



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
COMMUNITY DEVELOPMENT DEPARTMENT

CERTIFICATE OF MAILING

I hereby certify that I served the attached notice of Decision

regarding:

HLC 175-20 Elizabeth Wallis
St Dalles Museum Commission

On February 21, 2020, by mailing a correct copy thereof, certified by me as such, contained in a sealed envelope, with postage paid and deposited on the post office at The Dalles Oregon on said day. Between the said Post Office and the address to which said copy was mailed, there is a regular communication by US Mail.

DATED: February 21, 2020

Paula Webb
Secretary
Community Development Department

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NOTICE OF PUBLIC HEARING DECISION Historic Landmarks Commission 175-20 Elizabeth Wallis

DECISION DATE: February 19, 2020

APPLICANT: Elizabeth Wallis

REQUEST: Fort Dalles Museum Commission is applying to remove existing 5" galvanized steel gutters and replace them with wooden gutters on the Anderson Homestead Building.

LOCATION: The property is located at 500 W 16th Street, The Dalles, Oregon and is further described as 1N 13E 4 DB tax lot 12400. Property is locally landmarked and is zoned "P/OS" – Parks/Open Space.

PROPERTY OWNER: City of The Dalles

AUTHORITY: The Dalles Municipal Code, Chapter 11.12 Historic Resources

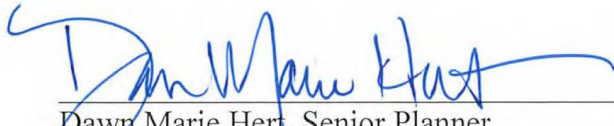
DECISION: Based on the findings of fact and conclusions in the staff report of HLC 175-20, and after a hearing in front of the Historic Landmarks Commission on February 12, 2020, the request by **Elizabeth Wallis** is hereby **approved** with the following conditions:

1. Work will be completed in substantial conformance to the proposals as submitted and reviewed. Care will need to be taken with the removal of the galvanized gutters and installation of the new gutters to ensure that the historic building materials are not destroyed.
2. The restoration work for the gutters will be required to be similar in mass, scale and materials as approved by the Secretary of Interior's Standards for Rehabilitation.
3. The alterations and materials used for the gutters will be required to follow the historic design guidelines. The work will differentiate from the old and will be compatible in massing, scale and size.
4. If applicable, the applicant will need to contact the Wasco County Building Codes Services to obtain permits for the proposed façade restoration.

5. 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.

In the event that there are discovered archeological resources or materials during the project, the discovery shall be professionally evaluated prior to continued excavation at

Signed this 12th day of February, 2020, by



Dawn Marie Hert, Senior Planner
Historic Landmarks Commission Coordinator
Community Development Department

APPEAL PROCESS: The Commission's approval, approval with conditions, or denial is the final decision, and may be appealed to the City Council if a completed Notice of Appeal is received by the City Clerk no later than 5:00 p.m. on the 10th day following the date of the mailing of the Notice of Decision. The following may file an appeal of decisions:

1. Any party of record to the particular action.
2. A person entitled to notice and to whom no notice was mailed. (A person to whom notice is mailed is deemed notified even if notice is not received.)
3. The Historic Landmarks Commission, the Planning Commission, or the City Council by majority vote.

A complete record of application is available for review upon request during regular business hours, or copies can be ordered at a reasonable price, at the City of The Dalles Community Development Department. A Notice of Appeal form is available at The Dalles Community Development Department. The fee to file a Notice of Appeal is \$500.00. **The appeal process is regulated by The Dalles Municipal Code Chapter 11.12.090.**



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HISTORIC LANDMARKS RESOLUTION NO. 164-20

Adopting The Dalles Historic Landmarks Commission Application #175-20 of Elizabeth Wallis. This application is for a Historic Landmarks Commission hearing to gain approval to install 5" galvanized steel gutters and two downspouts to the Anderson Homestead Building. This will assist in channeling water away from the siding and foundation of this historic log building. The property is located at 500 W. 16th Street, The Dalles, Oregon and is further described as 1N 13E 3 DB tax lot 12400. Property is locally landmarked and is zoned "P/OS" – Parks/Open Space.

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on February 12, 2020, conducted a public hearing to consider the above request.
- B. A Staff Report was presented, stating findings of fact and conclusions of law.
- C. Staff Report 175-20 and the minutes of the February 12, 2020, hearing, 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 175-20, Elizabeth Wallis, is *approved* with the following conditions:
 - 1. Work will be completed in substantial conformance to the proposals as submitted and reviewed. Care will need to be taken with the removal of the galvanized gutters and installation of the new gutters to ensure that the historic building materials are not destroyed.
 - 2. The restoration work for the gutters will be required to be similar in mass, scale and materials as approved by the Secretary of Interior's Standards for Rehabilitation.
 - 3. The alterations and materials used for the gutters will be required to follow the historic design guidelines. The work will differentiate from the old and will be compatible in massing, scale and size.
 - 4. If applicable, the applicant will need to contact the Wasco County Building Codes Services to obtain permits for the proposed façade restoration.

5. 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.
6. In the event that there are discovered archeological resources or materials during the project, the discovery shall be professionally evaluated prior to continued 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 Article 11.12.090 of The Dalles Municipal Code, Chapter 11.12 Historic Resources, and must be filed with the City Clerk within ten (10) days of the date of mailing of this Order.
- B. Failure to exercise this approval within the time line set either by Order or by The Dalles Municipal Code will invalidate this permit.

ADOPTED THIS 12TH DAY, FEBRUARY, 2020.


Bob McNary, Vice Chair
Historic Landmarks Commission

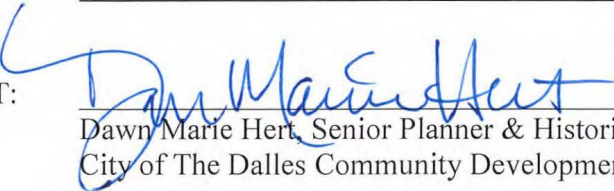
I, Dawn Marie Hert, Senior Planner & Historic Landmarks Secretary for the Community Development Department of the City of the Dalles, hereby certify that the foregoing Order was adopted at the meeting of the City Historic Landmarks Commission, held on February 12, 2020.

AYES: Bisset, Ercole, Gleason, Leash, McNary

NAYS: —

ABSENT: —

ABSTAIN: —

ATTEST: 
Dawn Marie Hert, Senior Planner & Historic Landmarks Commission Secretary
City of The Dalles Community Development Department



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STAFF REPORT HISTORIC LANDMARKS REVIEW #175-20

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Senior Planner
Community Development Department

HEARING DATE: Wednesday, February 12, 2020

ISSUE: Fort Dalles Museum Commission is applying to remove existing 5” galvanized steel gutters and replace them with wooden gutters on the Anderson Homestead Building.

SYNOPSIS:

APPLICANT	Elizabeth Wallis, Fort Dalles Museum Commission
PROPERTY OWNER	Fort Dalles Museum - Wasco County
LOCATION	500 W 16 th Street
ZONING	“P/OS” – Parks & Open Space
EXISTING USE	Museum
SURROUNDING USE	Residential
HISTORIC STATUS	National Register Property & Primary – Local Landmark Inventory #55

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 Lewis Anderson Homestead is a rectangular, wood building constructed of hewn logs, which are notched and joined on the corners. It has a gable roof and a small diamond window above the door for lighting. This building was re-sited in The Dalles in 1973-74. The structure originally stood on the Anderson farm at Pleasant Ridge in Wasco County.

In 2013, the Historic Landmarks Commission approved the installation of 5” galvanized steel gutters and two downspouts (HLC Application #139-13). Those gutters have since failed. The applicant wishes to place new gutters on the homestead that will be similar to the original wooden gutters. The applicant has located six of the original eight gutter support brackets for the proposed replica wooden gutter system. This proposal will restore the building to its near original appearance. These new gutters will also provide much needed protection to the historic structure by channeling the water away from the siding and the foundation.

ANALYSIS: The Historic Landmarks Commission is responsible for conducting hearings dealing with proposed alterations to historic buildings. The Dalles Municipal Code, Title 11 Planning, Chapter 11.12 – Historic Resources provides process as well as established design guidelines to assist the Commission in making these decisions. The purpose of the Historic Landmarks Commission, the Historic Code 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.*

A. THE DALLES MUNICIPAL CODE – TITLE 11.12 – HISTORIC RESOURCES – CODE RELATING TO HISTORIC RESOURCES WITHIN THE CITY OF THE DALLES.

Section 11.12.070, Subsection A. Review Criteria:

3. “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 site where this homestead is located has been recognized as a museum for many years. It was originally the site of the Fort Dalles military district, which was established in 1860 (built in 1859). The Anderson Homestead was moved to the site circa 1973. 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: No historic materials will be removed with this request. The applicant plans to restore the original gutter brackets as well as construct new brackets and a new wood gutter. 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: The installation of new wood gutters on the homestead may slightly alter the exterior of the building. However, the repair is necessary to ensure that water is channeled away from the building structure to help avoid deterioration. Original gutter brackets will be used to support the new wood gutter system. Historic photos were provided that show the original gutters in place. The applicant is not proposing to add conjectural features or architectural elements from other buildings. 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: All of the distinctive architectural elements of the Anderson Homestead shall be preserved. No changes are requested that impact the historic features of the site. 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: Non-historic features being removed include the previously approved galvanized gutter materials. The applicant plans to repair the existing six wood gutter support brackets and build additional brackets and the wood gutter.

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 is not proposing any chemical or physical treatments. If any cleanings are planned they will be required to meet the standards set forth by the Secretary of Interior. Criterion will be addressed as a condition of approval.

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. However, if excavation does take place, the applicant is responsible to notify the appropriate authorities if an archaeological resource is found. This will be addressed as a condition of approval.

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 restored gutter brackets, new gutter brackets and new gutters will be installed in the original locations and will not destroy historic materials that characterize the property. The applicant has provided historic photos to assist in the project to ensure that the new brackets and gutters shall be differentiated from the original materials but be compatible with massing, size and scale. 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 additions or new construction is proposed. Therefore, this criterion does not apply.

B. THE DALLES MUNICIPAL CODE – TITLE 11.12.095 – HISTORIC RESOURCES – CODE RELATING TO DESIGN GUIDELINES FOR HISTORIC RESOURCES.

MATERIALS

The sense of cohesiveness and continuity of The Dalles' commercial area derives in part from the consistent use of building materials in building facades. New construction and rehabilitation should use appropriate materials that provide scale making a more pedestrian friendly environment.

GUIDELINES:

- a. *For building renovations, original materials should be restored wherever possible.*
- b. *When materials need to be replaced for restoration they should be compatible in quality, color, texture, finish and dimension to the original materials (see page 2, Secretary of the Interior's Standards for Rehabilitation).*
- c. *New construction should use materials compatible with the historic buildings in quality, color, texture, finish and dimension. Predominant materials of the commercial historic district are:
brick; stone; cast iron; glazed terra cotta; cement plaster (stucco)*
- d. *The use of wood for windows is recommended.*
- e. *The use of reflective and smoked glass is prohibited.*
- f. *Whenever possible, the natural color of the materials should be retained.*
- g. *An ordinance prohibiting the painting of brick, unless it is damaged or has already been sandblasted, should be adopted.*
- h. *Sandblasting of brick is prohibited as it severely damages the brick.*
- i. *When painting a building the following color scheme is recommended:
darkest - window sash; medium - building; lightest - trim, detail*

FINDING B-1: The requests made by the applicant for construction of new wood brackets and a new wood gutter meet the materials guidelines stated above. Criterion met.

CONCLUSIONS: The installation of the original wood gutter brackets along with new wood gutter brackets and gutters on the Anderson Homestead is necessary for the preservation of this historic structure. In all respects this application meets the standards of the Secretary of the Interior and The Dalles Municipal Code, Title 11-12 Historic Resources with the following conditions:

Proposed Conditions of Approval:

1. Work will be completed in substantial conformance to the proposals as submitted and reviewed. Care will need to be taken with the removal of the galvanized gutters and installation of the new gutters to ensure that the historic building materials are not destroyed.
2. The restoration work for the gutters will be required to be similar in mass, scale and materials as approved by the Secretary of Interior's Standards for Rehabilitation.
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