



**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, JULY 26<sup>TH</sup>, 2000**

**4:00 P.M.**

- I. Call to order**
- II. Roll call**
- III. Approval of minutes - May 24<sup>th</sup>, 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 #52-00, The Dalles Chronicle will be relocating to building at 317 East Third Street and is requesting a change in the color, addition of an awning and addition of windows.
- VII. Next meeting date:** August 23<sup>rd</sup>, 2000 - 4:00 p.m.
- VIII. Adjournment**



## **HISTORIC LANDMARK COMMISSION MINUTES**

**WEDNESDAY, MAY 24, 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 4:06 p.m. by Acting Chair John Lambert.

### **ROLL CALL**

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

### **APPROVAL OF MINUTES**

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

### **APPROVAL OF AGENDA**

Senior Planner Paul requested an item B be added under Discussion Items: Change of meeting dates and time for Historic Landmarks Commission meetings.

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

### **PUBLIC COMMENT**

John Backstand, 608 W. 6<sup>th</sup> Street, addressed the commission. He said he had recently purchased a historical home and wanted to know the procedure to get a plaque designating that it is historical.

Paul explained that the house Mr. Backstand had purchased was in the Trevitt Addition at 6<sup>th</sup> and Mill Creek and had been known as the Bennett House. He further explained to Mr. Backstand that the text for the signs must be approved by the State Architect. After that approval, it would come back to the commission for their recommendation of approval. The Bennett House had been approved some years ago, but the owner had chosen not to receive a plaque at that time. He added that the plaques probably cost in the range of \$200 each.

Lambert questioned how much of the cost falls on the commission.

Paul replied that the full cost falls on the homeowner. The grant for plaques has expired and there are no longer funds available to assist the homeowners. The reward in having the historical home is received in substantial tax reliefs. With regard to designs of the plaques, the state has only approved a couple styles so they would all be the same.

### **DISCUSSION ITEMS**

**Pioneer Cemetery:** Paul reported that he had been to the cemetery and found more vandalism had been done. Two freestanding tombstones that were located near the entrance had been knocked over and broken. He said they will be stored until it can be determined what can be done with them.

Lambert felt the police should offer a reward for the arrest of persons doing this type of vandalism.

Paul replied that it would be a function of the City Council, not the Police Department, if this action was taken. He also reported that lights have been installed and the area is being patrolled.

**Earline Wasser**, 1017 B Pomona Street West, spoke as a representative of the Columbia Gorge Genealogical Society. She stated that the Society would, in some way, be interested in taking responsibility for the cleanup of the cemetery. They would like to replace broken tombstones with flat markers set into the ground. She felt they could financially replace one a year. A recommendation had also been made to them to place one large monument and list everyone's name that is buried in the cemetery. The group had not made a decision on which would be better, or financially feasible.

**Marti Johnson**, also of the Columbia Gorge Genealogical Society, added that the cemetery was on the National Historic Register and interest should be in returning the cemetery to a place of pride.

Since it is on the National Historic Register, McNary asked if permission needed to be obtained in order to work on it.

Paul replied that authority is delegated from Salem to the local Historic Landmarks Commission to make these decisions.

Lambert moved that an action plan be made by the Genealogical Society, with Bob Paul and two other members of the commission assisting. McNary seconded. The motion was passed unanimously; May and Gleason absent.

Lambert further suggested that before and after pictures be taken of the property.

**Date and Time Change:** Paul reported that Eric Gleason would like to meet on a different day of the week and at a different time than presently scheduled. He had suggested 8:00 a.m. on Monday morning, 4:00 p.m. on Thursday, or 4:00 p.m. on Friday. The commission's feeling was that an early

Monday morning would not bring the public in and that Friday afternoon was not a good time for members of the commission. A Thursday meeting could be in conflict with another staff meeting. It was decided that the times would be considered and discussed at a later meeting.

McNary asked what kind of amendment was needed to add another person to the commission.

Paul told him that the commission size was set by city ordinance and probably based on SHPO requirements.

#### **NEXT MEETING DATE**

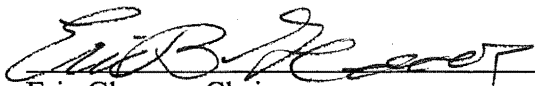
The next regularly scheduled meeting is scheduled for Wednesday, June 28, 2000, 4:00 p.m.

#### **ADJOURNMENT**

Mc Nary moved to adjourn the meeting. Havercroft seconded. The motion passed unanimously. The meeting was adjourned at 4:54 p.m.

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Submitted by Pat Carter, Administrative Secretary

  
Eric Gleason, Chair





**STAFF REPORT  
HISTORIC LANDMARK REVIEW #52-00  
The Dalles Chronicle**

**TO:** The Dalles Historic Landmarks Commission

**FROM:** Bob Paul, Senior Planner *Bob*

**HEARING DATE:** July 26, 2000

**ISSUE:** Exterior renovation of 317 East Third Street.

**SYNOPSIS:**

APPLICANT	The Dalles Chronicle
PROPERTY OWNER	The Dalles Chronicle
LOCATION	317 East Third Street
ZONING	Central Business Commercial
EXISTING USE	Commercial
SURROUNDING USE	Commercial
HISTORIC STATUS	The Dalles Commercial Historic District National Historic District, Non-Compatible and Non-Contributing resource.

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

**RECOMMENDATION:** Approval, with conditions.

**BACKGROUND:** This structure is built over the former Vogt Opera House. However, the exterior and interior modifications occurring at this structure do not impact this historic note. The current structure has been used for retail purposes since construction. The Dalles Chronicle is relocating their office and intends to create new exterior treatments. Specifically, they are changing the color, adding an awning along part of the elevation on the 3<sup>rd</sup> Street, and adding several windows along the 3<sup>rd</sup> Street elevation.

**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 archaeological. No impacts are anticipated by these exterior/interior alterations.

- *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 non-contributing and non-compatible to the historic district designation. Review under this ordinance is restricted to inappropriate changes creating false historical development. The physical additions of the awning and windows are of a style compatible with the design of this structure and not of a nature that will create a false sense of historical development. For instance, adding architectural features that may lead a person to believe that this structure is of an architectural period similar to the Elks Lodge, City Hall, or the original Wasco County Courthouse would be inappropriate. 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. As this is not an historic property there are no impacts to the historic integrity of this property. The two alternative exterior colors proposed are either blue and brown. Any color from an historic color palette would be acceptable per historic district guidelines.

However, the historic landmark commission may approve colors not from a historic palette.

**CONCLUSIONS:** These modifications and additions to this property are considered pedestrian friendly. They break up the monotony of the blank building face by adding architectural relief by the addition of both the windows and the awning. These improvements create a more pedestrian friendly atmosphere within our downtown commercial historic district. Ideally, this project will encourage more people to visit our downtown historic district.

These improvements are proposed in such a manner as to not convey a false sense of history with this structure. None of these additions will harm the existing mural. The final exterior color should be from a paint manufacturer's historic color palette selection. In all respects this application meets the intent of our historic district design guidelines.

**Conditions of Approval:**

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



# CITY of THE DALLES

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(541) 296-5481

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The Dalles Community  
Development Department

## 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	THE DALLES CHRONICLE
Address	414 FEDERAL ST., THE DALLES, OR 97058
Site Address	317 EAST THIRD ST., THE DALLES, OR 97058
Telephone	541-506-4613

Please describe your project goals.

REMODEL EXISTING BUILDING TO SERVE AS NEW LOCATION FOR THE DALLES CHRONICAL NEWSPAPER. PROVIDE IMPROVED ACCESSIBILITY FOR BOTH PEDESTRIAN & VEHICLE ACCESS. PROVIDE IMPROVED EXTERIOR ROOF LINES FOR PEDESTRIAN PROTECTION AND BETTER WATER/SNOW MANAGEMENT.

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

THE SITE WILL REMAIN UNCHANGED. THE BUILDING WILL INTRODUCE SLOPING METAL ROOFS WHICH WILL COMPLEMENT THE EXISTING LARGE TWO STORY VOLUME. WINDOWS WILL BE ADDED TO THE EXIST BLANK STREET SIDE WALL. INCREASED GLAZING AT THE ENTRY & STREET WALL WILL PROVIDE A WELCOMING & INVITING "ATTITUDE" TO THE DOWNTOWN STREETScape.

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

WE BELIEVE THAT THE PROPOSED REMODEL WILL ADD SOME HISTORICAL DETAIL THAT IS CURRENTLY MISSING SUCH AS CORNICE TRIM, WINDOW DETAIL ON STREET SIDE. THE LARGER BUILDING VOLUME WILL REMAIN INTACT. THE ARTISTS MURAL WILL REMAIN.

What is the current use of this property?

TRUE VALUE HARDWARE STORE (RETAIL)

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

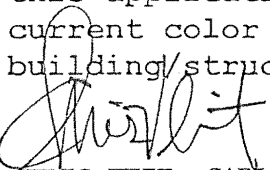
THE NEW USE WILL BE MOSTLY OFFICE WITH A SMALLER AMOUNT OF RETAIL.

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.

  
CHRIS VEIT, CARLSON/VEIT ARCHITECTS

7-5-00

Applicant

Date

THE DALLES CHRONICLE

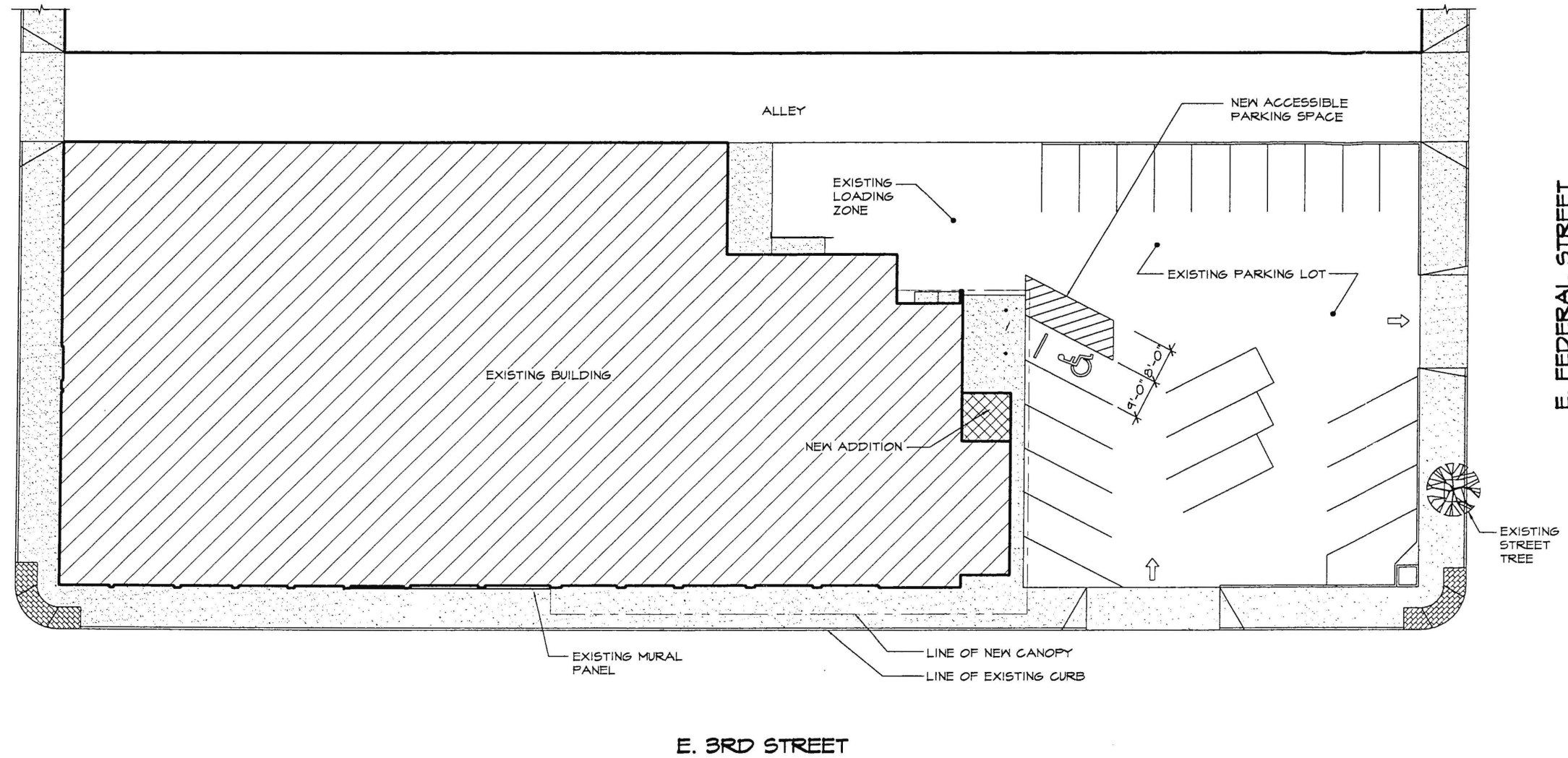
Owner (if not applicant)

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

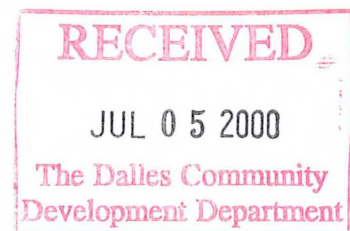
\_\_\_\_\_  
Secretary, Historical Landmarks Commission







1" = 30'-0"



project

**THE DALLES Chronicle**  
317 E. 3rd STREET  
THE DALLES, OREGON 97058

**carlson/veit architects p.c.**

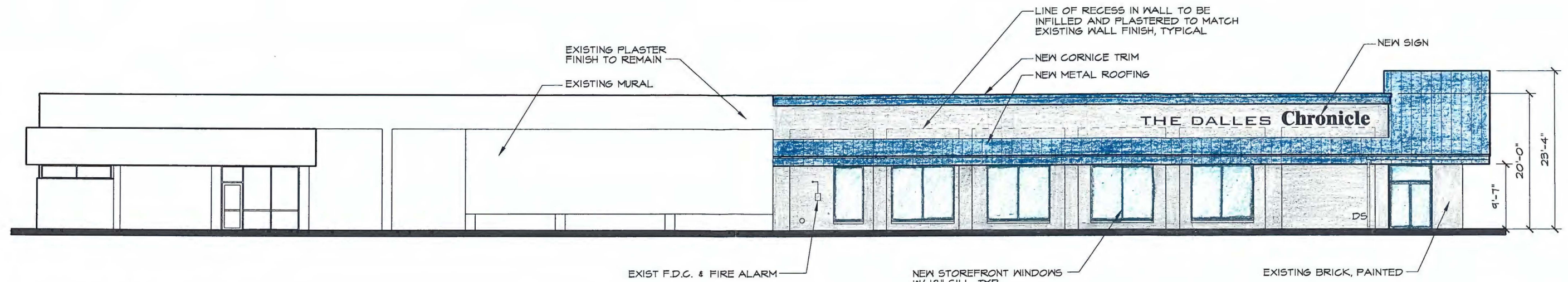
members american institute of architects

3095 river road north, salem, oregon 97303

phone 503 390-0281

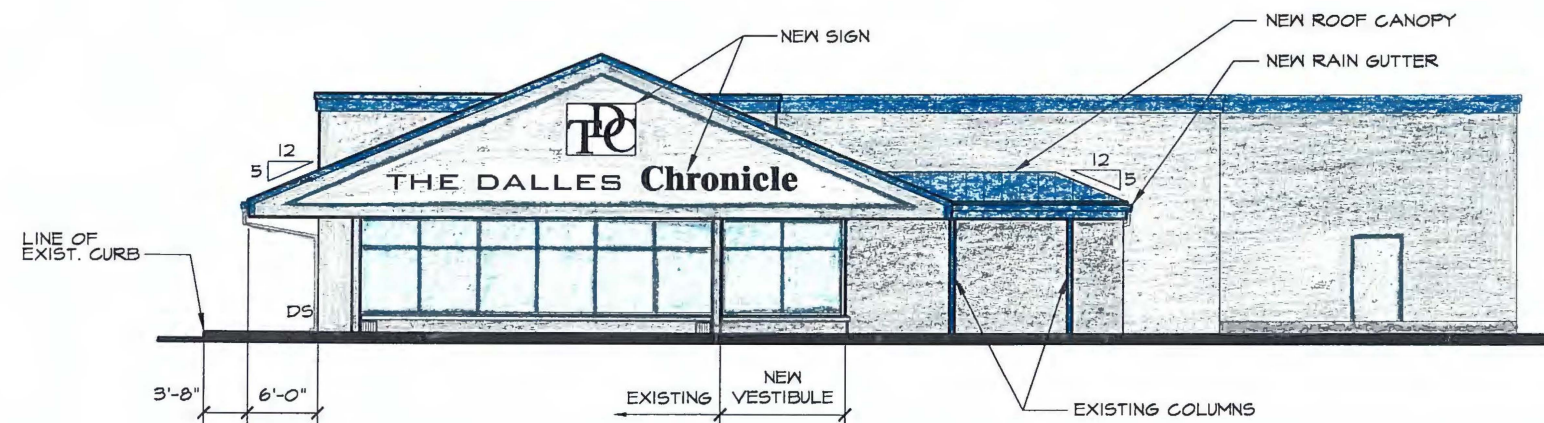
fax 503 390-2459





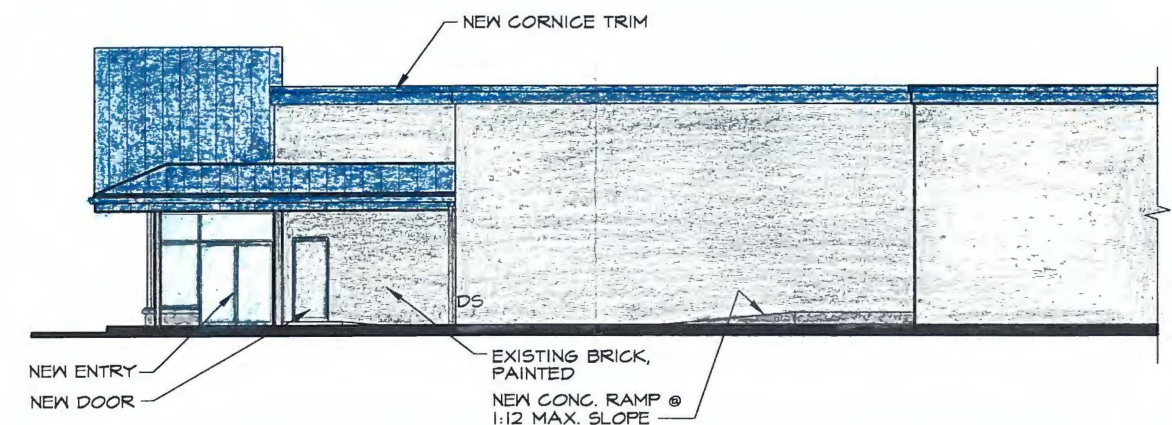
**SOUTH ELEVATION**

1/16" = 1'-0"



**EAST ELEVATION**

1/16" = 1'-0"



**NORTH ELEVATION**

1/16" = 1'-0"



project

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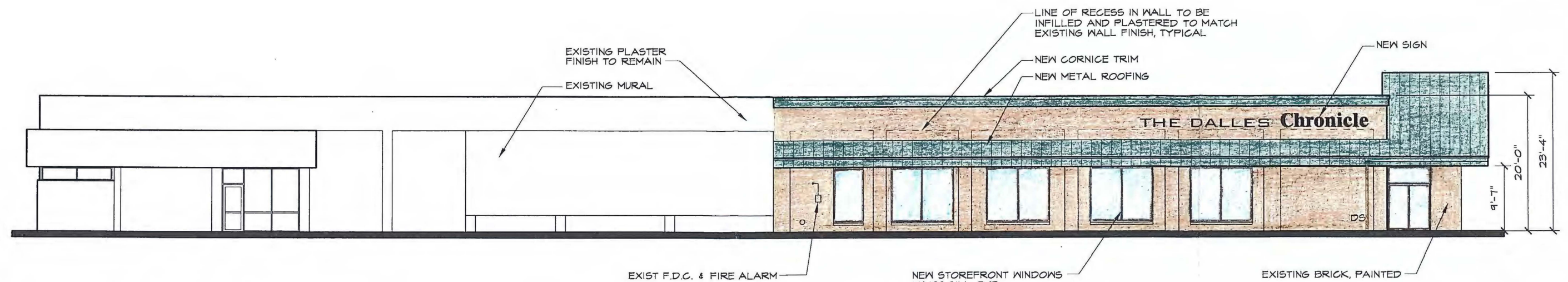
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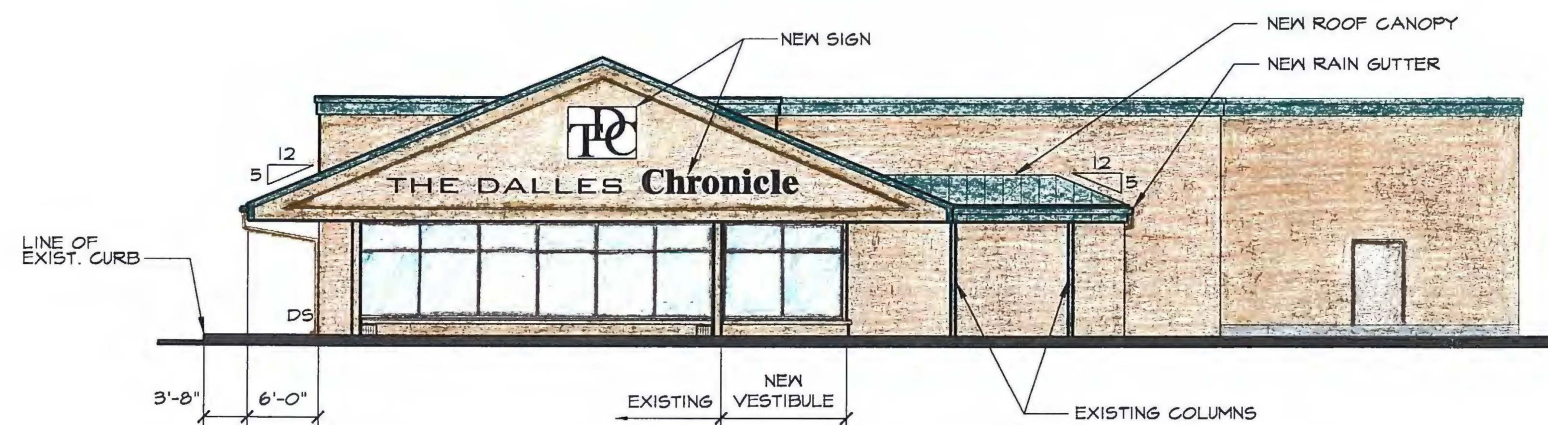
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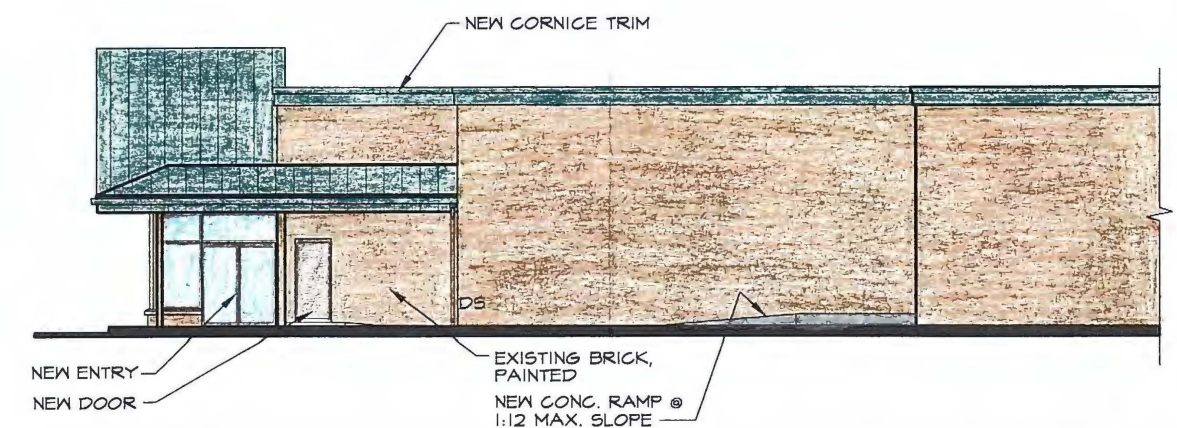
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(541) 296-5481

May 26<sup>th</sup>, 2000

Mr. Gary Honald  
2505 Wright Drive  
The Dalles, OR 97058

RE: East Second Street historic building

Dear Mr. Honald:

It has come to our attention that you have recently installed satellite dishes on the roof of your historic building located on East 2<sup>nd</sup> Street. This property is located within the Commercial Historic District and is on the National Historic Register. The City of The Dalles has ordinances pertaining to modifications to historic structures.

We have reviewed your property files and have found no permits for these dishes. I would appreciate a response to this as soon as possible; I can be reached at (541) 296-5481 ext. 129. You may also contact Bob Paul, Senior Planner and Secretary of the Historic Landmark Commission at ext. 152. Thank you for your prompt attention to this matter.

Sincerely,

Dawn Marie Hert, Planner  
Community Development Department

cc: **Historic Landmark Commission**  
Bob Paul, Senior Planner  
John Dennee, Code Compliance Officer  
Dan Durow, Community Development Director  
Property File



**CITY of THE DALLES**

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June 2, 2000

John and Bobbie Backstand  
608 West 6<sup>th</sup> Street  
The Dalles, OR 97058

John and Bobbie:

Thank you for submitting the paint sample from a historic color palette. On behalf of the Historic Landmark Commission, your paint scheme is approved and we are appreciative of your efforts to beautify your City.

On a separate, but related matter, I have attached the approved text for your home. Please contact me at extension 152 of the above number for details on how to obtain a plaque.

If I can answer any questions you may have, please contact me directly at extension 152 of the above number.

Regards,

Bob Paul  
Senior Planner

C: Historic Landmarks Commission Members, Property File





CITY of THE DALLES

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July 3, 2000

Jan Hillstrom  
503 West Third Place  
The Dalles, OR 97058

Thank you for submitting your proposed paint colors for your home at 503 West 3<sup>rd</sup> Place. As you know, this is located within the Trevitt's Addition National Historic District, and specific design guidelines exist for modifications to structures. These modifications include exterior paint.

Exterior paint colors are approvable by the planning department if the colors are from an historic paint color palette. You have proposed Historic Colors (HC) 2, 6, 15 and 65 from Benjamin Moore paints.

This selection is hereby approved and you should feel free to proceed with your project at your own discretion.

The City of The Dalles wishes to thank you for following this procedure and appreciates you improving your property and the neighborhood.

Regards,

Bob Paul  
Senior Planner

C: 503 West 3<sup>rd</sup> Place  
Historic Landmark Commission