



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
PLANNING DEPARTMENT

AGENDA CITY OF THE DALLES HISTORIC LANDMARKS COMMISSION

CITY HALL COUNCIL CHAMBERS
313 COURT STREET

THE DALLES, OREGON 97058

MEETING CONDUCTED IN A ROOM IN COMPLIANCE WITH ADA STANDARDS

Wednesday, July 24, 2019
4:00 PM

- I. **Call to Order**
- II. **Roll Call**
- III. **Pledge of Allegiance**
- IV. **Approval of Agenda**
- V. **Approval of Minutes** – April 24, 2019
- 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 167-19, Heidi McBride

Request: Approval to build new upper terrace railing in the likeness of the original wood rails and replace lattice with historically appropriate materials and style. Foley House is located at 106 E. Fourth Street in The Dalles Commercial Historic District.
 - B. Historic Landmarks Commission Application 168-19, The Dalles Main Street

Request: Approval to install two classic neon signs on the rear façade. The Bank Hotel/Wagon Cafe is located at 209 E. Second Street and is a secondary contributing resource included in The Dalles Commercial Historic District.
 - C. Historic Landmarks Commission Application 169-19, The Dalles Main Street

Request : Approval to install a classic neon sign. The Optimo Cigar Store, commonly known as Sigman's Flowers, is located at 306 Court Street and is a primary contributing resource included in The Dalles Commercial Historic District.

VIII. Resolutions

- A. Resolution 157-19 for HLC 167-19, Heidi McBride
- B. Resolution 158-19 for HLC 168-19, The Dalles Main Street
- C. Resolution 159-19 for HLC 168-19, The Dalles Main Street

IX. Staff/Commissioner Comments

X. Next Meeting Date – July 24, 2019

XI. Adjournment



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(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, April 24, 2019
4:00 PM

CALL TO ORDER

Vice-Chair McNary called the meeting to order at 4:00 p.m.

ROLL CALL

Commissioners Present: Sandra Bisset, Bob McNary and Doug Leash

Commissioners Absent: Eric Gleason and Dennis Davis

Others Present: The Dalles/Wasco County Museum Commission Representative
Donna Lawrence and City Councilor Tim McGlothlin

Others Absent: None

Staff Present: Senior Planner Dawn Hert and Planner Josh Chandler

Public Present: Five

PLEDGE OF ALLEGIANCE

Commission Leash 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 carried by a vote of 3/0; Bisset, McNary and Leash voting in favor, none voting against. Gleason and Davis absent.

APPROVAL OF MINUTES

Bisset noted that there was a change that was to be included on page 5 of the minutes. The first paragraph third sentence had a misspelled last name. “Ernie Cook” should be changed to “Ernie Kuck”. It was moved by Bisset and seconded by Leash to approve the minutes, as amended, of February 27, 2019. The motion carried by a vote of 3/0; Bisset, McNary and Leash voting in favor, none voting against. Gleason and Davis absent.

PUBLIC COMMENTS

No public comments.

PUBLIC HEARINGS

Vice-Chair McNary read the rules for a public hearing. McNary then asked the Commission if they had any ex parte contact, conflict of interest or bias that would prevent an impartial decision. Commissioner Leash stated that he was the President of Saint Peter Landmark and stated that they had been supportive of Victor Johnson’s changes to the neighboring property and stated that they may work together in the future for event spaces. Senior Planner Hert asked Leash if he would have any personal gain from an approval of this application. Leash stated he would not. Vice-Chair McNary asked the audience if anyone wanted to challenge the decision, hearing no challenge, he opened the public hearing at 4:11 p.m.

- A. Historic Landmarks Commission Application 165-19, Victor Johnson – requesting approval for landscaping the courtyard area and construct an arbor and lean-to type accessory structure.

Senior Planner Hert presented the staff report.

Applicant Victor Johnson, PO Box 398, The Dalles, OR 97058, thanked the Commission for their time in reviewing his application. Johnson explained his vision for the historic site as a “place-making” space where people could gather and share stories and history and have a “sense of place”.

Johnson gave a brief history of the original owner of his building, stating that he owned a fine clothing store and liked to dress up and be involved in many of the activities at the surrounding Catholic Church properties. Johnson shared his plans to recreate the historic arbor that was shown in the application submittals as well as showed examples of the lean-to stage that he planned to construct.

Commissioner Bisset said that she was amazed at the historic photos that were found, specifically of the arbor or pergola.

Johnson gave additional information on the original owners and stated that he was part of the committee that designed Saint Peter’s Landmark and that he was the person that purchased the rooster for the weather vane.

Vice-Chair McNary asked if there were any other parties that would like to speak who were in favor of the proposed application.

Alan Eagy, 218 West 4th Street, was in favor of the application and stated that he was a neighbor to the subject property and also a Board Member for the Saint Peter's Landmark. Eagy complimented the applicant on his continued communication with his Board and said that they would be having a stair constructed that will connect the back of the church to the applicant's courtyard.

Eagy explained that the church did not have space for receptions and that a partnership with Johnson would make sense and that his Board was excited about being able to partner with the applicant.

Commissioner Leash stated that Johnson has given "a gift" to The Dalles and applauded him for his preservation work and saving the house.

Councilor McGlothlin thanked Johnson for his work on beautifying The Dalles.

Johnson stated that this whole project has been a "team effort" and that he has received great support from Planning staff, Urban Renewal, Main Street and City Council. He said he would not have been able to do all this preservation work without the help.

Commissioner Bisset stated that she had worked in corrections for many years and was familiar with the applicant's building. She stated that some of her clients lived in the building when it was in disrepair. Bisset was very happy with the changes and upgrades that have been made to the building.

Bisset also mentioned that she was the head of the Board of the Directors for the Original Courthouse, which is located in the neighborhood of the subject property and mentioned that they had all dealt with homeless issues and run down properties in the area. She commended Johnson for his restoration work will be a positive for the area. She stated that she was excited and happy with the changes.

Vice-Chair McNary closed the public hearing at 4:32 p.m. and entertained a motion.

It was moved by Leash to approve application HLC 165-19 and seconded by Leash to approve with the recommended Conditions of Approval. The motion carried by a vote of 3 to 0; Bisset, McNary, Leash voting in favor, none voting against, and Gleason and Davis absent.

Vice-Chair McNary stated the rules of a public hearing would continue to apply, then asked the Commission if they had any ex parte contact, conflict of interest or bias that would prevent an impartial decision. Hearing none, he opened the public hearing at 4:34 p.m.

- B. Historic Landmarks Commission Application 166-19, Scott Austin – requesting approval to for façade modifications, window restoration or replacement, new paint, as well as a discussion on a future door and clock replacement.

Planner Chandler presented the staff report and the conditions of approval.

Chandler explained the change of use of the building from its original use as a dry cleaning business to office use.

Commissioner Leash asked for clarification on the rounded front windows look and stated that he believed that removing those rounded corners would take away from the historic visual impact of the building. He also stated that he knew there would be issues in trying to replace the glass.

Museum Representative Lawrence asked if there were plans to change the cornice piece for the building.

Planner Chandler stated that he agreed with Leash to keep the same form of the building and not allow the façade to be changed. He said that his recommendation is to not allow the 45 degree façade. He also stated that the windows could continue to be butt-jointed and some caulking could be added to assist with the gap in the window joints.

Leash and Chandler discussed the exciting faceted windows and the construction methods used. The inventory sheets do not indicate that there was ever rounded glass.

Vice-Chair McNary invited comments from proponents.

Scott Austin, 36234 Richardson Gap Road, Scio, OR 97374.

Austin stated that he and his wife own a mortgage company in The Dalles and purchased the historic building to locate their office.

Austin thanked Planner Chandler for his guidance thorough out the process. He explained that it was difficult to find historic photos of the cleaners to use as reference.

Austin detailed the renovation plans for the building as well as the non-historic modifications that have occurred over the years. And reiterated the discussion on the segmented glass that exists for the windows. Austin stated that he is fine with keeping the segmented glass and stated that they have continued working with a local glass contractor to detail options for the future.

Austin said that he was very excited to do the renovations and is excited to be part of the historical community.

Austin detailed their request for vinyl windows on the rear building that was not visible from Washington Street.

Vice-Chair McNary invited comment from opponents, hearing none, he invited other comments.

Victor Johnson, PO Box 398, The Dalles, OR 97058.

Mr. Johnson stated that he was not against the application, but that he had some comments on the application. He congratulated the applicant on the purchase of the building.

Johnson stated that his personal opinion is that the windows that are visible from the alleyway should follow historic design guidelines due to the trend of secondary accesses being used and that Main Street had recently been looking at beautification of the alleys. He stated that many of our buildings in The Dalles are just as beautiful from the alley side.

Johnson asked if the boarded up windows were in-tact. The applicant stated that there are just boards and no windows. They were sheet rocked over.

Commissioner Leash stated that he would like to see any window replacement or repairs to match the original and be consistent for both sides of the entry.

Planner Chandler suggested to make a modification to condition #1 to read “The Applicant is required to keep the front façade with the rounded corners intact.”

Chandler also mentioned that the modifications to the windows may require that the window “system” to be replaced. He asked if the Commissioners if they would be okay for changes to the glass system or if they had any issues with those possible modifications.

Commissioner Leash asked if maybe it was a little premature to make a decision on the windows due to additional discovery needing to be completed.

Applicant Austin detailed his process which includes not only historic guidelines as well as building codes. He stated that they are comfortable with the segmented glass design remain.

Senior Planner Hert clarified the changes to the first condition of approval and suggested that the Commission possibly provide an additional condition of approval that gave staff the authority to approve minor modifications and if the changes were not minor, staff would require the changes be brought back to the Historic Landmarks Commission.

Vice-Chair McNary closed the public portion of the hearing at 5:14 pm.

McNary stated that he agreed with Commissioner Leash’s concerns on the windows.

Commissioner Leash stated that he was comfortable with staff making the determination if the modifications were within the original integrity and design quality of the building.

Commissioner Bisset agreed with the modifications to condition #1. She also stated that she did not think that the windows would need to come back to the Commission, but stated that they should have an added condition detailing the process.

Senior Planner Hert reviewed the modifications to condition #1 again. Hert also drafted a suggested new condition #10 that read “Minor modifications to the front windows can be approved by staff. Any major alterations to the windows will require review before the Historic Landmarks Commission.”

Commissioner Bisset asked about color choice and explained that the typical colors on buildings of this era are very light. She was concerned that the color was too dark. Bisset stated that she was concerned that a darker color would hide the details and not allow the details of the building to “pop”.

Commissioner Leash also suggested a lighter and neutral color.

Senior Planner Hert explained SHPO’s encouraging of removal of historic color palettes and realized that the HLC was still interested in keeping the historic palettes.

Hert also explained that in certain situations the use of non-historic windows was allowed on walls that are not visible to the public right-of-way and states that the Commission could modify the condition to require that the window meet historic standards. Hert explained that the alleyways are public rights-of-way and that there is a movement towards getting pedestrian transportation to utilize these alleys more as well as businesses using these secondary accesses as entrances.

Leash asked for clarification on the specific windows that were being requested to be vinyl.

Bisset suggested that condition of approval number nine be altered to require wood windows on the alley face of the building. This would allow for the interior windows to be replaced with vinyl.

Senior Planner Hert read the modified and added conditions of approval as follows:

- 1. The Applicant is required to keep the front façade with the rounded corner intact.
- 9. The use of wood windows is required on the alley face of the building per the Municipal Code.
- Added 10. Minor modifications to the front windows can be approved by staff. Any major alteration to the windows will require review before the Historic Landmarks Commission.
- Added 11. The Commission recommends that the applicant reduce the color to a lighter shade for the building.

Vice-Chair McNary asked about the future front door and clock repairs/alterations.

Hert explained that staff would make a determination if the door and the sign/clock were minor or major modifications. If it was determined to be minor, staff would process the application, if it is determined to be major, staff would require the application to be brought before the Historic Landmarks Commission for review.

Commissioner Bisset stated that she had completed an extensive search for historic photos of this building. She stated that she had suggested that the owner reach out to adjacent property owners to see if some photos are out there that show the original sign.

Hert suggested outreach on Facebook may net some responses.

It was moved by Leash and seconded by Bisset to approve the application with the 11 conditions of approval as modified/added and detailed by Senior Planner Hert. The motion carried by a vote of 3 to 0; Bisset, McNary, Leash voting in favor, none voting against, and Gleason and Davis absent.

RESOLUTIONS

A. Resolution 155-19 for HLC 165-19, Victor Johnson

It was moved by McNary and seconded by Leash to approve Resolution 155-19 for HLC 165-19 with the conditions of approval. The motion carried by a vote of 3 to 0; Bisset, McNary, Leash voting in favor, none voting against, and Gleason and Davis absent.

B. Resolution 156-19 for HLC 166-19, Scott Austin

It was moved by Leash and seconded by Bisset to approve Resolution 156-19 for HLC 166-19 with the revised conditions of approval #1 and #9 and the addition of condition of approval #10 and #11. The motion carried by a vote of 3 to 0; Bisset, McNary, Leash voting in favor, none voting against, and Gleason and Davis absent.

STAFF/COMMISSIONER COMMENTS

Senior Planner Hert provided updates for the following:

- The SHPO Grant project for the historic walking tour app is being finalized. Working on some test runs at this time and anticipate going live in the coming months. Hert stated that she intended to get some flyers and work with the Chamber and Floozies to get the information out and get people to start using our app.
- Eric Gleason emailed regarding the Fort Dalles Gardener's Cottage. He was interested in a Preserving Oregon Grant but realized that the property was not a National Register property as required by the grant. He asked if there was any assistance available from the City to seek a National nomination. Hert explained that she had some staff time that could be used to assist with the nomination.
- Mayor Rich Mays is wanting to see beautification and clean-up of properties throughout the community and has inquired about the old housing structures along East Second Street. Hert stated that she knew the housing was part of the old Railroad and asked if any of the Commissioner had suggestions on who she should contact to gather information. Hert wanted to ensure that the buildings were protected if considered historic. Museum Representative Lawrence mentioned that the houses were used by Union Pacific for years and that her father actually owned one of those houses at one time. It was determined that Hert would reach out to Jerry Tanquist, Mary Davis and John Hartung to gather information on the houses. The information would then be shared with the Commission and the Mayor.
- Oregon Cemeteries Grant. Hert explained that she had started writing up a grant application for a cemetery walking tour but was unsure that it would be feasible for this coming year. She stated that she may wait and submit in the coming year. Bisset explained that Eric Gleason and Jacque Cheung had established GOS coordinates for all the graves that have been located in the Pioneer Cemetery.

Commissioner Bisset stated that the Original Courthouse applied for a preservation grant for the upstairs of the courthouse. She said that the pre-application has been approved and now they were moving onto the final grant submittal.

Vice-Chair McNary asked about the Pioneer Cemetery clean up that would be happening in May. Senior Planner Hert assured the Commission that the City Maintenance crew of Terry and Jerry would be attending to the mowing prior to the Memorial Day weekend.

Vice-Chair McNary also mentioned that the wood fence on the adjacent property has still not been painted. Hert stated that she would talk this over with Terry Harkrader to see if he could help get the fence painted.

Vice-Chair McNary also stated that there is still a pile of brush in the Cemetery that needs removed.

Bisset provided details on the historic walking tour pamphlet and stated that the Chamber would be working with Senior Planner Hert on the details.

McNary asked Councilor McGlothlin if he had an update on the Gitchell/Waldron Drug building. McGlothlin stated that he did not have an update and did not foresee that demolition costs would be included in the coming year's budget.

Commissioner Leash asked about the historic McHale's Grocery sign being covered by a can sign that used to be used for the old sewing store.

Hert stated that she had not talked with the applicant. She said that she would be reaching out to the SHPO to verify that they had approved the placement of the old can sign over the hidden sign/mural on the building. Hert stated that she will report back to the Commission with what she finds.

Museum Representative Lawrence stated that she was concerned that The Dalles High School's Amoton field was not included on any historic inventories.

Hert explained that Amoton Field is actually listed in The Dalles High School narrative and that any alterations to that property would be required to follow our historic ordinances and guidelines.

Lawrence also asked about the Rorick House and its classification. Hert stated that she will look in the inventories and provide Lawrence with any information found.

Vice-Chair McNary asked about funds being available for historic plaques. Hert explained that there are currently no funds for plaques in the budget.

NEXT MEETING DATE

The next meeting is scheduled for May 22, 2019.

ADJOURNMENT

Vice-Chair McNary adjourned the meeting at 5:56 p.m.

Respectfully Submitted
Dawn Marie Hert, Senior Planner
Community Development Department

Bob McNary, Vice-Chair

**CITY of THE DALLES**313 COURT STREET
THE DALLES, OREGON 97058(541) 296-5481 ext. 1125
COMMUNITY DEVELOPMENT DEPARTMENT**STAFF REPORT
HISTORIC LANDMARKS REVIEW # 167-19**

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Senior Planner

HEARING DATE: Wednesday, ~~June 26, 2019~~ July 24, 2019

ISSUE: The applicant is proposing to build a new upper terrace railing in the likeness of the original wood rails and replace the lattice with historically appropriate material and style.

SYNOPSIS:

APPLICANT	Heidi McBride
PROPERTY OWNER	The Foley, LLC
LOCATION	106 E. Fourth Street, The Dalles, OR 97058
ZONING	"CBC-3" – Central Business Commercial, Commercial Historic District
EXISTING USE	Mixed-use Commercial; Previous use: Law Offices Historic use: Residential
SURROUNDING USE	Commercial and Residential
HISTORIC STATUS	Classified as a Primary Significant/Contributing resource in Trevitt's National Historic District

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

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

BACKGROUND: The Wilson/Foley House is one of the most prominent residential buildings in The Dalles. The architecture is Colonial Revival. The house was originally used as a residence for the Wilson family and then sold to Pat and Mercedes Foley and used as their residence until 1952.

The building was occupied by law offices for many years and was recently approved with a change of use for mixed use retail and shared office space.

The new property owner has completely remodeled the interior using original architectural drawings. The inventory sheets call out the second story balcony having wrought-iron railing that was installed circa 1948. However, somewhere between 1948 and 2017, the wrought-iron railing was replaced with black

coated non-historic aluminum railing. The current owner has removed this railing and is proposing to replace with railing in the likeness of the original wood rails. The proposal also includes the replacement of the non-historic lattice with a more historically appropriate material and style.

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 A-1: The existing building was constructed as a residence from its construction in 1906. The applicant has previously received approval to use the site as mixed use commercial, which is permitted outright in the CBC 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 A-2: The request does not include removing any historic materials from the building. Criterion met.

3. *"Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken."*

FINDING A-3: There are no plans for additions that would create a false sense of historical development. The applicant has used a number of historical photos with hopes of bringing some of the historic features that were removed from previous owners. Criterion met.

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

FINDING A-4: No known changes are planned to be removed. Criterion does not apply.

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

FINDING A-5: There are no plans for any historic features to be removed. 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 A-6: The applicants do not plan to alter any historic features to the site or building. Criterion does not apply.

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

FINDING A-7: Applicant did not include plans to surface clean the building. However, if desired, any exterior 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: There are no plans for any excavation. However, 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 A-9: The applicant is proposing replacement of the second story railing and lattice around the perimeter of the structure. Historic photos were used as reference for the new railing and lattice. The railing and lattice will be constructed to look similar to the historic photos and will be compatible in size and scale with the old historic building. 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 new additions are planned on the historic structure. Therefore this criterion does not apply.

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

PORCHES

“Porches are a prevalent aspect in Trevitt's Addition and they vary from small stoops to grand verandas. The porch is an integral part of the home in that it serves as both a functional and decorative element. It provides the transition from outdoor to indoor, public to private. New

construction and rehabilitation should retain the neighborhood's historic character through the porches' proportion, scale, materials, and style.

GUIDELINES:

- a. Preservation of defining features such as columns, entablature, railings and other details is important to maintaining the overall character of the house.*
- b. When original elements are too damaged to restore or rehabilitate, the materials and craftsmanship used to repair the porch should replicate the original construction (see page 2, Secretary of the Interior's Standards for Rehabilitation).*
- c. When adding or remodeling a porch on a historic home the use of photographs for reference is recommended.*
- d. Retain all representative distinctive damaged material as a future record.*
- e. Preventive maintenance can help avoid costly repairs. Annual inspection should include checking:
 - proper roof drainage*
 - integrity of roofing material*
 - blistering paint (water leakage)*
 - damp areas*
 - substructure for water and insect damage**
- f. New construction should use a simple design with hip or shed roof with simple posts and handrails.*
- g. The following materials are prohibited:
 - corrugated fiberglass*
 - metal siding*
 - wrought iron porch supports*
 - prefabricated trellis*
 - plywood*
 - exposed concrete block**

FINDING-B: The applicant's submittals show that the proposed new second story railing and lattice will be similar to and use wood material as shown on the historic architectural renderings. Criterion met.

CONCLUSIONS: The proposed improvements to the historic building will be within the historic design guidelines. The modifications to the second story railing and lattice will complement the building and enhance the commercial street façade. These changes to the site will encourage the continued use of this historic landmark. 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.
2. If any archeological resources or materials be discovered during excavation, the applicants shall stop excavation and have the site professionally evaluated prior to continuing work.
3. The materials used for the railing and lattice will need to be wood and be consistent with the submitted photos and drawings.
4. Any cleaning of the historic structure will require the applicants to use the gentlest means possible. No harsh chemical or sandblasting will be allowed.



CITY of THE DALLES

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

HLC# 107-19

HISTORICAL LANDMARKS APPLICATION

Application is required for modifications and/or alterations to the exterior of certified historic structures and all structures within certified historic districts. Additionally, new construction within established historic districts are also required to appear before the City of The Dalles Historic Landmarks Commission.

Name:	Heidi McBride on behalf of The Foley LLC
Address	PO Box 285, Mosier, OR 97040
Site Address	106 East Fourth Street, The Dalles, OR 97058
Map and Tax Lot	1N 13E 3 Tax 2600
Telephone	503-887-3093
Zoning	Central Business / Historic Commercial

Please

describe your project goals.

Build new upper terrace railing in the likeness of the original wood rails, as seen in photographs and as designed by the building's architect, CJ Crandall.

The (new) square-shaped wood rails will be similar to the lower terrace and be painted white. (We are not planning to replicate or include spires.)

The metal rails we took down were not to code and not in the period of the building/home. In addition we will change out the contemporary off-the-shelf lattice with new designed in the original hatch-style pattern (see images).

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

It will take us one step closer to realizing the home's original character. The only true change is that the height of the rails will be 42", which is the current code. The original railings would have been well below today's safety standards. In addition we may need to run a cable or add a clean and minimal horizontal element above the lower level porch rail to meet today's requirements.

At this point we are uncertain as to whether we will need to do this.

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

In addition to the projects described above, we are having the entire exterior scrapped, primed and repainted with the highest quality exterior paint this summer.

What is the current use of this property?

Offices and retail pop-up shops. No

Will the use change as a result of approval of this application? Yes/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 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.

Heidi McBride

Applicant

6/7/19

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

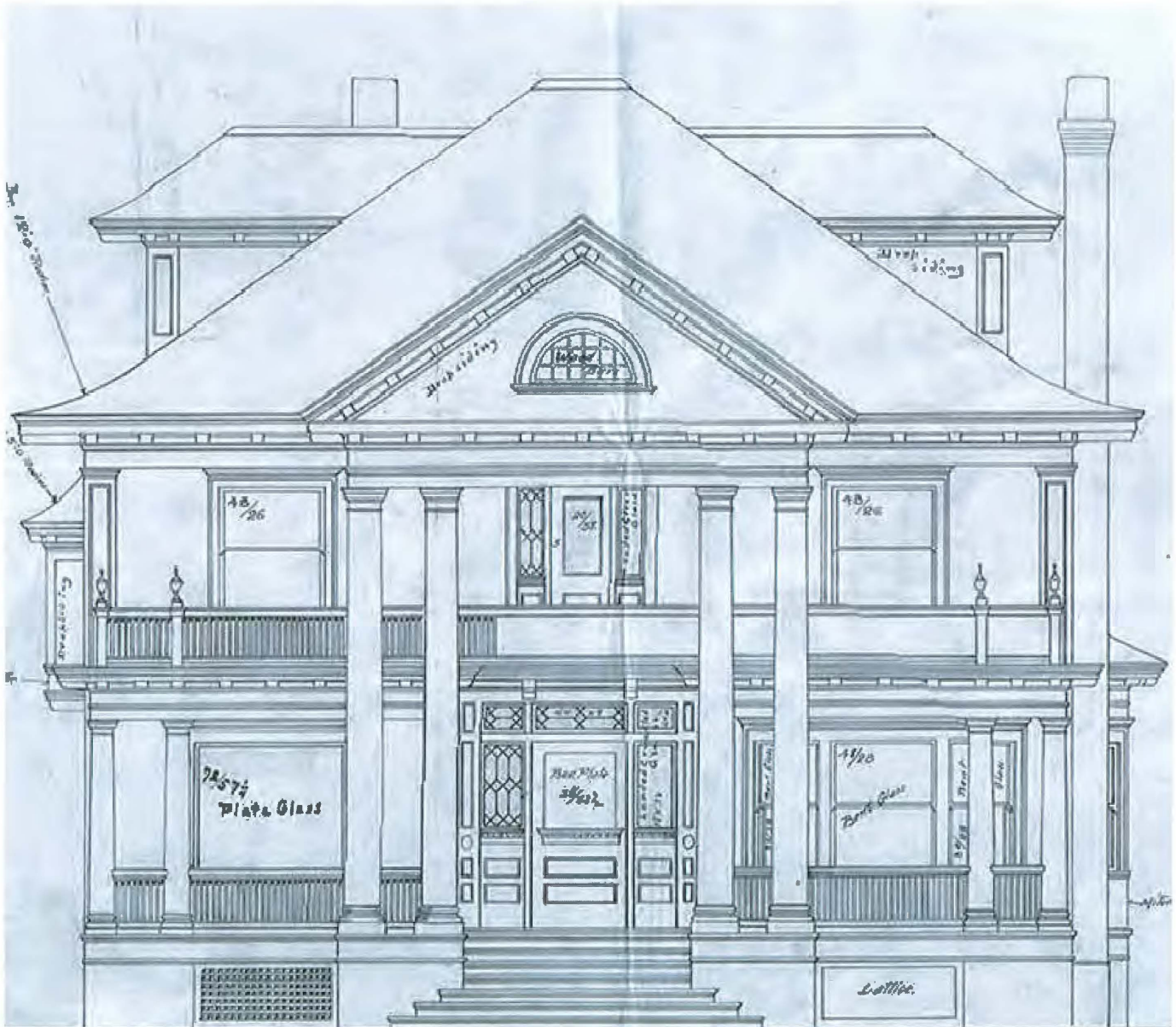
The Foley
106 East Fourth Street
The Dalles, OR 97058

6/7/19

Original architectural elevation from 1905.

The architect's intent was to match the upper and lower terrace railing. Architect CJ Crandall also aligned the structural posts on the upper terrace with the lower level pillars to create a clean and continuous look. We will do this, but may need to add additional support beams depending on the engineers specifications.

Note the grid pattern lattice at the foundation level. We are bringing this back.



Images from a post card from the early 1900's show home as it was built, as well as the minimal landscaping.



**CITY of THE DALLES**

313 COURT STREET
THE DALLES, OREGON 97058

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

STAFF REPORT
HISTORIC LANDMARKS REVIEW # 168-19

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Senior Planner

HEARING DATE: Wednesday, July 24, 2019

ISSUE: The Dalles Main Street is applying to install two classic neon signs to the rear facade of the historic Bank Hotel building.

SYNOPSIS:

APPLICANT	The Dalles Main Street
PROPERTY OWNER	Todd Carpenter RLT
LOCATION	209 East Street, The Dalles, OR 97058
ZONING	"CBC-1" – Central Business Commercial, Commercial Historic District
EXISTING USE	Commercial
SURROUNDING USE	Commercial
HISTORIC STATUS	Classified as a Secondary Resource 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: The Bank Hotel building was built circa 1926 and is classified as a Secondary resource in The Dalles Commercial National Historic District. The building's exterior and first floor was recently restored and is 19th Century Commercial architecture. The building is currently commercial on the first floor and vacant on the upper floors.

The Dalles Main Street is working in coordination with the National Neon Sign Museum to install classic neon signs in semi-observed locations to encourage people to get out of their vehicles and walk our historic downtown.

The ‘Dog n Suds’ and ‘Dawn Donuts’ signs are planned to be restored and installed on the north face of the Bank Hotel building using the gentlest means possible to not harm the historic building. The signs will have a small plaque at street level with details on the age of the sign and details on its original location.

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: There is no change to the building use. Criterion does not apply.

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 does not include removing any historic materials from the building. The plans include addition of two classic neon signs to the north face of the building. Criterion met.

3. *“Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.”*

FINDING-A3: There are no plans for additions that would 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: There are no plans for removal of changes 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 any historic features to be removed. 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 do not plan to alter any historic features to this building. Criterion does not apply.

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

FINDING-A7: This request is just for the addition of two classic signs. There are no plans for surface cleaning with this application. Criterion does not apply.

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

FINDING-A8: No 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: The installation of the classic neon signs will be in the gentlest means to not destroy any historic materials that characterize the property. The location of the installations will be on the rear north wall and 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 the classic signs will not alter the essential form and integrity of the historic property. Utmost care will be taken with installation of the sign. 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.**

SIGNS

Signs should not be the dominant feature of a building or site, yet they are a key component in identifying businesses and contributing to the livelihood of the street with their individuality. New construction and rehabilitation should maintain a system in which signs identifying businesses are visible to both pedestrian and automobile traffic without detracting from the architecture or overpowering the streetscape.

GUIDELINES:

- a. Wall signs, window signs, canopy and projecting signs attached to buildings should be compatible in scale, without obscuring the architectural features.*
- e. Hanging signs using front lighting are recommended.*
- j. Plastic sign faces are not recommended.*
- k. Can signs are not recommended.*

FINDING B-1: The proposed projecting signs are in scale with the historic building and are in a location that is not obscuring architectural features. The classic signs will be restored with neon and will be illuminated. The signs do not have a plastic face. The definition of a “can sign” is broad. Staff has considered a can sign to have a cabinet and some plastic components. These proposed signs do not have plastic faces or components. Criterion met.

CONCLUSIONS: The proposed installation of the two classic neon signs and plaques will be a welcome addition to the National Historic District by providing a historic educational component to the downtown. 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.
2. The installation of the classic sign and plaque shall not alter the essential form and integrity of the historic property. Utmost care will be taken with the installation.
3. The applicants will need to submit plans for building and electrical permits to the Wasco County Building Codes Department.
4. The applicants are required to notify the Community Development Department of any alteration of the approved plans.



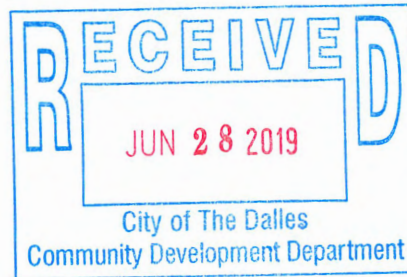
CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125

FAX: (541) 298-5490

Community Development Dept.



HLC# 168-19

HISTORICAL LANDMARKS APPLICATION

Application is required for modifications and/or alterations to the exterior of certified historic structures and all structures within certified historic districts. Additionally, new construction within established historic districts are also required to appear before the City of The Dalles Historic Landmarks Commission.

Name:	Sherry DuFault (The Dalles Main Street)
Address	710 E 2nd St. Suite 3, PO BOX 544 The Dalles, OR 97058
Site Address	209 E. 2nd St, The Dalles Oregon
Map and Tax Lot	Map: 1N-13E-3BD Block 3 Lot 9, Tax Lot: 3700
Telephone	(541) 370-2849
Zoning	Commercial

Please

describe your project goals.

The goal of this project is to light up Downtown The Dalles with classic neon signs for the purpose of a walking tour and to increase the attractive nature and interest of Downtown The Dalles from the view of I-84. Historic contributing, non-contributing, and other buildings in our downtown will serve as the staging areas for a tentatively temporary art exhibit showcasing classic neon signs while also serving as a tool to tell The Dalles' historic and amazing story.

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

The utmost care will be taken when determining best practices on how to display the neon signs whether they are displayed from the building's rooftop or fixed to the side of the building. The point of this project is to strategically place the signs so that a resident or visitor has to exit their vehicle in order to achieve a full view and the historic story telling experience. The signs and buildings themselves will not correlate in any way in order to avoid confusion regarding business placement.

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

No other changes are slated at this time to the building that may affect it's historic character. This project is only meant to enhance the historic nature of the downtown as a whole. As stated above, proper consideration will take place in order to ensure buildings are not damaged or it's integrity tested by the placement of these signs. Our desire is for enhancement only for this tentatively temporary art exhibit.

What is the current use of this property?

Currently housing a business.

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

List any known archeological resources on site.

This project will most likely not affect the archaeological nature of this property.

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.

Sherry DuFualt (The Dalles Main Street)

Applicant

Date

Todd Carpenter and Carla McQuade

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 100

aluminum storefront doors and windows. The storefront transoms are enclosed. The building is in fair-good condition.

#78 HISTORIC NAME: Bank Hotel
COMMON NAME: Wagon Cafe
ADDRESS: 209 East Second Street
RESOURCE TYPE: Building
OWNER'S NAME AND ADDRESS:
Peter D. Kelly, et al
4730 Emerson Loop
The Dalles Oregon 97058
ASSESSOR'S MAP: 1N-13E-3BD BLOCK: 3 LOT: 9 TAX LOT: 3700
ADDITION: Original Dalles City
YEAR BUILT: c. 1926
ALTERATIONS: Moderate: Alteration to south elevation; doors, windows
STYLE: 19th Century Commercial
USE: Restaurant
PREVIOUS HISTORIC LISTING: None
CLASSIFICATION: Secondary

PHYSICAL DESCRIPTION: This three-story building is rectangular in plan and has a built up flat roof. A slightly projecting sheet metal cornice extends over the corbelled frieze. The front elevation is faced with white brick. One over one double-hung wood sash windows punctuate the wall on the second and third floors. The windows sash is slightly recessed and have flat headers.

The stringcourse that separates the first floor from the upper floors is decorated with dentils: transoms windows are below the stringcourse (eastern transoms intact). The first floor bays are a combination of aluminum frame storefronts and brick veneer. Decorative fluted pilasters define the lower bays. A metal canopy extends across the front of the first floor. The building is in fair-good condition.

HISTORICAL DATA: The hotel was built c. 1908 as the Albert Hotel under Gustav Freiwald's ownership c. 1905. The hotel was originally a two-story building. Edward Ball purchased the hotel from Citizen's National Bank in 1926 and the remodeled the hotel into a three story building called the Bank Hotel. Subsequent owners were Citizen's National Bank, Nan Howe, and Mary Ball. Raymond Kelly family purchased

Dogs 'n' Suds

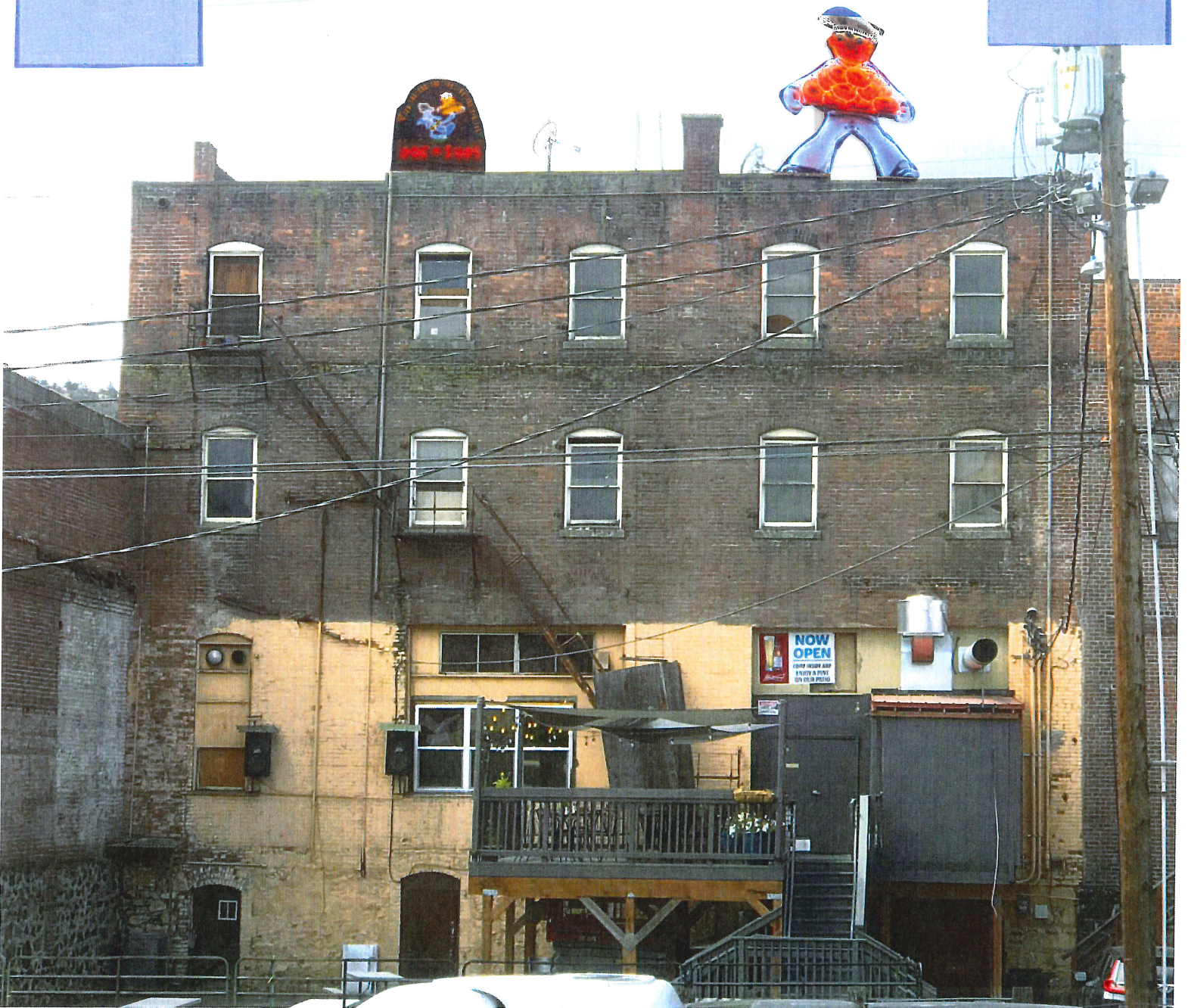
7' tall

8.5' wide

Dawn Donuts

11' tall

9' wide





Dog n Suds neon
[Quoted text hidden]

David Benko <oldneoneigns@gmail.com>
To: Terry Chance <terry.dallesmainstreet@gmail.com>

Wed, Jan 16, 2019 at 11:12 AM



Dawn Donuts neon
[Couchart text hidden]

Terry Chance <terry.dallesmainstreet@gmail.com>
To: David Benko <oldneonsigns@gmail.com>

Wed, Jan 16, 2019 at 11:15 AM



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CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

STAFF REPORT HISTORIC LANDMARKS REVIEW # 169-19

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Senior Planner

HEARING DATE: Wednesday, July 24, 2019

ISSUE: The Dalles Main Street is applying to install a classic neon sign to the facade adjacent to the alleyway of the historic Optimo Cigar building.

SYNOPSIS:

APPLICANT	The Dalles Main Street
PROPERTY OWNER	Claudia Leash
LOCATION	306 Court Street, The Dalles, OR 97058
ZONING	"CBC-1" – Central Business Commercial, Commercial Historic District
EXISTING USE	Commercial
SURROUNDING USE	Commercial
HISTORIC STATUS	Classified as a Primary Resource 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: The Optimo Cigar building was built circa 1890 and is classified as a Primary resource in The Dalles Commercial National Historic District. The building was restored in 2002 and is Italianate style architecture. The building is currently mixed use commercial on the first floor and residential on the second floor.

The Dalles Main Street is working in coordination with the National Neon Sign Museum to install classic neon signs in semi-observed locations to encourage people to get out of their vehicles and walk our historic downtown.

The 'Flying A Service' sign is planned to be restored and installed on the south face/alleyway side of the Optimo Cigar building using the gentlest means possible to not harm the historic building. The sign will have a small plaque at street level with details on the age of the sign and details on its original location.

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: There is no change to the building use. Criterion does not apply.

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 does not include removing any historic materials from the building. The plans include addition of one classic neon sign to the south face of the building. Criterion met.

3. *"Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken."*

FINDING-A3: There are no plans for additions that would 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: There are no plans for removal of changes 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 any historic features to be removed. 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 do not plan to alter any historic features to this building. Criterion does not apply.

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

FINDING-A7: This request is just for the addition of one classic sign. There are no plans for surface cleaning with this application. Criterion does not apply.

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

FINDING-A8: No 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: The installation of the classic neon sign will be in the gentlest means to not destroy any historic materials that characterize the property. The location of the installations will be on the south wall that fronts the alleyway and 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 the classic signs will not alter the essential form and integrity of the historic property. Utmost care will be taken with installation of the sign. 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.**

SIGNS

Signs should not be the dominant feature of a building or site, yet they are a key component in identifying businesses and contributing to the livelihood of the street with their individuality. New construction and rehabilitation should maintain a system in which signs identifying businesses are visible to both pedestrian and automobile traffic without detracting from the architecture or overpowering the streetscape.

GUIDELINES:

- a. Wall signs, window signs, canopy and projecting signs attached to buildings should be compatible in scale, without obscuring the architectural features.*
- e. Hanging signs using front lighting are recommended.*
- j. Plastic sign faces are not recommended.*
- k. Can signs are not recommended.*

FINDING B-1: The proposed sign will project from the roofline and is in scale with the historic building and in a location that is not obscuring architectural features. The classic sign will be restored with neon and will be illuminated. The sign does not have a plastic face. The definition of a “can sign” is broad. Staff has considered a can sign to have a cabinet and some plastic components. This proposed sign does not have a plastic face or components. Criterion met.

CONCLUSIONS: The proposed installation of the classic neon sign and plaque will be a welcome addition to the National Historic District by providing a historic educational component to the downtown. 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.
2. The installation of the classic sign and plaque shall not alter the essential form and integrity of the historic property. Utmost care will be taken with the installation.
3. The applicants will need to submit plans for building and electrical permits to the Wasco County Building Codes Department.
4. 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# 169-19

HISTORICAL LANDMARKS APPLICATION

Application is required for modifications and/or alterations to the exterior of certified historic structures and all structures within certified historic districts. Additionally, new construction within established historic districts are also required to appear before the City of The Dalles Historic Landmarks Commission.

Name:	Sherry DuFault (The Dalles Main Street)
Address	710 E 2nd St. Suite 3, PO BOX 544 The Dalles, OR 97058
Site Address	306 Court Street, The Dalles, OR
Map and Tax Lot	Map: IN-13E-3BD Block: 5 Lot: Pt. of W 1/2 Lt. 5 Tax Lot: 4300
Telephone	(541) 370-2849
Zoning	Commercial

Please

describe your project goals.

The goal of this project is to light up Downtown The Dalles with classic neon signs for the purpose of a walking tour and to increase the attractive nature and interest of Downtown The Dalles from the view of I-84. Historic contributing, non-contributing, and other buildings in our downtown will serve as the staging areas for a tentatively temporary art exhibit showcasing classic neon signs while also serving as a tool to tell The Dalles' historic and amazing story.

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

The utmost care will be taken when determining best practices on how to display the neon signs whether they are displayed from the building's rooftop or fixed to the side of the building. The point of this project is to strategically place the signs so that a resident or visitor has to exit their vehicle in order to achieve a full view and the historic story telling experience. The signs and buildings themselves will not correlate in any way in order to avoid confusion regarding business placement.

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

No other changes are slated at this time to the building that may affect it's historic character. This project is only meant to enhance the historic nature of the downtown as a whole. As stated above, proper consideration will take place in order to ensure buildings are not damaged or it's integrity tested by the placement of these signs. Our desire is for enhancement only for this tentatively temporary art exhibit.

What is the current use of this property?

Currently housing a business.

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

List any known archeological resources on site.

This project will most likely not affect the archaeological nature of this property.

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.

Sherry DuFualt (The Dalles Main Street)

Applicant

Date

6/28/19

Claudia Leash

Owner (if not the applicant)

Claudia Leash

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 87

#64 HISTORIC NAME: Optimo Cigar Store/Oaks Hotel
COMMON NAME: Sigman's Flowers
ADDRESS: 200 E. Second Street
RESOURCE TYPE: Building
OWNER'S NAME AND ADDRESS:
Bruce Sigman
c/o Claudia Leash
2003 View Ct.
The Dalles, Oregon 97058
ASSESSOR'S MAP: 1N-13E-3BD BLOCK: 5 LOT: N. 2/3 of the W. 1/2 Lt. 5
TAX LOT: 4200
ADDITION: Original Dalles City
YEAR BUILT: c. 1890
ALTERATIONS: Minor: Ground floor storefront, windows and sign board.
STYLE: Italianate
USE: Commerce: Flower shop
PREVIOUS HISTORIC LISTING: Oregon Statewide Inventory (1976)
CLASSIFICATION: Primary

PHYSICAL DESCRIPTION: This building is a two-story brick building, rectangular in plan, measuring 28'x 60'. The principle elevation (north) is organized into three bays at the second level. The two side bays have two half-columns supporting the semi-elliptical arch windows, with cast iron keystones. The side bays flank the main central arch over paired arched windows with simple wood tracery. The central arch element has radiating brick voussoirs and cast iron keystone. The central arch is topped with five decorative brackets at the cornice supported by a sheet metal entablature. Carved ornate floral patterns are between the arch and the bottom of the cornice.

Second floor windows are semi-elliptical, one over one double-hung wood sash. Flanking brick pilasters with cast iron bases and capitals from the ground floor, terminate at the wood and sheet metal beltcourse. Brick pilasters continue to the doubled pairs of decorative corner brackets supporting the prominent overhanging wood and sheet metal cornice.

The storefront has a central recessed door flanked by storefront windows. The transoms above the storefronts have been boarded over. The bulkhead is brick. The east elevation of common red brick has a non-continuous corbelled stringcourse that separates the two stories. A door is located on the east side capped with a keystone. The building

United States Department of the Interior
National Park ServiceNational Register of Historic Places
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is in good condition and is a good example of an early building that retains its cast iron decorative details.

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

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

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

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

FLYING —A—

3.5' tall

3.5' wide



15 Mile Winery

Guild

The COLUMBIA GORGE
Mortgage Team

Guild



imagery ©2019 Google, Map data ©2019 20 ft



2

Flying A neon Inbox x



David Benko

to me



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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. 157-19

Adopting The Dalles Historic Landmarks Commission Application #167-19 of Heidi

McBride. This application is for a Historic Landmarks Commission hearing to gain approval to build a new upper terrace railing in the likeness of the original wood rails and replace lattice with historically appropriate materials and style. The property is located at 106 E. Fourth Street, The Dalles, Oregon and is further described as 1N 13E 1 BC tax lot 2600. Property is located in The Dalles Commercial Historic District and is zoned “CBC” – Central Business Commercial.

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on July 24, 2019, 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 #167-19 and the minutes of the July 24, 2019, 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 167-19, Heidi McBride, is ***approved*** with the following conditions:
 - 1. Work will be completed in substantial conformance to the pictures and proposals as submitted and reviewed.
 - 2. If any archeological resources or materials be discovered during excavation, the applicants shall stop excavation and have the site professionally evaluated prior to continuing work.
 - 3. The materials used for the railing and lattice will need to be wood and be consistent with the submitted photos and drawings.
 - 4. Any cleaning of the historic structure will require the applicants to use the gentlest means possible. No harsh chemical or sandblasting will be allowed.

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, JULY, 2019.

Bob McNary, Vice 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 July 24, 2019.

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. 158-19

Adopting The Dalles Historic Landmarks Commission Application #168-19 of The Dalles Main Street. This application is for a Historic Landmarks Commission hearing to gain approval to install two classic neon signs on the rear façade. The property is located at 209 E. Second Street, The Dalles, Oregon and is further described as 1N 13E 3 BD tax lot 3700. The Bank Hotel/Wagon Cafe is a secondary contributing resource included in The Dalles Commercial Historic District. Property is zoned CBC – Central Business Commercial.

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on July 24, 2019, 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 #168-19 and the minutes of the July 24, 2019, 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 168-19, The Dalles Main Street, is ***approved*** with the following conditions:
 - 1. Work will be completed in substantial conformance to the pictures and proposals as submitted and reviewed.
 - 2. The installation of the classic sign and plaque shall not alter the essential form and integrity of the historic property. Utmost care will be taken with the installation.
 - 3. The applicants will need to submit plans for building and electrical permits to the Wasco County Building Codes Department.
 - 4. 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 24TH DAY, JULY, 2019.

Bob McNary, Vice 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 July 24, 2019.

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. 159-19

Adopting The Dalles Historic Landmarks Commission Application #169-19 of The Dalles Main Street. This application is for a Historic Landmarks Commission hearing to gain approval to install a classic neon sign. The property is located at 306 Court Street, The Dalles, Oregon and is further described as 1N 13E 3 BD tax lot 4300. The Optimo Cigar Store, commonly known as Sigman's Flowers, is a primary contributing resource included in The Dalles Commercial Historic District. Property is zoned CBC – Central Business Commercial.

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on July 24, 2019, 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 #169-19 and the minutes of the July 24, 2019, 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 169-19, The Dalles Main Street, is ***approved*** with the following conditions:
 - 1. Work will be completed in substantial conformance to the pictures and proposals as submitted and reviewed.
 - 2. The installation of the classic sign and plaque shall not alter the essential form and integrity of the historic property. Utmost care will be taken with the installation.
 - 3. The applicants will need to submit plans for building and electrical permits to the Wasco County Building Codes Department.
 - 4. 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 24TH DAY, JULY, 2019.

Bob McNary, Vice 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 July 24, 2019.

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

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