



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, May 27, 2020
4:00 PM

PUBLIC VIEWING:

Via Live Stream: http://www.thedalles.org/Live_Streaming
Click on Historic Landmarks Meeting Now Live Blue Box

ZOOM LOGIN:

Join Zoom Meeting

<https://zoom.us/j/95278064835?pwd=RG5WNlIvUmtXdWdxRGpYNmVPREVGdz09>

Meeting ID: 952 7806 4835

Password: 637695

One tap mobile: +12532158782,,95278064835#,,1#,637695# US (Tacoma)
+13462487799,,95278064835#,,1#,637695# US (Houston)

Dial by your location: +1 253 215 8782 US (Tacoma) – or – +1 346 248 7799 US (Houston)

- I. Call to Order**
- II. Roll Call**
- III. Pledge of Allegiance**
- IV. Election of Officers**
- V. Approval of Agenda**
- VI. Approval of Minutes – February 12, 2020**
- VII. 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.

VIII. Public Hearing

Historic Landmarks Commission Application 177-20, Todd Carpenter and Carla McQuade

Request: 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.

IX. Resolution

Resolution HLC 166-20: Approval of HLC 177-20, Todd Carpenter and Carla McQuade

X. Staff/Commissioner Comments

XI. Next Meeting Date – June 24, 2020

XII. Adjournment



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

**SPECIAL MEETING
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, February 12, 2020
4:00 PM

CALL TO ORDER

Chair Gleason called the meeting to order at 4:01 p.m.

ROLL CALL

Commissioners Present: Sandra Bisset, 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

Chair Gleason led the Pledge of Allegiance.

APPROVAL OF AGENDA

It was moved by Bisset and seconded by Leash to approve the agenda as written. The motion passed 5/0; Bisset, Gleason, McNary, Leash and Ercole in favor, none opposed.

APPROVAL OF MINUTES

It was moved by Leash and seconded by Bisset to approve the minutes of November 20, 2019, as written. The motion passed 5/0; Bisset, Gleason, McNary, Leash and Ercole in favor, none opposed.

PUBLIC COMMENT

Carolyn Wood, 1709 Liberty Way, The Dalles

Ms. Wood invited the Commission to History After Hours, February 13, 2020, 5:00 to 7:00 p.m., at St. Paul's Chapel on Union Street. The purpose is to provide history organizations to share ideas, projects and activities, as well as the opportunity to view the repaired/restored windows.

PUBLIC HEARINGS

Chair Gleason read the rules of a public hearing. He then asked if any Commission members had ex parte contact, conflict of interest, or bias which would prevent an impartial decision. Hearing none, Chair Gleason opened the public hearing at 4:08 p.m.

Historic Landmarks Commission Application 174-20, Scott Austin – Requesting approval to install HardiePlank® siding to best replicate a ship-lap siding in use on a nearby structure, and replace metal windows with vinyl windows to match the back windows on the front building of the same address.

Planner Chandler presented the staff report. Chandler stated the eastern corner of the back building was cracked and sinking.

Scott Austin, 36237 Richardson Gap Road, Scio, Oregon

Austin stated the doorways were recessed to provide safety for pedestrians; the alley receives heavy vehicle use.

Austin said the steel windows are in poor shape; he felt they would not hold up to restoration. A large wall (separating the old hospital building with Building B) contains large steel windows. Austin hopes to restore those windows with parts salvaged from the replaced windows.

The northeast corner of the structure has settled significantly. Austin is considering removal of portions of the two walls connecting at the northeast corner.

In response to Commission inquiries, Austin replied:

- HardiePlank® was proposed as an affordable option due to the many different textures on the structure.
- The breezeway will be re-roofed and kept.
- Austin would like to replace all the windows with vinyl to be consistent and increase energy values.
- Wood windows are “pretty expensive;” a quote was not obtained.
- The breezeway will be painted and will not have HardiPlank®.

Commissioner McNary expressed concern that the structure would be resurfaced and painted prior to a final decision on the sinking portion. Austin replied the rest of the building was sound. Without measuring over time it is difficult to assess how far the corner has dropped.

Commissioner Bisset also questioned the order of repairs. She asked if Austin would get an engineering study to determine the cause of the drop. Austin said he questioned if there was enough value in the square footage of that corner to justify the expense of “jacking it up,” or

requesting removal of the corner. An engineer evaluated the structure and determined the rest of the structure was sound.

Chair Gleason closed the public hearing at 4:41 p.m.

Commission discussion included:

- Concern that HardiePlank® is not listed as a suitable material in the Design Guidelines. The Guidelines state, “For building renovations original material should be restored wherever possible.”
- Concern that the cost of stucco repair was not explored.
- The steel windows are character defining for the building; vinyl is not recommended. Hert noted a previous application by Austin for vinyl windows on the back of Building A was approved by the Commission.
- The gunite may have to be removed to resurface the building. Repair of the stucco is preferable over replacement.
- Building is not on the curb; not sure stucco repair is required for a storage building.
- The historic inventory refers to the property as “eligible contributing.” Only one sentence refers to the rear building.

Chair Gleason felt the argument for HardiePlank® was more appropriate for infill versus restoration. He said it was a stretch to equate HardiePlank® with wood. Senior Planner Hert noted HardiePlank® is made of cement, a material very similar to what is on the building.

McNary moved to approve HLC 174-20 with conditions of approval. McNary suggested providing an option for Austin and an additional condition that Austin return to the Commission if there is a problem stabilizing the building. He said this is not a contributing building, vinyl windows will work out. He again made a motion to approve the application as submitted.

Chair Gleason re-opened the public hearing at 4:54 p.m.

In response to Commission inquiries, Austin replied HardiePlank® was chosen due the texture variations on the building. HardiePlank® would match with materials in the area and provided consistency. Internal grids will be used in the windows with black vinyl on the outside and off-white on the inside.

Chair Gleason closed the public hearing at 4:58 p.m.

Commission consensus was to defer a decision. Bisset requested Austin get an estimate on painting or re-applying stucco.

Ercole moved to continue HLC 174-20 to the next meeting. Bisset seconded the motion. The motion passed 5/0; Bisset, McNary, Gleason, Leash and Ercole in favor, none opposed.

The Commission expressed their appreciation of Austin’s improvements to the property.

Historic Landmarks Commission Application 175-20, Elizabeth Wallis – Requesting approval to replace failing gutters on the Anderson Homestead with wooden gutters which replicate the originals.

Chair Gleason recused himself. He stated he had completed the application and would participate in the replacement. Vice Chair McNary opened the public hearing at 5:05 p.m.

Senior Planner Hert presented the staff report.

Elizabeth Wallis, 5910 Chenoweth Road, The Dalles, President, Fort Dalles Museum and Anderson Homestead Commission

Wallis stated steel gutters were necessary to slow damage. The Commission is now in a position to restore the gutters in more appropriate way.

Eric Gleason, 704 Case Street, The Dalles, Vice President of the Fort Dalles Museum and Anderson Homestead Commission

Gleason stated the original gutters extended well beyond the house and drained down. The replacement gutters will mimic the original and be monitored for splash-back against the house.

Ercole noted significant water damage occurred with the steel gutters, and asked if that would continue with wooden gutters. Wallis replied a bid was out to repair the damaged wood and add preservative.

Discussion included the use of wood, whether the wood would swell when wet, and replacement timelines. Spikes in the brackets still remain. It may be possible to line up the spikes with the original placements. Some experimentation will be needed to determine the best way to divert the water.

Vice Chair McNary closed the public hearing at 5:23 p.m.

It was moved by Ercole and seconded by Leash to approve HLC 175-20 with conditions of approval. The motion passed 4/0; Bisset, McNary, Leash and Ercole in favor, none opposed, Gleason abstained.

Historic Landmarks Commission Application 176-20, Elizabeth Wallis – Requesting approval to replace the corrugated metal siding on the eastern wall of the Vehicle Display Building with wooden siding.

Vice Chair McNary opened the public hearing at 5:25 p.m.

Senior Planner Hert presented the staff report.

In response to Leash's inquiry, Hert stated just the front of the structure, facing the Surgeon's Quarters, would be replaced with wooden siding.

Elizabeth Wallis, 5910 Chenoweth Road, The Dalles, President, Fort Dalles Museum and Anderson Homestead Commission

Wallis stated visitors mistake the Vehicle Display Building for a storage shed and avoid the exhibit.

Wallis said a lack of temperature control in the building is difficult for the vehicles. The hope is wooden siding will help moderate the inside temperature. Wooden siding will be stained to match the Surgeon's Quarters. The windows will remain "as is."

Vice Chair McNary closed the public hearing at 5:35 p.m.

It was moved by Ercole and seconded by Leash to approve HLC 165-20 with conditions of approval. The motion passed 4/0; Bisset, McNary, Leash and Ercole in favor, none opposed, Gleason abstained.

Chair Gleason returned to the dais to lead the meeting.

RESOLUTIONS

Resolution HLC 163-20 for HLC 174-20, Scott Austin

This resolution was deferred to a later meeting.

Resolution HLC 164-20 for HLC 175-20, Elizabeth Wallis

It was moved by Ercole and seconded by Bisset to approve Resolution HLC 164-20 for HLC 175-20, Elizabeth Wallis. The motion passed 5/0; Bisset, McNary, Gleason, Leash and Ercole in favor, none opposed.

Resolution HLC 165-20 for HLC 176-20, Elizabeth Wallis

It was moved by Ercole and seconded by Bisset to approve Resolution HLC 165-20 for HLC 176-20, Elizabeth Wallis. The motion passed 5/0; Bisset, McNary, Gleason, Leash and Ercole in favor, none opposed.

STAFF/COMMISSIONER COMMENTS

Hert stated the March 25, 2020, meeting will include the Election of Officers. Gleason stated a condition of his re-appointment was that he would step down as Chair. Hert shared her appreciation of Gleason's contributions to the Commission.

The "Walk Historical The Dalles" app is now available on Android and iOS. Hert is creating postcards for distribution to visitors and schools.

The Historic Landmarks Commission Annual Report will be presented at the February 24, 2020, City Council meeting.

A Certified Local Government (CLG) grant opportunity is available now. Hert asked the Commission for their preferences, suggestions or ideas.

Gleason suggested an update to the Design Guidelines. Hert suggested incorporating SHPO information to determine when a deviation from a guideline is appropriate.

Brick chimney restoration and masonry repair work were suggested for workshops. Gleason said Michael Byrne was going to work on the kitchen chimney at the Surgeon's Quarters. Byrne may be available to provide a workshop.

Hert asked the Commission if there was interest in another phase of the Walking Tour. Bisset stated the physical Walking Tour brochure had stalled.

Hert will follow up with Platinum Marketing to determine how many views the Walking Tour app has received.

Hert will follow up with the County on the window replacement.

Hert said an application was submitted for apartments on the second story of the former American Legion at 201 E. Second Street.

Gleason inquired about a "Main Street mural blitz." Hert replied Mayor Mays as well as Main Street have been in contact with her. Along with The Dalles Art Center, the Wall Dogs

inventoried and classified the existing murals. The Dalles will host the Wall Dogs in 2021. Mayor Mays will attend HLC regarding proposed murals.

McNary request an update on the neon sign installations. Hert does not yet have a date for installation.

Bisset asked when the Christmas lights would be removed from downtown light poles. She suggested the lights be installed in a more uniform fashion. Hert replied the lights were put up as funds and volunteers became available. She said community response has been favorable.

ADJOURNMENT

Chair Gleason adjourned the meeting at 6:07 p.m.

Respectfully Submitted
Paula Webb, Secretary
Community Development Department

Eric Gleason, Chair



**STAFF REPORT
HISTORIC LANDMARKS REVIEW # 177-20**

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Senior Planner

HEARING DATE: Wednesday, May 27, 2020

ISSUE: Todd Carpenter and Carla McQuade are applying 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.

SYNOPSIS:

APPLICANTS	Todd Carpenter and Carla McQuade
PROPERTY OWNER	Todd Carpenter and Carla McQuade
LOCATION	211, 213, 215 E. 2 nd Street, The Dalles, OR 97058
ZONING	"CBC-1" – Central Business Commercial, Commercial Historic District
EXISTING USE	Vacant – Previously mixed uses as a Restaurant, Lounge/Bar, and Bowling Alley
SURROUNDING USE	Commercial
HISTORIC STATUS	Classified as Non-Compatible, Non-Contributing 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: There is no historic name of this building group; it is commonly known as the Recreation Café. The buildings were constructed in two stages. The first portion was built in 1946 and the addition was constructed in 1958. The later addition replaced the Grand Theater which was the top showplace at one time in the Mid-Columbia area.

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

In 2012, the buildings were earmarked for demolition to allow construction of a hotel on that site. Those plans changed and the buildings have remained vacant.

On February 27, 2019, the Historic Landmarks Commission approved application HLC 164-19 for façade restoration to follow the late 1800's/early 1900's era style. Soon after, the applicants were awarded an Oregon Main Street grant in the amount of \$200,000. With approved plans, a grant from Main Street and an approved purchase from Columbia Gateway Urban Renewal Agency, the applicants started their restoration project.

Unfortunately, in August 2019 The Dalles had a major storm event that damaged the buildings. The Urban Renewal Agency learned that an estimated 11.6 tons of water weight fell on the Recreation Building's roof during the storm. The viability of the structure was unknown due to a failing roof. A structural engineer was retained to assist in plans to stabilize the building as well as provide plans for reconstruction and reuse of the historic buildings.

With the buildings stabilized, the applicants are now looking for direction and approval from the Historic Landmarks Commission for a modification from their previous approval. The previous approval anticipated existing original material behind the 1950's era façade installation; unfortunately, that was not the case. The application included two options for the Commission to review, both options will require a complete restoration of the façade:

Option #1 – (The applicant has now asked that this option request be removed due to recent correspondence with the State Historic Preservation Office (SHPO). It was determined that the SHPO would not support the installation of a brick veneer.) Alter the existing façade windows and doors to be compatible with the late 1800's/early 1900's era architecture. The restoration will include a full façade restoration using historic photos to create a similar façade to the original buildings that existed in that location. The applicant requested a brick veneer material as there are no significant remnants of the former historic buildings.

Option #2 – (Staff preference.) Alter the existing façade windows and doors to be more open to the street/sidewalk and compatible with the late 1800's/early 1900's era architecture significant in The Dalles Commercial Historic District. The restoration will include a full façade restoration using historic photos to create a similar façade to the original buildings that existed in that location. There are very few remnants of the former historic buildings except some stucco from the 1950's façade work. The applicant is open to the Commission's

recommendation for restoration of that remaining material. The applicant is requesting use of the existing wood materials, as there are no significant brick remnants of the former historic buildings. This option will allow the buildings to be compatible with the surrounding buildings of similar vintage as well as allow for re-use of the currently vacant buildings.

ANALYSIS: The Historic Landmarks Commission is responsible for conducting hearings dealing with proposed alterations to historic buildings. City of 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: This site has been used as a bowling alley, restaurant and bar for many years. It has remained vacant over the past ten years. The uses for the buildings have been discussed and will follow similar type uses such as a bar, indoor recreation and restaurant uses. The property is located in the Central Business Commercial district. There is no change of use requested at this time, any proposed uses would need to be permitted uses for the subject zone. 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: Option #2 would utilize the existing historic building exteriors and remove all non-original materials from the buildings. 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: Option #2 would bring the buildings back to the early 1900's era. With the assistance of historical photos, the applicants would construct a compatible wood façade to the existing historic building exteriors. These modifications will be differentiated from the original features and will not create a false sense of historical development. Criterion met.

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

FINDING-A4: Option #2 - All the 1950's era façade will be removed. One could say that the 1950's era façade has acquired historical significance due to its age and being over 50 years old. However, following the previous approval by the Commission, the applicant is planning to follow the earlier period façade. The original structures are more compatible with, and meet the period of historic significance of, the National Historic District in which the buildings are located. Criterion met.

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

FINDING-A5: Option #2 - There are no plans for removal of any original historic features. 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: Option #2 – Unfortunately there are very limited existing historical features that remain on the buildings. This option provides an opportunity to use existing materials. In a case where materials need replacement due to deterioration, similar materials will be required for use in the restoration. 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: Option #2 - Applicants plan to surface clean the buildings. However, no details were provided with the application submittal. On the remaining historic portions of the buildings, 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-A8: Option #2 - No excavation is planned with this request. 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: Option #2 - All the 1950's era façade will be removed. The plans include restoring the original historic building exteriors as well as construction of a new façade using historic photos as reference. The new facade will be differentiated from the original and be compatible in massing and scale to 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: Option #2 - The façade was altered substantially in the 1950's, leaving only a small portion of the original center building visible. The remaining historic exteriors have been covered for years. The modification to the façade will not alter the essential form and integrity of the historic property. Utmost care will be taken with construction of the new façade for either option. 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.

SUBSECTION (M) - COMMERCIAL FRONT

The continuous commercial fronts of downtown The Dalles make a consistent, pedestrian friendly backdrop for a wide variety of businesses. The storefront is predominantly made up of glazing with only structure and decoration revealed. The upper stories consist mostly of wall with discreet window openings. New construction and rehabilitation should maintain the continuity of the multi-story buildings and the clear distinction between storefront and upper floor office or residences through facade treatment and articulation.

GUIDELINES:

- a. Primary entrances should be recessed, glazed and oriented to the street rather than to a rear or interior alley.*
- b. Tiled floors are highly effective in marking the recessed entrance.*
- c. The use of large, clear plate glass for display windows incorporated with transom windows is recommended.*
- d. The use of vertical, double-hung windows; either singly or in groups is recommended on the upper levels.*
- e. Window bulkheads of the historic type are recommended.*
- f. Identify and retain fragments such as earlier window systems and no longer used door locations which evoke a sense of the building's history.*
- g. The use of historic photographs for reference is recommended.*
- h. Development and adoption of a Facade Improvement Plan is recommended.*

FINDING B-1: (a): Option #2 -The primary entrance will remain on the front of the buildings. The entire front will be slightly recessed following the existing building lines. Criterion met.

(b): Option #2 - No information was provided with regards to the recessed area flooring. At this time concrete exists. The Commission may request the installation of a tile recessed entry if desired.

(c): Option #2 –The plans include clear plate glass for the windows/doors. Criterion met.

(d): Option #2 - The upper floor windows are shown as solid in the provided rendering. Only the center building portion will have a second story with windows. A condition of approval will be added recommending double hung windows in the second story. Criterion will be addressed as a condition of approval.

(e): Option #2 –The submitted rendering includes window bulkheads which are recommended and historically accurate. Criterion met.

(f): Option #2 - Unfortunately, a majority of the original façade has been removed. The submitted rendering includes historically accurate storefront characteristics. Criterion met.

(g): Option #2 – The applicants were able to locate a number of historic photos of the façade and have used those photos as design reference. Criterion met.

(h): Option #2 – At this time there is no façade improvement plan in place for the historic district. Criterion does not apply.

SUBSECTION (K) - 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): Option #2 – The applicants are proposing removal of all non-historic alterations from the buildings and restoration of any original features that exist for the property. Criterion met.

(b): Option #2 – Materials lists were not provided with the submittal. As recommended, the materials should be wood, glass and steel and be compatible with the historic materials that exist on the buildings. Criterion will be addressed as a condition of approval.

(c): Option #2 – As stated above the materials will be required to be compatible. Criterion will be addressed as a condition of approval.

(d): Option #2 – The door/windows will be required to have an exterior wood finish and meet the Oregon State Building Codes requirements. Criterion will be addressed as a condition of approval.

(e): Option #2 – The application does not include reflective or smoke glass as it is prohibited. Criterion met.

(f): Option #2 – The submitted plans did not indicate the materials or that the original colors will be retained. Criterion will be addressed as a condition of approval.

(g): Option #2 – No painting of any remaining brick is indicated on the submitted application. Criterion met.

(h): Option #2 – Cleaning of the buildings is planned. No sandblasting is permitted on any remaining historic features. This will be addressed as a condition of approval.

(i): Option #2 – At this time, the paint palette for the windows was not included. Staff suggests that the Commission allow staff to determine if the colors meet the design guidelines. Criterion will be addressed as a condition of approval.

CONCLUSIONS: Proposed option #2 for improvements to the façades will provide greater compliance with historic design guidelines. The restoration will complement and enhance the commercial street façade. These proposed modifications will allow for the continued use of the resource located in The Dalles Commercial Historic District. In all respects this application meets the standards of the Secretary of the Interior and the City of The Dalles Municipal Code, Title 11-Planning, Chapter 11.12 – Historic Resources, with the following conditions:

Recommended Conditions of Approval for Option #2:

1. Work shall be completed in substantial conformance to the pictures and proposals as submitted, reviewed and modified.
2. The use of wood for windows is recommended.
3. Double hung second story windows are recommended.
4. The use of reflective and smoked glass is prohibited.
5. Whenever possible, the natural color of the materials should be retained.
6. The modification to the façade shall not alter the essential form and integrity of the historic property. Utmost care will be taken with new façade construction and awning installation.
7. The applicants shall submit plans for a building permit to Wasco County Building Codes.

8. Cleaning of the historic structure requires the applicants to use the gentlest means possible. No harsh chemical or sandblasting will be allowed.
9. Painting will be required to follow the historic guidelines and be approved by Community Development Department staff prior to work starting. The following color scheme is recommended: darkest-window sash; medium-building; lightest-trim, detail.
10. 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.
11. Replacement materials necessary for restoration should be compatible in quality, color, texture, finish and dimension to the original materials.
12. The applicants are required to notify the Community Development Department of any alteration of the approved plans.

**CITY of THE DALLES**313 COURT STREET
THE DALLES, OREGON 97058(541) 296-5481 ext. 1125
FAX: (541) 298-5490
Community Development Dept.HLC # 177-20
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 Todd Carpenter & Carla McQuade
Mailing Address PO Box 2688 The Dalles, OR 97058
Phone 503-705-2889
Business Name Last Stop LLC
Site Address 213, 215 & 219 E 2nd Street (Recreation Building)
Phone 503-705-2889
Map and Tax Lot IN 13E 3BD 3600, 3500, & 3400
Zoning CBC-1

Please describe your project goals.

Store front improvements for all three locations

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

Option #1 We would like to use a brick cover with wood windows & doors to match surrounding architectureOption #2 Wood facade

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

Option #1 The Buildings only remaining historical feature is the brick on the second floor of the old Horn Saloon. The proposal matches that featureOption #2 Wood complements existing components

What is the current use of this property?

N/A Mixed Use Formerly

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

List any known archeological resources on site.

Brick Infrastructure of Horn Saloon

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.

[Signature]
Applicant

2/25/20
Date

[Signature]
Owner (if not the applicant)

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

[Signature]
Secretary, Historical Landmarks Commission

For Office Use Only

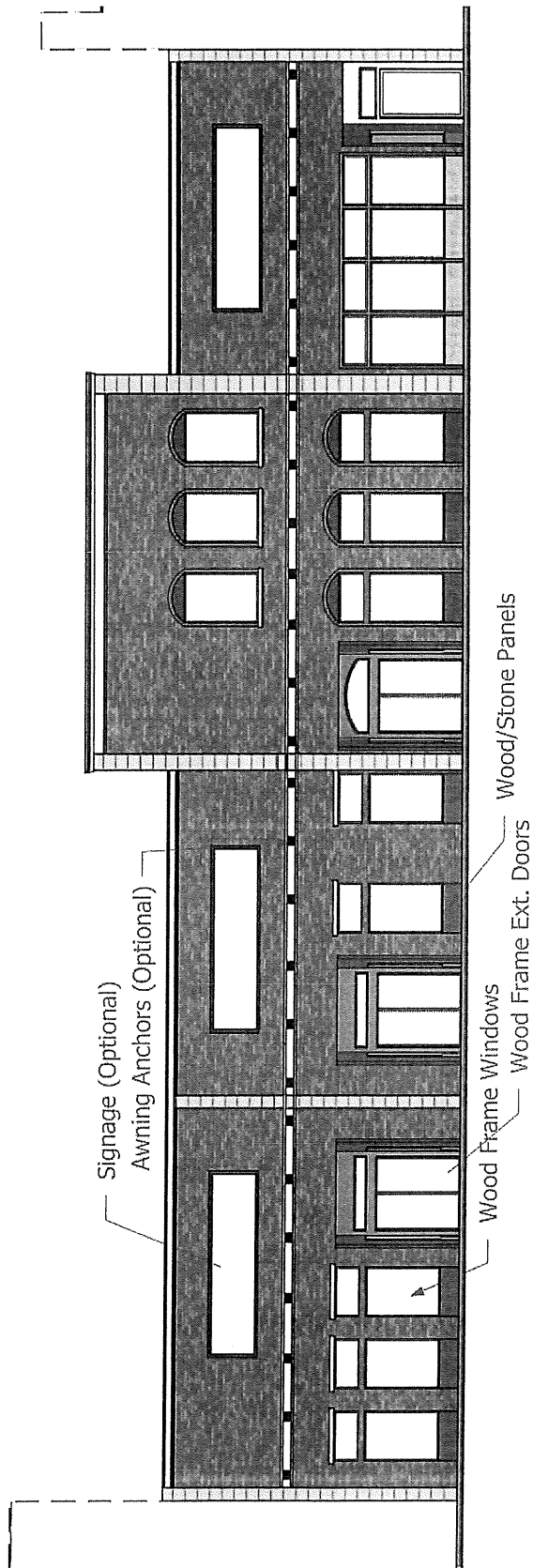
Historical Classification Non-contributing / Non-Compatible
(Primary, Secondary, Historical, Etc.)

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

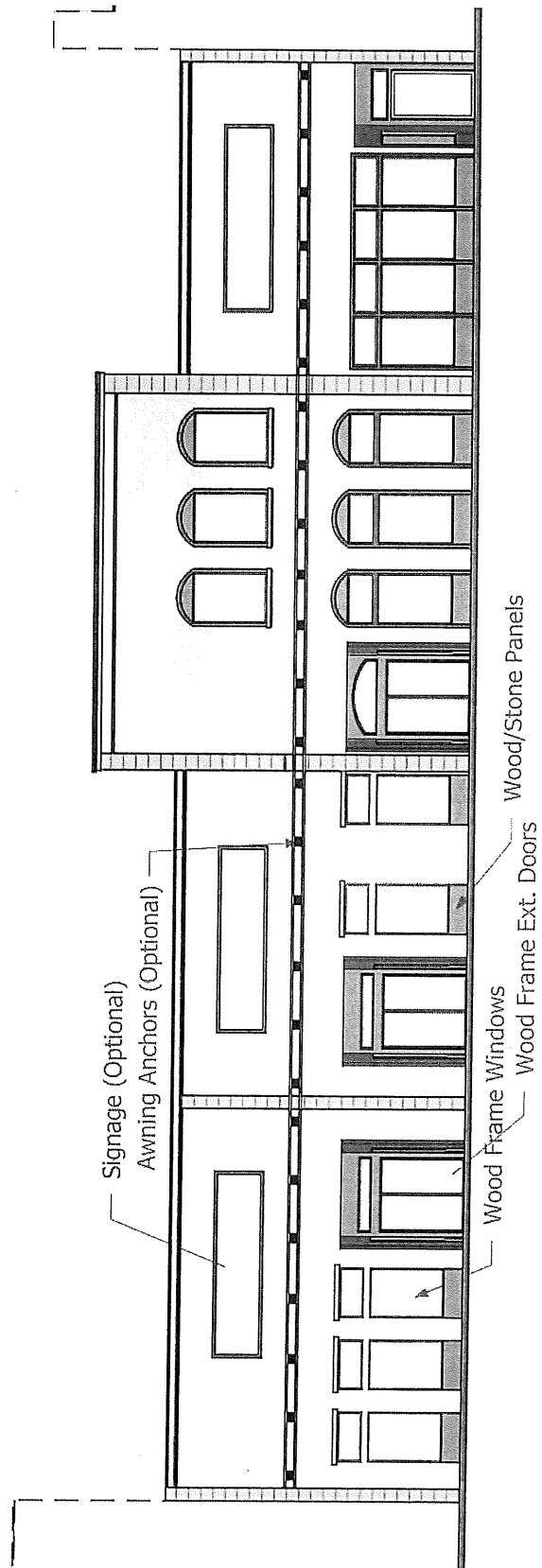
Historic Name (if any) none - Common Name: Recreation

Year(s) Built 1946, 1958 Cafe

OPTION #1



OPTION #2



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 101

the hotel in 1946 and members of the family still own the property today.

#79 HISTORIC NAME: NA
#80 COMMON NAME: Recreation Cafe
#81 ADDRESS: 213-215 East Second Street
RESOURCE TYPE: Buildings
OWNER'S NAME AND ADDRESS:
Glen McClaskey
c/o Richard and Karen Bakken, et al
2695 Alvarado Terrace S.
Salem, Oregon 97302
ASSESSOR'S MAP: 1N-13E-3BD BLOCK: 3 LOT:7, 8 TAX LOT: 3400, 3500, 3600
ADDITION: Original Dalles City
ALTERATIONS: Major
STYLE: Other
YEAR: 1946; 1958
USE: Restaurant; lounge; bowling alley
PREVIOUS HISTORIC LISTING:
CLASSIFICATION: Non-Compatible Non-Contributing

PHYSICAL DESCRIPTION: This two-story brick and concrete block building with basement is composed primarily of glazed tiles as the exterior wall finish. The roof is flat, built up. The main (south) facade has three recessed entry doors and aluminum storefronts. The metal canopy has a stucco finish soffit, with recessed lighting. Above the canopy the facade is trimmed in blue colored aluminum topped with a 20' wide, 10' high decorative element that supports the cafe signage. The building is in fair-good condition.

HISTORICAL DATA: This Recreation building was built in two stages. The first portion was built in 1946 and the addition was constructed in 1958. The later addition replaced The Grand Theater, the top showplace at one time in the Mid-Columbia area.







HOTEL ALBERT 1905
PRIOR TO REMODEL IN 1926

PRINZ & NITSCHKE 1895
UNDERTAKERS, CARPETS &
FURNITURE

IN THE HORN SALOON 1889
HOME TO OVER 700 TAXIDERM
ITEMS, LOST IN A FIRE IN 1942

GRAND THEATER 1911
AKA THE EMPRESS THEATER

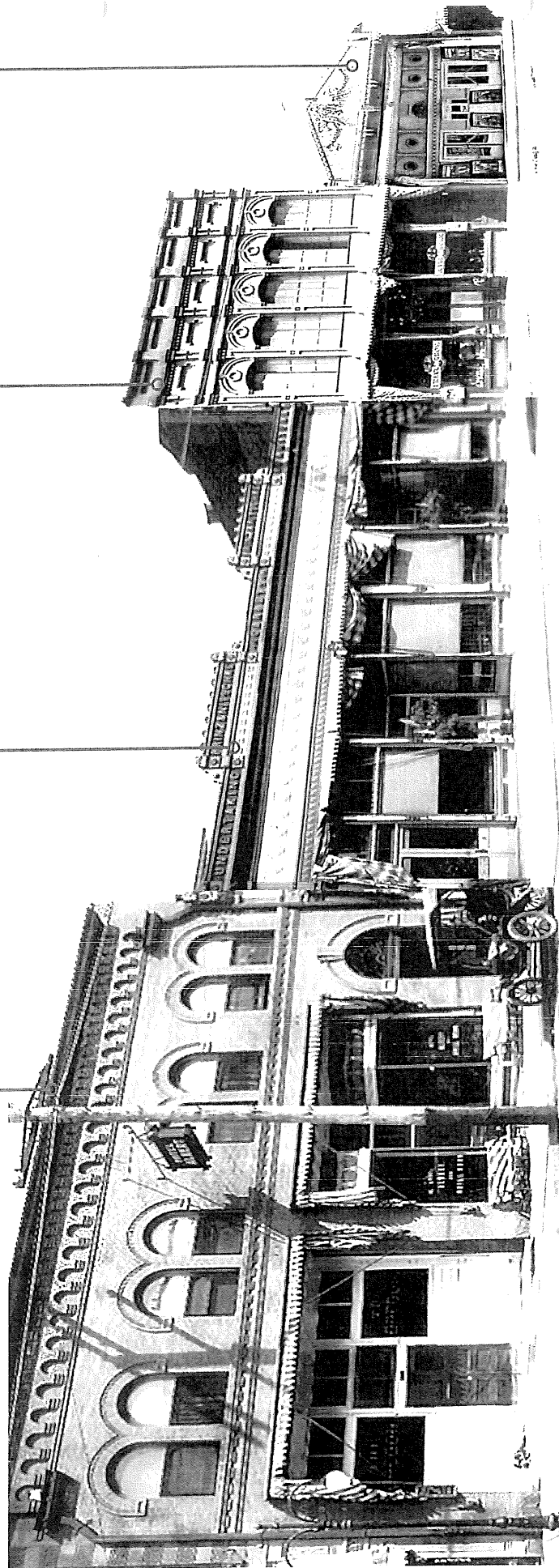
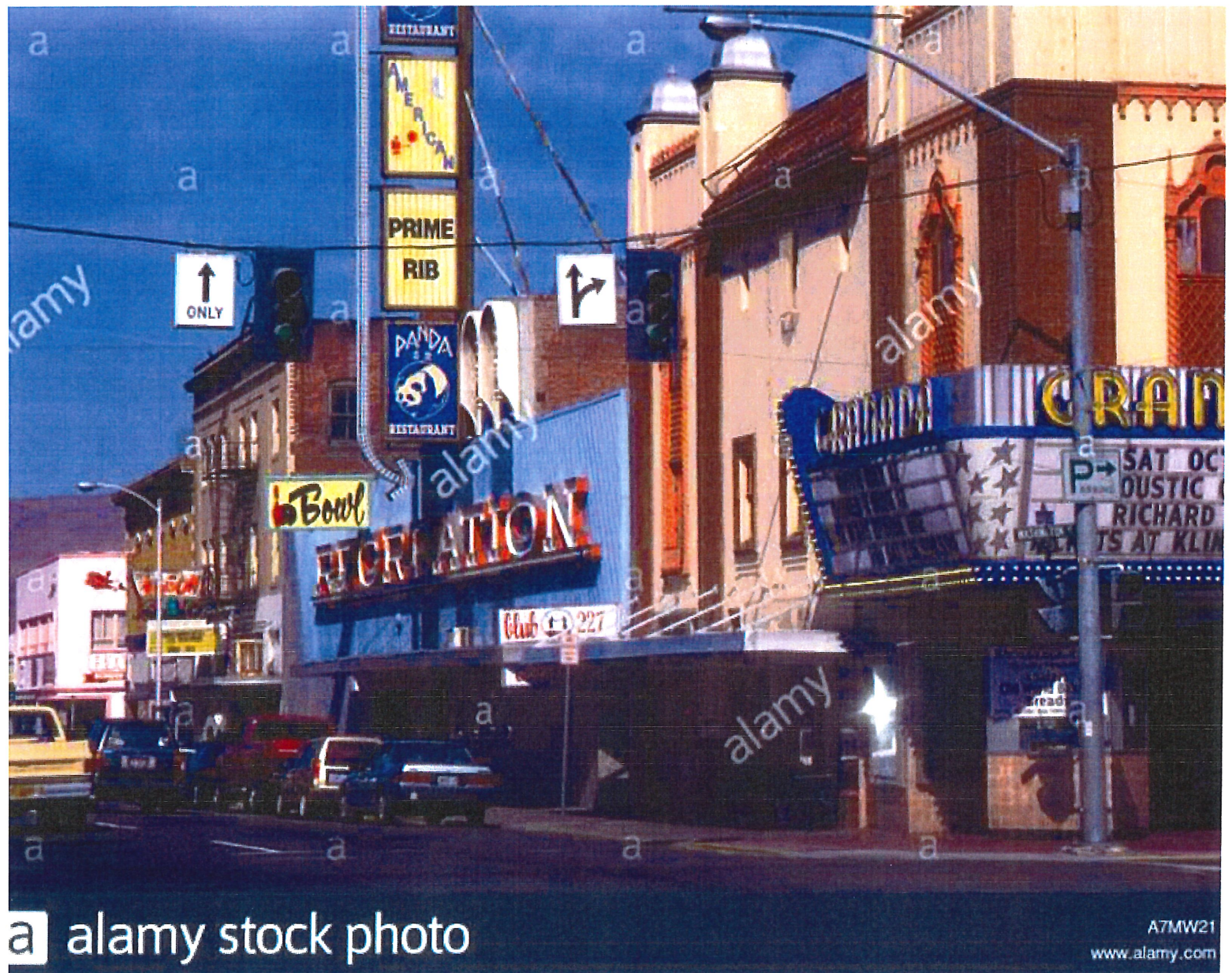


PHOTO COMPOSITE
NOT TO SCALE

RECREATION BUILDING FACADE SKETCHES
FEBRUARY 04, 2019 | PROJ. # 219040

LRS
ARCHITECTS



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CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

HISTORIC LANDMARKS RESOLUTION NO. 166-20

Adopting The Dalles Historic Landmarks Commission Application #177-20 of Todd Carpenter and Carla McQuade. This application is for a Historic Landmarks Commission hearing to gain approval to clean and complete a façade restoration with wood to return structure to 1900s era style. The property is located at 211, 213, 215 E. Second Street, The Dalles, Oregon and is further described as 1N 13E 3 BD tax lots 3400, 3500 and 3600. 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 May 27, 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 #177-20 and the minutes of the May 27, 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 177-20, Todd Carpenter and Carla McQuade, is ***approved*** with the following conditions:
 - 1. Work shall be completed in substantial conformance to the pictures and proposals as submitted, reviewed and modified.
 - 2. The use of wood for windows is recommended.
 - 3. Double hung second story windows are recommended.
 - 4. The use of reflective and smoked glass is prohibited.
 - 5. Whenever possible, the natural color of the materials should be retained.
 - 6. The modification to the façade shall not alter the essential form and integrity of the historic property. Utmost care will be taken with new façade construction and awning installation.
 - 7. The applicants shall submit plans for a building permit to Wasco County Building Codes.
 - 8. Cleaning of the historic structure requires the applicants to use the gentlest means possible. No harsh chemical or sandblasting will be allowed.

9. Painting will be required to follow the historic guidelines and be approved by Community Development Department staff prior to work starting. The following color scheme is recommended: darkest-window sash; medium-building; lightest-trim, detail.
10. 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.
11. Replacement materials necessary for restoration should be compatible in quality, color, texture, finish and dimension to the original materials.
12. The applicants are required to notify the Community Development Department of any alteration of the approved plans.

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 27TH DAY, MAY, 2020.

Eric Gleason, Chair
Historic Landmarks Commission

I, Dawn Marie Hert, Senior Planner and Historic Landmarks Secretary for the Community Development Department of the City of the Dalles, hereby certify that the foregoing Order was adopted at the meeting of the City Historic Landmarks Commission, held on May 27, 2020.

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

ATTEST: _____

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