



## **CITY of THE DALLES**

313 COURT STREET  
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125  
PLANNING DEPARTMENT

# **AGENDA**

## **CITY OF THE DALLES**

### **HISTORIC LANDMARKS COMMISSION**

CITY HALL COUNCIL CHAMBERS  
313 COURT STREET, THE DALLES, OREGON 97058  
*MEETING CONDUCTED IN A ROOM IN COMPLIANCE WITH ADA STANDARDS*

Wednesday, July 25, 2018  
4:00 PM

- I. Call to Order**
- II. Roll Call**
- III. Pledge of Allegiance**
- IV. Approval of Agenda**
- V. Approval of Minutes** – April 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 160-18, The Dalles Main Street Program  
Request: 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.
  - B. Historic Landmarks Commission Application 161-18, Todd Carpenter  
Request: Approval to clean, restore architectural features and make other exterior modifications to the East Second Street façade of the Bank Hotel Building.
- VIII. Resolutions**
  - A. Resolution 150-18 for HLC 160-18, The Dalles Main Street
  - B. Resolution 151-18 for HLC 161-18, Todd Carpenter
- IX. Staff/Commissioner Comments**
- X. Next Meeting Date** – August 22, 2018
- 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, April 25, 2018  
4:00 PM

#### **CALL TO ORDER**

Vice Chair McNary called the meeting to order at 4:03 p.m.

#### **ROLL CALL**

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

#### **PLEDGE OF ALLEGIANCE**

Vice Chair McNary led the Pledge of Allegiance.

#### **APPROVAL OF AGENDA**

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

#### **APPROVAL OF MINUTES**

Commissioner Davis stated he was absent from the February 28, 2018 meeting. Commissioner Bisset moved to approve the minutes of February 28, 2018 as amended. Commissioner Leash seconded the motion. The motion passed unanimously.

#### **PUBLIC COMMENTS**

None.

## **DISCUSSION ITEMS**

### **A. SHPO Grant Award**

Senior Planner Hert stated the SHPO Grant was awarded for \$12,500.00. The grant will include the Historic Walking Tour and a Plaster Repair Workshop.

### **B. Student Representative**

Due to short staffing in the Planning Department this process was postponed. Canby has established a student position; it has not yet been staffed.

### **C. Neon Sign Museum Update**

Jeremiah Paulsen, The Dalles Main Street, provided an update on the Museum. The Museum hosted a tour to say thank you for community support. The Museum is temporarily open free of charge; the grand opening is scheduled for August in correlation with the Neon Nights Cruise In. A cruise ship stop is now available at the Museum.

### **D. Main Street Updates**

#### **1. Sign Museum Project**

Paulsen stated The Dalles Main Street has been working on a more attractive downtown with a coordinated image. One suggestion was to work with David Benko of the Neon Sign Museum to restore classic neon signs and install them in the downtown area.

Paulsen was preparing a grant to cover restoration costs for the signs. The intent was that the signs would be viewed as art pieces rather than advertising; placement of the signs would not compete with downtown businesses. Placement will be approved by the Historic Landmarks Commission.

In response to Vice Chair McNary's inquiry about the sign code, Hert responded the City Municipal Code has a definition for "community interest" and "historic landmark" signs. Hert hoped the signs would be viewed as community interest signs and planned to follow up with the City Attorney. Electrical connections would be required; a discussion with Oregon State Building Codes would be necessary.

#### **2. Maker's Market**

Bunny Hennington, Tour Boat Coordinator for The Dalles Main Street, spoke with Staff regarding a downtown market for cruise ship patrons. A Maker's Market would feature local products and serve cruise ship patrons and the community. The Market would open on Fridays, from June 1 to October 19, and be located on Washington Street adjacent to First Street. Hennington was looking into insurance requirements.

### **E. Pioneer Cemetery**

#### **1. Oregon Commission on Historical Cemeteries (OCHC) Grant Submittal**

The OCHC grant submittal was due May 2, 2018. The grant would fund the Cemetery tour.

#### **2. Annual Clean Up Day**

Hert contacted SOLV with the proposed date, no response was received.

#### **3. Pedestrian Trail Bark Placement**

New bark will be placed at the Cemetery. Volunteers will be contacted.

#### 4. Westerly Fence Line Update

Vice Chair McNary stated the renter along the fence line was overjoyed that the fence would be painted. Hert said funds were available to purchase paint and supplies.

### **STAFF/COMMISSIONER COMMENTS**

Commissioner Bisset stated a meeting was held regarding the Walking Tour. The brochure was scheduled for completion in the fall. Lisa Farquharson, Chamber of Commerce, will contact Jeremiah Paulsen, The Dalles Main Street, regarding verbiage for the brochure.

Commissioner Leash stated things at St. Peter's Landmark were well. The Honor Society assisted with pruning shrubs at the Landmark. The Landmark needs volunteers.

Commissioner Bisset said the Original Wasco County Courthouse was open on cruise ship days, and would open Thursdays through Saturdays beginning May 1, 2018. Chris Bolton is the docent.

Councilor McGlothlin provided multiple updates:

- Research into preservation of the Waldron Drug Building was underway.
- Northern Wasco County Parks and Recreation was in the process of developing a Master Plan to focus on recreation and community involvement.
- The Dalles Lions Club, along with the Leos Club, worked at Sorosis Park as part of Worldwide Service Day and Earth Day.
  - The Rose Garden fence at was painted.
  - Tiles at the Tree Top Play Park had been vandalized; salvageable tiles were replaced. The Play Park needs attention. McGlothlin suggested a city-wide work day to make improvements.
  - The restroom built in 1965 by the Lions Club was power washed and bleached to remove algae and growth. Tiles will be donated by Brown's Roofing to repair the restroom roof. The restroom needs paint. A sign listing donors on the door of the restroom was difficult to read, the sign will be replaced by the Lions Club.
  - The fence on the Kelly Avenue Lookout was repaired; the fence had been vandalized.
  - The Vogt fountain was cleaned. Repairs to make the fountain function were being researched. The Lions Club would like to power wash, coat, and restore the fountain. They also hope to install four lion head medallions.

In response to an inquiry from Vice Chair McNary, Hert stated any building over 50 years of age could qualify as an historic landmark. Contributing factors are typically architecture, the builder, or an important individual that lived in the home. The property owner has to make the request to the HLC. Upon review by the Commission, a property could potentially become a nationally registered property.

Hert stated a grant could fund a survey of appropriate structures. The property owners would then be contacted to determine their interest. Additional structures around the Vogt Fountain could be inventoried if they meet the criteria.

Commissioner Bisset stated Jamie Krause was doing research for the IOOF Cemetery in preparation for a cemetery walk. Krause was researching Lulu Crandall's husband who was a mortician and an architect. According to Krause, Mr. Crandall designed the second Wasco

County Courthouse (now Clock Tower Ales) as well as other buildings. Hert said the tile threshold stored in City Hall's basement (from the Commodore II Building), was designed by Mr. Crandall.

Commissioner Bisset said two traffic dividers were found in a field at the top of Fourth Street Grade. Hert said the roundabout design was inspired by the traffic dividers.

#### **NEXT MEETING DATE**

The next meeting is scheduled for May 23, 2018.

#### **ADJOURNMENT**

Chair Gleason adjourned the meeting at 5:08 p.m.

Respectfully Submitted  
Paula Webb, Planning Secretary

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Eric Gleason, Chair



## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

### STAFF REPORT HISTORIC LANDMARKS REVIEW # 160-18

**TO:** The Dalles Historic Landmarks Commission

**FROM:** Dawn Marie Hert, Senior Planner

**HEARING DATE:** Wednesday, July 25, 2018

**ISSUE:** The Dalles Main Street is applying to install a classic neon Sears Roebuck and Co. sign to the east face of the Commodore II Building.

#### SYNOPSIS:

|                 |                                                                                |
|-----------------|--------------------------------------------------------------------------------|
| APPLICANT:      | The Dalles Main Street                                                         |
| PROPERTY OWNER  | Commodore II, LTD PRT                                                          |
| LOCATION        | 312 Court Street, The Dalles, OR 97058                                         |
| ZONING          | "CBC-1" – Central Business Commercial, Commercial Historic District            |
| EXISTING USE    | Mixed Use Commercial & Residential                                             |
| SURROUNDING USE | Commercial                                                                     |
| HISTORIC STATUS | Classified as a Secondary Resource in The Dalles Commercial Historic District. |

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

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

**BACKGROUND:** The Commodore Building was built circa 1910 and is classified as a Secondary resource in The Dalles Commercial National Historic District. The building was restored in 2001 and is Chicago style architecture. The building is currently mixed use residential and commercial and is at near occupancy.

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

This is the first of many applications from The Dalles Main Street. The Sears and Roebuck sign is planned to be restored and installed on the east face of the Commodore II building. The sign will have a small plaque at street level with details on the age of the sign and its original location.

**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 will serve as a tool 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-A1:** There is no change to the building use. Criterion does not apply.

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

**FINDING-A2:** The request does not include removing any historic materials from the building. The plans include addition of a classic neon sign to the east wall of the building. Criterion met.

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

**FINDING-A3:** There are no plans for additions that would create a false sense of historical development. Criterion met.

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

**FINDING-A4:** There are no plans for removal of changes to the historic building. Criterion met.

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

**FINDING-A5:** There are no plans for any historic features to be removed. Criterion met.

6. *“Deteriorating historical features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.”*

**FINDING-A6:** The applicants do not plan to alter any historic features to this building. Criterion does not apply.

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

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

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

**FINDING-A8:** No excavation is planned with this request. Criterion does not apply.

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

**FINDING-A9:** The installation of the classic neon sign will be in the gentlest means to not destroy any historic materials that characterize the property. The location of the installation will be on the rear east wall and will be compatible in size and scale. Criterion met

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

**FINDING-A10:** The installation of the classic sign will not alter the essential form and integrity of the historic property. Utmost care will be taken with installation of the sign. Criterion will be addressed as a condition of approval.



**B. 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.**

**SIGNS**

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

**GUIDELINES:**

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

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

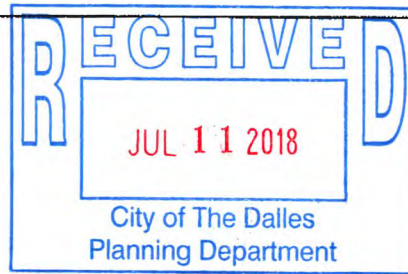
**CONCLUSIONS:** The proposed installation of the classic neon sign and plaque will be a welcome addition to the National Historic District by providing an educational component to the downtown. In all respects this application meets the standards of the Secretary of the Interior and the City of The 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 and reviewed.
2. The installation of the classic sign and plaque shall not alter the essential form and integrity of the historic property. Utmost care will be taken with the installation.
3. The applicants will need to submit plans for building and electrical permits to the State Building Codes Department.
4. The applicants are required to notify the Planning Department of any alteration of the approved plans.

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

(541) 296-5481

HLC# 160-18**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 Historical Landmarks Commission.

|              |                                    |
|--------------|------------------------------------|
| Name:        | The Dalles Main Street Program     |
| Address      | 710 E 2nd St. Suite 3 PO Box 544   |
| Site Address | 312 Court St. The Dalles, OR 97058 |
| Telephone    | (360) 460-9262                     |

Please describe your project goals.

~~Enhance downtown with the installation of classic neon signs.~~

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

~~A classic Sear and Roebuck sign will be attached to the east facing side of the building.~~

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

~~Proper care will be taken to ensure the building is not damaged with installing the sign.~~

What is the current use of this property?

Mixed use commercial and residential.

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

No

List any known archeological resources on-site.

None to be known at this time.

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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

7/10/18

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Applicant

Date

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Owner (if not the applicant)

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

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Secretary, Historical Landmarks Commission

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E  
A  
R  
S**  
**ROEBUCK  
AND CO.**



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

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rooms. A jail with three cells was located in the basement. The city council chamber was on the second floor and was finished with golden oak complete with desks for all the council members. The local paper stated that the "handsome city hall", upon completion, will be one of the "finest in the state outside of Portland. It is a modern, well-built structure in every detail". The building still serves as The Dalles City Hall (1997).

#42 HISTORIC NAME: Masonic Hall  
COMMON NAME: Court Street Apartments/Commodore Apartments  
ADDRESS: 312 Court Street  
RESOURCE TYPE: Building  
OWNER'S NAME AND ADDRESS:  
Clifford Goodrich  
312 Court Street  
The Dalles, Oregon 97058  
ASSESSOR'S MAP: 1N-13E-3BD BLOCK: 5 LOT: 9, 10 TAX LOT: 7700  
ADDITION: Original Dalles City  
YEAR BUILT: 1910  
ALTERATIONS: Minor-Moderate; cornice removed; storefronts altered, transoms covered  
STYLE: Chicago Style  
USE: Vacant  
PREVIOUS HISTORIC LISTING: Oregon Statewide Inventory (1984-85)  
CLASSIFICATION: Secondary

PHYSICAL DESCRIPTION:.. The Court Street Apartment (Commodore Apartments) is a four-story structure, with basement and concrete foundation. The roof is flat and is behind the parapet wall. Nearly square, the plan measures 100'x 110'.

The exterior wall material is red brick, laid in common bond. The upper facade has stylized classical motifs such as diamond-shaped cast decorations at the tops of the pilasters and in the frieze. Tiled panels remain above remodeled ground story storefronts. The main entrance to the apartments is on the west elevation. The double doors have a Union Jack design in the transoms. The pilasters flanking the doors have decorative inlaid tile work.

The south elevation is divided into four bays. The eastern most bay has the word "Crandall" laid out in tile on the floor of the bay. The

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National Park Service

## National Register of Historic Places Continuation Sheet

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hexagonal tiles are white with black and white square tiles. The transom is comprised of wavy glass with leaded glass mullions. Some of the other bays have original wooden bulkheads with recessed panels and wooden storefront windows.

Windows on the second and third floors are one over one double-hung wood sash, and are paired in square bays with stone sills and decorative tile banding in the window spandrel area. The window bays are paired between pilasters, with decorative plaster capitals from the ground to the frieze. Fourth floor windows are similar but with a decorative Union Jack transom grill above the double-hung window. The cornice has been removed. A fire escape is on the eastern edge of the south elevation.

The building, one of the tallest in The Dalles, is also the largest commercial-residential structure. The building is in good condition on the exterior. A fire in 1995 damaged the interior of the structure. The building is in fair condition.

**HISTORICAL DATA:** On April 5, 1909, the Masons decided to expand their fraternal building and received a \$45,000 loan from the firm of Balfour, Guthrie, and Company in Portland. The old building was torn down, and the construction of the new building began. The architect was R.N. Hokenberry of Portland (*The Optimist*, 24 February 1910).

The structure was built on the site of an 1881 Masonic Lodge. The lodge then built this structure in 1910; the building opened in 1911. The first floor was divided into several storefronts, the second floor was offices, the third and fourth floors occupied by the Masonic Lodge. The upper floors contained a lodge hall, banquet room, ball room, and kitchen.

In 1915, the Masons deeded the building to French and Co. because the rental income was not sufficient enough to meet the loan payments and building costs. The office space on the second and third floors was converted to apartments, with the fourth floor lodge hall used for dances and other public gatherings.

In 1920, French and Company completed the conversion of the upper three floors to residential use and opened the first apartment house in The Dalles; the 57 unit Court Street Apartments. The architect was E.C. Price. The apartment was hailed as "the finest and most up-to-date apartment houses in the state" (*The Dalles Chronicle*, 25 Febr. 1920). The new apartment building relieved the housing shortage in The Dalles.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

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"No expense was spared. All of the most modern conveniences were included. From beautiful dull copper doors at the entrance to the building to the completely equipped laundry room in the basement, the idea of a modern apartment building was carried out to the last letter" (The Dallas Chronicle, 25 Febr. 1920).

In 1922, the French and Co. Bank (owners of apartment) closed and the Oregon superintendent of banks administered its affairs. On February 21, 1927, the bank official sold the property to Brugman Lumber Company in Portland for \$83,700. The new company changed the name of the apartments to the Commodore Apartments.

The lumber company sold the apartment building on July 10, 1937 to the Oregon-Washington Investment Company (Louise Kliks, Charles Taff and Dorothy Kliks). The investment company transferred the building to B.A. and Louise Kliks in July 1945. The Kliks owned the building until 1988 when it was sold to Jim Lafky. The building is currently vacant.

The building is significant as it represents the first large scale apartment building constructed in The Dalles. It also is significant for its association with the Masonic Lodge.

#43 HISTORIC NAME: Unknown  
COMMON NAME: Multiple Tenants  
ADDRESS: 213-217 East Third Street  
RESOURCE TYPE: Building  
OWNER'S NAME AND ADDRESS:  
John Bennett  
2825 SE Tolman  
Portland, Oregon 97207  
ASSESSOR'S MAP: 1N-13E-3BD BLOCK: 5 LOT: pt. 7, 8 TAX LOT: 7600  
ADDITION: Original Dalles City  
YEAR BUILT: c. 1920  
ALTERATIONS: Moderate-Major: Remodeled in 1950; addition of metal canopy, signage and aluminum storefronts on the ground floor.  
STYLE: Commercial  
USE: Retail  
PREVIOUS HISTORIC LISTING: None  
CLASSIFICATION: Historic Non-Contributing

219 E. 3rd St.  
Map address is  
given to this  
building





## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

### STAFF REPORT HISTORIC LANDMARKS REVIEW # 161-18

**TO:** The Dalles Historic Landmarks Commission

**FROM:** Dawn Marie Hert, Senior Planner

**HEARING DATE:** Wednesday, July 25, 2018

**ISSUE:** Todd Carpenter is applying to restore the East Second Street façade of the Historic Bank Hotel to be compatible with the historic building. The project will also include the installation of a large window that will face the rear deck/alleyway.

#### SYNOPSIS:

|                 |                                                                                |
|-----------------|--------------------------------------------------------------------------------|
| APPLICANT:      | Todd Carpenter                                                                 |
| PROPERTY OWNER  | Todd Carpenter                                                                 |
| LOCATION        | 209 E. 2 <sup>nd</sup> 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 Secondary Resource in The Dalles Commercial Historic District. |

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

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

**BACKGROUND:** The Bank Hotel building was built circa 1926 and is classified as a Secondary resource in The Dalles Commercial National Historic District. The building style is 19<sup>th</sup> Century Commercial with alterations that were made to the south elevation, doors and windows.

The applicant is proposing to remove the façade that was added in the 1960's and 1970's and replace with compatible doors and windows. The project will also include cleaning of existing fixtures, restoring the original transom windows, adding a new steel awning, removal of the orange brick and yellow marquee and highlight the vault entry architectural features.

**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 will serve as a tool 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-A1:** This site has been used as a restaurant and bar for many years and will continue to be used as a restaurant and bar. 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-A2:** 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-A3:** There are no plans for additions that would create a false sense of historical development. Criterion met.

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

**FINDING-A4:** The brick that was added to the façade in the 1960's has not acquired any historical significance as it does not have any distinctive features from the 1960's architecture. Criterion met.

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

**FINDING-A5:** There are no plans for any historic features to be removed. Criterion met.

6. *"Deteriorating historical features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence."*

**FINDING-A6:** The applicants do not plan to alter any historic features to this building. Criterion does not apply.

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

**FINDING-A7:** 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-A8:** No excavation is planned with this request. Criterion does not apply.

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

**FINDING-A9:** The applicant plans to restore the existing transom windows as well as install new windows/doors and a flat metal awning. The new façade will be constructed in the gentlest means to not destroy any historic materials that characterize the property. The windows/doors and canopies will be compatible with the massing, scale and architectural features of the historic building.

The applicant has provided two options for the windows/doors. Option #1 includes French Doors, Option #2 shows a roll-up door. The applicant has asked that the landmarks commission approve both options. Staff is recommending that Option #1 be approved. Criterion will be addressed as a condition of approval.

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

**FINDING-A10:** The southern façade was altered substantially in the 1960's, leaving only the transom windows, which 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 and the installation of the awning. 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 the entire front 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):** Both options show clear plate glass for the windows/doors. However, Option #2 shows multiple lights and muntins, which breaks up the large glass area. The application includes restoration of the existing transom windows. Criterion met for Option #1. Criterion not met for Option #2.

- (d):** The upper floor windows will remain as double hung. No alterations are planned for those windows. Criterion met.
- (e):** Both options to not include window bulkheads, which are recommended and historically accurate. Staff is recommending that the plans be modified to include bulkheads and be consistent with other similarly aged buildings in the historic district. Criterion will be addressed as a condition of approval.
- (f):** Unfortunately, a majority of the original façade has been removed on first floor. As stated earlier, the transom windows exist and will be restored as well as the storefront cornice and masonry piers. Criterion met.
- (g):** Staff was able to locate a few 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 steel 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 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. Criterion met.

**(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 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 windows/doors and new awning 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:

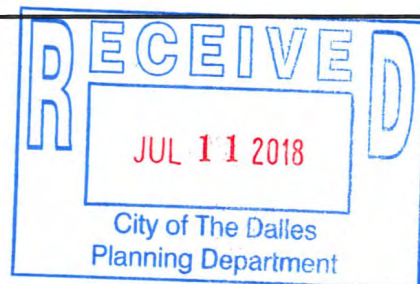
**Recommended Conditions of Approval:**

1. Work will be completed in substantial conformance to the pictures and proposals as submitted, reviewed and modified for Option #1.
2. Window bulkheads will be required to be added to the door/windows on Option #1.
3. The use of wood for windows is recommended.
4. The use of reflective and smoked glass is prohibited.
5. Whenever possible, the natural color of the materials should be retained.
6. The modification to the façade shall not alter the essential form and integrity of the historic property. Utmost care will be taken with construction of the new façade and the installation of the awning.
7. The applicants will need to submit plans for a building permit to the State Building Codes Department.
8. Cleaning of the historic structure requires the applicants to use the gentlest means possible. No harsh chemical or sandblasting will be allowed.
9. Painting will be required to follow the historic guidelines and be approved by City Planning staff prior to work starting.
10. The applicants are required to notify the Planning 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# 161-18

### 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:           | Todd Carpenter                        |
| Address         | PO Box 2688 The Dalles, OR 97058      |
| Site Address    | 209 E 2nd Street, The Dalles OR 97058 |
| Map and Tax Lot | 01N13E03BD-3700                       |
| Telephone       | 5037052889                            |
| Zoning          | commerical                            |

Please

describe your project goals.

I am in the process of purchasing the building known as the Bank building and want to restore it and rebrand it to bring it back to life. attached are drawings that show a family friendly restaurant and restoration to make the building and that area of 2nd street a destination for families. The front of the building and the restaurant are phase 1 of a bigger vision which I've shared with the city.

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

We will restore architectural features on the front of the building and remove features that were not original in the design accenting the bank entry features for the restored restaurant. we are also removing features that were added in the 60's and 70's

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

attention to the cleaning of existing features, restoring existing transom windows, adding steel awning, removing 60's and 70's features like the orange brick, and the yellow marquee and highlighting the bank vault entry features as shown in the drawings. Also restoring the back garage door.

What is the current use of this property?

Restaurant and formerly hotel NO

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

List any known archeological resources on site.

Mary Davis, The Dalles Historical society

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.

Todd E Carpenter

*Todd E Carpenter*

7/11/18

Applicant

Date

Owner (if not the applicant)

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

Secretary, Historical Landmarks Commission

### For Office Use Only

Historical Classification Secondary-Commercial Historic Dist.  
(Primary, Secondary, Historical, Etc.)

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

Historic Name The Bank Hotel  
(If any)

Year(s) Built 1926



From: Todd E Carpenter  
216 E 5<sup>th</sup> Street, The Dalles, OR 97058  
503-705-2889  
[toddecarpenter@gmail.com](mailto:toddecarpenter@gmail.com)

Mailing address  
PO Box 2688, The Dalles OR 97058

Thank you for considering the aspects of this project. I'm asking for a review and approval for both design options for the front of the bank building and the garage door on the back of the building so that I can bid them both and make a decision based on functionality and price. I have attached some historical drawings that were obtained from Mary Davis with the historical society who has been very helpful in finding images of the original style. I have also attached a restaurant floor plan just for reference to show the purpose of the garage door on the back of the building which currently exists but is not functional.

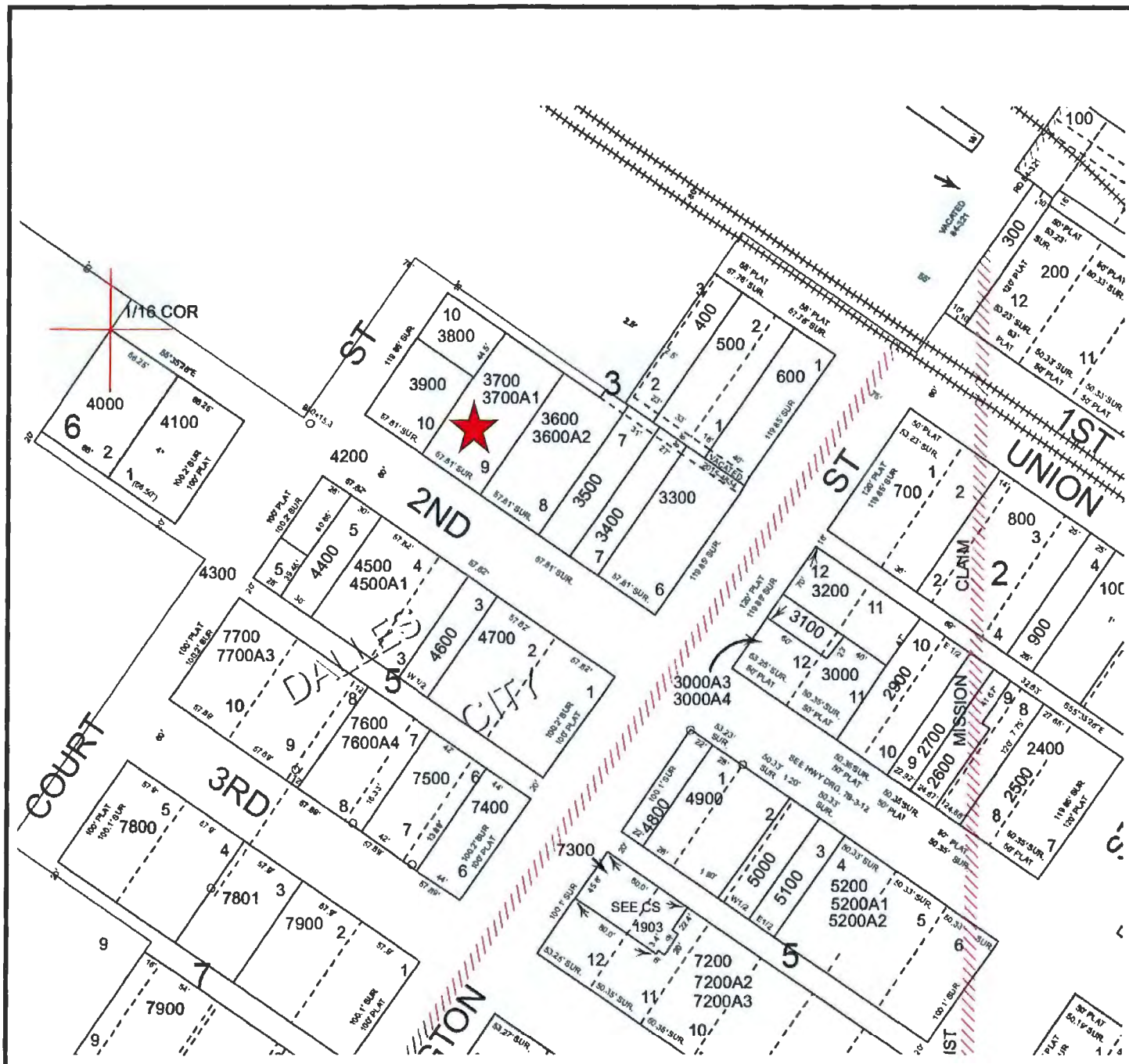
I am purchasing the bank building from Susan Harris with an estimated close date of the first week of August. I would like to have these approved so that I can go out for bid immediately following the close of escrow to get construction resources on schedule for early fall.

I shared a larger vision with the city of the Dalles earlier this spring and this is phase 1 of the process.

Feel free to call or email me with questions. If you would like an outline of my vision I'm more than happy to share that as well.

Thank you in advance for your consideration.

Todd Carpenter



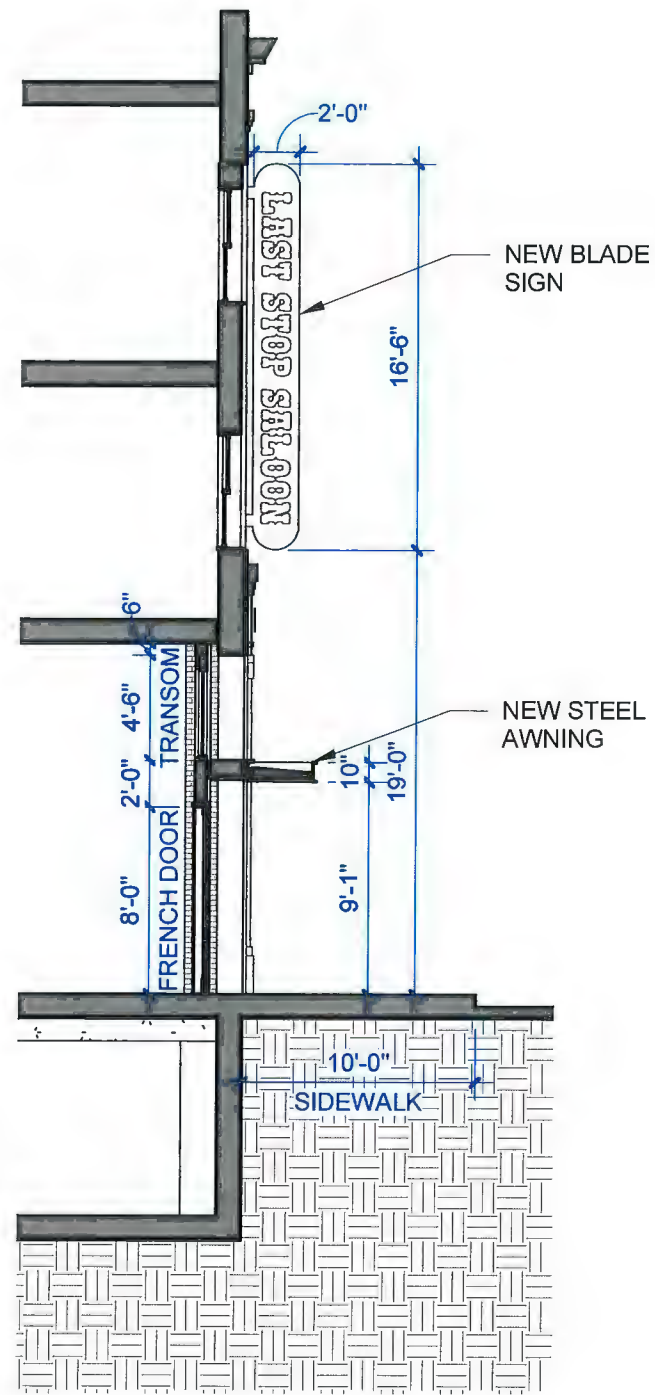
209 E 2nd Street  
The Dalles, OR 97058

THIS MAP IS FURNISHED AS AN  
ACCOMMODATION STRICTLY FOR THE  
PURPOSES OF GENERALLY LOCATING  
THE LAND. IT DOES NOT REPRESENT A  
SURVEY OF THE LAND OR IMPLY ANY  
REPRESENTATIONS AS TO THE SIZE,  
AREA OR ANY OTHER FACTS RELATED TO  
THE LAND SHOWN THEREOF

Current front of buiding



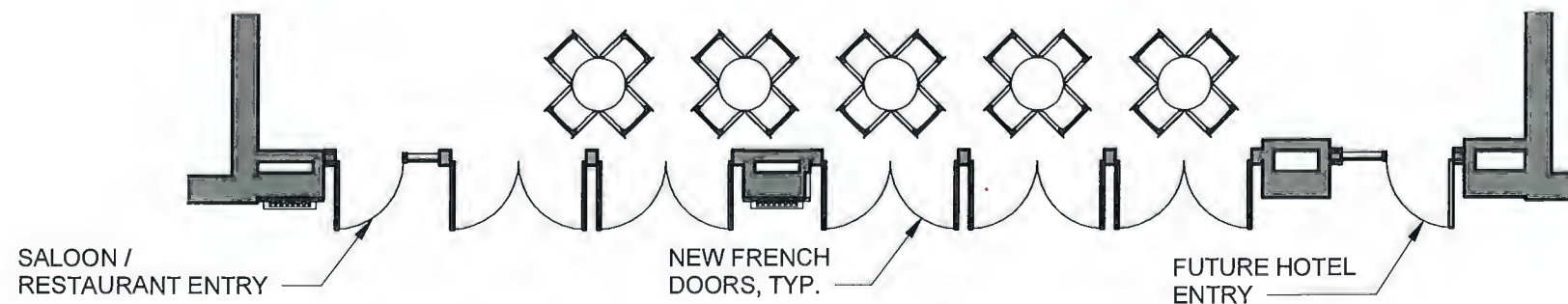




WALL SECTION SCALE 1/8" = 1'-0"



ELEVATION SCALE 1/8" = 1'-0"



ENLARGED FLOOR PLAN SCALE 1/8" = 1'-0"

SHEET TITLE: **OPTION 1 - FRENCH DOORS**

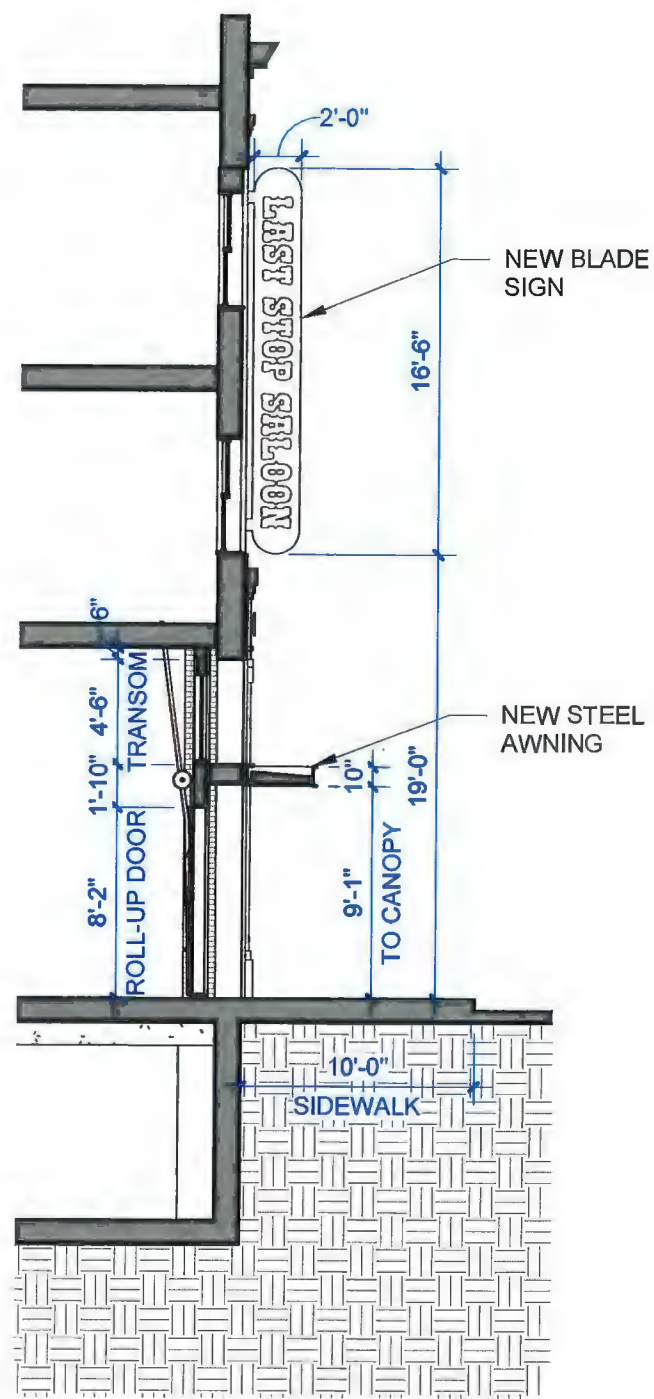


720 NW Davis  
Suite 300  
Portland OR 97209  
503.221.1121  
503.221.2077  
www.lrsarchitects.com

PROJECT NAME: Bank Hotel & Restaurant  
PROJECT NUMBER: 217027  
DRAWN BY: RCC  
ISSUE DATE: 07.02.18

SHEET:  
**1**

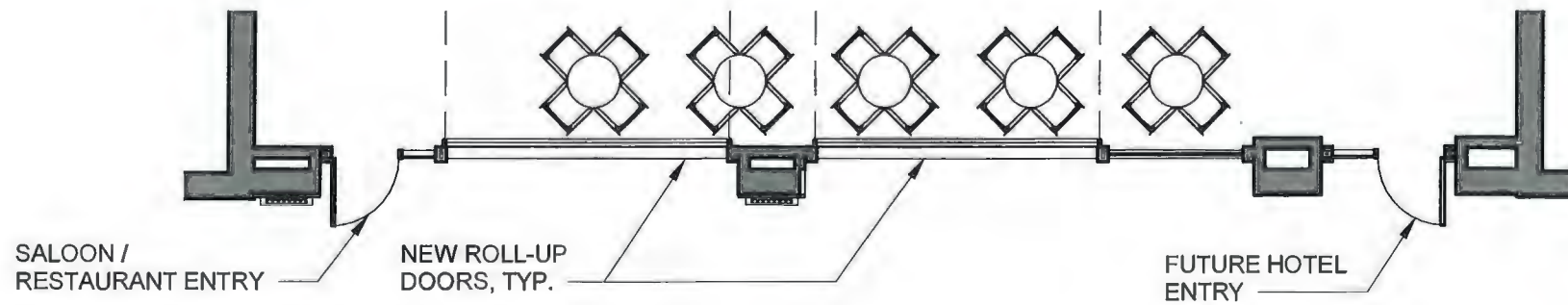




WALL SECTION SCALE 1/8" = 1'-0"



ELEVATION SCALE 1/8" = 1'-0"



ENLARGED FLOOR PLAN SCALE 1/8" = 1'-0"

SHEET TITLE: **OPTION 2 - ROLL UP DOORS**

**LRS**  
ARCHITECTS  
LRS Architects, Inc. © 2017

720 NW Davis  
Suite 300  
Portland OR 97209  
503.221.1121  
503.221.2077  
www.lrsarchitects.com

PROJECT NAME: Bank Hotel & Restaurant  
PROJECT NUMBER: 217027  
DRAWN BY: RCC  
ISSUE DATE: 07.02.18

SHEET:  
**2**

7/10/2018 10:44:56 AM

PRELIMINARY  
NOT FOR  
CONSTRUCTION

CONSULTANT:

PROJECT NUMBER: 217027  
**Bank Hotel &  
Restaurant**

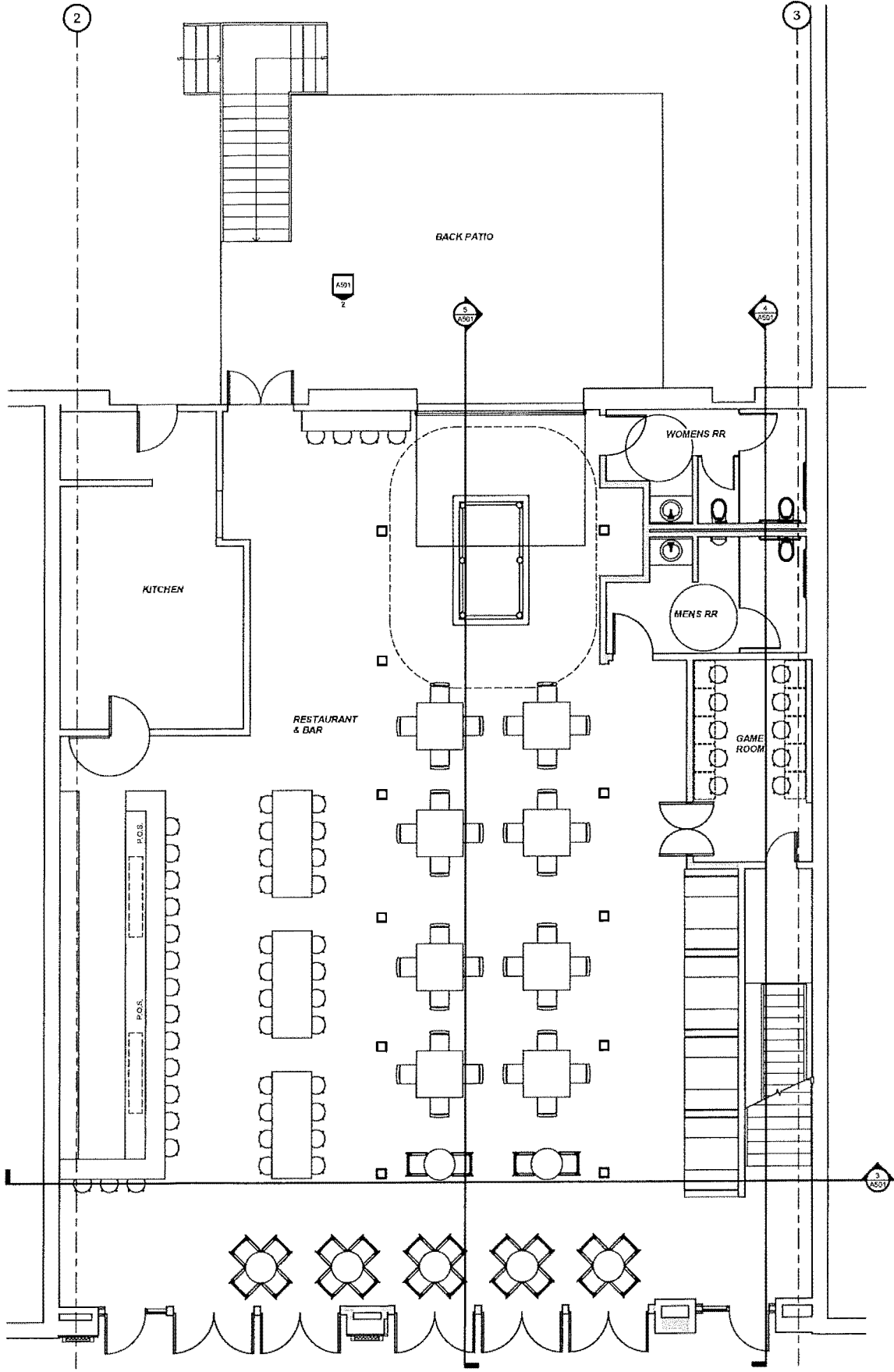
209 East 2nd Street  
The Dalles, OR 97058

SHEET TITLE  
**GROUND FLOOR  
PLAN -  
RESTAURANT  
REMODEL**

KEY PLAN



DRAWN BY: Author  
DATE CREATED: 07/10/18



1. RESTAURANT REMODEL - GROUND LEVEL - FLOOR PLAN  
SCALE: 1/4" = 1'-0"

SHEET:  
**A201**



### The Bank Building History and images

The bank building has had many businesses over the years and many names associated with it. We have decided to call it the Last Stop Saloon & Hotel but we plan on telling through placement of relics, images and through service the stories we can find. Some examples of these that we've already come across are shown below. The Bank Building has been called the "Hotel Albert", has been occupied by the "Citizens National Bank, and the French & Community Bank. The hotel also had a first class grill and at one time was the home of the "Celilo Room", which I assume probably incorrectly at this time was a private bar. We will also tell stories of The Dalles being the "Last Stop" of the Oregon trail, the county seat, and of Edward Crates last stop and becoming a pioneer of moving families between The Dalles and Oregon City.

grapes.  
Containing 45 well furnished rooms, the new Bank hotel will open its doors to the public Monday in time to help care for the crowds expected to attend the Wasco County Fair. The building was formerly occupied by Hotel Albert. Pat Foley is lessee of the hotel.

**THE BANK HOTEL**  
The one place in The Dalles to make the rancher and out-of-town fellow feel at home.



APR 10, 1926  
**BANK HOTEL SOLD TO ED. BALL; BIDS OPENED SATURDAY**  
New Owner In Possession June 1; Bids Opened Saturday Night.  
One of the most extensive business deals occurring in The Dalles for several months was completed Saturday night, with the sale of the Bank hotel by the Citizens National bank to Edw. Ball. It was announced that the new owner will take immediate possession and will be opening new and improved quarters for the hotel.

**HOTEL ALBERT**  
The Dalles, Oregon.  
*Eastern Oregon's Finest European Hotel*  
This hotel is located on Second St., the principal business street of The Dalles, in the heart of the mercantile center. The rooms, newly and elegantly furnished, are large and exceedingly light, single or en suite with bath in connection. Writing, reading and lounge rooms fitted to suit the most fastidious tastes.  
**First-Class Grill Room in Connection**  
The Grill Room of the hotel, conducted on the plan of the finest Eastern Grills, surpasses in furnishings and service anything to be found on the Coast outside of San Francisco and Portland.



JAN 10, 1920  
**TWO LOCAL MEN BUY HOTEL ALBERT**  
**UNEXPECTEDLY FIRE WRECK TO BE CONVERTED INTO MODERN BUILDING**  
The Albert hotel property has been purchased by Mayor P. J. Stadelman and Henry L. Kuck from the Frievald estate and will be shortly remodeled and fitted up as a first class, modern building.  
The final papers to the sale were prepared this morning. The fire wreck which has stood idle in Second street will shortly be converted into one of the most modern buildings in the city.  
The purchase by the local men was made so quickly that no definite plans have been worked out regarding the future use of the building. It is held by many that the site is an ideal one for an hotel and that a restaurant located in the building would be a paying proposition.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 100

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

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

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

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

HISTORICAL DATA: The hotel was built c. 1908 as the Albert Hotel under Gustav Freiwald's ownership c. 1905. The hotel was originally a two-story building. Edward Ball purchased the hotel from Citizen's National Bank in 1926 and the remodeled the hotel into a three story building called the Bank Hotel. Subsequent owners were Citizen's National Bank, Nan Howe, and Mary Ball. Raymond Kelly family purchased the hotel in 1946 and members of the family still own the property today.





## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125  
PLANNING DEPARTMENT

### ***HISTORIC LANDMARKS RESOLUTION NO. 150-18***

**Adopting The Dalles Historic Landmarks Commission Application #160-18 of The Dalles Main Street.** This application is for a Historic Landmarks Commission hearing to gain approval to install a classic neon sign reading “Sears, Roebuck and Co.” on the east facing side of the Commodore II Building. The property is located at 312 Court Street, The Dalles, Oregon and is further described as 1N 13E 3 BD tax lot 7700. Property is zoned “CBC” – Central Business Commercial.

#### **I. RECITALS:**

- A. The Historic Landmarks Commission of the City of The Dalles has, on July 25, 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 #160-18 and the minutes of the July 25, 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 160-18, 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 and reviewed.
  - 2. The installation of the classic sign and plaque shall not alter the essential form and integrity of the historic property. Utmost care will be taken with the installation.
  - 3. The applicants will need to submit plans for building and electrical permits to the State Building Codes Department.
  - 4. The applicants are required to notify the Planning 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 25<sup>TH</sup> DAY, JULY 2018.

---

Eric Gleason, Chair  
Historic Landmarks Commission

I, Dawn Marie Hert, Senior Planner & Historic Landmarks Secretary for the Planning 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 28, 2018.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
Dawn Marie Hert, Senior Planner & Historic Landmarks Commission Secretary  
City of The Dalles Planning Department



## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125  
PLANNING DEPARTMENT

### ***HISTORIC LANDMARKS RESOLUTION NO. 151-18***

**Adopting The Dalles Historic Landmarks Commission Application #161-18 of Todd Carpenter.** This application is for a Historic Landmarks Commission hearing to clean, restore architectural features and make other exterior modifications to the East Second Street façade of the Bank Hotel Building. The property is located at 205/209 E. Second Street, The Dalles, Oregon and is further described as 1N 13E 3 BD tax lot 3700. Property is zoned “CBC” – Central Business Commercial.

#### **I. RECITALS:**

- A. The Historic Landmarks Commission of the City of The Dalles has, on July 25, 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 #161-18 and the minutes of the July 25, 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 161-18, 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 for Option #1.
  - 2. Window bulkheads will be required to be added to the door/windows on Option #1.
  - 3. The use of wood for windows is recommended.
  - 4. The use of reflective and smoked glass is prohibited.
  - 5. Whenever possible, the natural color of the materials should be retained.
  - 6. The modification to the façade shall not alter the essential form and integrity of the historic property. Utmost care will be taken with construction of the new façade and the installation of the awning.

7. The applicants will need to submit plans for a building permit to the State Building Codes Department.
8. Cleaning of the historic structure requires the applicants to use the gentlest means possible. No harsh chemical or sandblasting will be allowed.
9. Painting will be required to follow the historic guidelines and be approved by City Planning staff prior to work starting.
10. The applicants are required to notify the Planning 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 25<sup>TH</sup> DAY, JULY 2018.

---

Eric Gleason, Chair  
Historic Landmarks Commission

I, Dawn Marie Hert, Senior Planner & Historic Landmarks Secretary for the Planning 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 28, 2018.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
Dawn Marie Hert, Senior Planner & Historic Landmarks Commission Secretary  
City of The Dalles Planning Department