



## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125

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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, August 22, 2012**

**4:00 PM**

- I. **Call to Order**
- II. **Roll Call**
- III. **Approval of Agenda**
- IV. **Approval of Minutes – December 28, 2011**
- V. **Public Comments** – During this portion of the meeting, anyone may speak on any subject which does not later appear on the agenda. Five minutes per person will be allowed.
- VI. **Public Hearings**

**A. Historic Landmarks Commission Application #135-12 – City of The Dalles;** The City of The Dalles is applying to the Historic Landmarks Commission for approval of the demolition or expansion of the existing building to provide space for a hotel/conference center development. The building is located at 201 Washington Street, and the historic name is Bloch, Miller & Company. Property is zoned “CBC” – Central Business Commercial.

**B. Historic Landmarks Commission Application #136-12 – City of The Dalles;** The City of The Dalles is applying to the Historic Landmarks Commission for approval of the demolition of the entire existing building to provide space for a hotel complex development. The building is located at 213 E. 2nd Street and is historically known as The Recreation. Property is zoned “CBC” – Central Business Commercial.

#### VII. **Resolutions**

- A. **Resolution #125-11 approving HLC 135-12 – City of The Dalles**
- B. **Resolution #126-11 approving HLC 136-12 – City of The Dalles**

**VIII. Pioneer Cemetery Discussion**

**IX. Staff/Commissioner Comments**

**X. Next meeting date: Wednesday, September 26, 2012**

**XI. Adjournment**

# HISTORIC LANDMARK COMMISSION MINUTES

December 28, 2011

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

## **CALL TO ORDER**

Chair Gleason called the meeting to order at 4:00 PM.

## **ROLL CALL**

The following Commissioners were present:

|              |
|--------------|
| Eric Gleason |
| Bob McNary   |
| Pat Smith    |
| Dennis Davis |

The following Commissioner was absent:

|              |
|--------------|
| Dixie Parker |
|--------------|

Staff present:

|                                    |
|------------------------------------|
| Carolyn Wood, Councilor at Large   |
| Dawn Marie Hert, Associate Planner |

## **APPROVAL OF AGENDA**

It was moved by McNary and seconded by Smith to accept the December 28, 2011 agenda as submitted. The motion carried unanimously, Parker was absent.

## **APPROVAL OF MINUTES**

It was pointed out by Davis that the word "resided" needed to be corrected to "presided" in the first sentence of page 6 of the November 16, 2011 minutes. It was moved by Smith and seconded by Davis to approve the November 16, 2011 minutes as amended. The motion carried unanimously, Parker was absent.

## **PUBLIC COMMENTS**

None

## **2012 GOAL SETTING**

The Commission discussed the formulation of its 2012 goals as follows (additions/changes are italicized):

### **Short Term Goals**

1. *Encourage* Historic Designs for Downtown to aid in historic background research and support Main Street programs.
2. Encourage *continued* restoration and preservation of the Pioneer Cemetery *and establish an inventory link/listing on the City's webpage.*

3. Provide educational assistance to help individual restorers by setting up a *SHPO* special assessment workshop.
4. Establish a Historic Resource Center/Site i.e.: historic links on City webpage.
5. Research grant opportunities to expand City's historic resources such as designating other qualified areas as national historic districts; specifically the East Gateway, the Dalles Bluff, 4<sup>th</sup> Street, and E. 8<sup>th</sup> Street.
6. Update Historic Ordinance.
7. Assist in saving and completing the Lewis and Clark Memorial and pursue a local landmark status.
8. Actively support Historic Fort Dalles Days.
9. Support, encourage and *advocate* the preservation and continued use of The Dalles High School building.
10. Encourage restoration and *use* of the Waldron Drug/Gitchell Building.
11. Encourage the City *pursuing ownership* of the Lewis and Clark Rock Fort *and its preservation through maintenance*.

#### Long Term Goals

1. Encourage preservation and restoration of City Hall.
2. Maintain *Certified Local Government* status.
3. Support Civic Building restoration.
4. Continue to encourage Open House visits during Historic Fort Dalles Days.
5. Continue to assist with historic plaque costs and availability.
6. Support and encourage the Fort Dalles Museum and *Historic Vehicle Storage Display Building*.
7. Update Historic Inventories *and encourage new nominations to local and national registry districts*.

In the course of discussion, it was determined that Commissioner Davis will verify the new title of item #8, Historic Fort Dalles Days.

Associate Planner Hert will look into getting the maintenance of The Lewis and Clark Rock Fort in the City's budget for the next fiscal year.

#### **PIONEER CEMETERY**

After some discussion it was decided by the Commissioners to schedule a cleanup session in the spring of 2012.

#### **COMMISSIONER COMMENTS/QUESTIONS**

Associate Planner Hert advised the Commissioners that she will present the Historic Landmarks Commission Annual Report probably at the second City Council meeting in February.

**ADJOURNMENT**

Chair Gleason closed the meeting at 5:25 PM.

Respectfully submitted by Carole Trautman, Administrative Secretary.

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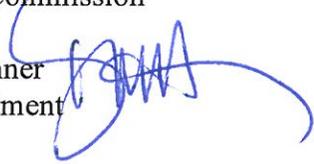
Eric Gleason, Chair  
Historic Landmarks Commission

DRAFT

**STAFF REPORT  
HISTORIC LANDMARKS REVIEW #136-12  
Recreation Building**

**TO:** The Dalles Historic Landmarks Commission

**FROM:** Dawn Marie Hert, Associate Planner  
Community Development Department



**HEARING DATE:** August 22, 2012

**ISSUE:** Request to demolish the Recreation building to prepare the property for a new Hotel development.

**SYNOPSIS:**

|                 |   |
|-----------------|---|
| APPLICANT       | City of The Dalles  |
| PROPERTY OWNER  | Columbia Gateway Urban Renewal Agency                                   |
| LOCATION        | 213 & 215 E. 2 <sup>nd</sup>  |
| ZONING          | CBC – Central Business Commercial                                       |
| EXISTING USE    | Vacant – Previous mixed uses as a Restaurant, Lounge and Bowling Alley. |
| SURROUNDING USE | Various Commercial  |
| HISTORIC STATUS | Non-Compatible, Non-Historic, built in 1946 & 1958                      |

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

**RECOMMENDATION:** Approval of the request to demolish the Recreation Building.

**BACKGROUND:** There is no historic name of this building, but it is commonly known as the Receptions Café building. The building was built in two stages. The first portion was built in 1946 and the addition was constructed in 1958. The later addition replaced the Grand Theater which was the top showplace at one time in the Mid-Columbia area.

As stated above, the building is non-compatible, non-historic for The Dalles Commercial Historic District. With the later portion of the building being constructed in 1958, one could argue that the building should now be re-evaluated and be included as a historic structure in the district because it is older than 50 years. However, according to the inventory sheets, there have been major alterations to the building over the years and these alterations may disqualify the building as a historic structure.

The Hotel development that is planned for this location will encompass a large portion of the block and will be required to follow the historic guidelines established for the Commercial

Historic District. The development will also be required to go through a formal land use review and Historic Landmarks public hearing for the proposed new development at the site.

**ANALYSIS:** The Historic Landmarks Commission is responsible for conducting hearings dealing with proposed demolition of 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 8, 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. *The state of repair of the landmark.***

**FINDING A-1:** The Recreation is currently vacant and in fair to poor condition. Flooding of the building occurred in the 1990’s and major alterations over the years both interior and exterior have been completed. Approximately 18 months ago, the roof received a temporary, emergency repair to stop most of the very serious water damage that was occurring to the interior of the building. Additional extensive repairs would be necessary to repair the existing roof to a good condition.

### **2. *The reasonableness of the cost of renovation or repair.***

**FINDING-A2:** The developers for the hotel have looked into renovation and possible reuse of the existing building and found that due to limitations on the block and other historic structures and sites, it is unreasonable for them to reuse the Recreation building for the new Hotel. The use will be different than the previous use, making a renovation meet local codes and meet construction standards impossible for the use as a hotel.

### **3. *The purpose of preserving such designated historical landmark.***

**FINDING-A3:** The subject building is located in a district and is not a designated landmark. Preservation of this building is not possible as a hotel. The building has

sat vacant for years and will continue to deteriorate with time. The re-development plan for this site will enhance the Commercial Historic District by the addition of a new building that is complimentary to the adjacent buildings and the National Historic District.

***4. The criteria used in the original designation of the landmark.***

**FINDING-A4:** As stated above this building is non-compatible and non-historic for The Dalles Commercial Historic District. The property is located in a district and is bound by the historic guidelines by location only. The adjacent buildings are historic and contribute to the historic district. This building does not demonstrate the historic periods of our historic district.

***5. The applicable provisions of the City's Comprehensive Plan***

**FINDING-A5 (a):** Goal 5 Policy No. 12 states that owners of historical buildings and sites that have been identified by the Historic Landmarks Commission or the State Inventory of Historic Properties shall be encouraged to maintain the historic integrity of their properties. The Recreation building has deteriorated and been modified extensively beyond what could be considered a reasonable financial expense necessary to give the structure historic integrity.

**FINDING-A5 (b):** Goal 9, Policy No.4 states that we should encourage investment in The Dalles Central Business District, and support project activities in the Columbia Gateway/Downtown Urban Renewal Plan. The planned hotel development has looked at a number of other options in the downtown corridor, only to come back to this location. Demolition of this non-historic building will not impact the historic district and will allow for a re-development of the site as a Hotel with all the amenities. This project will bring approximately \$20 million private investment dollars and \$2.8 million public investment into our downtown. This development will also provide 40 to 50 new jobs.

***6. The character of the surrounding neighborhood***

**FINDING-A6:** Located in the Central Business District, this building is located in what is considered to be the core of historic downtown The Dalles. The building is surrounded by historic structures and has set vacant for a number of years. Redevelopment of this key property is vital to a healthy and vibrant downtown. A new hotel operating on this site with an adjacent parking area would be a great improvement to the vacancy and blight of this building as well as provide interest to the surrounding neighborhood.

**COMMISSION OPTIONS:**

**OPTION #1(Staff's Recommendation):** The Commission move to grant the demolition permit. After examining the review criteria, the Commission determines it is not in the public interest to preserve the Recreation Building.

**Mitigation Measures,** which should be implemented if demolition is approved:

**City:** If a demolition permit is issued for Recreation Building, mitigation measures may be necessary on a local level. According to The Dalles Historic Ordinance (General Ordinance 94-1194) under Section 8-D, insofar as practicable and as funds are available, The Dalles Historical Landmarks Commission shall keep a pictorial and graphic history of the landmark be undertaken and request that any artifacts such as equipment be salvaged from the structures. This might include taking black and white photographs, and color slides of the structure (exterior and interior), scaled drawings (if none exist), and detail drawings. A description of the construction method and mechanical systems may also be requested. The Commission may include this pictorial and graphic history as a condition of approval for the applicant.

**OPTION #2:** The Commission could move to suspend the application for the demolition permit, for a period of up to 120 days from the original date of the application (August 7, 2012), if the Commission determines that suspension is in the interest of preserving historical values. If the decision is delayed, the Commission provides this time to see if a program could be established to maintain and restore the structure.

**OPTION #3:** The Commission could move to continue the hearing and wait on making a decision. If this option is selected, the Commission is advised that the 120-day clock is still running. The demolition application was submitted on 8/07/12 and will be issued on 12/05/12, if the Commission takes no further action.

**STAFF REPORT  
HISTORIC LANDMARKS REVIEW #135-12  
Bloch, Miller & Company**

**TO:** The Dalles Historic Landmarks Commission

**FROM:** Dawn Marie Hert, Associate Planner  
Community Development Department

**HEARING DATE:** August 22, 2012

**ISSUE:** Request to demolish the Bloch, Miller & Company building to prepare the property for a new Hotel development.

**SYNOPSIS:**

|                 |   |
|-----------------|---|
| APPLICANT       | City of The Dalles                              |
| PROPERTY OWNER  | Columbia Gateway Urban Renewal Agency           |
| LOCATION        | 201 Washington                                  |
| ZONING          | CBC – Central Business Commercial               |
| EXISTING USE    | Vacant, Retail and Personal Services/Hair Salon |
| SURROUNDING USE | Various Commercial                              |
| HISTORIC STATUS | Historic Non-Contributing, built in 1865        |

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

**RECOMMENDATION:** Approval of the request to demolish the Bloch, Miller & Company Building.

**BACKGROUND:** The historic name of this building is the Bloch, Miller & Company building, and is commonly known as the Z.F. Moody Store or The Dalles Commercial Club. The building was built in 1865. The company owned a general merchandising store and remained in the building until about 1892 when The Dalles Lumbering Company occupied the store. By 1900, the building was occupied by The Dalles Commercial Club.

In 1908, J.L. Kelly purchased the property from the Grant family and in 1926, the building housed Model Laundry on the first floor and the Washington Hotel was on the second floor. Over the years various commercial office, personal services and retail businesses have been at this location. Currently there are two tenants: a hair salon and a retail costume shop.

As stated above, the building is historic, non-contributing in The Dalles Commercial Historic District. Major alterations have occurred which included removal of all the original windows and

doors. The building is currently void of the any of the original decorative detail.

The proposed Hotel development and auxiliary buildings that are planned for this location will encompass a large portion of the block and will be required to follow the historic guidelines established for the Commercial Historic District. The development will also be required to go through a formal land use review and Historic Landmarks public hearing for the proposed new development at the site.

At this time, it is uncertain if this building will ultimately be demolished. The developers are looking into rehabbing the building and attempting to re-use it in their development plans, but have not been able to finalize any plans that would include saving this building. The City has decided to move forward with the demolition application and allow the developer to make the decision on restoration at the time of submittal of their land use application and Historic Landmarks Commission public hearing. Any reuse of the subject building will be required to follow the established guidelines for the Commercial Historic District.

**ANALYSIS:** The Historic Landmarks Commission is responsible for conducting hearings dealing with proposed demolition of 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 8, 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. *The state of repair of the landmark.***

**FINDING A-1:** The Bloch, Miller & Company is currently partially occupied and in fair to poor condition.

**2. *The reasonableness of the cost of renovation or repair.***

**FINDING-A2:** The developers for the hotel have looked into renovation and possible reuse of the existing building and found that due to limitations on the block and other historic structures and sites, it is unreasonable for them to reuse the Bloch, Miller & Company building for the new Hotel. The use will be different than the previous use, making a renovation meet local codes and meet construction standards impossible for the use as a hotel.

**3. *The purpose of preserving such designated historical landmark.***

**FINDING-A3:** The subject building is located in a district and is not a district contributing designated landmark. It is unsure if preservation of this building is an option as a hotel auxiliary building. The building has had minimal use and maintenance over the years. The re-development plan for this site will enhance the Commercial Historic District by the addition of a new building that is complimentary to the adjacent buildings and the National Historic District.

**4. *The criteria used in the original designation of the landmark.***

**FINDING-A4:** As stated above this building is historic, non-contributing in The Dalles Commercial Historic District. The property is located in a district and is bound by the historic guidelines by location only. The adjacent buildings are historic and contribute to the historic district. This building no longer has the historic features necessary to make it a contributing building in the district.

**5. *The applicable provisions of the City's Comprehensive Plan***

**FINDING-A5 (a):** Goal 5 Policy No. 12 states that owners of historical buildings and sites that have been identified by the Historic Landmarks Commission or the State Inventory of Historic Properties shall be encouraged to maintain the historic integrity of their properties. The Bloch, Miller & Company building has deteriorated and been modified extensively beyond what could be considered a reasonable financial expense necessary to give the structure historic integrity.

**FINDING-A5 (b):** Goal 9, Policy No.4 states that we should encourage investment in The Dalles Central Business District, and support project activities in the Columbia Gateway/Downtown Urban Renewal Plan. The planned hotel development has looked at a number of other options in the downtown corridor, only to come back to this location. Demolition of this historic non-contributing building will not impact the historic district and will allow for a re-development of the site as a Hotel with all the amenities. This project will bring approximately \$20 million private investment dollars and \$2.8 million public investment into our downtown. This development will also provide 40 to 50 new jobs.

**6. *The character of the surrounding neighborhood***

**FINDING-A6:** Located in the Central Business District, this building is located in what is considered to be the core of historic downtown The Dalles. The building is surrounded by historic structures and parking lots that have sat vacant for a number

of years. Redevelopment of this key property is vital to a healthy and vibrant downtown. A new hotel auxiliary building operating on this site with an adjacent parking area would be a great improvement to the vacancy and blight of this building as well as provide interest to the surrounding neighborhood.

#### **COMMISSION OPTIONS:**

**OPTION #1(Staff's Recommendation):** The Commission move to grant the demolition permit. After examining the review criteria, the Commission determines it is not in the public interest to preserve the Bloch, Miller & Company Building.

**Mitigation Measures,** which should be implemented if demolition is approved:

**City:** If a demolition permit is issued for Bloch, Miller & Company Building, mitigation measures may be necessary on a local level. According to The Dalles Historic Ordinance (General Ordinance 94-1194) under Section 8-D, insofar as practicable and as funds are available, The Dalles Historical Landmarks Commission shall keep a pictorial and graphic history of the landmark be undertaken and request that any artifacts such as equipment be salvaged from the structures. This might include taking black and white photographs, and color slides of the structure (exterior and interior), scaled drawings (if none exist), and detail drawings. A description of the construction method and mechanical systems may also be requested. The Commission may include this pictorial and graphic history as a condition of approval for the applicant.

**OPTION #2:** The Commission could move to suspend the application for the demolition permit, for a period of up to 120 days from the original date of the application (August 7, 2012), if the Commission determines that suspension is in the interest of preserving historical values. If the decision is delayed, the Commission provides this time to see if a program could be established to maintain and restore the structure.

**OPTION #3:** The Commission could move to continue the hearing and wait on making a decision. If this option is selected, the Commission is advised that the 120-day clock is still running. The demolition application was submitted on 8/07/12 and will be issued on 12/05/12, if the Commission takes no further action.