



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125

FAX: (541) 298-5490

Community Development Dept.

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, August 22, 2012
4:00 PM

- I. Call to Order**
- II. Roll Call**
- III. Approval of Agenda**
- IV. Approval of Minutes – December 28, 2011**
- 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 #135-12 – City of The Dalles; The City of The Dalles is applying to the Historic Landmarks Commission for approval of the demolition or expansion of the existing building to provide space for a hotel/conference center development. The building is located at 201 Washington Street, and the historic name is Bloch, Miller & Company. Property is zoned “CBC” – Central Business Commercial.

B. Historic Landmarks Commission Application #136-12 – City of The Dalles; The City of The Dalles is applying to the Historic Landmarks Commission for approval of the demolition of the entire existing building to provide space for a hotel complex development. The building is located at 213 E. 2nd Street and is historically known as The Recreation. Property is zoned “CBC” – Central Business Commercial.

VII. Resolutions

A. Resolution #125-11 approving HLC 135-12 – City of The Dalles

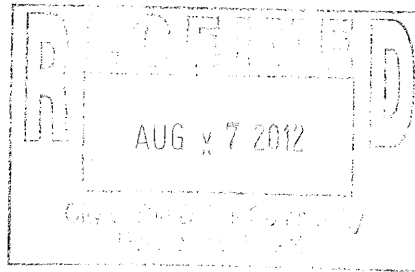
B. Resolution #126-11 approving HLC 136-12 – City of The Dalles

VIII. Pioneer Cemetery Discussion

IX. Staff/Commissioner Comments

X. Next meeting date: Wednesday, September 26, 2012

XI. Adjournment



HLC# 135-12

HISTORICAL LANDMARKS APPLICATION

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

Name:	<u>Jim Schwinn</u>
Address	<u>CITY OF THE DALLES</u>
Site Address	<u>201 WASHINGTON ST. (BLUE BUILDING) 205 WASH ST.</u>
Telephone	<u>(541) 296-5481 x-1131</u>

Please describe your project goals.

DEMOLITION OR EXPANSION OF THE CURRENT STRUCTURE
TO PROVIDE SPACE FOR HOTEL/CONFERENCE CENTER DEVELOPMENT

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

ENTIRE STRUCTURE WILL BE REMOVED COMPLETELY OR MODIFIED
TO ACCOMMODATE ADDITIONAL CONFERENCE ATTENDANCE.

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

EXTENT OF MODIFICATIONS ARE NOT KNOWN AT THIS TIME.

What is the current use of this property?

HAIR SALON & COSTUME SHOP

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

List any known archeological resources on site.

BUILDING WAS BUILT IN 1865 (SEE ATTACHED)
SHEET

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.

Jim Schwinke City of The Dalles
Applicant

8/3/12
Date

Columbia Gateway Urban Renewal Agency
Owner (if not the applicant)

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

C. Trautman
Secretary, Historical Landmarks Commission

For Office Use Only

Historical Classification

Historic Non-Contributor

Historic Building Site

☐ Primary ☐ Secondary ☐ Historical Site

Historic Name

☐ Historic District ☐ Front ☐ Commercial ☐

Year(s) Built

☐ Bloch, Miller & Co.

1865

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 117

with fixed transoms. Windows on the first floor are arched as are the door openings. The access door to the upstairs is at the north end of the east elevation. The double entrance doors are flanked by classical pilasters and entablature and a Union-Jack design is in the transom window over the doors. A fire escape on the east elevation leads to a second story exit.

The exterior material on the ground floor of the front elevation is composed of decorative stone on the pilaster bases and at the column capitals. The southeast corner of the main (south) elevation has a cornerstone dated 1904, but the Hall was rebuilt in 1915 as a result of a fire in 1914, in which the entire block burned. The building is in good condition.

HISTORICAL DATA: The I.O.O.F. was first noted in The Dalles on June 30, 1857, with six charter members. The first hall occupied by the I.O.O.F. was in the upper story a stone building at the corner of First and Union streets, next door to the Baldwin Brothers Saloon (205 Court Street). The I.O.O.F. were first incorporated in 1868. In 1889, a permanent home was secured in a wood frame building on the S.W. corner of Third and Washington streets which burned in the fire of 1891. The land was sold and in 1904 a committee was appointed to consider the building of a new hall.

Believing that the business section of The Dalles was destined to expand eastward, rather than south, the I.O.O.F. proceeded to buy a parcel of land on April 12, 1904 from J.H. Sherar. Construction of the \$18,000 building started in 1905. Early users of the new building included the U.S. Post Office (until the completion of the new post office), J.C. Brill's Dry, and Willerton and Johnson Grocers.

However, on August 29, 1914, fire completely destroyed the building. Rebuilding started immediately and the building was completed in the spring of 1915. The new two-story brick building had ornate decorative detail and was one of the anchor structures in downtown.

#97 **HISTORIC NAME:** Bloch, Miller & Co.
COMMON NAME: Z.F. Moody Store; The Dalles Commercial Club
ADDRESS: 201-205 Washington Street
RESOURCE TYPE: Building

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 118

OWNER'S NAME AND ADDRESS:

Raymond and Irma Matthew
P.O. Box 419

The Dalles, Oregon 97058

ASSESSOR'S MAP: IN-13E-3BD BLOCK: 3 LOT: Pt. 1 TAX LOT: 600

ADDITION: Original Dalles City

YEAR BUILT: 1865

USE: Wholesale

ALTERATIONS: Major; removal of all the original windows and doors

PREVIOUS HISTORIC LISTING: None

CLASSIFICATION: Historic Non-Contributing

PHYSICAL DESCRIPTION: The brick building has a basement, flat roof and is void of decorative detail. Three entrances are located on the east elevation: metal awnings shade the entrances. The entrance doors are wood and have transoms above (installed c. 1920s-40s). Original segmental arched windows are on the east elevation have been bricked in.

A concrete block facade has been installed over the north elevation. Two double hung windows and a door are located on this side. The stone foundation, at least ten feet high, is exposed on the west elevation due to the elevation change from First Street to the parking lot which is below grade 10-12 feet. Windows on the west elevation have also been bricked in. Windows on the south elevation are one over one double-hung wood sash windows. The structure has a stone foundation. The building is in good condition.

HISTORICAL DATA: The building was constructed about 1865 by Bloch, Miller & Co. The company opened a general merchandising store. The store was sold in 1871 to the Grant family (J.L. and Robert). The Grant family also had a general merchandising store known as Cummings & Grant. Around 1878, Z.F. Moody opened a merchandising store and remained in the building until about 1892 when The Dalles Lumbering Company occupied the store. By 1900, the building was occupied by The Dalles Commercial Club.

In 1908, J.L. Kelly purchased the property from the Grant family for \$4,850. In 1926, the building housed the Model Laundry on the first floor and the Washington Hotel was on the second floor. The building is currently used for offices (1997).

City of The Dalles Building Permit Application

CITY OF THE DALLES

Date Issued _____

Community Development Department

313 Court Street

The Dalles, OR 97058

(541) 296-5481, ext. 125

Fax (541) 298-5490

Building Permit Log # _____

APPLICANT

Name TIM SCHWINOFAddress CITY OF THE DALLESTelephone # (541) 296-5481 X-1131

LEGAL OWNER (If Different than Applicant)

Name COLUMBIA GATEWAY URBANAddress 313 COURT
THE DALLES, OR 97058

Telephone # _____

PROPERTY INFORMATION

Address 201 AND 205 WASHINGTON STREET THE DALLES, OR (BLUE BLUE.)Map and Tax Lot 1N13E3BD 600Zone District/Overlay CBC

GENERAL INFORMATION

Describe current use of the property HAIR SALON AND COSTUME SHOPDescribe how proposal will change use of property THE ENTIRE STRUCTURE WILL BE
DEMOLISHED

INFORMATION REQUIRED

for

Building Permit Application Review

1 and 2 family residential development: Scaled plot plan indicating property boundaries, setbacks, building location(s) with orientation(s), garage/carport/parking location and surface material, height of structures, street address, utility locations if known.

NVRD →

- ☐ All other development approved through a development review process: a final site plan including construction and landscape detail addressing all conditions of approval.
- ☐ 1 and 2 Family residential dwelling design checklist, where applicable.
- ☐ Completed Physical Constraints Permit, where applicable for flood plain, cut/fill, or geohazard issues.
- ☐ Completed Neighborhood Compatibility Review form, where applicable.
- ☐ Completed Systems Development Charges (SDC) forms for water and sewer, where applicable.

Signature of Applicant

Jim Schwing 8/3/12
Date

Signature of Property Owner*

Columbia Gateway Urban Renewal Agency
Date 8/3/12

*Notarized Owner Consent Letter may substitute for signature of property owner.

STAFF REVIEW:

ZONE DISTRICT: _____ GEOHAZARD ZONE: _____

HISTORIC DISTRICT/STRUCTURE: Yes/No FLOOD DESIGNATION: _____

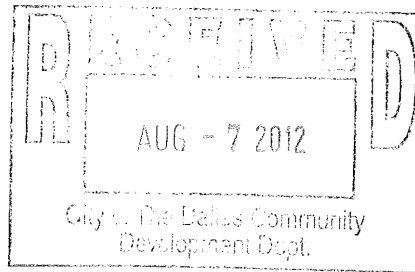
PREVIOUS PLANNING ACTIONS: _____

ARE THERE EROSION CONTROL ISSUES? ACCESS ISSUES? DOES THIS PROPERTY HAVE ALL UTILITIES AND PUBLIC IMPROVEMENTS SUCH AS SIDEWALKS, SEWER AND WATER? ARE THERE ANY OTHER ITEMS THAT NEED ATTENTION?

DATE OF SITE VISIT: _____ PLANNER: _____ PUBLIC WORKS: _____

PLANNING APPROVAL: _____

PUBLIC WORKS APPROVAL: _____



HLC# 136-12

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:	JIM SCHWIND
Address	CITY OF THE DALLES 313 COURT ST. THE DALLES 97058
Site Address	213 EAST 2ND ST (RECREATION BOWLING ALLEY / CAFE)
Telephone	(541) 296-5481

Please describe your project goals.

DEMOLITION OF ENTIRE STRUCTURE TO PROVIDE SPACE
FOR HOTEL COMPLEX DEVELOPMENT

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

ENTIRE STRUCTURE WILL BE REMOVED

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

N/A

What is the current use of this property?

VACANT - WAS BOWLING ALLEY / RESTAURANT

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

List any known archeological resources on site.

BUILDING WAS BUILT IN 1946 ADDED ON IN 1958 (SEE ATTACHED)
SHEET

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.

Jim Schwinof City of The Dalles
Applicant

8/3/12
Date

COLUMBIA Gateway Urban Renewal Agency
Owner (if not the applicant)

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

C. Trautman
Secretary, Historical Landmarks Commission

For Office Use Only	
Historical Classification	Non Compatible Non Contributing
Historic Building/Site ID	(Primary Secondary Historical Site)
Historic Name	Historic District: (Residential Commercial)
Year(s) Built	n/a Common: Recreation (Cafe)

1946; 1958

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

Section number 7 Page 101

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

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

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

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

Demolition

City of The Dalles Building Permit Application

CITY OF THE DALLES

Date Issued _____

Community Development Department

Building Permit Log # _____

313 Court Street

The Dalles, OR 97058

(541) 296-5481, ext. 125

Fax (541) 298-5490

APPLICANT

LEGAL OWNER (If Different than Applicant)

Name Jim Schwindt

Name Columbia Gateway Urban

Address City of The Dalles

Address 313 Court

Telephone # (541) 296-5481 X-1131

Telephone # _____

PROPERTY INFORMATION

Address 313 East 2nd St. The Dalles, OR (Recreation Bowling Alley/Cafe)

Map and Tax Lot 1N13E 3BD 3600, 3500, 3400

Zone District/Overlay CBC

GENERAL INFORMATION

Describe current use of the property VACANT - WAS BOWLING ALLEY / CAFE

Describe how proposal will change use of property ENTIRE STRUCTURE WILL BE DEMOLISHED

INFORMATION REQUIRED

for

Building Permit Application Review



1 and 2 family residential development: Scaled plot plan indicating property boundaries, setbacks, building location(s) with orientation(s), garage/carport/parking location and surface material, height of structures, street address, utility locations if known.

HYED →

- ☐ All other development approved through a development review process: a final site plan including construction and landscape detail addressing all conditions of approval.
- ☐ 1 and 2 Family residential dwelling design checklist, where applicable.
- ☐ Completed Physical Constraints Permit, where applicable for flood plain, cut/fill, or geohazard issues.
- ☐ Completed Neighborhood Compatibility Review form, where applicable.
- ☐ Completed Systems Development Charges (SDC) forms for water and sewer, where applicable.

Signature of Applicant

Jim Schumacher 8/3/12
Date

Signature of Property Owner*

COLUMBIA COTENARY URBAN RENEWAL AGENCY
Date 8/3/12

*Notarized Owner Consent Letter may substitute for signature of property owner:

STAFF REVIEW:

ZONE DISTRICT: _____ GEOHAZARD ZONE: _____

HISTORIC DISTRICT/STRUCTURE: Yes/No FLOOD DESIGNATION: _____

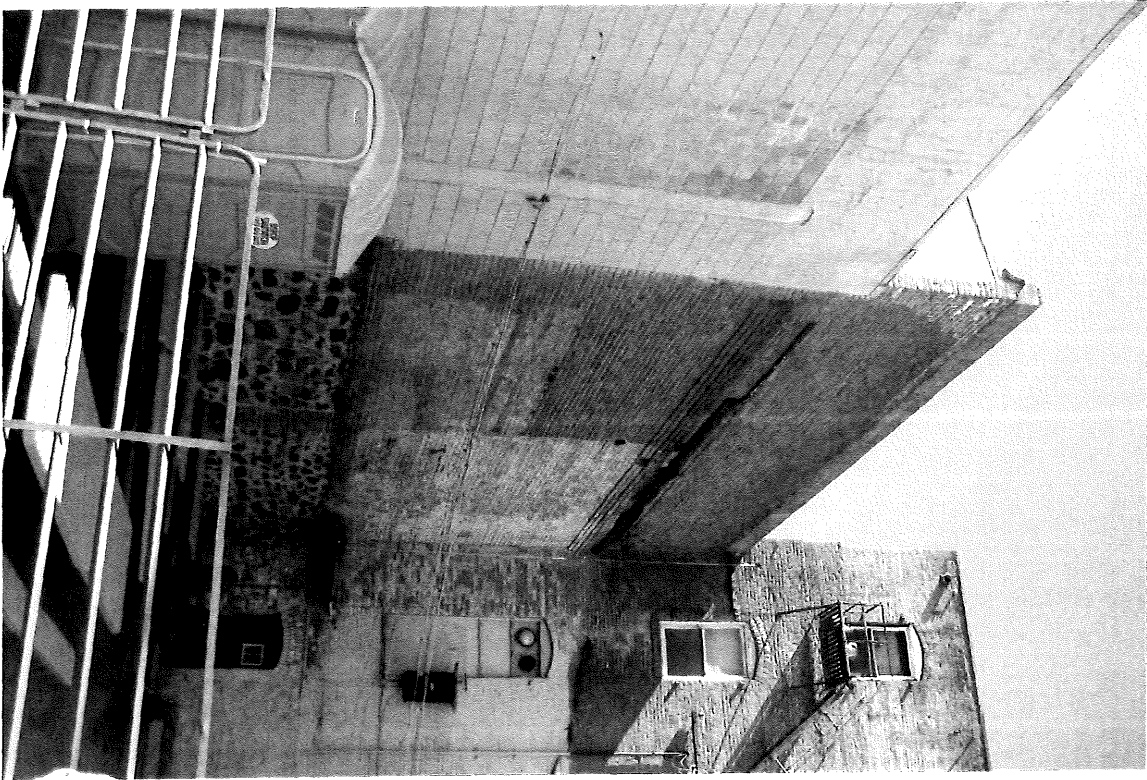
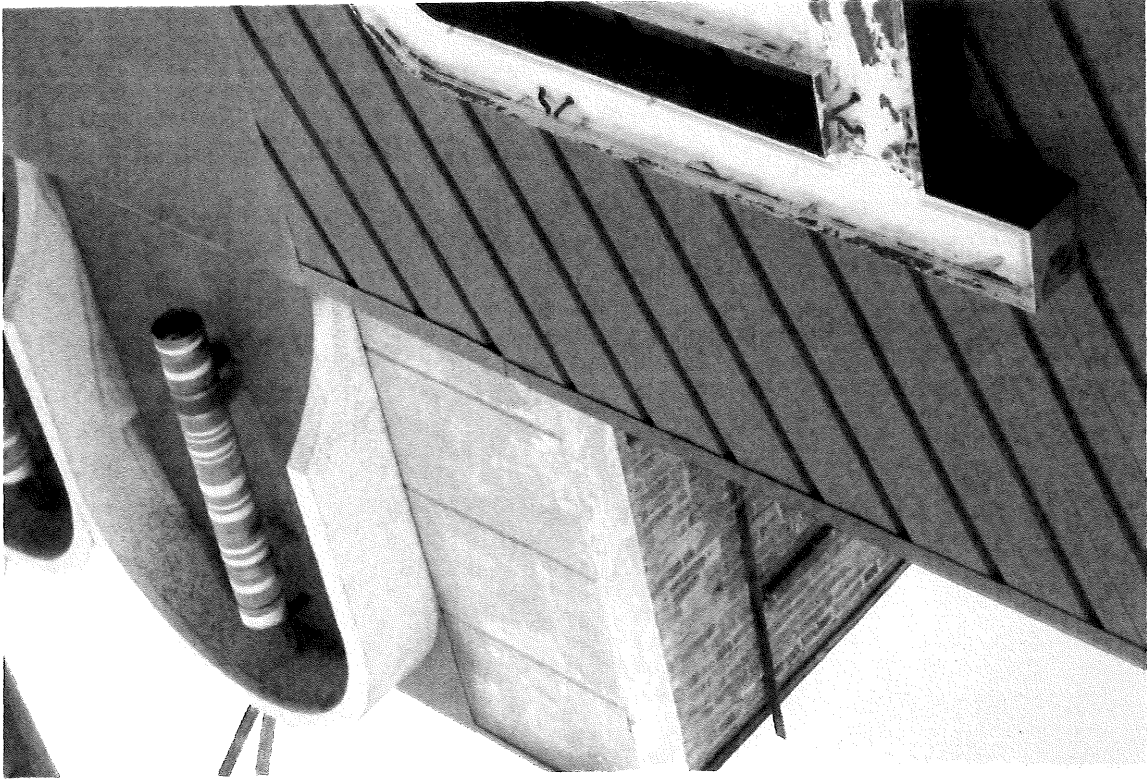
PREVIOUS PLANNING ACTIONS: _____

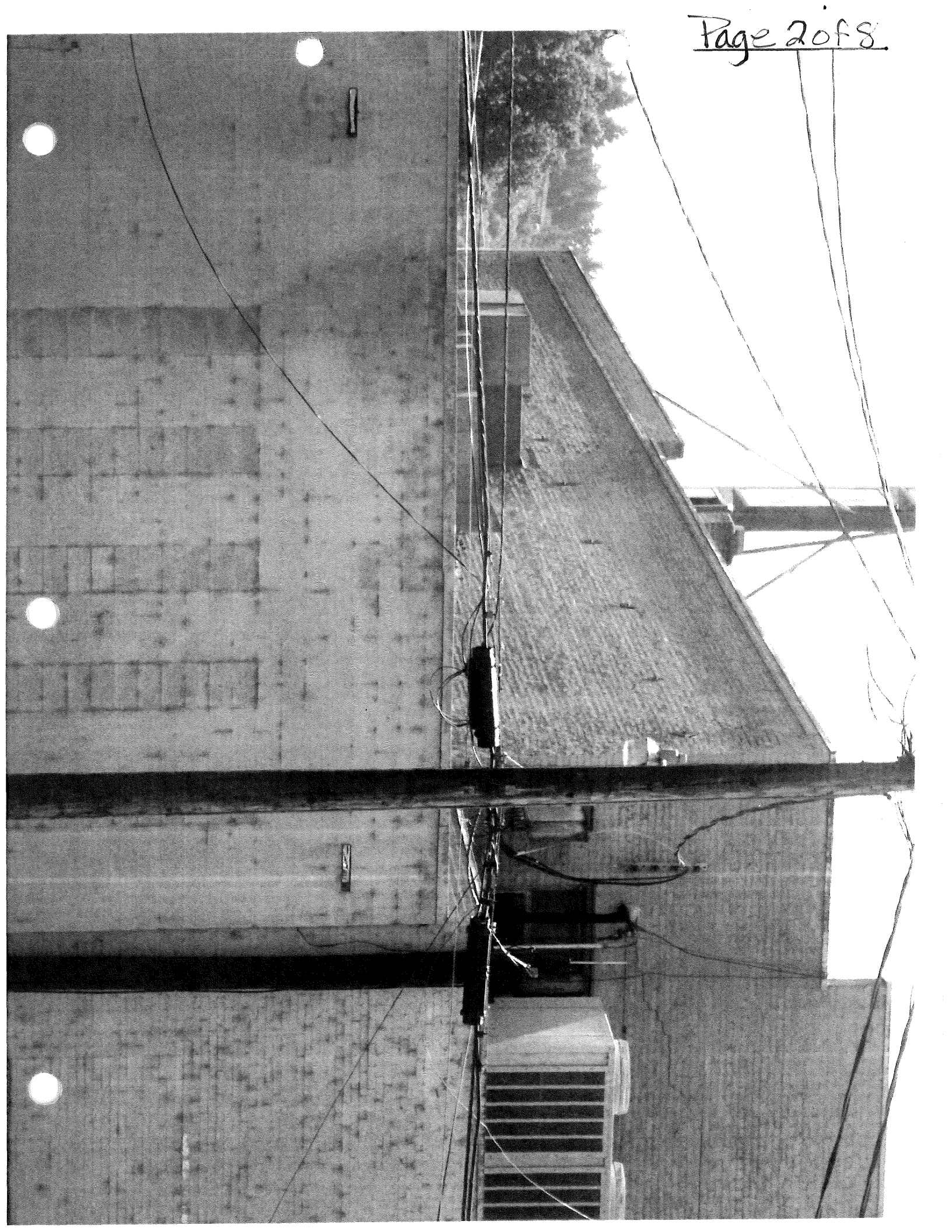
ARE THERE EROSION CONTROL ISSUES? ACCESS ISSUES? DOES THIS PROPERTY HAVE ALL UTILITIES AND PUBLIC IMPROVEMENTS SUCH AS SIDEWALKS, SEWER AND WATER? ARE THERE ANY OTHER ITEMS THAT NEED ATTENTION?

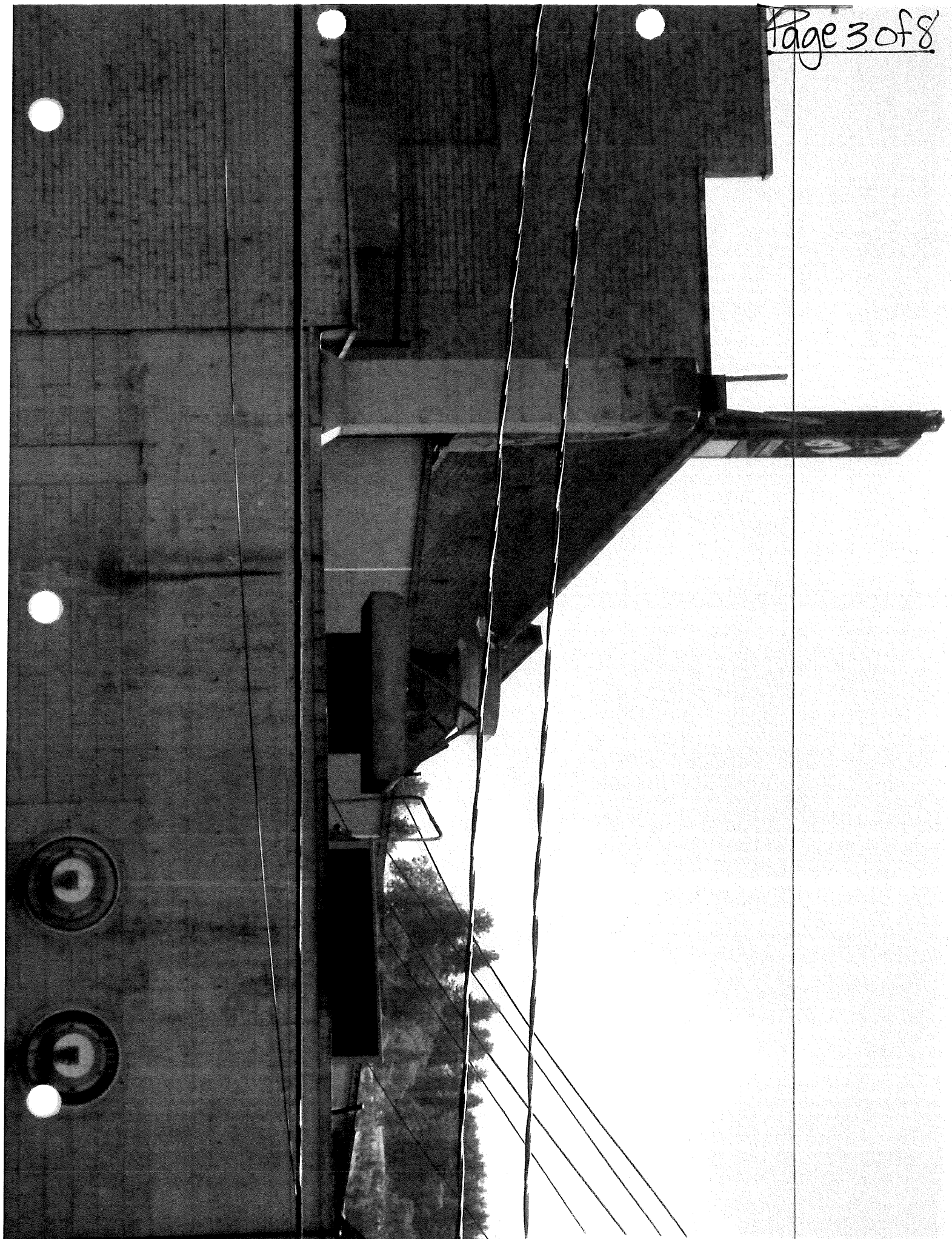
DATE OF SITE VISIT: _____ PLANNER: _____ PUBLIC WORKS: _____

PLANNING APPROVAL: _____

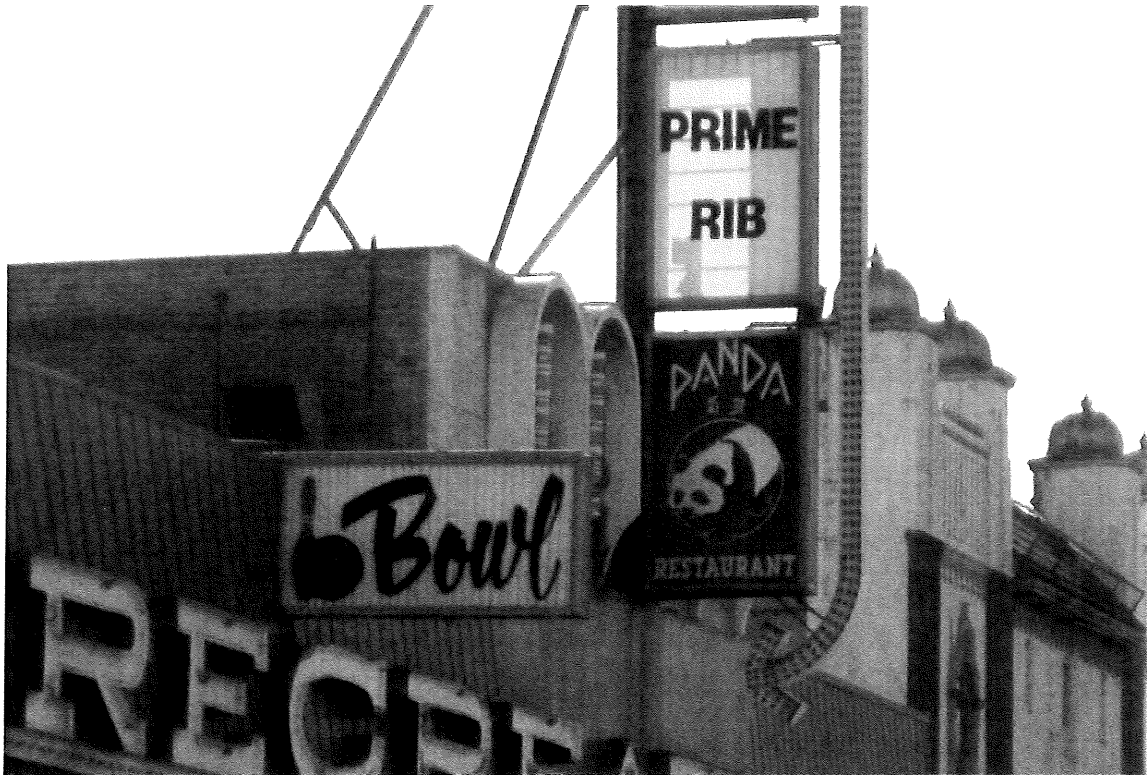
PUBLIC WORKS APPROVAL: _____

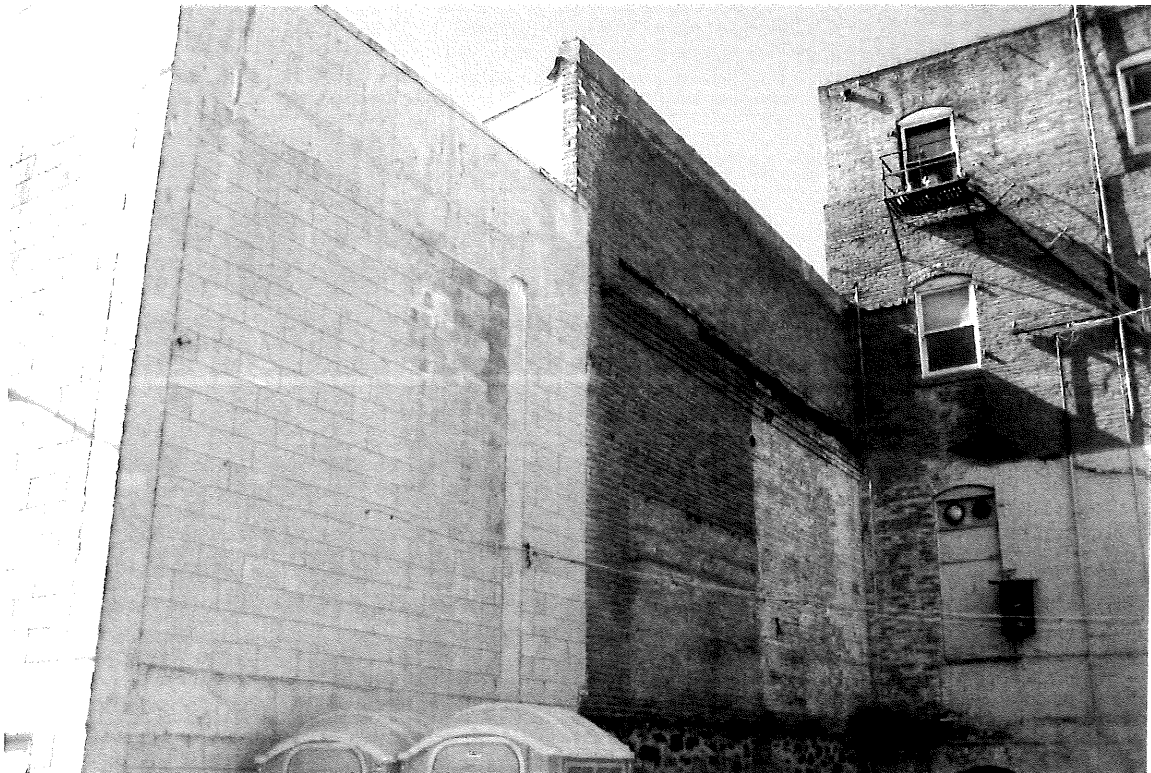
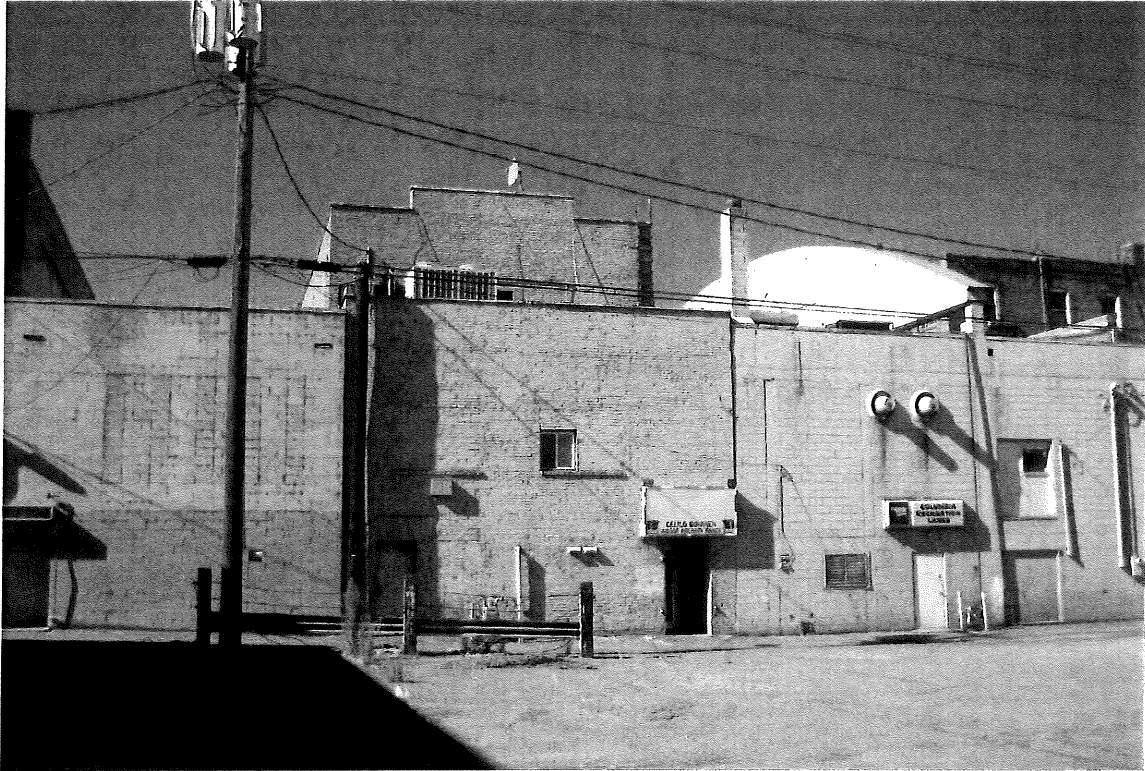


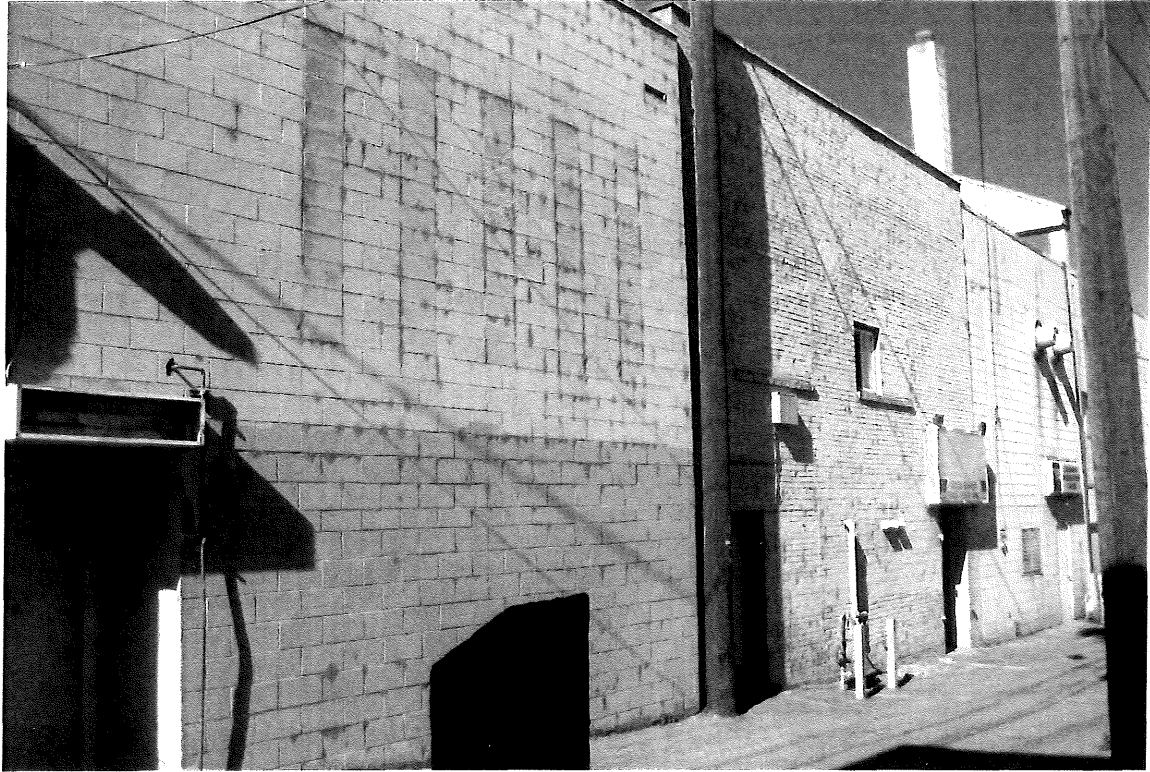












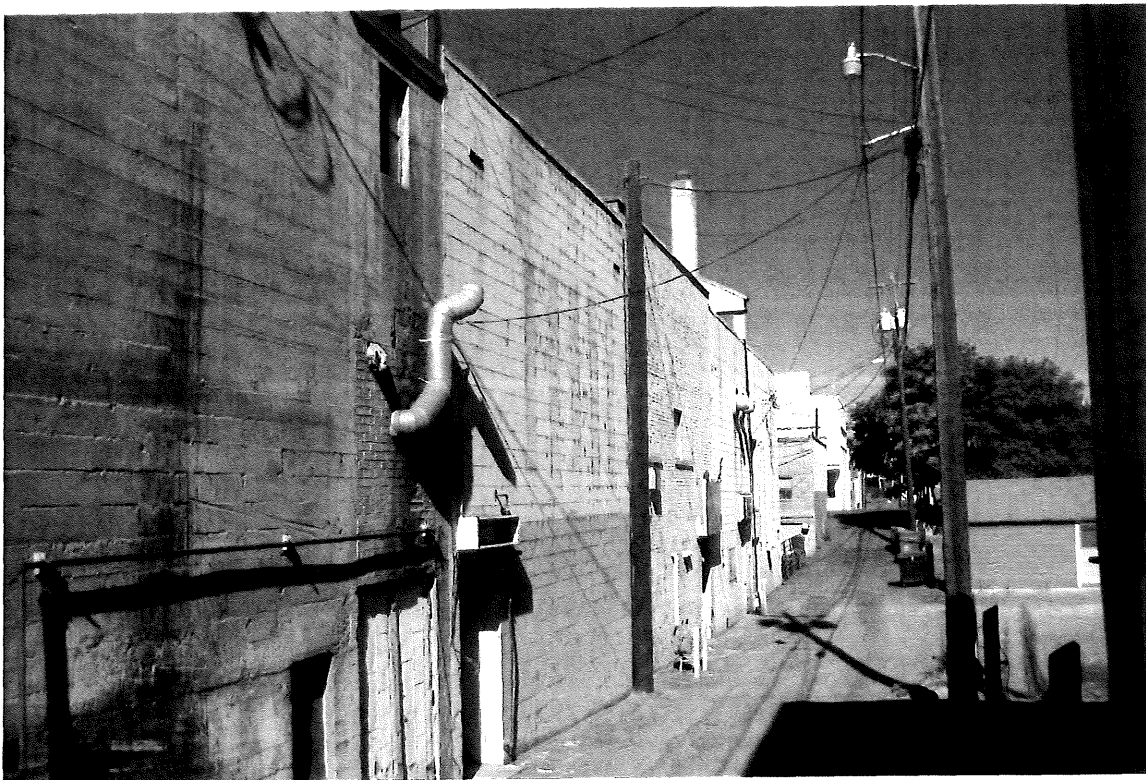
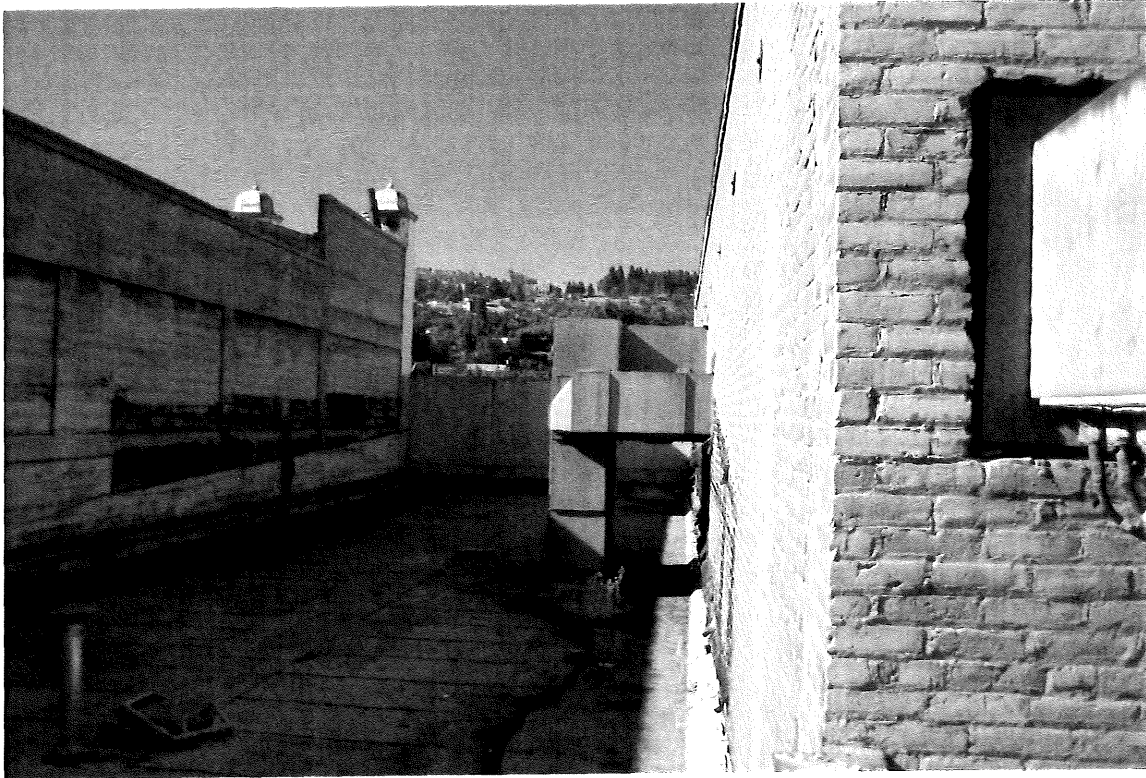
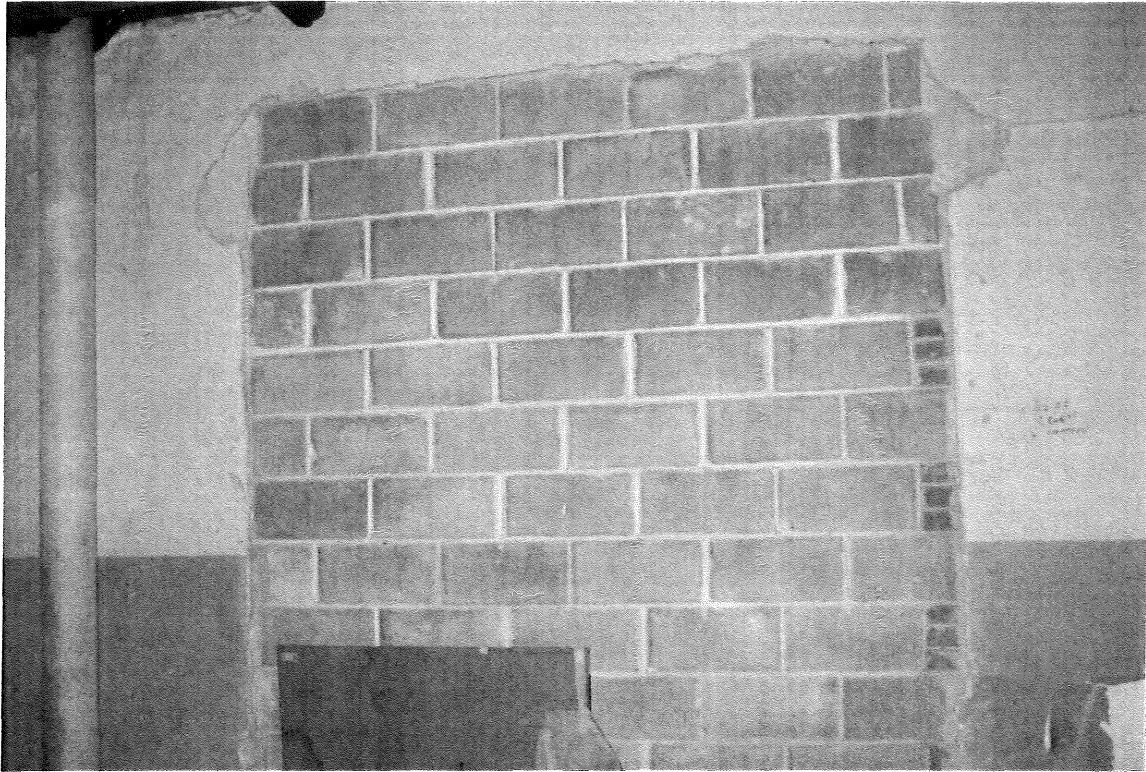
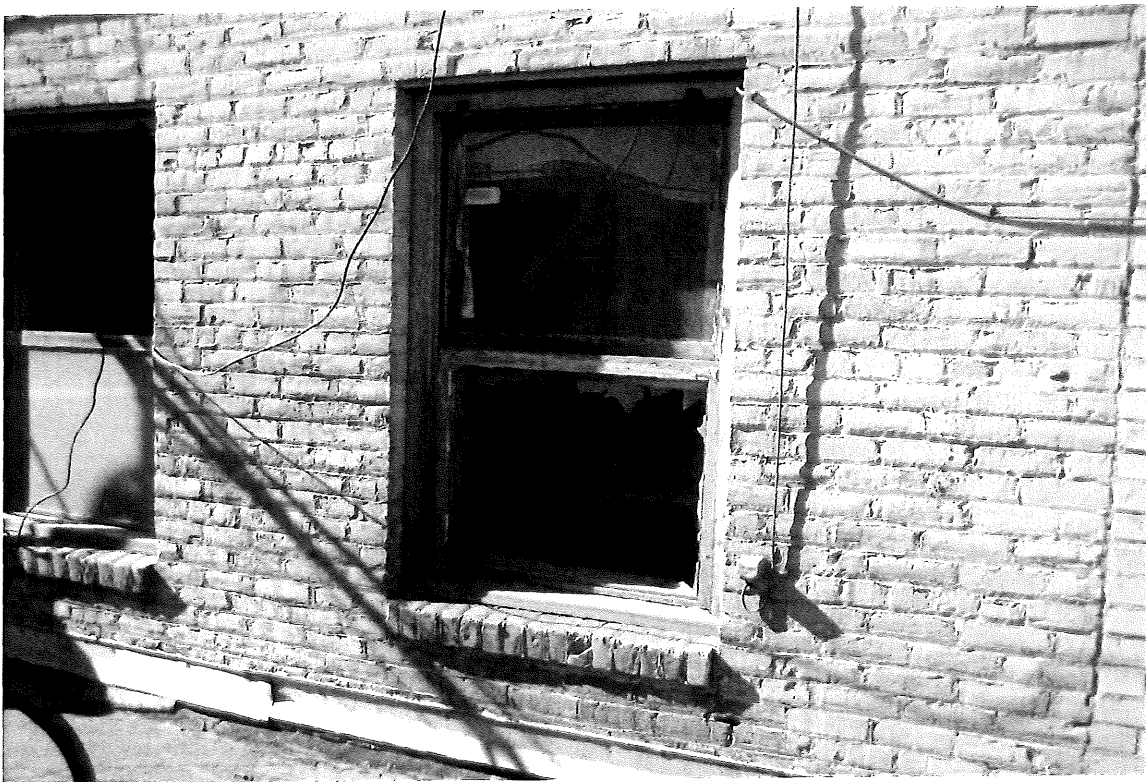
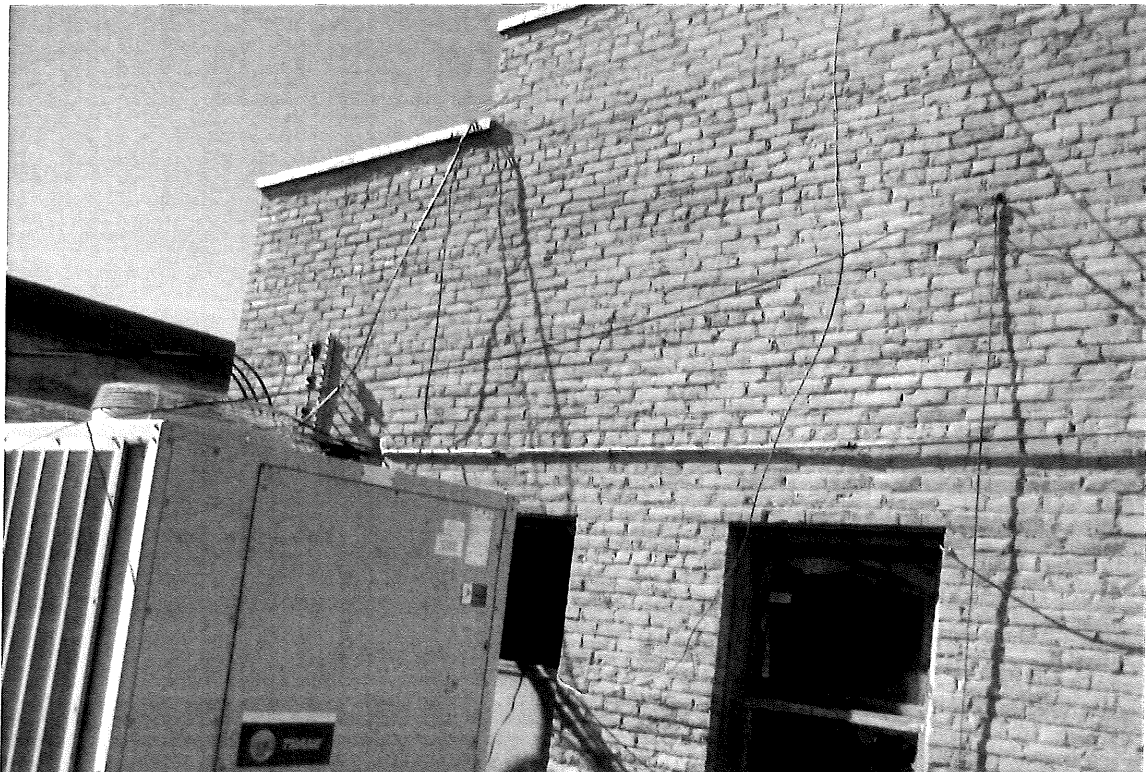
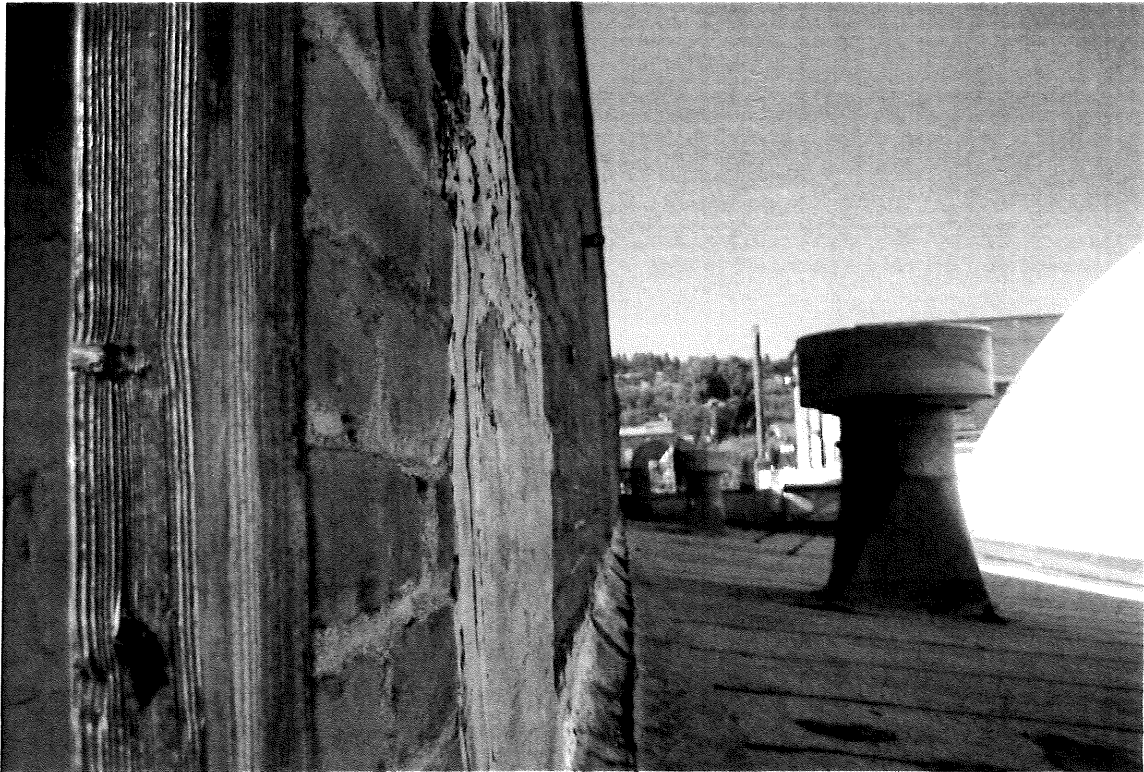
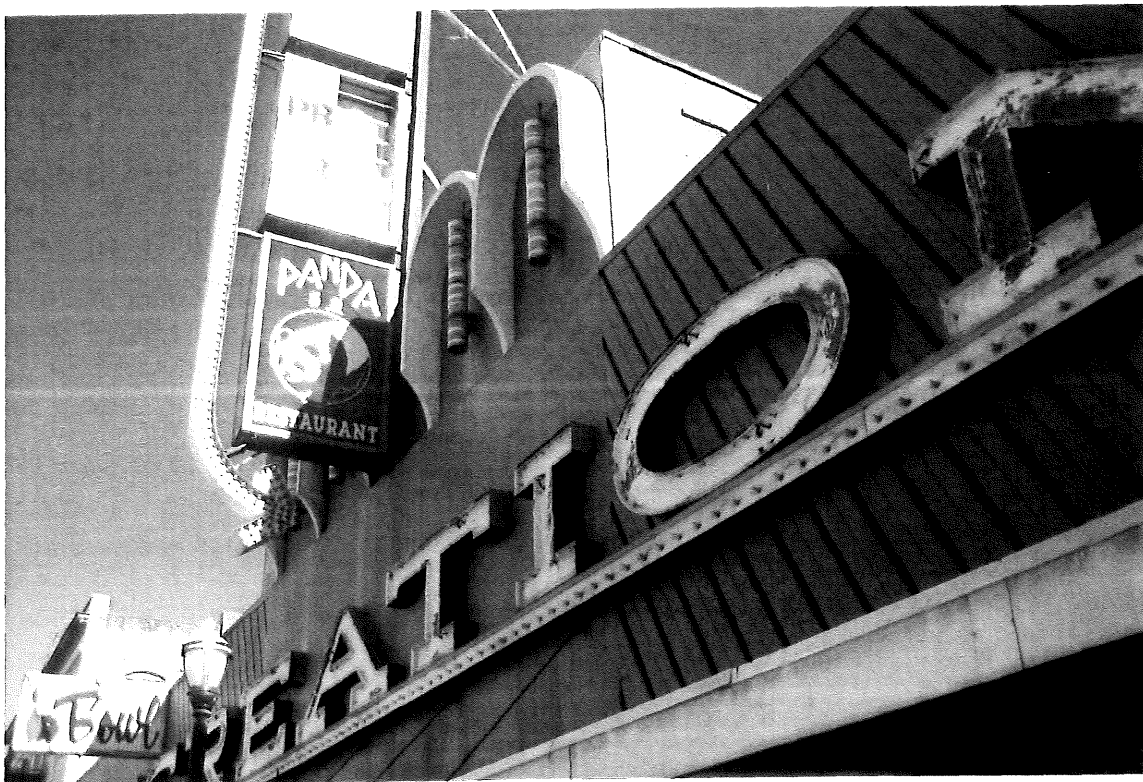


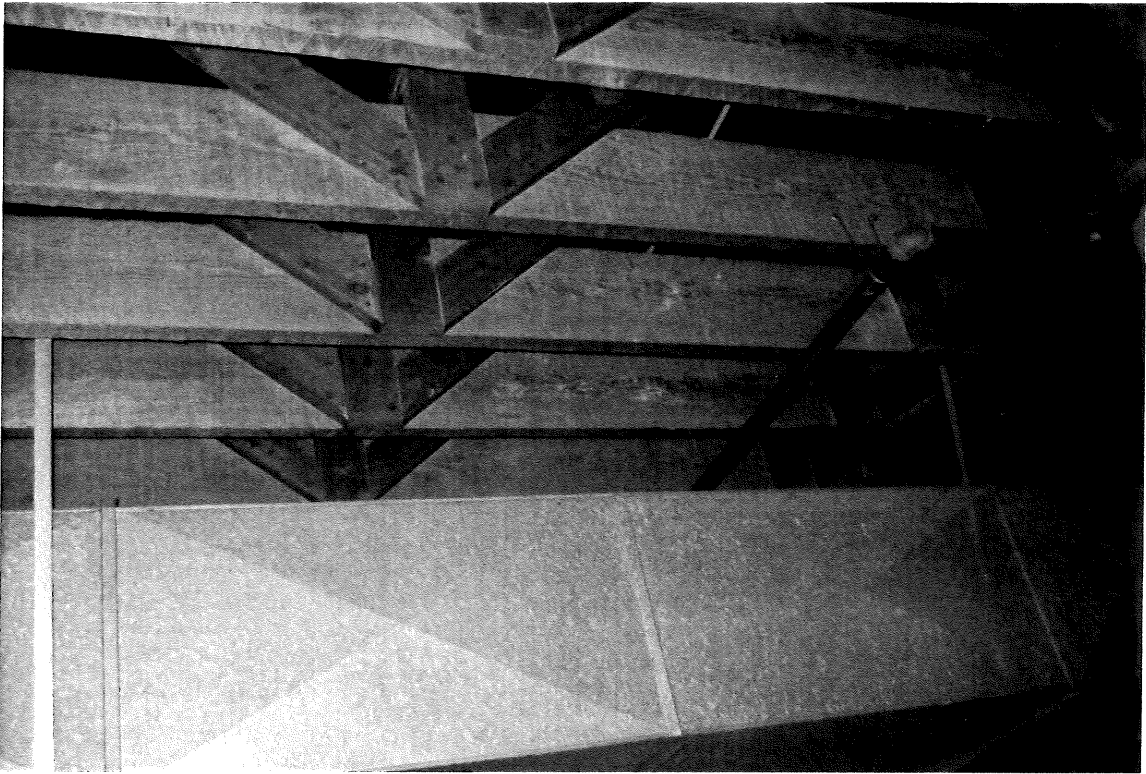
Exhibit 4
Page 1 of 11

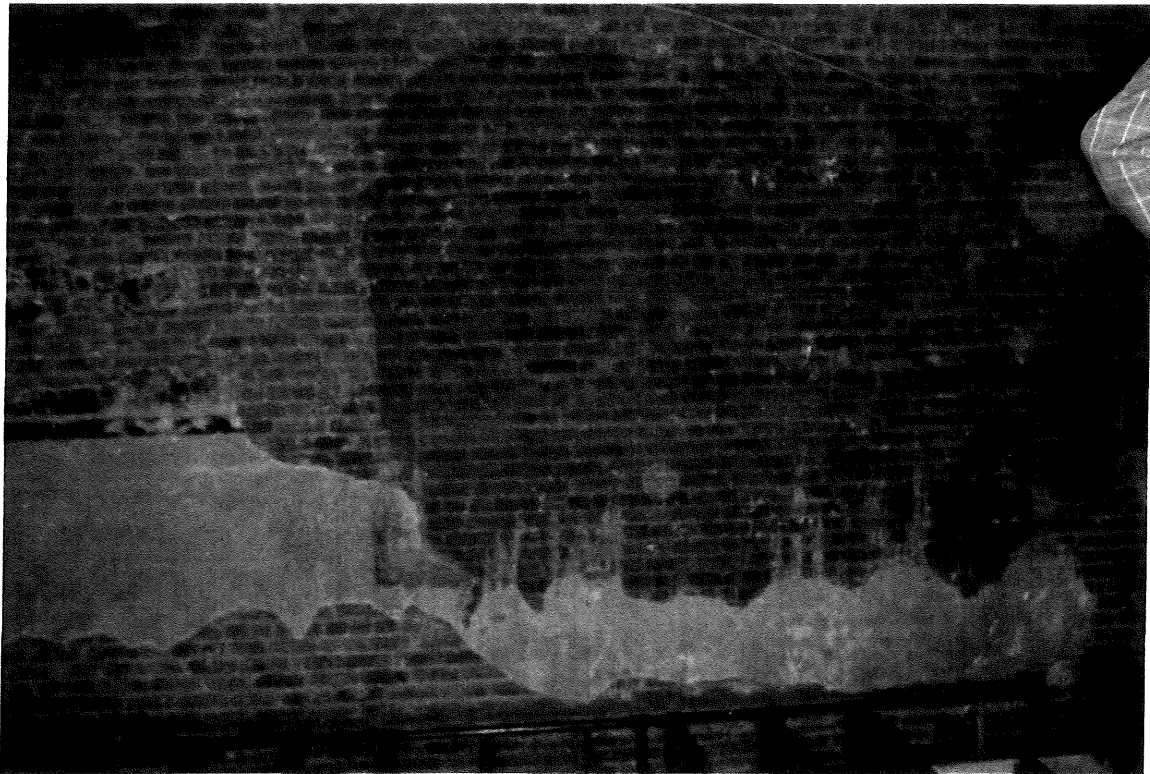
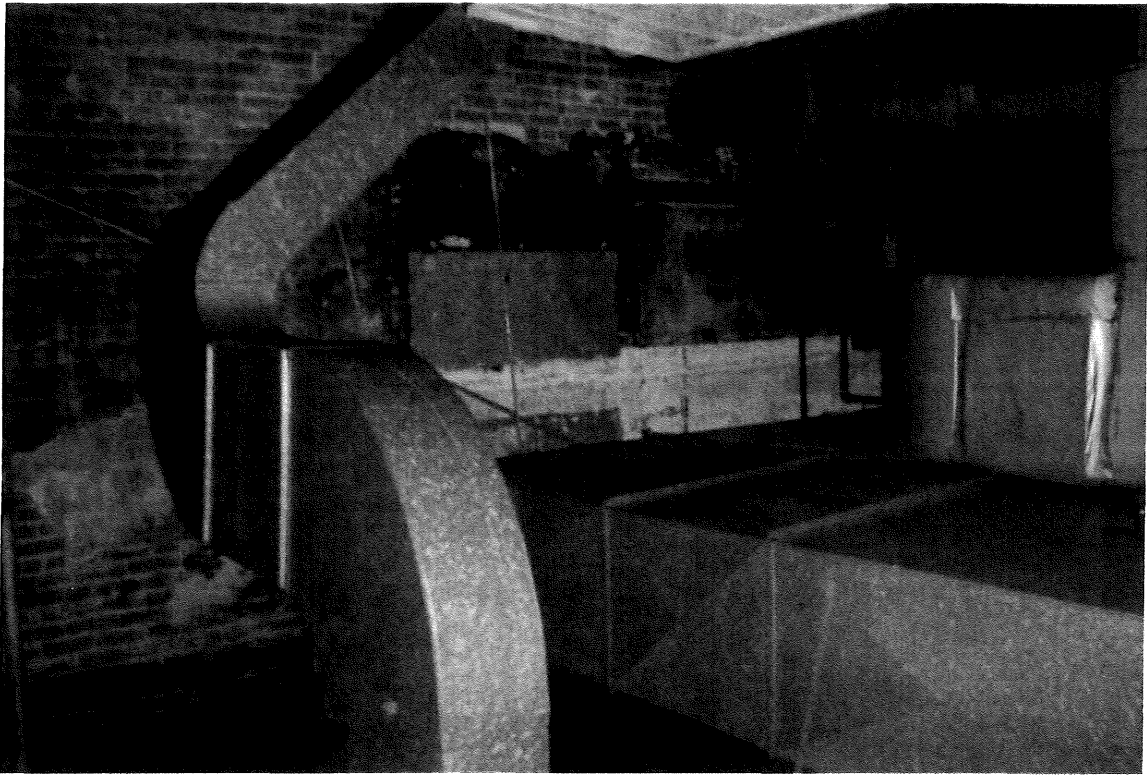


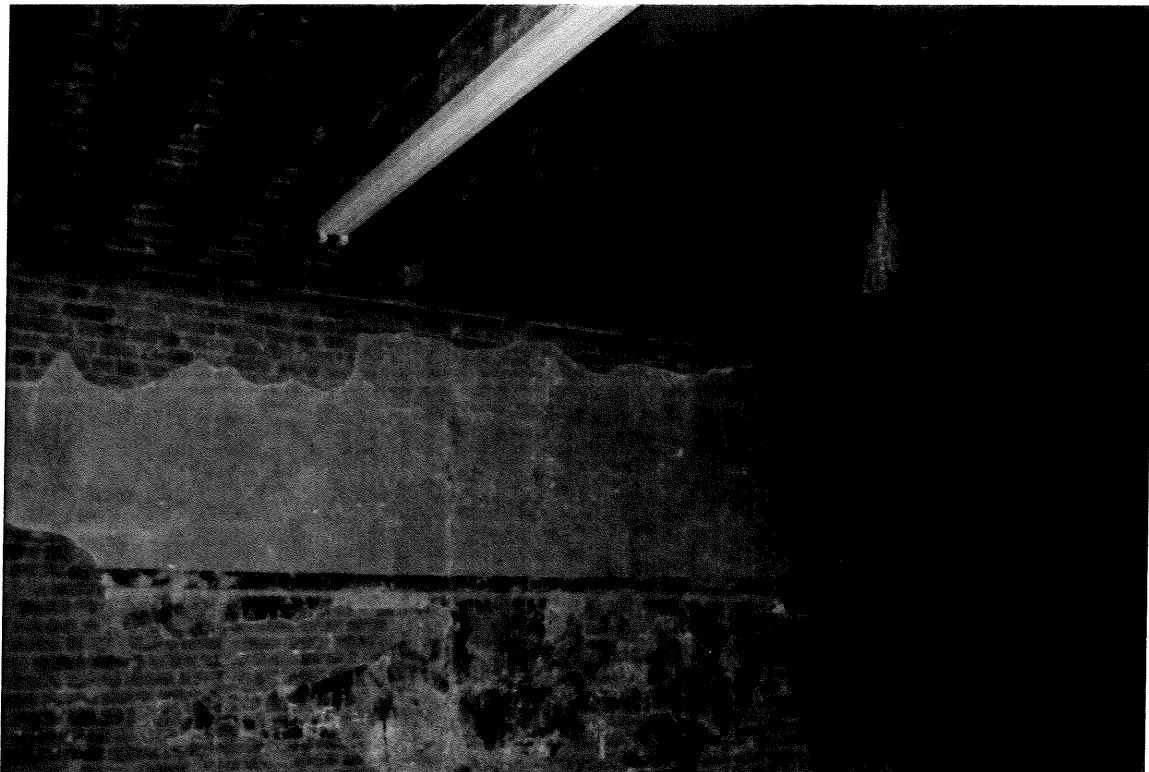






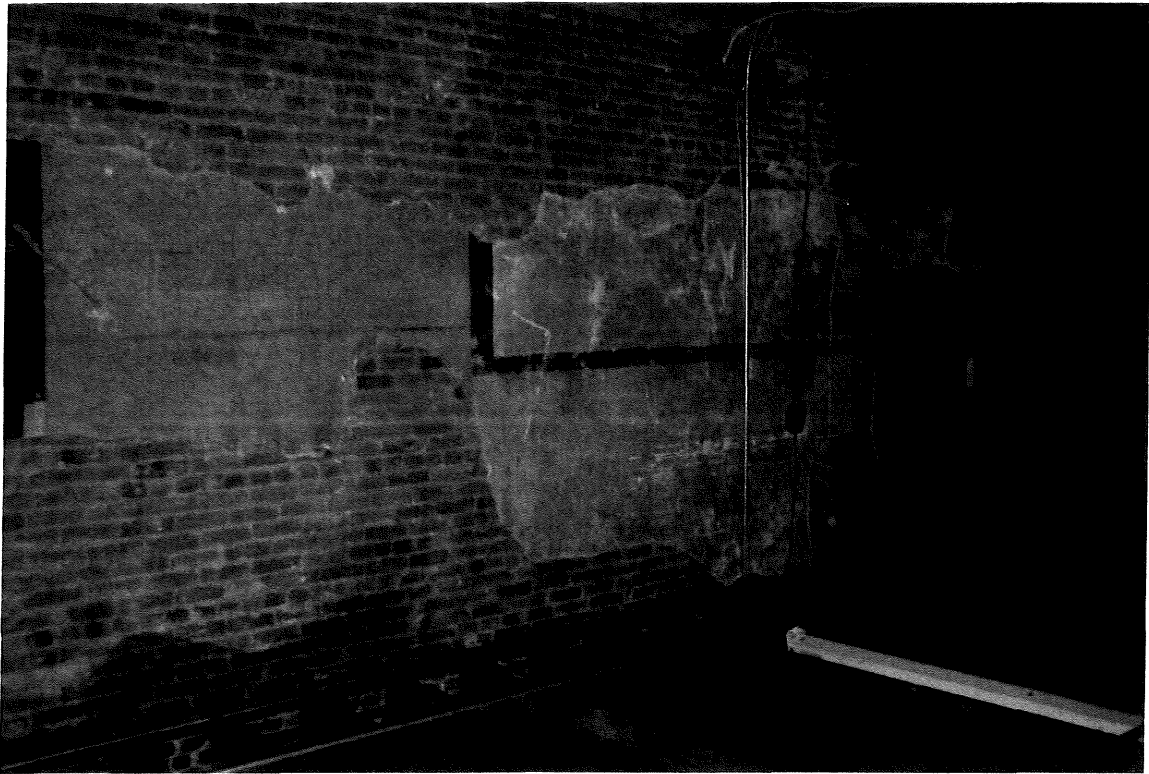
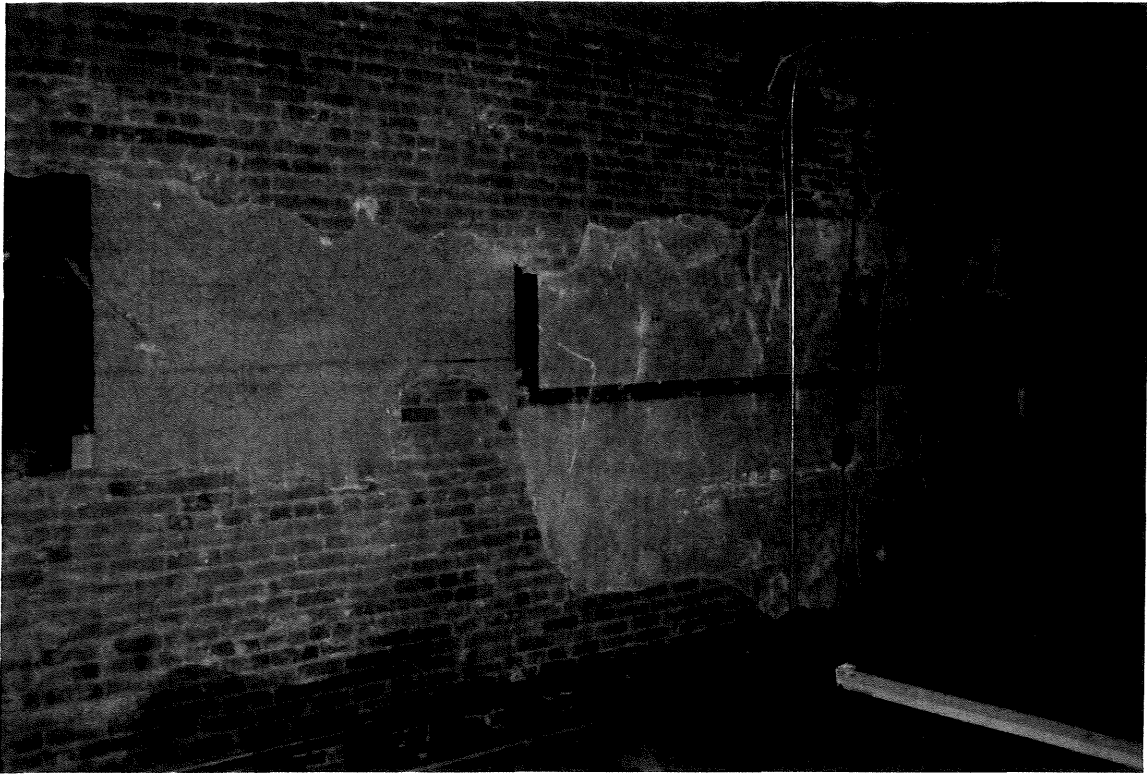




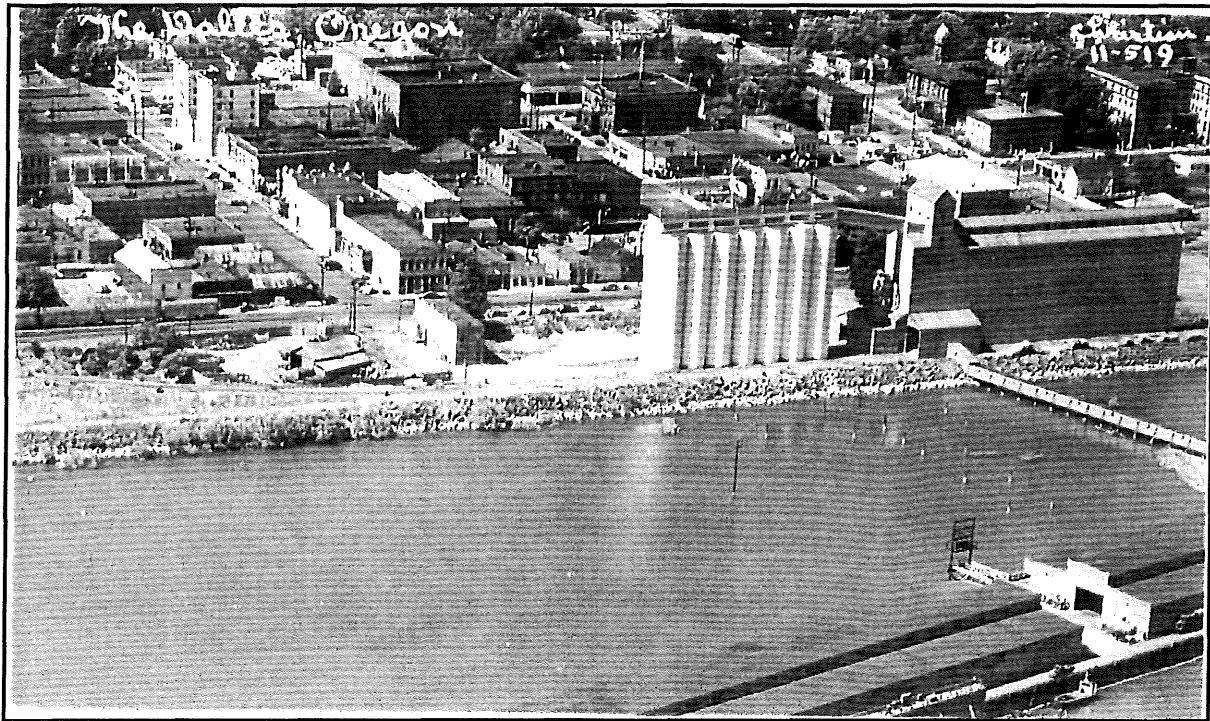












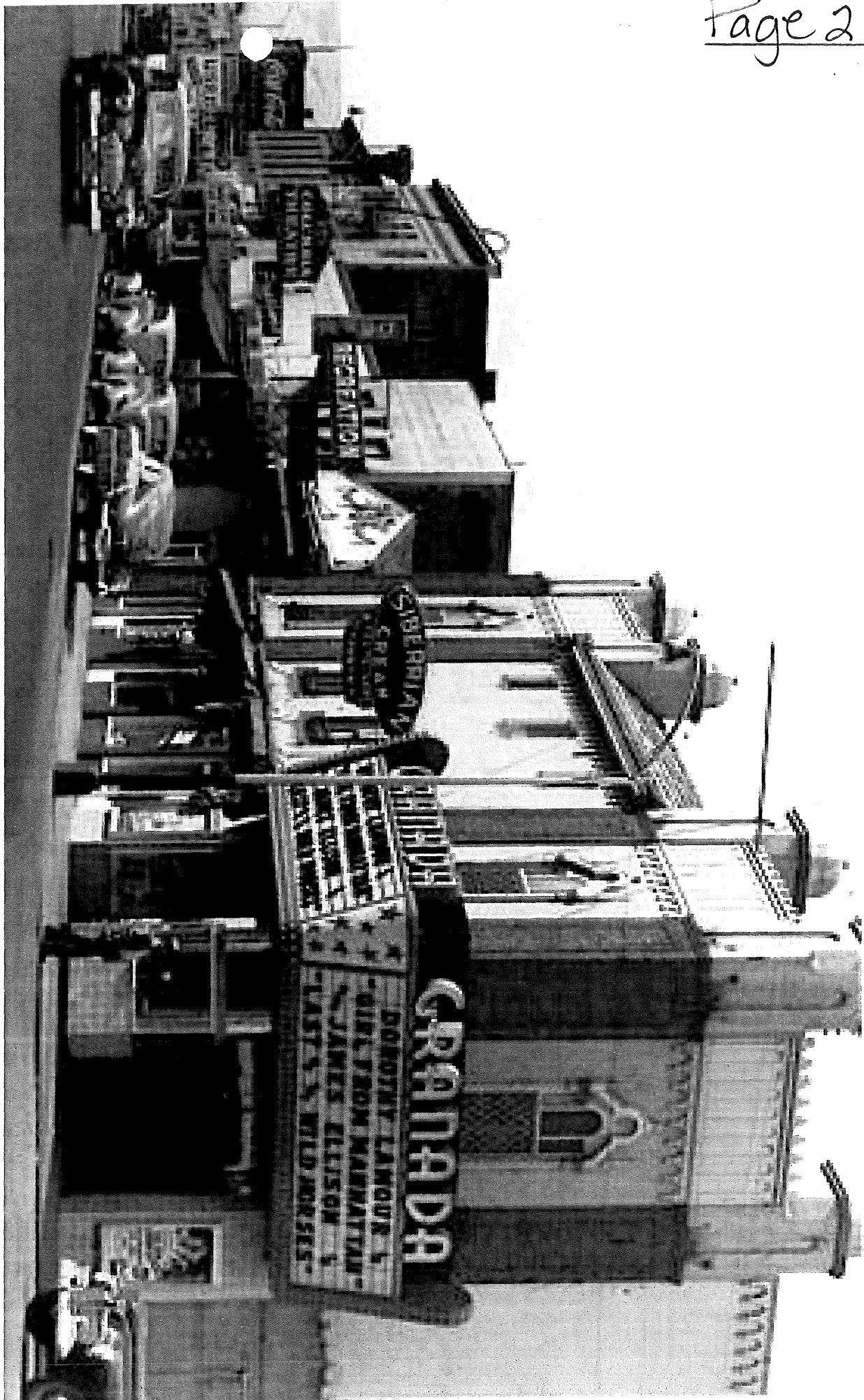
Ca. 1950 air view showing 1st Street Area

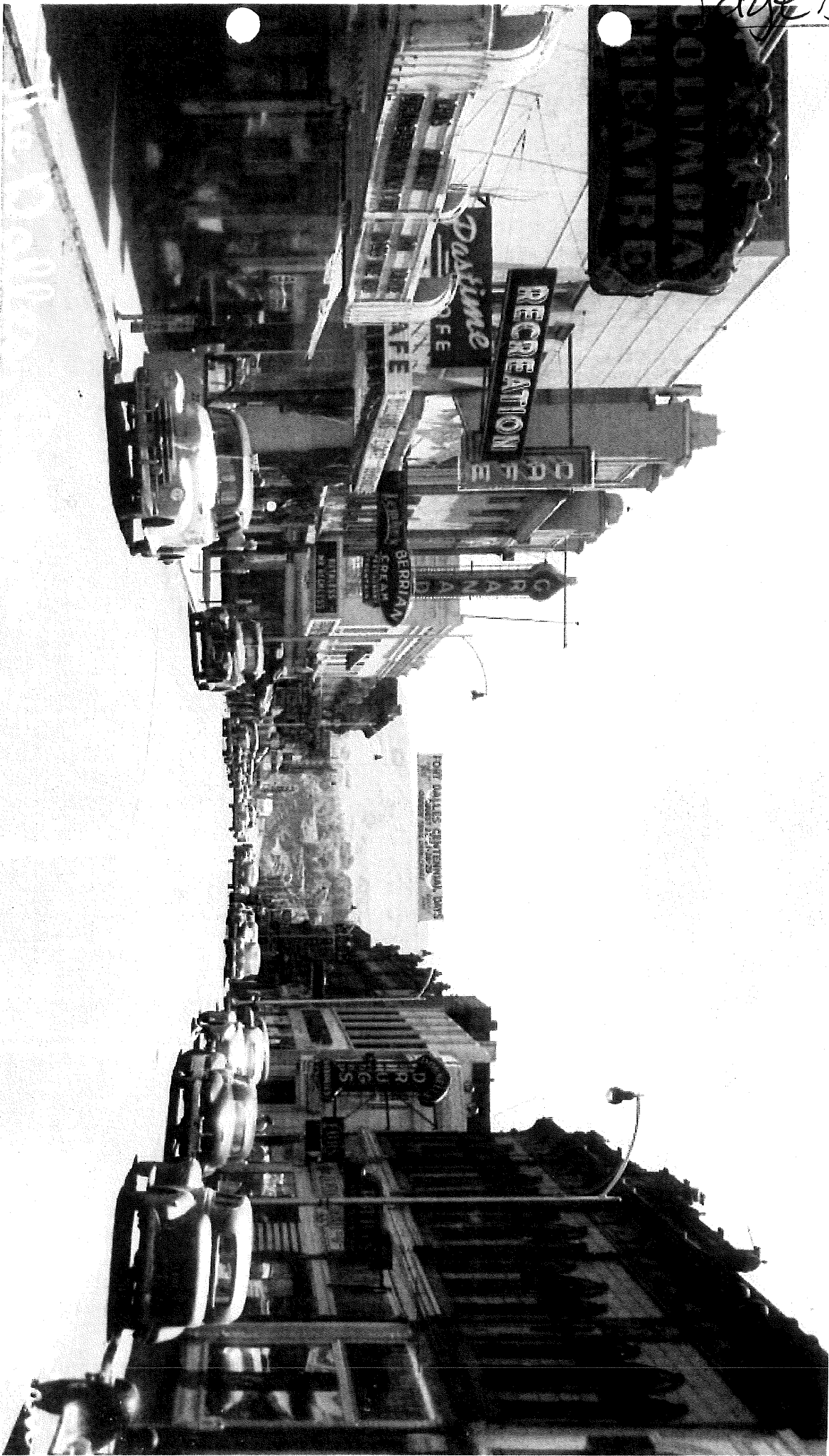


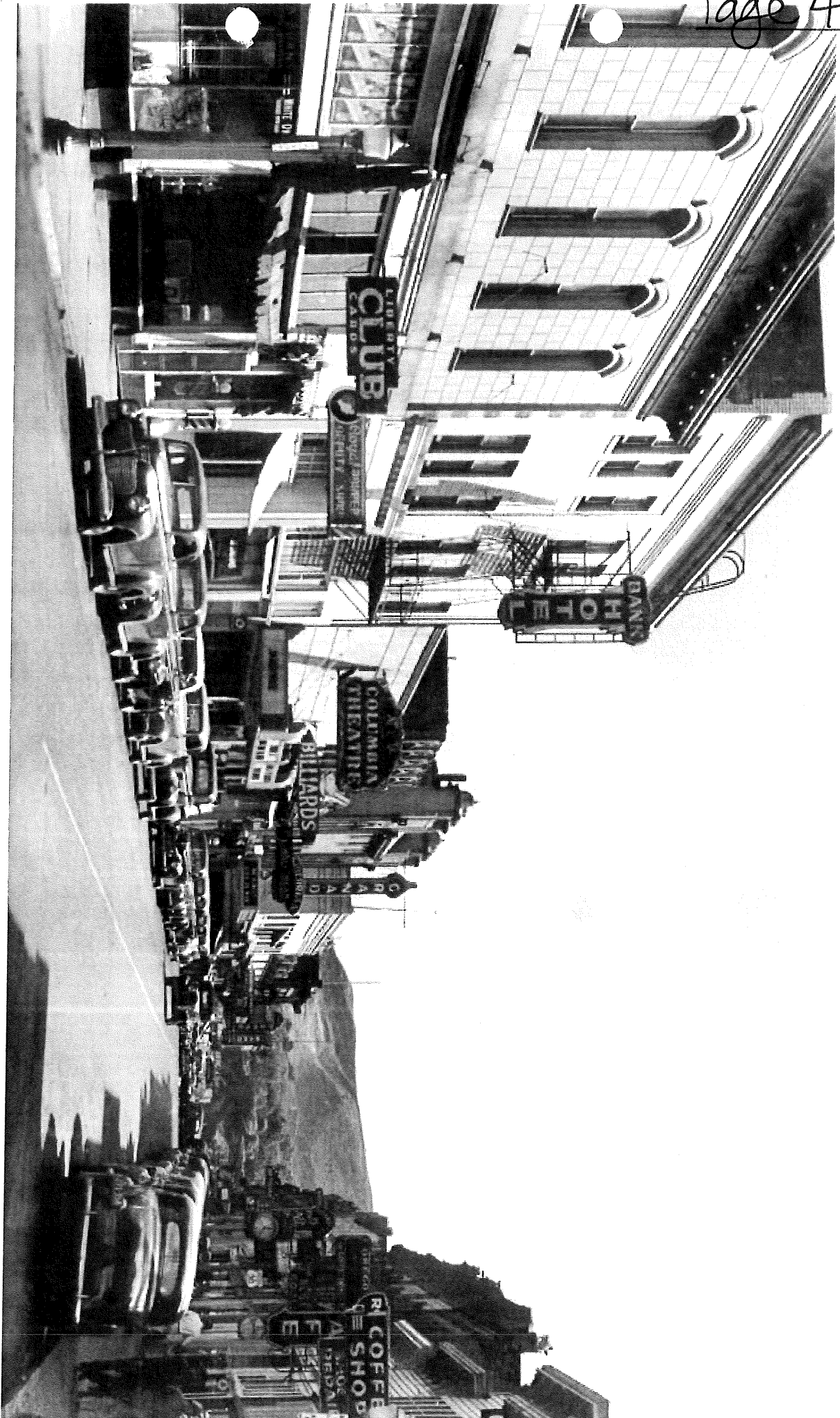
Looking West along 1st Street showing oil tank.

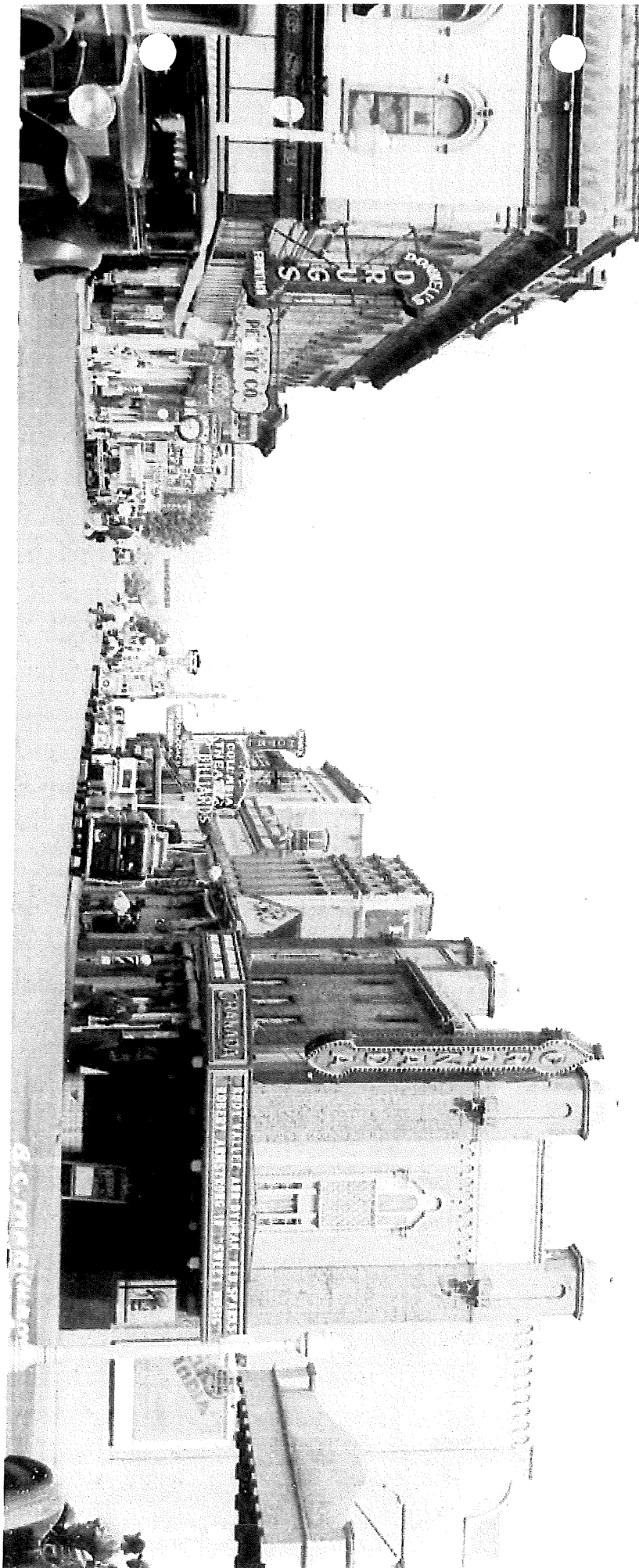


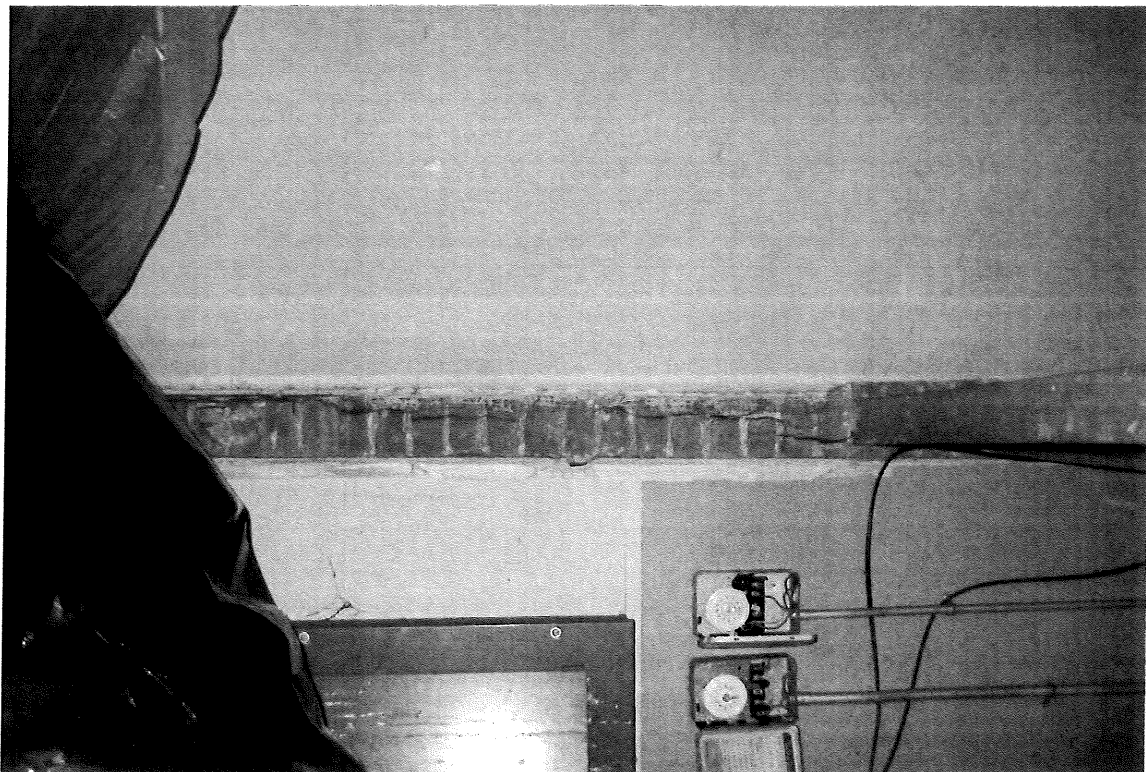
Looking South on Washington Street.

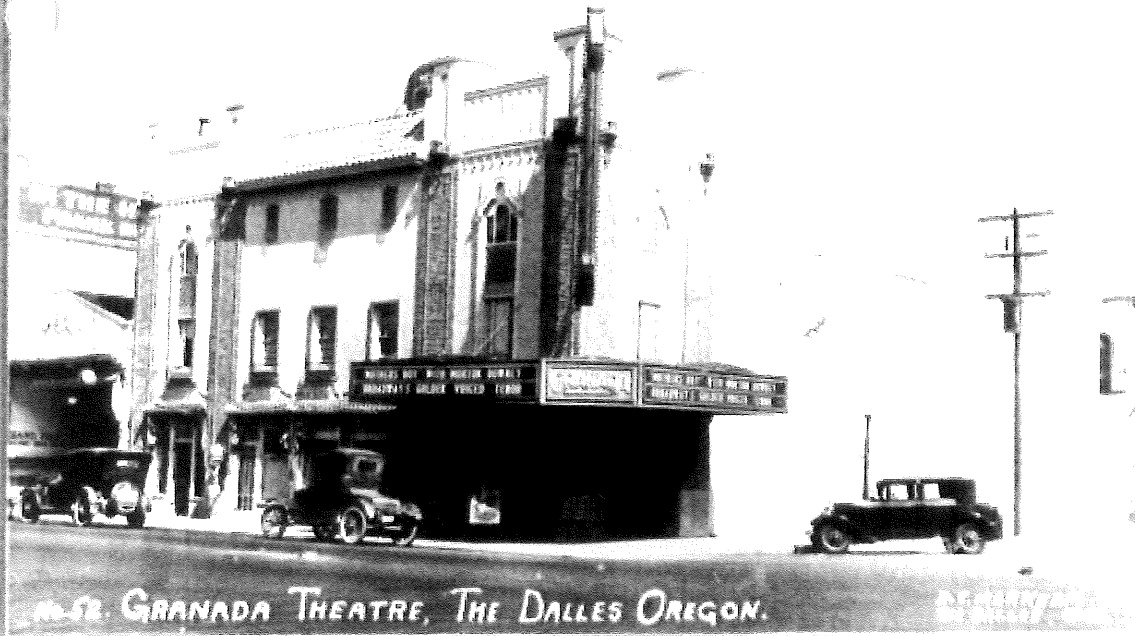












Granada Theater- 2nd & Washington

