDING AND WILL REPLACE THE EXISTING DETERIORATING LANDING AND STAIR.

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

THE RAMP WAS LOCATED ON THE EAST SIDE NOT ONLY FOR IT'S ACCESSIBILITY PURPOSE TO THE FACILITY, BUT ALSO BECAUSE THIS FACADE IS THE LEAST ARTICULATED, FACING A PARKING LOT AND WILL HAVE THE LEAST IMPACT ON THE SURROUNDING CONTEXT.

What is the current use of this property?

TELEPHONE SWITCHING FACILITY

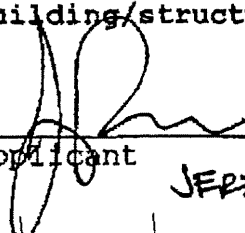
Will the use change as a result of approval of this application? Yes No

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.

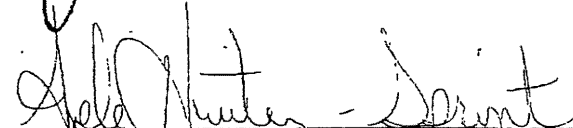
I certify that the above information is correct and submit this application with 9 copies of a site plan including 9 current color photographs (4X6 inch minimum) of the building/structure front.

  
Applicant

JEREMY S. PEAR, Assoc. AIA

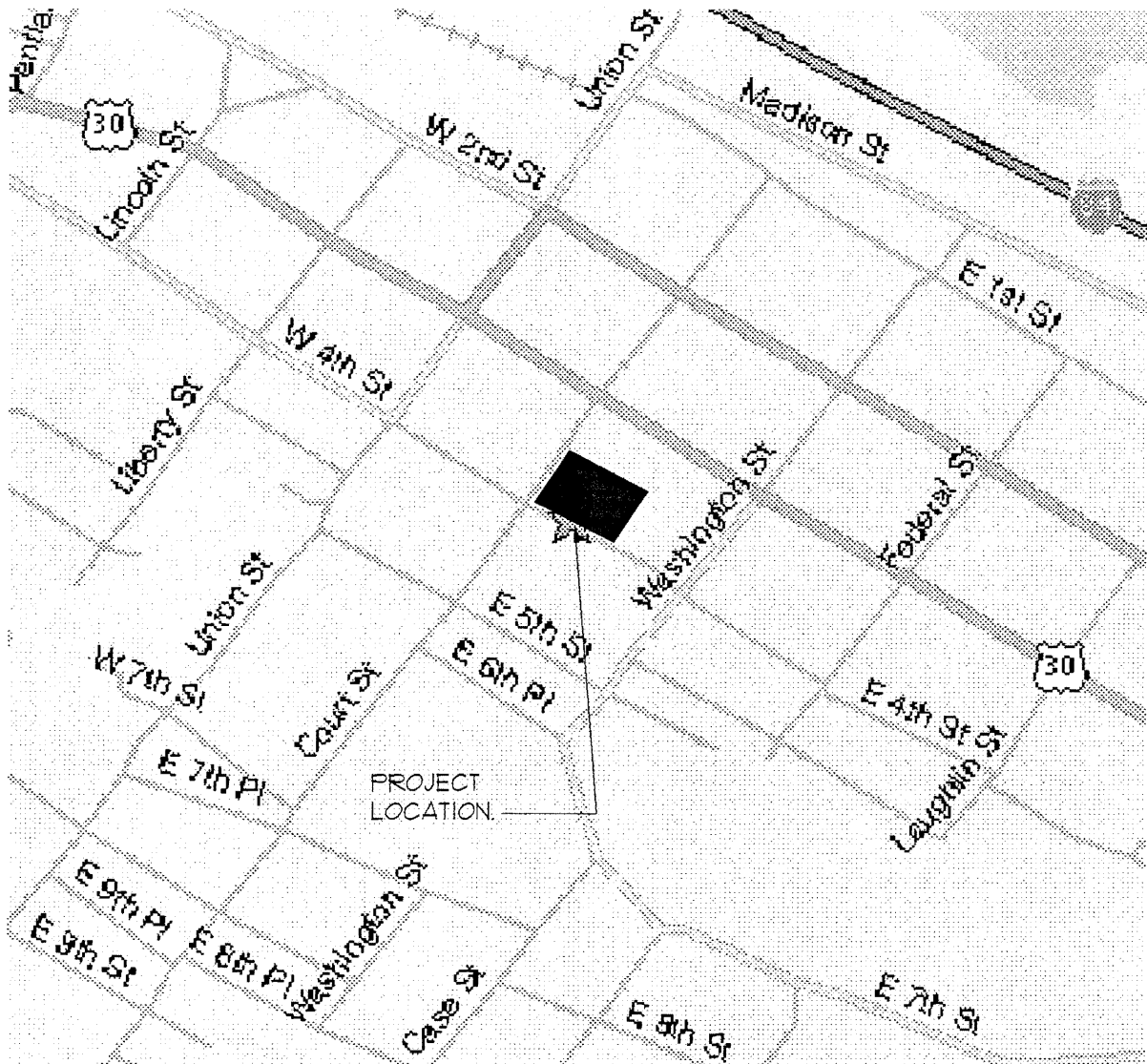
10.4.00

Date

  
Owner (if not applicant)

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

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



**PROPERTY DESCRIPTION:**

**LOT 10 AND THE WEST 42 FEET OF LOT 9,  
BLOCK 7 OF ORIGINAL DALLES CITY, WASCO  
COUNTY, OREGON.**

1 SITE PLAN  
HP-1 NOT TO SCALE



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

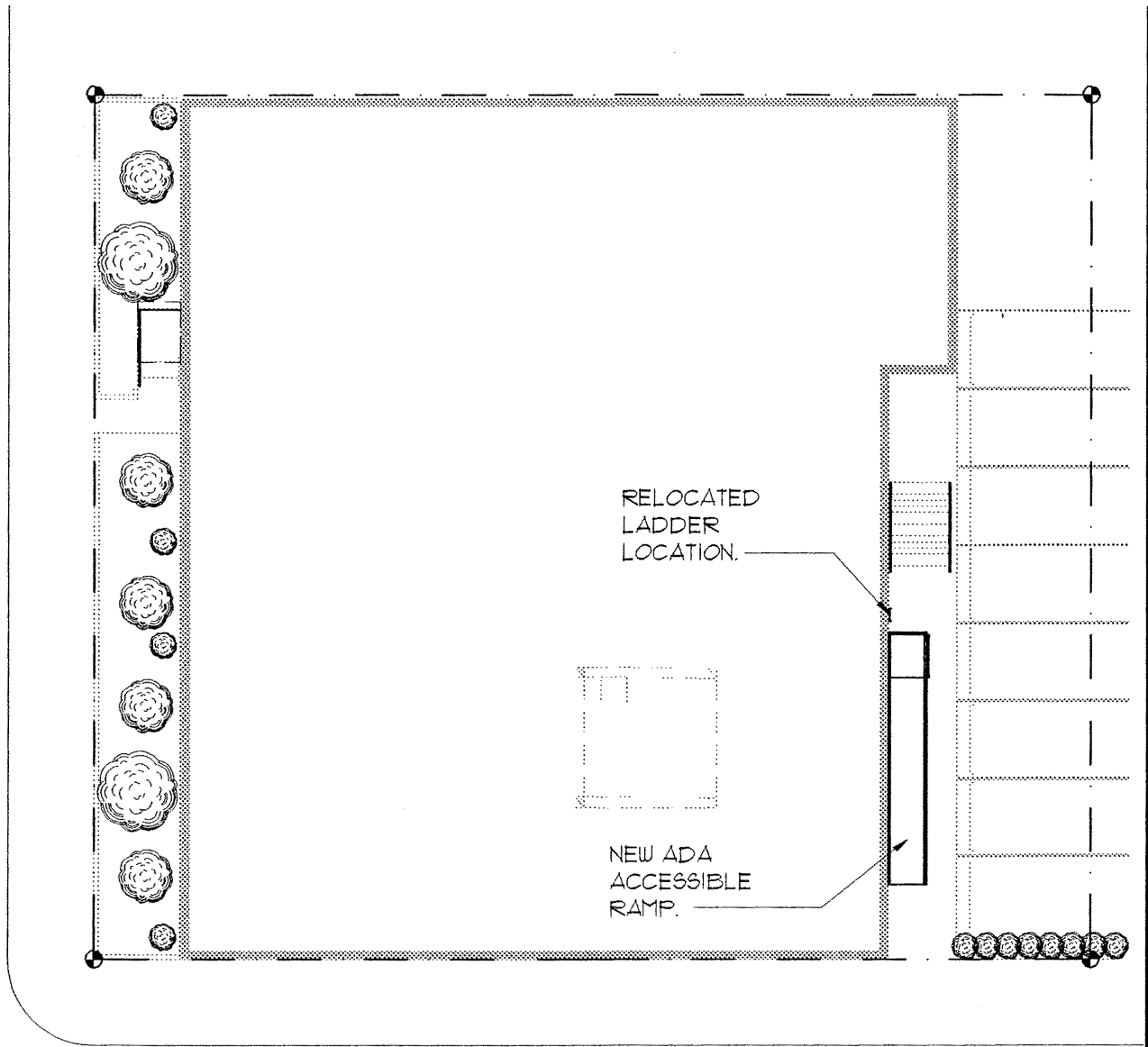
**SWITCH GROWTH**  
**203 EAST 4th ST.**  
**THE DALLES, OR**



PROJ. NO: 00-232  
DATE: 09/25/00

**HP-1**

© COPYRIGHT



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



**MCA**  
ARCHITECTS

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

SWITCH GROWTH  
203 EAST 4th ST.  
THE DALLES, OR



PROJ. NO: 00-232  
DATE: 09/25/00

**HP-2**

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Intersection at West 4th Street and Court Street facing Northeast towards The Dalles Sprint C.O.



**CITY of THE DALLES**

313 COURT STREET  
THE DALLES, OREGON 97058

(541) 296-5481

September 20, 2000

Dear Historic Landmark Commissioner:

The regular meeting scheduled for Wednesday, September 27, 2000, has been canceled.

However, we will be attending the Certified Local Government Program and Historic Landmark Commission Training Workshop in Vancouver, Washington, on Thursday, September 28<sup>th</sup>. Transportation will be furnished by the City and we will be going together in a van. Please mark your calendars to meet in front of City Hall at 7:00 a.m. that day. We will pick up Pat May at her home as soon as we are loaded.

Lunch will also be provided by the City. We will leave before the closing reception so you will be home for dinner. If you would like to stay longer, please arrange your own transportation and advise us that you will be doing so.

We expect this to be a great learning experience and are pleased that all of you will be attending. Please contact me if you have any questions or any change in plans.

Sincerely,

Bob Paul  
Senior Planner

pc





# Oregon

John A. Kitzhaber, M.D., Governor

## Parks and Recreation Department

State Historic Preservation Office

1115 Commercial St. NE


Salem, OR 97301-1012

(503) 378-4168

FAX (503) 378-6447

July 19, 2000

TO: Oregon Historic Landmark Commissions

FROM: Steve Poyser, Preservation Planner/CLG Coordinator 

RE: Upcoming CLG Commissioners' Training Meeting (a.k.a. the Fall CLG Forum)

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Hi, everyone! Megan Kelly, my counterpart in Washington state, and I spent last Friday morning planning the upcoming Fall CLG Forum, and I want to take this opportunity to give you an update. This year's meeting will be held in conjunction with the joint Washington/Oregon Heritage Commission *Heritage 2000 Conference* scheduled for September 28-30<sup>th</sup>. Thursday, September 28<sup>th</sup> has been reserved for an all-day CLG Forum, which is jointly sponsored by our two states. The CLG Forum will take place at the Marshall House on Officer's Row at historic Fort Vancouver, Washington. Here's some great news: there is a \$50 registration fee to attend the Thursday session; however, the fee is being waived for all historic landmark commission members and CLG staff! That's right, we're encouraging all landmark commissions throughout both states to attend this important training session free of charge!

Thursday's agenda includes sessions on legal issues, procedural issues, design review, public education, and a question and answer session--as well as break out sessions for topics unique to our two states. We are currently lining up presenters/facilitators for the program, and we'll be sending program brochures and the registration form to you and your commissioners during the latter half of August.

Many communities have new landmark commissioners who have not been through the training procedure, so it's especially important that Oregon be well represented at this meeting. We are also aware that some historic landmark commissions don't meet regularly during the summer months. Nevertheless, we still need to get the word out to everyone in a timely manner. Therefore, I am asking *all* CLG staff and landmark commission Chairs to send me a list of your current board members and their mailing addresses so we can send copies of the conference brochures and registration form to everyone as soon as they're back from the printer. Please help us get the word out, and thanks in advance for your assistance!

E-mail: [stephen.poyser@state.or.us](mailto:stephen.poyser@state.or.us)  
FAX: (503) 378-6447

