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

(541) 296-5481 ext. 1125
Planning Department

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, May 27, 2015
4:00 PM

I. Call to Order

II. Roll Call

III. Approval of Agenda

IV. Approval of Minutes – April 22, 2015

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 Hearing - Historic Landmarks Commission Application #146-15 – Windermere Glenn Taylor Real Estate; Request: To request approval for a façade improvement project that will restore the façade features of the structure's historic character. Property is located at 122 East Second Street, The Dalles, Oregon, and is further described as 1 North 13 East Map 3BD tax lot 4100. Property is zoned "CBC" – Central Business Commercial and is located in The Dalles Commercial Historic District. The structure was built in 1920 and is non-compatible, non-contributing.

VII. Pioneer Cemetery Discussion

VIII. Staff/Commissioner Comments

IX. Next Meeting Date – June 24, 2015

X. Adjournment

DRAFT

HISTORIC LANDMARKS COMMISSION MINUTES

April 22, 2015

City Hall Council Chambers
313 Court Street
The Dalles, OR 97058
Conducted in a handicap accessible room.
4:00 p.m.

CALL TO ORDER
Acting Chair Davis called the meeting to order at 4:00 PM.

ROLL CALL
Commissioners Present: Dennis Davis, Sandy Bisset, Pat Smith

Commissioners Absent: Eric Gleason, Bob McNary, *Linda Miller

Staff Present: Senior Planner Dawn Marie Hert, Administrative Secretary Carole Trautman

AGENDA
It was moved by Smith and seconded by Bisset to approve the agenda as submitted. The motion carried unanimously; Gleason, McNary and Miller absent.

MINUTES
It was moved by Bisset and seconded by Smith to approve the February 18, 2015 minutes as submitted. The motion carried unanimously; Gleason, McNary and Miller absent.

PUBLIC COMMENTS
None.

*NOTE: Miller joined the meeting at 4:04 PM.

DISCUSSION ITEMS
Senior Planner Hert reported that both of the historic preservation grant applications were approved for the City. One will be used for continued City staff time and the other will be used for the window workshop to be held at the Independent Order of Odd Fellows (IOOF) Building the second week of October. Lucien from the Clatsop County Community College will be the instructor. The workshop will be limited to 15 people, contractor board credits can be acquired. A Friday night open house was planned, and a workshop was scheduled for Saturday and Sunday. Hert said she was waiting for the results on the OCHC grant application to be used for continued headstone restoration work at Pioneer Cemetery.

After a review of the HLC Charter and requirements, Senior Planner Hert advised that the Commission's Chair and Vice Chair positions, in previous years, were up for vote annually. After further discussion, it was the general consensus of the Commissioners to wait to discuss this until all of the Commissioners were present.

Miller asked for an explanation on how Commission members were selected and what constituted voting privileges. Hert explained that all Commissioners were appointed by the Mayor. The Commissioners were authorized to vote because the City of The Dalles had a Certified Local Government (CLG) status. She said there had not been a Museum representative attending HLC meetings for many years. Miller asked why other historic organizations such as St. Peter's Landmark were not represented. Bisset stated that most other historical organizations had 501(c)3 status whereas the Museum Commission was a governmental agency.

Senior Planner Hert gave a report on staff-reviewed minor amendments, on behalf of the Historic Landmarks Commission, as follows:

- The painting of the Pink Building on Court Street was approved
- Staff reviewed an Urban Renewal Property Rehabilitation Façade Improvement grant application to determine if a formal HLC review was necessary. Hert determined the improvements did not merit a full HLC review.
- Painting of the new Sears location at 116 E. 2nd Street was approved
- Three sign permits in the Historic Downtown District were approved
- The painting of the Original Courthouse was approved

PIONEER CEMETERY

Senior Planner Hert reported that the City's Facilities Maintenance crew would make efforts to use some community service laborers to mow and weed at the cemetery in preparation for Memorial Day. The crew also planned to repair the fallen fence.

Bisset reported on a high school student, Sara Randall, that was concerned about the appearance of Pioneer Cemetery. Bisset met with her and gave explanations on the functions and process of HLC and the reasons for the cemetery's style of landscaping. Ms. Randall may attend a future meeting, and Bisset said she knew of many volunteer projects Ms. Randall could be involved in because of her interest in history.

Senior Planner Hert said that she spoke with Dennis Morgan, a Dalles Theater Company participant, about historic re-enactments. Mr. Morgan thought it was a very good idea, and the theater company could be involved in the re-enactments. Davis said the re-enactments should be tied into either Pioneer Days or Ft. Dalles Days rather than Halloween.

STAFF/COMMISSIONER COMMENTS

Senior Planner Hert said the Interpretive Signs were well received. One sign needed repair.

Hert advised that there was a potential application review for next month's meeting. She was asked by the application representatives if the next meeting could be rescheduled for the third Wednesday of May. After further discussion, it was the general consensus of the Commission that Administrative Secretary Trautman would poll the Commissioners for availability on May 20 and/or May 27 and report back.

NEXT MEETING

To be determined.

ADJOURNMENT
Acting Chair Davis adjourned the meeting at 4:47 PM.

Respectfully submitted by Administrative Secretary Carole Trautman

_____
Eric Gleason, Chairman

STAFF REPORT
HISTORIC LANDMARKS REVIEW #146-15

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Senior Planner

HEARING DATE: May 27, 2015

ISSUE: Windermere Glenn Taylor Real Estate is applying to do façade restoration work to their business that is located in the Commercial National Historic District. The building is classified as non-compatible, non-contributing due to the major exterior modifications over the years. The façade restoration will bring back previously removed historic features such as transom windows and an awning. Additional façade improvements will include projected sign lighting and new signage.

SYNOPSIS:

APPLICANT	Windermere Glenn Taylor Real Estate
PROPERTY OWNER	Bill Matthew
LOCATION	122 East 2nd Street
ZONING	"CBC" – Central Business Commercial
EXISTING USE	Retail and Professional/Service Offices
SURROUNDING USE	Commercial
HISTORIC STATUS	Noncontributing, Non-Conforming-The Dalles Commercial National 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 building was built circa 1920 and has had multiple alterations over the years that make it a non-contributing, non-conforming historic resource in the National Historic District. Windermere worked with the property owner to have this project include the façades of the entire Court Street frontage in addition to their frontage on 2nd Street. Windermere has an application making a request for grant monies from the Urban Renewal Agency to assist in this façade restoration of this prominent corner building in our historic downtown.

ANALYSIS: The Historic Landmarks Commission is responsible for conducting hearings dealing with proposed alterations to historic buildings. City of The Dalles General Ordinance 94-1194, as well as General Ordinance 96-1207 establishing design guidelines for Historic Resources, 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.*

A. 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: This site has been used as retail and professional offices for many years. This application does not propose any use change or changes to the existing building. 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: The applicant has submitted plans that include restoration of the transom windows; clean building front; install awnings, new signage and historically appropriate direct sign lighting. The restoration and alterations proposed to the site are consistent with the historic design guidelines in General Ordinance 96-1207. Criterion met. The applicant does not propose to remove any historic features from this building, unless they are beyond repair. The historic character of this property will be retained. The photos and plans submitted show that the alterations will bring back a traditional storefront and not detract from the integrity of the building. 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 and no changes either conjectural or otherwise are proposed. Criterion met.

4. *"Changes to a property that have acquired historic significance in their own right shall be retained and preserved."*

FINDING-A4: There are no plans to remove any features that have acquired historic significance. The applicant plans removal of the non-historic storefront

elements with plans to bring back the transom windows and other hsitoriclly appropriate elements. Criterion met.

5. *"Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved."*

FINDING-A5: Staff reviewed the historic inventory sheet and found that no distinctive features or finishes were detailed. The proposed alterations will enhance the building and bring back some traditional storefront elements which are common in the Commercial Historic District. 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: As stated earlier, the building has minimal historic features due to many exterior modifications over the years. The applicant does not propose to remove any historic features from this building, unless they are beyond repair. These repairs and restoration plan will help bring the original exterior closer to its 1920 appearance.

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: No chemical or physical treatments have been proposed. 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. 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: This application proposes to remove non-historic elements that were added to the exterior. All proposed alterations will not destroy any remaining historic elements, if any exist. The proposed window transoms, awnings, signs and sign lighting is shown to be compatible with the massing, size, scale and architectural features of the building and the adjacent buildings. 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 proposed alterations will remove some of the non-historic additions to the building. Again, the structure is classified non-compatible and non-contributing, the new additions will not be impairing the historic property. Criterion met.

B. CITY OF THE DALLES GENERAL ORDINANCE 96-1207—AN ORDINANCE AMENDING SECTION 10(A) OF GENERAL ORDINANCE 94-1194, ESTABLISHING DESIGN GUIDELINES FOR HISTORIC RESOURCES.

Page 10 -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-2: The requests being made by the applicant for rehabilitation will need to meet the historic design guidelines. When repairing the main facade and windows, the historic color scheme will need to be followed, and materials will need to meet the recommended materials.

CONCLUSIONS: Rehabilitation of the façade of the building is consistent with and meets, the standards of the Secretary of the Interior and the City of The Dalles General Ordinance No.94-1194, as well as General Ordinance No. 96-1207, with the following conditions:

Recommended Conditions of Approval:

1. Work will be completed in substantial conformance to the drawings and proposals as submitted and reviewed.

2. Prior to construction, the applicant will need to submit for approval to the City Planning Department. Once approved, the applicant will need to submit for a structural permit from the local Mid-Columbia Building Codes Services.

3. Proposed signage will be required to apply for sign permit(s) in the Planning Department.

4. Final paint colors on the refurbished windows and doors will need to be approved by the Planning Director unless the same colors are being used.

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

(541) 296-5481 ext. 1125
PLANNING DEPARTMENT

APR 28 2015

HLC# 146-15

HISTORIC 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.

Applicant Name	Windermere Glenn Taylor Real Estate
Address	122 E 2nd St,, The Dalles, OR 97058
Phone	541-399-0970 541-298-4451
Business Name	Same as above
Site Address	Same as above
Phone	Same as Above
Map and Tax Lot	1N 13E 3BD 4100
Zoning	CBC - Central Business Commercial

Please describe your project goals.

To improve the exterior of the building to better match and fit the historic charm of downtown The Dalles. These improvements will increase the value of the building as well as its contribution to the historic fabic of the Downtown.

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

The building's exterior will be improved by restoring facade features of its original historic character such as the transom windows and awning. It will also add additional touches that will soften and improve the facade overall by the addition of features such as greenery, lighting, and signage. This will create a facade that better fits alongside neighboring buildings as well the overall fabric of the downtown.

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

The applicant has worked closely with The Dalles Main Street and the City Planning Department to develop a scope of work the will maintain and restore the historic character of the strucutre.

What is the current use of this property? Office and Retail

Will the use change as a result of approval of this application? Yes/No
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 six (6) copies of a site plan drawn to scale, six (6) copies of detailed, elevation drawings with proposed changes, and six (6) current color photographs (4X6 inch minimum) of the building/structure front.

DocuSigned by:
[signature]
A[illegible]347F...
Applicant

4/28/2015 | 12:52 PM PT
Date

DocuSigned by:
Bill Matthew
9BBA098A734F461...
Owner (if not the applicant)

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

Carole J. Lauffman
Secretary, Historic Landmarks Commission

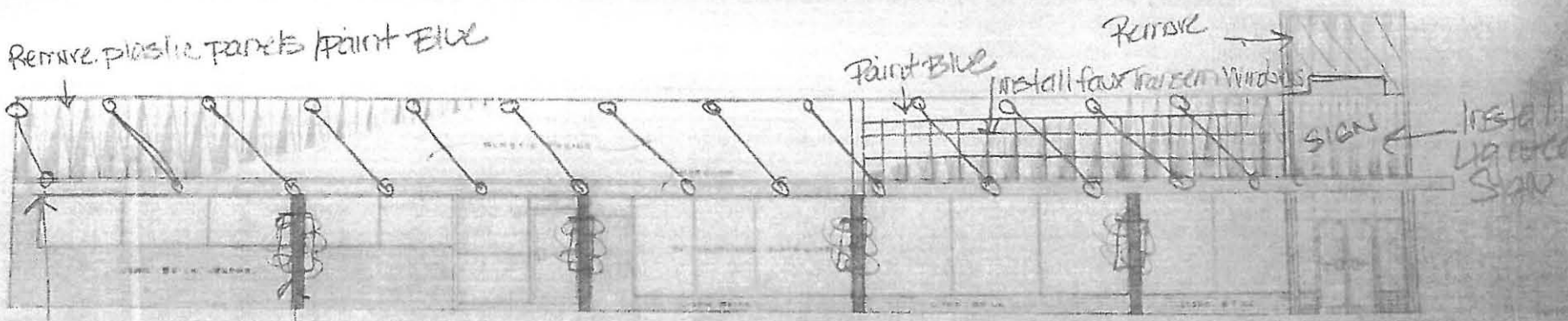
FOR OFFICE USE ONLY

Historical Classification Non-compatable, Non-contributing-Historic District
(Primary, Secondary, Historical, Etc.)

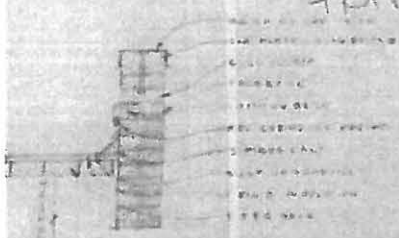
Historic Building/Site Historic District: Commercial ☒ Trevitt ☐ Other ☐

Historic Name (if any) n/a

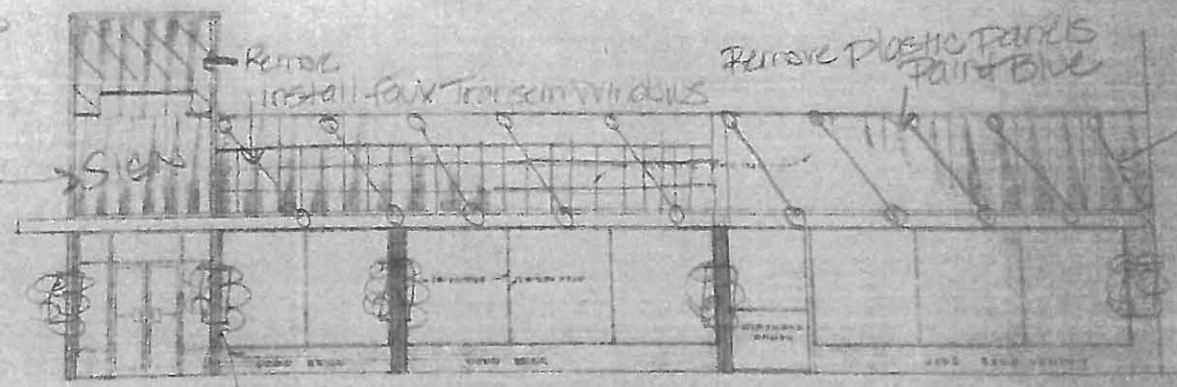
Year(s) Built 1920



COURT STREET ELEVATION



ALLEY WALL PARAPET



SECOND STREET ELEVATION

is in good condition and is a good example of an early building that retains its cast iron decorative details.

HISTORICAL DATA: Albert Bettingen Jr. purchased the building in 1877. The family owned the building until the 1950s. Bettingen was in the real estate, theater, and insurance businesses. He was the first owners of the Columbia and Grand movie theaters. Bettingen died in 1933 and his wife Mildred died in 1949.

Prior to the turn of the century, a dry goods store was located on the first floor of the building. By 1900, the Bettingens opened a cigar shop known as Bettingen's Cigar Store or the Optimo Cigar Shop (1910) on the first floor. The second floor was used for lodging (Oaks Hotel). Other tenants included Harry Taylor's Saloon (1908); and Harry Jones Confectionery and Restaurant.

#65 HISTORIC NAME: NA
COMMON NAME: IKON
ADDRESS: 122 East Second and 309-311 Court Street
RESOURCE TYPE: Building
OWNER'S NAME AND ADDRESS:
c/o U.S. National Bank of Oregon Trust
R.P. Matthew Estate
P.O. Box 3168
Portland, Oregon 97208
ASSESSOR'S MAP: 1N-13E-3BD BLOCK: 6 LOT: 1 TAX LOT: 4100
ADDITION: Original Dalles City
YEAR BUILT: c. 1920
ALTERATIONS: Major
STYLE: Altered
USE: Retail
PREVIOUS HISTORIC LISTING: None
CLASSIFICATION: Non-Compatible Non-Contributing

PHYSICAL DESCRIPTION: This one-story building is constructed of brick, with brick, wood and plastic panels as the exterior wall finish. The roof is flat, built up. The building has aluminum storefront doors and windows, with brick veneer trim. The main entrance is at the northeast corner. The structure is in good condition.

HISTORICAL DATA: This building was constructed c. 1920 and housed a variety of businesses. In 1926, the tenants included a drugstore, a confectionery store, a florist, an office, and an electrical supply shop.

#66 HISTORIC NAME: NA
COMMON NAME: The Dalles Furniture Co.
ADDRESS: 116 East Second Street
RESOURCE TYPE: Building.
OWNER'S NAME AND ADDRESS:
Hampton, RC & Jean
1509 E. 21st Street
The Dalles, Oregon 97058
ASSESSOR'S MAP: IN-13E-3BC BLOCK: 6 LOT: 2 TAX LOT: 4000
ADDITION: Original Dalles City
YEAR BUILT: c. 1910
ALTERATIONS: Major
STYLE: Altered
USE: Retail
PREVIOUS HISTORIC LISTING: None
CLASSIFICATION: Non-Compatible Non-Contributing

PHYSICAL DESCRIPTION: This two-story brick building has a metal facade on the upper level, with aluminum storefront door and windows, with 4"x 4" glazed tile at the ground level and at the recessed entry. The roof is flat and built up. The building is in good condition.

HISTORICAL DESCRIPTION: The building was constructed c. 1910. In 1923, Charles and Ruth Hampton started a furniture store in the eastern portion of the building (earlier was occupied by Hackett and Gott). A meat market was located in the western portion. The building was extensively altered in the 1960s when the furniture store expanded into the neighboring storefront. Members of the Hampton family still own the building.

#67 HISTORIC NAME: Lemke Building
COMMON NAME: Oregon Equipment Company
ADDRESS: 110 E. Second Street
RESOURCE TYPE: Building