



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
FAX: (541) 298-5490
Community Development Dept.

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, April 27, 2011 at 4 PM

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Approval of Minutes: March 23, 2011
- V. Public Comments – Items Not on the Agenda
- VI. Public Hearings

A. Historic Landmarks Commission Application #125-11 – Wasco County; #127-11 – John Howe; #128-11 – The Mint LLC; #129-11 – City of The Dalles; #130-11 – John Howe; The City of The Dalles is applying to the Historic Landmarks Commission for approval to install Wi-Fi outdoor sector access points, either with or without a base station antenna, to assist in the transmission of a wireless internet network system throughout the downtown area of the City of The Dalles. Locations are: 511 Washington Street, further described as 1N 13E 3BC tax lot 6800; 115 E. 2nd Street, further described as 1N 13E 3BA tax lot 1900; 710 E. 2nd Street, further described as 1N 13E 3DB tax lot 300; 225 E. 1st Street, further described as 1N 13E 3BA tax lot 700; 400 E. 2nd Street, further described as 1N 13E 3BD tax lot 5300. All properties are zoned CBC – Central Business Commercial.

B. Historic Landmarks Commission Application #126-11 of Dong Xi LLC, to modify the existing dual entryway and storefront with a new entry and façade similar to the existing Canton Wok Family Restaurant. The property is located at 312 E. 2nd Street and is further described as 1N 13E 3BD tax lot 5200. The property is zoned CBC – Central Business Commercial.

VII. Resolutions

A. Resolution #120-11 approving HLCs 125-11 – Wasco County; 127-11 – John Howe; 128-11 – The Mint LLC; 129-11 – City of The Dalles; 130-11 – John Howe

B. Resolution #121-11 approving HLC 126-11 – Dong Xi LLC

VIII. Pioneer Cemetery Discussion

IX. Staff/Commissioner Comments

X. Next meeting date: Wednesday, May 25, 2011

XI. Adjournment

HISTORIC LANDMARK COMMISSION MINUTES

March 23, 2011

City Hall Council Chambers
313 Court Streets
The Dalles, OR 97058
Conducted in a handicap accessible room.

CALL TO ORDER

Chair Gleason called the meeting to order at 4:04 P.M.

ROLL CALL

The following Commissioners were present:

Eric Gleason
Bob McNary
Dixie Parker
Pat Smith
Dennis Davis

The following Commissioners were absent:

none

Staff present:

Dan Durow, Director
Dawn Hert, Associate Planner
Brenda Green, Admin. Secretary
Carole Trautman, Admin. Secretary

APPROVAL OF AGENDA

Commissioner Parker moved to approve the agenda as submitted. Commissioner Smith seconded the motion. The motion carried unanimously.

APPROVAL OF MINUTES

Commissioner Smith pointed out that the January 26, 2011 minutes had the incorrect year date of 2010. Commissioner McNary moved to approve the minutes of January 26, 2011 as modified. Commissioner Parker seconded the motion. The motion carried unanimously.

REVIEW OF GOAL SETTING

Associate Planner Hert stated that at the last City Council meeting where the Historic Landmark Commission's (HLC) 2011 Goals were discussed, she was asked to prepare a staff report. In that report she gave the City Council options to approve or deny the HLC's Goals. Hert was asked to bring back to the HLC a couple of goal items of concern. One item was a special archaeological testing plan, and the other item was the expansion of existing historic districts. Hert commented that Mayor Wilcox suggested the HLC should revisit those two items and possibly remove them from the 2011 Goals. She responded to Mayor Wilcox and the City Council that the Goals were not the Council's Goals, they were the HLC's Goals.

After conferring with the Certified Local Government Coordinator, Associate Planner Hert learned there are no State Historic Preservation Office (SHPO), state, or federal laws that require approval of the HLC's Goals by a governing body. Hert commented that she also reviewed the HLC Ordinances and determined there was no language requiring approval as well. The goals must only be presented in a report to the City Council. Hert suggested the HLC could either revisit the goals or keep them as is.

Commissioner Parker moved to reaffirm the HLC Goals as created. The motion remained on the floor. Commissioner McNary stated the HLC had the option to re-word the goals. Discussion followed.

In regards to archaeological discovery, Associate Planner Hert reviewed state laws regarding public and private lands dealing with significant discovery. She stated that Chair Gleason's recommendation for a condition of approval is more of a guideline that will assist any development. The guideline would make it unnecessary to go through discovery every time and re-establish an archaeological plan.

Chair Gleason explained that particular project area, for the most part, understood to be an archaeological site. The depth, character, or significance, Gleason said, is not known, and it needs to be determined before development can happen. He further stated that anything the HLC can do to move this process along is meant to assist, not impede. The thought, he said, is to get in "front of the ball," it will cost less money and get done in a better way.

Chair Gleason indicated the wording on HLC Goal 9 could be improved. Associate Planner Hert stated that Mayor Wilcox's main concern was imposing additional layers of government and regulations that private citizens do not want. Chair Gleason responded that the establishment of a National Register District would go to a public vote within that district.

Barbara Pashek, 1332 W. 10th, gave public comment that the February 28, 2011 City Council meeting minutes indicated there was Council discussion regarding whether the Council should ask HLC to revisit its goals or accept its goals with no Council support on Goals 7 and 9. Pashek further stated that she found it hard to believe it was the entire City Council that did not support those goals. Associate Planner Hert explained that the concern was brought up by Mayor Wilcox, but the Council agreed as a whole not to support those two Goals.

Commissioner Parker reiterated that she stands by the HLC's decision and that she did not believe the HLC needed to revisit the goals.

The other comment from the Council, according to Associate Planner Hert, was regarding the removal of the Lewis & Clark Monument because it was deteriorating.

Commissioner McNary asked if approval to excavate would be easier for a public agency to obtain rather than a private agency. Associate Planner Hert said not according to discussions with Dennis Griffith. The sensitivity is that it is an old China town which is very rare. Griffith, she reported, wasn't sure if archaeological discovery would be classified as "significant." Griffith also advised that if discovery was classified significant, it then goes to a local body to make a determination on whether or not the discovery is significant. If there is any disagreement from archaeologists, as well as a local body, SHPO and the state archaeologist would examine it. Hert asked Griffith if he would have the final say. Griffith stated he wouldn't.

Chair Gleason stated the issue was, more or less, a determination of eligibility. The discovery needs to be eligible for the National Registry--it needs to meet certain criteria that make the archaeological site significant enough to be eligible for the National Registry. If it is determined to be eligible, Gleason advised, it does not necessarily have to be on the National Registry. But if it is determined to be eligible, then it gets the same protection as those on the National Registry.

Director Durow asked Chair Gleason to describe those protections. Gleason explained that if any federal money is brought into the project, then it is protected by Section 106. Durow asked what that would mean for the hotel project. Gleason replied that if there was any federal money funded for the project, it would be protected. Durow thought, at this point, new market tax credits may be used. But basically no federal monies will be used. Gleason stated he wasn't certain. If the project goes through Federal Rehabilitation Tax Credits, then the project would go through the Section 106 process. Durow asked if the entire site would be required to be excavated if federal money was used. Gleason explained there is a three-step process. The first step is a survey. The second step is testing to determine what resources are on the sub-surface. If deemed significant, there are two options: 1) avoidance of what was found to be significant, or 2) go through the mitigation. Gleason indicated the best option is avoidance.

Associate Planner Hert asked if archaeologists would give recommendations to the mitigation. Chair Gleason thought it would be part of the testing. Associate Planner Hert asked if that would be the next step. Some portions of the First Street project would go through the Section 106 process, but not those specific parcels? Gleason said the process is complex.

Chair Gleason commented there are two ways to look at the archaeological site. The first is to observe it as an impediment; the second is to observe it as an advantage. His guess was that there is a fairly rich deposit of artifacts and features that sheds light on a people group that did not document its history. China town sites, Gleason explained, are relatively easy to claim as significant. Hert said Dennis Griffith made the same comment.

Commissioner Davis asked if there is established wording that would clarify or be more encouraging for development progress. Chair Gleason suggested revised wording to read: "Encourage the development of an archaeological management plan for the future development within the First Street area." Davis emphasized that HLC is trying to bring about an awareness up front that this project will cost time and dollars.

Commissioner McNary asked if the staff will be resubmitting the HLC Goals to Mayor Wilcox and the City Council. Associate Planner Hert responded that her plan was to submit a memo, through City Manager Young and Director Durow, to Mayor Wilcox and the City Council that will present the goals, whether or not the goals are revised. Commissioners McNary and Parker commented that the 2011 HLC Goals are merely goals, nothing more, and that the federal and state agencies will have the final say.

Barbara Pashek commented that the City Council asked that the Lewis & Clark Monument Goal be changed as well. Associate Planner Hert stated that her comments to the Council were that there was a

private group that had interest in that project. Hert indicated the Council, as a whole, had no other problem with it.

Barbara Pashek asked if the City Council was advised of the HLC's decision regarding the Request for Proposal on February 7, 2011 on Rock Fort. Associate Planner Hert stated the staff presented an update. Hert also commented that Northern Wasco County Parks and Recreation owns the property and the Lewis & Clark Monument. The HLC Goal is to make it historically designated. The property owners' approval is still needed, Hert reported. It may be relocated, but at this time it is uncertain if it's a fit in the Rock Fort location.

Barbara Pashek asked if the Lions' Club was interested. Associate Planner Hert stated that Mayor Wilcox commented at the City Council meeting that the Lions' Club had no interest in the project. It is still a goal for the HLC unless the Commission decides to remove it. Hert also reported there are no funds for granting at this time, but it may change with the Preservation and Maintenance Plan.

Commissioner Davis seconded Commissioner Parker's original motion to re-affirm the HLC's 2011 Goals. The motion carried unanimously.

PIONEER CEMETERY DISCUSSION

Associate Planner Hert reported she recently had a meeting with City Manager Young regarding potential grants and funding. There is \$2,000 in the Community Development budget for maintenance and preservation, and \$2,000 in the City Council budget for special projects. Currently there is nothing to be done, Hert advised, unless the HLC wants to have a fence installed.

Commissioner McNary reminded Associate Planner Hert to look into the possibility of a source of labor to help clear the land for the fence installation. Hert stated the City Clerk's office was going to look into it, and she will follow up. McNary indicated the labor would be the top issue on the fence installation. He checked on the possibility of acquiring Jack Bissett, but Bissett is not available. Hert stated she met with City Manager Young and learned there will be a granting opportunity in the next grant cycle for the Oregon Historic Cemeteries.

Commissioner McNary reported he does not have guardrail posts available any longer. Associate Planner Hert talked with Dan Spatz and has not heard back from him, she will follow up with Spatz. McNary said he will have to secure another way to get more guardrail posts.

Commissioner McNary also asked if there was spring mowing money available. Associate Planner Hert responded that she would check on that. McNary said it would be good to know because lawn work is usually done before Memorial Day.

COMMISSIONER/STAFF COMMENTS:

Director Durow presented an update on the following Urban Renewal projects:

- First Street – The staff is working with the developers, and the Memorandum of Understanding (MOU) is signed. The deadline for the Disposition and Development Agreement (DDA) is April 1, 2011. There is provision for a 60-day extension on the deadline, and it will probably be used. Durow explained there are two projects, the redevelopment of the block and the streetscape work. In regards to the streetscape, the staff has been working with ODOT on

some additional language that will help ease the process on construction easements that border the private properties on that block. The easements must be in place in order for the DDA to be finalized. Once easements are in place, they will be reviewed by the developers. The DDA requires that they perform a number of things between now and March of 2012. Based upon performance, the property sale can happen. Once the sale happens, Durow believes the process will move along quickly. The staff is deciding on an architectural firm and working on financing. The financing should not be a problem, according to Durow.

The streetscape work is about 75% engineered. The railroad undercrossing project is somewhat behind schedule due to design issues. An agreement has been reached on the type of crossing and the type of construction. Durow reported the costs are rising because of the stiff requirements on the movement of the track. The contractors are concerned about liability issues. Durow further explained that the street work will be timed with the hotel construction so as not to tear up the area twice. He estimates construction will begin sometime in late 2012 or early 2013. The City will build a public parking structure between 1st Street and Federal. The 3rd Street streetscape project will be delayed three to five years since its funding will be used for the parking structure.

- Festival area and dock – Both projects are all designed. The contract documents are ready to go out for bid. Funds are in place, and staff is currently waiting for the Warm Springs Tribe to sign the MOU.
- Washington Street Plaza – The plans are to re-expose the first floor of the blue building and generally restore the building. It has been fire damaged a couple of times. Chair Gleason stated that after the last fire, the upper half of the building was removed.

Commissioner McNary commented this project may involve a considerable amount of excavating. McNary asked how far east the Chinese migrated. Chair Gleason stated the block behind the recreation was probably the highest concentration of Chinese lodgings and businesses. Records from the 1879 fire show three buildings survived the fire: Model Laundry, Baldwin, and Waldron Drug. Gleason further reported that before the 1879 fire, at least four Chinese wash houses existed. The China town didn't start developing until around the 1880s, but the Chinese people spread out to other areas as well.

Chair Gleason asked if the street excavating will go below the historic grade. Director Durow stated it should end up about where the original grade was located. Gleason commented there are other historic sites as well, such as the Hudson Bay Trading Post. Commissioner McNary said the underpass will be the deepest excavation, it could be a potential problem. Durow stated the streets have always been where they are currently. Gleason reported an archaeologist was present when the boring work was done for the underpass. Commissioner Davis stated a significant amount of contamination oils were found as well. Durow explained that what was found during the boring work was different from what was found in the tank. The City may be cleaning up some of it, Durow stated.

Commissioner Parker asked why the HLC took public testimony under Item 5 in this meeting's agenda. Associate Planner Hert said the "Public Comments" agenda item needs to be re-inserted into future meeting agendas.

Commissioner McNary commended Associate Planner Hert for her presentation at the last City Council meeting. He suggested Hert should prepare an informational memo for the City Council for the next meeting.

Commissioner Smith asked if any of the Commissioners were planning to attend the Vision Action meeting. Director Durow stated the meeting is scheduled for March 30 at the middle school, and it is an important meeting. He urged the Commissioners to come with ideas, projects, and activities.

ADJOURNMENT: The meeting was adjourned at 5:04 P.M.

Submitted by Carole Trautman, Administrative Secretary

Eric Gleason, Chair
Historic Landmark Commission

Next Meeting: The next regularly scheduled meeting is April 27, 2011.

STAFF REPORT
HISTORIC LANDMARKS REVIEW #125-11,
HISTORIC LANDMARKS REVIEW #127-11,
HISTORIC LANDMARKS REVIEW #128-11,
HISTORIC LANDMARKS REVIEW #129-11,
& HISTORIC LANDMARKS REVIEW #130-11
City of The Dalles

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Associate Planner
 Community Development Department



HEARING DATE: April 27, 2011

ISSUE: Installation of Wi-Fi outdoor sector access points, either with or without a base station antenna, to assist in the transmission of a wireless internet network system throughout the downtown area of The Dalles.

SYNOPSIS:

APPLICANT	City of The Dalles
PROPERTY OWNER	Wasco County; John Howe; The Mint LLC; City of The Dalles; Gary Honald/John Howe.
LOCATIONS	511 Washington Street; 115 E. 2nd Street; 710 E. 2nd Street; 225 E. 1st Street; 400 E. 2nd Street
ZONING	CBC - Central Business Commercial
EXISTING USES	County Government Offices; Commercial uses; Wine Tasting & Light Manufacturing; Vacant; Restaurant & Commercial Activities
SURROUNDING USE	Commercial – Retail, Offices & Restaurants
HISTORIC STATUS	Secondary, Commercial Historic District; Compatible, Non-Contributing, Commercial Historic District; Primary, Local Inventory; Primary, Commercial Historic District; Secondary, Commercial Historic District.

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 names of these sites are:
Wasco County Courthouse, built in 1912-1914;
Pacific Power and Light Company, built in 1954;
The US Mint, built in 1864-1868;
Waldron Bros. Drug Store, built in 1867; &
Williams Hardware Store, built in 1910.

The City of The Dalles, working with a grant from Google, awarded Gorge Networks with the contract to design, install and maintain a wireless network over the entire downtown area of The Dalles. Local citizens and visitors will be wired straight into the Internet, for free, in the downtown area, via a network link to the fiber optic loop in The Dalles.

The project which will be owned by the City and will provide free services to casual users of the Internet for three years. The network will cover the area from Mill Creek to Brewery Grade, including Thompson Park and the Marine Terminal. It will be an added attraction, allowing public web access to visitors and residents of The Dalles while frequenting the downtown area.

The wireless equipment will be placed on the roof of each structure via a tripod which will cause the access points/antenna to be visible from the street, allowing the signal to be transmitted to units on other building and light structures throughout the downtown area. The units will be painted to match each building's character and the tripods' assembly will be placed on a rubber mat, not fastened, but weighted down and stabilized by masonry block, all within the confine of the rubber matting. If, in the future, the unit is removed, the historic character and integrity will be returned to its original state.

ANALYSIS: The Historic Landmarks Commission is responsible for conducting hearings dealing with proposed alterations to designated historic landmarks. The 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 regarding historic resources under Statewide Planning Goal 5.*

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 uses for these sites will remain the same, no change in use is anticipated or being requested. The applicant is proposing to place an antenna on the roof of the building to be used for internet connections. 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: There will be nothing removed with these application requests. The wireless antennas will be placed so that removal of the structure at a later date will not alter the historic structures. 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: These properties are recognized as a physical record of their time. The only changes proposed will be the placement of antennas and base stations. The antenna’s heights vary depending on the height of the roof and/or parapet of the historic buildings. The antennas will be minimally visible from below and will not create a false sense of historical 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 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. Criterion does not apply.

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 and no structures will be affected by this application. 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 are expected to be affected by this proposal as there will be no ground excavation. 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 addition of the antennas will not destroy historic materials that characterize the properties. 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 antennas will be placed in a manner that will make them easy to remove. If removed in the future, the essential form and integrity of the structure will be unimpaired. Criterion met.

CONCLUSIONS: Placement of the antenna to the roof of City Hall is consistent with both General Ordinance # 94-1194 and The Dalles Comprehensive Plan. 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, as well as The Dalles Comprehensive Plan, with the following conditions:

Proposed Conditions of Approval:

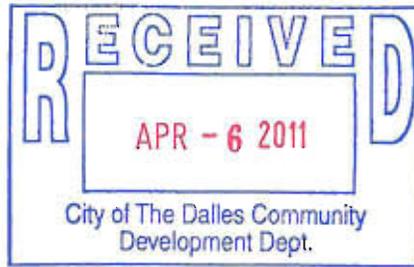
1. Work will be completed in substantial conformance to the proposals as submitted and reviewed.
2. The addition of the antennas shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic structure and its environment would be unimpaired.



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481



HLC# 125-11

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 City of The Dalles	Wasco County (Wasco County Courthouse)
Address	313 Court Street	511 Washington The Dalles, OR
Site Address		511 Washington
Telephone	(541) 296-5481	

Please describe your project goals.

Installation of 2- Wi-Fi Outdoor Sector Access Point (AP) with base station antenna to assist in the transmission of a wireless internet network system throughout the downtown area of the City of The Dalles.

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

The equipment will be placed on the roof of the structure via a tripod which will cause the access points/antenna to be visible from the street, allowing the signal to be transmitted to units on other buildings and light structures throughout the downtown area.

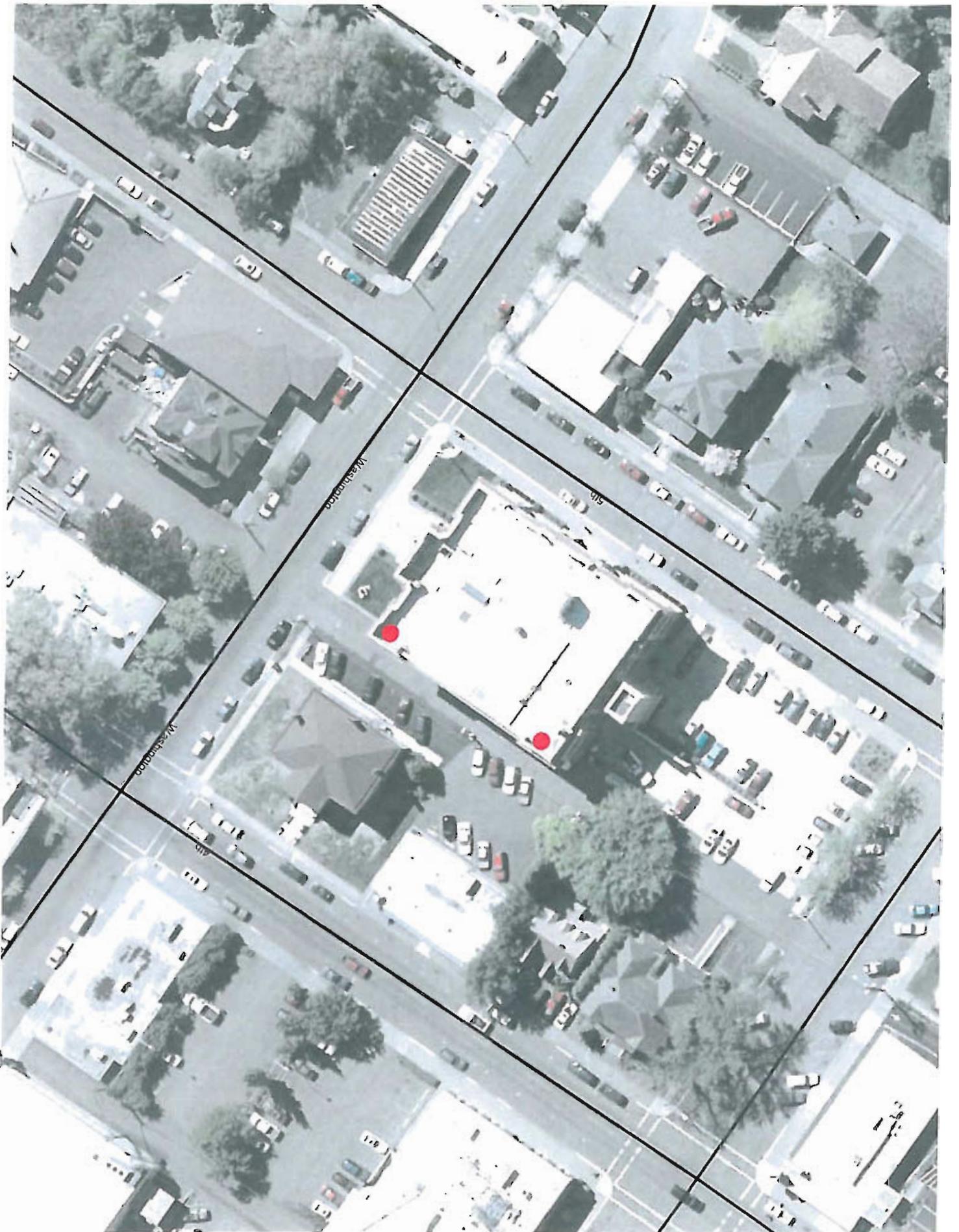
What efforts are being made to maintain the historic character of this structure?

The units will be painted to match each buildings character and the tripod assembly will be placed on a rubber mat, not fastened, but weighted down and stabilized by masonry block, all within the confine of the rubber matting. If, in the future, the unit is removed, the historic character of the building will be returned to its original state.

What is the current use of this property?

Various commercial

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





CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481



HLC# 127-11

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 City of The Dalles	John Howe (Rose Building)
Address	313 Court Street	1000 Vey Way The Dalles, OR
Site Address		115 East 2nd Street
Telephone	(541) 296-5481	

Please describe your project goals.

Installation of 2- Wi-Fi Outdoor Sector Access Points (AP) with base station antenna to assist in the transmission of a wireless internet network system throughout the downtown area of the City of The Dalles.

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

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The units will be painted to match each buildings character and the tripod assembly will be placed on a rubber mat, not fastened, but weighted down and stabilized by masonry block, all within the confine of the rubber matting. If, in the future, the unit is removed, the historic character of the building will be returned to its original state.

What is the current use of this property?

Various commercial

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

List any known archeological resources on site.

No. Units will be installed on the roof structure, with no type of excavations required.

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, nine (9) copies of detailed, elevation drawings with proposed changes, and nine (9) current color photographs (4X6 inch minimum) of the building/structure front.

John J. Howe 4/12/11
Applicant Date

John Roger Howe
AS ATTORNEY-IN-FACT FOR JOHN J. HOWE

Owner (if not the applicant)

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

Secretary, Historical Landmarks Commission

For Office Use Only	
Historical Classification	<u>Compatible Non-Contributing</u>
(Primary, Secondary, Historical, etc.)	
Historic Building/Site <input type="checkbox"/>	Historic District: Trevitt <input type="checkbox"/> Commercial <input checked="" type="checkbox"/>
Historic Name	(If any) <u>Pacific Power and Light</u>
Year(s) Built	<u>1954</u>



2nd

Court



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481

HLC# 128-11

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 City of The Dalles	The Mint LLC (Mint Building)
Address	313 Court Street	3511 Sandlin Road The Dalles, OR
Site Address	710 East 2nd	
Telephone	(541) 296-5481	

Please describe your project goals.

Installation of 1- Wi-Fi Outdoor Access Point (AP) to assist in the transmission of a wireless internet network system throughout the downtown area of the City of The Dalles.

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

The equipment will be placed on the roof of the structure via a tripod which will cause the access points/antenna to be visible from the street, allowing the signal to be transmitted to units on other buildings and light structures throughout the downtown area.

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

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Applicant

Date



Owner (if not the applicant)

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

Secretary, Historical Landmarks Commission

For Office Use Only

Historical Classification

Primary

(Primary Secondary Historical Etc)

Historic Building/Site

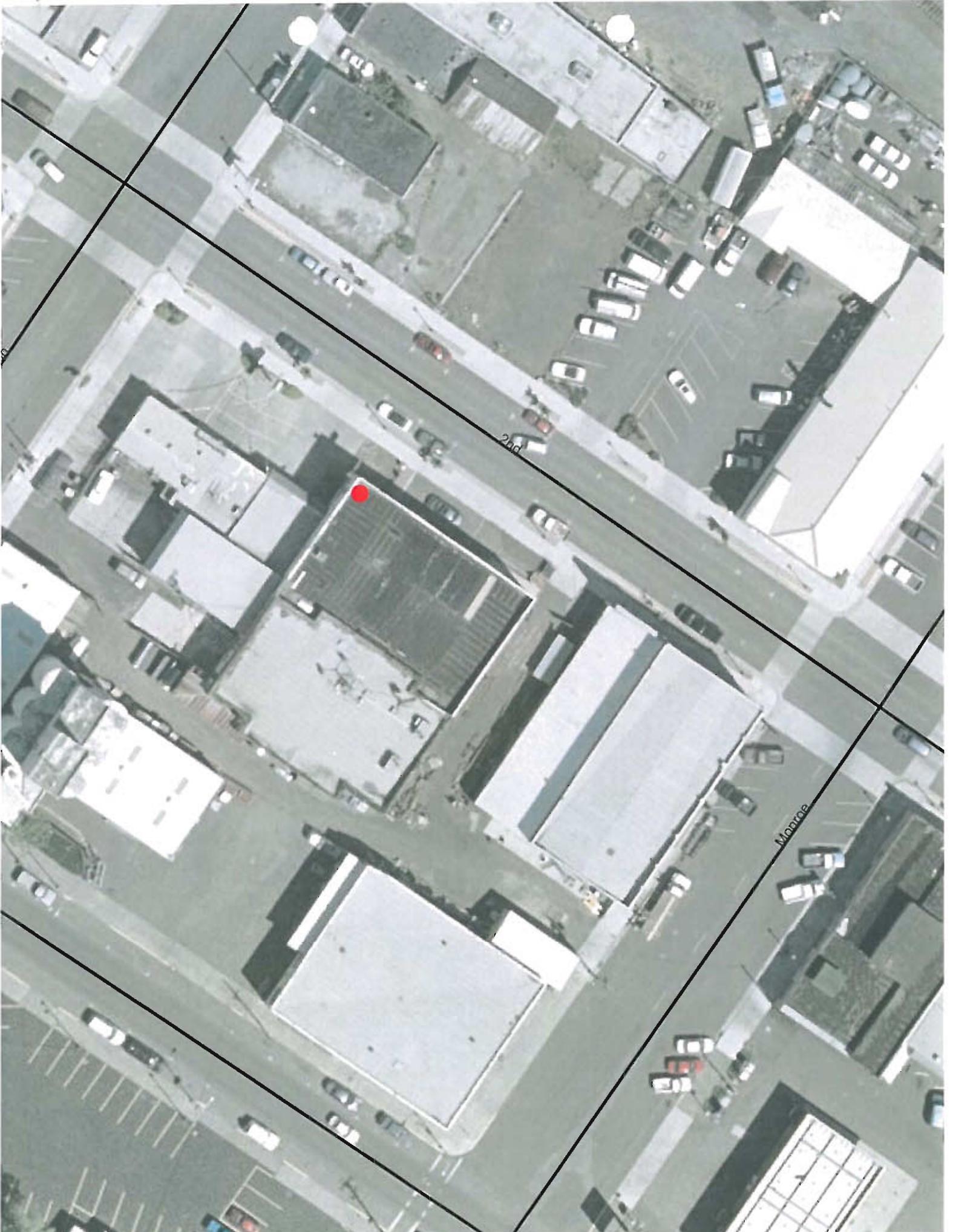
Historic District Trevitt Commercial

Historic Name

(If any) U.S. Mint

Year(s) Built

1864-1868



2nd

Monroe



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481

HLC# 129-11

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 City of The Dalles	The City of The Dalles (Wadron Drug Bldg.)
Address	313 Court Street	313 Court The Dalles, OR
Site Address		225 East 1st
Telephone	(541) 296-5481	

Please describe your project goals.

Installation of 1- Wi-Fi Outdoor Access Point (AP) to assist in the transmission of a wireless internet network system throughout the downtown area of the City of The Dalles.

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

The equipment will be placed on the roof of the structure via a tripod which will cause the access points/antenna to be visible from the street, allowing the signal to be transmitted to units on other buildings and light structures throughout the downtown area.

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

The units will be painted to match each buildings character and the tripod assembly will be placed on a rubber mat, not fastened, but weighted down and stabilized by masonry block, all within the confine of the rubber matting. If, in the future, the unit is removed, the historic character of the building will be returned to its original state.

What is the current use of this property?

Various commercial

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

List any known archeological resources on site.

No. Units will be installed on the roof structure, with no type of excavations required.

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, nine (9) copies of detailed, elevation drawings with proposed changes, and nine (9) current color photographs (4X6 inch minimum) of the building/structure front.


Applicant

Date


Owner (if not the applicant)

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

Secretary, Historical Landmarks Commission

For Office Use Only

Historical Classification

Primary Secondary Historical Etc

Historic Building/Site

Historic District Trevitt Commercial

Historic Name

(if any)

Waldron Bros. Drug Store

Year(s) Built

1867



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

(541) 296-5481

HLC# 130-11**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 City of The Dalles	Gary Honald (New York City Sub Shop)
Address	313 Court Street	2505 Wright Street The Dalles, OR
Site Address		400 East 2nd
Telephone	(541) 296-5481	

Please describe your project goals.

Installation of 1- Wi-Fi Outdoor Access Point (AP) to assist in the transmission of a wireless internet network system throughout the downtown area of the City of The Dalles.

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

The equipment will be placed on the roof of the structure via a tripod which will cause the access points/antenna to be visible from the street, allowing the signal to be transmitted to units on other buildings and light structures throughout the downtown area.

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

The units will be painted to match each buildings character and the tripod assembly will be placed on a rubber mat, not fastened, but weighted down and stabilized by masonry block, all within the confine of the rubber matting. If, in the future, the unit is removed, the historic character of the building will be returned to its original state.

What is the current use of this property?

Various commercial

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

List any known archeological resources on site.

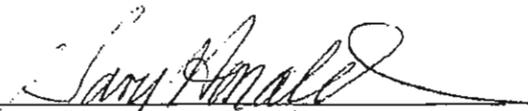
No. Units will be installed on the roof structure, with no type of excavations required.

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, nine (9) copies of detailed, elevation drawings with proposed changes, and nine (9) current color photographs (4X6 inch minimum) of the building/structure front.

Applicant

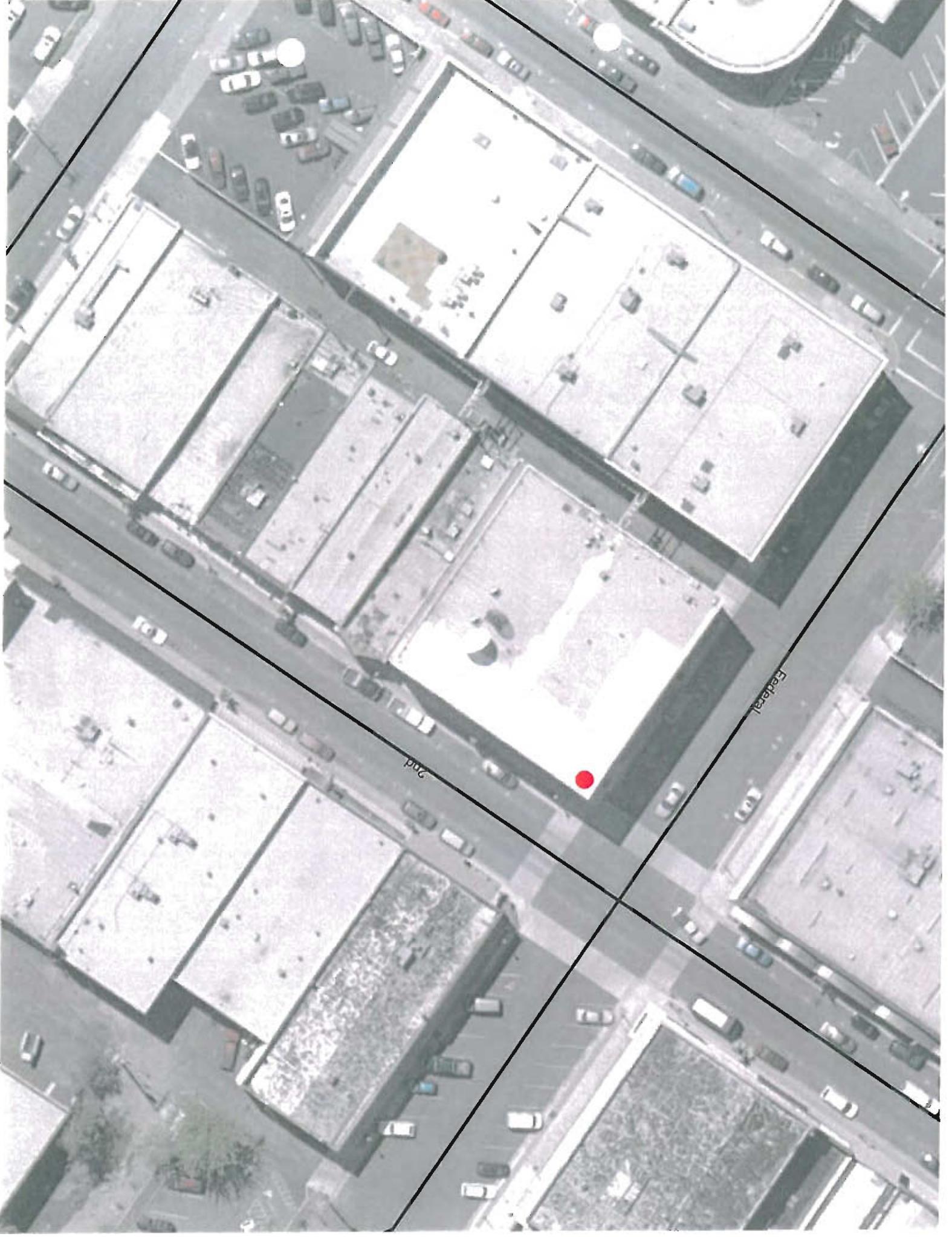
Date


Owner (if not the applicant)

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

Secretary, Historical Landmarks Commission

For Office Use Only	
Historical Classification	Secondary
(Primary, Secondary, Historical, Etc.)	
Historic Building/Site <input checked="" type="checkbox"/>	Historic District: Trevitt <input type="checkbox"/> Commercial <input type="checkbox"/>
Historic Name	(If any) Williams Hardware Store
Year(s) Built	1910



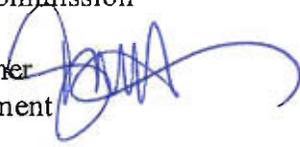
Federal

2nd

**STAFF REPORT
HISTORIC LANDMARKS REVIEW #126-11
Canton Wok – Vogt Block**

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Associate Planner
Community Development Department



HEARING DATE: April 27, 2011

ISSUE: To convert the existing non-contributing, non-compatible storefront with a new façade that will be similar to the existing Canton Wok Family Restaurant, which is adjacent to the subject property.

SYNOPSIS:

APPLICANT	“Kelly” of Canton Wok Family Restaurant
PROPERTY OWNER	Dong Xi LLC
LOCATION	312 East Second Street
ZONING	CBC – Central Business Commercial
EXISTING USE	Retail/Restaurant
SURROUNDING USE	Commercial
HISTORIC STATUS	Non-contributing, Non-compatible – The Dalles National Commercial Historic District #54

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 structure is The Vogt Block, commonly known as the House of Chin. The original three-story Vogt Block structure was destroyed in the Fire of 1891 and in 1900 was rebuilt as a two story building. In 1909, the building housed several businesses including clothing, jewelry, piano, drug, crockery, dry goods, and grocery store, as well as a theatre. In 1962 a fire destroyed the upper floor and the building was completely remodeled/rebuilt, replacing much of the early 20th century structure. The building is located in the Commercial Historic District and is classified Non-contributing, Non-compatible.

ANALYSIS: The Historic Landmarks Commission is responsible for conducting hearings dealing with proposed alterations to designated historic landmarks. 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 regarding historic resources under Statewide Planning Goal 5.*

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 use for this site will remain similar being used as a food service type. The previous uses for the site varied. Canton Wok is expanding their current business into the commercial space to have larger areas for meetings and banquets. 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: Due to the major modifications and lack of historic photos for rehabilitation; the applicant is requesting to alter the front to be similar and appropriate for the historic district. According to the inventory sheets, there are no materials known that characterize the property. 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. The applicant will be required to follow the historic guidelines to ensure that the restoration will be an appropriate fit for the historic district. The rehabilitation will be required to be similar in mass, scale and materials as approved by the Secretary of Interior’s Standards for Rehabilitation. This will be addressed as a condition.

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, as there is a minimal chance that any exist. Criterion does not apply.

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. The rehabilitation will bring back a store front that compliments the historic district. 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. The existing non-historic rock and tile is planned to be removed and replaced with a new store front. 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 are expected to be affected by this proposal. The applicant is responsible to notify the appropriate authorities if any archaeological resources are found with the rehabilitation of the building. 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 exterior alterations to the non-compatible, non-contributing structure will be in compliance with the historic design guidelines for the Commercial Historic District. The commercial front will be brought back to compliment the mix of the surrounding buildings. The primary entrance will be slightly recessed and be similar to the existing Canton Wok storefront. The storefront will be constructed of wood, brick or stucco and large plate glass windows. The guidelines recommend development and adoption of a Façade Improvement Plan. This item will be addressed as a condition of approval.

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: At this time it is unknown if any historical features exist on the structure. Therefore, this criterion does not apply.

B. General Ordinance No. 96-1207 ~ Design Guidelines for The Dalles Commercial Historic District

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**

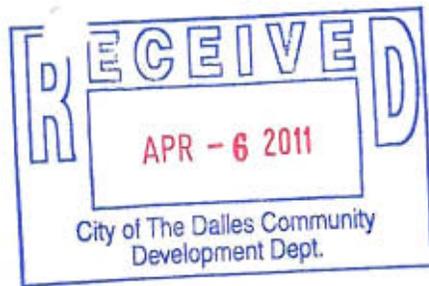
FINDING B-1: The color choice of the building is planned to match the existing Canton Wok. Shades of Tan with a red brick accent. The materials that the applicant is proposing range from brick to match the adjacent building or a stucco applied in complimentary colors. The use of wood windows will be recommended and smoked and reflective glass is prohibited. Criterion can be met as conditions of approval.

CONCLUSIONS: Rehabilitation of the façade of the building is consistent with both General Ordinance # 94-1194 and The Dalles Comprehensive Plan. 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, as well as The Dalles Comprehensive Plan, with the following conditions:

Proposed Conditions of Approval:

1. Work will be completed in substantial conformance to the proposals as submitted and reviewed.
2. The applicant is responsible to notify the appropriate authorities if any archaeological resources are found with the rehabilitation of the building façade.
3. The rehabilitation will be required to be similar in mass, scale and materials as approved by the Secretary of Interior's Standards for Rehabilitation.
4. Transom windows are recommended, not required.
5. Reflective and smoke glass is prohibited.
6. The use of wood windows is recommended, not required.
7. Development and adoption of a Façade Improvement Plan is recommended.



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
FAX: (541) 298-5490
Community Development Dept.

HLC# 126-11

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 Historic Landmarks Commission.

Name:	<u>Kelly (Canton Wok)</u>
Address	<u>312 E 2nd st The Dalles OR 97058.</u>
Site Address	
Map and Tax Lot	
Telephone	<u>541-296-6500</u>
Zoning	

Please describe your project goals.

To replace existing dual entry entry and storefront with new entry and facade similar to existing Canton Wok Family Restaurant.

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

By installing a new facade the appearance of the building will improve and there will be one less vacant storefront in the downtown area.

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

Efforts will be made to bring back a more historic looking facade by using materials such as stucco or brick.

What is the current use of this property?

Vacant

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, nine (9) copies of detailed, elevation drawings with proposed changes, and nine (9) current color photographs (4X6 inch minimum) of the building/structure front.


Applicant

4-6-11
Date

Owner (if not the applicant)

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

Secretary, Historical Landmarks Commission

For Office Use Only

Historical Classification Non-Compatible Non Contributing
(Primary, Secondary, Historical, Etc.)

Historic Building/Site Historic District: Trevitt Commercial

Historic Name _____

Year(s) Built (If any) Vogt Block

1900; 1962



Handwritten signature and flourish

JITTERBUG
Shop

JITTERBUG
Shop

EXISTING

CANTON WOK

OPTION #1 w/ brick

CANTON WOK

OPTION #2 w/ Stucco

MERLE NORMAN
COSMETICS & MORE

BEAUTY SALON

Joans

RHYTHM
MAGIC MOTION CLOCKS

Other color options - example of other business



HISTORIC LANDMARKS RESOLUTION NO. 120-11

Adopting The Dalles Historic Landmarks Commission Application #125-11 – Wasco County; #127-11 – John Howe; #128-11 – The Mint LLC; #129-11 – City of the Dalles; #130-11 – John Howe. These applications are for a Historic Landmarks Commission hearing to gain approval of the installation of Wi-Fi outdoor sector access points, either with or without a base station antenna, to assist in the transmission of a wireless internet network system throughout the downtown area of The Dalles. The historic names of these structures respectively are: Wasco County Courthouse, Pacific Power and Light Company, the US Mint, Waldron Bros. Drug Store, and Williams Hardware Store. The properties are classified respectively as: Secondary, Commercial Historic District; Compatible, Non-Contributing, commercial Historic District; Primary, Local Inventory; Primary, commercial Historic District and Secondary, commercial Historic District.

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on April 27, 2011, 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 numbers 125-11; 127-11; 128-11; 129-11 and 130-11 and the minutes of April 27, 2011, 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 Nos. HLC 125-11; 127-11; 129-11 and 130-11 of Wasco County, John Howe (2), The Mint LLC, and the City of The Dalles are approved with the following Conditions of Approval:
 - 1. Work will be completed in substantial conformance to the proposals as submitted and reviewed.

2. The addition of the antennas shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic structure and its environment would be unimpaired.

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 Section 9(a) of the Historic Landmarks Ordinance No. 1194, 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 Ordinance will invalidate this permit.

APPROVED AND ADOPTED THIS 27th DAY OF APRIL, 2011.

Eric Gleason, Chairman
Historic Landmarks Commission

I, Dan Durow, Director of 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 April 27, 2011.

AYES: Gleason, McNary, Parker, Smith, Davis
NAYS: None
ABSENT: None
ABSTAIN: None

ATTEST: _____
Daniel C. Durow, Director Community Development Dept.



HISTORIC LANDMARKS RESOLUTION NO. 121-11

Adopting The Dalles Historic Landmarks Commission Application #126-11 of Canton Wok Family Restaurant. This application is for a Historic Landmarks Commission hearing to gain approval to convert the existing non-contributing, non-compatible storefront with a new façade that will be similar to the existing Canton Wok Family Restaurant, which is adjacent to the subject property. The historic name of this structure is: The Vogt Block. The property is classified as: Non-Contributing, Non-Compatible – The Dalles National Commercial Historic District #54.

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on April 27, 2011, 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 number 126-11 and the minutes of April 27, 2011, 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 No. 126-11 – Canton Wok Family Restaurant, with the following Conditions of Approval:
 - 1. Work will be completed in substantial conformance to the proposals as submitted and reviewed.
 - 2. The applicant is responsible to notify the appropriate authorities if any archaeological resources are found with the rehabilitation of the building façade.
 - 3. The rehabilitation will be required to be similar in mass, scale and materials as approved by the Secretary of Interior’s Standards for Rehabilitation.
 - 4. Transom windows are recommended, not required.
 - 5. Reflective and smoke glass is prohibited.
 - 6. The use of wood windows is recommended, not required.
 - 7. Development and adoption of a Façade Improvement Plan is recommended.

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 Section 9(a) of the Historic Landmarks Ordinance No. 1194, 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 Ordinance will invalidate this permit.

APPROVED AND ADOPTED THIS 27th DAY OF APRIL, 2011.

Eric Gleason, Chairman
Historic Landmarks Commission

I, Dan Durow, Director of 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 April 27, 2011.

AYES: Gleason, McNary, Parker, Smith, Davis
NAYS: None
ABSENT: None
ABSTAIN: None

ATTEST: _____
Daniel C. Durow, Director Community Development Dept.