### **AGENDA**

## HISTORIC LANDMARKS COMMISSION March 24, 2021 4:00 p.m.

### VIA ZOOM

Join Zoom Meeting

https://zoom.us/j/91688982798?pwd=RFB2eEphZWQzYytEaGljZGpXRXA0dz09

Meeting ID: **916 8898 2798** Passcode: **719287** Dial by your location: 669-900-6833 or 253-215-8782

- 1. CALL TO ORDER
- 2. ROLL CALL
- 3. PLEDGE OF ALLEGIANCE
- 4. APPROVAL OF AGENDA
- 5. APPROVAL OF MINUTES January 27, 2021
- 6. PUBLIC COMMENT 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.
- 7. STAFF COMMENTS
- 8. COMMISSIONER COMMENTS
- 9. PUBLIC HEARING

HLC Application 185-21, Chuck Gomez, Granada Theatre, 221 E. Second Street Request: Approval to install historically appropriate awnings on the Granada Theatre.

10. RESOLUTION

HLC Resolution 174-21, Approval of HLC 185-21, Chuck Gomez

- 11. DISCUSSION ITEM
- 12. ADJOURNMENT

This meeting conducted via Zoom.

Prepared by/
Paula Webb, Secretary
Community Development Department

### CITY of THE DALLES



313 COURT STREET THE DALLES, OREGON 97058

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

# MINUTES CITY OF THE DALLES HISTORIC LANDMARKS COMMISSION

Meeting held via Zoom

Wednesday, January 27, 2021 4:00 PM

### **CALL TO ORDER**

Chair McNary called the meeting to order at 4:00 p.m.

### **ROLL CALL**

Commissioners Present: Bev Eagy, Forust Ercole, Eric Gleason, Doug Leash and Bob McNary

Commissioners Absent:

Others Present: Museum Commission Representative Donna Lawrence

Others Absent: City Councilor Scott Randall

Staff Present: Senior Planner Dawn Hert and Secretary Paula Webb

### PLEDGE OF ALLEGIANCE

Commissioner Eagy led the Pledge of Allegiance.

### APPROVAL OF AGENDA

It was moved by Eagy and seconded by Leash to approve the agenda as presented. The motion passed 3/0; Eagy, Leash and McNary in favor, none opposed, Ercole and Gleason absent.

### **ELECTION OF OFFICERS**

Chair McNary invited nominations for Chair.

Commissioners Leash and Eagy nominated Bob McNary for Chair.

Chair McNary and Commissioner Leash nominated Forust Ercole for Vice Chair.

The nomination of Bob McNary for Chair passed 3/0; Eagy, Leash and McNary in favor, none opposed, Ercole and Gleason absent.

The nomination of Forust Ercole for Vice Chair passed 3/0; Eagy, Leash and McNary in favor, none opposed, Ercole and Gleason absent.

### **APPROVAL OF MINUTES**

It was moved by Leash and seconded by Eagy to approve the minutes of November 18, 2020 as written. The motion passed 3/0; Eagy, Leash and McNary in favor, none opposed, Ercole and Gleason absent.

### **PUBLIC COMMENT**

None.

### **PUBLIC HEARING**

Historic Landmarks Commission Application 184-20, Mattieu Alirol, 515 W. Third Place

Chair McNary read the rules of a public hearing. He then asked if any Commission members had ex parte contact, conflict of interest, or bias which would prevent an impartial decision. Hearing none, Chair McNary opened the public hearing at 4:14 p.m.

Senior Planner Hert presented the staff report.

Matthieu Alirol, 515 W. Third Place, The Dalles

Mr. Alirol stated the proposed garage would provide safety for their cars; there is significant foot traffic in the area. He said a lot of money was spent to restore the house; the garage will match the appearance of the house.

Commissioner Leash said the application was one of the best he had seen and complimented the architect; it is a beautiful job in matching the style of house and materials.

Commissioner Eagy agreed. She enjoyed reading the history of the house.

Chair McNary said he was in favor of the application.

Commissioner Ercole joined the meeting at 4:26 p.m.

Chair McNary closed the public hearing at 4:28 p.m.

It was moved by Ercole and seconded by Leash to approve HLC 184-20 of Matthieu Alirol to site and construct a detached garage with the three recommended conditions of approval. The motion passed 4/0; Eagy, Ercole, Leash and McNary in favor, none opposed, Gleason absent.

Museum Representative Donna Lawrence joined the meeting at 4:31 p.m.

### **RESOLUTION**

Resolution HLC 173-21: Approval of HLC 184-20, Matthieu Alirol

Commissioner Gleason re-joined the meeting at 4:33 p.m.

It was moved by Eagy and seconded by Leash to approve HLC Resolution 173-21, approving application HLC 184-20 of Matthieu Alirol, with the three recommended conditions of approval. The motion passed 4/0; Eagy, Ercole, Leash and McNary in favor, none opposed, Gleason abstained.

Chair McNary commented on the fence rebuilt by Charles and Connie-Marie Sanders [HLC 182-20, 531 W. Third Place]. He said the fence looks wonderful; the Commission should send them a thank you note. Commissioner Eagy agreed.

### **2021 GOAL SETTING**

Additions are in bold face, deletions are crossed out.

### **Short-Term Goals (1-2 years):**

- Encourage preservation and re-use of the Waldron-Gitchell Building. (Retained)
- Update Historic Ordinance and Design Standards. (Retained)
- Provide a historic restoration workshop for local homeowners and contractors. (Retained)
- Collaborate with Main Street and The Dalles Art Center on further downtown restoration project goals. (Revised)
- Support the restoration and preservation of the Civic Auditorium building. (Retained)
- Support the creation of walking tours of historic properties, Pioneer Cemetery and encourage historic building open houses. (Revised)
- Encourage preservation and continued use of Rock Fort by using the adopted Preservation and Maintenance Plan. (Retained)
- Encourage or support addition of a student representative. (Retained)
- Provide informational signage at Pioneer Cemetery **regarding history**, landscaping and maintenance <del>burials</del>. (Revised)
- Paint and provide maintenance for existing fencing and walkways at Pioneer Cemetery. (Added)
- Encourage the fabrication and installation of historic plaques throughout the community, including Pulpit Rock and Amoton Field. (Retained)
- Create a concept design for historic building plaques. (Retained)
- Encourage the preservation and restoration of City Hall, specifically Council Chambers. (Revised)
- Apply for a grant to create a Preservation Plan for The Dalles. (Added)

### **Long-Term Goals (3-5 years):**

- Support the Fort Dalles Museum and Vehicle Storage Display Building. (Retained)
- Support and advocate for the preservation and continued use of The Dalles High School and Colonel Wright Elementary School. (Retained)
- Encourage continued preservation and compatible infill of Historic Chinatown. (Retained)

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

### **Continuous Goals:**

- Facilitate educational assistance to help restorers with assessment and other historic preservation needs. (Retained)
- Provide annual recognition of historic restorations, including onsite acknowledgement and media coverage. (Retained)
- Encourage historic restoration for downtown by providing historic background research. (Retained)
- Encourage the collection and preservation of local history, including irreplaceable oral and written histories. (Retained)
- Update historic inventories and encourage new nominations to local and national registry districts. (Retained)
- Maintain Certified Local Government status. (Retained)
- Actively support historic month and local history. (Removed)
- Assist with historic plaque costs and availability. (Retained)
- Keep the Historic Walking Tour current in all formats. (Retained).
- Increase communication on all Urban Renewal projects, vision and goals. (Retained)
- Increase communication with Main Street for all projects, vision and goals pertaining to historic projects. (Retained)

### STAFF/COMMISSIONER COMMENTS

Senior Planner Hert noted the "Flying A Service" neon sign had been installed in the wrong location of the Optimo Cigar Building. She contacted Don Warren, The Dalles Main Street, regarding the error. Mr. Warren stated they ran into trouble while installing the sign; he approved the new location. Senior Planner Hert provided three options to remedy the error:

- 1) Place the sign on the alley face,
- 2) Remove the sign, repair the building façade, and submit a new application to install the sign in a different location, or
- 3) Submit a new application to retain the sign in the current location.

Senior Planner Hert stated staff could not support retention of the sign in the current location.

Chair McNary stated further discussion should be held after receipt of a new application.

Senior Planner Hert said due to COVID we are unable to host the Brick Repair Workshop. She has received authorization to use those funds to expand the Historic Walking Tour.

Commissioner Leash said he was skeptical at first about the neon signs, but he likes them. The gate installed at the northwest corner of St. Peter's Landmark was taken to The Dalles Iron

Works to expand the width. The brickwork on that corner is in need of repair; Commissioner Leash will follow up with Victor Johnson. Although St. Peter's Landmark is closed, a Russian group recently rented the space for filming. Lots of interesting things are going on.

Commissioner Ercole asked if the Wall Dogs were still coming to The Dalles. Senior Planner Hert replied the Wall Dogs have postponed for a year. Murals must have approval from the Historic Landmarks Commission.

Commissioner Gleason said the Fort Dalles Surgeon's Quarters suffered tree damage. The tree knocked the eave off the southwest corner and damaged the roof. Repairs are scheduled. Repairs have been made to the Gardener's House. The wall and door was straightened and replacement siding was installed. Next, missing windows will be replaced.

Commissioner Gleason said Guard House bars were dug out of the sod and put in concrete footings. Interpretive signs will be attached. In the process of remounting, a stamp was discovered on the bars. The stamp could be from either the provider of the iron or the blacksmith that fabricated the bars. The history of those items will be explored.

Commissioner Gleason said the restored doors have been placed in the Chinese Building. The doors have removable shutters to protect the glass.

Commissioner Eagy received a call from Mark Steiner. Steiner is making a musical on Ben Snipes, and would like to use Commissioner Eagy's house as the background.

Chair McNary said about thirty years ago he inherited memorabilia from the Leonard Cox, who was involved in establishing The Dalles Municipal Airport. Recently, he showed up on Chair McNary's doorstep. McNary said there's a long, wonderful story about Mr. Cox. McNary would like to delve further into the box.

Senior Planner Hert said plaques will be installed adjacent to the neon signs next month.

The next regularly scheduled meeting will be February 24, 2021. There are no applications at this time.

### **ADJOURNMENT**

Respectfully Submitted

It was moved by Gleason and seconded by Eagy to adjourn the meeting. Chair McNary adjourned the meeting at 6:00 p.m.

Paula Webb, Secretary
Community Development Department
-
Robert McNary, Chair

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### **CITY of THE DALLES**



313 COURT STREET THE DALLES, OREGON 97058

### STAFF REPORT HISTORIC LANDMARKS REVIEW #185-21

**TO:** The Dalles Historic Landmarks Commission

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

Community Development Department

**HEARING DATE:** Wednesday, March 24, 2021

**ISSUE:** The property owner is requesting approval to install historically

appropriate awnings on the façade of The Granada Theatre.

#### **SYNOPSIS:**

APPLICANT	Chuck Gomez		
PROPERTY OWNER	Charles Gomez and Debra Liddell		
LOCATION	221 East Second Street		
ZONING	CBC		
EXISTING USE	The Granada Theatre		
SURROUNDING USE	Commercial		
HISTORIC STATUS	Secondary Historic – The Dalles National Commercial		
	Historic District #82		

**NOTIFICATION:** Published advertisement in local newspaper; notification to property

owners within 100 feet, Oregon State Historic Preservation Office.

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

of fact.

**BACKGROUND:** The historic name of this structure is The Granada Theatre. The structure was built in 1929 and only minor alterations have occurred over the years: The original marquee was replaced, store fronts were added, and the original sidewalk canopy was replaced. The structure is classified as Secondary in The Dalles Commercial Historic District.

This new awning will not only return the façade to an original appearance, it will also work in coordination with the installation of a new HVAC system. The applicant has received a grant from Oregon Main Street that includes both the upgrades to the heating and cooling system as well as this proposed awning.

**ANALYSIS:** The Historic Landmarks Commission is responsible for conducting hearings dealing with proposed alterations to historic buildings. The Dalles Municipal Code,

Title 11 Planning, Chapter 11.12 – Historic Resources provides process as well as established design guidelines to assist the Commission in making these decisions. The purpose of the Historic Landmarks Commission, the Historic Code and the review criteria are to:

- Protect historic and cultural resources from destruction, inappropriate alteration, and incompatible adjacent development;
- Stabilize and improve property values in historic districts and citywide;
- Enhance the city's attractiveness to visitors and residents, and stimulate business, industry and tourism;
- Educate The Dalles' citizens and visitors concerning the city's heritage;
- Preserve the historic housing stock of The Dalles;
- Comply with The Dalles comprehensive Plan regarding historic resources under Statewide Planning Goal 5.

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

Section 11.12.070, Subsection A. Review Criteria:

- 3. "Secretary's Standards. Commission decisions shall be based on the Secretary of the Interior's Guidelines for the Treatment of Historic Properties." The following are pertinent standards from the "Guide".
- 1. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships. **FINDING A-1:** The use for this property is not changing. The building has continued to be used as a theatre. 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 proposed improvements to the façade include the replacement of the previous non-historic awning added to the building in the 1970's. The non-historic awning was previously removed; care was taken when removed. 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. The applicant will be required to follow the historic guidelines to ensure that the awning restoration work will be an appropriate fit for the historic building and the district. The materials and drawings provided show that the awning is similar in mass, scale and materials. Criterion met.

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

**FINDING-A4:** No such changes are proposed with this application. Criterion met.

- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
  - **FINDING-A5:** This proposal does not seek to alter any of the above; the building owner has been working towards restoration of the building as close to original as possible. All distinctive features and finishes will remain. 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 non-historic awning was previously removed. 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:** The applicant is not proposing any chemical or physical treatments. Any planned cleanings will be required to meet the standards set forth by the Secretary of Interior. Criterion will be addressed as a condition of approval.

- 8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
  - **FINDING A8:** No excavation or ground disturbance is indicated in this application submittal. Therefore, this 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 exterior alterations to the historic structure are not destroying historic materials that characterize the property. Utmost care will be taken in the installation of the proposed awnings. The drawings show the awnings to be compatible in massing, size, scale and architectural features. Criterion met.
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**FINDING-A10:** The essential form and integrity of the structure will be protected with the new awning installation project. There are no plans to remove historic materials. Criterion met.

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

#### **AWNINGS**

Awnings provide a "ceiling" for pedestrian traffic which helps to give a sense of enclosure to the street and protection from the elements. New construction and rehabilitation should maintain the horizontal datum line along the street, resulting from awnings which enliven the street, making it pedestrian friendly.

### **GUIDELINES**:

- a. The use of historic photographs is recommended for reference in replacement of awnings and canopies.
- b. Awnings and canopies should fit within window bays so as not to detract from architectural features of the building.
- c. Awnings and canopies should not obscure transom windows above display windows.
- d. Retractable fabric awnings were used historically and are recommended, as they add variety to the streetscape because they can be adjusted to varying conditions, such as light and weather.
- e. Awnings should have a slope of no more than 45 degrees.
- f. The color of the awning should be compatible with the building.
- g. Flat, horizontal metal canopies suspended by chains or rods, if original, should be used as they provide cover for pedestrians and shade within the store.
- h. The use of internally illuminated, plastic, barrel awnings are prohibited as they detract from architectural features with incompatible materials that are out of scale.
  - **FINDING B-1:** The applicant has provided multiple historic photos that show the original installation. The applicant plans to install new cloth awnings that will be as close to the original installation as possible. The applicant is using a contractor who is familiar with historic design and installation to ensure that the addition meets all design guidelines and is historically appropriate. The color of the canopy will be required to be compatible with the building colors, this will be added as a condition of approval.

**CONCLUSIONS:** In all respects this application meets the standards of the Secretary of the Interior and The Dalles Municipal Code, Title 11-12 Historic Resources with the following conditions:

### **Proposed Conditions of Approval:**

- 1. Work will be completed in substantial conformance to the proposals as submitted and reviewed.
- 2. The color(s) of the canopy will be required to be compatible with the building colors.
- 3. 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.
- 4. If applicable, the applicant will need to obtain a structural permit for the proposed awning installation from Wasco County Building Codes Services.

### **CITY of THE DALLES**



313 COURT STREET THE DALLES, OREGON 97058

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

HLC #\_185-21

### 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	Chuck Gomez
Mailing Address	PO Box 1329
Phone	815-993-2880
Business Name	Granada Theatre
Site Address	221 E. Second St
Phone	815-993-2880
Map and Tax Lot	1N 13E 3 BD 3300
•	CBC - Central Business Commercial
Zoning	

Please describe your project goals.

The State of Oregon granted us the HVAC grant to modernize heating and cooling within the Granada. They also granted funds for a replacement awning to assist with the system, mainly cooling during the hot months as the theatre faces south.

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

Church Comon

The Granada was built in 1929 with awnings. Replaced several times, in th 1970s they were replaced with a flat metal awning. Boy, you should have been in around then to stop that installation. We removed that awning.

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

Awnings are mostly a standard design. However, all the past awnings covered up the most important architectural details on the front of the theatre. We have asked for this design which does NOT cover up and hide those designs.



### Please describe your project goals.

Part of our State funded grant for a new HVAC theatre system includes a southern exposure awning installation for a more efficient air conditioning system. There has been an awning with the theatre on 2<sup>nd</sup> street since opening in March of 1929.



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

It will only improve and feature the theatre even more than its restoration already has. As the theatre has always had an awning, our new awning is 100% in keeping with what has been on the Granada for nearly 100 years.



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

All of the previous awnings on the front of the theatre have covered up the most important detail feature of the Granada. Namely the ribbon and medallion shield, made in concrete, on the very front of the theatre. It has taken more wielding of the frame to make this possible, and an extra \$1,000 not covered in the grant but we feel its necessary to feature and show these one of a kind theatre details. The McGee Awning company has designed a frame work to support the new awning AND feature the theatres ribbon details without obstrujction...

What is the current use of this property?
Theatre, Cafe and shop/studio. Just as it was from its start in 1929.
Will the use change as a result of approval of this application? ☐ Yes ■ No
List any known archeological resources on site.
No known archeological features of any kind.
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 Date 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
Historical Classification (Primary, Secondary, Historical, Etc.)
Historic Building/Site ☐ Historic District: Trevitt ☐ Commercial ☐ Other ☐
Historic Name (if any)
Year(s) Built







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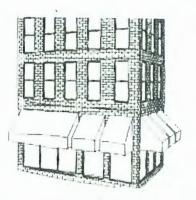
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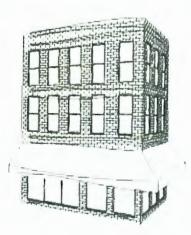
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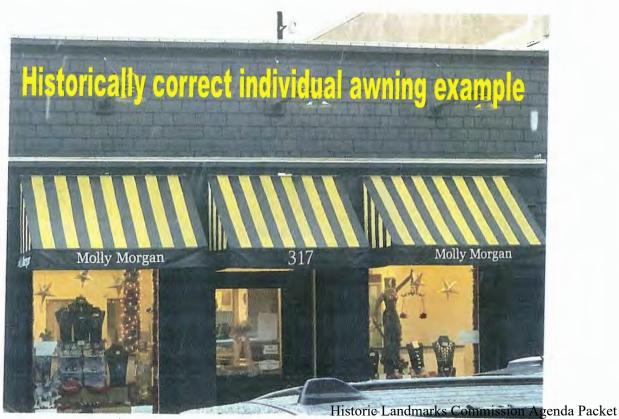


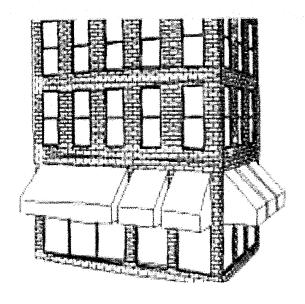
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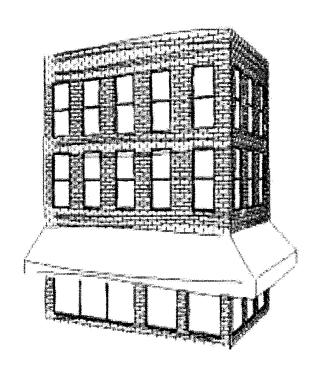
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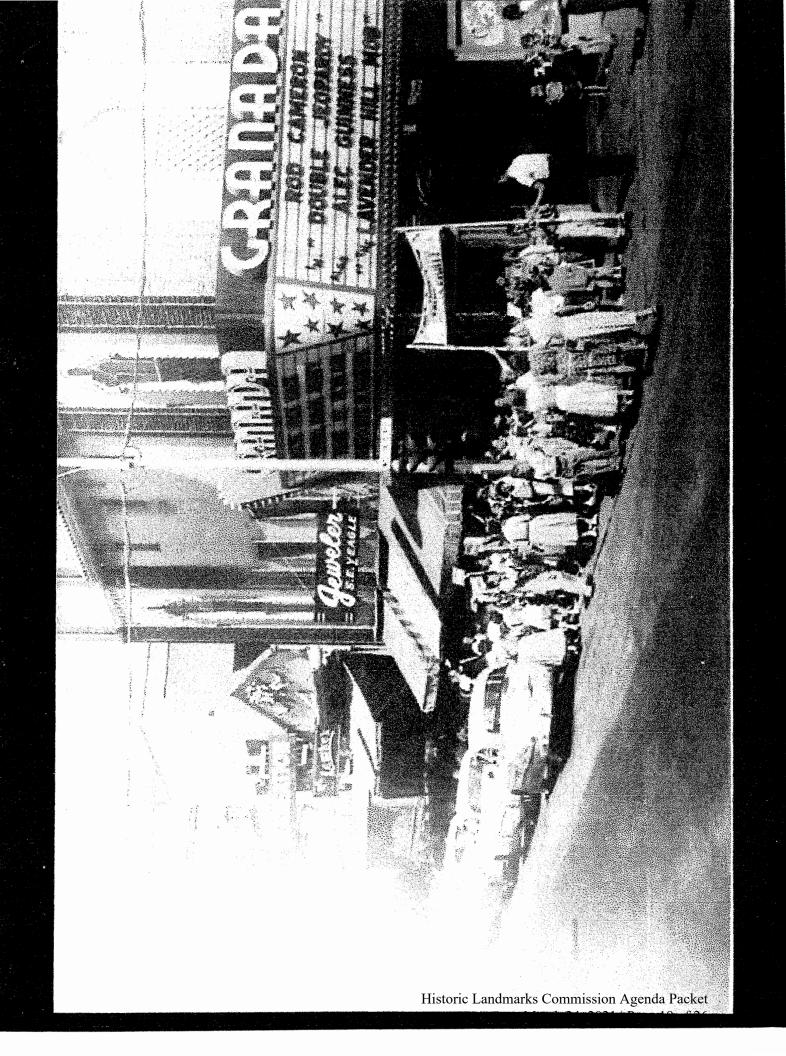


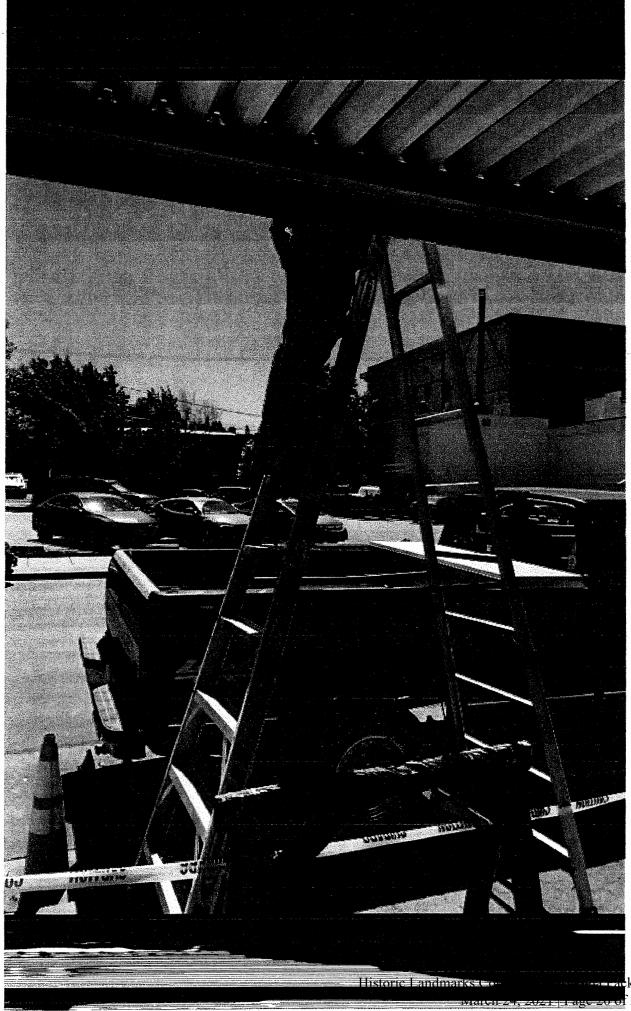


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BLINDS & AWNINGS, INC.

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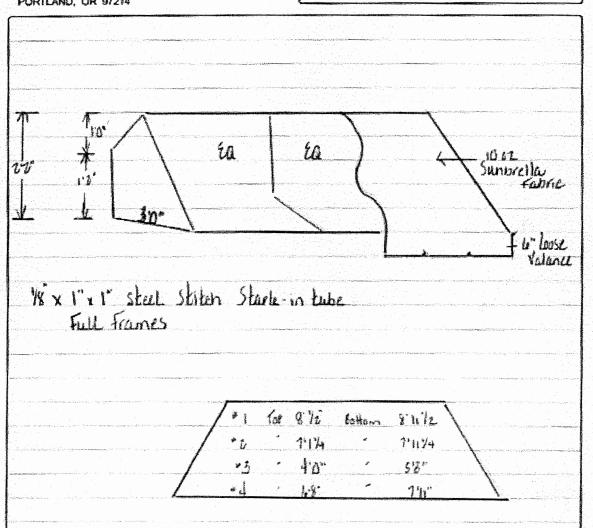
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Historic Landmarks Commission Agenda Packet March 24, 2021 | Page 21 of 26

SIGNED

THE PLEASE REPLY

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NPS Form 10-900-a (6-86) OMB Approval No. 1024-0018

### United States Department of the Interior National Park Service

### National Register of Historic Places Continuation Sheet

Section number 7 Page 102

#82 HISTORIC NAME: The Granada Theater
COMMON NAME: The Granada Theater
ADDRESS: 221 E. Second Street
OWNER'S NAME AND ADDRESS:
U.S. National Bank Trust
c/o Gayle Schmidt

c/o Gayle Schmidt P.O. Box 1144

The Dalles, Oregon 97208

ASSESSOR'S MAP: 1N-13E-3BD BLOCK: 3 LOT: 6 TAX LOT: 3300

ADDITION: Original Dalles City

RESOURCE TYPE: Building

YEAR BUILT: 1929

ALTERATIONS: Minor: Marquee replaced original; sidewalk canopy and

storefronts added STYLE: Moorish Style USE: Movie theater

PREVIOUS HISTORIC LISTING: Oregon Statewide Inventory (1976)

CLASSIFICATION: Secondary

PHYSICAL DESCRIPTION: The Granada Theater is a three-story, concrete building, measuring 50'x 120'. The south (Second Street) elevation is the main facade. This elevation is the most elaborate and decorative, having many of the elements of the Moorish historic period style.

The main elevation has three major elements; a central pent roof portion, covered with terra cotta tiles, flanked by two tall 51' high elements ending with two small towers, each having silver painted domes. The eastern tower completes the corner, providing the corner entrance to the theater. Although altered, the entrance is in its original location. The exterior is covered with stucco and has decorative, vertical brick bands between the two sets of towers. Each tower element has a long, narrow decorated trefoil window in the center. The flatter, central element of the main elevation has three double-hung, six over six windows, with decorative brick surrounds. The storefronts on the south elevation retain their original configuration and materials. The east elevation is composed of a large wall with no windows, divided by raised pilasters. The marquee wraps around the southeast corner of the building. The theater is in good condition.

HISTORICAL DATA: Built at a cost of \$125,000 (including equipment), the Granada opened with a seating capacity of about 800. While built for the prevailing silent film market, the theater anticipated the

NPS Form 10-900-a (8-86) OMB Approval No. 1024-0018

### United States Department of the Interior National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 103

sound and was 'equipped with Vitaphone and Movietone, the only machines for the talkies that can handle all of the big new productions,' according to a 1929 The Dalles Chronicle article.

Built by M.R. Matthew, the Granada was under a long-term lease for operation to Guy E. Matthew and J.T. Moran. The theater was built according to plans prepared by William Cutts, a Portland architect. Cutts was identified as an architect who specialized "in work of this kind." He designed more than 60 theaters for the Universal Film Corporation. The building plans called for a baby room for separate viewing by mothers with babies so as to not disturb other patrons, an enclosed loge section, and a well-appointed reception room.

The Granada Theater was located in the vicinity of the Empress Theater and the Grand Theater in the same block. Earlier occupants of the same block included the Theodore Prinz and Joseph Nitschke furniture manufacturers; the Northwest Book and Specialty Company; and the George Newhouse Jewelers.

Restoration of the Granada Theater started in 1993 when the current owners purchased the building. The Granada opened once again in all its grandeur in April, 1996.

#83 BUILDING NAME: Pioneer Building COMMON NAME: LeBreton Shoes ADDRESS: 301-305 E. Second Street RESOURCE TYPE: Building OWNER'S NAME AND ADDRESS:

Iva J. Kortge, et al
c/o David G. & Kathleen A
Culver, 212 E. Fourth Street
The Dalles 97058

ASSESSOR'S MAP: IN-13E-3BD BLOCK: 2 LOT: 11, pt. Lt. 12 TAX LOT: 3000 ADDITION: Bigelow Addition

YEAR BUILT: c. 1881; 1890s

ALTERATIONS: Moderate-Major: Remodeling of 1st story shop fronts STYLE: Commercial

USE: Retail

PERVIOUS HISTORIC LISTING: Oregon Statewide Inventory (1976)

CLASSIFICATION: Primary

### **CITY of THE DALLES**



313 COURT STREET THE DALLES, OREGON 97058

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

### HISTORIC LANDMARKS RESOLUTION NO. 174-21

Adopting The Dalles Historic Landmarks Commission Application #185-21 of Chuck Gomez. This application is for a Historic Landmarks Commission hearing to gain approval to install historically appropriate awnings on the Granada Theatre. The property is located at 221 E. Second Place, The Dalles, Oregon and is further described as 1N 13E 3 BD tax lot 3300. The Granada Theatre is a Moorish Style theater built in 1929 and is a Secondary Contributing resource in The Dalles Commercial Historic District and included on the National Register of Historic Places. Property is zoned CBC – Central Business Commercial with a Sub-district CBC-1 Overlay.

### I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on March 24, 2021 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 185-21 and the minutes of the March 24, 2021 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 185-21, Chuck Gomez, is *approved* with the following conditions:
    - 1. Work will be completed in substantial conformance to the proposals as submitted and reviewed.
    - 2. The color(s) of the canopy will be required to be compatible with the building colors.
    - 3. 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.
    - 4. If applicable, the applicant will need to obtain a structural permit for the proposed awning installation from Wasco County Building Codes Services.

### III. APPEALS, COMPLIANCE AND PENALTIES:

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

ADOPTED THIS 24<sup>TH</sup> DAY, MARCH, 2021.

Robert McNa	ary Chair
	dmarks Commission
Development	ie Hert, Senior Planner & Historic Landmarks Secretary for the Community to Department of the City of the Dalles, hereby certify that the foregoing Order was a meeting of the City Historic Landmarks Commission, held on March 24, 2021.
AYES:	
NAYS:	
ABSENT:	
ABSTAIN:	
ATTEST:	
TITILOT.	Dawn Marie Hert, Senior Planner & Historic Landmarks Commission Secretary City of The Dalles Community Development Department