



## 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

*CONDUCTED IN A HANDICAP ACCESSIBLE MEETING ROOM*

**Wednesday, January 27, 2016**

**4:00 PM**

- I. **Call to Order**
- II. **Roll Call**
- III. **Approval of Agenda**
- IV. **Approval of Minutes – December 16, 2015**
- V. **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.
- VI. **Public Hearings**
  - A. **Historic Landmarks Commission Application #151-16; Steve Light; Request:** To replace the existing 2<sup>nd</sup> street frontage steel overhead garage doors with full tempered glass panel overhead garage doors. The new doors will allow for the historic interior of the building to be easily viewed. The property is located at 710 E. 2<sup>nd</sup> Street, The Dalles, Oregon and is further described as 1N 13E 3 DB 300. Property is zoned “CBC” – Central Business Commercial.
  - B. **Historic Landmarks Commission Application #152-16; Route 30 Bottles & Brews; Request:** To refurbish the front façade. Project includes a new awning, decorative stone work, and new signage. The property is located at 317 E. 2<sup>nd</sup> Street, The Dalles, Oregon and is further described as 1N 13E 3 BD 2500. Property is zoned “CBC” – Central Business Commercial, in The Dalles Commercial Historic District.
  - C. **Historic Landmarks Commission Application #153-16; Craig Development, LLC; Request:** To restore and update exterior of building. Project includes removal of old awning, window restoration, brick molding and ceramic tile restoration, and installation of a new

neon building sign. The property is located at 323 E. 2<sup>nd</sup> Street, The Dalles, Oregon and is further described as 1N 13E 3 BD 2400. Property is zoned "CBC" – Central Business Commercial, in The Dalles Commercial Historic District.

D. **Historic Landmarks Commission Application #154-16; Hewitt Hillis; Request:** To restore the façade of the historic Lemke Building to near original state. Project includes installation of a new steel awning and bringing back the transom windows. The property is located at 110 E. 2<sup>nd</sup> Street, The Dalles, Oregon and is further described as 1N 13E 3 BC 200. Property is zoned "CBC" – Central Business Commercial, in The Dalles Commercial Historic District.

- VII. **Resolution** - #141-16 for HLC #151-16; Steve Light  
**Resolution** - #142-16 for HLC #152-16; Route 30 Bottles & Brews  
**Resolution** - #143-16 for HLC #153-16; Craig Development  
**Resolution** - #144-16 for HLC #154-16; Hewitt Hillis
- VIII. **Pioneer Cemetery Discussion**
- IX. **Staff/Commissioner Comments**
- X. **Next Meeting Date** – February 24, 2016
- XI. **Adjournment**

# HISTORIC LANDMARKS COMMISSION MINUTES

**December 16, 2015**

City Hall Council Chambers  
313 Court Street  
The Dalles, OR 97058  
*Conducted in a handicap accessible room.*  
4:00 p.m.

## **CALL TO ORDER**

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

## **ROLL CALL**

The following Commissioners were present:

Bob McNary  
Sandy Bisset  
Dennis Davis  
Eric Gleason

The following Commissioner was absent:

Currently one vacancy exists

Representative present:

Heather Hopkins, Ft. Dalles Museum;

Representative absent:

Linda Miller, Councilor

Staff present:

Dawn Marie Hert, Senior Planner  
Baltazar Gamez, Planning Secretary

Others present:

Local Historian Carolyn Wood

## **APPROVAL OF AGENDA**

Hert suggested adding 'Appointment of Chair and Vice Chair' to the agenda after Goal Setting. It was moved by McNary and seconded by Bisset to approve the agenda as amended by staff. The motion carried unanimously.

## **APPROVAL OF MINUTES**

It was moved by Bisset and seconded by Davis to approve the November 10, 2015 minutes as submitted. The motion carried unanimously.

## **PUBLIC COMMENTS**

None.

## **2016 GOAL SETTING:**

Hert provided the Commission with comments she received from Matthew Klebes, Executive Director Mainstreet. The design committee has reached out to the owner of clock tower ales to explore the possibility of restoring the tower and getting the clock operational again. He thinks it would prove beneficial to have HLC that they would partner with Mainstreet and others to begin/complete a historic restoration project in downtown The Dalles in 2016. The key word is partner not simply support. There are a variety of opportunities the HLC could get involved with during such a project, from showcasing the clock itself, potential classes, tours, and other opportunities to educate the value and process of historic preservation. The Commission discussed at length the goals and agreed on the following goals for 2016:

#### Short Term Goals

- Encourage preservation and re-use of the Waldron Drug/Gitchell Building.
- Help facilitate educational assistance to help restorers with assessment and other historic preservation needs.
- Periodically provide a historic restoration workshop for local homeowners and contractors.
- Provide regular recognition of historic property restorations.
- Update and maintain a Historic Resource Center/Site (i.e. historic group links on the City website).
- Encourage Historic Designs for Downtown by providing historic background research.
- Partner with Mainstreet on further Downtown restoration project goals.
- Encourage continued restoration and preservation of the Pioneer Cemetery and establish an inventory link/listing on the City's website.
- Encourage city pursuing ownership of the Lewis and Clark Rock Fort and its preservation through maintenance.
- Encourage the collection and preservation of oral history of the local area and inventory existing oral history.
- Continue support of Civic Auditorium Building restoration.
- Support walking tours and Open House of historic buildings.
- Support and encourage the restoration and re-use of the Elks Building.
- Encourage communication with City Council.

#### Long Term Goals

- Support and encourage the Fort Dalles Museum and Vehicle Storage Display Building.
- Support, encourage and advocate the preservation and continued use of The Dalles High School and Colonel Wright Elementary School.
- Update Historic Inventories and encourage new nominations to local and national registry districts.
- Update Historic Ordinance.
- Maintain Certified Local Government status.
- Continue to assist with historic plaque costs and availability.
- Work with the local media to recognize historic homes or properties.
- Encourage continued preservation and compatible infill of Historic Chinatown.
- Encourage preservation and restoration of City Hall.
- Actively support historic month and local history.
- Encourage the collection and preservation of history of the local area.

#### **APPROVAL OF CHAIR & VICE CHAIR**



Hert asked if anyone would like to volunteer for the positions of Chair and Vice Chair. McNary asked if there was any reason we couldn't stay in seniority. Hert stated the Commission could, and it was up to the Commission to decide. Davis thought that it should be reviewed on a yearly basis. Hert mentioned that it was previously reviewed on a yearly basis. Bisset asked if there was a criteria that said it had to be revisited annually? Hert said she had not read anything regarding that criteria and that it did not provide time limits. Gleason and McNary were asked if they were willing to continue in their positions. Gleason said he was comfortable staying as Chair and McNary stated he was willing to stay in his position as Vice Chair. Hert asked if Davis and Bissett would be willing to step into that role if needed. They both stated they would be willing to step in if needed. Davis restated he thought it was a discussion that was needed on an annual basis. Bissett asked if this discussion was something that required a motion. Hert stated that they could do a motion or wait until they have a full Commission and make a decision then. Davis asked if a vote every year was needed or just a discussion. There was a general consensus to keep the status quo.

#### **PIONEER CEMETERY DISCUSSION:**

Due to the extended time used on goal setting, Hert suggested to table the discussion for a later time to which the Commission agreed.

#### **COMMISSIONER/STAFF COMMENTS**

None

#### **NEXT MEETING**

The next regularly scheduled meeting is for January 27, 2016 at 4:00 PM.

#### **ADJOURNMENT**

Chair Gleason adjourned the meeting at 6:13 PM.

Respectfully submitted by Baltazar Gamez, Planning Secretary.

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Eric Gleason, Chair  
Historic Landmarks Commission



## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

(541) 296-5481

HLC# 151-16

### 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:	Steve Light
Address	PO Box 873 The Dalles, OR 97058
Site Address	710 E 2nd St., The Dalles, OR 97058
Telephone	541-480-9642

Please describe your project goals.

The goal of the project is to replace the existing 2nd St. frontage steel overhead garage doors with full tempered glass panel overhead garage doors.

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

The only change in appearance will involve the change from steel overhead garage doors to glass garage doors. Individuals will now be able to see into the historic building. Specifically, the production floor for the new Freebridge Brewery and the frontage of the original Mint building will now be visible from the outside.

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

There are no exterior alterations planned other than replacement of existing garage doors and all existing historic materials will remain intact. Applicant's intention is to work closely with HLC and City Planning to adhere to proper historic guidelines.

What is the current use of this property?

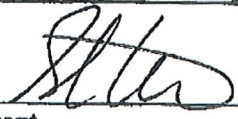
Mixed office, residence, and microbrewery

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

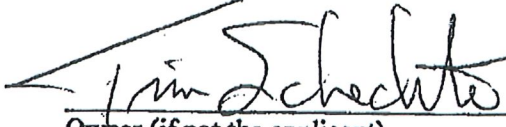
List any known archeological resources on site.  
NONE KNOWN; No excavation planned for this project.

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

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

  
Applicant STEVEN W. LIGHT

01.04.15  
Date

 The Mint LLC  
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

Locally Landmarked #52 <sup>State</sup>  
(Primary, Secondary, Historical, Etc.)

Historic Building/Site ☒

Historic District: Trevitt ☐ Commercial ☐

Historic Name

U.S. Mint  
(If any)

Year(s) Built

1864-1868

The Dalles Urban Renewal Agency  
Property Rehabilitation Grant and Loan Programs  
-APPLICATION-

Application Date: 12/17/2015

Application Number: \_\_\_\_\_

**PROGRAM APPLYING TO (Check One)**

- ☐ Historic Design and Restoration Program
- ☐ Redevelopment of Unused & Underused Property Program
  - ☐ Loan Interest Subsidy Program
  - ☐ Demolition Loan Program
- ☐ Civic Improvements Grant Program
- ☒ Façade Improvement Grant Program
  - ☐ Residential Structure

**APPLICANT INFORMATION**

Applicant Name: 15 Mile Ventures, LLC

Contact Person: Steve Light

Mailing Address:

PO Box 873  
The Dalles, OR  
97058

Applicant is: Owner ☐ Leaser ☒

Phone Number: 541-480-9642

Email: steve@freebridgebrewing.com

Federal Tax ID or Social Security Number: \_\_\_\_\_  
(Loan & Interest Subsidy Only)

Bank of account and contact:  
(Loan & Subsidy Only)

Name of Business: Freebridge Brewing

Business Mailing Address:

710 East Second St  
The Dalles, OR 97058

STATE OF OREGON INVENTORY  
OF HISTORIC PROPERTIES  
State Historic Preservation Office  
Oregon State Parks, Salem, OR 97310



County Wasco  
Theme Mining, U.S. Government  
Name Bekins-  
(Common) Ralph's Transfer & Storage Co.  
(Historic) U.S. Mint  
Address 710 E. Second St.  
The Dalles, OR 97058  
Present Owner Furgatch, Ronda  
c/o Stecher, Gary  
Address 710 E. Second St., The Dalles, Ore.  
Original Use Intended as a U.S. Mint  
Date of Construction 1864-1868

Physical description of property and statement of historical significance:

The former U.S. Mint building in The Dalles is a one story, stone building with a flat roof (hand-hewn stone was brought from nearby Mill Creek by wagon). A large brick section completes the wall on the south elevation. The windows are sixteen-over-?, the bottom part of each window being covered with a wood panel. The windows are set in semi-elliptical arches with stone voissours. The building has a basement and a large, one story concrete block addition on the north elevation.

Historic Significance

The building is a remaining vestige of the days when The Dalles was a booming trading center serving a large part of Montana, Idaho and eastern Washington, and eastern Oregon. The Dalles became a booming mining town not because the gold was discovered near here but rather because miners used the town as a trading center. Activity was due to gold discovered in Idaho and Canyon City area of Oregon. The high cost of handling gold, its depreciation and loss in transit led to the demand for the mint in The Dalles.

The building was started in 1864 and abandoned in 1867 in favor of a consolidated West Coast Mint in San Francisco. Another reason for the abandonment was the exhaustion of the Canyon City gold diggings, which was to have been a source of metal for coinage.

(cont.)

continue on back if necessary

Recorded by Stephen Dow Beckham Date 7 July 1976

Updated by City Planning Department 2/85  
Sources consulted (continue on back if necessary):

Chronicle, The Dalles; April 18, 1948

McNeal, William H., History of Wasco County, 1953

Thomison, Joe D. "Old U.S. Mint at The Dalles," Oregon Historical Quarterly, vol. 41,

p. 72-73.

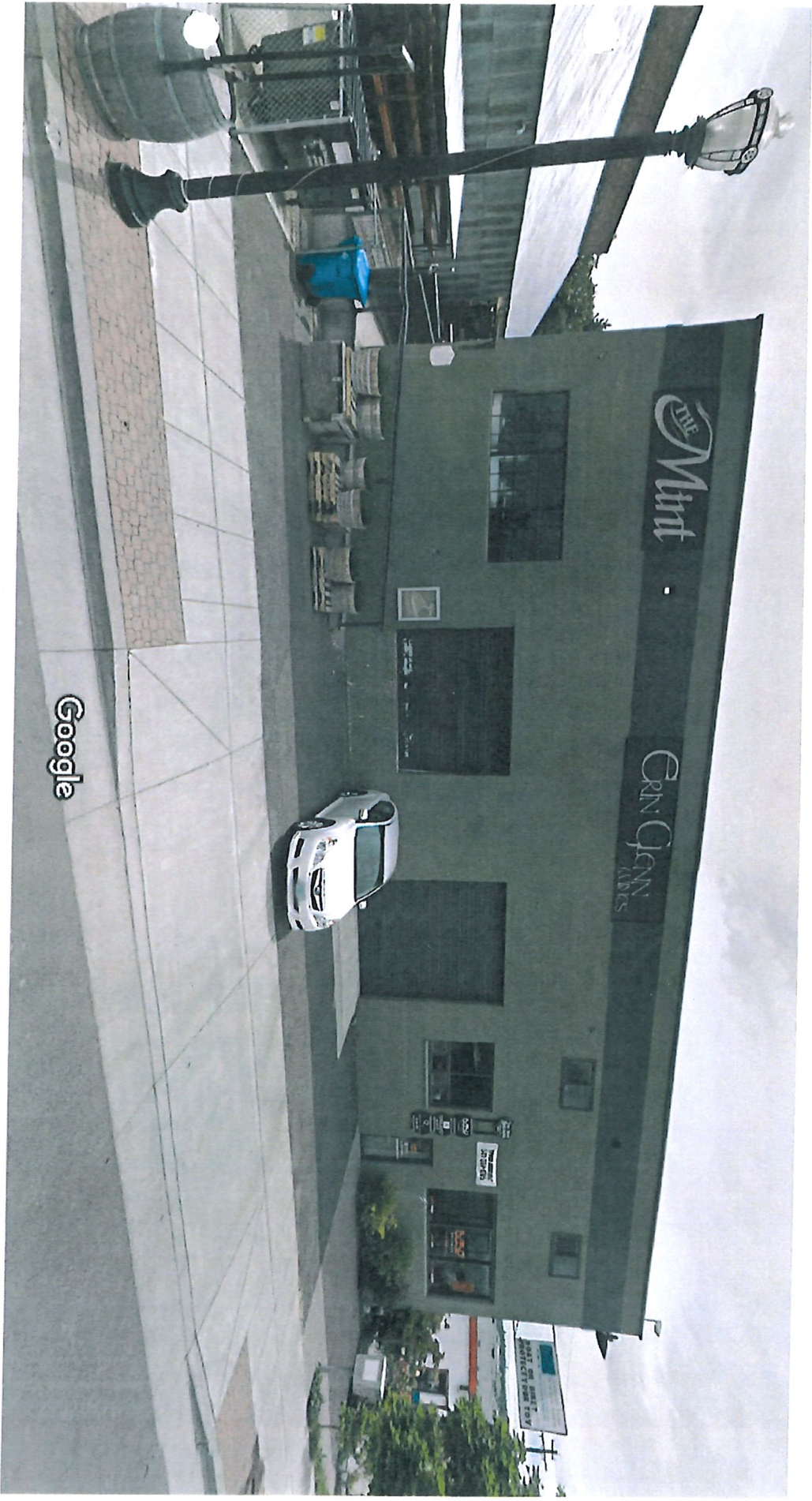
Please enclose map. Township 1 S 13 W Section 3DB

Roll 8, frame 7.

State Inventory No. 52



Google Maps 713 Mosier-The Dalles Hwy



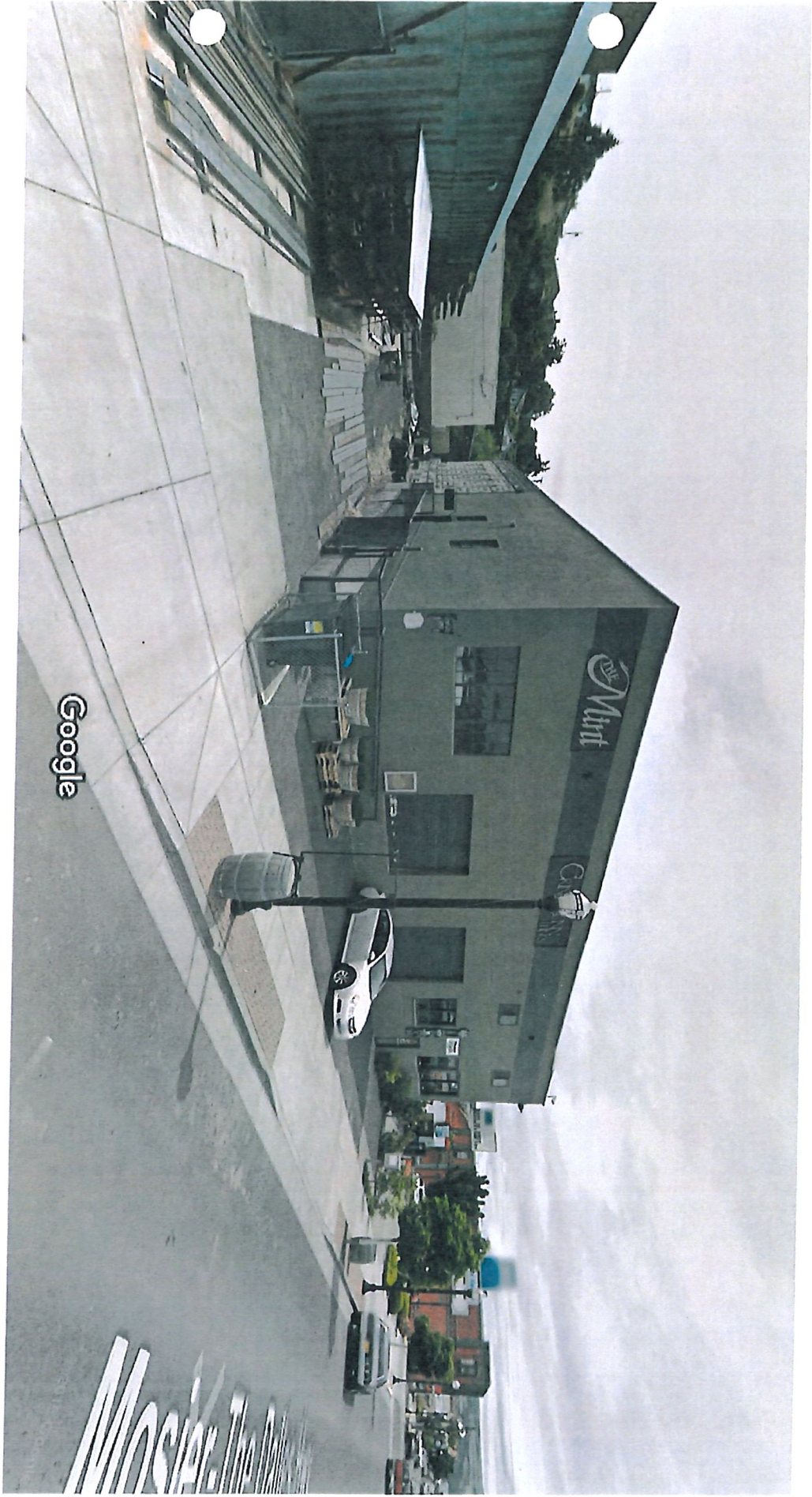
The Dalles, Oregon

Street View - May 2012

Image capture: May 2012 © 2016 Google



Google Maps 717 Mosier-The Dalles Hwy



The Dalles, Oregon

Street View - May 2012

Image capture: May 2012 © 2016 Google

**STAFF REPORT  
HISTORIC LANDMARKS REVIEW # 151-16**

**TO:** The Dalles Historic Landmarks Commission

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

**HEARING DATE:** Wednesday, January 27, 2016

**ISSUE:** Steve Light of Freebridge Brewery is applying to replace the two existing garage doors on the 2<sup>nd</sup> Street frontage with full tempered glass panel overhead garage doors. The new doors will allow for the historic interior of the building to be easily viewed.

**SYNOPSIS:**

APPLICANT:	Steve Light, Freebridge Brewery
PROPERTY OWNER	The Mint, LLC
LOCATION	710 E. 2 <sup>nd</sup> Street, The Dalles, OR 97058
ZONING	"CBC" – Central Business Commercial
EXISTING USE	Mixed Use Commercial
SURROUNDING USE	Commercial
HISTORIC STATUS	Locally Landmarked

**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 Mint building was built circa 1864-1868 and is included in the local historic inventory for The Dalles. The building was originally intended to house a minting operation. The building construction started in 1864 and was abandoned in 1867 when a decision was made to have a consolidated West Coast Mint in San Francisco. Another reason for the abandonment was the exhaustion of the Canyon City gold diggings, which was to have been a source of metal for coinage. The CMU portion of the building that fronts 2<sup>nd</sup> street is not part of the original Mint Building.

The applicant is proposing to install aluminum full-view doors in place of the existing steel solid garage-type doors on the 2<sup>nd</sup> street façade. The 2<sup>nd</sup> street façade is not the original Mint Building. The new doors will allow for the building to have a more open view from both inside and outside the building. The new door will complement the building by providing a commercial street façade that uses similar materials as other buildings in the area.



**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 mixed commercial for many years and will continue to be used for mixed commercial purposes. It 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 to replace the two garage-type doors is on the façade that is not the original Mint Building. No historic materials are being removed with this request. 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 proposed changes are to install glass doors. There is no information on when the current garage doors were installed. Again, this modification to the doors is not located on the original historic Mint. Roll-up garage doors came about circa. 1921 and were lifted and folded upwards. Galvanized steel doors came about in the 1970's. Staff does not believe that the current steel roll-up garage doors have acquired historic significance. 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:** No plans for surface cleaning. 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 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 new doors on the façade will not destroy any historic materials that characterize the property. The new doors will be compatible with the massing, scale and architectural features of the historic building. Criteria 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:** No new additions are planned with this application. The garage doors will be replaced only. Criterion does not apply.

**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.**

**General Ordinance No. 96-1207 ~ Design Guidelines for The Dalles Commercial Historic District**

**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:** New door materials are proposed to be constructed of aluminum and glass and will complement the existing building and surrounding properties. The proposed materials will be more in sync with the materials listed in the design guidelines than the existing steel garage doors. Criterion met.

**CONCLUSIONS:** The proposed installation of new glass and aluminum doors will allow for an open view to the interior of the Mint building as well as provide a view of the north face of the historic Mint building that is obscured by the CMU addition. The continued use and appropriate updates of this historic landmark will allow for continued use of the historic resource for many years to come. 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 applicants will need to submit plans for a building permit to the local Building Codes Department.
3. If cleaning of the historic structure is planned, it will require the applicants to use the gentlest means possible. No harsh chemical or sandblasting will be allowed.
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 ext. 1125  
Planning Department

### **HISTORIC LANDMARKS RESOLUTION NO. 141-16**

#### **Adopting The Dalles Historic Landmarks Commission Application #151-16 of Steve Light.**

This application is for a Historic Landmarks Commission hearing to gain approval to replace the existing 2<sup>nd</sup> street frontage steel overhead garage doors with full tempered glass panel overhead garage doors. The new doors will allow for the historic interior of the building to be easily viewed. The property is located at 710 E. 2<sup>nd</sup> Street, The Dalles, Oregon and is further described as 1N 13E 3 DB 300. Property is zoned "CBC" – Central Business Commercial.

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

- A. The Historic Landmarks Commission of the City of The Dalles has, on January 27, 2016, 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 #151-16 and the minutes of the January 27, 2016 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 #151-16 – applicant Steve Light, 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 applicants will need to submit plans for a building permit to the local Building Codes Department.
  - 3. If cleaning of the historic structure is planned, it will require the applicants to use the gentlest means possible. No harsh chemical or sandblasting will be allowed.
  - 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 27TH DAY JANUARY, 2016.

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Eric Gleason, Chairman  
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 January 27, 2016.

AYES:

NAYS: None

ABSENT: None

ABSTAIN: None

ATTEST:

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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

HLC# 152-16

### 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:	Route 30 Bottles & Brews
Address	317 E. 2nd St.
Site Address	Same
Telephone	541-993-3155

Please describe your project goals.

Refurbish the front facade with paint, awnings,  
stone work and signage.

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

Improvement of appearance by giving the  
facade a more historical look. By adding  
vintage-looking stonework and the arch over  
the windows like the Mason tunnels on Route 30.

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

Attempting to keep facade looking as  
if it fits well with existing businesses.

What is the current use of this property? Pub & Bottle Shop

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



List any known archeological resources on site.

None

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

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

Johna LaRogue  
Applicant

1/5/16  
Date

\_\_\_\_\_  
Owner (if not the applicant)

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

Donna Mauch  
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 Unknown  
(If any)

Year(s) Built circa 1895



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 110

conduct of their mercantile business, money brokerage, and finally the French and Company Bank.

Sanborn Fire Insurance Maps indicate that in 1884, a spring mattress shop was located in the building and in 1889 a harness shop. In 1892, after the 1891 downtown fire, the store was occupied by a fancy (notions) and clothing store, most likely operated by I.C. Nickelsen.

Ingwert C. Nickelsen, founded his book and music store on First Street in 1870, and by 1883 he moved his business to a Second Street address. Nickelson was born in Germany in 1842, and came to The Dalles via New York in 1867. The business of I.C. Nickelsen was featured as one of the leading business firms of The Dalles in the 1883 *Dalles City Directory* and described as "one of the leading establishments of the kind in the Inland Empire. Every department is well stocked with the best of goods,...and in toys, fancy goods and Yankee notions, he has an immense variety, from which suitable selections can be made. In the book and stationary department he is not to be outdone by any, as his stock is complete. He has on hand all the text-books used in the public schools and the academies. He is also the agent for several well-known libraries". Nickelsen retired in 1922 and sold the business to his son-in-law Ernest Cramer.

The French and Co. Bank went into receivership in 1922 (still owners of the building), and the building was purchased by P.J. Stadelman in about 1925. In 1927, the Weigelt brothers purchased the property and carried on the book store business. The book store was operated by the Weigelt family for over fifty years and in June 1981, the business was purchased by Phillip and Linda Klindt. The bookstore is the oldest business in The Dalles that has been in continuous operation.

#90 BUILDING NAME: Unknown  
COMMON NAME: Preferred Optical  
ADDRESS: 317 East Second Street  
RESOURCE TYPE: Building  
OWNER'S NAME AND ADDRESS:  
c/o Eric Lutz  
311 E. 2nd Street  
Portland, Oregon 97201  
ASSESSOR'S MAP: 1N-13E-3BD BLOCK: 2 LOT: W. 1/2 Lt. 8 TAX LOT: 2500  
ADDITION: Laughlin's Addition  
YEAR BUILT: C. 1895

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 111

ALTERATIONS: Major; Extensive alterations to main facade  
STYLE Italianate

USE: Retail

PREVIOUS HISTORIC LISTING: None

CLASSIFICATION: Historic Non-Contributing

PHYSICAL DESCRIPTION: This two-story brick building has stucco as the exterior finish material. The roof is flat and built up. The main (south) elevation has aluminum storefront door and windows. The spandrel is covered with decorative wood paneling.

HISTORICAL DATA: According to the Sanborn Fire Insurance Maps, the building was used for a variety of uses including a grocery and hardware store (1900), and a printing business and offices (1909, 1926).

- #91 HISTORIC NAME: Edward C. Pease Department Store  
COMMON NAME: Craig Office Supply  
ADDRESS: 319-321 E. Second Street  
RESOURCE TYPE: Building  
OWNER'S NAME AND ADDRESS:  
Kenneth W. & Helen M. Kortge  
5663 Mill Creek Road  
The Dalles, Oregon 97058  
ASSESSOR'S MAP: IN-13E-3BD BLOCK: 2 LOT: 7, pt. 8 TAX LOT: 2400  
ADDITION: Laughlin's Addition  
YEAR BUILT: 1910-1911  
ALTERATIONS: Ground floor alterations of storefronts with metal, stucco, signing, and exterior lighting.  
STYLE: Classical/ Commercial (originally Italianate)  
USE: Retail  
PREVIOUS HISTORIC LISTING: Oregon Statewide Inventory (1984-85)  
CLASSIFICATION: Secondary

PHYSICAL DESCRIPTION: The Pease Department Store is a two-story brick building, on a corner lot, with a rectangular plan measuring 75'x 120'. The building has a concrete foundation with a basement in the rear half, and a wood frame interior.

The flat roof is behind a low parapet wall. The building has an ornamental sheet metal cornice with acanthus leaf and ornamental scroll modillions, cyma recta crown molding above the dentils, and ornamental

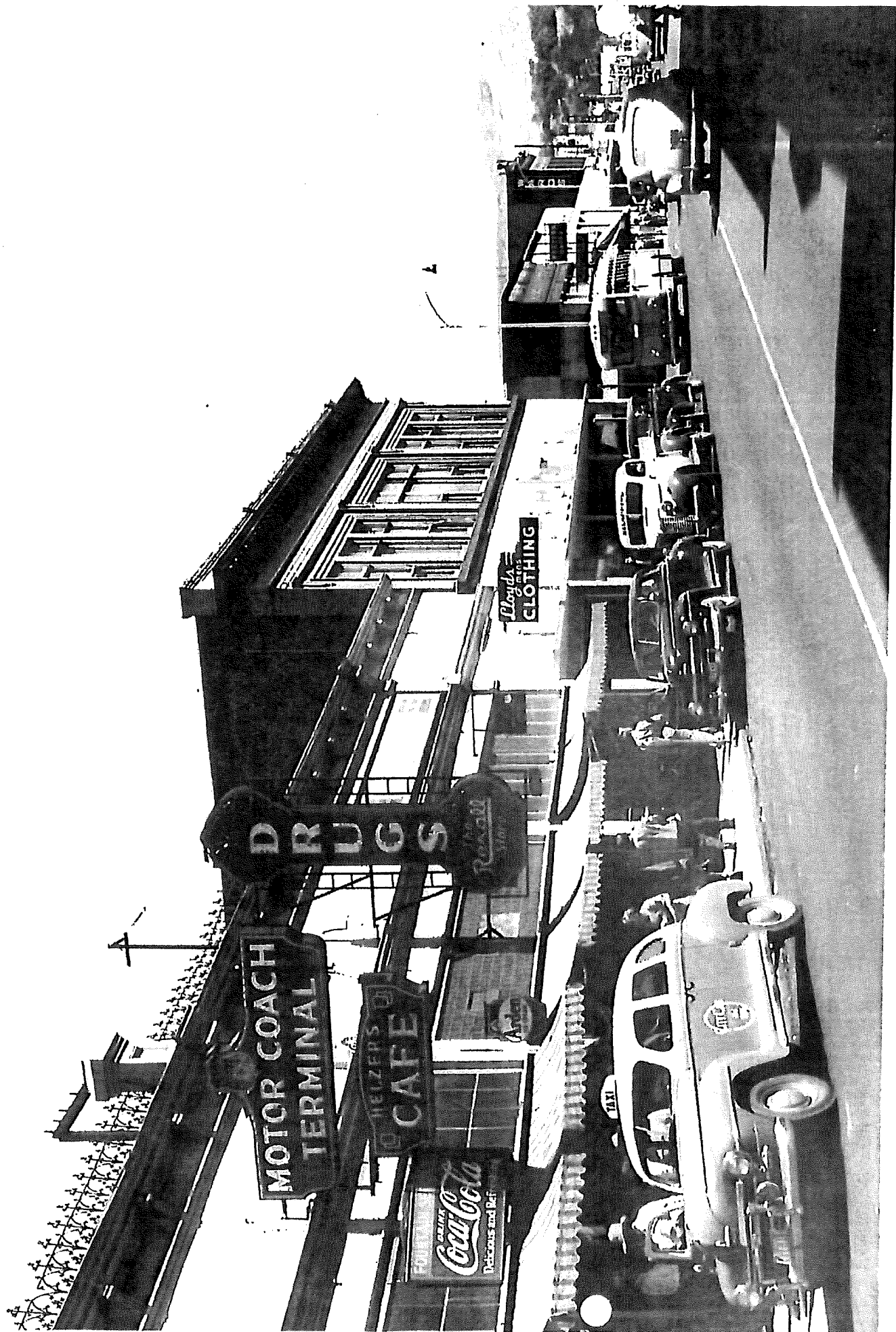


# Google Maps 312 Mosier-The Dalles Hwy



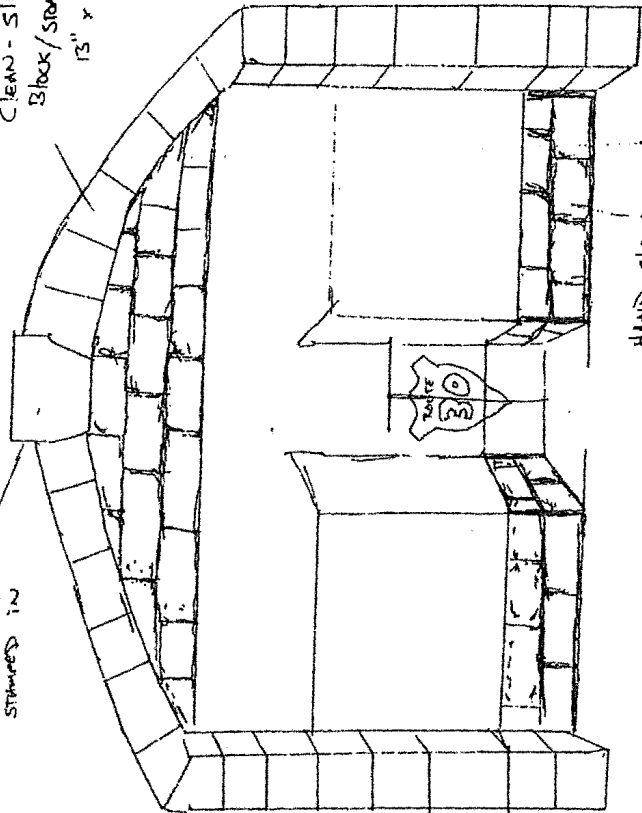
The Dalles, Oregon  
Street View - May 2012





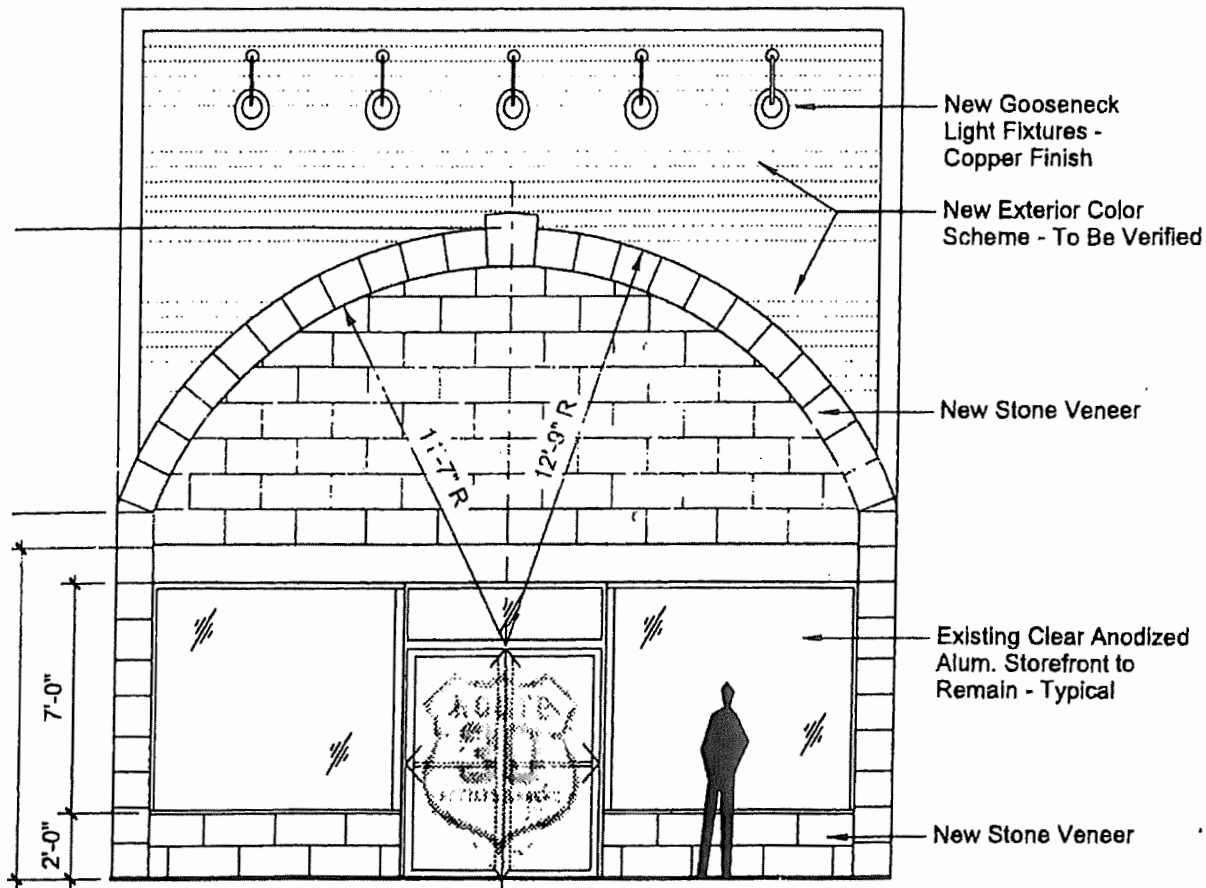
duck w/ York  
STAINED IN

Clean - Slick finish  
Block/stones about  
13" x 13"



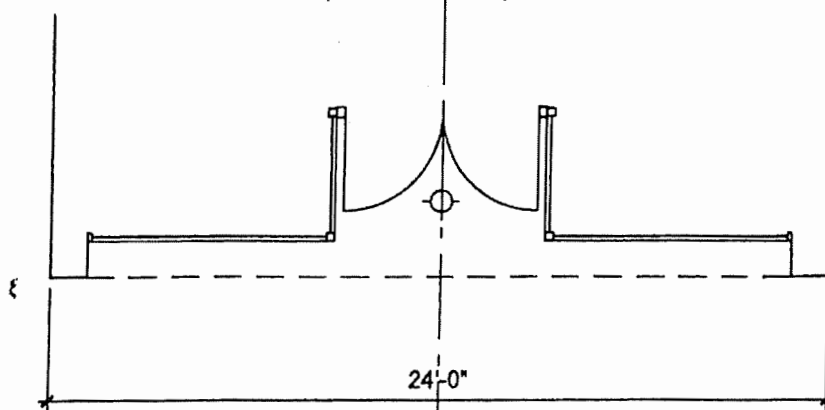
Hand chiseled - Block  
terminal

\* NOT TO SCALE



**1. South Elevation** *Proposed New Work*

SCALE: 3/16" = 1'-0" (PDF Not to Scale)



**2. Floor Plan** *Proposed New Work*

SCALE: 3/16" = 1'-0" (PDF Not to Scale)

**PRELIMINARY  
NOT FOR CONSTRUCTION**

PROJECT NAME:

**ROUTE 30  
317 E. 2nd STREET  
THE DALLES, OR 97058**

SHI

PROJECT NUMBER:

**215xxx**

DATE ISSUED:

**01.10.16**

Copyright © 2015 LRS Architects





# TUNNELS

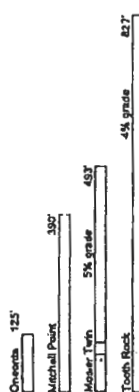
With the railroad to the north and sheer basalt cliffs to the south, turnarounds were often the only alternative to longer, more expensive routes on the Historic Columbia River Highway. As a result, three turnarounds were constructed along the Highway between 1914 and 1921. Like the road

the old road vanishes into the hillside. The new road is a masterpiece of engineering, built by the Army Corps of Engineers. It is a two-lane road, but it is wide enough to accommodate a large truck. The road is built on a hillside, and it is a masterpiece of engineering. It is a two-lane road, but it is wide enough to accommodate a large truck. The road is built on a hillside, and it is a masterpiece of engineering.

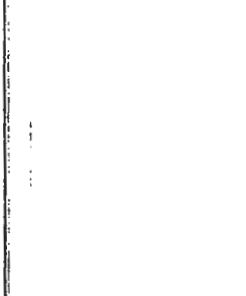
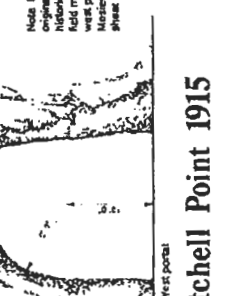
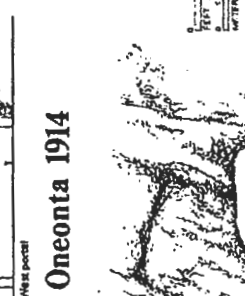
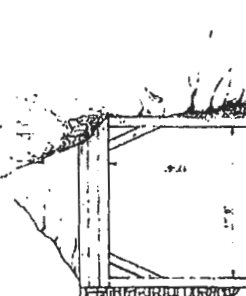
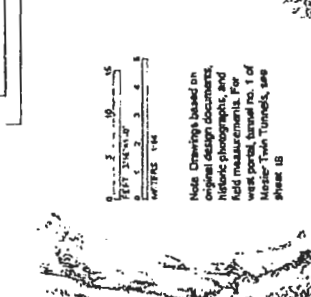
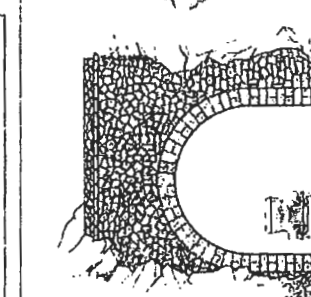
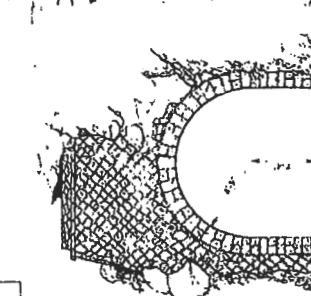
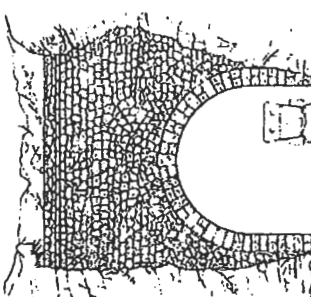
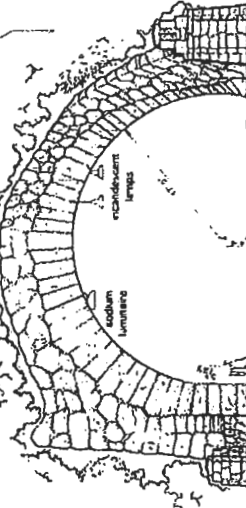
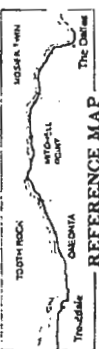
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## LENGTH COMPARISON

## LENGTH COMPARISON



## - REFERENCE MAP -

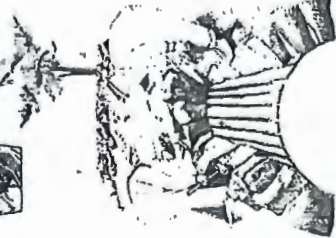






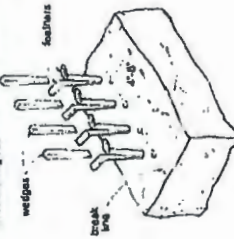
# MASONRY

(Information based on 1935 interview with Richard Fik, masonry master)



## Dressing

While some of the rock came from as far away as a mile, most was taken from the site. The mason would select the best rock and saw it on a table into which pits were riveted. Workers using cables through these pits to move the rock into the work area where they could be broken up using hammers and chisels. The rock was then broken up into holes drilled 4-6 inches apart along the break line. To control breakage, masons gently tapped each wedge along the line. The sequence was repeated until the rock split. Smaller rocks were broken up into smaller pieces. The mason then dressed the rock with a hammer and chisel, usually within a month of being cut.



One of the most distinctive features of the Historic Columbia River Highway is its many retaining walls, which are built with water slope, and culverts like the one shown above. (Image provided by Marybeth Muzburn, Corvallis, Washington)

## Patterns

Random rubble, as shown in step 3 below, is characterized by irregularly shaped rocks laid in no particular pattern. This method reveals the individual shape of each masonry. Some favored the use of a particular shape of rock, such as the archer pattern, to add interest and to spend more time dressing the stones or to bring their points.

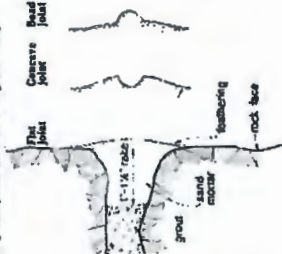
Archer pattern, as seen in its retaining wall at right, was laid in a regular pattern to uniformity in height. Frequently a wall with archer facing on the front was faced in random rubble facing on the back.

## Arches

While picturesque in appearance, the many arches on the highway served a more practical function. Drainage. Water pooling on the road surface could cause erosion and damage the road surface as well as the wall itself. In a few locations, these openings were semi-circular, but the semi-circular arch, as shown below, was more commonly used for several reasons. Semi-circular arches are stronger than other arches. They are built with a single stone, or keystone, and fewer arches in a given length of wall meant less rock was used. More importantly, semi-circular arches were less labor intensive. In a semi-circular arch, the arch stones are roughly rectangular and fit together like a puzzle. In other arches, such as the pointed arch, the stones to a set pattern. In contrast, semi-circular arches are flatter, once the curved stones at the bottom of the arch were shaped, the remaining stones were more rectangular in shape and thus more easily dressed.

## Mortar joints

After a wall was built, the concrete grout joints were used, or recessed, 1" to 1 1/2" from the face of the wall. The recessed joints were then filled with a thick mortar of two masonry parts and one part of sand. The mortar was then "battered to the stone" or evenly distributed to camouflage irregularities and create a uniform appearance. The mortar was then applied into a bead joint to lock the stones together. Ideally, this sand mortar jointing was done while the concrete wall grout was still wet and a smooth finish could be achieved. However, on the River Highway, however, the finishing crew often arrived days after the grout had set. The resulting "bead joints" led to the facing seen today.

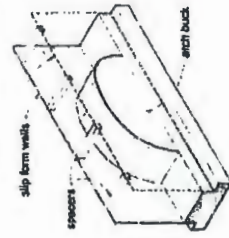


## Retaining walls & Guard rocks

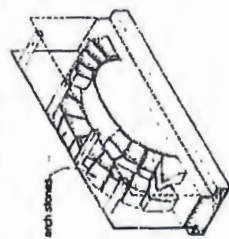
Several miles of retaining wall were built along the highway. These walls were dry laid, allowing water to drain away from the roadway. The walls were built with a variety of stones and boulders to maintain the consistent slope of these walls. Workers stood on wooden planks supported by timbers built into the wall as it went up. When the wall was finished, these boulders were placed in front of the wall. From a number of feet, the boulders were tossed with great rocks that continued the slope of the wall. The boulders were placed in front of the wall and served to keep traffic on the road. Masons shaped their semi-circular inside face with bush-hammers. (Image image provided by the Oregon Historical Society)



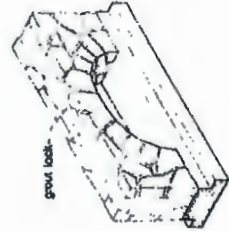
## Process: Building a slip-form grout-lock wall on the HCRH



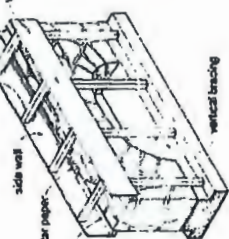
1. Set up the form. The form was set up on a concrete foundation, the retaining wall or a concrete foundation.



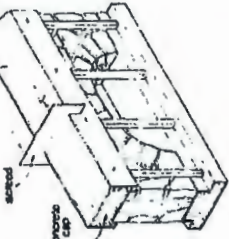
2. Lay the rock. The rock was laid in first and then the remaining stones are laid and grouted until "laid up to height".



3. Strip the forms & finish the joints. (See Mortar joints above)



4. Build the cap form. The cap form was built on top of the wall. The cap form was used to pour the concrete cap. The cap form was built with a concrete cap and a cap form.



5. Pour & finish the cap. The concrete cap was poured into the cap form. The cap form was used to pour the concrete cap. The cap form was built with a concrete cap and a cap form.



**STAFF REPORT  
HISTORIC LANDMARKS REVIEW #152-16**

**TO:** The Dalles Historic Landmarks Commission

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

**HEARING DATE:** January 27, 2016

**ISSUE:** Route 30 Bottles & Brews is applying to do façade restoration work to their business that is located in the Commercial National Historic District. The building is classified as Historic Non-Contributing due to the extensive exterior modifications over the years. The proposed façade restoration will include paint, a new awning, and stonework on the front of the building.

**SYNOPSIS:**

APPLICANT	Route 30 Bottles & Brews
PROPERTY OWNER	Lutz Family
LOCATION	317 East 2 <sup>nd</sup> Street
ZONING	"CBC" – Central Business Commercial
EXISTING USE	Retail & Light Manufacturing
SURROUNDING USE	Commercial
HISTORIC STATUS	Historic, Non-Conforming- The Dalles Commercial National Historic District.

**NOTIFICATION:** Published advertisement in local newspaper; notification to property owners within 100 feet, State Historic Preservation Office (SHPO).

**RECOMMENDATION:** Staff will provide options for the Commission to decide upon for this application. The application may be approved, with conditions, or denied based on the findings of fact.

**BACKGROUND:** The building was built circa 1895 and has had extensive alterations to the facade that make it a Historic Non-Contributing resource in the National Historic District. As described in the inventory sheets, the original building architecture was Italianate. This proposal includes installation of new goosenecks lighting; new awning that is similar in style to the existing awning; new paint on the face of the building; and installation of a new stone veneer made or formed/stamped concrete that is placed in an arch.

The applicants plan to make the historic building mimic the old State Route 30 historic highway rockwork and tunnels. Historically the street adjacent to this building was known as the highway. Staff has included some of the historic tunnel and scenic highway rock arch design drawings. The highway rock work was constructed by an Italian craftsman and the design is similar to other Italianate rockwork that was prominent in the late 1800's and early 1900's in the United States.

The applicant plans to follow historic design guidelines for materials with the exception of the veneered rock. The veneered rock work is planned to be a formed/stamped concrete that is made to look like basalt rock. Two drawings were submitted by the applicant, one professionally drawn, and the other hand drawn. The arch on the professional drawing is higher than what the applicant desired; the desired height of the arch is better represented on the hand drawn elevation drawing.

Staff made a decision to not make a recommendation for this application, as there could be a number of options for modifications to the plans.

**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 A-1:** This site has been used as retail and service-type uses for many years. The applicant gained approval in 2015 for the retail beer and cider sales, micro-brewing and wood workshop. This application does not propose any use changes for the existing building. Criterion met.

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

**FINDING-A2:** The applicant has submitted plans that include installation of new goosenecks lighting; a new awning that is similar in style to the existing awning;



new paint on the face of the building; and installation of a new stone veneer that is placed in an arch. The applicant does not propose to remove any historic features from this building, as there are no remaining historic materials on the face of the structure.

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

**FINDING-A3:** The façade of the building is very plain and does not have the architectural features that it once had due to major modifications. The lower portion of the building remains similar to the original and contains traditional storefront elements. The historic district has a number of buildings that have mason or rock work included in the façade. The commission will need to make a determination if the proposed changes, using non-historic materials, to the façade create a false sense of historical development. Historic photos of the original Italianate storefront exist. The photos are not clear to see the materials used on the original façade, however, typical materials for Italianate include brick and wood clapboard and sometimes durable cast iron window and door hoods.

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 to remove features that have a historic significance. The applicant plans modification of the non-historic storefront elements. The commission will need to make a determination on the existing storefront and if they believe the modifications that have happened over the years have acquired a historical significance.

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

**FINDING-A5:** Staff reviewed the historic inventory sheet and found that no distinctive features or finishes were detailed as the modifications to the beings were substantial.

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:** As stated earlier, the building has minimal historic features remaining due to many exterior modifications over the years.

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:** No chemical or physical treatments have been proposed. Therefore, this 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 archaeological resources are expected to be affected by this proposal as there are no plans for excavation. 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:** All proposed alterations will not destroy any remaining historic elements, if any exist. The proposed modifications will be required to be compatible with the massing, size, scale and architectural features of the building and the adjacent buildings. The commission needs to decide if the proposed alterations are compatible.

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 proposed alterations will modify some of the non-historic additions to the building. The structure is classified Historic Non-Contributing due to the major modifications. The applicant will need to ensure that the essential form and integrity of the historic property would be unimpaired, if the modifications were removed at a later date.

**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.**

***Page 10 -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:** The requests being made by the applicant for rehabilitation will need to meet the historic design guidelines. When painting the main facade and windows, the historic color scheme will need to be followed. The modifications to the facade will need to meet the recommended materials as stated in the design guidelines. The commission needs to decide if the proposal meets the historic design guidelines.

**CONCLUSIONS:** Rehabilitation of the façade of the building can be consistent with and meet 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 conditions. The Commission will need to determine if the proposed alterations meet the guidelines.

**OPTIONS:**

- A) Approve the application as submitted for all improvements: installation of new goosenecks lighting; new awning that is similar in style to the existing awning; new paint on the face of the building; and installation of a new stone veneer (made of formed/stamped concrete) that is placed in an arch on the building.
- B) Approve portions of the application submitted, excluding the rock veneer: installation of new goosenecks lighting; new awning that is similar in style to the existing awning; new paint on the face of the building.
- C) Approve the application for all improvements and require that the rock veneer be natural rock and not formed or stamped concrete: installation of new goosenecks lighting; new awning that is similar in style to the existing awning; new paint on the face of the building; and installation of a new natural stone veneer that is placed in an arch on the building.
- D) Approve the application for all improvements and require that the rock veneer be natural and be modified: installation of new goosenecks lighting; new awning that is similar in style to the existing awning; new paint on the face of the building; and installation of a new natural stone veneer and only be installed as an semi-elliptical archway, allowing the existing building façade to show thru.
- E) Deny the application.

**Possible Conditions of Approval, if approved:**

- 1. Work will be completed in substantial conformance to the drawings and proposals as submitted and reviewed.
- 2. Prior to construction, the applicant will need to submit for approval to the City Planning Department. Once approved, the applicant will need to submit for a structural permit from the local Mid-Columbia Building Codes Services.
- 3. Proposed signage will be required to apply for sign permit(s) in the Planning Department.
- 4. Final paint colors will need to be approved by the Planning Director.



## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125  
Planning Department

### **HISTORIC LANDMARKS RESOLUTION NO. 142-16**

**Adopting The Dalles Historic Landmarks Commission Application #152-16 of Route 30 Bottles & Brews.** This application is for a Historic Landmarks Commission hearing to gain approval to refurbish the front façade. Project includes a new awning, decorative stone work, and new signage. The property is located at 317 E. 2<sup>nd</sup> Street, The Dalles, Oregon and is further described as 1N 13E 3 BD 2500. Property is zoned “CBC” – Central Business Commercial, in The Dalles Commercial Historic District.

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

- A. The Historic Landmarks Commission of the City of The Dalles has, on January 27, 2016, 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 #152-16 and the minutes of the January 27, 2016 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 #152-16 – applicant Route 30 Bottles & Brews, is ***approved*** with the following conditions:
  - 1. Work will be completed in substantial conformance to the drawings and proposals as submitted and reviewed.
  - 2. Prior to construction, the applicant will need to submit for approval to the City Planning Department. Once approved, the applicant will need to submit for a structural permit from the local Mid-Columbia Building Codes Services.
  - 3. Proposed signage will be required to apply for sign permit(s) in the Planning Department.
  - 4. Final paint colors will need to be approved by the Planning Director.



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 27TH DAY JANUARY, 2016.

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Eric Gleason, Chairman  
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 January 27, 2016.

AYES:

NAYS:       None

ABSENT:     None

ABSTAIN:    None

ATTEST:

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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

HLC# 153-16

### HISTORIC LANDMARKS APPLICATION

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

Applicant Name	CRAIG DEVELOPMENT - <i>Jim Craig</i>
Address	4337 S VIA DEFEBRERO
Phone	GREEN VALLEY, AZ 85622
Business Name	
Site Address	323 E. SECOND ST.
Phone	(541) 993-7667
Map and Tax Lot	1N 13E BD 2400
Zoning	

Please describe your project goals.

*Historic restoration and use of important 2-story building in Downtown The Dalles to accommodate new tenant.*

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

*Reverse the outside face to look like the building did when new.*

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

*Every effort. No architectural or others changes are being made. Restoration includes removing the deteriorating awning and restoring/replacing tiles not currently visible.*

What is the current use of this property? Commercial, office and retail

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

List any known archeological resources on site.

none

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

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

Gary Rains, Business Development 1/7/16  
Applicant Director, on behalf of Jim Craig Date

Owner (if not the applicant)

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

Secretary, Historic Landmarks Commission

**FOR OFFICE USE ONLY**

Historical Classification

Secondary  
(Primary, Secondary, Historical, Etc.)

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

Historic Name (if any)

Pease Department Store  
1910-1911

Year(s) Built



Google Maps 388 Mosier-The Dalles Hwy



Google

Image capture: May 2012 © 2016 Google

The Dalles, Oregon

Street View - May 2012

Google Maps 326 Mosier-The Dalles Hwy



Image capture: May 2012 © 2016 Google

The Dalles, Oregon

Street View - May 2012



**CRAIG BUILDING  
GRANT REQUEST**

Craig Development  
January 2016

Metal Cap on Peripets  
and Roof

Prep, Sealing and  
Refinishing Top Brick  
Detail

Resealing Skylight  
and Restoration

Restore Paint on Cornice  
and Historic Chicago  
Style Window Detail

Fabrication and  
Installation  
of Window Sill Covers

Restoration of Brick  
Moldings  
Restoration of Ceramic  
Tiles Under Awning

Removal of Old Awning

New Neon Bldg Sign





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ALTERATIONS: Major; Extensive alterations to main facade  
STYLE Italianate

USE: Retail

PREVIOUS HISTORIC LISTING: None

CLASSIFICATION: Historic Non-Contributing

PHYSICAL DESCRIPTION: This two-story brick building has stucco as the exterior finish material. The roof is flat and built up. The main (south) elevation has aluminum storefront door and windows. The spandrel is covered with decorative wood paneling.

HISTORICAL DATA: According to the Sanborn Fire Insurance Maps, the building was used for a variety of uses including a grocery and hardware store (1900), and a printing business and offices (1909, 1926).

- #91 HISTORIC NAME: Edward C. Pease Department Store  
COMMON NAME: Craig Office Supply  
ADDRESS: 319-321 E. Second Street  
RESOURCE TYPE: Building  
OWNER'S NAME AND ADDRESS:  
Kenneth W. & Helen M. Kortge  
5663 Mill Creek Road  
The Dalles, Oregon 97058  
ASSESSOR'S MAP: IN-13E-3BD BLOCK: 2 LOT: 7, pt. 8 TAX LOT: 2400  
ADDITION: Laughlin's Addition  
YEAR BUILT: 1910-1911  
ALTERATIONS: Ground floor alterations of storefronts with metal, stucco, signing, and exterior lighting.  
STYLE: Classical/ Commercial (originally Italianate)  
USE: Retail  
PREVIOUS HISTORIC LISTING: Oregon Statewide Inventory (1984-85)  
CLASSIFICATION: Secondary

PHYSICAL DESCRIPTION: The Pease Department Store is a two-story brick building, on a corner lot, with a rectangular plan measuring 75'x 120'. The building has a concrete foundation with a basement in the rear half, and a wood frame interior.

The flat roof is behind a low parapet wall. The building has an ornamental sheet metal cornice with acanthus leaf and ornamental scroll modillions, cyma recta crown molding above the dentils, and ornamental



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brick patterned walls, window surrounds, and pilasters. The upper floor detailing is crisp and the entire building appears to be in good condition.

The second floor windows are intact examples of the Chicago Style tripartite windows on the principal elevations (south and east elevations). The first floor windows on the Federal Street (east) elevation have been stuccoed in and a mural depicting a Native American scene covers the elevation (painting not painted directly on building, 1993).

The first floor storefronts have been altered by new windows, doors and bulkheads. A corrugated metal awning on the north elevation covers the transoms on the first floor. A brick wall projects above the roof which was apparently used as a sign wall. Original iron clad shutters, an arched door, and a garage door are on the rear elevation.

**HISTORICAL DATA:** The first building at this location was damaged by the fire of 1891, the building was part of the Daniel M. and Joshua W. French properties on Second Street, as the location of their mercantile business. This business was sold to Brooks and McFarland in 1875, later becoming McFarland and French. The French in this case was another brother, Smith French, who came to The Dalles in 1877. This business was the predecessor of the Edward C. Pease Company.

Edward C. Pease, a prominent pioneer merchant of The Dalles, was born in San Francisco (1860). He came to Portland in 1882 during the construction of the railroad and moved to The Dalles in 1884 to work as a clerk for McFarland & French Mercantile Company. In 1891, he became associated with Robert Mays. Pease and May formed a partnership (bought out McFarland & French) until May retired in 1900.

On June 5, 1911, the heirs of Robert Mays deeded the property to Edward Pease and Company. Pease built a large new building on the corner of Federal and First streets and continued his merchandising business. Pease also opened a store in Shaniko, Oregon after the completion of the Columbia Southern Railroad. Pease was a member of The Dalles Chamber of Commerce, a member of the Oregon State Board of Higher Education, and Honorary President of the Wasco Pioneers' Association. He was also instrumental in promoting the construction of the Bonneville Dam on the Columbia River. Pease's wife, Edna Pease Pratt, sold the store and building in 1961 to Kenneth and Helen Kortge.

**STAFF REPORT  
HISTORIC LANDMARKS REVIEW #153-16**

**TO:** The Dalles Historic Landmarks Commission

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

**HEARING DATE:** January 27, 2016

**ISSUE:** Craig Development is applying for an approval for restoration work to the historic Pease Department Store building. The restoration project will bring the building back to a near original state.

**SYNOPSIS:**

APPLICANT	Craig Development
PROPERTY OWNER	Craig Development
LOCATION	323 East 2 <sup>nd</sup> Street
ZONING	"CBC" – Central Business Commercial
EXISTING USE	Retail & Office
SURROUNDING USE	Commercial
HISTORIC STATUS	Secondary Significant- 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 Edward C. Pease Department Store building was built in 1910-11. Over the years minor alterations have included installation of an awning and storefronts being altered. Craig Development is making a request for grant monies from the Urban Renewal Agency to assist in the restoration of this prominent corner building in our historic downtown.

The restoration project will include removal of the old awning and installation of a historically appropriate awning; restoration of brick moldings and ceramic tiles under the awning; fabrication and installation of window sill covers; restoration of paint on cornice and historic Chicago style window detail; restoration and resealing of the skylight in the roof; prep, sealing and refinishing the detail on the top of the building above the cornice; and installation of metal cap on the parapets and roof.

**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 A-1:** This site has been used as retail and offices for many years. This application does not propose any use change or changes to the existing building. Criterion met.

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

**FINDING-A2:** The applicant has submitted plans that include restoration of many of the elements on the façade of this historic building, including the installation of a new awning. The restoration and alterations proposed to the site are consistent with the historic design guidelines in General Ordinance 96-1207 and the historic photos provided by the applicant. The applicant does not propose to remove any historic features from this building, unless they are beyond repair. The historic character of this property will be retained. 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:** This property is recognized as a physical record of its time and no changes either conjectural or otherwise are proposed. 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 to remove any features that have acquired historic significance. No changes are requested that impact the historic significance of the Pease Department Store building. Criterion met.

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

**FINDING-A5:** All distinctive features finishes and construction techniques are being preserved. No alterations are requested that will impact the historic features of the building or site. 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:** As stated earlier, the applicant is proposing to repair as much as possible. The applicant does not propose to remove any historic features from this building, unless they are beyond repair. These repairs and restoration plan will help bring the original exterior back to its 1910-11 appearance.

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:** No chemical or physical treatments have been proposed. Therefore, this 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 archaeological resources are expected to be affected by this proposal as there are no plans for excavation. 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:** This application does not propose any new exterior alterations for the existing building. Therefore, this criterion does not apply.

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:** No additions or new construction is proposed for the existing structure. Criterion does not apply.

**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.**



## **Page 10 -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:** The requests being made by the applicant for rehabilitation will need to meet the historic design guidelines. When repairing the main facade and windows the historic color scheme will need to be followed and materials will need to meet the recommended materials.

**CONCLUSIONS:** The proposed repairs to the front façade of the Pease Department Store Building is necessary in order to keep the historic building in operation and continue to serve the community for many more years. 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 drawings and proposals as submitted and reviewed.
2. Prior to construction, the applicant will need to submit for approval to the City Planning Department. Once approved, the applicant will need to submit for a structural permit from the local Mid-Columbia Building Codes Services.
3. Final paint colors on the refurbished windows and awning will need to meet the historic design guidelines and be approved by the Planning Director.



## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125  
Planning Department

### **HISTORIC LANDMARKS RESOLUTION NO. 143-16**

**Adopting The Dalles Historic Landmarks Commission Application #153-16 of Craig Development.** This application is for a Historic Landmarks Commission hearing to gain approval to restore and update exterior of building. Project includes removal of old awning, window restoration, brick molding and ceramic tile restoration, and installation of a new neon building sign. The property is located at 323 E. 2<sup>nd</sup> Street, The Dalles, Oregon and is further described as 1N 13E 3 BD 2400. Property is zoned “CBC” – Central Business Commercial, in The Dalles Commercial Historic District.

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

- A. The Historic Landmarks Commission of the City of The Dalles has, on January 27, 2016, 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 #153-16 and the minutes of the January 27, 2016 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 #153-16 – applicant Craig Development, is ***approved*** with the following conditions:
  - 1. Work will be completed in substantial conformance to the drawings and proposals as submitted and reviewed.
  - 2. Prior to construction, the applicant will need to submit for approval to the City Planning Department. Once approved, the applicant will need to submit for a structural permit from the local Mid-Columbia Building Codes Services.
  - 3. Final paint colors on the refurbished windows and awning will need to meet the historic design guidelines and be approved by the Planning Director.

#### **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 27TH DAY JANUARY, 2016.

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Eric Gleason, Chairman  
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 January 27, 2016.

AYES:

NAYS:       None

ABSENT:     None

ABSTAIN:    None

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

HLC# 154-16**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:	Hewitt Hillis
Address	1505 W 1st St., The Dalles, OR 97058
Site Address	110 E 2nd St., The Dalles, OR 97058
Telephone	Cell: 541-993-2521 Work: 541-296-2915

Please describe your project goals.

The objective of this project is to restore the transom windows of the Lemke Building as well as replace the existing blue bubble/plastic awning with a more traditional flat metal awning with tension cables and lights. The project will also involve the beveling up of a drop ceiling so the transom windows will be functional

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

The existing awning will be replaced with a more traditional flat, metal awning with lights. The transom windows will be restore and designed to resemble the historic look of the building. This will improve the historic building and improve it's ability to contribute to the historic downtown.

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

The applicant is working closely with The Dalles Main Street and City planning as well as working from historic photos of the building to attain the right character and design.

What is the current use of this property?

Retail

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



List any known archeological resources on site.  
None known

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

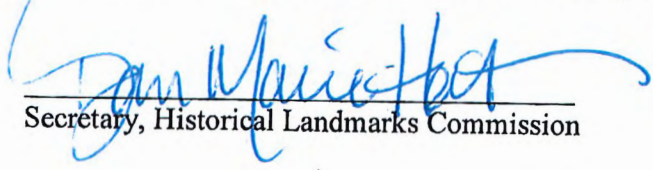
I certify that the above information is correct and submit this application with nine (9) copies of a site plan drawn to scale, nine (9) copies of detailed, elevation drawings with proposed changes, and nine (9) current color photographs (4X6 inch minimum) of the building/structure front.

  
Applicant

1-7-16  
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 Inventory # 67  
(Primary, Secondary, Historical, Etc.)

Historic Building/Site ☐

Historic District: Trevitt ☒ Commercial ☒

Historic Name

Lanke Building  
(If any)

Year(s) Built

1912

United States Department of the Interior  
National Park Service

National Register of Historic Places  
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**HISTORICAL DATA:** This building was constructed c. 1920 and housed a variety of businesses. In 1926, the tenants included a drugstore, a confectionery store, a florist, an office, and an electrical supply shop.

#66 **HISTORIC NAME:** NA  
**COMMON NAME:** The Dalles Furniture Co.  
**ADDRESS:** 116 East Second Street  
**RESOURCE TYPE:** Building.  
**OWNER'S NAME AND ADDRESS:**  
Hampton, RC & Jean  
1509 E. 21st Street  
The Dalles, Oregon 97058  
**ASSESSOR'S MAP:** IN-13E-3BC **BLOCK:** 6 **LOT:** 2 **TAX LOT:** 4000  
**ADDITION:** Original Dalles City  
**YEAR BUILT:** c. 1910  
**ALTERATIONS:** Major  
**STYLE:** Altered  
**USE:** Retail  
**PREVIOUS HISTORIC LISTING:** None  
**CLASSIFICATION:** Non-Compatible Non-Contributing

**PHYSICAL DESCRIPTION:** This two-story brick building has a metal facade on the upper level, with aluminum storefront door and windows, with 4"x 4" glazed tile at the ground level and at the recessed entry. The roof is flat and built up. The building is in good condition.

**HISTORICAL DESCRIPTION:** The building was constructed c. 1910. In 1923, Charles and Ruth Hampton started a furniture store in the eastern portion of the building (earlier was occupied by Hackett and Gott). A meat market was located in the western portion. The building was extensively altered in the 1960s when the furniture store expanded into the neighboring storefront. Members of the Hampton family still own the building.

#67 **HISTORIC NAME:** Lemke Building  
**COMMON NAME:** Oregon Equipment Company  
**ADDRESS:** 110 E. Second Street  
**RESOURCE TYPE:** Building

United States Department of the Interior  
National Park Service

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**OWNER'S NAME AND ADDRESS:**

J. Hewitt W. Hillis  
110 E. 2nd Street  
The Dalles, Ore. 97058

**ASSESSOR'S MAP:** 1N-13E-3BC **BLOCK:** 6 **LOT:** E 1/2 Lt. 3 **TAX LOT:** 200

**ADDITION:** Original Dalles City

**YEAR BUILT:** 1912

**ALTERATIONS:** Minor-Moderate: Aluminum storefront, entrance, sign board above entrance

**STYLE:** Commercial

**USE:** Retail

**PREVIOUS HISTORIC LISTING:** Oregon Statewide Inventory (1984-85)

**CLASSIFICATION:** Secondary

**PHYSICAL DESCRIPTION:** The Lemke Building (Oregon Equipment Company) is a two-story brick building with a basement and a masonry foundation. A flat, built up roof is behind the stepped brick parapet which also has the name block on the main (north) elevation. A projecting frieze embellished with corbelled brick and dentil defines the cornice. The exterior material on the main elevation is a white glazed brick; the side walls are made of common red brick.

Four windows, one over one double-hung wood sash windows are on the second floor of the main elevation. The windows have flat voussoirs with central brick keystones. A rowlock coursing of brick makes up the projecting sills. A projecting brick stringcourse separates the two stories.

There are two doors on the front (north) elevation: one leads to a store and the other accesses the upstairs. A second floor entrance, on the east side of the north elevation, although altered, has wood stairs and a wood paneled door at the top to the upper floor. The other door and the storefront frames are made of aluminum. A barrel type awning is located above the storefront windows. The transoms have been enclosed. Oregon Equipment Company is painted on the west side of the building.

This is the only example of a white glazed brick building in the downtown The Dalles. The building is in good condition.

**HISTORICAL DATA:** The Lemke Building was constructed by Ferdinand Lemke to replace his saloon located on First Street, across from the Umatilla House. Ferdinand Lemke was a watchmaker by trade who migrated

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

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from Germany, settled in Chicago, then went to California during the Gold Rush. Lemke moved to The Dalles and opened a saloon.

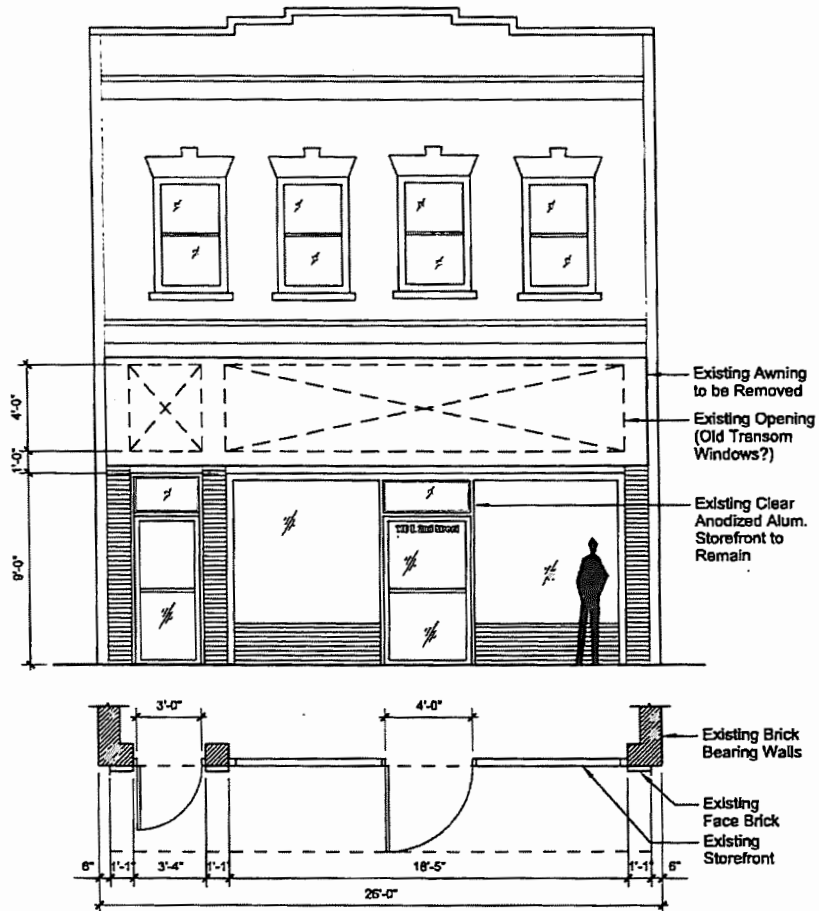
Lemke's saloon, the Yellowstone, was damaged by fire in 1909, and condemned by the fire marshal, who owned a competing saloon. The new building (110 E. 2nd Street) was built in 1912 by Ferdinand Lemke. Lemke opened another saloon. By 1926, the Parlor Grocery was located in the building. Other tenants included the meat cutting firm of A.S. Milne. The Lemke family maintained ownership until 1971 when it was sold to Joseph Hillis.

#68 HISTORIC NAME: Union Oil  
COMMON NAME: Union Service Station  
ADDRESS: 102 East Second Street  
RESOURCE TYPE: Building  
OWNER'S NAME AND ADDRESS:  
Arthur and PD Muller  
c/o Jack and Marilyn M. Gladwell  
P.O. Box 1207  
The Dalles, Oregon 97058  
ASSESSOR'S MAP: 1N-13E-3BC BLOCK: 6 LOT: 4, W 1/2 Lt. 3 TAX LOT 100  
ADDITION: Original Dalles City  
YEAR BUILT: c. 1930  
ALTERATIONS: Major  
USE: Retail  
STYLE: Altered  
PREVIOUS HISTORIC LISTING: None  
CLASSIFICATION: Non-Compatible Non-Contributing

PHYSICAL DESCRIPTION: This one-story concrete block building has a brick veneer as the exterior wall finish and a flat built up roof. The plan is L-shaped, and provided on site parking. The building has a metal spandrel above the recessed metal entrance doors and windows. A parking area is on the north side of the building. The building has been extensively altered and does not reflect its historic use.

HISTORICAL DATA: Pat Foley sold the property to the Union Oil Company in April, 1930. Union Oil maintained ownership of the service station/garage until 1955 when Sidney Barton purchased the property. Barton sold the garage to 76 Oil Property who owned it until it was sold

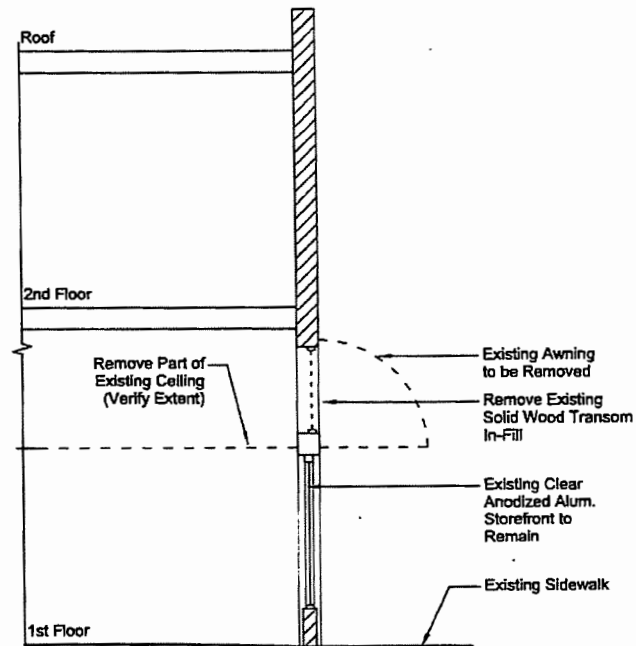




## 1. North Elevation

Scale: 3/16" = 1'-0" (PDF Not To Scale)

**LRS**  
ARCHITECTS  
725 NW 10th Ave. 803.221.1121  
Suite 300 803.221.3377  
Portland, OR 97208 www.lrsarchitects.com



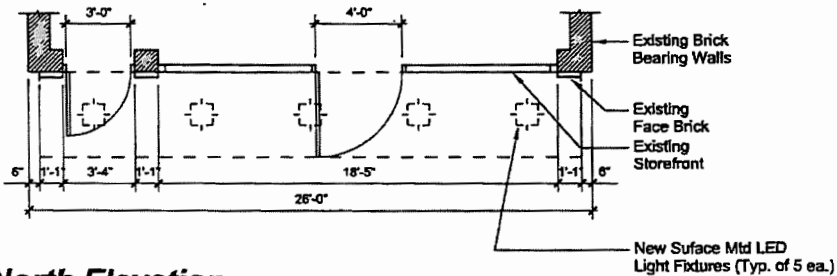
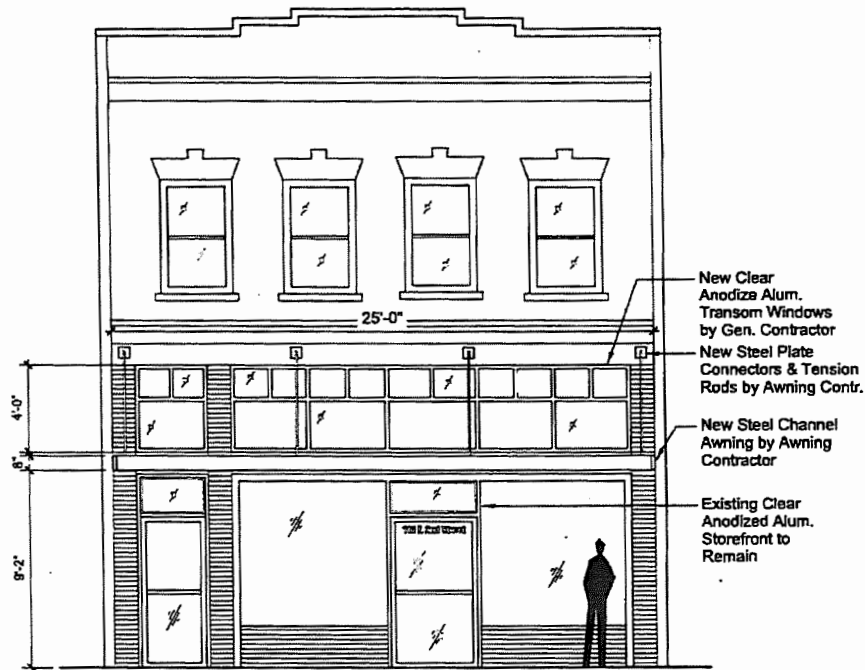
## 2. Existing Wall Section

ISSUED FOR PRICING  
PRELIMINARY  
NOT FOR CONSTRUCTION

PROJECT NAME: LEMKE BUILDING FACADE  
PROJECT NUMBER: 215xxx  
DATE ISSUED: 09.16.15

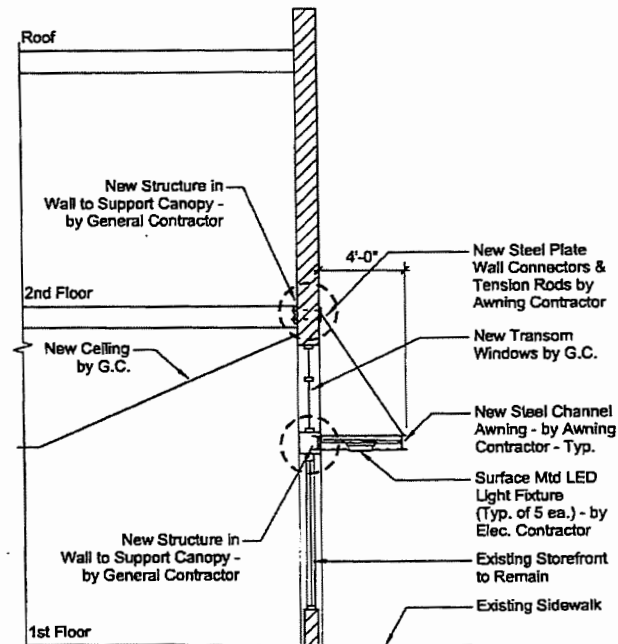
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**A1**

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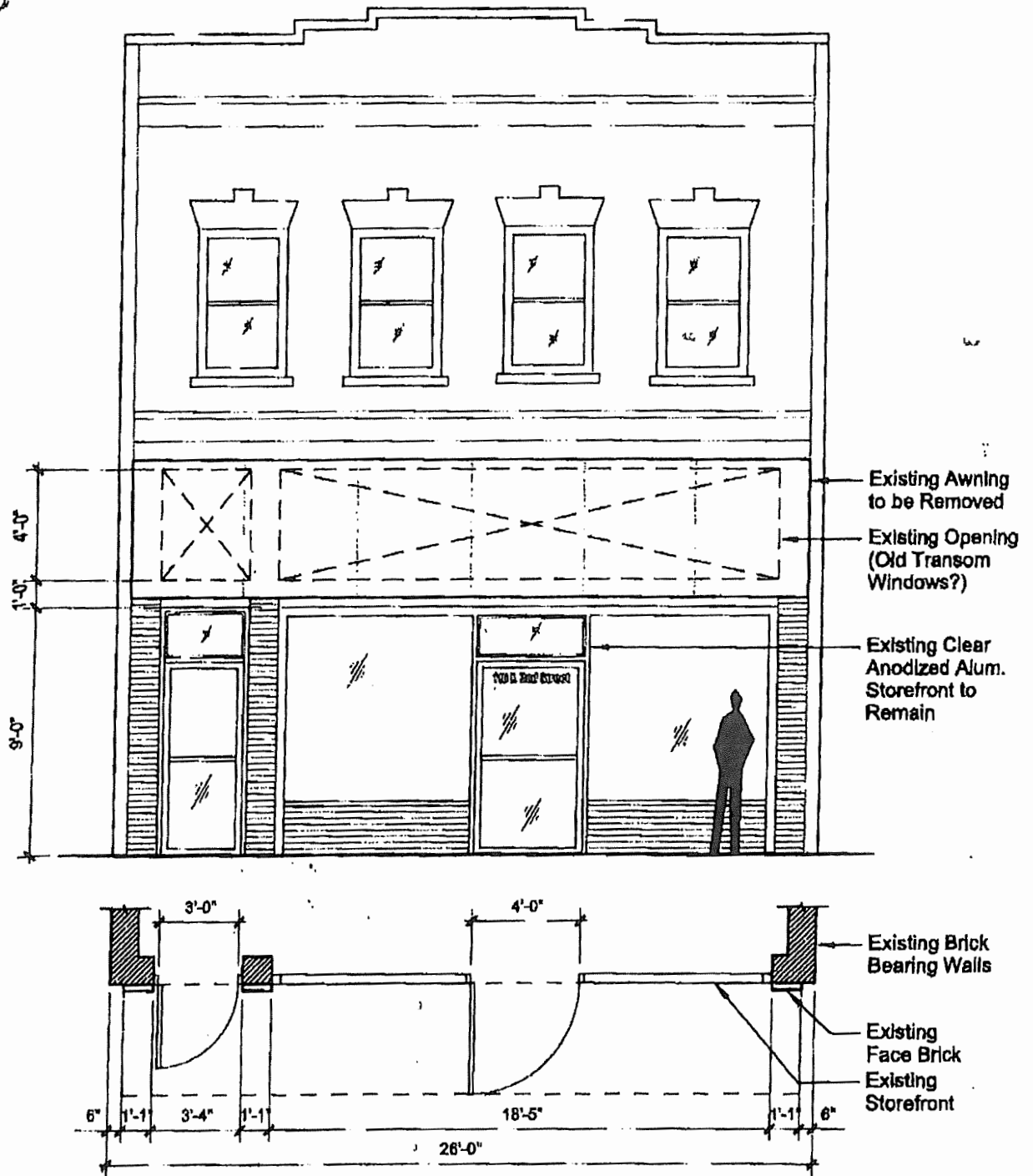
## 1. North Elevation

Scale: 3/16" = 1'-0" (PDF Not To Scale)



## 2. Wall Section

ISSUED FOR PRICING  
PRELIMINARY  
NOT FOR CONSTRUCTION



# 1. North Elevation

Scale: 3/16" = 1'-0" (PDF Not To Scale)

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ARCHITECTS

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## Google Maps 104 Mosier-The Dalles Hwy



Image capture: Oct 2008 © 2016 Google

The Dalles, Oregon

Street View - Oct 2008



**STAFF REPORT  
HISTORIC LANDMARKS REVIEW #154-16**

**TO:** The Dalles Historic Landmarks Commission

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

**HEARING DATE:** January 27, 2016

**ISSUE:** Hew Hillis is applying to complete some façade restoration work to the Lemke Building which is located in the Commercial National Historic District. The building is classified as Secondary in the district and has some minor exterior modifications. The façade restoration will bring back previously removed historic features such as transom windows and a traditional awning. The existing clear anodized storefront window will remain with this project. All work described will be on the north elevation of the building.

**SYNOPSIS:**

APPLICANT	Hew Hillis
PROPERTY OWNER	Hew Hillis
LOCATION	110 East 2 <sup>nd</sup> Street
ZONING	"CBC" – Central Business Commercial
EXISTING USE	Retail Clothing/Seamstress and Photography Business
SURROUNDING USE	Commercial
HISTORIC STATUS	Secondary Significant- 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 Lemke building was built in 1912 by Ferdinand Lemke to replace his saloon located on First Street, which was damaged by fire in 1909. Over the years minor alterations have included installation of an awning and storefronts being altered. Hew Hillis is making a request for grant monies from the Urban Renewal Agency to assist in the repairs and restoration of this contributing building in our historic downtown.

The restoration plans include the installation of a new steel channeled awning and installation of glass to bring back the transom windows.



**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 A-1:** This site has been used as retail and other service type uses for many years. This application does not propose any use change or changes to the existing building. Criterion met.

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

**FINDING-A2:** The applicant has submitted plans that include restoration of the transom windows and installation of a new awing. The restoration proposed to the site are consistent with the historic design guidelines in General Ordinance 96-1207. Criterion met. The applicant does not propose to remove any historic features from this building, unless they are beyond repair. The historic character of this property will be retained. The photos and plans submitted show that the alterations will be minimal and not detract from the integrity 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:** This property is recognized as a physical record of its time and no changes either conjectural or otherwise are proposed. 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 to remove any features that have acquired historic significance. No changes are requested that impact the historic significance of the Lemke building. Criterion met.

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

**FINDING-A5:** All distinctive features finishes and construction techniques are being preserved. No alterations are requested that will impact the historic features of the building or site. 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:** As stated earlier, the applicant is proposing to repair as much as possible. The applicant does not propose to remove any historic features from this building, unless they are beyond repair. These repairs and restoration plan will help bring the original exterior back to its 1912 appearance.

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:** No chemical or physical treatments have been proposed. Therefore, this 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 archaeological resources are expected to be affected by this proposal. 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:** This application does not propose any new exterior alterations for the existing building. Therefore, this criterion does not apply.

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:** No additions or new construction is proposed for the existing structure. Criterion does not apply.

**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.**

***Page 10 - 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:** The requests being made will need to meet the historic design guidelines. When repairing the main facade the historic color scheme will need to be followed and materials will need to meet the recommended materials.

**CONCLUSIONS:** The proposed restoration work to the façade of the Lemke Building will bring it back closer to its original façade. 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 drawings and proposals as submitted and reviewed.
2. Prior to construction, the applicant will need to submit for approval to the City Planning Department. Once approved, the applicant will need to submit for a structural permit from the local Mid-Columbia Building Codes Services.
3. Final colors on the transom windows and awning will need follow the historic design guidelines and to be approved by the Planning Director.



## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125  
Planning Department

### **HISTORIC LANDMARKS RESOLUTION NO. 144-16**

#### **Adopting The Dalles Historic Landmarks Commission Application #154-16 of Hewitt Hillis.**

This application is for a Historic Landmarks Commission hearing to gain approval to restore the façade of the historic Lemke Building to near original state. Project includes installation of a new steel awning and bringing back the transom windows. The property is located at 110 E. 2<sup>nd</sup> Street, The Dalles, Oregon and is further described as 1N 13E 3 BC 200. Property is zoned "CBC" – Central Business Commercial, in The Dalles Commercial Historic District.

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

- A. The Historic Landmarks Commission of the City of The Dalles has, on January 27, 2016, 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 #154-16 and the minutes of the January 27, 2016 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 #154-16 – applicant Hewitt Hillis, is ***approved*** with the following conditions:
  - 1. Work will be completed in substantial conformance to the drawings and proposals as submitted and reviewed.
  - 2. Prior to construction, the applicant will need to submit for approval to the City Planning Department. Once approved, the applicant will need to submit for a structural permit from the local Mid-Columbia Building Codes Services.
  - 3. Final colors on the transom windows and awning will need follow the historic design guidelines and to be approved by the Planning Director.

#### **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 27TH DAY JANUARY, 2016.

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Eric Gleason, Chairman  
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 January 27, 2016.

AYES:

NAYS:       None

ABSENT:     None

ABSTAIN:    None

ATTEST:

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