



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, April 24, 2019
4:00 PM

- I. Call to Order**
- II. Roll Call**
- III. Pledge of Allegiance**
- IV. Approval of Agenda**
- V. Approval of Minutes – February 27, 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 165-19, Victor Johnson**
Request: Approval to landscape courtyard area and construct a small, lean-to structure. Herbring House is located at 313 W. Fourth Street and is a primary contributing resource included in Trevitt's Addition Historic District.
 - B. Historic Landmarks Commission Application 166-19, Scott Austin**
Request: Approval for façade modifications, window restoration or replacement, and new paint, as well as a discussion on future door and clock replacement. Property is located at 412 Washington Street in the National Commercial Historic District.

VIII. Resolutions

- A. Resolution 165-19 for HLC 155-19, Victor Johnson
- B. Resolution 166-19 for HLC 156-19, Scott Austin

IX. Staff/Commissioner Comments

X. Next Meeting Date – May 22, 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, February 27, 2019
4:00 PM

CALL TO ORDER

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

ROLL CALL

Commissioners Present: Sandra Bisset, Bob McNary, Eric Gleason, Doug Leash and Dennis Davis

Commissioners Absent: None

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 Assistant to the City Manager
Matthew Klebes

Public Present: Seven

PLEDGE OF ALLEGIANCE

Chair Gleason led the Pledge of Allegiance.

APPROVAL OF AGENDA

It was moved by Leash and seconded by Bisset to approve the agenda as written. The motion carried by a vote of 5/0; Bisset, McNary, Gleason, Leash and Davis voting in favor, none voting against.

APPROVAL OF MINUTES

It was moved by Bisset and seconded by Leash to approve the minutes of December 26, 2018, as written. The motion carried by a vote of 5/0; Bisset, McNary, Gleason, Leash and Davis voting in favor, none voting against.

PUBLIC COMMENTS

Mayor Rich Mays, sworn in January 14, 2019, introduced himself and briefly shared his history of public service.

Senior Planner Hert introduced the new Museum Representative, Donna Lawrence.

PUBLIC HEARINGS

Chair Gleason read the rules for a public hearing. Gleason 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 4:10 p.m.

- A. Historic Landmarks Commission Application 163-19, Marie Connell and William O’Keefe – requesting approval to site and construct a free-standing garage.

Senior Planner Hert presented the staff report.

In response to Commission questions:

Gary Kelly, 2102 W. 10th Street, The Dalles

Kelly stated the existing roof pitch is 5/12 and has rake shakes on the back. He would prefer to use hardy plank due to the expense of rake shakes.

Marie Connell, 223 W. 9th Street, The Dalles

Connell stated the paint palette for the garage will be similar to the house palette.

Vice Chair McNary inquired about the possibility of archeological materials while digging footings for the garage. It was determined an additional condition of approval regarding archeological materials would be required.

Connell further stated that the garage would enhance the property’s appearance.

Chair Gleason closed the public hearing at 4:22 p.m.

It was moved by Leash and seconded by Davis to approve the HLC 163-19 with stated conditions of approval and the addition of Condition of Approval 12: “Discovered archeological resources or materials will need to be professionally evaluated prior to excavation at the site.” The motion carried by a vote of 5/0; Bisset, McNary, Gleason, Leash and Davis voting in favor, none voting against.

Chair Gleason 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 re-opened the public hearing at 4:24 p.m.

- B. Historic Landmarks Commission Application 164-19, Todd Carpenter and Carla McQuade – requesting approval to clean and restore architectural features to the façade of the Recreation building.

Senior Planner Hert presented the staff report; staff's recommendation was approval of Option 2.

In response to Commission questions, Hert stated if Option 2 was chosen the "pop-up" section on top of the structure would remain; the Recreation sign would be placed on the rear of the building.

Vice Chair McNary stated his concern that a "new" building would be built in the middle of the block. Hert replied that as a Certified Local Government, the Commission had decision authority. The intent was not to create a false sense of history; due to scale, the newer era façade did not blend well with the surrounding buildings.

Hert stated any minor modifications to the plan would go through her; any major modifications would return to the Historic Landmarks Commission.

Chair Gleason invited comments from proponents.

Todd Carpenter, 216 E. Fifth Street, The Dalles

Mr. Carpenter stated there were three separate buildings with one façade. Carpenter planned to provide sections for family recreation as well as retail business spaces. Separate façades may be better for attracting businesses.

Mr. Carpenter said they were leaning toward Option 2 and had applied for a grant around that Option; he would re-write the application if Option 1 was chosen.

In response to Commissioner Leash's questions, Carpenter replied due to the arch, the Recreation sign may not fit on the rear of the building. It would fit on an interior wall.

Commissioner Davis commented re-creation of history was a potential problem. Davis said the whole block struck him as very attractive if done with Option 2. Buildings on both sides are obviously of that era; the entire block was very significant.

Commissioner McGlothlin said if the building could tie in with the surrounding structures, he was in favor of Option 2. Commissioner Leash was also in favor of Option 2; he would like the Recreation sign used somewhere.

Chair Gleason invited comment from opponents, hearing none, he invited other comments.

Matthew Klebes, 901 E. 14th Street, The Dalles

Mr. Klebes stated his personal opinion leaned toward Option 2. Both Main Street and SHPO are familiar with projects dealing with historic buildings. The set purpose of a Diamonds in the Rough Grant is to restore or uncover hidden historic features. With these grant projects there is an expectation that you will begin a project, remove a layer of facade, pause to assess what was found and then make decisions based on what was found.

Chair Gleason asked if approval of one or both options would affect the grant. No definite answer was provided; Carpenter stated his preference to submit with only one option. He did not want to appear tentative on the grant application.

Chair Gleason closed the public hearing at 5:02 p.m.

Commission consensus was in favor of approval of Option 2.

It was moved by McNary and seconded by Leash to approve Option 2 of HLC 164-19 with the recommended Conditions of Approval. The motion carried by a vote of 5 to 0; Bisset, McNary, Gleason, Leash and Davis voting in favor, none voting against.

RESOLUTIONS

A. Resolution 153-19 for HLC 163-19, Marie Connell and William O’Keefe

It was moved by Leash and seconded by Davis to approve Resolution 153-19 for HLC 163-19 with the added Condition of Approval #12, “Discovered archeological resources or materials will need to be professionally evaluated prior to excavation at the site.” The motion carried by a vote of 5/0; Bisset, McNary, Gleason, Leash and Davis voting in favor, none voting against.

B. Resolution 154-19 for HLC 164-19, Todd Carpenter and Carla McQuade

It was moved by Bisset and seconded by Leash to approve Resolution 154-19 for HLC 164-19 as written. The motion carried by a vote of 5/0; Bisset, McNary, Gleason, Leash and Davis voting in favor, none voting against.

STAFF/COMMISSIONER COMMENTS

Senior Planner Hert distributed the Historic Landmarks Commission 2019 Goals, Exhibit 1.

Hert stated the City had completed a codification process on the Code; all ordinances are now combined. She directed attention to The Dalles Municipal Code, Chapter 11.12 Historic Resources, Exhibit 2. Due to the age of the Historic Guidelines, photographs are missing. Staff is working on inclusion of photos.

Hert will present the HLC Annual Report to the City Council on March 4, 2019.

Hert met with the consultant on the Walking Tour app. The app should be completed within the next 30 days.

Hert stated the Columbia Gorge Community College is considering construction of a Skill Center with some type of housing component. Dan Spatz is working with Lucian Swerdloff, Clatsop Community College, to create an AA program for historic preservation at CGCC. The Dalles High School students could participate through the Jump Start program.

Senior Planner Hert provided a brief update on the Gorge Academy of Cosmetology restoration at 422 E. Second Street. Kerri Weed, owner, is working with SHPO to modify the Diamonds in the Rough grant in order to salvage as much as possible. Hert was unsure if the paint on the brick could be retained; the sign code requires removal if the business is no longer there. Due to the historic nature, it may be possible to retain the paint.

Commissioner Lawrence said she had read the 2019 Goals and was unclear why the Gitchell Building was still there. Chair Gleason replied the building was still standing and was an important part of the community. Hert elaborated, stating City Council makes the decisions for City owned property. However, as a Certified Local Government, it is this Commission’s purpose to in any way use their persuasion or power to maintain or keep any historic building.

Bisset stated she was working with Kuri Gill. The Original Courthouse was applying for a grant to restore the upstairs floor of the courthouse.

Bisset received a phone call from Irene Hill, daughter of Marilyn Erickson. Mrs. Erickson wanted her interview tapes to go to the Original Courthouse; Bisset suggested the Discovery Center may be a better choice for the tapes. Tapes recorded for the Ernie Cook book had been transcribed to CD. The Discovery Center is working on a method to upgrade the materials to a current format.

Commissioner Davis stated the Fort Dalles Museum had completed a major interior revamp of the Vehicle Storage Building. Vehicles were rearranged, a path was extended and lighting was installed.

Senior Planner Hert stated staff received an inquiry about Buffalo Soldiers. The caller was referred to the Discovery Center and Fort Dalles Museum. Bisset replied the Discovery Center had information on Buffalo Soldiers.

Commissioner Bisset said the Discovery Center will host a program at 7:00 p.m., Friday night, at the Discovery Center. Chair Gleason will speak on the Waldron building.

Commissioner McGlothlin stated Dell Kendrick passed away; he was a pilot in Europe during World War II.

Bisset stated the Discovery Center received a request for information on Rorick and his military flying days. She asked that any independent information be forwarded to the Discovery Center.

Commissioner McGlothlin mentioned Walter Erickson who flew a bomber over Germany in World War II. McGlothlin is in possession of Marilyn Erickson's article and many pictures.

Commissioner Lawrence asked if the Rorick House was represented in this group. Chair Gleason replied they did not have a specific representative. Bisset stated the Museum Commission had a representative as part of City government.

NEXT MEETING DATE

The next meeting is scheduled for March 27, 2019.

ADJOURNMENT

Chair Gleason adjourned the meeting at 5:28 p.m.

Respectfully Submitted
Paula Webb, Community Development Secretary

Eric Gleason, Chair

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**CITY of THE DALLES**

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

STAFF REPORT HISTORIC LANDMARKS REVIEW # 165-19

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Senior Planner

HEARING DATE: Wednesday, April 24, 2019

ISSUE: The applicant is proposing to landscape the courtyard area and construct an arbor and lean-to type accessory structure.

SYNOPSIS:

APPLICANT	Victor Johnson
PROPERTY OWNER	Victor Johnson
LOCATION	313 W. Fourth Street, The Dalles, OR 97058
ZONING	"CBC-3" – Central Business Commercial, Trevitt's Addition Historic District
EXISTING USE	Mixed-use, residential and approved commercial; Previous use: multi-family
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 historic Herbring house was built circa 1864 and had the brick addition added circa 1890. The house is a primary, contributing resource in the Trevitt's National Historic District. In 2015 Victor Johnson purchased the building; in 2016, he gained approval for Conditional Use Permit #182-16 from the Planning Commission to change the use of the existing multi-family building to mixed use. The Planning Commission approved the use of the lower floor as an ice cream/coffee shop/small event venue with residential uses being on both the lower and upper floors.

Over the past few years, the applicant has continued to restore and upgrade the interior of the historic building and complete minor repairs, stair and deck repairs/replacement to the north and east side of the building as well as maintenance work and painting to the exterior. The applicant has been a successful recipient of both Columbia Gateway Urban Renewal grants as well as the Oregon Main Street's Revitalization Grant. Also, in late 2018, the applicant hosted the Historic Landmarks Commission's 'Plaster Repair Workshop' which was funded with Certified Local Government monies that are facilitated through the Oregon State Historic Preservation Office (SHPO).

The next step is gaining approval for the modifications to the courtyard. This courtyard is located north of the building between the Old Saint Peter's Landmark and a parking lot owned by the Zukin family. The applicant's Conditional Use Permit application required that he provide parking for the change of use. Providing on-site parking was not feasible and would also detract from the historic building; the applicant was able to lease spaces from the neighboring Zukin lot. The applicant is requesting approval from the HLC for the following items:

- Transformation of the courtyard space from a transient camp to a community center for residents and tourists:
 - Fabrication and installation of new fence
 - Fabrication and installation of a new arbor to resemble the historic arbor
 - Installation of complementary benches throughout the courtyard
 - Installation of pavers for ADA access to adjacent parking spaces on lot to the west
 - Installation of bicycle parking rack/area
 - Adding plantings that are appropriate for the climate and building
 - Kids play area
 - Fire pit area
 - Cleaning up existing outbuilding on the east property line
 - Fabrication and installation of a covered deck/lean-to stage area for small events

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 circa 1864 and circa 1890. The applicant has previously received approval to use the site as mixed use commercial and residential, 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 in designing the courtyard with hopes of bringing back some historic features that were removed from the landscape. 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 know 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 does 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: Only minor ground disturbance is planned for the courtyard area, specifically for the placement of paver stones that are to be hard surface from the courtyard to the adjacent handicap accessible parking on the Zukin lot. There will also be minimal digging for the footings of the new covered deck. 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 a small covered deck/lean-to structure that will not be attached to the historic structure. Three photos were provided to give the commission an idea of the design. The arbor will be constructed to look similar to the arbor that is included in the historic photos. The size of the proposed courtyard structures will be compatible in size and scale with the courtyard and will be differentiated from 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: Neither structure will be connected to 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.

LANDSCAPING

“Yards in the Trevitt's Addition vary as a result of the topography and in general the houses are setback from the sidewalk in contrast with the commercial district. They have three zones;

sidewalk, front yard and house. New construction and rehabilitation should maintain the alignment of houses in the district and the historic character of the yards.

GUIDELINES:

- a. New construction should be set back from the street property line a minimum of 15 feet.*
- b. Street facing portions of the property should be preserved so that the public's visual access is not obstructed.*
- c. Shrubs, trees, and foundation plantings should not dominate the appearance of the house; rather, they should be complimentary and highlight important features of the building.*
- d. Preserve and maintain all mature landscaping, remove only if diseased or presenting a life safety hazard.*
- e. New construction should keep landscaping low near the building using flowers and low shrubs with larger plants and trees further away from the building.*
- f. In choosing landscaping elements the following should be considered:
style of house
climate appropriate plantings*
- g. Use of fences is recommended provided they are in keeping with the style of the house and the scale of the neighborhood.*
- h. The use of historic photographs for reference is recommended.”*

FINDING-B (a): The proposed covered deck/lean-to will be set back over 15 feet from the street. This small area will be used as a stage for small events and music. The arbor will be placed at the 4th Street property line at the top of the existing stairs. This criterion is intended for structures; an arbor is not considered a structure. Therefore the criterion is met.

FINDING-B (b): As shown on the submitted site plan, landscaping is planned for the 3rd Street courtyard in front of the building. The applicant will need to ensure that the landscaping does not obstruct the public's visual access to the historic structure. Criterion will be addressed as a condition of approval.

FINDING-B (c): The landscape plan submitted shows minimum height, and medium height vegetation. The number of shrubs should not dominate the appearance of the proposed house. Criterion will be addressed as a condition of approval.

FINDING-B (d): The existing courtyard area has a few trees along the side property lines and a few small bushes. The owner removed substantial overgrowth that was obscuring the historic building. No other mature landscaping exists in the courtyard area. Criterion met.

FINDING-B (e): The submitted landscape plan shows low landscaping near the building, and no proposed trees at this time. If trees are planned at a later date, they will need to be set away from the building. Criterion will be addressed as a condition of approval.

FINDING-B (f): The applicant's landscape plan will need to be appropriate for both the style of the historic building, as well as climate. Criterion will be addressed as a condition of approval.

FINDING-B (g): The applicant is proposing to install a wood fence along the brick wall on the easterly property line. The provided historic photos show a wood fence that appears to be about 4 feet in height. Criterion met.

FINDING-B (h): The applicant has compiled a number of historic photographs of the building and courtyard. These photos assisted with the design of the courtyard to ensure that was historically accurate. The applicant plans to continue using the photos as a reference for the project. Criterion met.

CONCLUSIONS: The proposed improvements to the site will be within the historic design guidelines. The modifications to the courtyard 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 landscape plan will need to meet the historic guidelines.
4. The materials used for the covered deck/lean-to and arbor will need to be wood or metal and be consistent with the submitted photos and drawings.
5. 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**313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481

HLC# 165-19**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 Historical Landmarks Commission.

Name:	<u>Victor Johnson</u>
Address	<u>P.O. Box 398 The Dalles, OR 97058</u>
Site Address	<u>313 W 4th The Dalles, OR 97058</u>
Telephone	<u>541-980-1482</u>

Please describe your project goals.

see narrative attached

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

We will transform this space from a transient camp to a community center for residents & tourists.

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

Recreating original fences and arbor entrance from 3rd St. Reconnecting to St. Peters. Re-establishing as a gathering place.

What is the current use of this property?


Mixed residential - commercialWill the use change as a result of approval of this application? Yes ☒ No

List any known archeological resources on site.

No documented archeological resources on property. Will halt if found

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.



Applicant

3-26-19

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 ID	Historic District: <input type="checkbox"/> Tremont <input type="checkbox"/> Commercial <input type="checkbox"/>
Historic Name	(If any)
Year(s) Built	

Mission:

Creating a space for community, culture, history and sense of place in downtown The Dalles.

Courtyard plan:

The north facing back yard at Herbring House will be the coffee shop entrance. We will create a piazza feel with open areas to allow for multiple uses. We will use pavers for the courtyard area and main walk ways and include vegetation in ground and in pots to soften and cool off the area. Lots of open space will allow for moveable tables, chairs, games and gatherings.

The existing outbuilding will be cleaned up and used for covered seating and double as a food/ beverage station for special events.

Working from old photos we will attempt to recreate the elaborate arbor that people would walk under when entering the property from 3rd street. We plan to bring it in about 20 feet into the courtyard. Photos attached

Access-

East- the parking lot to the west will offer ADA access with a gentle incline using pavers.

North- existing stairs from 3rd street

West- new stairs connecting with Old St. Peter's landmark

North- access from side staircase with bicycle racks on 4th street

As budget allows we would like to install an Italian style fountain near the entrance of the coffee shop. Something that will match the Italianate building style and offer sound cover from the noise of cars, trains, etc. A water feature will help create a downtown oasis feel to combat the occasionally oppressive temperatures in The Dalles.

We will install six foot wooden fences similar to old photos on East and West border of property.

Existing white picket fence on north will be extended out to property line with gate at bottom of stairs.

Bioswale- Roof gutters send water to a 4' wide strip of plants and rocks along the downstairs apartment. This will also provide privacy for the unit keeping people back from looking in the windows.

Park benches- As budget allows we will have several nice park benches for relaxing and taking in the views of the Landmark church, kids playing and people passing by.

Install a 10' x 16' deck with roof which can be used as covered seating for cafe and double as a small stage for courtyard. Less than 18" height. The idea from Sisters Oregon during the Folk Festival. Photos attached are Angelines Bakery, The Depot Cafe and another cafe in Sisters.

Create a fire pit and seating area.

Play area- create a designated area with sand for young children to play in and possible future play sculpture installation.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

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John Carey was listed in the 1883 directory as an engineer and in the 1897-98 directory as an engineer for The Dalles-Rockland ferry (Portland Directory, 1883, 1897098). The 1910 directory lists John as working at 604 East 2nd and living at 604 1/2 East 2nd (Polk's, 1910). John married Honora Walsh at The Dalles on July 1, 1879 (Drake, 1978:20). Honora was born in Ireland in 1841, and died on December 25, 1912. She was buried at St. Peter's Cemetery (Mid-Columbia Genealogical Society, 1983:32).

John H. Pelletier: The 1865 *General Directory & Business Guide* listed a J. D. Pelletier as a tailor at John O'Neil's (Owens, 1865). This may be the same John H. Pelletier or a relative of the Pelletier cited in the deed research.

Auxiliary Building: None

#21	Address: 313 West Fourth Street	Owner: Barbara Preston
	Historic Name: Wall House	313 West Fourth Street
	Common Name: Herbring House	The Dalles, OR 97058
	Year Built: c.1864/c.1890	Map No: 1N 13 3BB
	Architect: Unknown	Reference No: 3430
	Style: Italianate	Plat: Trevitt's Addition
	Use: Residential	Block: 5
	Alterations: Minor	Lot: 4
	Primary/Contributing	Tax Lot: 4100

Description: The house is L-shape in plan and consists of two distinct sections. The older wooden section, fronting Fourth Street, is a one-story house and a two-story brick portion on the rear (north) elevation. The rear ell is a two-story brick building was constructed approximately 25 years later than the front of the building. The front wooden structure has a gable roof with a low-hip roof extension to the north elevation. The front of the wooden building is rectangular in plan with two bay windows flanking the central front porch. The front porch has a decorative friezeboard embellished with cut-out designs. The porch posts are chamfered square posts with jigsaw brackets. Windows are one over one double-hung wood sash windows with simple wood trim. The building is clad with shiplap siding finished with plain cornerboards. The back (north) elevation of the wooden portion of the house has an upper and lower balustrade on the second-story porch.

The two-story brick portion of the building is partially visible from the Fourth Street elevation. The building is rectangular in plan and has a flat roof. The cast iron cornice has two finials that surmount the parapet. A brick drip course is located below the cast iron

United States Department of the Interior
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cornice. The one over one double-hung wood sash windows have segmental arches with keystones and a projecting window sill. A projecting stringcourse separates the two stories. The building is in poor-fair condition and has minor alterations.

Historical Data: This property is known as Lot 4 in Block 5 of the Trevitt's Addition. The earliest deed record showed Victor Trevitt, the owner, selling eleven lots to William Nix on July 26, 1862: Lots 1, 2, 4 & 6 of Block A; Lots 5, 6 & 7 of Block 1; Lots 4 & 9 of Block 2; Lots 4, 5 & 6 of Block 5; and Lots 5 & 6 of Block 6 - all for \$3,300 (Book C:32). The wooden portion of the building fronting Fourth Street was most likely built during Nix's ownership. According to the 1865 *General Directory and Business Guide*, however, A Mrs. Wall (possibly the next owner's wife) was listed as living on Fourth Street. Wall may have rented the house prior to purchasing the property in 1866.

On May 30, 1866, William Nix sold Lot 4 of Block 5 to John Wall for \$250 (Book C:754). The 1867 tax assessment for John Wall lists a house on a lot on 4th Street valued at \$400. On October 22, 1870, John and Elizabeth Wall sold the property to James Smith for \$300 (Book D:378). On June 30, 1884, James and Mary J. Smith sold the property to Henry Herbring for \$2,250 (Book I:575).

The rear two-story brick addition was built between 1888 and 1892 according to the 1888 and 1892 Sanborn Fire Insurance Maps. Henry Herbring was the owner at the time the addition was made. On September 4, 1918, Paul C. Herbring, an unmarried man, sold any interest in the property to Henry and Adolphine Herbring for \$10 (Book 64:325). On September 5, 1924, Adolphine Herbring, widow, sold the property to Charles A. Harth for \$10 (Book 74:555). On September 8, 1924, Charles A. Harth, an unmarried man, sold the property to J. A. Bolton for \$10 (Book 74:561).

The following are brief biographical sketches of the historic owners of the house in chronological order according to the chain of title.

William Nix was listed in the 1865 *General Directory and Business Guide* as working at the Bank Exchange Salon on Main Street between Court and Washington (Owens, 1865). William died on February 26, 1873, in San Francisco, California (*The Dalles Weekly Mountaineer*, March 8, 1873, 2:1).

John Wall: The 1865 *General Directory and Business Guide* listed a Mrs. Wall, widow, residing on 4th Street (Owens, 1865). This may have been the wife of John Wall.

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James Smith: The 1883 directory lists a J.C. Smith working for the railroad in The Dalles (Portland, 1883).

Henry B. Herbring (1846-1920) was born on December 25, 1846, in Germany (Drake, 1978). Henry was listed in the 1910 directory as a merchant of dry goods, clothing, shoes, and hats working at 314 East 2nd (where it is possible to still read his name imprinted on the sidewalk) and living with his wife Adolphine at 313 West 4th (Polk's, 1910, 1917). In 1880, H. Herbring was 30 years old and working as a merchant (1880 Census:8). Adolphine Herbring was born in Bavaria, Germany, on January 24, 1861, the daughter of Judge William Gottfried. Her mother was the former Baroness von Mourat. Adolphine traveled to The Dalles in 1883 to join her brothers Fred and Karl. She met Henry there and they married in 1884. The couple had eight children and after Henry died on August 28, 1920, Adolphine moved with the children to Portland. Adolphine died on February 1, 1945, and was buried in the family plot at the catholic cemetery in The Dalles. She was survived by Karl, Ada, Helen, Frances, and Mrs C. E. Blunt (all of Portland) and Paul Herbring of Milwaukee, Wisconsin, Leo B. Herbring of Bend, Oregon, and Mrs. Joseph F. Noyes of Lewiston, Idaho. She had twelve grandchildren (Oregonian, 4 February 1945:11)

Charles A. Harth: No biographical information known at this time.

J. A. Bolton, possibly John A. Bolton (1871-1932), who was one of the early settlers of Tygh Ridge. John was buried in the Kingsley Catholic Cemetery (Drake, 1994:1).

Auxiliary Building: None

#22A	Address: 307 West Fourth Street	Owner: Tenneson Engineering
	Historic Name: Vogt Hall	409 Lincoln Street
	Common Name: NA	The Dalles, OR 97058
	Year Built: 1921	Map No: 1N 13 3BB
	Architect: Unknown	Reference No: 3431
	Style: Mission	Plat: Trevitt's Addition
	Use: Social Hall	Block: 5
	Alterations: Minor	Lot: 2 & 3
	Secondary/Contributing	Tax Lot: 3900

Description: The two-story rectangular building with a daylight basement is rectangular in plan and has a hip roof covered with composition asphalt shingles. A Mission style curvilinear parapet surmounts the front of the building. The parapet is covered with wood shingles. The parapet has a Palladian shaped window, currently enclosed





















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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 # 166-19

TO: The Dalles Historic Landmarks Commission

FROM: Joshua Chandler, Planner

HEARING DATE: Wednesday, April 24, 2019

ISSUE: The Applicant is proposing façade modifications to the historic Webber's Cleaners.

SYNOPSIS:

APPLICANT	Scott Austin
PROPERTY OWNER	Austin Family Investments
LOCATION	412 Washington Street, The Dalles, OR 97058
ZONING	"CBC-1" – Central Business Commercial, Commercial Historic District
EXISTING USE	Vacant; previous use: dry cleaners
SURROUNDING USE	Commercial
HISTORIC STATUS	Classified as Eligible/Contributing per SHPO with a Secondary Significant Classification in The Dalles Commercial Historic District.

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

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

BACKGROUND: Webber's Cleaners, also referred to as Don's Cleaners, was built circa 1937 and is an example of the Moderne architecture movement. It is listed as a Secondary Significant resource in The Dalles Commercial Historic District, and listed as an eligible/contributing resource with the State Historic Preservation Office (SHPO). Two single-story structures exist on the subject property connected by a breezeway. Minimum historic information is available for the rear lot structure and it is currently vacant.

Staff approved a building permit in March 2019 for non-structural interior work which included office partitions and a restroom, as one did not exist with the original building. The Applicant was also approved by State Building Codes for a roof replacement (not visible from the street) and removal of non-historic roof mounted heating and cooling units (visible from the street), to be replaced by a furnace in an interior mechanical room and heat pump proposed in the breezeway at the rear of the building.

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

- *Wood accent replacement*
- *Window repair and replacement:*
 - Large storefront windows with sectioned semi-radius glass
 - Glass block windows
 - Double-hung wood sash windows
 - Boarded-up windows in rear of building
- *Façade repair and paint:*
 - Remove existing paint
 - Repair cracks and rot in stucco
 - Complete window stool repairs
 - Paint the building with two tone color scheme
- *Install parapet flashing*

At a later date, the Applicant will be requesting review for the following items:

- *Business sign*
- *Clock*
- *Replace front door with period door option*

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 A-1: The existing building was constructed as a cleaning service in circa 1937. The Applicant has been approved for a new use as an office which is permitted outright in the CBC zone. Staff determined in the associated Proposed Change of Use application, that the new use is similar or less of an impact than the prior use. Besides the recent approval of a new restroom, the Applicant is proposing no structural changes to the building. Criterion met.

2. *“The historic character of a property shall be retained and preserved. The removal of historic materials or alterations to features and spaces that characterize a property shall be avoided.”*

FINDING A-2: The Applicant is intending to preserve the majority of the building’s historic character; however, is requesting to replace a 2” x 6” wood accent piece on the building’s façade, as well as the parapet flashing at the roof line. The existing wood accent piece is in poor condition and rotted out in multiple places, and will be replaced by a like dimensional material, more resistant to weather. The Applicant is proposing either Redwood or Cedar, primed and painted to match the newly proposed building color. The new parapet flashing will replace the existing flashing removed during roof replacement. The flashing color will be factory pre-finished black, not requiring additional painting or maintenance in the future. 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 is in the process of researching historic photos of Washington Street for reference in clock designs and historical accuracy. The Applicant is not proposing a clock at this time. Criterion met.

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

FINDING A-4: This property has depreciated over the years and has undergone improvements deemed necessary at the time, however, lacking historical significance. The historic reference sheet provided for the property has mention of past modifications to the structure which includes: two enclosed window openings

(boarded up and no longer operable) and one enclosed window opening (boarded up for use with an old vent), both of which are on the rear side of the building. To provide additional egress and improve the insulation factor in the rear of the building, the Applicant is proposing new white vinyl windows to replace all enclosed windows. With no historic photographs of these windows and three different types of glass in each window opening, there is no reference for an appropriate substitute for these windows. However, the Design Guidelines recommends the use of wood windows. The Applicant did state that these windows are not visible from any angle of Washington Street. Staff recommends the use of wood windows instead of vinyl, per the recommendations of the Municipal Code. Criterion will be addressed as a Condition of Approval.

The Applicant has been approved for a new roof through State Building Codes which resulted in the removal of the roof-mounted heating and cooling system. These units are not listed on the historic reference sheet.

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

FINDING A-5: The Applicant is requesting additional review in regards to the front façade storefront glass, as well as the glass panels butt-jointed at each of three rounded corners. Staff conducted a site visit and determined the poor condition of the entire glass system with cracks and air gaps between many of the pieces. Further neglect of the glass system could pose a safety concern. The Applicant had originally stated the intent to remove the butt-jointed corner glass and provided renderings of a possible proposal. The submitted renderings detail a 45 degree angle design, rather than the rounded corners. Similar to the Art Deco movement of the 1920s and 30s, the Moderne architecture movement stressed curved forms inspired by aerodynamic design. This distinct design is seen on the three rounded corners of the Webber’s Cleaners front façade, and is the most prominent Moderne design feature of the building. Staff recommends tempered glass for all glass replacement and a new silicone caulking application for all butt-jointed gaps of the segmented pieces. Staff will include as a condition of approval, a modified rendering of the front door entrance with rounded corners intact. Criterion will be addressed as a condition of approval.

The Applicant has expressed an interest in replacing the existing front door with something period specific (not proposed at this time). An aluminum entrance door is listed in the historic reference sheet; however staff questions any historical significance with this existing front door and assumes it was installed for modern functionality rather than design. Additional research into Moderne architectural features would be beneficial for the future front door replacement.

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 Applicant is intending to repair and repaint the entirety of the building, as well as repair the double-hung wood sash windows on the north side of the building. No change of color was provided at this time. Due to the lack of historic records on this property, the only photographs available for this building are similar to the current single tone color scheme. The Applicant is proposing a two-tone color scheme from Sherwin-Williams Historic color palette. Additionally, the Applicant is proposing installation of black parapet flashing around the entirety of the building. Criterion met.

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

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

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

FINDING A-8: 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 A-9: Details on the modification of the rounded corners has been provided in Finding A-5. Staff does not support the removal of the rounded corners as this is a distinct detail in Moderne architecture. Criterion will be addressed as a condition of approval.

The Applicant has stated intent to install a new clock on the front façade of the building (not proposed at this time). The historic reference sheet has mention of a clock on the front façade, but the lack of historical evidence and photographs provides little detail into the design of said clock. Staff recommends additional research into Moderne architectural design features for examples on clock design.

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: Details on the modification of the rounded corners has been provided in Finding A-5. Staff does not support the removal of the rounded corners as this is a distinct detail in Moderne architecture. The removal of the rounded corners and replacement with the 45 degree corner posts would result in a substantial structural modification, forever impacting the essential form and integrity of the original craftsmanship. The ability to recreate the rounded corner design in the future

could be possible; however it would require substantial reconstruction and engineering. 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.

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): The existing front entrance is recessed and will not change with this proposal. Criterion met.

(b): 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): Large clear plate storefront glass currently exists, however, no transom glass openings. The Applicant is intending on keeping the large display glass, with final details on the existing glass system dependent on the discussion with the Commission.

(d): No upper floors exist on this building. Criterion does not apply.

(e): Window bulkheads exist and will remain. Criterion met.

(f): Specific details of the existing window system have not been provided; however, its removal and replacement with a new window system will be further discussed with the Commission. Criterion met.

(g): The Applicant has discussed with Staff the lack of historic photographs that exist for the building; however, they have stated their intent to locate this information and use an old image as a wall paper mural inside the building. Criterion met.

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

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): Besides the replacement of the rotted accent piece, the Applicant is proposing to restore the original materials that remain on the building. The non-historic alterations will be removed and replaced. Criterion met.

(b): The proposed materials will be wood, glass and plaster and appear to be compatible with the historic materials that exist on the building. Criterion met.

(c): As stated above, the materials will be required to be compatible. Criterion met.

(d): The Applicant has proposed replacing the boarded-up rear windows with vinyl windows; however, staff recommends the use of wood windows per the Municipal Code recommendations. The Commission may request the installation of wood windows as a condition of approval.

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

(f): The main material used on the building face is stucco; therefore requiring a primer and paint application. Due to the lack of historic records on this property, the only photographs available for this building are similar to the current single tone color scheme.

(g): No painting of brick is planned. Criterion met.

(h): Cleaning of the building is planned. No sandblasting will be permitted. This will be addressed as a condition of approval.

(i): This building lacks trim and window sashes. As a condition of approval, Staff will require the Applicant to submit a color choice if the existing black double-hung window is repainted. 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: The proposed improvements to the façade will bring the building more in compliance with historic design guidelines. The restoration will complement the building and enhance the commercial street façade. These changes to the building will allow for 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 Planning, Chapter 11.12 – Historic Resources, with the following conditions:

Conditions of Approval:

1. The Applicant is required to submit a revised rendering of the front façade depicting the rounded corners intact.
2. The modification to the façade shall not alter the essential form and integrity of the historic property.
3. Work will be completed in substantial conformance to the pictures and proposals as submitted, reviewed and modified.
4. The use of reflective and smoked glass is prohibited.
5. Whenever possible, the natural color of the materials should be retained.
6. Cleaning of the historic structure requires the Applicant to use the gentlest means possible. No harsh chemical or sandblasting will be allowed.
7. Painting will be required to follow the historic guidelines and be approved by City Community Development Department staff prior to work starting.
8. The Applicant is required to notify the Community Development Department of any alteration of the approved plans.
9. The use of wood windows is recommended per the Municipal Code.

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

(541) 296-5481

HLC# 166-19**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 Historical Landmarks Commission.

Name:	Scott Austin
Address	36234 Richardson Gap Rd Scio Or 97374
Site Address	412 Washington street The Dalles OR 97058
Telephone	503-302-4825

Please describe your project goals.

We renovating the old Webbers Cleaners building into office space
Interior will be framed office space with 4 offices a small
A small conference room and new restroom. The exterior will include
New membrane roof and flashings, stucco repairs, painting and window
repairs.

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

When work is completed we believe it will improve the building
to be more time period correct then its current appearance

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

We are repairing as many of the windows as possible from the
Street and side views, using historical colors for painting
and as budgets allow replacing the aluminum store front door
with a time period correct door as well as a clock on the upper parapet

What is the current use of this property? wall we will also be removing the HVAC units
from the roof top.

No use at this time was a cleaners.

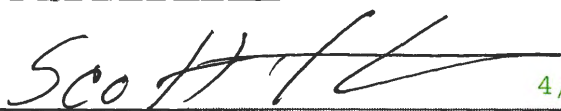
Will the use change as a result of approval of this application? Yes/No Changing from past
use Yes

List any known archeological resources on site.

None

The review criteria for each application are the Secretary of the Interior's Standards. These standards have been adopted by City Ordinance 94-1194 as local review criteria.

I certify that the above information is correct and submit this application with nine (9) copies of a site plan drawn to scale, nine (9) copies of detailed, elevation drawings with proposed changes, and nine (9) current color photographs (4X6 inch minimum) of the building/structure front.

Scott Austin  4/1/19
Applicant Date


Owner (if not the applicant)

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

Secretary, Historical Landmarks Commission

For Office Use Only

Historical Classification _____
(Primary, Secondary, Historical, Etc.)
Historic Building/Site ☐ Historic District ☐ Tervin ☐ Commercial ☐
Historic Name _____
(If any)
Year(s) Built _____

412 Washington Street Exterior Façade and Roofing

We are requesting the following improvements for the exterior façade of 412 Washington Street (the old Webbers cleaners and tailors building.) Included are pictures showing current status of the exterior and what we feel can be repaired to original design and what should be replaced as close to time period correct as possible.

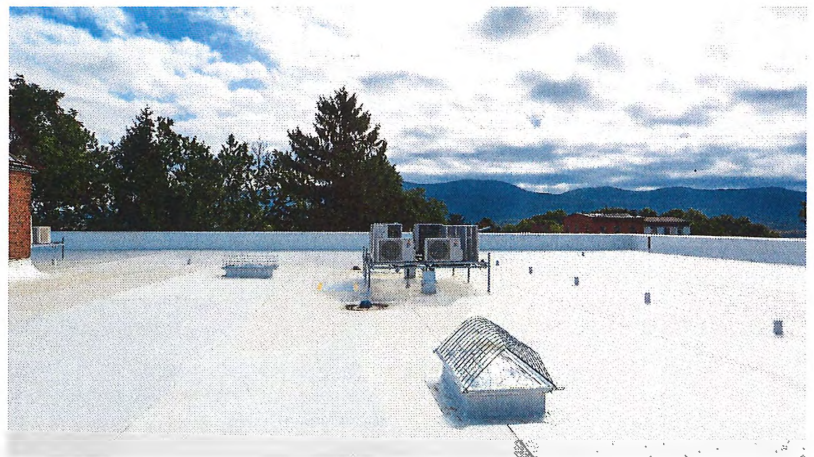
Areas we will change from current status to bring the façade to a more correct time period look.

1. Removing the current HVAC units from the roof, this will give the shorter building a better historical representation of when the building was constructed. New furnace unit will be placed inside the building in a small mechanical room with a heat pump stationed in the back of the building in the parking area.
2. Budget allowing, we will change the front entrance door from the more modern existing aluminum store front to a restored wood and glass door that is more time period correct. Currently we are looking for pictures of the building to give us the best representation of the original door.

Roofing,

The current roofing is a built up asphalt roof that has leaked in several places. We are currently proposing to replace the existing built up roof with a modern PVC membrane.

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



2. Wood replacement

Currently there is a wood 2x6" that is slightly recessed above the store front windows and radiuses around part of the north side of the building at the alley way. The existing 2x6 is in poor condition and has rotted out in many places. We are requesting to replace the current 2x6 with like dimensional materials that have a better resistance to rotting or decay.

Proposed replacement includes;

- a. Replace with new Red wood or Cedar 2x6 that will be primed and painted to match the new color of the building.



3. Windows

The windows on the building consist of Large store front windows with sectioned glass panels that create a semi-radius on both sides of the front door entry and the North corner at the alley way. (Theses windows will be part of a future review as we are still researching options.) There are three glass block windows that are located on the north side of the building in the alley way and a three section wood sashed double hung window towards the rear of the building also in the alley way. At the back of the building in the parking area there are two window openings that have been boarded up or closed off at some time in the past.

The following proposed repairs and replacements include;

- a. Large store front windows with sectioned semi-radius glass (Reviewing options will be part of a future review)
- b. Glass block windows (No-change cleaning only)
- c. Three section double hung wood sashed window (repair and restore to original and functional status)
- d. Boarded up windows at the rear of the building in parking area (requesting to put vinyl windows in these openings that will give a higher insulating factor and provide another means of egress for the building.) These windows cannot be seen from any street angle.



4. Exterior building Repair and Paint,

The exterior building has had many layers of paint applied and in some areas is chipping very badly. There are a few cracks that have developed in the stucco finish as well as some deterioration at windows and different areas where anchors or penetrations have accrued in the past.

The following repairs and paint color scheme include;

- a. Lightly remove all peeling and built up paint
- b. Repair all cracks and areas of failure in the stucco with like materials.
- c. Complete Exterior window stool repairs at back windows in parking area(The two windows that are boarded up)



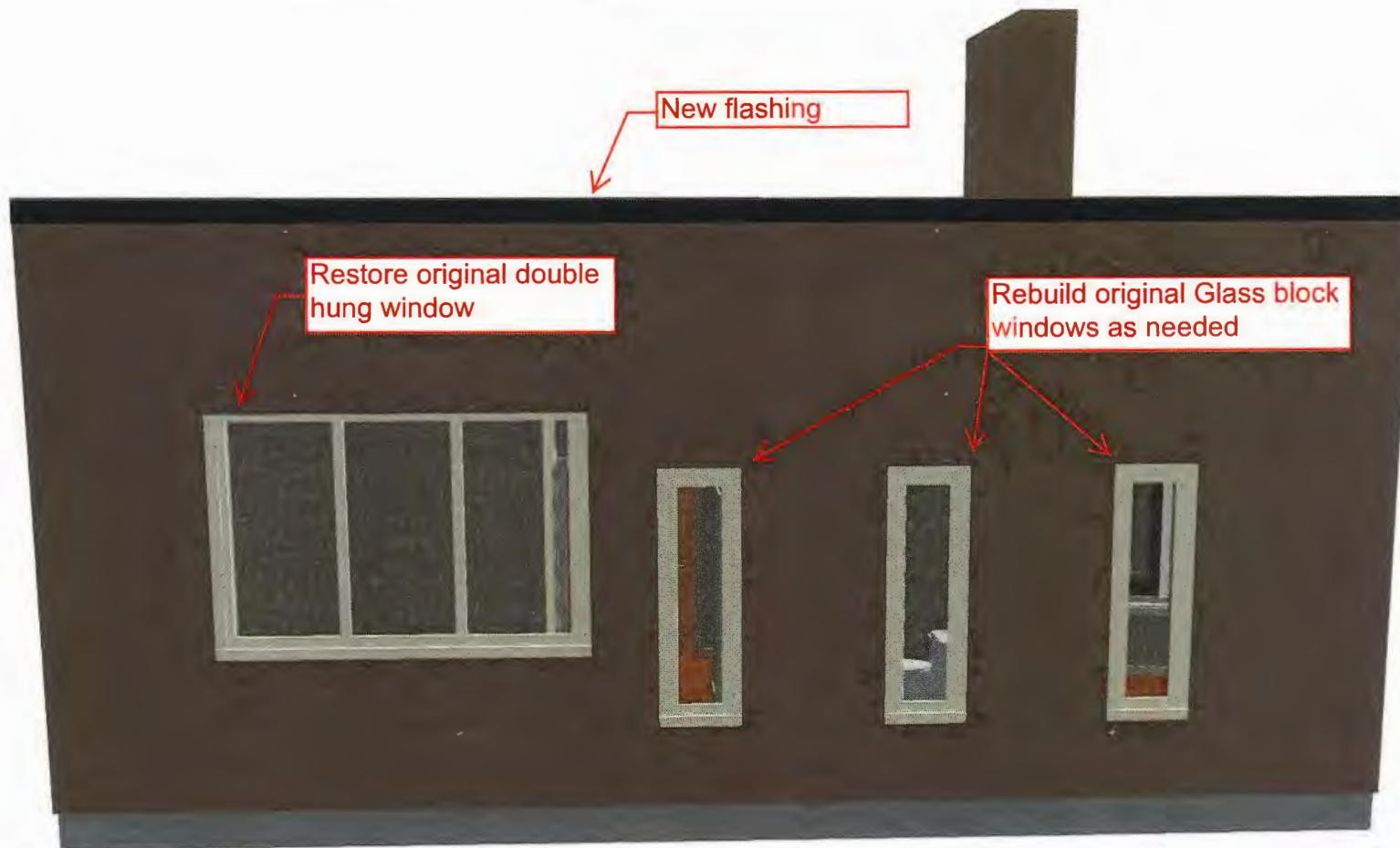
- d. Paint the building with a two tone color scheme using the following colors. (See color Samples)
 - a. Wainscoat at the front and alley side of the building. Paint Recessed accents and below store front windows holding the same elevation on the Northside at the alley way. (Historical Color-Sherwin Williams Roycroft bronze Green SW-2846)
 - b. Body or upper area of the building (Historical Color-Sherwin Williams Bunglehouse Gray SW-2845)
 - c. Parapet flashing (Factory pre finished Coal Black)

5. Business sign will also be part of a future review with store front windows (still doing research on option)

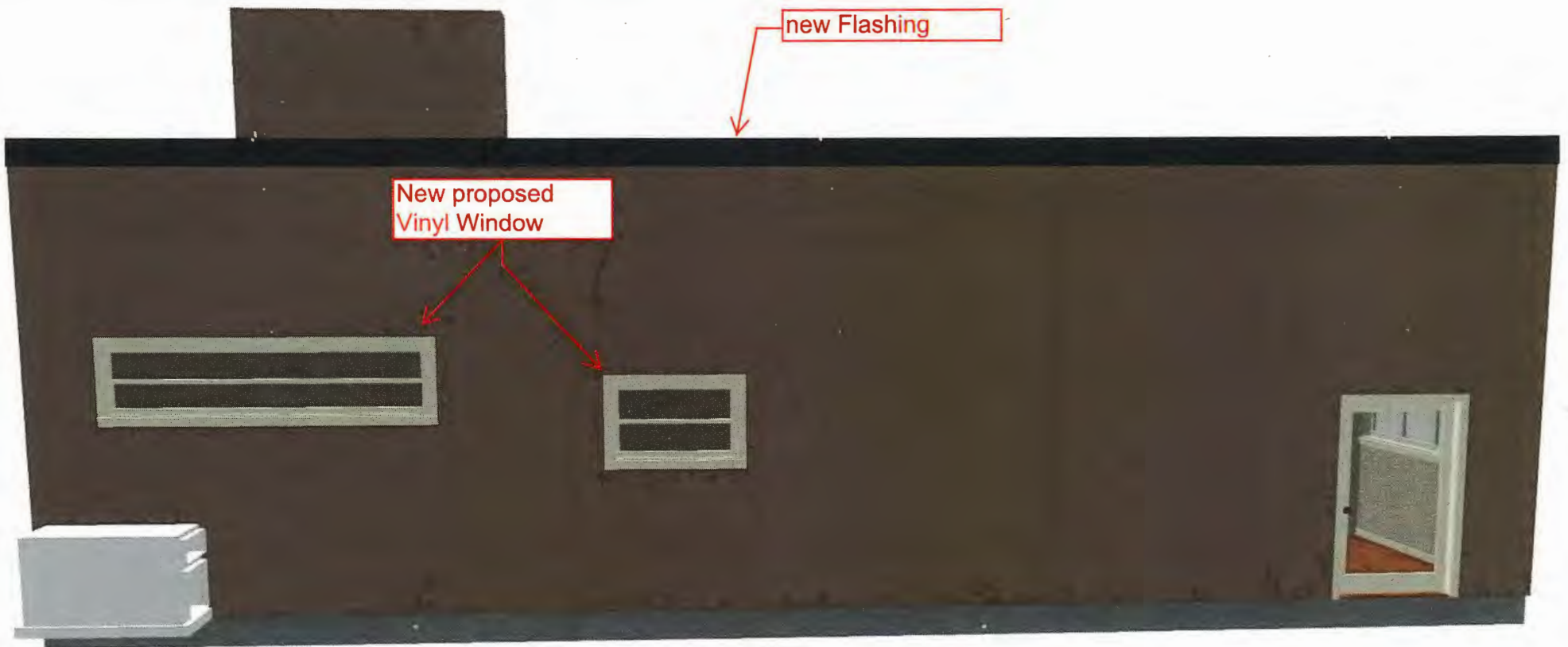
6. Future possible improvements for historical time period.

- a. Clock where extended parapet wall is, historical information describes a clock that may have been at that location.
- b. Replace front door with time period correct door
- c. Historical downtown photo converted to wall paper mural on interior wall depicting historical downtown to be viewed through the store front window on the Northside of the entry door.





Alley View



Back of building/Parking area

SW 2845
Bunglehouse Gray



Interior / Exterior

SW 2846
Roycroft Bronze Green



Interior / Exterior

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

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

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

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

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

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

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

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

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

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

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

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

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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. 155-19

Adopting The Dalles Historic Landmarks Commission Application #165-19 of Victor Johnson. This application is for a Historic Landmarks Commission hearing to gain approval to landscape courtyard area and construct a small, lean-to structure. The property is located at 313 W. Fourth Street, The Dalles, Oregon and is further described as 1N 13E 3 BB tax lot 4100. The Herbring House is a primary contributing resource included in Trevitt's Addition Historic District. Property is zoned "CBC" – Central Business Commercial.

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on April 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 #165-19 and the minutes of the April 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 165-19, Victor Johnson, 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 landscape plan will need to meet the historic guidelines.
 - 4. The materials used for the covered deck/lean-to and arbor will need to be wood or metal and be consistent with the submitted photos and drawings.
 - 5. 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, APRIL, 2019.

Eric Gleason, 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 April 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. 156-19

Adopting The Dalles Historic Landmarks Commission Application #166-19 of Scott Austin.

This application is for a Historic Landmarks Commission hearing to gain approval for façade modifications, window restoration or replacement, and new paint. The property is located at 412 Washington Street, The Dalles, Oregon and is further described as 1N 13E 3 BD tax lot 9700. 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 April 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 #166-19 and the minutes of the April 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 166-19, Scott Austin, is ***approved*** with the following conditions:
 - 1. The Applicant is required to submit a revised rendering of the front façade depicting the rounded corners intact.
 - 2. The modification to the façade shall not alter the essential form and integrity of the historic property.
 - 3. Work will be completed in substantial conformance to the pictures and proposals as submitted, reviewed and modified.
 - 4. The use of reflective and smoked glass is prohibited.
 - 5. Whenever possible, the natural color of the materials should be retained.
 - 6. Cleaning of the historic structure requires the Applicant to use the gentlest means possible. No harsh chemical or sandblasting will be allowed.
 - 7. Painting will be required to follow the historic guidelines and be approved by City Community Development Department staff prior to work starting.

8. The Applicant is required to notify the Community Development Department of any alteration of the approved plans.
9. The use of wood windows is recommended per the Municipal Code.

III. APPEALS, COMPLIANCE AND PENALTIES:

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

ADOPTED THIS 24TH DAY, APRIL, 2019.

Eric Gleason, 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 April 24, 2019.

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

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