



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

VIA ZOOM

Wednesday, June 24, 2020
4:00 PM

[Join Zoom Meeting](#)

<https://zoom.us/j/92161575698?pwd=b0FUODZrR0dQa1NoRTexQVl5a0dtZz09>

Meeting ID: **921 6157 5698** Password: **157727**

Dial by your location
1-253-215-8782 –or- 1-346-248-7799

- I. Call to Order**
- II. Roll Call**
- III. Pledge of Allegiance**
- IV. Approval of Agenda**
- V. Approval of Minutes – May 27, 2020**
- VI. 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.
- VII. Public Hearing**
 - A. Historic Landmarks Commission Application 178-20, Scott Austin**

Request: Approval to remove a section of Building B due to foundation concerns, and remodel the removed area to match the remainder of the building, as well as approval to install new HardiePlank® siding, replace existing steel windows on Building B with grid vinyl windows to match back windows of Building A, repair steel windows in breezeway between both buildings, install new awning and parapet flashing.

B. Historic Landmarks Commission Application 179-20, Discover Development/
Sunshine Mill

Request: Approval to install doors on the east face of the mill building, installing additional doors on the Silo building and replacing and installing new railings around the roof of the silos and mill buildings.

VIII. Resolution

A. Resolution HLC 166-20: Approval of HLC 178-20, Scott Austin

B. Resolution HLC 168-20: Approval of HLC 179-20, Discover Development/Sunshine Mill

IX. Staff/Commissioner Comments

X. Next Meeting Date – July 22, 2020

XI. Adjournment



CITY of THE DALLES

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

MINUTES CITY OF THE DALLES HISTORIC LANDMARKS COMMISSION

CITY HALL COUNCIL CHAMBERS
313 COURT STREET

THE DALLES, OREGON 97058

MEETING CONDUCTED IN A ROOM IN COMPLIANCE WITH ADA STANDARDS

Wednesday, May 27, 2020
4:00 PM

CALL TO ORDER

Chair Gleason called the meeting to order at 4:13 p.m.

ROLL CALL

Commissioners Present: Eric Gleason, Bob McNary, Doug Leash and Forust Ercole

Commissioners Absent:

Others Present:

Others Absent: City Councilor Tim McGlothlin and Museum Commission
Representative Donna Lawrence

Staff Present: Senior Planner Dawn Hert

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was not given; no flag was available.

ELECTION OF OFFICERS

Commissioner Ercole nominated Bob McNary for Chair. Commissioner Gleason seconded the nomination. Chair Gleason closed the nominations for Chair. The nomination passed 3/0; Gleason, Leash, Ercole in favor, none opposed, McNary abstained, one position vacant.

Commissioner Leash nominated Forust Ercole for Vice Chair. Chair McNary seconded the nomination. Nominations for Vice Chair were closed.

It was moved by McNary and seconded by Gleason to elect Forust Ercole as Vice Chair. The motion passed 3/0; Gleason, Leash and McNary in favor, none opposed, Ercole abstained, one position vacant.

Chair McNary invited Commissioner Gleason to run the remainder of the meeting.

APPROVAL OF AGENDA

It was moved by Gleason and seconded by Leash to approve the agenda as written. The motion passed 4/0; Gleason, McNary, Leash and Ercole in favor, none opposed, one position vacant.

APPROVAL OF MINUTES

It was moved by Leash and seconded by McNary to approve the minutes of February 12, 2020, as written. The motion passed 4/0; Gleason, McNary, Leash and Ercole in favor, none opposed, one position vacant.

PUBLIC COMMENT

Carolyn Wood, 1709 Liberty Way, The Dalles

Ms. Wood stated Mary Davis and Russ McDonald were selected as Pioneer Woman and Man of the Year.

PUBLIC HEARING

Historic Landmarks Commission Application 177-20, Todd Carpenter and Carla McQuade – Requesting approval to replace the façade of the Recreation Café with one of two options. Option #1 – Restore early 1900’s era façade with a brick veneer; Option #2 – Restore early 1900’s historic façade with wood.

It was stated by Commissioner Gleason and confirmed by Senior Planner Hert that only Option 2 was under consideration.

Secretary Webb read the rules of a public hearing. Commissioner Gleason then asked if any Commission members had ex parte contact, conflict of interest, or bias which would prevent an impartial decision.

Commissioner Gleason stated he was an adjoining property owner, but was not biased. He then opened the public hearing at 4:28 p.m.

Senior Planner Hert presented the staff report.

Commissioner Ercole asked is the building was built prior to 1946. Hert replied the historic inventory sheets are sometimes missing pertinent details. There was a massive remodel in the 1940s, those details are included in the inventory sheets.

Commissioner Leash stated the condition of the building made it difficult to see what was there. He was willing to follow staff recommendations.

Todd Carpenter, 216 E. Fifth Street, The Dalles

Carpenter stated the front façade was removed; there were no historical elements. The middle building has some brick on the sides. The blueprints from 1959 were found; the entire front façade was removed.

Carpenter plans to retain the framed in windows in the same locations. He had planned to add a veneer to match the sides of the Horn Saloon but that option was not approved by SHPO.

Carpenter now plans to add a wood façade similar to what was used on the Last Stop Saloon.

In response to inquiries, Carpenter replied:

- The doors will be inset to meet fire code.
- Cast iron columns were not found, there were no historical elements remaining.
- The roofline is basically the same with a false front on the east and west ends. The roofline is being redesigned.
- Carpenter would like to add detail similar to the Prinz & Nitschke building but is hesitant to approach SHPO with something that would create a false sense of historical development.

Commissioner Gleason closed the public hearing at 4:43 p.m.

It was moved by Ercole and seconded by Leash to approve HLC 177-20 with the conditions of approval as stated. The motion passed 4/0; Gleason, McNary, Leash and Ercole in favor, none opposed, one position vacant.

RESOLUTIONS

Resolution HLC 166-20 for HLC 177-20, Todd Carpenter and Carla McQuade

It was moved by McNary and seconded by Leash to approve Resolution HLC 166-20. The motion passed 4/0; Gleason, McNary, Leash and Ercole in favor, none opposed, one position vacant.

STAFF/COMMISSIONER COMMENTS

Senior Planner Hert thanked the Commission for their participation in today's meeting via Zoom.

Hert said City Hall will remain closed through Phase 1. Contact is limited but staff is still processing applications and permits. It is expected Zoom meetings will continue through June.

The next meeting is scheduled for June 24, 2020. Two public hearings are scheduled.

Commissioner Gleason commented on the new paint at 201 Washington Street, commonly referred to as the Blue Building. Hert replied the color had not been approved. An email was sent to the new owner detailing the HLC procedures. In addition, it appeared an awning was installed and windows were replaced.

Commissioner Leash said he thought the Austin application (tabled at the last meeting) would appear on today's agenda. Hert replied the application exceeded the original request. Staff decided it would be best to withdraw the last application and reapply with a revised request.

Chair McNary expressed his gratitude to serve on the Commission as Chair. He stated his hope was that regulations would change and allow the Commission to meet in person.

Attorney McDougle replied that the Governor's Executive Order requires this type of meeting as long as the Stay Home, Save Lives order is in effect.

ADJOURNMENT

It was moved by Ercole and seconded by Leash to adjourn the meeting. The motion passed 4/0; Gleason, McNary, Leash and Ercole in favor, none opposed, one position vacant.

Commissioner Gleason adjourned the meeting at 4:57 p.m.

Respectfully Submitted
Paula Webb, Secretary
Community Development Department

Robert McNary, Chair

**CITY of THE DALLES**

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THE DALLES, OREGON 97058

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

STAFF REPORT HISTORIC LANDMARKS REVIEW # 178-20

TO: The Dalles Historic Landmarks Commission

FROM: Joshua Chandler, Planner

HEARING DATE: Wednesday, March 25, 2020

ISSUE: The Applicant is proposing façade and structural modifications to the rear lot building of 412 Washington Street.

SYNOPSIS:

APPLICANT	Scott Austin
PROPERTY OWNER	Austin Family Investments
LOCATION	412 Washington Street, The Dalles, OR 97058
ZONING	"CBC-1" – Central Business Commercial, Commercial Historic District
EXISTING USE	Office Space; previous use: dry cleaners
SURROUNDING USE	Commercial
HISTORIC STATUS	Classified as Eligible/Contributing per SHPO with a Secondary Significant Classification in The Dalles 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: Webber's Cleaners, also referred to as Don's Cleaners, was built circa 1937 and is an example of the Moderne architecture movement. The property is listed as a Secondary Significant resource in The Dalles Commercial Historic District, and listed as an eligible/contributing resource with the State Historic Preservation Office (SHPO). Two single-story structures exist on the subject property connected by a breezeway. Although the front lot building exemplifies Moderne architecture, the back building has minimal historic information and represents a utilitarian accessory building with few if any of the characteristics visible on the front

building. As a result, Staff's interpretation of building design and characteristics will require additional determination from the Commission.

For the purposes of this report, Staff has designated the Webber's Cleaners building with frontage on Washington Street as Building A and the rear building as Building B. Currently Building B is in poor condition with varying levels of cracked surfaces, steel framed windows with cracked/missing glass panels, peeling/missing paint, varying levels of patching/fixes, and a failing roof that has resulted in multiple leaks over the years. In addition, the Applicant has recently discovered the northeast corner of Building B is separating from the rest of the structure as a result of a sinking foundation with clearly visible cracking. After further inspection, there is a considerable amount of evidence suggesting this portion was an addition to Building B, complete with exterior wall finishes and a window enclosed within the space.

Since purchasing the property in 2018, the Applicant has been approved for multiple modifications and land use decisions essential for the update and restoration of this property. These approvals are listed below:

- Change of Use – New Office Use (Building A): approved 2/19/19
- Building Permit 124-19 (Building A): approved 3/27/19
- HLC 166-19 – Exterior Modifications (Building A): approved 4/24/19
- Change of Use 007-19 – New Office/Residential Use (Building B): approved 8/15/19
- Conditional Use Permit 192-19 – Parking Reduction (Building A & B): approved 10/3/19
- Building Permit 184-19 (Building B): approved 10/22/19
- Sign Permit (Building A): approved 12/3/19
- HLC 174-20 – Exterior Modifications (Building B): submitted 1/14/20; continued: 2/12/20; **withdrawn: 3/13/20**
- HLC 178-20 – Exterior Modifications (Building B): submitted 3/3/20

After the publication of HLC 174-20 Staff Report, the Applicant discovered considerable structural damage to the northeast corner of Building B. This damage resulted in withdrawal of application HLC 174-20, and addressing both the previously proposed façade modifications (HLC 174-20) and structural modifications within a single application (HLC 178-20).

HLC 178-20 Proposal:

The Applicant is requesting approval from the Commission for the following items:

- Install new roofing system to match building A
- Install new HardiePlank® siding over CMU Block
- Replace existing steel windows on Building B with vinyl windows with grids to match previously approved back windows of building A
- Repair existing steel windows in breezeway to represent the historical windows originally installed in the building.
- Demolish NE corner of building due to recently discovered foundation failure
- Remodel NE corner of building with new canopy, decking, and finishes to match

ANALYSIS: The Historic Landmarks Commission is responsible for conducting hearings dealing with proposed alterations to historic buildings. City of The Dalles Municipal Code (TDMC), Title 11 Planning, Chapter 11.12 – Historic Resources provides process as well as

established design guidelines to assist the Commission in making these decisions. The purpose of the Historic Landmarks Commission, the Historic Code and the review criteria are to:

- *Protect historic and cultural resources from destruction, inappropriate alteration, and incompatible adjacent development;*
- *Stabilize and improve property values in historic districts and citywide;*
- *Enhance the city's attractiveness to visitors and residents, and stimulate business, industry and tourism;*
- *Educate The Dalles' citizens and visitors concerning the city's heritage;*
- *Preserve the historic housing stock of The Dalles;*
- *Comply with The Dalles Comprehensive Plan.*

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

Section 11.12.070, Subsection A. Review Criteria:

3. "Secretary's Standards. Commission decisions shall be based on the Secretary of the Interior's Guidelines for the Treatment of Historic Properties." The following are pertinent standards from the "Guide".

1. *"A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships".*

FINDING A-1: Building A was constructed as a cleaning service in circa 1937. At an undocumented date, Building B was constructed most likely for storage and the location of the furnace for Building A. Building B has been approved for the mixed use of an office and residential unit, per Change of Use 007-19. The proposed modifications are not a result of the newly approved use. ***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 A-2: The Applicant is proposing to remove the enclosed northeast portion of Building B due to a sinking foundation which has resulted in the separation of the remainder of the building. This is evident in cracks to the façade on the northern and eastern walls of the structure. The Applicant received quotes to stabilize the building, which further detailed the extent of the project, identified the points of separation, and located existing utilities. Due to the extent of the project, the Applicant chose to remove this portion altogether at a considerably reduced cost. After further examination of the portion requesting removal, the Applicant discovered the separation points appear to be attachment points from a previous addition to the building. Within the enclosed portion of the building is a steel framed window (similar to the existing exterior windows on the building), exterior door (boarded up on the interior of the building), and finishes similar to the remainder of Building B. The Applicant has reason to believe this enclosed space was used as a utility room for the former cleaning business. Removing this portion of the building will expose the original exterior of Building B,

which the Applicant intends on addressing with the additional façade improvements proposed with this application.

Over the years, Building B has experienced multiple façade modifications which is apparent on the structure. The existing windows on Building B are a majority of steel framing in poor condition with missing and broken panels, as well as one white vinyl window on the alley side of the building. Three additional steel framed windows exist on the breezeway between Buildings A and B, also in poor condition. Due to the poor condition of these windows, the Applicant is unable to preserve all of the steel windows, but intends on using pieces from each to preserve all three steel windows on the breezeway. For all other windows on Building B, the Applicant is requesting to install black vinyl grid windows to match the removed windows. Although the Design Guidelines recommend the use of wood windows, the Applicant was approved for vinyl window replacements on Building A on 4/24/19 with HLC 166-19, and is proposing to replicate that detail on Building B. The Applicant has stated that use of wood windows was three and one half times more expensive than vinyl windows. ***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 A-3: The Applicant is proposing to install horizontal HardiePlank® siding, a fiber cement material neither recommended nor prohibited in the Design Guidelines of The Dalles Commercial Historic District, to replicate “ship-lap” siding on the entirety of Building B. However, predominant materials such as brick, stone, terra cotta, and cement plaster are included in the Design Guidelines, and that new construction should use materials compatible with the historic buildings in quality, color, texture, finish and dimension. There are no plans for additions that would create a false sense of historical development. The Applicant has stated that the use, removal and reapplication of similar existing textures would be three times more expensive than HardiePlank®.

The Applicant is proposing to install a new metal canopy and decking in the northeast portion of Building B once approved for demolition. This will allow for the reuse of the boarded-up existing doorway which will provide an additional means of ingress/egress. Unlike the existing doorway to Building B located within the breezeway, this renovation will create a more inviting and pedestrian friendly alleyway entrance to Building B.

Staff is requesting additional discussion on the Applicant’s proposal to use horizontal fiber cement siding on the entirety of Building B, rather than the replicating the existing concrete-type finish. ***Criterion satisfaction requires additional discussion.***

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

FINDING A-4: This property has depreciated over the years and has undergone improvements deemed necessary at the time, however, lacking historical significance. The historic reference sheet for this property has no mention of design, material, or

style for Building B, rather just a reference to its existence. Staff has determined that none of the past improvements have acquired historic significance. ***Criterion met.***

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

FINDING A-5: Due to the lack of information in the historic reference sheet regarding Building B, as well as the multiple façade modifications over the years, Staff has determined that possibly the only distinctive feature remaining are the steel framed windows. These windows were used on many commercial and industrial buildings historically, but their use declined in part to the advent of vinyl and aluminum windows. As mentioned in a previous finding, the Applicant intends to repair as many steel framed windows as possible, but has stated that many of these windows are in poor condition with missing or broken glass panels. By utilizing the frames and glass sections of all windows, the Applicant is proposing to restore the three steel framed windows in the breezeway, while replacing the other windows with black vinyl windows. ***Criterion satisfaction requires additional discussion.***

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 A-6: As mentioned throughout this report, the deterioration of the steel framed windows resulted in the Applicant proposing to both repair as well as replace windows on Building B and the breezeway. Neglect over the years has resulted in the poor condition of many of the windows on Building B. By utilizing the frames and glass sections of all windows, the Applicant is proposing to restore the three steel framed windows in the breezeway. All other windows will be replaced with black vinyl windows, with a grid pattern to match the existing design of the steel framed windows. The Applicant is also proposing to replace a white vinyl window on the alley side of the building with black vinyl. Although the Design Guidelines recommend the use of wood windows, the Applicant was approved for vinyl window replacements on Building A on 4/24/19 with HLC 166-19. The installation of the vinyl windows will not only match Building A, but will add an additional means of egress as well as have a higher insulating factor for Building B. ***Criterion met.***

7. *“Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.”*

FINDING A-7: No details were provided with the application submittal. The cleaning will be required to be gentle without sandblasting or chemicals involved. ***Criterion will be addressed as a condition of approval.***

8. *“Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.”*

FINDING A-8: The extent of work required for the demolition of the northeast portion of Building B was not provided in detail. The Applicant will be required to obtain a demolition permit from the Community Development Department, as well as Wasco County Building Codes, prior to demolition. Staff will require that mitigation of any archaeological resources be undertaken. *Criterion met.*

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 A-9: The proposed demolition and remodel of the northeast portion of Building B will exist within the same footprint as the existing building. The new awning and decking will be different in style than Building A, however, these two buildings have very few similarities. Rather than attempt to replicate the Moderne architecture style of Building A, the Applicant’s proposal for Building B will clearly differentiate the two buildings and retain Building A as the focal point of the property. *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 A-10: No additions are being proposed at this time. *Criterion met.*

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

MATERIALS

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

GUIDELINES:

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

- i. When painting a building the following color scheme is recommended:
darkest-window sash; medium-building; lightest-trim, detail

FINDING B-2: (a): Due to past façade modifications and repairs, original materials and finishes on Building B are not easily identifiable. With a lack of historical reference for Building B, the Applicant is proposing to use HardiePlank® horizontal siding for the entirety of Building B. Most of the existing windows are in disrepair, therefore the Applicant is proposing the use of new black vinyl windows to match the recently approved vinyl windows on Building A. ***The Commission may request an alternative siding material and window material as a condition of approval.***

(b): Horizontal siding does not currently exist on Building B, therefore is not compatible with the various façade finishes that currently exist. The Applicant is proposing to install black vinyl windows in all of the steel windows on Building B, including one white vinyl window, while restoring the existing steel framed windows in the breezeway. Although the Design Guidelines recommend the use of wood windows, the Applicant was approved for vinyl window replacements on Building A on 4/24/19 with HLC 166-19, and is proposing to replicate that detail on Building B. ***The Commission may request an alternative siding material and window material as a condition of approval.***

(c): HardiePlank® siding, a fiber cement material, is not listed as a recommended material within the Design Guidelines of The Dalles Commercial Historic District. ***The Commission may request an alternative siding material as a condition of approval.***

(d): The Applicant has proposed replacing windows with black vinyl windows similar to the recently approved vinyl windows on Building A on 4/24/19, with HLC 166-19. ***The Commission may request the installation of wood windows as a condition of approval.***

(e): The application does not include reflective or smoke glass as it is prohibited. ***Criterion will be addressed as a condition of approval.***

(f): The Applicant is not intending on retaining the natural color of the siding, but rather is proposing to match the siding with Building A. The two-tone color scheme was selected from the Sherwin-Williams Historic color palette. All new windows will remain the factory finish and all windows will return to the existing black finish. ***Criterion met.***

(g): No painting of brick is planned. ***Criterion will be addressed as a condition of approval.***

(h): No sandblasting will be permitted. ***Criterion will be addressed as a condition of approval.***

(i): The Applicant is proposing to match the color scheme on Building B with the recently applied color scheme of Building A. This building lacks trim and window sashes. ***Staff suggests that the commission allow staff to determine if the colors meet the design guidelines.***

CONCLUSIONS: The proposed restoration of Building B will result in the reuse of a currently dilapidated and vacant structure within The Dalles Commercial Historic District. The proposed modifications will complement the historic Webber's Cleaners building and maintain its prominence as one of the few examples of Moderne architecture within the City of The Dalles.

This application meets the standards of the Secretary of the Interior and The Dalles Municipal Code, Title 11 Planning, Chapter 11.12 – Historic Resources, with the following conditions:

Conditions of Approval:

1. Work will be completed in substantial conformance to the pictures and proposals as submitted, reviewed and modified.
2. The use of reflective and smoked glass is prohibited.
3. Cleaning of the historic structure requires the Applicant to use the gentlest means possible. No harsh chemical or sandblasting will be allowed.
4. Painting will be required to follow the historic guidelines and be approved by The Dalles Community Development Department Staff prior to work starting.
5. The Applicant is required to notify the Community Development Department of any alteration to the approved plans.
6. The use of wood windows is recommended per the Municipal Code.

HLC# 178-20

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:	Scott Austin
Address	36237 Richardson Gap Rd. Scio, OR 97374
Site Address	412 Washington Street, Building B
Telephone	503-302-4825

Please describe your project goals.

Our goal is to preserve and utilize the existing back building (building B) as additional rental space.

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

The appearance will change with the removal of a section of the building, new windows, paint, siding and entries to the structure. the structure will have a modern material composition with a historical appearance.

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

Windows with grids, 4" revel on the lap siding, roofing, flashing and paint to match the front building. We will also utilize parts from the existing steel windows to restore the steel framed windows in the parking area to represent the history.

What is the current use of this property?

Office Space (Building A); Storage (Building B)

Will the use change as a result of approval of this application? Yes/No

Yes

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.

Scott Austin Scott Austin

Digitally signed by Scott Austin
DN: cn=Scott Austin, o, ou,
email=scotta4825@gmail.com,
c=US
Date: 2020.05.26 09:16:58 -0700

5-26-20

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)

Year(s) Built

412 Washington Street – Building B

We are requesting the following improvements/modifications for the exterior façade of 412 Washington Street (the old Webber's Cleaners and Tailors building B.) Included are pictures showing the current status of the exterior and the surrounding buildings, as well as renderings of the proposed changes.

Areas we will change from current status to new status:

- Install new roofing system to match building A
- Install new Hardie-Plank siding over CMU Block
- Replace existing steel windows on Building B with vinyl windows with grids to match previously approved back windows of building A
- Repair existing steel windows in breezeway (between buildings) to represent the historical windows originally installed in the building.
- Demolish NE corner of building due to recently discovered foundation failure
- Remodel NE corner of building with new awning, decking, and finishes to match

Roofing

The current roofing is a built up asphalt roof that has leaked in several places. We are currently proposing to replace the existing built up roof with a modern PVC membrane. The current roofing will be replaced as a warm roof system consisting of:

- a. Self-adhered vapor barrier to mitigate condensation on the existing roof deck
- b. Two layers of Rigid ISO insulation, gives R30 insulation value (Also develops the crickets necessary for drainage to the scuppers)
- c. ¼" cover board (Provides Class A fire rating)
- d. White 50 Mill Dura-Last membrane (Covers deck and parapet wall)
- e. Two piece compression edge metal and flashing with drip edge
- f. New collection pans and down spouts.

Windows

The windows on building B consist of large steel framed and one vinyl window on the alley side. The steel windows have not been maintained and are in very poor condition. Many of the chicken wire glass panels are missing or broken. We are requesting to put vinyl windows in these openings that will give a higher insulating factor and provide another means of egress for the building. These windows cannot be seen from any street angle. Black vinyl windows are proposed and will match previously approved windows on the back of building A. We received quotes for wood and vinyl windows, with wood windows almost 3.5 times more expensive.

Additionally, there are three steel framed windows in the breezeway/parking area connecting the two buildings; they are also in poor condition with deteriorated steel frames and broken glass sections. We are proposing to utilize the frames and glass sections from the existing windows in building B to restore these three windows to original.

Exterior building siding and paint

The building has had many changes to the outside appearance. Currently the structure has several textures including heavy & light shot-crete concrete and unfinished CMU. The exterior building has had layers of paint applied and in some areas is chipping very badly. We are proposing the use of Hardie-Plank siding to best replicate a ship-lap type siding that is currently on the medical center next door. We would repair all cracks and areas of failure in

the CMU and install nailing strips for lap siding. Building will be painted to match front building A. We received square foot costs for stucco compared to cement siding, and the stucco was almost 3 times more expensive.

Demolition/Remodel

Over the years, the northeast corner of building B has started to sink which has resulted in numerous cracks and separation from the remainder of the building. We believe the section purposed for demolition was an addition at some point as the interior of this area shows signs of an exterior wall regarding finishes and a window. The removal of the building section will also require the existing chimney to be removed during demolition. After some structural inspections, it was determined that the overall cost to re-stabilize the building's foundation was almost 3.5 times the overall cost to remove that portion of the building altogether.

Upon removal, the area will be repurposed into a covered space for the back unit. Our plan is to build a cover for the porch constructed of wood and metal to give a historical feel. There is an existing exterior window inside the area proposed for demolition, this window will be replaced consistent with other proposed windows on the building. A new front entry door will be installed to access the building. We will also utilize part of the area for any exterior Electrical/Mechanical equipment.

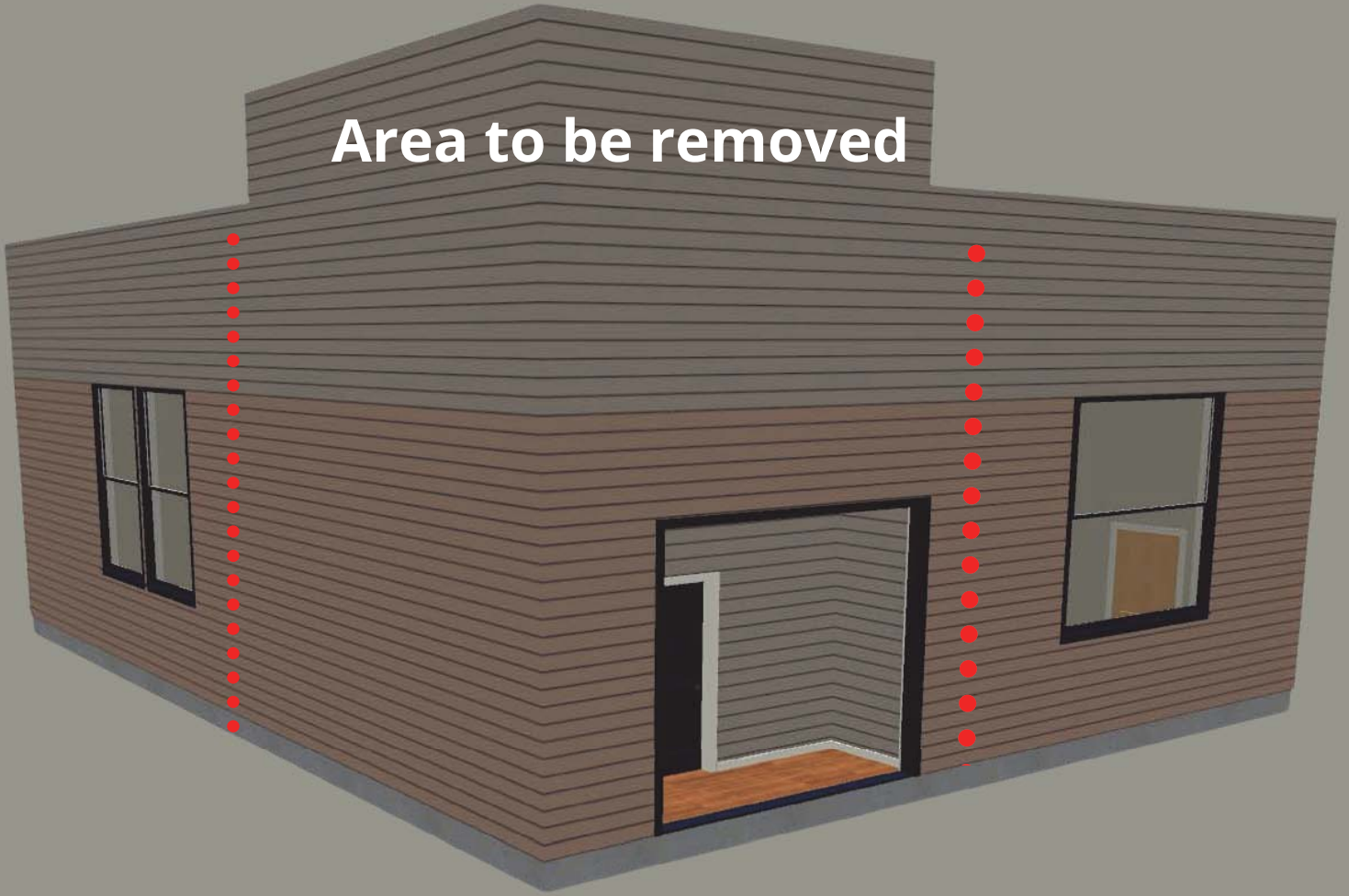
Exterior finishes of surrounding buildings.

From the alleyway there are many buildings all with different exterior construction materials. These materials include, smooth concrete, red brick, CMU, split-face CMU tin or metal siding and shiplap. Pictures of surrounding structures provided.

412 Washington Building B



Area to be removed



Porch will have steel framed canopy



Metal rods with turnbuckles or chains

Wood porch deck or concrete slab

Rebuild steel windows using parts from windows in Building B



New Membrane roofing system to match building A



Settling Cracks



Different Siding materials all in the same area





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National Park Service

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dedication ceremony. The new Civic Auditorium contained a gymnasium with a balcony, a ball room with a suspended dance floor, a community room for meetings with a stone fireplace, wood trim, and wood pillars, and a theater for road shows and music. Many plays were performed in the theater. After the decline of traveling shows, the auditorium was developed into a movie theater. Over the years, the auditorium has been used by a variety of groups.

In 1978, the Civic Auditorium was listed in the National Register of Historic Places. In the 1980s, citizens concerned about the deteriorating condition of the building started raising money for repair work. The roof and gutter were repaired at this time. In 1992, the Civic Auditorium Historic Preservation Committee bought the building from the City. The building is currently (1997) undergoing restoration.

#29 HISTORIC NAME: Webber's Cleaners
COMMON NAME: Don's Cleaners
ADDRESS: 412 Washington Street
RESOURCE TYPE: Building
OWNER'S NAME AND ADDRESS:
Donald Wilbern
412 Washington Street
The Dalles, Ore. 97058
ASSESSOR'S MAP: 1N-13E-3BD BLOCK 6 LOT: N. 1/2 11, 12 TAX LOT: 9800
ADDITION: Bigelow Addition
YEAR BUILT: c. 1937
ALTERATIONS: Minor
STYLE: Moderne
USE: Commerce: Business
PREVIOUS HISTORIC LISTING: None
CLASSIFICATION: Secondary

PHYSICAL DESCRIPTION: Webber's Cleaners is a good example of the Moderne Style, popular in the 1930s. There are few buildings in The Dalles built in this style and is one of the few constructed during the Depression.

The building is a single story, concrete block building with a stucco finish. The building has rounded corners at the north end of the main (west) elevation and at the recessed, aluminum entrance door. Fixed

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National Park Service

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sheet glass display windows have stainless steel mullions, with four rectangular glass panels butt jointed at each rounded corner.

The main elevation is organized with horizontal bands of wall material and glass typical of the Moderne style. A 1 1/2 story vertical element at the south end of the main elevation terminates the facade and has provision for a projecting sign. Evidence of a clock is still on the vertical element. Other signage is located over the entrance in the rectangular panel.

The north elevation has three vertical slot windows of glass block, laid 3 blocks wide, 12 blocks high. Other windows are two over three double-hung wood sash.

The east elevation has a single glass aluminum rear door that opens to a partially covered parking lot between the two sections of the building. Two windows have been enclosed and one window has a vent where the glass once was. A second one-story structure is located on the east third of the lot and is connected to the store by a breezeway over the parking area. The addition has a stucco facade and a single brick interior chimney. The south elevation has a mural depicting the Oregon Coast. The building is in good condition.

HISTORICAL DATA: Ward R. Webber purchased the property on March 26, 1937 from Joseph Stadelman. Webber constructed the cleaners c. 1937 and operated the business until 1948 when he was appointed Wasco County Judge. Webber was a prominent citizens in The Dalles.

Webber was born in Missouri on September 25, 1893, received his early education in Kansas, and traveled through California before settling in The Dalles in 1913. He then opened the French Cleaners and then another cleaning establishment until he built Webber's Cleaners in 1937. He operated the business until he became county judge in 1948. Webber's career as county judge was a very productive and progressive. Under his term, Webber set up the first juvenile office, and was instrumental in having The Dalles Bridge built in 1953. He was also a member of the Port Commission, the Elks Lodge, Masonic Lodge, and the Chamber of Commerce. Webber died in 1955 at the age of 61.



STAFF REPORT
HISTORIC LANDMARKS REVIEW # 179-20

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Senior Planner

HEARING DATE: Wednesday, June 24, 2020

ISSUE: The Sunshine Mill is applying to install doors on the east face of the Mill building; install additional doors on the Silo building, and replace/install new railings around the roof of the Silos and Mill buildings.

SYNOPSIS:

APPLICANT	Sunshine Mill
PROPERTY OWNER	TGE, LLC
LOCATION	901 E 2 nd Street, The Dalles, OR 97058
ZONING	“CBC” – Central Business Commercial
EXISTING USE	Mixed Use Commercial & Residential
SURROUNDING USE	Commercial
HISTORIC STATUS	Locally Landmarked

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

RECOMMENDATION: Approval, with conditions, based on the following findings of fact.

BACKGROUND: The Sunshine Mill property is locally landmarked. The remaining building of primary significance is the original domed-roof brick building built circa 1883. The related grain elevator and large mill buildings were added after the original multi-story building was destroyed by fire in the early 1900s. The historic inventory predominately calls out the two domed brick buildings, but also identifies the silos and grain elevators on the same historic property. Modifications to the exterior are required to be reviewed by the Historic Landmarks Commission (HLC). The building is currently occupied by the Sunshine Mill, which includes a winery and bottling for Copa di Vino single-serving wines.

In 2003, there was a request from the previous owner to demolish the two Wasco Warehouse brick buildings that fronted Taylor Street. The Historic Landmarks Commission denied the application and requested that a 120-day rule be imposed to see if the buildings could be saved. The application was appealed to City Council and ultimately the buildings were issued demolition permits. Luckily, the current owners were able to

save the least damaged brick building and convert it to be used for their Copa Di Vino bottling operation.

Over the years various exterior improvements and repairs have been made to the site and buildings. These improvements were classified as minor and did not require a review before the HLC. These improvements included painting the exterior of the buildings, repairs to brick, painting of a large mural/sign and landscaping. In 2019, The Dalles Main Street received approval for the installation of a neon sign to be installed on the face of the Mill building's main entrance to the winery.

The request before the Commission today is for the installation of doors on the Mill building and the Silo building. The applicant is also requesting the replacement and installation of new railings around the roof of the Silo and Mill buildings. In addition, the applicants have provided some examples of open-air lighted arches they plan to install over the open landscaping areas to provide some ambiance, as well as wind and sun protection for the wine tasting/event seating areas.

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

Protect historic and cultural resources from destruction, inappropriate alteration, and incompatible adjacent development;

- *Stabilize and improve property values in historic districts and citywide;*
- *Enhance the city's attractiveness to visitors and residents, and stimulate business, industry and tourism;*
- *Educate The Dalles' citizens and visitors concerning the city's heritage;*
- *Preserve the historic housing stock of The Dalles;*
- *Comply with The Dalles Comprehensive Plan.*

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

Section 11.12.070, Subsection A. Review Criteria:

3. "Secretary's Standards. Commission decisions shall be based on the Secretary of the Interior's Guidelines for the Treatment of Historic Properties." The following are pertinent standards from the "Guide".

1. "A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships".

FINDING-A1: At this time there are no plans to change the use of the historic buildings. Currently the site is used for light assembly and a winery. The historic materials and features will remain. The new door openings and entrances will provide added access to the buildings and provide a look inside the historic Mill building and Silos, as well as allow for increased production

capacity. The replacement and addition of fencing around the roof area is necessary for safety for employees, as well as winery visitors when touring the historic site. 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 request includes opening to the Silo and Mill buildings. The proposal does not include removing any historic materials that characterize the property. The existing fencing will be repaired if possible. 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: There are no plans for additions that would create a false sense of historical development. The applicant has worked to make modifications and changes to the buildings that are compatible and complimentary. The door opening below the Silos will follow the original opening that was enclosed with CMU blocks. The four new door openings on the Mill building will be directly below the existing windows and will be new entrances for the basement. The new doors will be constructed to be similar in style as the existing doors on the Mill and Warehouse buildings. The fencing will follow the style and materials of the existing fencing. 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 for removal of changes that have acquired historic significance to the historic building. Criterion met.

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

FINDING-A5: There are no plans for removal of any distinctive historic features. With the limited information provided on the inventory sheet in regards to the Silo and Mill building it is difficult to determine what features on these buildings would be considered distinctive. The essential form of the Silos will remain intact. The most distinctive features on the Mill building would be the windows. This application is not proposing removal of any windows. 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: The applicants plan to repair any existing fencing and replace only when the fencing has deteriorated beyond repair. Replacement fencing will match existing fencing on the building. Criterion will be addressed as a condition of approval.

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: There are no plans for surface cleaning with this application. However, a condition of approval will be added to ensure that this criterion is met in the event the applicant needs to surface clean the buildings. Criterion will be addressed as a condition of approval.

8. *“Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.”*

FINDING-A8: No excavation is planned with this request. However, minor excavation may be needed for the new door openings on the Mill building to allow the new access to the basement. The posts for the new lighted trellis will require minimal excavation. Criterion 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 construction of the new entrances, doors, fencing and lighted arches will be in the gentlest means to preserve any historic materials that characterize the property. The alterations will be compatible in size and scale. Criterion met.

10. *“New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”*

FINDING-A10: The installation of new fencing and the lighted arches will be constructed in a manner that the essential form and integrity of the Silo and Mill buildings and property will be unimpaired. The Silo opening will bring back an existing opening; the four new openings on the Mill building will be carefully constructed to not disturb the integrity of the historic buildings. The doors will be constructed to match the existing doors on the Mill and Warehouse buildings using similar design and materials. The applicant has provided an engineering report to ensure the new openings will be structurally engineered. Criterion will be addressed as a condition of approval.

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

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 applicant is proposing to follow the design guidelines as stated above. The new construction materials planned for the projects include wood and iron for the trellis, iron and wire for the fencing, and cement plaster and wood for the new doors/openings. All existing fencing will be repaired, if possible. New fencing will be comparable to the old. There are no alterations to windows planned with this application and no changes in the existing window glass. Criterion met.

CONCLUSIONS: The proposed installation of safety fencing, new lighted arches and new door openings on both the Mill and Silo buildings will allow the applicants to increase their production capacity in these historic buildings. The continued use of this historic site requires necessary upgrades to fit the current needs for business operations. Staff supports this continued use as well as the complimentary and compatible modifications to the Mill and Silo buildings. In all respects this application meets the standards of the Secretary of the Interior and The Dalles Municipal Code, Title 11-12 Historic Resources, with the following conditions:

Recommended Conditions of Approval:

1. Work will be completed in substantial conformance to the pictures and proposals as submitted and reviewed. The applicants are required to notify the City of any alteration of the approved plans.
2. Prior to construction, the applicant shall apply to the City for approval. Once approved, the applicant shall apply for a structural permit from Wasco County Building Codes Services.
3. The modification to the façade shall not alter the essential form and integrity of the historic property. Utmost care will be taken with construction of the new fencing, lighted arches and new building doors/openings.

4. Cleaning of the historic structures requires the applicants to use the gentlest means possible. No harsh chemical or sandblasting will be allowed.
5. Painting will be required to follow the historic guidelines and be approved by City staff prior to start of work.
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.
7. If any archeological resources or materials are discovered during excavation, the applicants must stop excavation and have the site professionally evaluated prior to continued excavation at the site.

**CITY of THE DALLES**313 COURT STREET
THE DALLES, OREGON 97058(541) 296-5481 ext. 1125
PLANNING DEPARTMENTHLC# _____
FEE - \$25.00**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	Discover Development/ Sunshine Mill
Address	901 e 2 nd St, The Dalles, Or 97058
Phone	503-380-0381
Business Name	Sunshine Mill Winery
Site Address	901 E 2 nd St, The Dalles, Or 97058
Phone	503-380-0381
Map and Tax Lot	
Zoning	

Please describe your project goals.

- 1.) Increase production capacity.
- 2.) Reduce employee injury risks
- 3.) Increase Exterior Sun and Wind Protection so visitors can stay safe by staying outdoors.

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

- 1.) Doors on eastside of the Mill Building
- 2.) More doors in the Silo Building
- 3.) An updating or removal of existing railings and the continuation of railings around the roof of the Silos and mill building.

What efforts are being made to maintain the historic character of this structure?
All improvements are designed i to match the character of the historic building.

What is the current use of this property?

Historic Flour Mill Winery and Artisan Plaza

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

List any known archeological resources on site.

N/A

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.


Applicant

5/26/20
Date

Owner (if not the applicant)

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

Secretary, Historic Landmarks Commission

FOR OFFICE USE ONLY

Historical Classification _____
(Primary, Secondary, Historical, Etc.)

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

Historic Name (if any) _____

Year(s) Built _____

STATE OF OREGON INVENTORY
OF HISTORIC PROPERTIES
State Historic Preservation Office
Oregon State Parks, Salem, OR 97310



County Wasco
Theme manufacturing and processing
Name
(Common) Sunshine Biscuit Co. Building
Wasco Warehouse
(Historic) Milling Company Building
Address 901 East Second St.
The Dalles, OR 97058
Present Owner Interior Elevator Co.
Address P. O. Box 517, The Dalles, Ore.
Original Use Warehouse and offices
Date of Construction 1869

Physical description of property and statement of historical significance:

The Wasco Warehouse Milling Company Building is a large, two story brick building which extends over one block along the railroad tracks on the east end of The Dalles, Oregon. The building consists of two major sections, each possessing a dome roof surmounted with a series of louvered cupolas. Port hole windows are located in the south (side) elevation. The windows on the west (front) elevation are mostly four-over-four, double hung sash. All of the windows, including the port hole windows, have decorative brick "eyebrows".

Related grain elevator silos are located on the east side.

A biography of banker Joshua W. French, born in 1830, noted that he was a director of the Wasco Warehouse Milling Company. At the turn of the twentieth century this company was one of the largest flour mills in Oregon. On January 2, 1902 the Times-Mountaineer noted: "The Wasco Warehouse & Milling Company's plant at White River, just completed, is the most modern and complete on the coast. . . ."

Writing about 1953, William H. McNeal noted that the Wasco Warehouse was incorporated in 1883 by J.W. French, S.L. Brooks, and E.B. McFarland. Wentworth Lord served as manager. The firm handled wool, hides, pelts, hay, and grain.

continue on back if necessary

Recorded by Stephen Dow Beckham Date 7 July 1976
Updated by City Planning Department 2/85

Sources consulted (continue on back if necessary):

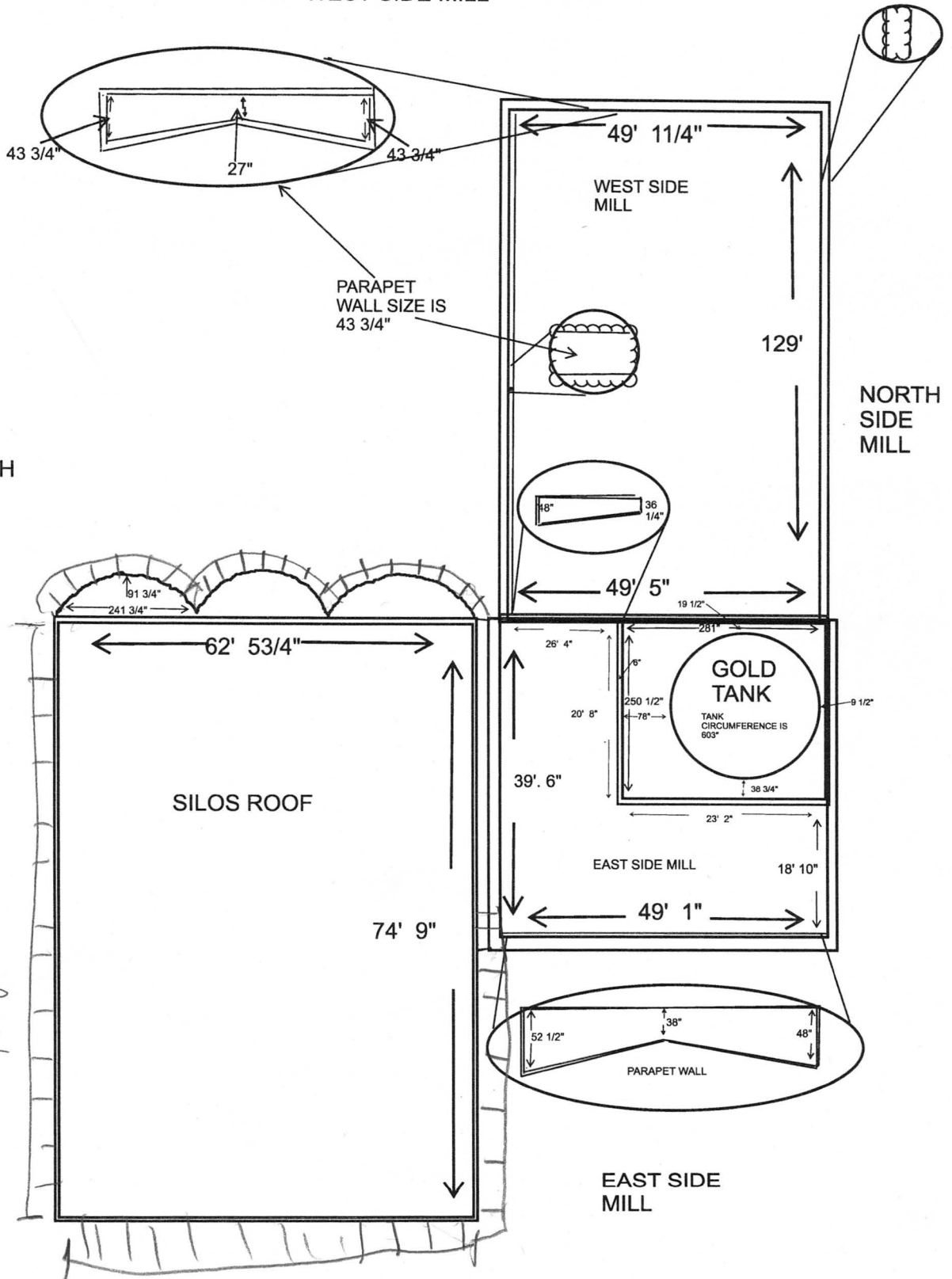
Illustrated History of Central Oregon. Spokane, Wash.: Western Historical Publishing Co., 1905, p. 147.

Please enclose map. Township 1 ^(N) _(S) 13 ^(E) _(W) Section 3DA
Roll 7, frame 8. State Inventory No. 14

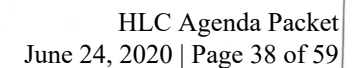
SUNSHINE MILL

THIS IS THE INSIDE PART
OF TR ROOF AREA,
THE CROWN SURFACE IS 15"

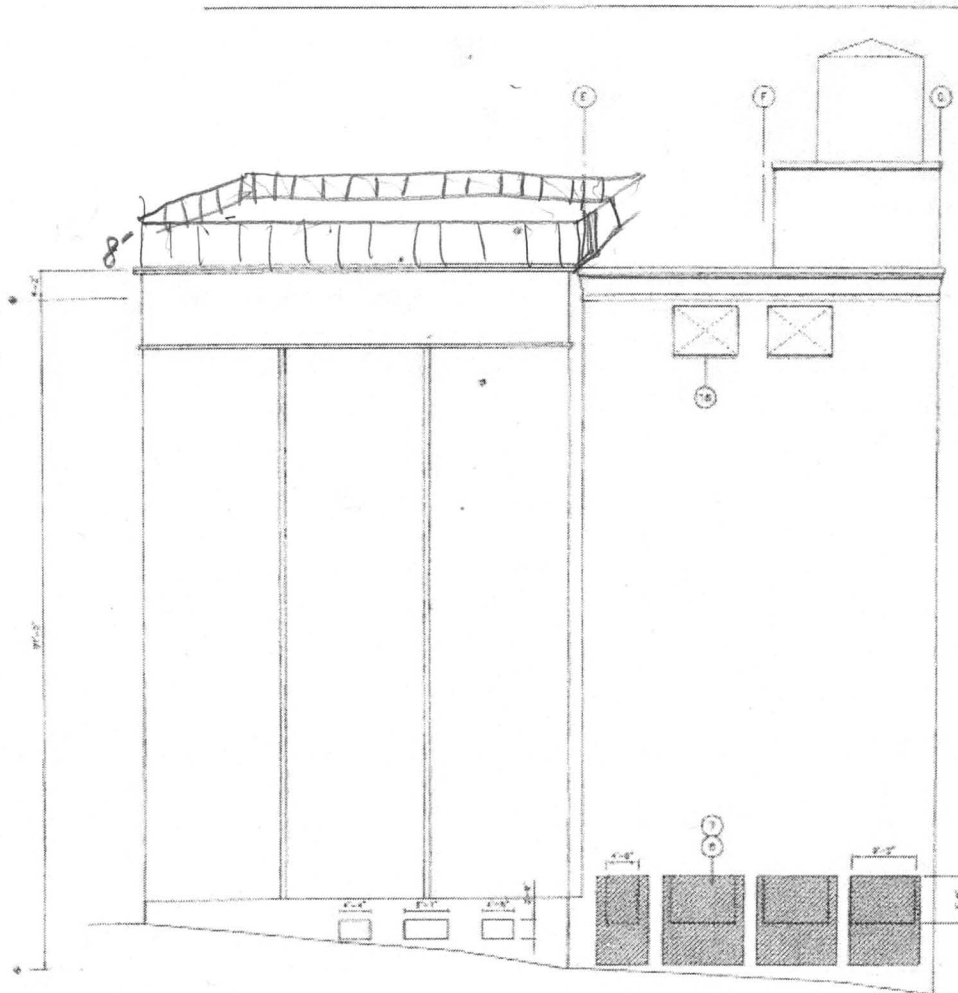
WEST SIDE MILL



Proposed Entrances/windows includes Lines
w/out ARROWS 8' x 4'



Railing 8'
End Posts 12'

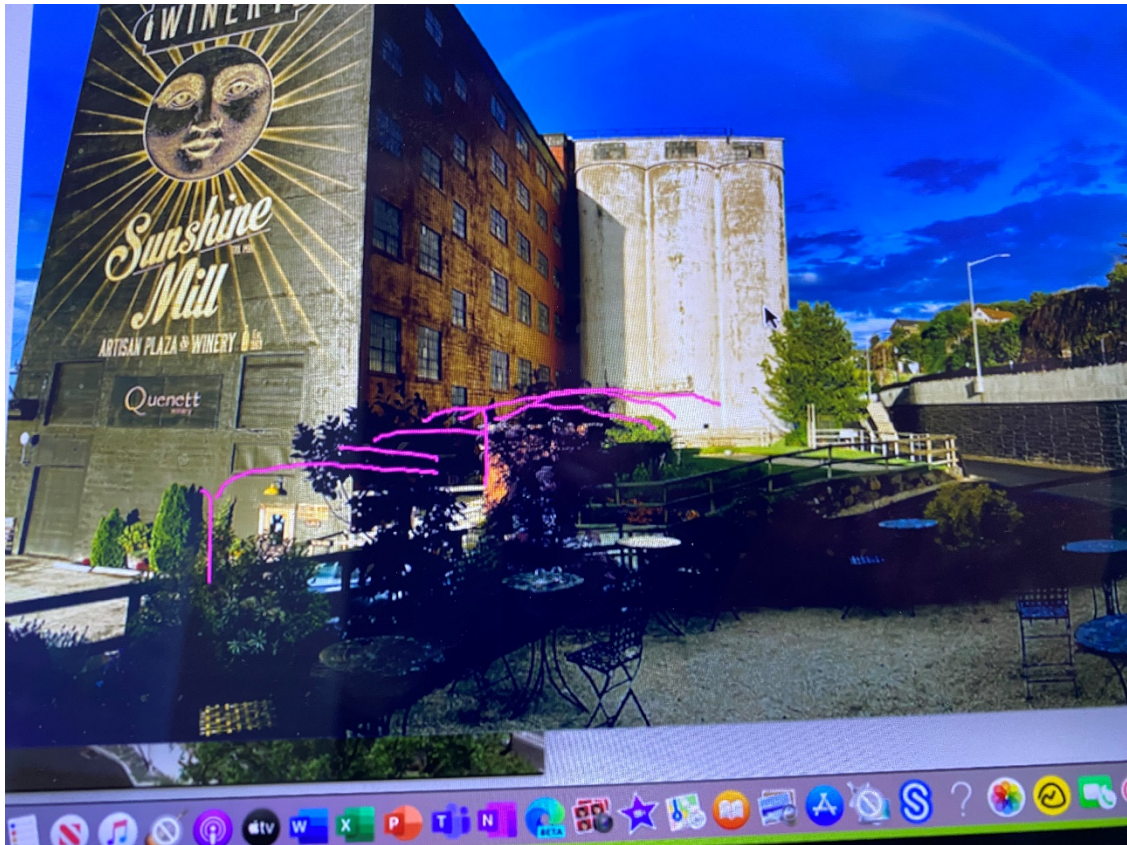


1 EAST ELEVATION

050149
DRAWN
MCQ
DATE 03.25.0
REVISIONS

1/8" = 1' - 0"
AT FULL SCALE
IF NOT Y - 1/8" = 1/4" (COMMON)

SHEET
S3.3

























Sunshine TRD. MK. *Mill*

ARTISAN PLAZA & WINERY  EST. 1869

100% Sunshine Rocket
June 24, 2019

BACK TO LIFE



From a derelict building which sat vacant at the east end of The Dalles for nearly 30 years, owners James and Molli Martin have spent the last five years bringing the grand old mill back to life.

Once home to the Sunshine Biscuit Company, the mill was a bustling center of industry in The Dalles for nearly 100 years. After closing its doors the early 1970's, the building became an eye sore until the Martins worked with the city to secure an Urban Renewal Loan to bring it back to life as the Sunshine Mill Winery. In addition to the Sunshine Mill Winery, the property is also the production facility for Copa Di Vino wines. Beginning with five employees, the property now employs over 70 people.



BACK TO LIFE

In the first wave of renovations, the Grand Tasting Hall was rebuilt, keeping all of the historic touches from the past, while giving it a fresh polish to greet visitors. In the summer of 2014, the repainting project began and was finished three months later with new, hand-painted murals gracing the east and west facing walls.



BACK TO LIFE



The Grand Tasting Hall was the first phase of renovation for the Sunshine Mill. Over the course of two years, the Martin Family created a space that amazes every visitor that walks through the door. All of the elements from the days of milling flour were preserved - from old pallets converted into tables, to the main serving table which was housed in the Mill's laboratory. The Sunshine Mill is also home to the Martin's boutique wine brand - Quenett. The winery produces around 2,500 cases annually, and now boasts a wine club of nearly 400 members. The Mill is also gaining popularity as a unique space for weddings and events.



BACK TO LIFE

Looking towards the future, the completion of The Silos boutique hotel would bring the vision full circle for the Martins, and entice more visitors to the unique location. Sunset magazine named the Sunshine Mill Winery the 'coolest place to taste wine' and the Mill was selected as a destination to visit in one of the Seven Wonders of Oregon campaign by Travel Oregon.





CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

HISTORIC LANDMARKS RESOLUTION NO. 167-20

Adopting The Dalles Historic Landmarks Commission Application #178-20 of Scott Austin.

This application is for a Historic Landmarks Commission hearing to gain approval to remove a section of Building B due to foundation concerns, and remodel the removed area to match the remainder of the building, as well as approval to install new HardiePlank® siding, replace existing steel windows on Building B with grid vinyl windows to match back windows of Building A, repair steel windows in breezeway between both buildings, install new awning and parapet flashing. The property is located at 412 Washington Street, Building B, The Dalles, Oregon and is further described as 1N 13E 3 BD tax lot 9800. Property is located in the National Commercial Historic District and zoned CBC – Central Business Commercial.

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on June 24, 2020, conducted a public hearing to consider the above request.
- B. A Staff Report was presented, stating findings of fact and conclusions of law.
- C. Staff Report 178-20 and the minutes of the June 24, 2020, hearing, upon approval, provide the basis for this resolution and are herein attached by reference.

II. RESOLUTION: Now, therefore, be it FOUND, DETERMINED, and ORDERED by the Historic Landmarks Commission of the City of The Dalles as follows:

- A. In all respects as set forth in Recitals, Part “I” of this resolution.
- B. Historic Landmarks Review 178-20, Scott Austin, is ***approved*** with the following conditions:
 - 1. Work will be completed in substantial conformance to the pictures and proposals as submitted, reviewed and modified.
 - 2. The use of reflective and smoked glass is prohibited.
 - 3. Cleaning of the historic structure requires the Applicant to use the gentlest means possible. No harsh chemical or sandblasting will be allowed.
 - 4. Painting will be required to follow the historic guidelines and be approved by The Dalles Community Development Department Staff prior to work starting.
 - 5. The Applicant is required to notify the Community Development Department of any alteration to the approved plans.

6. The use of wood windows is recommended per the Municipal Code.

III. APPEALS, COMPLIANCE AND PENALTIES:

- A. Any party of record may appeal a decision of the Historic Landmarks Commission to the City Council for review. Appeals must be made in accordance to Article 11.12.090 of The Dalles Municipal Code, Chapter 11.12 Historic Resources, and must be filed with the City Clerk within ten (10) days of the date of mailing of this Order.
- B. Failure to exercise this approval within the time line set either by Order or by The Dalles Municipal Code will invalidate this permit.

ADOPTED THIS 24TH DAY, JUNE, 2020.

Robert McNary, Chair
Historic Landmarks Commission

I, Dawn Marie Hert, Senior Planner & Historic Landmarks Secretary for the Community Development Department of the City of the Dalles, hereby certify that the foregoing Order was adopted at the meeting of the City Historic Landmarks Commission, held on June 24, 2020.

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

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



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

HISTORIC LANDMARKS RESOLUTION NO. 168-20

Adopting The Dalles Historic Landmarks Commission Application #179-20 of Discover Development/Sunshine Mill. This application is for a Historic Landmarks Commission hearing to gain approval to install doors on the east face of the mill building, installing additional doors on the Silo building and replacing and installing new railings around the roof of the silos and mill buildings. The property is located at 901 E. Second Street, The Dalles, Oregon and is further described as 1N 13E 3 DA tax lot 100. The Wasco Warehouse Milling Company, commonly known as the Sunshine Mill, is a locally landmarked building. Property is zoned CBC – Central Business Commercial.

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on June 24, 2020, conducted a public hearing to consider the above request.
- B. A Staff Report was presented, stating findings of fact and conclusions of law.
- C. Staff Report 179-20 and the minutes of the June 24, 2020, hearing, upon approval, provide the basis for this resolution and are herein attached by reference.

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- A. In all respects as set forth in Recitals, Part “I” of this resolution.
- B. Historic Landmarks Review 179-20, Discover Development/Sunshine Mill, is ***approved*** with the following conditions:
 - 1. Work will be completed in substantial conformance to the pictures and proposals as submitted and reviewed. The applicants are required to notify the City of any alteration of the approved plans.
 - 2. Prior to construction, the applicant shall apply to the City for approval. Once approved, the applicant shall apply for a structural permit from Wasco County Building Codes Services.
 - 3. The modification to the façade shall not alter the essential form and integrity of the historic property. Utmost care will be taken with construction of the new fencing, lighted arches and new building doors/openings.

4. Cleaning of the historic structures requires the applicants to use the gentlest means possible. No harsh chemical or sandblasting will be allowed.
5. Painting will be required to follow the historic guidelines and be approved by City staff prior to start of work.
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.
7. If any archeological resources or materials are discovered during excavation, the applicants must stop excavation and have the site professionally evaluated prior to continued excavation at the site.

III. APPEALS, COMPLIANCE AND PENALTIES:

- A. Any party of record may appeal a decision of the Historic Landmarks Commission to the City Council for review. Appeals must be made in accordance to Article 11.12.090 of The Dalles Municipal Code, Chapter 11.12 Historic Resources, and must be filed with the City Clerk within ten (10) days of the date of mailing of this Order.
- B. Failure to exercise this approval within the time line set either by Order or by The Dalles Municipal Code will invalidate this permit.

ADOPTED THIS 24TH DAY, JUNE, 2020.

Robert McNary, Chair
Historic Landmarks Commission

I, Dawn Marie Hert, Senior Planner & Historic Landmarks Secretary for the Community Development Department of the City of the Dalles, hereby certify that the foregoing Order was adopted at the meeting of the City Historic Landmarks Commission, held on June 24, 2020.

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

ATTEST: _____

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