



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 186-21, North Wasco County School District #21

On May 28, 2021, 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: May 28, 2021

Secretary
Community Development Department

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KARA FLATH
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 220 E 10TH STREET
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NOTICE OF PUBLIC HEARING DECISION Historic Landmarks Commission 186-21 Kara Flath, North Wasco County School District #21

DECISION DATE: May 26, 2021

APPLICANT: Kara Flath, North Wasco County School District #21

REQUEST: Approval to provide full voluntary seismic rehabilitation of The Dalles High School Gymnasium.

LOCATION: The property is located at 220 E. 10th Street, The Dalles, Oregon and is further described as 1N 13E 3 CB tax lot 10500. The Dalles High School is a Moderne Style school built in 1940-1941 and is a locally landmarked property.

PROPERTY

OWNER: North Wasco County School District #21

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 186-21, and after a hearing in front of the Historic Landmarks Commission on May 26, 2021, the request by **North Wasco County School District #21** is hereby **approved** with the following conditions:

1. Work will be completed in substantial conformance to the proposals as submitted and reviewed.
2. Chemical or physical treatments, such as sandblasting that cause damage to historic materials, shall not be used. The surface cleaning of the structure, if appropriate, shall be undertaken using the gentlest means possible.

Signed this 26th day of May, 2021 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. 175-21

Adopting The Dalles Historic Landmarks Commission Application #186-21 of North Wasco County School District #21. This application is for a Historic Landmarks Commission hearing to gain approval to provide full voluntary seismic rehabilitation of The Dalles High School Gymnasium. The property is located at 220 E. Tenth Street, The Dalles, Oregon and is further described as 1N 13E 3 CB tax lot 10500. The Dalles High School is a Moderne Style school built in 1940-1941 and is a locally landmarked property. Property is zoned RH – High Density Residential with a Community Facilities Overlay (CFO).

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on May 26, 2021 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 186-21 and the minutes of the May 26, 2021 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 186-21 of North Wasco County School District #21 is *approved* with the following conditions:
 - 1. Work will be completed in substantial conformance to the proposals as submitted and reviewed.
 - 2. Chemical or physical treatments, such as sandblasting that cause damage to historic materials, shall not be used. The surface cleaning of the structure, if appropriate, shall be undertaken using the gentlest means possible.
 - 3. Approval includes window replacement as detailed by applicant and following the Secretary of Interior Standards.

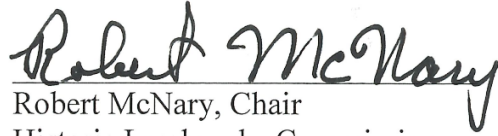
III. APPEALS, COMPLIANCE AND PENALTIES:

- 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 26TH DAY, MAY, 2021.



Robert McNary, 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 May 26, 2021.

AYES: Eagy, 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 #186-21

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Senior Planner
Community Development Department

HEARING DATE: Wednesday, May 26, 2021

ISSUE: Request to provide full voluntary seismic rehabilitation of The Dalles High School Gymnasium (Kurtz Gym).

SYNOPSIS:

APPLICANT	Kara Flath of North Wasco County School District #21
PROPERTY OWNER	North Wasco County School District #21
LOCATION	220 East 10th Street
ZONING	RH/CFO
EXISTING USE	The Dalles High School
SURROUNDING USE	Residential
HISTORIC STATUS	Locally Landmarked

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 property is The Dalles High School. In 1915 the original The Dalles High School was constructed, the current building/campus was constructed in 1940 to replace the original structure that was destroyed by fire in February of that year. The campus has expanded over the years to provide for a larger student body and extra-curricular activities.

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: There are no plans for modifications to the existing school use of this property. Criterion does not apply.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alterations to features and spaces that characterize a property shall be avoided.

FINDING-A2: The seismic strengthening will consist of applying Fiber-Reinforced Polymer at certain locations, which will require removal of some concrete ornamentation on the wall piers between the windows on the north and south sides of the building. The north and south sides of the building are not street facing and the front face of the building will not be altered. After the wall strengthening has been applied, a concrete finish will be provided to conceal the strengthening material. The ornamentation between the windows will be restored using tile or precast concrete materials to maintain the current appearance. 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. These seismic upgrades will not create a false sense of historic development. 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 does not apply.

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. All distinctive features and finishes will remain. 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: This proposal seeks to rehabilitate the historic gymnasium by voluntarily providing a full seismic upgrade. Minor exterior alterations are planned to reinforce the windows on the north and south faces. All other historic features and finishes will remain. Criterion 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: The applicant is not proposing any chemical or physical treatments. Any planned cleanings 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 excavation or ground disturbance is indicated in this application submittal. Therefore, this criterion does not apply.

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 proposed exterior alterations plan to strengthen the exterior walls. The ornamentation between the windows will be restored with a compatible material, tile and precast concrete, to maintain the current appearance of the historic structure. 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: The essential form and integrity of the structure will be protected with the seismic upgrade project. The upgrades will allow for continued safe use of this historic gymnasium. The modifications are planned to be installed to ensure that the essential form and integrity of the historic property will be unimpaired. Criterion met.

CONCLUSIONS: 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.
2. Chemical or physical treatments, such as sandblasting that cause damage to historic materials, shall not be used. The surface cleaning of the structure, if appropriate, shall be undertaken using the gentlest means possible.