



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
COMMUNITY DEVELOPMENT 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

Special Meeting - Wednesday, September 19, 2018
4:00 PM

- I. Call to Order**
- II. Roll Call**
- III. Pledge of Allegiance**
- IV. Approval of Agenda**
- V. Approval of Minutes** – July 25, 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 Hearing**
 - A. Historic Landmarks Commission Application 162-18, The Dalles Main Street
Request: Approval to renovate and restore to near original façade of the historic McHale's Grocery Building, commonly known as the Singer Store located at 422 East 2nd Street and located in The Dalles Commercial Historic District. Request includes tear-off of the non-historic components and exterior modifications to bring back the East Second Street façade.
- VIII. Resolutions**
 - A. Resolution 152-18 for HLC 162-18, The Dalles Main Street
- IX. Staff/Commissioner Comments**
- X. Next Meeting Date** – October 24, 2018
- XI. Adjournment**

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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, July 25, 2018
4:00 PM

CALL TO ORDER

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

ROLL CALL

Commissioners Present: Sandra Bisset, Dennis Davis, Robert McNary, and Doug Leash
Commissioners Absent: Eric Gleason
Others Present: Ft. Dalles Museum Representative Heather Kirby and City Councilor Tim McGlothlin
Others Absent: None
Staff Present: Senior Planner Dawn Hert, Community Development Director Steve Harris
Public Present: Eleven

PLEDGE OF ALLEGIANCE

Vice Chair McNary led the Pledge of Allegiance.

APPROVAL OF AGENDA

Commissioner Davis moved to approve the agenda as written. Commissioner Leash seconded the motion; the motion passed unanimously.

APPROVAL OF MINUTES

Commissioner Leash moved to approve the minutes of April 25, 2018 as written. Commissioner Bisset seconded the motion. The motion passed unanimously.

PUBLIC COMMENTS

None.

PUBLIC HEARING

Vice Chair McNary read the rules for a public hearing. McNary then asked the Commission if they had any ex parte contact, conflict of interest or bias that would prevent an impartial decision. Hearing none, McNary opened the Public Hearing at 4:22 p.m.

Senior Planner Hert presented the staff report.

Historic Landmarks Commission Application 160-18, The Dalles Main Street Program

Requesting approval to install a classic “Sears, Roebuck and Co.” neon sign on the east facing side of the Commodore II Building, located at 312 Court Street.

Jeremiah Paulsen, Community Development Coordinator, The Dalles Main Street

The Dalles Main Street is working on a grand celebration to be held at the Neon Sign Museum to celebrate receipt of a \$25,000 grant. The Dalles was the only city in Oregon to receive the grant. Main Street would like to have the sign installed prior to the celebration scheduled for next month. Installation of the sign would meet code and would not damage the exterior of the building.

Commission discussion included:

- Signs would be treated as artwork or a mural, rather than advertising. Grouping the signs would address that topic.
- Public awareness – Include some way to differentiate the signs from advertisements
- The potential to relocate the “Recreation” sign from E. Second Street
- The Sears sign is not historically relevant to the time or this location
- Avoid dilution of our community’s historic value. This sign is not part of The Dalles’ history but may be perceived as such.
- Signs could be considered “Americana”
- Include a disclaimer with details of the installation
- Signs will be illuminated 8-10 hours per day
- The Commodore II is a Chicago style architecture built in 1910, the same era as the Sears sign hung originally in Chicago

Vice Chair McNary invited comments from opponents and proponents.

Carolyn Wood, 1709 Liberty Way, The Dalles

Wood stated the importance of explaining context while in the process of hosting a tour, creating brochures, or advertising the installations. Wood shared the Commission’s concerns about historical content.

Paulsen said The Dalles Main Street has three informational kiosks around town featuring a map on one side with history on the other. The kiosks could be updated to contain the purpose of and information about the neon signs.

Vice Chair McNary closed the public hearing at 4:43 p.m.

Commissioner Leash moved to approve HLC 160-18 with the conditions of approval stated based on findings of fact. Commissioner Davis seconded the motion; the motion passed unanimously.

Historic Landmarks Commission Application 161-18, Todd Carpenter

Requesting approval to clean, restore architectural features and make other exterior modifications to the East Second Street façade of the Bank Hotel Building.

Vice Chair McNary again read the rules for a public hearing. McNary then asked the Commission if they had any ex parte contact, conflict of interest or bias that would prevent an impartial decision.

Commissioner Leash stated his son at one time owned the subject building. Attorney Parker responded if there was no potential financial benefit or bias, Commissioner Leash could participate in the hearing.

Vice Chair McNary invited a challenge from the audience, hearing none, McNary reopened the Public Hearing at 4:47 p.m.

Senior Planner Hert presented the staff report.

Todd Carpenter, 216 E. Fifth Street, The Dalles

Carpenter stated:

- Option 2 of the staff report had been rejected
- The rear of the building would have a metal roll-up door that resembled wood
- The front door would be custom made of wood
- Phase 2 of the project would include restoration of the hotel with suites and single rooms
- First floor would contain an upscale restaurant and large bar
- Carpenter was working with the City to purchase the Recreation Building. If successful, he would address the issue of overlapping tile work on the façade.
- He is hoping to return the original color of stone to the archway over the entrance
- Existing transoms will be retained, glass will be replaced
- Carpenter is hoping to remove the yellow spot on the façade

Commissioner Bisset said additional historic information may be available in the Discovery Center library.

Commissioner Leash stated French doors were more in keeping with original architecture. Commissioner Bisset stated her preference for Option 1.

Vice Chair McNary invited comments from proponents and opponents. Hearing none, McNary closed the public hearing at 5:11 p.m.

During discussion, Vice Chair McNary shared his disappointment with the removal of outside fire escapes. Hert responded that the State Historic Preservation Office recommends removal of fire escapes.

Vice Chair McNary re-opened the public hearing at 5:16 p.m.

Todd Carpenter, 216 E. Fifth Street, The Dalles

In response to Vice Chair McNary's inquiry, Carpenter stated an existing door on the back side would be replaced and the deck extended in order to provide outside dining.

Vice Chair McNary closed the public hearing at 5:18 p.m.

Commission consensus was in favor of the proposed project.

Commissioner Bisset moved to accept HLC 161-18 for the Bank Hotel Building with conditions of approval in the staff report including Option 1. Commissioner Davis seconded the motion; the motion passed unanimously.

RESOLUTIONS

Resolution 150-18 for HLC 160-18, The Dalles Main Street

Commissioner Davis moved to approve Resolution 150-18 with four conditions of approval. Commissioner Leash seconded the motion; the motion passed unanimously.

Resolution 151-18 for HLC 161-18, Todd Carpenter

Commission Leash moved to approve Resolution 151-18 with ten conditions of approval. Commissioner Bisset seconded the motion; the motion passed unanimously.

STAFF/COMMISSIONER COMMENTS

- The Fort Dalles Museum has been scrubbed and three layers of preservative were applied
- Commissioner McGlothlin continued efforts to preserve the Gitchell Building
- The "turquoise building" downtown is not in the National Historic District or locally inventoried and did not require approval for the paint palette. Hert was unsure why the building was not included in the District.
- The mural being painted on the building is not subject to regulation; obscenities and inappropriate language are not allowed. Hert will forward a mock-up of the mural to the Commission.
- Hert is talking with Immense Imagery about creating an app for the Historic Walking Tour.
- Lisa Farquharson, The Dalles Area Chamber of Commerce, and Commissioner Bisset would like to work with Senior Planner Hert to get the Walking Tour online.
- Chris Bolton, docent for the Original Wasco County Courthouse, has created a map installed at the Courthouse showing trails leading in and out of The Dalles. In order to apply for a grant, the trails had to be tied to the Walking Tour. The map will be used as a watermark on the brochure.
- Railings for the Original Wasco County Courthouse were installed. Replacement cedar shakes have been ordered for the roof.
- The Original Wasco County Courthouse will be involved in the Gray Line tours running from Portland to The Dalles.
- Wood chips were delivered to Pioneer Cemetery and will be spread in the near future.
- Vice Chair McNary stated his preference to meet regularly, at least every other month when no applications are submitted. Commissioner Bisset agreed.

NEXT MEETING DATE

The next meeting is scheduled for August 22, 2018.

ADJOURNMENT

Vice Chair McNary adjourned the meeting at 5:45 p.m.

Respectfully Submitted
Paula Webb, Planning Secretary

Bob McNary, Vice Chair

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

STAFF REPORT HISTORIC LANDMARKS REVIEW # 162-18

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Senior Planner

HEARING DATE: Special Meeting - Wednesday, September 19, 2018

ISSUE: The Dalles Main Street is applying to restore the East Second Street façade of the Historic McHale's Grocery to be compatible with the historic building. The project will also include the tear-off of the non-historic components and exterior modifications to bring the building back to its near- original state.

SYNOPSIS:

APPLICANT:	The Dalles Main Street
PROPERTY OWNER	Kerry Weed
LOCATION	422 E. 2 nd Street, The Dalles, OR 97058
ZONING	"CBC-1" – Central Business Commercial, Commercial Historic District
EXISTING USE	Mixed Use Commercial
SURROUNDING USE	Commercial
HISTORIC STATUS	Classified as a Historic-Non-contributing Resource in The Dalles Commercial Historic District.

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

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

BACKGROUND: The McHale's Grocery building was built circa 1910 and is classified as a Historic-Non-contributing resource in The Dalles Commercial National Historic District. The building style is Italianate with extensive alterations that were made to the north elevation.

The applicant is proposing to remove the façade that was added in the 1980's and replace with compatible door, construct new plaster columns, faux window frames in plaster and new plaster shape cornice.

ANALYSIS: The Historic Landmarks Commission is responsible for conducting hearings dealing with proposed alterations to historic buildings. City of The Dalles General Ordinance 94-1194 as well as General Ordinance 96-1207 establishing design guidelines for Historic Resources serve as tools to help the Commission make these decisions. The purpose of the Historic Landmarks Commission, the Historic Ordinance 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. CITY OF THE DALLES GENERAL ORDINANCE 94-1194—AN ORDINANCE RELATING TO HISTORIC RESOURCES WITHIN THE CITY OF THE DALLES.

Section 7, Subsection A. Review Criteria:

"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: This site has been used as retail and as a cosmetology school for the past few years. The property is located in the central business commercial district. There is no change of use being requested at this time. 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. The plans include removal of the non-historic materials from the façade of the historic 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 working with an architect for the façade project. The renderings show plans to bring back some of the historic features that are possibly hidden or removed. Criterion met.

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

FINDING A-4: The facade that was added in the 1980's has not acquired any historical significance as it does not have any distinctive features from the 1980's architecture. Criterion met.

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 this building. Criterion does not apply.

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

FINDING 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: The applicant plans to restore the existing façade to a near original state. The new façade will be constructed in the gentlest means to not destroy any historic materials that characterize the property. The windows will remain and the door, columns, cornice and other added features will be compatible with the massing, scale and architectural features of the 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: The northern façade was altered substantially in the 1980's. 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 and the installation of the added architectural features. Criterion will be addressed as a condition of approval.

B. CITY OF THE DALLES GENERAL ORDINANCE 96-1207—AN ORDINANCE AMENDING SECTION 10(A) OF GENERAL ORDINANCE 94-1194, ESTABLISHING 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 primary entrance will remain on the front of the building and will be slightly recessed in following the existing building line. 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): Existing clear plate glass for the windows/doors will remain.

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

(e): Window bulkheads are included on the architectural rendering which are recommended and historically accurate. Criterion met.

(f): Unfortunately, a majority of the original façade has been removed. It is unknown if any original transom windows exist. The plans do not include installation of transom windows but instead plaster faux window frames that are similar to other buildings in the area. The storefront cornice and masonry piers will also be repaired or replaced as needed. Criterion met.

(g): The applicant was able to locate three historic photos of the façade and have used those photos as reference for this staff report. 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): 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 door/windows will have an exterior wood finish, be painted and be required to meet the Oregon State Building Codes requirements. Criterion met.

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

(f): The submitted plans indicate that the materials original colors will be retained. Criterion met.

(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): At this time, the paint colors of the windows and building 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 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 City of The Dalles General Ordinance No. 94-1194, as well as General Ordinance No. 96-1207, 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 reflective and smoked glass is prohibited.
3. Whenever possible, the natural color of the materials should be retained.

4. 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.
5. The applicants will need to submit plans for a building permit to the Oregon State Building Codes Department.
6. Cleaning of the historic structure 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 Community Development Department staff prior to work starting.
8. The applicants are required to notify the Community Development Department of any alteration of the approved plans.



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

HLC# 162-18

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:	The Dalles Main Street Program
Address	710 E 2nd St. Suite 3
Site Address	422 E 2nd St. The Dalles, OR 97058
Map and Tax Lot	1N 13E 3 BD 6000
Telephone	(541) 370-2849
Zoning	Commercial <i>CBC - Central Business Commercial</i>

Please

describe your project goals.

The goals of this project are to restore the facade back to its more original historic nature before the metal siding and wood shake roof was added. This will all be possible with the help of the Oregon State Historic Preservation Office and a grant we received from them in the amount of \$20,000.

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

The building will undergo a major renovation to its facade. The yellow metal siding will be removed as will the wood shake roof. The front of building will sit more flush with its neighboring property, Kainos Coffee. The front of the building will also match up more with the most east facing side of the building which retains the more historic character to this day.

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

The effort put into this project will focus on bringing the building back to the historic character.

What is the current use of this property?

Cosmetology School/Salon

No

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

List any known archeological resources on site.

None known at this time.

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.

Jeremiah Paulsen

8/21/18

Applicant

Date

Kerri Weed

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 Historic - Non-Contributing
(Primary, Secondary, Historical, Etc.)

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

Historic Name McHales Grocery / Singer Store
(If any)

Year(s) Built c. 1910



1. North Elevation

Scale: 1/4" = 1'-0" (PDF Not to Scale)

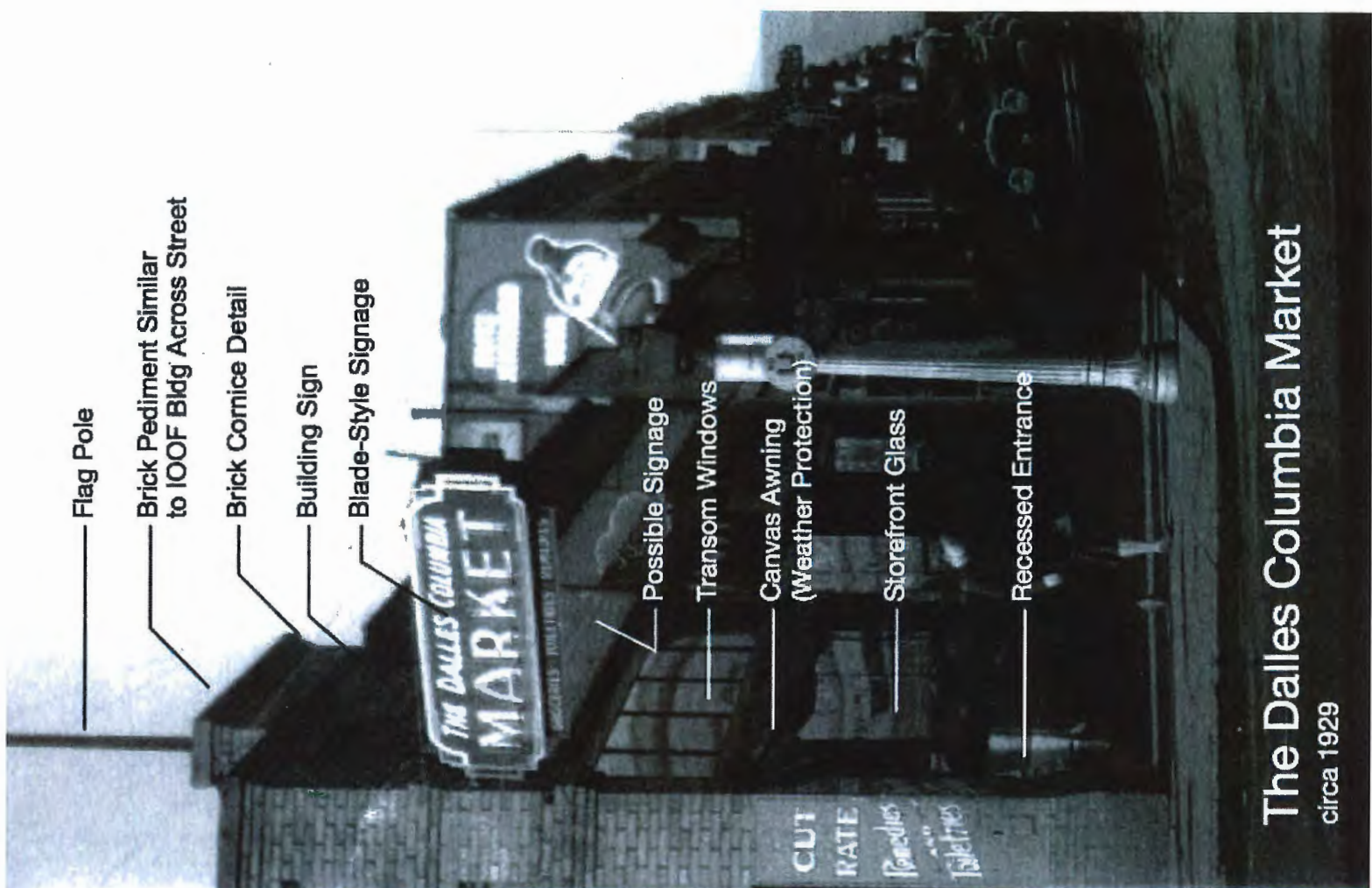
LRS
ARCHITECTS

720 NW Davis 503.321.1121
Suite 300 503.321.2071
Portland, OR 97209 www.lrsarchitects.com

PROPOSED WORK

PROJECT NAME: GORGE ACADEMY
OF COSMETOLOGY
PROJECT ADDRESS: 422 E. 2nd STREET
THE DALLES, OR 97058
PROJECT NUMBER: _____
DATE ISSUED: 05.06.18

SHEET:
A3



Flag Pole

Brick Pediment Similar to IOOF Bldg Across Street

Brick Cornice Detail

Building Sign

Blade-Style Signage

Possible Signage

Transom Windows

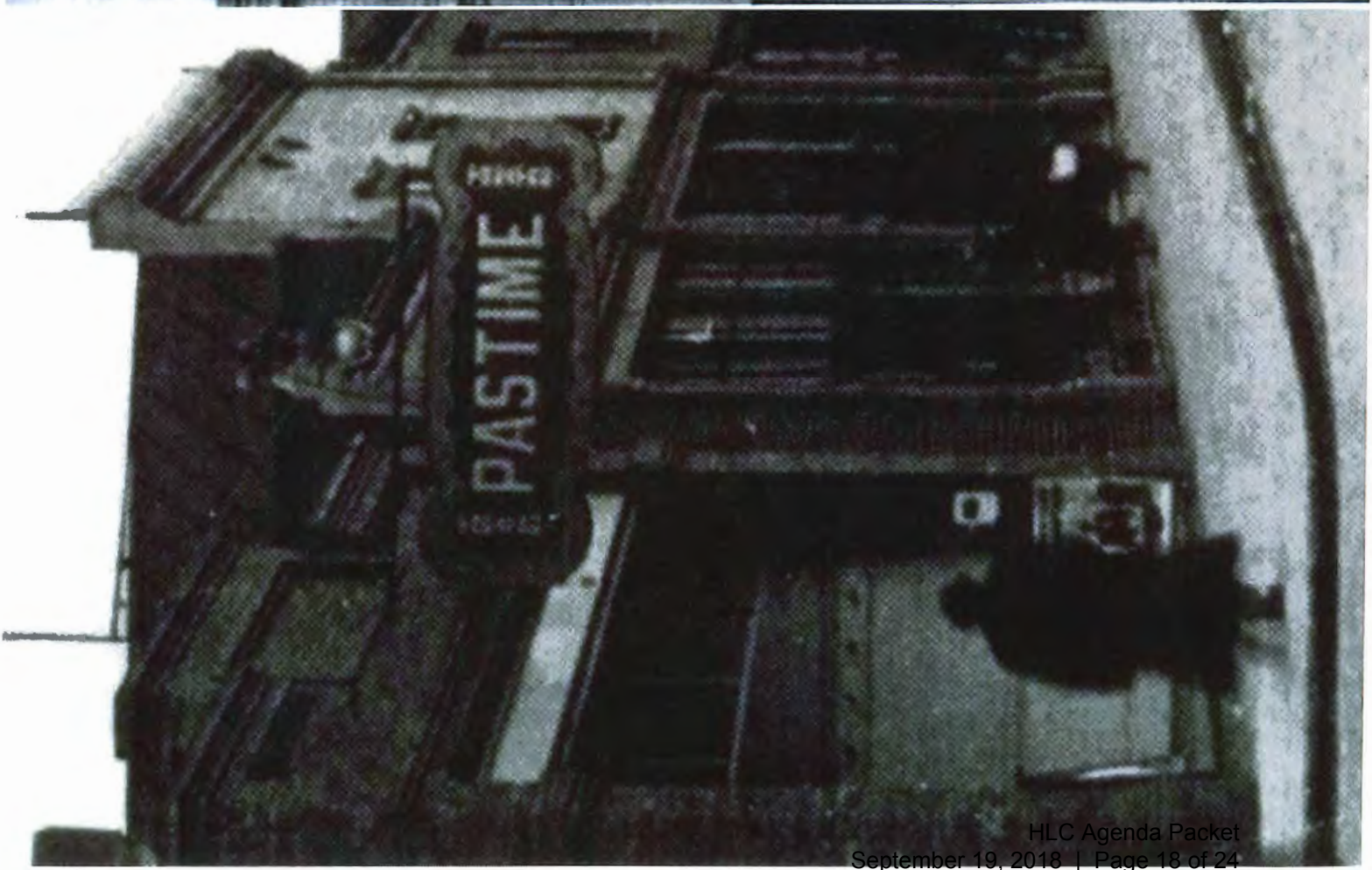
Canvas Awning (Weather Protection)

Storefront Glass

Recessed Entrance

The Dalles Columbia Market

circa 1929







United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

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~~housed a store and a real estate/insurance agency. By 1909, the building was occupied by a millinery and an office, and by 1926, the building was used by a florist, a cleaners, and for an office space.~~

X
#47 HISTORIC NAME: Unknown
COMMON NAME: McHales Grocery/Singer Store
ADDRESS: 422 East Second Street
RESOURCE TYPE: Building
OWNER'S NAME AND ADDRESS:
Philip E. and Sandra Hammond
P.O. Box 558.
The Dalles, Oregon 97058
ASSESSOR'S MAP: 1N-13E-3BD BLOCK: 4 LOT: E 1/2 6 TAX LOT: 6000
ADDITION: Laughlin's Addition
YEAR BUILT: c. 1910
ALTERATIONS: Major: Extensive alterations in 1980; metal canopy,
aluminum storefronts signage
STYLE: Italianate
USE: Retail
PREVIOUS HISTORIC LISTING: None
CLASSIFICATION: Historic Non-Contributing

PHYSICAL DESCRIPTION: The Singer Store is a one-story, rectangular brick building, measuring 25' X 100' with a basement. The exterior walls on the front (north) elevation have been extensively altered, but the original brick finish remains on the east and south (rear) elevations.

The front storefront has been covered with a corrugated metal spandrel capped with a wood shake pent roof. The bulkhead is covered with tiles. A cut-away entrance is located on the northeast corner and is supported by a pole.

The east elevation is embellished with a corbelled dentilated cornice and stringcourse divided by five brick pilasters with capitals. Windows at the upper level on the east side are fixed pane windows divided into three lights. The windows have a flat projecting arch. Two doors on this elevation have been enclosed.

The rear elevation also retains much of the original physical appearance of the building. Arched windows and doorways punctuate the brick wall.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 70

The windows were one over one double-hung wood sash: the windows have been boarded over.

HISTORICAL DATA: The Sanborn Fire Insurance Map indicates that the building was most likely built around 1910. In 1909, it appears that the site was cleared of a previous building and the present building constructed by 1910. The site was owned by Ursula Rush from the 1870s to 1946 when it was sold to James McHale.

Former tenants of the building included Petersens Floor Covering, The Dalles Meat Market and Grocery, and one of the earliest tenants from 1920, McHale's Grocery. In the early 1950s, openings were cut through the interior walls separating McHale's and the adjoining market and drug store to the west respectively. For a time, the combined shopping was promoted as the first shopping center in The Dalles.

#48 **HISTORIC NAME:** Unknown
COMMON NAME: Life Cycles
ADDRESS: 418 East Second Street
RESOURCE TYPE: Building
OWNER'S NAME AND ADDRESS:
Douglas and Martha Wray
2315 Wright Street
The Dalles, Oregon 97058
ASSESSOR'S MAP: 1N-13E-3RD **BLOCK:** 4 **LOT:** W 1/2 Lt. 6, E 1/2 Lt. 5
TAX LOT: 5900
ADDITION: Laughlin's Addition
YEAR BUILT: 1920
ALTERATIONS: Major
STYLE: Altered
USE: Retail
PREVIOUS HISTORIC LISTING: None
CLASSIFICATION: Historic Non-Contributing

PHYSICAL DESCRIPTION: This one-story concrete building has a stucco exterior finish and a flat built-up roof. The main (north) elevation has a metal canopy over a recessed entry with aluminum storefront door and windows. Some decorative cast molding remains on the concrete cornice line. The raised pilasters defining the main bays are still intact. The building is in good condition.



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313 COURT STREET
THE DALLES, OREGON 97058

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

HISTORIC LANDMARKS RESOLUTION NO. 152-18

Adopting The Dalles Historic Landmarks Commission Application #162-18 of The Dalles Main Street. This application is for a Historic Landmarks Commission hearing to gain approval to renovate and restore to near original the façade of the historic McHale’s Grocery Building, commonly known as the Singer Store, located in The Dalles Commercial Historic District. The request includes tear-off of the non-historic components and exterior modifications to bring back the East Second Street façade. The property is located at 422 E. Second Street, The Dalles, Oregon and is further described as 1N 13E 3 BD tax lot 6000. Property is zoned “CBC” – Central Business Commercial.

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on September 19, 2018, 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 #162-18 and the minutes of the September 19, 2018, 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 162-18, The Dalles Main Street, is ***approved*** with the following conditions:
 - 1. Work will be completed in substantial conformance to the pictures and proposals as submitted, reviewed and modified.
 - 2. The use of reflective and smoked glass is prohibited.
 - 3. Whenever possible, the natural color of the materials should be retained.
 - 4. 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.

5. The applicants will need to submit plans for a building permit to the Oregon State Building Codes Department.
6. Cleaning of the historic structure 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 Community Development Department staff prior to work starting.
8. The applicants are required to notify the Community Development Department of any alteration of the approved plans.

III. APPEALS, COMPLIANCE AND PENALTIES:

- A. Any party of record may appeal a decision of the Historic Landmarks Commission to the City Council for review. Appeals must be made in accordance to Section 9(a) of the Historic Landmarks Ordinance No. 1194, 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 Ordinance will invalidate this permit.

ADOPTED THIS 19TH DAY, SEPTEMBER 2018.

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 September 19, 2018.

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

ATTEST: _____

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