



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, February 27, 2019
4:00 PM

- I. Call to Order
- II. Roll Call
- III. Pledge of Allegiance
- IV. Approval of Agenda
- V. Approval of Minutes – December 26, 2018
- 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 Hearings
 - A. Historic Landmarks Commission Application 163-19, Marie Connell and William O'Keefe
Request: Approval to remove metal carport and build a garage at 223 W. Ninth Street. Paint, roofing fascia and soffits will match the original home.
 - B. Historic Landmarks Commission Application 164-19, Todd Carpenter and Carla McQuade
Request: Approval to clean and restore architectural features to façade of the Recreation building with one of two options. Option 1: restore 1950's era facade; Option 2: restore early 1900's historic façade. Property is located at 215 E. Second Street.

VIII. Resolutions

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

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

IX. Staff/Commissioner Comments

X. Next Meeting Date – March 27, 2019

XI. Adjournment



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
PLANNING 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, December 26, 2018
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 and Doug Leash
Commissioners Absent: Dennis Davis
Others Present:
Others Absent: Ft. Dalles Museum Representative Heather Kirby and City Councilor Tim McGlothlin
Staff Present: Senior Planner Dawn Hert
Public Present: None

PLEDGE OF ALLEGIANCE

Chair Gleason led the Pledge of Allegiance.

APPROVAL OF AGENDA

Vice Chair McNary moved to approve the agenda as written. Commissioner Bisset seconded the motion; the motion passed 4-0, Bisset, McNary, Gleason and Leash in favor, Davis absent.

APPROVAL OF MINUTES

Vice Chair McNary moved to approve the minutes of November 28, 2018 as written. Commissioner Leash seconded the motion; the motion passed 4-0, Bisset, McNary, Gleason and Leash in favor, Davis absent.

PUBLIC COMMENTS

None.

HISTORIC LANDMARKS COMMISSION 2019 GOAL SETTING

Vice Chair McNary asked if the Historic Guidelines ordinance was available. Hert replied hard copies were distributed and an electronic copy was available on the City's website; updated copies will be provided to the Commission. Chair Gleason suggested a meeting be scheduled to focus on the ordinance and design guidelines. Hert suggested coordinating with a SHPO representative to provide a training workshop for the Commission.

Short-Term Goals (1-2 years):

Update the Historic Ordinance and Design Standards.

Provide a historic restoration workshop for local homeowners and contractors.

Senior Planner Hert stated her intent to retain the workshop on a biennial basis. Lucian Swerdloff, who taught the plaster workshop, would like to coordinate with The Dalles High School to add a preservation program at the school.

The Commission decided to retain these goals.

Encourage preservation and re-use of the Waldron-Gitchell Building.

This goal was moved to the top of short-term goals.

Partner with Main Street on further downtown restoration project goals.

The Commission decided to retain this goal.

Encourage the restoration and preservation of the Pioneer Cemetery and establish an inventory link/listing on the City's website.

Hert said work continues on the downtown walking tour. She suggested the goal be moved to long-term goals based on the possibility of future grants. Further discussion suggested Pioneer Cemetery, with geo-referencing on a phone app, is added to the downtown walking tour.

Commissioner Bisset stated the Discovery Center library has a huge inventory of information collected from area cemeteries that could provide additional content for the tour.

The Commission decided to move this item to long-term goals.

Commissioner McNary suggested a plaque be installed at Pioneer Cemetery acknowledging the efforts of the Commission. Commissioner Bisset suggested the sign include an explanation that the Cemetery was a "natural meadow."

Senior Planner Hert suggested an additional short-term goal: ***"Provide informational signage at Pioneer Cemetery regarding landscaping, maintenance and burials."*** This plaque will be signed by "The Dalles Historic Landmarks Commission."

Support the restoration of the Civic Auditorium building.

The Commission decided to retain and add ***“and preservation”*** to this goal. This goal will read: ***Support the restoration and preservation of the Civic Auditorium building.***

Support the creation of walking tours and regular historic building open houses.

The Commission decided to retain this goal.

Encourage preservation and continued use of Rock Fort by using the adopted Preservation and Maintenance Plan.

Vice Chair McNary asked if there was a plan for improvements at Rock Fort.

Carolyn Wood, 1709 Liberty Way, The Dalles

Mrs. Wood stated the National Park Service wanted the area left “as natural as possible.” Hert stated the current Preservation Plan said “natural.”

Vice Chair McNary asked about a plan to restore the south wall destroyed by the street installation. Mrs. Wood did not recall a plan for that. She said a new plaque had been installed alongside the walking path describing the irrigation line.

The Commission decided to retain this goal.

Encourage or support addition of a student representative.

Senior Planner Hert had followed up with Canby; to date, they had no commitment from students. Hert planned to The Dalles High School and Columbia Gorge Community College regarding the addition of preservation classes to the curriculum.

The Commission decided to retain this goal.

Commission discussion included Grey Line Tours. Commissioner Bisset said if the Saturday tours were successful, Sunday tours would be added. Unfortunately, most people took the bus to Hood River and stopped there for the day.

Vice Chair McNary said there was no mention in our Historic Landmarks of Pulpit Rock. His impression was the Grey Line Tours would be guided tours that pointed out local landmarks. Commissioner Bisset said the Walking Tour basically covered downtown. However, when the brochure was augmented with the online tour, an additional area would open that could include Pulpit Rock. Bisset said Pulpit Rock is included on Susan Buce’s “Historic The Dalles” website.

After additional discussion, Senior Planner Hert suggested a new goal: ***“Encourage the fabrication and installation of historic plaques throughout the community, including Pulpit Rock and Amoton Field.”*** The Commission could then generate a list of appropriate landmarks for future plaques.

Long-Term Goals (3-5 years):

Support the Fort Dalles Museum and Vehicle Storage Display Building.

The Commission decided to retain this goal.

Support and advocate for the preservation and continued use of The Dalles High School and Colonel Wright Elementary School.

The Commission decided to retain this goal.

Chair Gleason inquired about access to the mural at The Dalles High School. The mural was painted by Percy Manser, a Hood River artist. Senior Planner Hert will look into access.

Mrs. Wood said another mural is located inside the US Bank building and extends the length of the interior.

Encourage continued preservation and compatible infill of Historic Chinatown.

The Commission decided to retain this goal.

Continuous Goals:

Help facilitate educational assistance to help restorers with assessment and other historic preservation needs.

Chair Gleason suggested removal of the first word "Help." The goal was retained as revised.

Provide regular recognition of historic restorations, including onsite acknowledgement and media coverage.

Vice Chair McNary inquired about restoration to City Hall. Senior Planner Hert replied painting was completed, there were no additional plans as of this date.

Commissioner Leash asked if the Vault project (Todd Carpenter, HLC 161-18, Bank Hotel) or Victor Johnson's project (Herbring House) were suitable for recognition. Senior Planner Hert replied Johnson's project had been well publicized in the newspaper.

Chair Gleason suggested a certificate and press release as recognition. Hert will provide a list of the previous year's projects at the first 2019 meeting.

Senior Planner Hert suggested replacing "regular" with "annual". The Commission decided to retain this goal as revised.

Mrs. Wood stated when she was on City Council in the 1990s, the Council decided the City would retain the City Hall building and use funds from the new State office to restore City Hall. She suggested the Commission recommend that Council revisit continued restoration of City Hall.

Senior Planner Hert stated "***Encourage the preservation and restoration of City Hall***" was included in the long-term goals. The Commission decided to move this item into long-term goals with the inclusion of "***specifically City Council Chambers.***"

Encourage historic restoration for downtown by providing historic background research.

The Commission decided to retain this goal.

Encourage the collection and preservation of local history, including irreplaceable oral and written histories.

Commissioner Bisset recommended connecting with Carolyn Purcell to pursue grant opportunities to transfer old format tapes. Chair Gleason stated the Discovery Center now has The Dalles Chronicle archives.

The Commission decided to retain this goal.

Update historic inventories and encourage new nominations to local and national registry districts.

The Commission decided to retain this goal.

Maintain Certified Local Government status.

The Commission decided to retain this goal.

Actively support historic month and local history.

The Commission decided to retain this goal.

Assist with historic plaque costs and availability.

Senior Planner Hert stated she had been unable to find a vendor for plaques.

The Commission decided to retain this goal.

Increase communication on all Urban Renewal projects, vision and goals.

Vice Chair McNary inquired if an HLC representative could be appointed to the Urban Renewal Agency Board. Senior Planner Hert will follow up on this inquiry.

The Commission decided to retain this goal.

Senior Planner Hert recapped discussion topics:

- Contact Kuri Gill, SHPO, to discuss workshop possibilities
- Hert will explore informational plaques for key historic locations
- Obtain access to TDHS Library to view the mural
- Provide a list of 2018 HLC projects
- Contact Carolyn Purcell regarding oral histories and explore grant assistance

STAFF/COMMISSIONER COMMENTS

Chair Gleason stated the Chinese Building was coming along. The windows in the archway openings are back up.

Commissioner Bisset said the Discovery Center newsletter went out today.

Commissioner Bisset stated Josie Pepper approached the Discovery Center with pictures of a painting approximately 30" high and 8' wide depicting a covered wagon, animals and scenery. Pepper said her family was trying to determine the provenance of the painting.

Chair Gleason stated a covered wagon painting is located in the County Commissioner's office. It may be possible to use that painting for comparison.

NEXT MEETING DATE

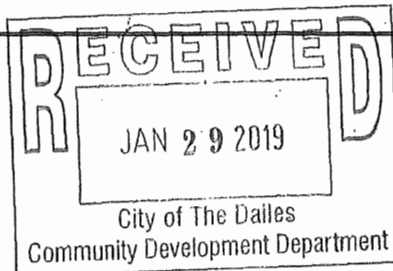
The next meeting is scheduled for January 23, 2019. Senior Planner Hert will present the Annual Report to City Council at the February 25, 2019, meeting.

ADJOURNMENT

Vice Chair McNary adjourned the meeting at 5:44 p.m.

Respectfully Submitted
Paula Webb, Community Development Secretary

Eric Gleason, Chair

**CITY of THE DALLES**313 COURT STREET
THE DALLES, OREGON 97058(541) 296-5481 ext. 1125
PLANNING DEPARTMENTHLC# 163-19FEE \$25.00**HISTORIC LANDMARKS APPLICATION**

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

Applicant Name	<u>Marie Connell & William O'Keefe</u>
Address	<u>223 W 9th St. The Dalles.</u>
Phone	<u>505 290-1776</u>
Business Name	
Site Address	<u>Same</u>
Phone	
Map and Tax Lot	
Zoning	

Please describe your project goals.

Build free standing garage

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

Enhance appearance by removing metal car port.
- will match the ~~house~~ existing house in paint and
shingle color.

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

matching paint and roofing color. will have
similar soffits and fascia boards as original house.

What is the current use of this property? Residential

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

List any known archeological resources on site.

No

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

I certify that the above information is correct and submit this application with six (6) copies of a site plan drawn to scale, six (6) copies of detailed, elevation drawings with proposed changes, and six (6) current color photographs (4X6 inch minimum) of the building/structure front.

Marie Connell and William O'Keefe 1/25/2019
Applicant Date

Owner (if not the applicant)

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

Secretary, Historic Landmarks Commission

FOR OFFICE USE ONLY

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

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

Historic Name (if any) _____

Year(s) Built _____

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY SHEET



***** Historic Name: _____
* _____
* _____
* Common Name: _____
* _____
* Address: 223 West Ninth Street
* The Dalles, Oregon
* _____
* Owner: Doane S. & Cecile E.
* Colcord
* _____
* Address: 223 W. 9th St.
* The Dalles, OR 97058
* _____
* Lot E&F Block 4
* Addition Military
* Flat _____
***** Tax Lot 16200, 1N-13-4AD

Date of Construction 1896
Present use/function Residence Original use/function: Residence
Area of significance/study theme: Architecture
Architectural style: Vict. Rural Vern. Cottage Arch./Bldr., if known _____

Plan type/shape: Ell No. of stories: One
Foundation material: Stucco on brick Basement (y/n): Cellar
Roof form & materials: Hip with gable dormers, black composition shingles.
Wall construction: Painted brick masonry Structural frame: Brick masonry and wood
Primary window type: 1/1 DH with vertical lite divisions in transom lite at front.
Primary exterior surfacing materials: Brick
Outstanding decorative features: Columned veranda on south and east sides.

Condition: X Excellent ___ Good ___ Fair ___ Deteriorated ___ Moved ___ (date)

Associated Structures: None noted.

Exterior alterations/additions (dated): Extension of rear to north.

Known archeological features of site: _____

Noteworthy landscape features: Well maintained fully landscaped yard with lawn, planted beds and shrubbery.

Recorded by: Al Staehli and Daniel Meader Date: 10/84 and 4/85
Negative No.: Roll 1, frame 10 Slide No.: _____

State Inventory No. 165

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY SHEET-TWO

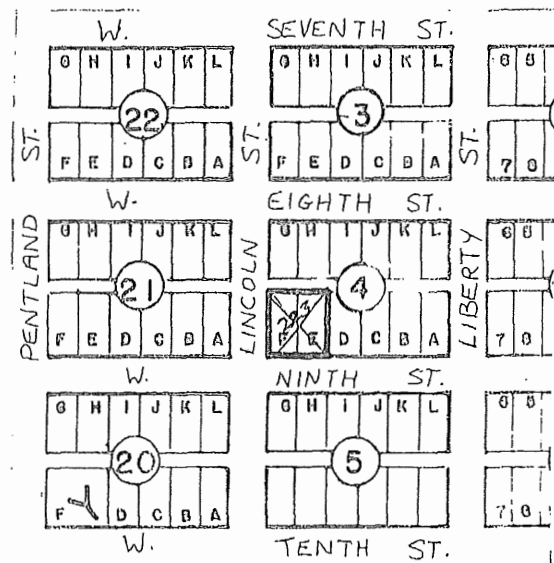
Describe geographic location & immediate setting. Mid block lot in area of fine older and new homes. Generally level area on top of bluff. Adjoining basalt outcroppings on west in right of way of undeveloped Lincoln Street.

Statement of Significance (Historical and/or architectural importance, dates, events, persons, contexts): A primary example of the style in a small cottage. Use of brick masonry. Exemplary use of veranda at front and on east side. Possibly a pattern book house.

Quadrangle name: _____
Township 1N Range 13 Section 4AD

PLEASE PLACE HERE:

Site map schematic drawing showing inventoried bldg.(s) and including outbuildings, structures, roads, and historic landscaping, if appropriate. Indicate north by an arrow.



Sources:

Wasco County Assessor's Records



Plot Plan

City of The Dalles
Community Development
Department

Map, Tax Lot: _____

Applicant: _____

Owner(s): _____

Address: _____

Phone #: _____

Date: _____

Scale: (select one)

One Inch = 10 Feet ☐

One Inch = 20 Feet ☒

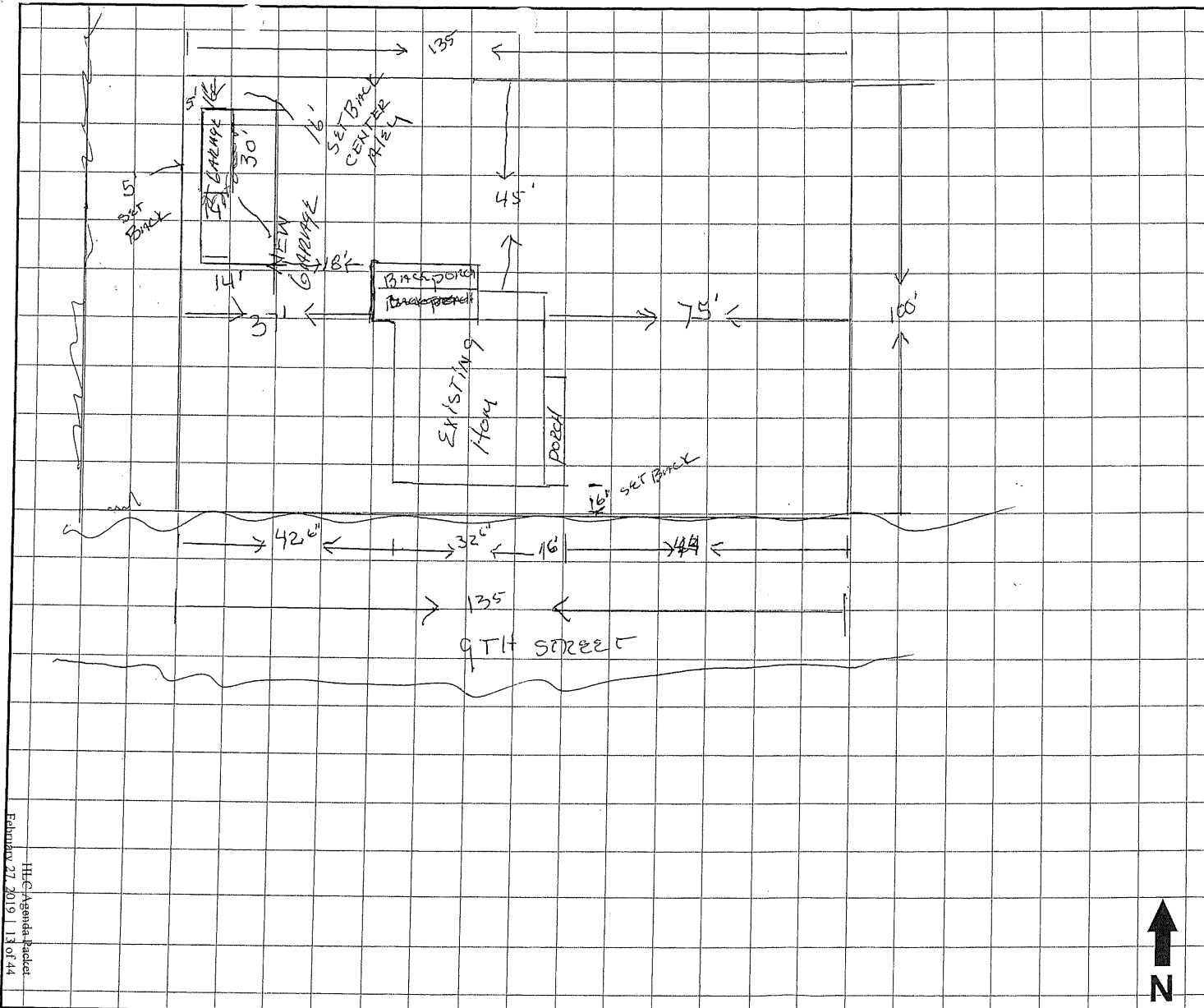
One Inch = 50 Feet ☐

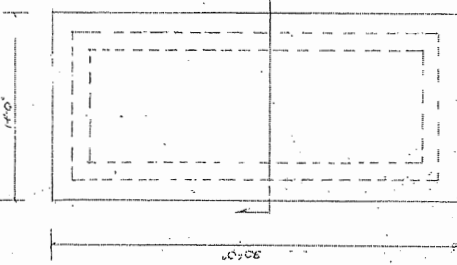
Planning Department Only:

File #: _____

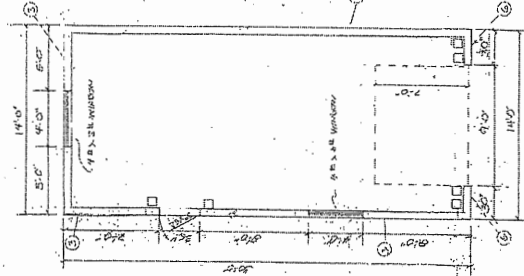
Approval Date: _____

Signature: _____

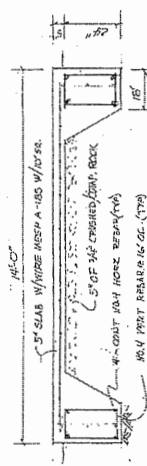




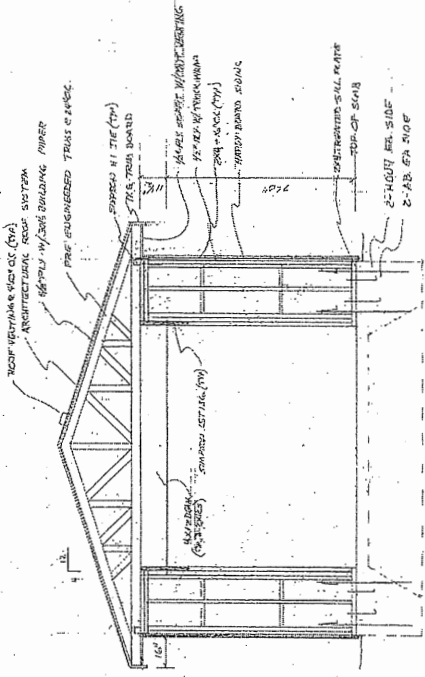
FOUNDATION PLAN
SCALE 1/4"=1'-0"



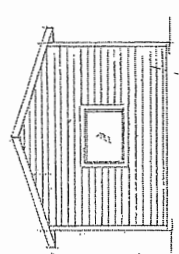
FLOOR & LATERAL RESTRAINT PLAN
SCALE 1/4"=1'-0"



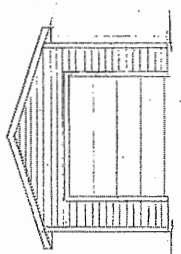
SECTION A
SCALE 1/4"=1'-0"



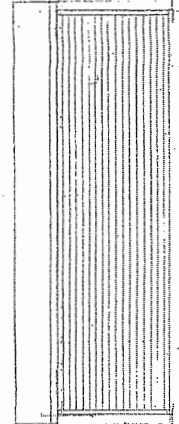
GARAGE DOOR FRAMING SECTION
SCALE 1/4"=1'-0"



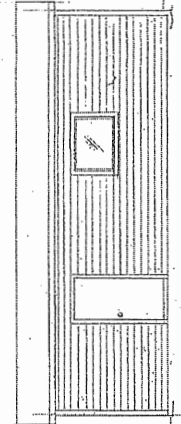
SOUTH ELEVATION
SCALE 1/4"=1'-0"



NORTH ELEVATION
SCALE 1/4"=1'-0"



WEST ELEVATION
SCALE 1/4"=1'-0"



EAST ELEVATION
SCALE 1/4"=1'-0"

SHEARWALL SCHEDULE									
NO.	TYPE	SIZE	SPACING	BAR	AS	BS	CS	DS	NOTES
1	2	7"	2x	2x	4x	4x	4x	4x	1
2	1	6"	12"	2x	2x	4x	4x	4x	1
3	1	5"	12"	2x	2x	4x	4x	4x	1
4	1	4"	8"	2x	2x	4x	4x	4x	1
5	1	3"	6"	2x	2x	4x	4x	4x	1
6	1	2"	4"	2x	2x	4x	4x	4x	1
7	1	2"	4"	2x	2x	4x	4x	4x	1

NOTES:
1. ALL SHEATHING TO BE 1/2" CDX (OR 1/4" PAIR SHEATHING)
2. ALL RAFTERS ARE 12" ON CENTER (12" O.C.) COMMON AND ALL
3. ALL JOISTS ARE 12" ON CENTER (12" O.C.) COMMON AND ALL
4. ALL GIPSON BOARD TO BE 1/2" ALL RAFTERS ARE 64
5. COEF. OR 1/2" 5" 1/4" STIFFENERS

1. STAGGER RAFTERS TO AVOID SPLITTING STUDS
2. H-RAFTERS
3. H-RAFTERS
4. H-RAFTERS

NOTE
ANY ADDITIONAL ENGINEERING REQUIRED SEE
TERMINAL ENGINEERING CORP.

DATE	1/26/19	PROJECT	223 West 9th The Docks
BY	1/26/19	REVISION	1/26/19
223 West 9th The Docks - GARAGE			
1 of 1			

CITY of THE DALLES313 COURT STREET
THE DALLES, OREGON 97058

**STAFF REPORT
HISTORIC LANDMARKS REVIEW # 163-19**

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Senior Planner

HEARING DATE: Wednesday, February 27, 2019

ISSUE: Marie Connell and William O'Keefe are applying to site and construct a new free-standing garage on property that is locally landmarked.

SYNOPSIS:

APPLICANTS	Marie Connell and William O'Keefe
PROPERTY OWNER	Marie Connell and William O'Keefe
LOCATION	223 West 9 th Street, The Dalles, OR 97058
ZONING	"RH" – Residential High Density
EXISTING USE	Residence
SURROUNDING USE	Residential
HISTORIC STATUS	Inventoried as a local landmark

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

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

BACKGROUND: There is no historic name of this house. The house was constructed in 1896 and is considered a Victorian Rural Vernacular Cottage.

The house is in excellent historic condition. The applicants are requesting to remove an existing carport and replace with a new stand-alone garage.

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

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

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

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

Section 11.12.070, Subsection A. Review Criteria:

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

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

FINDING-A1: The property will remain being used as a residence. No change of use is planned. Criterion met.

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

FINDING-A2: No modifications are planned for the historic structure. The removal of the non-historic metal carport will complement the property. 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: The proposed garage will not create a false sense of historical development. Criterion met.

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

FINDING-A4: There are no changes to the property that have acquired significance that are being reviewed with this application. 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 original 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: There are no plans to remove any historical features with this application. 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-A7: There are no plans to alter or clean the historical residence. 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: Minimal excavation is planned with this request. Criterion will be addressed as a condition of approval.

9. *"New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."*

FINDING-A9: The new garage will not destroy historic materials for the property and will be compatible with the massing, 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: Utmost care will be taken with construction of the new garage and be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property would be unimpaired. Criterion will be addressed as a condition of approval.

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

SUBSECTION (K) - MATERIALS

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

GUIDELINES:

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

FINDING B-2: (a): Applicants are proposing to use new building materials as this is not an addition to a historic building. Criterion met.

(b): The materials lists were not provided with the submittal. As recommended, the materials should be compatible with the historic materials that exist on the house. Criterion will be addressed as a condition of approval.

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

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

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

(f): The submitted plans indicated that the colors will follow the house colors. Criterion met.

(g): No brick will be painted or installed with the new garage. Criterion does not apply.

(h): Cleaning of the existing house is not planned. However, if plans change, no sandblasting will be permitted. This will be addressed as a condition of approval.

(i): At this time, the paint colors of the garage were not included. Staff suggests that the commission allow staff to determine if the colors meet the design guidelines. Criterion will be addressed as a condition of approval.

CONCLUSIONS: The proposed garage will be complementary to the existing residence and be in compliance with historic design guidelines. In all respects this application meets the standards of the Secretary of the Interior and the City of The Dalles Municipal Code, Title 11-Planning, Chapter 11.12 – Historic Resources, with the following conditions:

Recommended Conditions of Approval:

1. Work will be completed in substantial conformance to the pictures and proposals as submitted, reviewed and modified.
2. The use of wood for windows is recommended.
3. The use of reflective and smoked glass is prohibited.
4. Whenever possible, the natural color of the materials should be retained.
5. The applicants shall submit plans for a building permit to the State Building Codes Department.
6. Cleaning of the historic residence requires the applicants 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 Planning staff prior to work starting.
8. The applicants are required to notify the Planning Department of any alteration of the approved plans.
9. When painting a building the following color scheme is recommended: darkest-window sash; medium-building; lightest-trim, detail.
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."
11. Materials for the garage should be compatible with the materials that exist on the house.

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CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

HLC# 164-19

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:	Todd Carpenter & Carla McQuade
Address	215 E 2nd PO Box 2688 The Dalles, OR 97058
Site Address	215 E 2nd Street The Dalles, OR 97058
Map and Tax Lot	1W13 3BD Tax Lot 3500, 3400, 3600
Telephone	503-705-2889
Zoning	Commercial Mixed Use

Please

describe your project goals.

Street Frontage elevation changes - looking for
sign off on elevation (Preferred by Landmark) so that we
can approach Main Street to support State Grant Funding
before March 8th

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

Option 1 - Propose restoring historical features of early 1900s images
Option 2 - Retain some elements of Architectural Design per Rec
Building

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

LRS Architecture is working with us using historical photos &
images of separate Building Space/Store Fronts

What is the current use of this property?

Currently unused Previous use Bowling Alley, restaurant, bar, and other
Will the use change as a result of approval of this application? Yes/No Retail Store Front

List any known archeological resources on site.

None - No Planned Excavation

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.

T. J. Carpenter 1/30/19
Applicant Date

Todd Carpenter
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

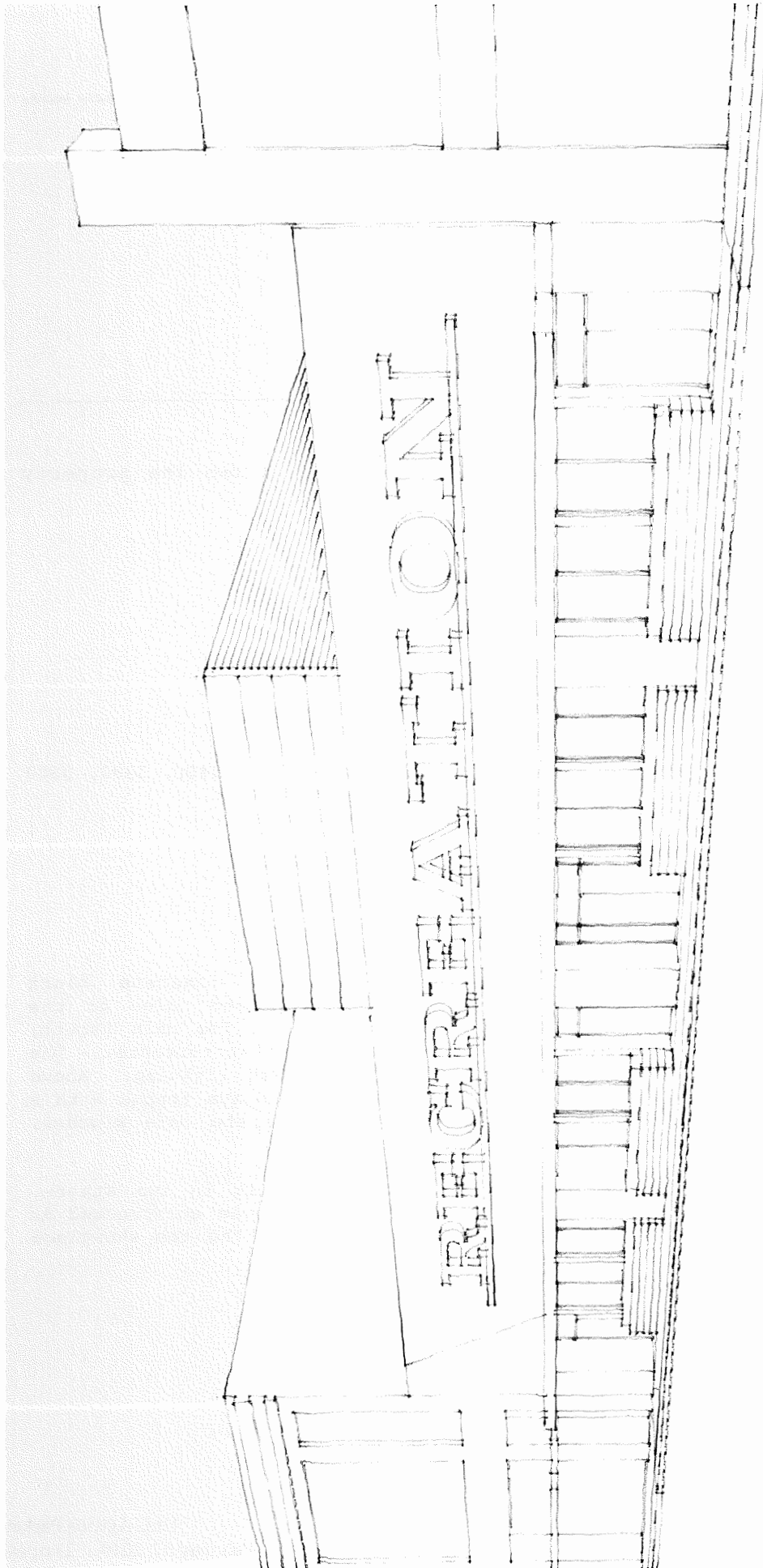
Section number 7 Page 101

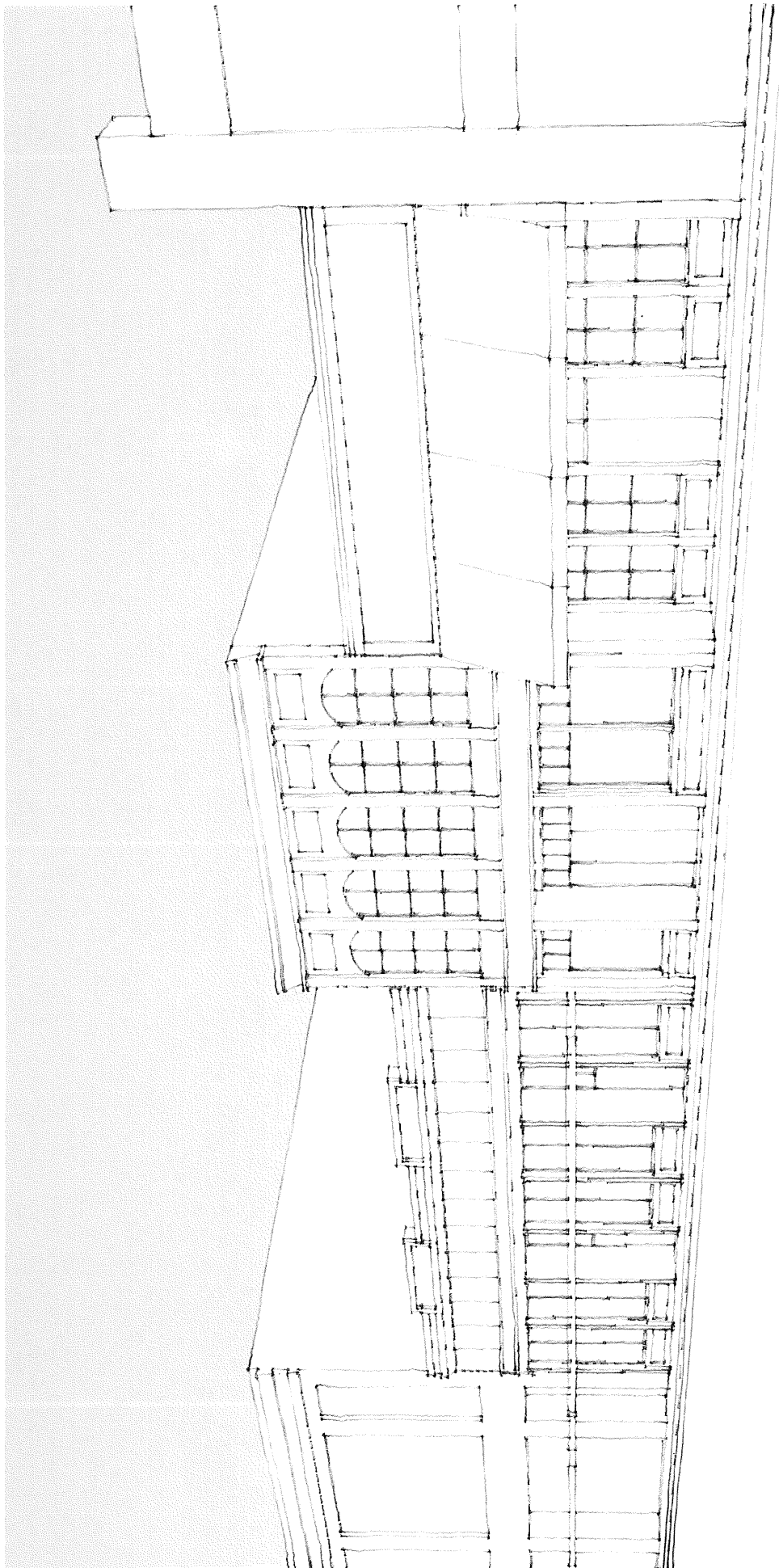
the hotel in 1946 and members of the family still own the property today.

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

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

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





RECREATION BUILDING FACADE SKETCHES

FEBRUARY 04, 2019 | PROJ. # 219040

OPTION 2

REPLICATING PREVIOUS FACADES

LRS
ARCHITECTS



 alamy stock photo

HIC Avenue, Pasadena
February 27, 2019

A7MW21
www.alamy.com

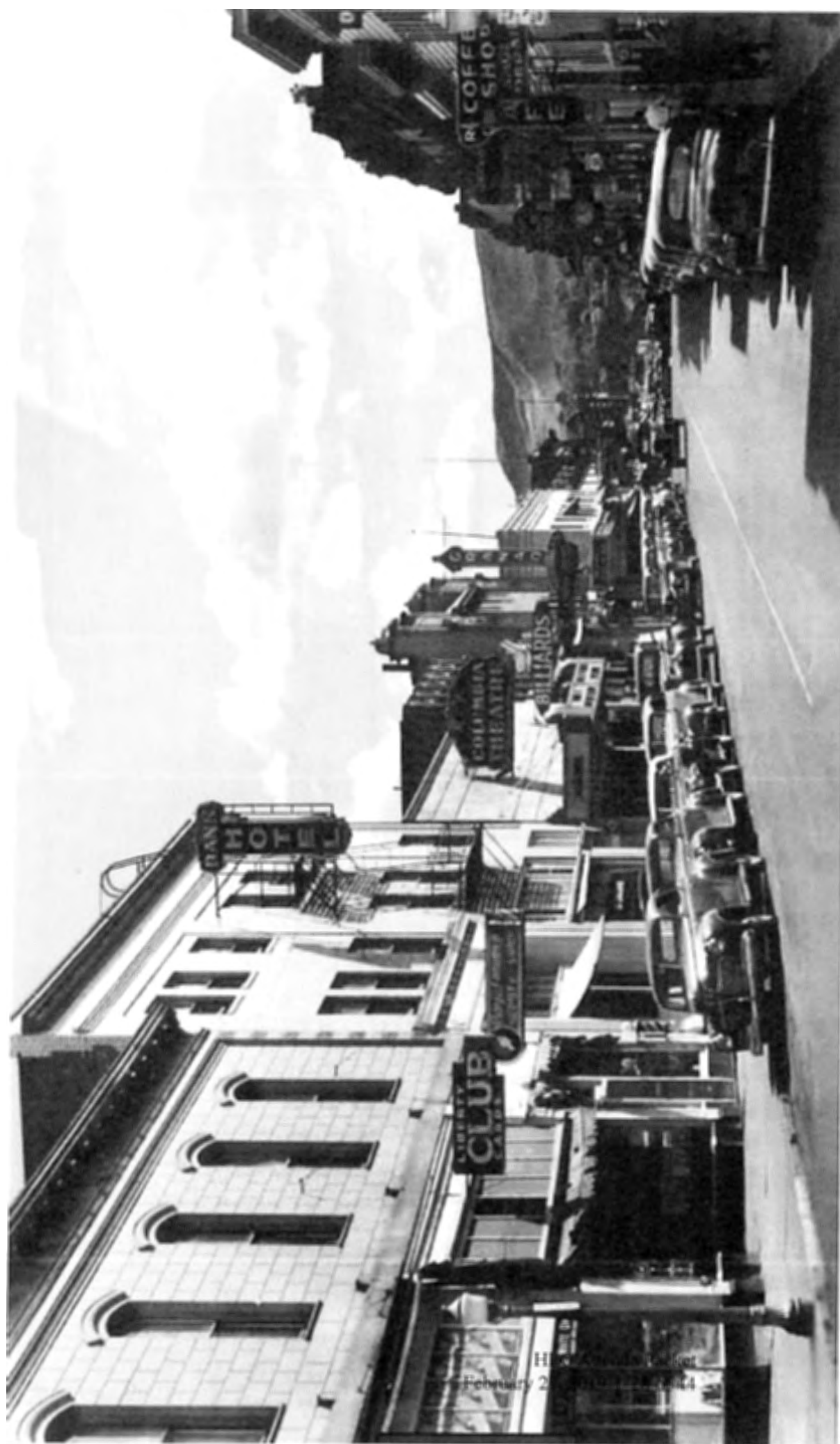
HOTEL ALBERT 1905
PRIOR TO REMODEL IN 1926

PRINZ & NITSCHKE 1895
UNDERTAKERS, CARPETS &
FURNITURE

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

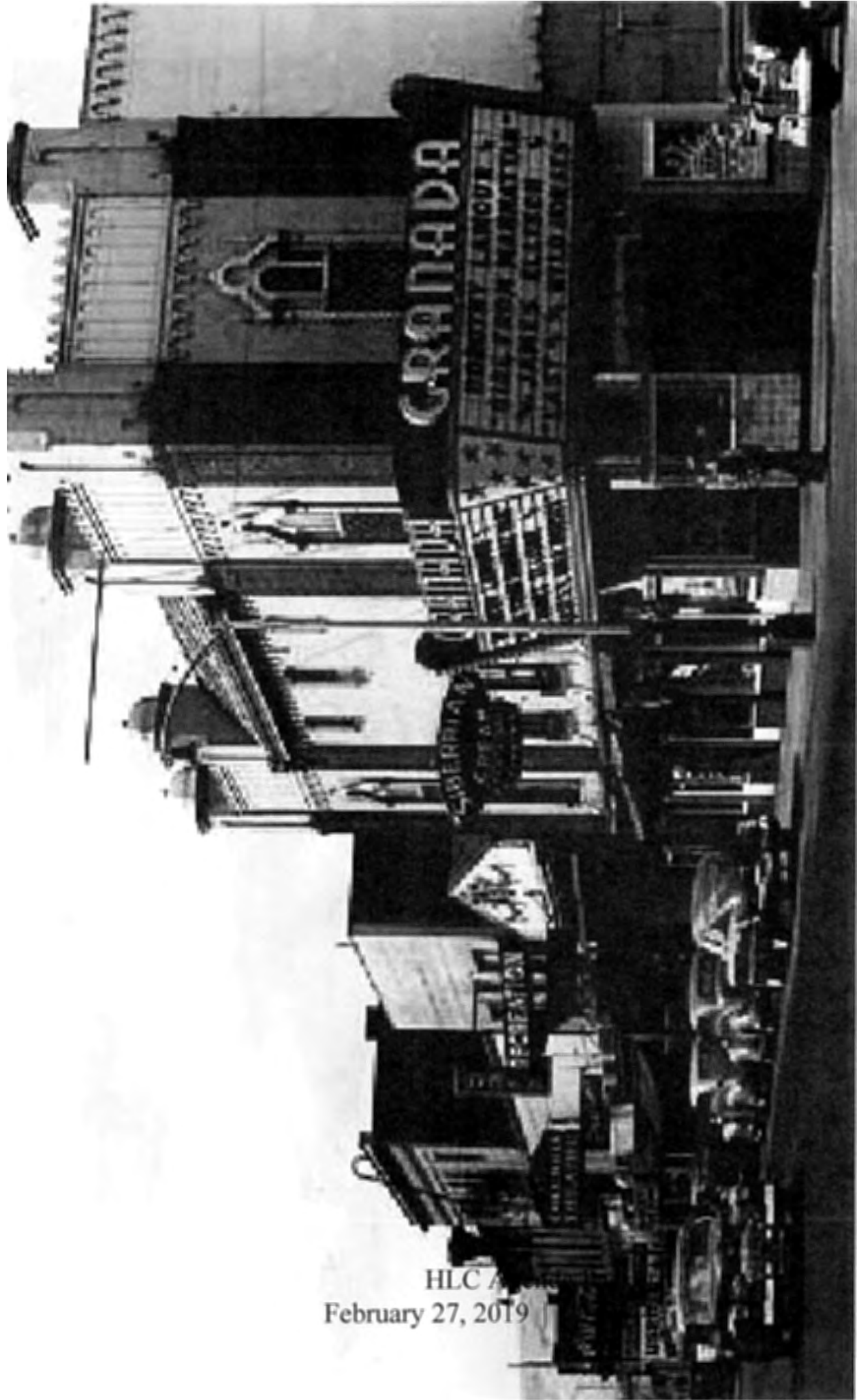
GRAND THEATER 1911
AKA THE EMPRESS THEATER



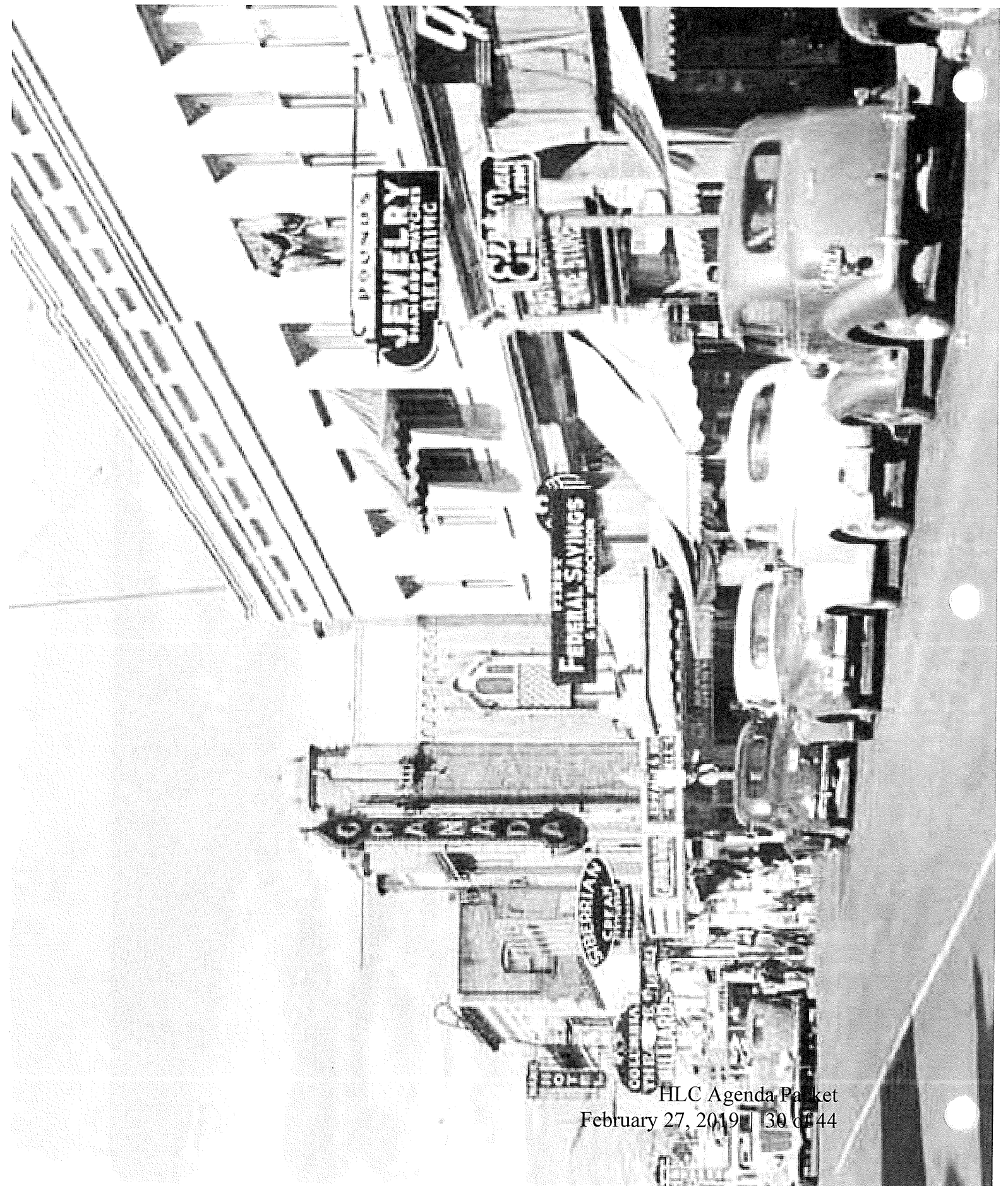


February 2

1944



HLC A
February 27, 2019



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CITY of THE DALLES313 COURT STREET
THE DALLES, OREGON 97058

**STAFF REPORT
HISTORIC LANDMARKS REVIEW # 164-19**

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Senior Planner

HEARING DATE: Wednesday, February 27, 2019

ISSUE: Todd Carpenter and Carla McQuade are applying to clean and restore architectural features to the façade of the Recreation Café building with one of two options. Option #1 – Restore 1950's era façade; Option #2 -Restore early 1900's historic facade.

SYNOPSIS:

APPLICANTS	Todd Carpenter and Carla McQuade
PROPERTY OWNER	Todd Carpenter and Carla McQuade
LOCATION	215 E. 2 nd Street, The Dalles, OR 97058
ZONING	"CBC-1" – Central Business Commercial, Commercial Historic District
EXISTING USE	Vacant – Previously mixed uses as a Restaurant, Lounge/Bar, and Bowling Alley
SURROUNDING USE	Commercial
HISTORIC STATUS	Classified as Non-Compatible, Non-Contributing in The Dalles Commercial Historic District.

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

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

BACKGROUND: There is no historic name of this building, but it is commonly known as the Receptions Café building. The building was constructed in two stages. The first portion was built in 1946 and the addition was constructed in 1958. The later addition replaced the Grand Theater which was the top showplace at one time in the Mid-Columbia area.

As stated above, the building is non-compatible, non-historic for The Dalles Commercial Historic District. With the later portion of the building being constructed in 1958, one could argue that the building should now be re-evaluated and be included as a historic structure in the district because it is older than 50

years. However, according to the inventory sheets, there have been major alterations to the building over the years and these alterations may disqualify the building as a historic structure.

In 2012, the building was earmarked for demolition with plans of a new hotel being constructed on that site. Those plans changed and the building has continued to remain vacant over the years.

The applicants are proposing two options for the restoration of this building. Option #1 will follow the 1950's era style of the building that currently exists and Option #2 will restore the façade to follow the late 1800's/early 1900's era style.

The applicants are looking for direction and approval from the Historic Landmarks Commission for either option. Both options will require a complete restoration of the façade.

Option #1 - Alter the existing façade windows and doors to be more open to the street/sidewalk and compatible with the 1950's era style. The restoration will include removal of the tile, awning and decorative features on the upper portion of the building. These modifications will make the building more compatible with the surrounding buildings and allow for re-use of the currently vacant building.

Option #2 – (Staff preference) Alter the existing façade windows and doors to be more open to the street/sidewalk and compatible with the late 1800's/early 1900's era architecture that is significant in The Dalles Commercial Historic District. The restoration will be a full façade restoration using historic photos to create a similar façade to the original buildings that existed in that location. There are remnants of the former historic buildings that will remain and be restored with this option. These modifications will make the building compatible with the surrounding buildings of similar vintage, allow restoration of the remaining historic features that exist as well as allow for re-use of the currently vacant building.

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

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

- *Comply with The Dalles Comprehensive Plan.*

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

Section 11.12.070, Subsection A. Review Criteria:

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

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

FINDING-A1: This site has been used as a bowling alley, restaurant and bar for many years. It has sat vacant over the past ten years. The uses for the building have been discussed and will follow similar type uses such as a bar, indoor recreation and restaurant uses. The property is located in the Central Business Commercial district. There is no change of use being requested at this time, any proposed uses would need to be permitted uses for the subject zone. Criterion met.

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

FINDING-A2: Option #1 would be cleaning up the current existing façade and retain any historic materials from the original building shell. The alterations would be minimal and involve removal of non-historic materials from the façade of the historic building. Criterion met.

OR

Option #2 would be utilizing the existing historic building shell and remove all non-original 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-A3: Option #1 would be recognizing the 1950’s era building and would follow a simplified façade that would not create a false sense of historical development. Criterion met.

OR

Option #2 would be bringing the building back to the early 1900’s era. There are remnants of the original building that exist. With the assistance of historical photos, the applicants would construct a compatible façade to the existing historic building shell. These modifications will be differentiated from the original features and not create a false sense of historical development. Criterion met.

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

FINDING-A4: Option #1 – One could say that the 1950's era façade has acquired historical significance due to its age and being over 50 years old. Staff would support the restoration of the façade to this era knowing that the modifications would be in line with architecture of the 50's. The tiles, awning and other decorative features on the façade have not acquired historical significance. Criterion met.

OR

Option #2 - All the 1950's era façade will be removed. As stated above, this façade may have acquired historical significance. However, with the remnants of the original buildings and use of historic photos staff would recommend that the existing façade be removed and the earlier period façade be constructed. The original structures are more compatible with and meet the period of historic significance of the National Historic District that the building is located. Criterion met.

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

FINDING-A5: Option #1 and Option #2 - There are no plans for any original 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: Option #1 and Option #2 - The applicants do not plan to alter any original historic features to this building. The two options provide opportunity to use the materials that exist. In a case where materials need replaced due to deterioration, similar materials will be required to be used in the restoration. Criterion will be addressed as a condition of approval.

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

FINDING-A7: Option #1 and Option #2 - Applicants plans to surface clean the building. However, 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-A8: Option #1 and Option #2 - No excavation is planned with this request. Criterion does not apply.

9. *"New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."*

FINDING-A9: Option #1 – The 1950's era façade would continue to cover the historic building shell that exists. There are no plans to destroy any of the original historic materials. Criterion met.

OR

Option #2 - All the 1950's era façade will be removed. The plans include restoring the original historic building shell as well as construct a new façade using historic photos as reference. The new facade will be differentiated from the original and be compatible in massing and scale to the adjacent buildings. Criterion met.

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

FINDING-A10: Option #1 and Option #2 - The façade was altered substantially in the 1950's, leaving only a small portion of the original center building visible. The remaining historic shells have been covered for years. The modification to the façade will not alter the essential form and integrity of the historic property. Utmost care will be taken with construction of the new façade for either option. Criterion will be addressed as a condition of approval.

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

SUBSECTION (M) - COMMERCIAL FRONT

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

GUIDELINES:

- a. Primary entrances should be recessed, glazed and oriented to the street rather than to a rear or interior alley.*
- b. Tiled floors are highly effective in marking the recessed entrance.*
- c. The use of large, clear plate glass for display windows incorporated with transom windows is recommended.*

- d. *The use of vertical, double-hung windows; either singly or in groups is recommended on the upper levels.*
- e. *Window bulkheads of the historic type are recommended.*
- f. *Identify and retain fragments such as earlier window systems and no longer used door locations which evoke a sense of the building's history.*
- g. *The use of historic photographs for reference is recommended.*
- h. *Development and adoption of a Facade Improvement Plan is recommended.*

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

(b): Option #1 and Option #2 - No information was provided with regards to the recessed area flooring. At this time concrete exists. The Commission may request the installation of a tile recessed entry if desired.

(c): Option #1 and Option #2 -Both options show clear plate glass for the windows/doors. Criterion met.

(d): Option #1 - There will be no upper windows in this restoration option. Criterion does not apply.

Option #2 - The upper floor windows appear to be double hung in the provided rendering. Only the center building portion will have a second story with windows. Criterion met.

(e): Option #1 and Option #2 -Both options include window bulkheads, which are recommended and historically accurate. Criterion met.

(f): Option #1 and Option #2 - Unfortunately, a majority of the original façade has been removed. Both options show restoration of either original or 1950's era facades and include historically accurate storefront characteristics. Criterion met.

(g): Option #1 and Option #2 – The applicants were able to locate a number of historic photos of the façade and have used those photos as design reference. Criterion met.

(h): Option #1 and Option #2 – At this time there is no façade improvement plan in place for the historic district. Criterion does not apply.

SUBSECTION (K) - MATERIALS

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

GUIDELINES:

- a. *For building renovations, original materials should be restored wherever possible.*
- b. *When materials need to be replaced for restoration they should be compatible in quality, color, texture, finish and dimension to the original materials (see page 2, Secretary of the Interior's Standards for Rehabilitation).*

- c. *New construction should use materials compatible with the historic buildings in quality, color, texture, finish and dimension. Predominant materials of the commercial historic district are:
Brick, stone, cast iron, glazed terra cotta, cement plaster (stucco).*
- d. *The use of wood for windows is recommended.*
- e. *The use of reflective and smoked glass is prohibited.*
- f. *Whenever possible, the natural color of the materials should be retained.*
- g. *An ordinance prohibiting the painting of brick, unless it is damaged or has already been sandblasted, should be adopted.*
- h. *Sandblasting of brick is prohibited as it severely damages the brick.*
- i. *When painting a building the following color scheme is recommended:
darkest-window sash; medium-building; lightest-trim, detail.*

FINDING B-2: (a): Option #1– The applicants are proposing to restore the 1950's era materials that remain on the building. Some non-historic alterations will be removed. Criterion met.

Option #2 – The applicants are proposing to remove all the non-historic alterations from the building and restore any original features that exist for the property. Criterion met.

(b): Option #1 and Option #2 – The materials lists were not provided with the submittal. As recommended, the materials should be brick, wood, glass and steel and be compatible with the historic materials that exist on the building. Criterion will be addressed as a condition of approval.

(c): Option #1 and Option #2 – As stated above the materials will be required to be compatible. Criterion will be addressed as a condition of approval.

(d): Option #1 and Option #2 – The door/windows will be required to have an exterior wood finish and meet the Oregon State Building Codes requirements. Criterion will be addressed as a condition of approval.

(e): Option #1 and Option #2 – The application does not include reflective or smoke glass as it is prohibited. Criterion met.

(f): Option #1 and Option #2 – The submitted plans did not indicate the materials or that the original colors will be retained. Criterion will be addressed as a condition of approval.

(g): Option #1 and Option #2 – No painting of brick is indicated on the submitted application. Criterion met.

(h): Option #1 and Option #2 – Cleaning of the building is planned. No sandblasting will be permitted. This will be addressed as a condition of approval.

(i): Option #1 and Option #2 – At this time, the paint colors of the windows was not included. Staff suggests that the commission allow staff to determine if the colors meet the design guidelines. Criterion will be addressed as a condition of approval.

CONCLUSIONS: The two proposed options for improvements to the building will bring the building more in compliance with historic design guidelines. Both restoration options will complement the building and enhance the commercial street façade. These changes to the building will allow for the continued use of this resource located in The Dalles Commercial Historic District. In all respects

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

Recommended Conditions of Approval:

1. Work will be completed in substantial conformance to the pictures and proposals as submitted, reviewed and modified.
2. The use of wood for windows is recommended.
3. The use of reflective and smoked glass is prohibited.
4. Whenever possible, the natural color of the materials should be retained.
5. The modification to the façade shall not alter the essential form and integrity of the historic property. Utmost care will be taken with construction of the new façade and the installation of the awning.
6. The applicants shall submit plans for a building permit to the State Building Codes Department.
7. Cleaning of the historic structure requires the applicants to use the gentlest means possible. No harsh chemical or sandblasting will be allowed.
8. Painting will be required to follow the historic guidelines and be approved by City Planning staff prior to work starting.
9. The applicants are required to notify the Planning Department of any alteration of the approved plans.
10. When materials need to be replaced for restoration they should be compatible in quality, color, texture, finish and dimension to the original materials.
11. 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.
12. When painting a building the following color scheme is recommended: darkest-window sash; medium-building; lightest-trim, detail.



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

HISTORIC LANDMARKS RESOLUTION NO. 153-19

Adopting The Dalles Historic Landmarks Commission Application #163-19 of Marie Connell and William O'Keefe. This application is for a Historic Landmarks Commission hearing to gain approval to remove the metal carport and build a garage. Paint, roofing fascia and soffits will match the original home. The property is located at 223 W. Ninth Street, The Dalles, Oregon and is further described as 1N 13E 4 AD tax lot 10700. Property was built in 1896 and is a locally landmarked property zoned "RH" – High Density Residential.

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on February 27, 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 #163-19 and the minutes of the February 27, 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 163-19, Marie Connell and William O'Keefe, is *approved* with the following conditions:
 - 1. Work will be completed in substantial conformance to the pictures and proposals as submitted, reviewed and modified.
 - 2. The use of wood for windows is recommended.
 - 3. The use of reflective and smoked glass is prohibited.
 - 4. Whenever possible, the natural color of the materials should be retained.
 - 5. The applicants shall submit plans for a building permit to the State Building Codes Department.
 - 6. Cleaning of the historic residence requires the applicants 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 Planning staff prior to work starting.
8. The applicants are required to notify the Planning Department of any alteration of the approved plans.
9. When painting a building the following color scheme is recommended:
darkest-window sash; medium-building; lightest-trim, detail.
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.”
11. Materials for the garage should be compatible with the materials that exist on the house.

III. APPEALS, COMPLIANCE AND PENALTIES:

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

ADOPTED THIS 27TH DAY, FEBRUARY, 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 February 27, 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. 154-19

Adopting The Dalles Historic Landmarks Commission Application #164-19 of Todd Carpenter and Carla McQuade. This application is for a Historic Landmarks Commission hearing to gain approval to clean and complete a façade restoration to return structure to 1900s era style. The property is located at 215 E. Second Street, The Dalles, Oregon and is further described as 1N 13E 3 BD tax lots 3400, 3500 and 3600. Property is located in the National Commercial Historic District and zoned “CBC” – Central Business Commercial.

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on February 27, 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 #164-19 and the minutes of the February 27, 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 164-19, Todd Carpenter and Carla McQuade, is ***approved*** with the following conditions:
 - 1. Work will be completed in substantial conformance to the pictures and proposals as submitted, reviewed and modified.
 - 2. The use of wood for windows is recommended.
 - 3. The use of reflective and smoked glass is prohibited.
 - 4. Whenever possible, the natural color of the materials should be retained.
 - 5. The modification to the façade shall not alter the essential form and integrity of the historic property. Utmost care will be taken with construction of the new façade and the installation of the awning.
 - 6. The applicants shall submit plans for a building permit to the State Building Codes Department.
 - 7. Cleaning of the historic structure requires the applicants to use the gentlest means possible. No harsh chemical or sandblasting will be allowed.
 - 8. Painting will be required to follow the historic guidelines and be approved by City

- Planning staff prior to work starting.
9. The applicants are required to notify the Planning Department of any alteration of the approved plans.
 10. When materials need to be replaced for restoration they should be compatible in quality, color, texture, finish and dimension to the original materials.
 11. 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.
 12. When painting a building the following color scheme is recommended: darkest-window sash; medium-building; lightest-trim, detail.

III. APPEALS, COMPLIANCE AND PENALTIES:

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

ADOPTED THIS 27TH DAY, FEBRUARY, 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 February 27, 2019.

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

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