

AGENDA

HISTORIC LANDMARKS COMMISSION

June 23, 2021

4:00 p.m.

VIA ZOOM

<https://zoom.us/j/92515231512?pwd=WkxvdGVkYmRONIE0UE1BaFh4cmNWZz09>

Meeting ID: **925 1523 1512** Passcode: **068798**

Dial by your location: 1-669-900-6833 or 1-253-215-8782

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES – May 26, 2021
6. PUBLIC COMMENT
7. STAFF COMMENTS
8. COMMISSIONER COMMENTS
9. PUBLIC HEARING
 - A. HLC 188-21, Todd Carpenter and Carla McQuade, 213 E. Second Street
REQUEST: Approval to reconstruct the façade of the Recreation Café to match an early 1900s historic façade.
 - B. HLC 189-21, David and Kristin Jensen, 400 E. Eighth Street
REQUEST: Approval to replace two basement windows on the west face of the house with egress windows.
10. RESOLUTION
 - A. Resolution HLC 177-21: Approval of HLC 188-21, Todd Carpenter and Carla McQuade
 - B. Resolution HLC 178-21: Approval of HLC 189-21, David and Kristin Jensen

11. ADJOURNMENT

This meeting conducted via Zoom.

Prepared by/
Paula Webb, Secretary
Community Development Department

MINUTES

HISTORIC LANDMARKS COMMISSION MEETING

May 26, 2021
4:00 p.m.

VIA ZOOM

PRESIDING: Robert McNary, Chair

COMMISSIONERS PRESENT: Bev Eagy, Forust Ercole, Eric Gleason, Doug Leash

COMMISSIONERS ABSENT:

OTHERS PRESENT: Museum Commission Representative Julie Reynolds

OTHERS ABSENT: City Councilor Scott Randall

STAFF PRESENT: Senior Planner Dawn Marie Hert, Secretary Paula Webb

CALL TO ORDER

The meeting was called to order by Chair McNary at 4:00 p.m.

PLEDGE OF ALLEGIANCE

Chair McNary led the Pledge of Allegiance.

APPROVAL OF AGENDA

It was moved by Leash and seconded by Gleason to approve the agenda as presented. The motion carried 5/0; Eagy, Ercole, Gleason, Leash and McNary voting in favor, none opposed.

APPROVAL OF MINUTES

It was moved by Ercole and seconded by Leash to approve the minutes of March 24, 2021 as submitted. The motion carried 5/0; Eagy, Ercole, Gleason, Leash and McNary voting in favor, none opposed.

PUBLIC COMMENT

None.

MINUTES

Historic Landmarks Commission Meeting

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STAFF COMMENTS

Senior Planner Hert is continuing work in coordination with The Dalles Art Center to wrap up the grant for the Walking Tour. Hert hopes to return to the next meeting with a link and draft Walking Tour. The existing tour will be enhanced using Otocast. Opportunities provided with this vendor include audio attachments and future expansion incorporating existing audios created for the murals.

The State Historic Preservation Office (SHPO) approved the use of workshop funds to create a coffee table book featuring historic sites from the mural "All Together The Dalles." Karl Vercouteren will provide narrative and Carolyn Wood will provide editing. This will be an "on demand" publication, eliminating the need for stock on hand. The project is scheduled for completion by July.

Chair McNary stated he is proud of the work completed at the base of Brewery Grade on the concrete/stone buildings. He asked if there was a plan for signage regarding the site. Hert replied at this time there is no plan. Visitation to the site is not encouraged, as there is no safe pedestrian walking route or parking area for viewing. The City is sympathetic to the historic significance, but the site is not currently landmarked.

Chair McNary noted there are historic sites that have meaning to this area, such as the buildings above the fruit stand [Evans Fruit Stand, 2416 E. Second Street]. Hert replied the buildings are located on property owned by J R Zukin Corporation. At this time, the properties are not landmarked.

COMMISSIONER COMMENTS

Commissioner Gleason stated the Fort Dalles Museum is now open and welcoming guests. Work continues on interpretive signage, the Guard House bars and the Vehicle Museum. The Gardener's Cottage is on hold awaiting remanufactured bricks for the walls.

Commissioner Ercole stated The Dalles Art Center has reopened. The carpet was removed and the original wood floors refinished.

Commissioner Leash said St. Peter's Landmark is opening two hours a day, except Mondays, until the epidemic is over. An exterior light was vandalized and requires replacement.

Commissioner Eagy said the Ben Snipes movie was finished. Both Trevitt House and Ben Snipe's House were used in the production. The costumes and music were amazing, a great collaboration. Unfortunately, the entire production was filmed with masks on.

Chair McNary introduced Julie Reynolds, Museum Commission Representative.

PUBLIC HEARING

Chair McNary read the rules of a public hearing. He then asked if any Commissioner had ex parte contact, conflict of interest or bias, which would prevent an impartial decision. Hearing none, Chair McNary opened the public hearing at 4:25 p.m.

HLC 186-21, Kara Flath, North Wasco County School District #21, The Dalles High School Gymnasium (Kurtz Gym), 220 E. 10th Street

Request: Approval to provide full voluntary seismic rehabilitation of The Dalles High School Gymnasium.

Senior Planner Hert provided the staff report and presentation, Exhibit 1.

Commissioner Leash asked if the windows in the raised area on the side would remain. Hert replied some windows would be removed and replaced with fiber-reinforced polymer windows. The aesthetic appearance will be reconstructed.

Kara Flath, Chief Financial Officer, North Wasco County School District #21, 3630 W. Tenth Street, The Dalles

Flath introduced Kristofer Tanning, the architect for the project.

Kristofer Tanning, Project Manager, ZCS Engineering and Architecture, 524 Main Street, Suite 2, Oregon City, Oregon 97045

Tanning stated the purpose of this project is to strengthen the structure and increase safety in case of earthquake. The method providing the least impact on the appearance of the building is a fiber reinforced polymer. This approach allows the addition of strengthening elements while replicating the existing appearance of the structure. The structure will be painted to match the high school.

Existing windows are very specific to the architecture style, but do not meet current requirements. They do not prevent water leaks or glare, and do not provide insulation and privacy for the locker rooms. Proposed windows will include a translucent pane that allows natural light to penetrate while providing privacy and eliminating glare.

Tanning stated the front entry includes glass block specific to the period, but undesirable from a seismic perspective.

Commissioner Gleason noted window replacement was not included in the initial review.

In response to Commissioner questions, Tanning replied:

- The fenestration will mimic the existing windows. The window material is a polymer, a type of plastic that diffuses light and provides thermal benefits.
- There are two options for the glass block:
 - 1) a polymer translucent panel with a grid set inside a frame, or
 - 2) acrylic glass block, a thinner product that mimics the appearance of glass block.
- Retrofitting the glass block was previously unsuccessful. Acrylic block will most closely match the existing glass block.
- Only the gymnasium will be painted.

Chair McNary closed the public hearing at 4:49 p.m.

MINUTES

Historic Landmarks Commission Meeting

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Commissioner Ercole was in favor of the project. Commissioner Gleason liked the proactive retrofit stating it was a good idea, especially in a public facility.

Commissioner Gleason asked Senior Planner Hert if the HLC could approve replacement of the windows when that item was not included in the staff report. Hert replied the polymer material was referenced in the application. Window replacement could be included as a Condition of Approval.

It was moved by Gleason and seconded by Ercole to approve Application HLC #186-21 of North Wasco County School District #21 to complete seismic upgrades to The Dalles High School Gymnasium, located at 220 E. 10th Street, with three recommended Conditions of Approval:

1. Work will be completed in substantial conformance to the proposals as submitted and reviewed.
2. Chemical or physical treatments, such as sandblasting that cause damage to historic materials, shall not be used. The surface cleaning of the structure, if appropriate, shall be undertaken using the gentlest means possible.
3. Approval includes window restoration as detailed by applicant and following the Secretary of Interior Standards.

The motion carried 5/0; Eagy, Ercole, Gleason, Leash and McNary voting in favor, none opposed.

HLC 187-21, Lindsey and Thomas Giamei, 201 E. Second Street

Request: Approval to place a 15' by 15' mural on the west facing wall.

Chair McNary asked if any Commissioner had ex parte contact, conflict of interest or bias, which would prevent an impartial decision.

Commissioner Gleason stated he owned a nearby property but could provide an unbiased decision. Commissioner Eagy stated she had heard about the project but it would not affect her decision.

Chair McNary opened the public hearing at 4:59 p.m.

Senior Planner Hert provided the staff report and presentation, Exhibit 2.

Lindsey Giamei, 1022 E. 13th Street, The Dalles

Giamei stated Kelsey Montague's premise is to promote positivity in the community. Montague's murals are interactive, requiring a person to complete the image. This is an opportunity to further promote The Dalles.

The Giamei's own The Workshop in The Dalles. They are passionate about the community and hope to provide something fun and different for The Dalles.

Chair McNary asked if the applicant had the authority to choose their own design. Hert replied a Condition of Approval required HLC approval of the final design.

Commissioner Ercole asked if the mural would be replace during the WallDogs project. Giamei replied the mural would stay.

Chair McNary closed the public hearing at 5:15 p.m.

Commissioner Leash stated the artist is very creative, and did not want to limit the mural to a cherry tree.

Commissioner Gleason noted the Commission tried to discourage murals on primary and secondary contributing buildings. Since this building is already painted, Gleason did not have an objection.

It was moved by Ercole and seconded by Leash to approve the Application HLC 187-21 of Lindsey and Thomas Giamei, with four recommended Conditions of Approval. The motion carried 5/0; Eagy, Ercole, Gleason, Leash and McNary voting in favor, none opposed.

RESOLUTION

Resolution HLC 176-21: Approval of HLC 187-21, Lindsey & Thomas Giamei

It was moved by Ercole and seconded by Leash to approve Resolution HLC 176-21, approving application HLC 187-21, Thomas and Lindsey Giamei. The motion carried 5/0; Eagy, Ercole, Gleason, Leash and McNary voting in favor, none opposed.

Resolution HLC 175-21: Approval of HLC 186-21, North Wasco County School District #21

It was moved by Ercole and seconded by Gleason to approve Resolution HLC 175-21, approving application HLC 186-21, North Wasco County School District #21, with three Conditions of Approval. The motion carried 5/0; Eagy, Ercole, Gleason, Leash and McNary voting in favor, none opposed.

DISCUSSION ITEM

Senior Planner Hert stated the next scheduled meeting is June 23, 2021. Hert anticipated one application for that meeting.

ADJOURNMENT

Being no further business, Chair McNary adjourned the meeting at 5:25 p.m.

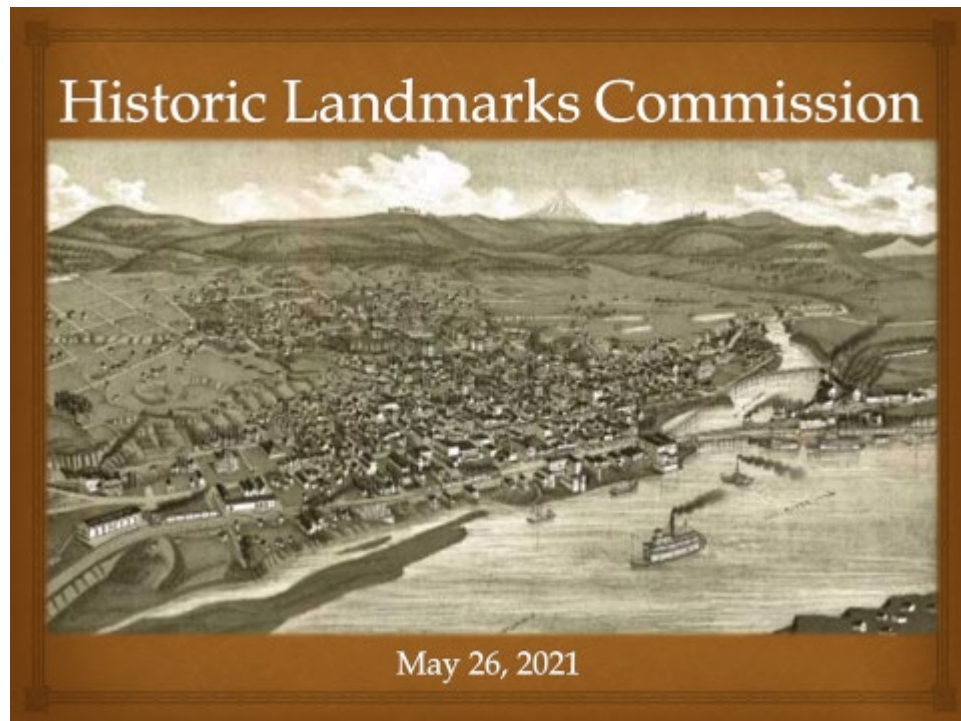
Submitted by/
Paula Webb, Secretary
Community Development Department

SIGNED: _____

Robert McNary, Chair

ATTEST: _____

Paula Webb, Secretary
Community Development Department



Public Hearing

❧ HLC Application #186-21

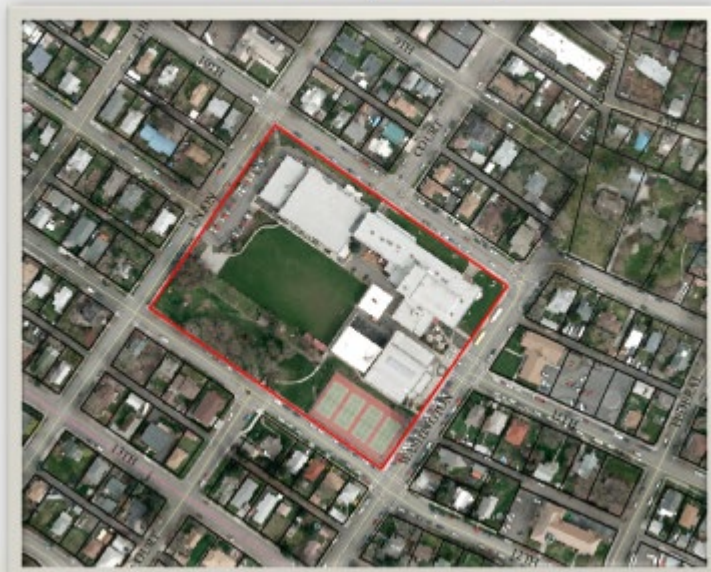
- ❧ Applicant: Kara Flath,
NWCSO #21
- ❧ Address: 220 E 10th Street

HLC 186-21 ~ The Dalles High School



220 East 10th Street - The Dalles High School Gymnasium

Vicinity Map



Existing Conditions - The Dalles High School



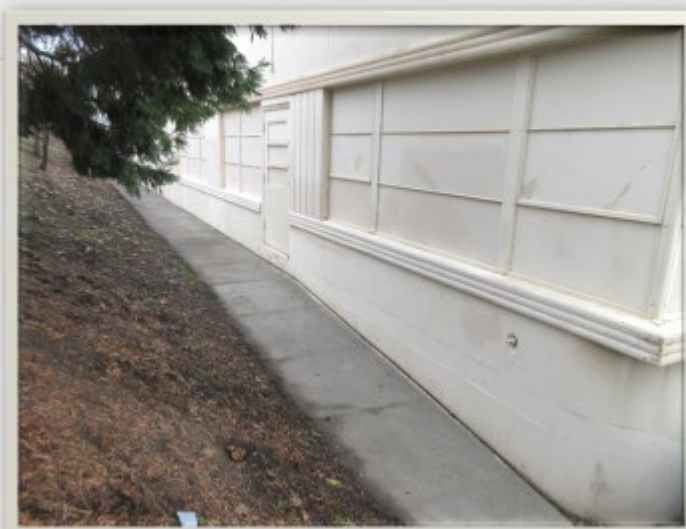
Existing Conditions - The Dalles High School



Existing Conditions - The Dalles High School



Existing Conditions - The Dalles High School



Existing Conditions - The Dalles High School



Existing Conditions - The Dalles High School

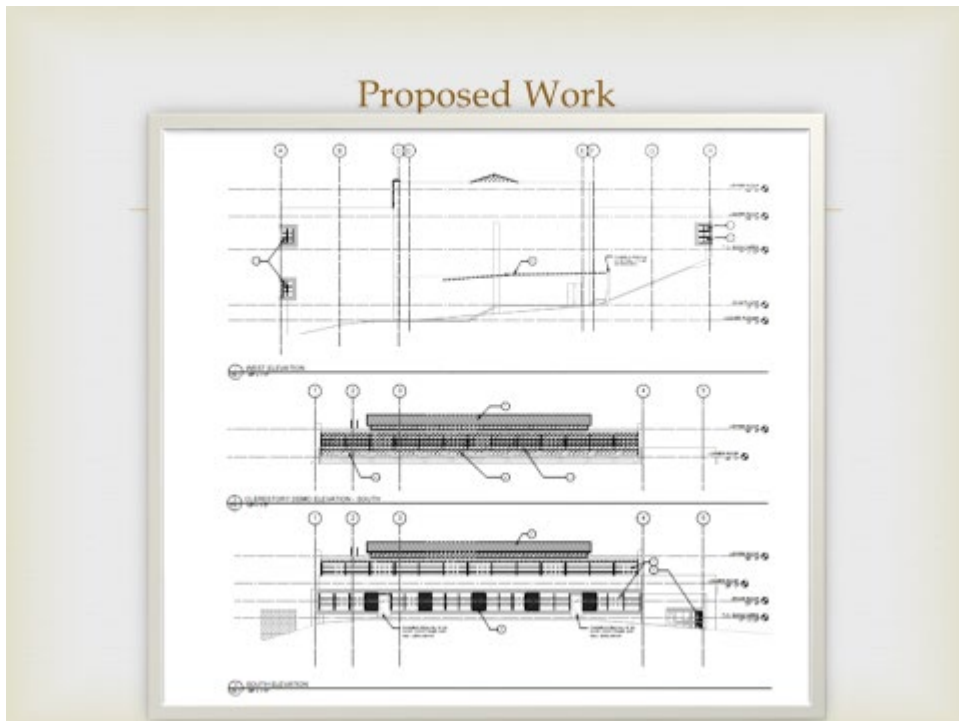
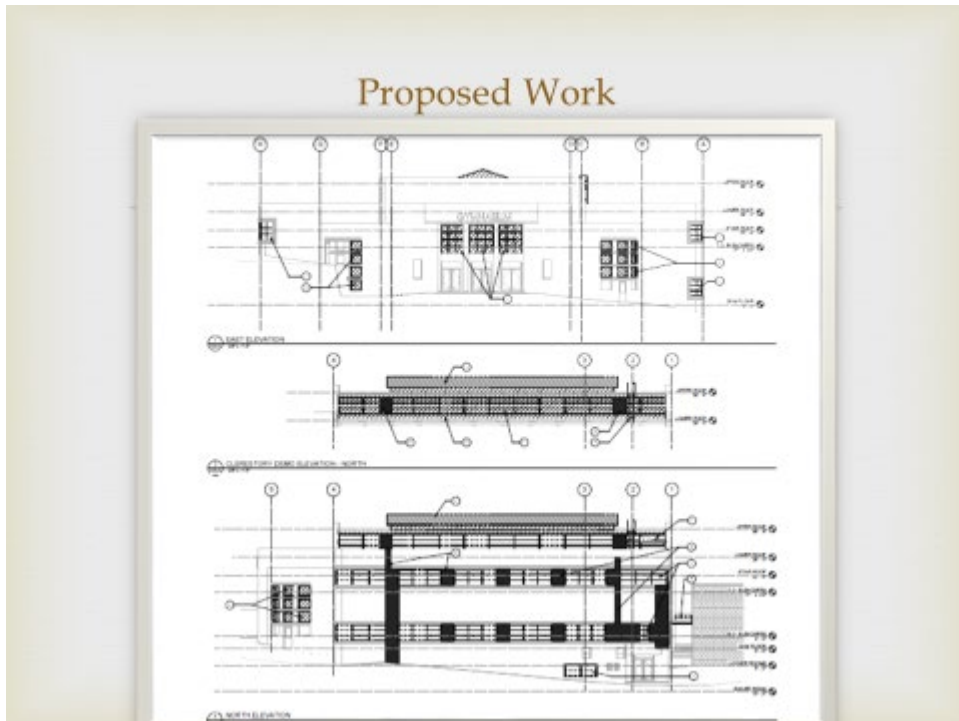


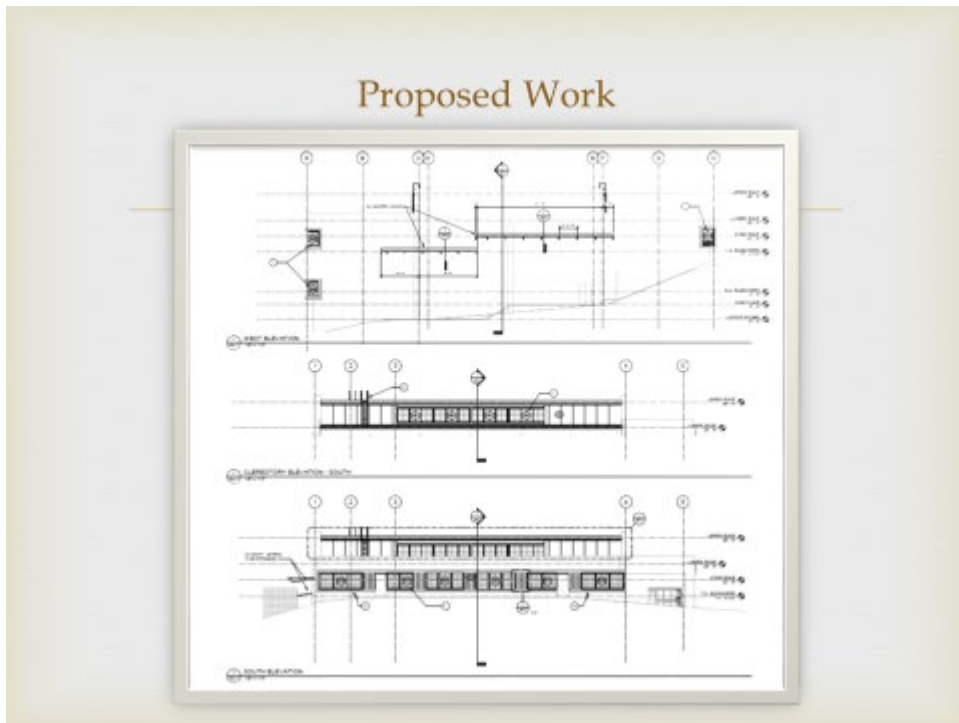
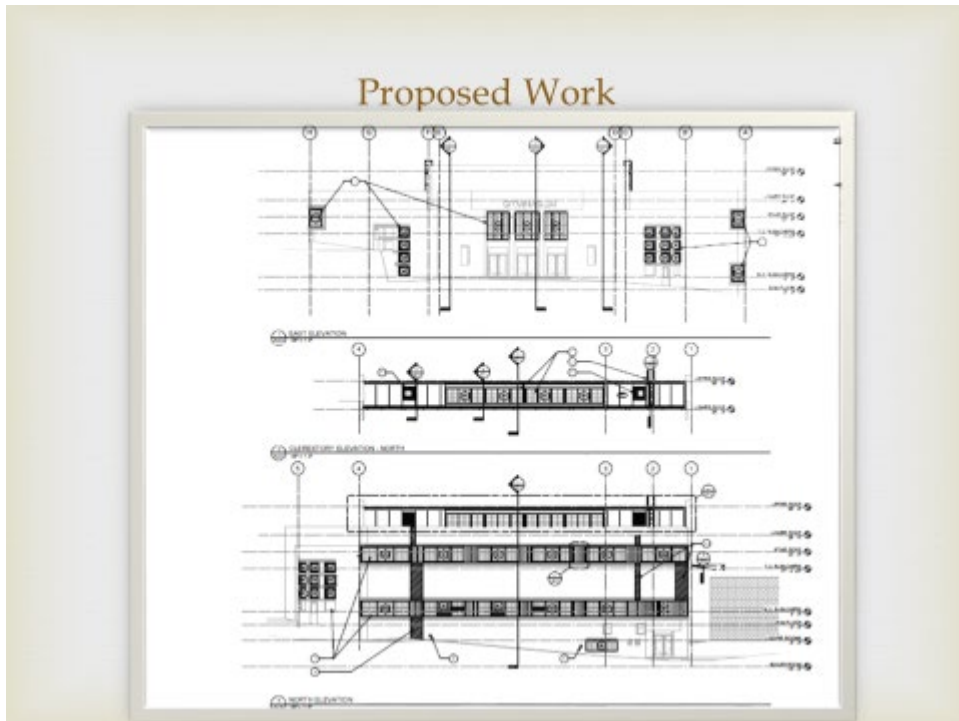
Existing Conditions - The Dalles High School



Existing Conditions - The Dalles High School







Recommendation & Conditions of Approval



MOTION:

Move to approve Application HLC #186-21 of North Wasco County School District #21 to complete seismic upgrades to The Dalles High School Gymnasium, located at 220 East 10th Street, with two recommended Conditions of Approval and one added:

1. Work will be completed in substantial conformance to the proposals as submitted and reviewed.
2. Chemical or physical treatments, such as sandblasting that cause damage to historic materials, shall not be used. The surface cleaning of the structure, if appropriate, shall be undertaken using the gentlest means possible.
3. Approval includes window replacement as detailed by applicant and following the Secretary of Interior Standards.

HLC 187-21 ~ Lindsey & Thomas Giamei



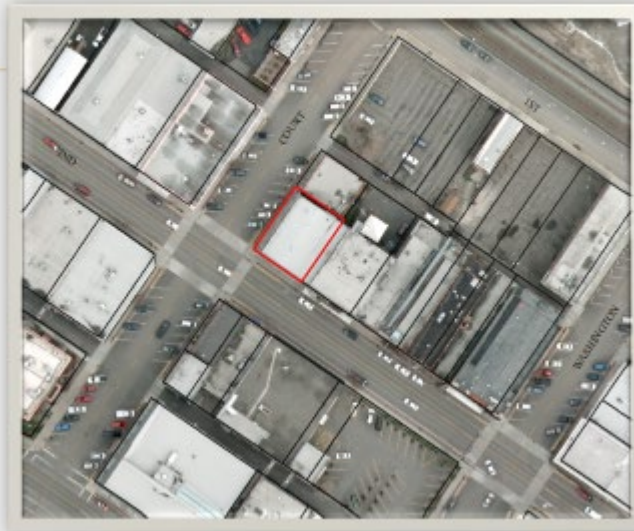
201 East 2nd Street - The Dalles Workshop

Public Hearing



- ☞ HLC Application #187-21
- ☞ Applicant: Linsay & Thomas Giamei
- ☞ Address: 201 E 2nd Street

Vicinity Map



Existing Conditions - 201 E 2nd Street



Proposed Work



Recommendation & Conditions of Approval



MOTION:

Move to approve Application HLC #187-21 of Lindsey & Thomas Giamei to place a 15' by 15' mural on the west face of the building located at 201 East 2nd Street, with four recommended Conditions of Approval:

1. Work will be completed in substantial conformance to the proposals as submitted and reviewed.
2. The ultimate design/artwork of the mural will need to be approved by Community Development Department prior to being installed/painted.
3. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of the structure, if appropriate, shall be undertaken using the gentlest means possible.
4. The alteration/addition of the mural to the historic structure will be required to follow the historic design guidelines for the Commercial Historic District. The mural will be required to be compatible in massing and size of the building and care shall be taken with the painting.

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STAFF REPORT
HISTORIC LANDMARKS REVIEW # 188-21

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Senior Planner

HEARING DATE: Wednesday, June 23, 2021

ISSUE: Todd Carpenter and Carla McQuade are applying to reconstruct the façade of the Recreation Café to match an early 1900s historic façade with wood and windows.

SYNOPSIS:

APPLICANTS	Todd Carpenter and Carla McQuade
PROPERTY OWNER	Columbia Gateway Urban Renewal Agency
LOCATION	213 E. 2 nd Street, The Dalles, OR 97058
ZONING	“CBC-1” – Central Business Commercial, Commercial Historic District
EXISTING USE	Vacant – Previously mixed uses as a Restaurant, Lounge/Bar, and Bowling Alley
SURROUNDING USE	Commercial
HISTORIC STATUS	Classified as Non-Compatible, Non-Contributing in The Dalles Commercial Historic District.

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

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

BACKGROUND: There is no historic name of this building; it is commonly known as the Recreation Café. The buildings were constructed in two stages. The first portion was built in 1946 and the addition was constructed in 1958. The later addition replaced the Grand Theater which was the top showplace at one time in the Mid-Columbia area.

As stated above, the building is non-compatible, non-historic for The Dalles Commercial Historic district. Some could argue that the building should now be re-evaluated and be included as a historic structure in the district because it is older than 50 years. However, according to the inventory sheets, major alterations to the building over the years may disqualify it as a historic

structure.

In 2012, the buildings were earmarked for demolition to allow construction of a hotel on that site. Those plans changed and the buildings have remained vacant.

On February 27, 2019, the Historic Landmarks Commission approved application HLC 164-19 for façade restoration to follow the late 1800s/early 1900s era style. Soon after, the applicants were awarded an Oregon Main Street grant in the amount of \$200,000. With approved plans, a grant from Main Street, and an approved purchase from Columbia Gateway Urban Renewal Agency, the applicants started their restoration project.

Unfortunately, in August 2019 The Dalles had a major storm event that damaged the buildings. The Urban Renewal Agency learned that an estimated 11.6 tons of water weight fell on the Recreation Building's roof during the storm. The viability of the structure was unknown due to a failing roof. A structural engineer was retained to assist in plans to stabilize the building as well as provide plans for reconstruction and reuse of the historic buildings.

With the buildings stabilized, the applicants sought direction from the Commission on May 27, 2020 and were approved through application HLC 177-20, to make modifications to their building façade. The approved modifications included altering the existing façade windows and doors to be more open to the street/sidewalk and compatible with the late 1800s/early 1900s era architecture. Approval was gained in the early stages of the COVID-19 pandemic; work was not completed due to state mandated shut downs of businesses and restaurants. The owners have sought options to open the business to capacity and provide open air seating which has fewer restrictions and while reducing the spread of COVID-19. The option that is being reviewed provides open air seating while maintaining a historic street façade that aligns with the previous approval. This open air concept would allow for some protection from the elements, and allow for an open floor plan for events, small concerts, bands and restaurant seating for The Last Stop Saloon.

ANALYSIS: The Historic Landmarks Commission is responsible for conducting hearings dealing with proposed alterations to historic buildings. City of 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.*

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-A1: This site has been used as a bowling alley, restaurant and bar for many years. It has remained vacant over the past eleven years. The uses for the buildings have been discussed and will follow similar type uses such as a bar, indoor recreation and restaurant uses. The property is located in the Central Business Commercial district. There is no change of use requested at this time, any proposed uses must be permitted uses for the subject zone. 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 is proposing to follow the previously approved façade option that would utilize the existing historic building exteriors and remove all non-original materials from the buildings. 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: The plan to restore the façade would bring the buildings back to the early 1900s era. With the assistance of historical photos, the applicants would construct a compatible wood façade to the existing historic building exteriors. These modifications will be differentiated from the original features and will not 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: All 1950s era façade will be removed. One could say that the 1950s era façade has acquired historical significance due to its age and being over 50 years old. However, following the previous approval by the Commission, the applicant is planning to follow the earlier period façade. The original structures are more compatible with, and meet the period of historic significance of, the National Historic District in which the buildings are located. 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 removal of any original historic features. 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: Unfortunately, there are very limited existing historical features that remain on the buildings. The applicant plans to use existing materials if they are salvageable. In a case where materials need replacement due to deterioration, similar materials will be required for use in the restoration. Criterion will be addressed as a condition of approval.

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: Applicants plan to surface clean the buildings. However, no details were provided with the application submittal. On the remaining historic portions of the buildings, cleaning will be required to be gentle without sandblasting or chemicals involved. Criterion will be addressed as a condition of approval.

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

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

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

FINDING-A9: All the 1950s era façade will be removed. The plans include restoration of original historic building exteriors as well as construction of a new façade using historic photos as reference. The new facade will be differentiated from the original and be compatible in massing and scale to the adjacent buildings. 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 façade was altered substantially in the 1950s, leaving only a small portion of the original center building visible. The remaining historic exteriors have been covered for years. Modification to the façade will not alter the essential form and integrity of the historic building. Utmost care will be taken with construction of the new façade to ensure that the removal of the roof structure will not compromise the building exterior walls. Reinforcements shall be incorporated in the design from the interior to minimize the visual impact on the exterior. Criterion will be addressed as a condition of approval.

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

SUBSECTION (M) - COMMERCIAL FRONT

The continuous commercial fronts of downtown The Dalles make a consistent, pedestrian friendly backdrop for a wide variety of businesses. The storefront is predominantly made up of glazing with only structure and decoration revealed. The upper stories consist mostly of wall with discreet window openings. New construction and rehabilitation should maintain the continuity of the multi-story buildings and the clear distinction between storefront and upper floor office or residences through facade treatment and articulation.

GUIDELINES:

- a. *Primary entrances should be recessed, glazed and oriented to the street rather than to a rear or interior alley.*
- b. *Tiled floors are highly effective in marking the recessed entrance.*
- c. *The use of large, clear plate glass for display windows incorporated with transom windows is recommended.*
- d. *The use of vertical, double-hung windows; either singly or in groups is recommended on the upper levels.*
- e. *Window bulkheads of the historic type are recommended.*
- f. *Identify and retain fragments such as earlier window systems and no longer used door locations which evoke a sense of the building's history.*
- g. *The use of historic photographs for reference is recommended.*
- h. *Development and adoption of a Facade Improvement Plan is recommended.*

FINDING B-1: (a): The primary entrance will remain on the front of the buildings. The entire front will be slightly recessed following the existing building lines. Criterion met.

(b): No information was provided with regards to the recessed area flooring. At this time concrete exists. The Commission may request the installation of a tile recessed entry if desired.

(c): The plans include clear plate glass for the windows/doors. Criterion met.

(d): The upper floor windows are shown as solid in the provided rendering. Only the center building portion will have a second story with windows. A condition of approval will be added recommending double hung windows in the second story. Criterion will be addressed as a condition of approval.

(e): The submitted rendering includes window bulkheads which are recommended and historically accurate. Criterion met.

(f): Unfortunately, a majority of the original façade has been removed. The submitted rendering includes historically accurate storefront characteristics. Criterion met.

(g): The applicants were able to locate a number of historic photos of the façade and have used those photos as design reference. Criterion met.

(h): At this time there is no façade improvement plan in place for the historic district. Criterion does not apply.

SUBSECTION (K) - MATERIALS

The sense of cohesiveness and continuity of The Dalles' commercial area derives in part from the consistent use of building materials in building facades. New construction and rehabilitation should use appropriate materials that provide scale making a more pedestrian friendly environment.

GUIDELINES:

- a. *For building renovations, original materials should be restored wherever possible.*
- b. *When materials need to be replaced for restoration they should be compatible in quality, color, texture, finish and dimension to the original materials (see page 2, Secretary of the Interior's Standards for Rehabilitation).*
- c. *New construction should use materials compatible with the historic buildings in quality, color, texture, finish and dimension. Predominant materials of the commercial historic district are:
Brick, stone, cast iron, glazed terra cotta, cement plaster (stucco).*
- d. *The use of wood for windows is recommended.*
- e. *The use of reflective and smoked glass is prohibited.*
- f. *Whenever possible, the natural color of the materials should be retained.*
- g. *An ordinance prohibiting the painting of brick, unless it is damaged or has already been sandblasted, should be adopted.*
- h. *Sandblasting of brick is prohibited as it severely damages the brick.*
- i. *When painting a building the following color scheme is recommended:
darkest-window sash; medium-building; lightest-trim, detail.*

FINDING B-2: (a): The applicants are proposing removal of all non-historic alterations from the buildings and restoration of any original features that exist for the property. Criterion met.

(b): Materials lists were not provided with the submittal. As recommended, the materials should be wood, glass and steel and be compatible with the historic materials that exist on the buildings. Criterion will be addressed as a condition of approval.

(c): As stated above the materials will be required to be compatible. Criterion will be addressed as a condition of approval.

(d): The doors/windows will be required to have an exterior wood finish and meet the Oregon State Building Codes requirements. Criterion will be addressed as a condition of approval.

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

(f): The submitted plans did not indicate the materials or that the original colors will be retained. Criterion will be addressed as a condition of approval.

(g): No painting of any remaining brick is indicated on the submitted application. Criterion met.

(h): Cleaning of the buildings is planned. No sandblasting is permitted on any remaining historic features. This will be addressed as a condition of approval.

(i): At this time, the paint palette for the windows was not included. Staff suggests that the Commission allow staff to determine if the colors meet the design guidelines. Criterion will be addressed as a condition of approval.

CONCLUSIONS: Proposed improvements to the façade will provide greater compliance with historic design guidelines. The restoration will complement and enhance the commercial street façade. These proposed modifications will allow for the continued use of the resource located in The Dalles Commercial Historic District. In all respects this application meets the standards of the Secretary of the Interior and the City of The Dalles Municipal Code, Title 11-Planning, Chapter 11.12 – Historic Resources, with the following conditions:

Recommended Conditions of Approval:

1. Work shall be completed in substantial conformance to the pictures and proposals as submitted, reviewed and modified.
2. The use of wood for windows is recommended.
3. The use of reflective and smoked glass is prohibited.
4. Whenever possible, the natural color of the materials should be retained.
5. The modification to the façade shall not alter the essential form and integrity of the historic property. Utmost care will be taken with new façade construction and awning installation.
6. The applicants shall submit plans for a building permit to Wasco County Building Codes.
7. Cleaning of the historic structure requires the applicants to use the gentlest means possible. No harsh chemical or sandblasting will be allowed.
8. Painting will be required to follow the historic guidelines and be approved by Community Development Department staff prior to work starting. The following color scheme is recommended: darkest-window sash, medium-building, lightest-trim detail.
9. 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.
10. Replacement materials necessary for restoration should be compatible in quality, color, texture, finish and dimension to the original materials.
11. The applicants are required to notify the Community Development Department of any alteration of the approved plans.



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

HLC # 188-21

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 Todd Carpenter & Carla McClellan

Mailing Address 26 PO Box 2688

Phone 503-705-2889

Business Name Last Stop LLC

Site Address 213 E 2nd St

Phone 503-705-2889

Map and Tax Lot 10N13 E03BD03600 00

Zoning Commercial

Please describe your project goals.
Front Street Facing 2nd Facade Improvement

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

What efforts are being made to maintain the historic character of this structure?
there are no historic features on the front of this site after removing rec facade

What is the current use of this property?

N/A was Bowling & Recreation

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

List any known archeological resources on site. N/A

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.

[Signature]
Applicant

5/28/21
Date

[Signature]
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 _____
(Primary, Secondary, Historical, Etc.)

Historic Building/Site Historic District: Trevitt Commercial Other

Historic Name (if any) _____

Year(s) Built _____

United States Department of the Interior
National Park Service

National 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.

Merchants Landing West

Old Bowling Alley - proposal

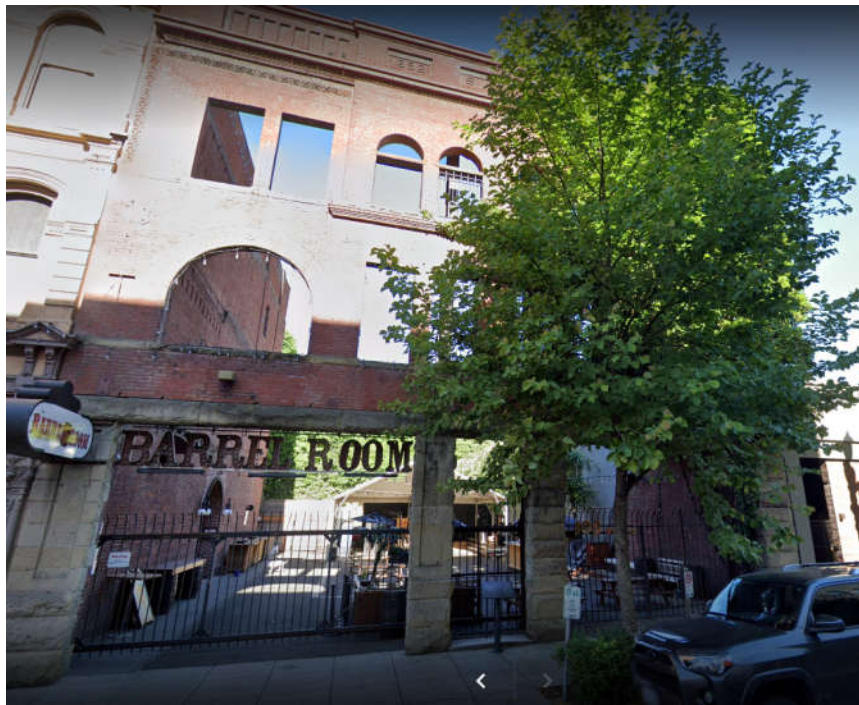
Situation

- The West end building (old bowling alley) has a collapsed roof
- Rebuilding the roof would require extensive engineering. Time, and cost
- It will be difficult to meet timelines to rebuild for grant and Urban renewal
- A rebuild will require that the building is completely up to new codes
- The historic Landmark commission authorized historic style storefronts
- The Oregon State Diamond in the rough grant award for \$200,000 dollars is due to be complete in early 2022 and was for three historic storefronts
- The pandemic increased the need for outdoor gathering and event spaces to reduce spread.
- The Dalles has 300 days of sunshine and an optimal environment for outdoor space

Proposal

- Engineer and build a false to blend in with other historic looking buildings to meet the requirements of the Grant and the Historic Landmark commission
- Create an open interior for music, events, and dining
- The interior space could have gas fire pits, a stage, a refreshment/bar area, seating, and maybe a dance floor.
- Interior may be partially covered at a later time to use radiant heat sources in the winter and have misting and fans and shade for summer
- Basement level will continue to be used as a family friendly space with some type of arcade, mini-golf, bowling, recreation area
- Possibly decorate interior walls with elements from historic The Dalles. I.e RE-CREATION Letters on the walls and maybe some old relevant signage from The Dalles

Barrel Room : Portland



Finns Fireside Patio: Seaside



Historic Landmark Commission – 213-219 E 2nd street - decision May 27, 2020 details

- The use of wood windows is recommended
- Double hung second story windows are recommended
- The use of reflective and smoked glass is prohibited
- Whenever possible, the natural color of the materials should be retained.
- The modification to the façade shall not alter the essential form and integrity of the historic property. Utmost care will be taken with new façade construction and awning installation.

Proposed Exterior –originally approved



Proposed Exterior – New design

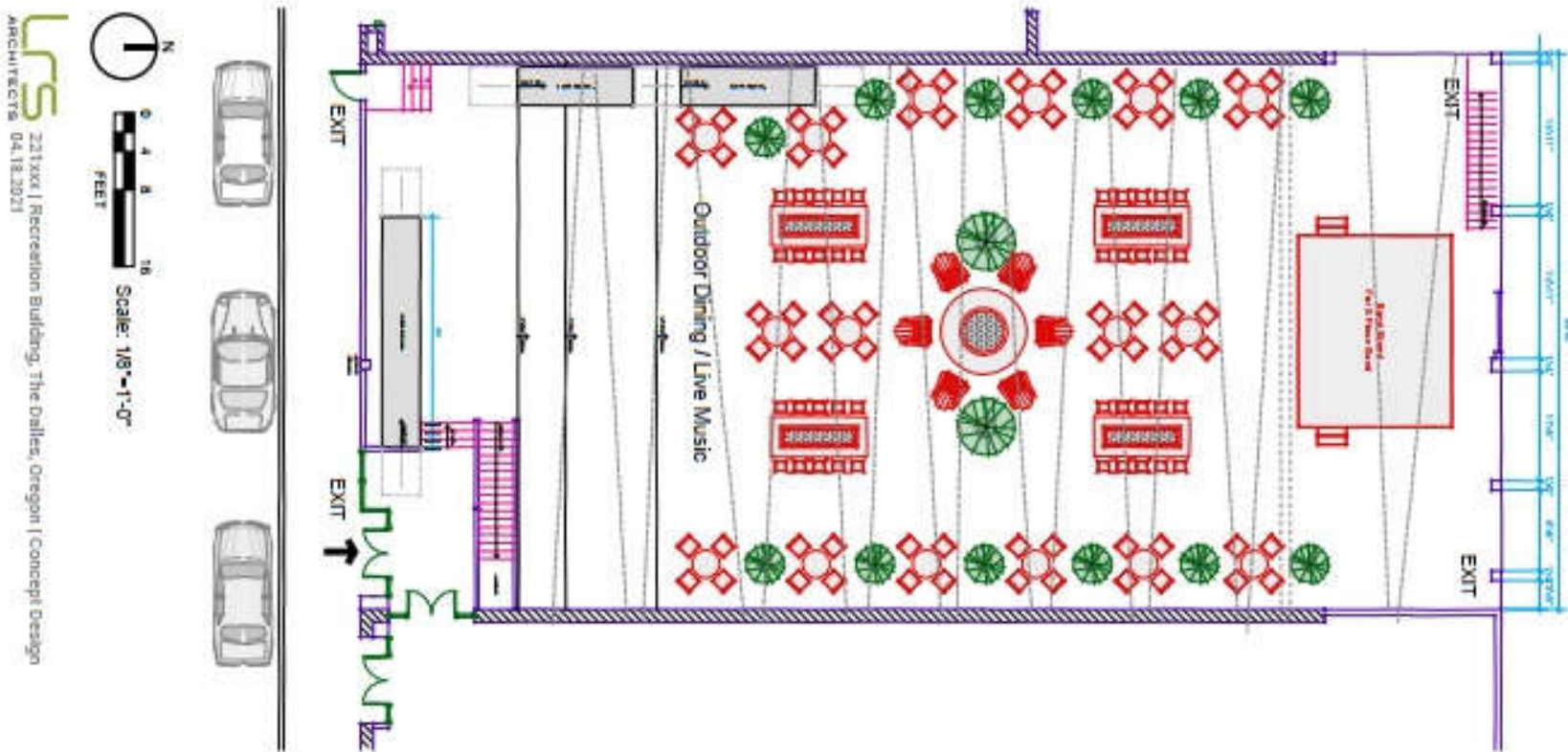
RECREATION BUILDING - WEST A201 | Second Street Elevation



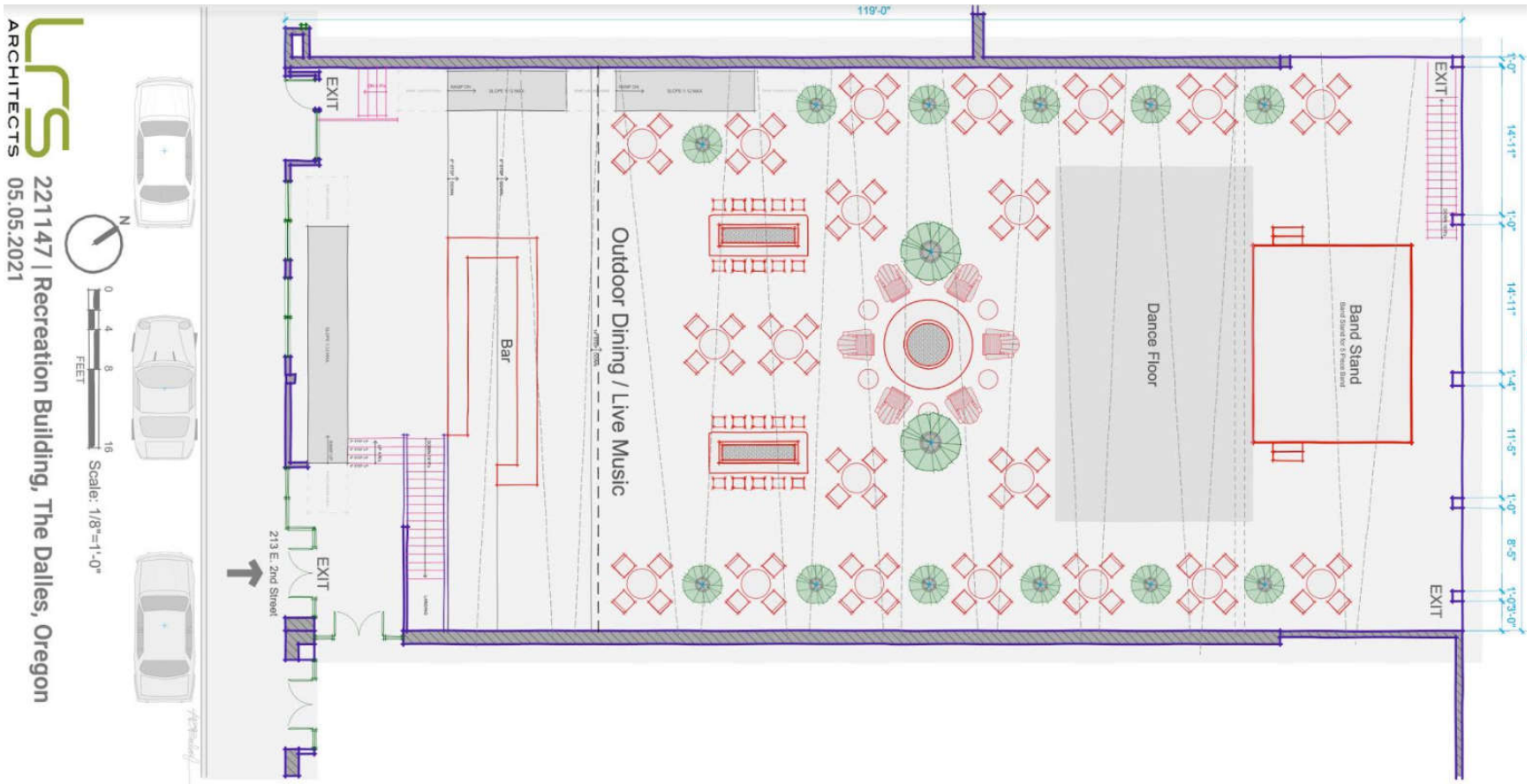
Lrs ARCHITECTS
221147 | Recreation Building - West Facade | Historic Review
05.05.2021 NOT FOR CONSTRUCTION

Scale: 1/8"=1'-0"
0 4 8
FEET

Proposed interior – Option 1



Proposed Interior – Option 2



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STAFF REPORT
HISTORIC LANDMARKS REVIEW #189-21

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Senior Planner
Community Development Department

HEARING DATE: Wednesday, June 23, 2021

ISSUE: Request to replace two basement windows with egress windows on the west face of the house.

SYNOPSIS:

APPLICANT	David and Kristin Jensen
PROPERTY OWNER	David and Kristin Jensen
LOCATION	400 East 8th Street, further described as 1N 13E 3CB tax lot 3900
ZONING	RH - Residential High Density
EXISTING USE	Residential
SURROUNDING USE	Residential
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 historic name of this house is the Ward Residence. The Craftsman Bungalow was built circa 1920 and is locally landmarked. The inventory survey sheet states that the house is an exemplary Bungalow house which utilizes many of the materials typical of the style, roofs, eaves, concrete brick and trellises. The house is in excellent condition.

The applicants are proposing to replace two basement windows on the Federal Street side of the house in order to meet egress requirements. The egress wells are expected to be approximately 18 inches deep and are custom designed and built by Pella to ensure that they replicate the existing windows and are appropriate for the historic home. The windows are not visible from Federal Street.

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: There are no plans for modifications to the existing residential use of this property. Criterion does not apply.

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

FINDING-A2: The applicant is proposing to replace two existing windows that are not visible from the street and are located in the basement of the residence. Removal of the existing windows is necessary to meet the egress requirements for residential use of the basement of this house. The basement windows are not detailed in the inventory sheets. 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. These basement window upgrades will not create a false sense of historic development. 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 does not apply.

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. All distinctive features and finishes detailed in the inventory survey sheet 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: This proposal seeks to replace the two basement windows on the Federal Street side of the house in order to meet egress requirements. The windows are custom designed and built by Pella to ensure that they replicate the existing windows and are historically appropriate for the landmark. All other historic features and finishes will remain. Criterion met.

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: Only minor excavation and ground disturbance is indicated in this application submittal for the window wells. A condition of approval will be added to ensure any archaeological resources affected by this project follow the established federal guidelines. Criterion will be addressed as a condition of approval.

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 proposed window replacements will be a minimal addition to the historic home and allow for continued use of this landmark. The new additions will not destroy historic materials, will be compatible in massing, size and scale and will be differentiated from the historic materials. 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 basement window replacement. The modifications are planned to be installed to ensure that the essential form and integrity of the historic property will be unimpaired. Criterion met.

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

P. Trevitt’s Addition National Historic District. (All landmarked residential structures are required to use the design guidelines established for the Trevitt’s.)

6. WINDOWS AND DOORS

a. Windows and doors serve in giving character to the American house. They provide proportion and scale to the elevation. In Trevitt’s Addition windows are predominantly double-hung sash. Door styles vary throughout the neighborhood. New construction and rehabilitation should try and preserve the historic character of the windows and doors through proportion, scale, and rhythm.

b. Guidelines.

- i. When dealing with historic windows and doors it is best to repair before replacing (see Subsection D, Secretary of the Interior’s Standards for Rehabilitation).*
- ii. Replacement of the original windows and doors is not recommended. However, when replacement is necessary the material, size, proportion, scale, and detail of the original should be matched in order to preserve the historic integrity.*
- iii. Original muntin configuration should be kept as it gives scale and proportion to the overall reading of the window.*
- iv. If no original material exists the use of historic photographs is recommended.*
- v. The use of thermal shutters and shades is recommended for weatherization as it does not affect the original windows, providing a non-impacting solution.*
- vi. Interior storm windows are recommended.*
- vii. Weather stripping and caulking should be checked regularly to ensure good weatherization.*
- viii. New construction should use double-hung, one over one, or two over two windows with simple flat trim.*
- ix. The use of vinyl windows is not recommended.*
- x. Reflective glass is prohibited.*

FINDING B-1: The applicant plans to replace the original windows in order to meet egress safety requirements. The replacement Pella windows were designed and constructed with similar material and will be comparable in size, proportion, scale and details as the original. Criterion met.

7. COLOR

a. Trevitt’s Addition has a varied range of building colors which contributes to the liveliness of the neighborhood. New paint should maintain an overall image of variety, without providing a strict palette, allowing for flexibility and freedom, which created the current appearance of the neighborhood.

b. Guidelines.

- i. Research and replication of original paint colors is recommended.*
- ii. As a rule it is recommended that three colors be used:
darkest-window sash*

*medium-building
lightest-trim, detail*

- iii. *In choosing a color scheme for a house, consult the local hardware stores which have historic paint palettes for suggested styles.*
- iv. *In general earth tones are recommended.*
- v. *Lighter colors used for smaller homes help to give them more presence.*
- vi. *Houses should use varying color palettes in an effort to retain the sense of variety in the neighborhood.*

FINDING B-2: The applicant did not include details on the paint colors proposed for the new windows. The colors will be required to meet the design guidelines detailed above, and be required to notify the Landmarks Secretary on the final color choice if it is different than the existing window colors for the historic home. Criterion will be addressed 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 proposal as submitted and reviewed.
2. Final paint colors on the replaced windows will need to be approved by the Historic Landmarks Commission Secretary, unless the same colors are being used.
3. If any archeological resources or materials are discovered during excavation, the applicants shall stop excavation and have the site professionally evaluated prior to continuing work.
4. Chemical or physical treatments, such as sandblasting that cause damage to historic materials, shall not be used. The surface cleaning of the structure, if appropriate, shall be undertaken using the gentlest means possible.



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

HLC # 189-21

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	David and Kristin Jensen
Mailing Address	400 E 8th, The Dalles
Phone	541-961-0475
Business Name	
Site Address	400 E 8th, The Dalles
Phone	
Map and Tax Lot	1N 13E 3 CB 3900
Zoning	RH - High Density Residential

Please describe your project goals.

The current basement was finished but without egress windows. To remodel and ensure safety we intend to change two existing windows into egress windows.

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

The Federal Street side will have two enlarged windows which cannot be seen from the street due to the grade above street level and landscaping. The egress wells are expected to be approximately 18" deep.

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

The ordered windows are custom designed and built by Pella to ensure they replicate the existing style of the home. They are wood on both interior and exterior with grid style detail and cross sections only in the upper third to match the other windows.

What is the current use of this property?

Residence

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

List any known archeological resources on site.

No known archeological resources

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

5-31-2021
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 Locally Landmarked
(Primary, Secondary, Historical, Etc.)

Historic Building/Site Historic District: Trevitt Commercial Other

Historic Name (if any) Ward Residence

Year(s) Built circa 1920

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY SHEET

***** Historic Name: _____

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*
*
* Common Name: Ward Residence
*
*
* Address: 400 E. Eighth St.
*
*
* Owner: Fred & Sharon Krauss
*
*
* Address: 400 E. 8th St.
*
* The Dalles, OR 97058
*
* Lot 1 Block 5
* Addition Gibson Addition
* Flat _____



***** Tax Lot 5800, 1N-13-3CA

Date of Construction 1920
Present use/function Residence Original use/function: Residence
Area of significance/study theme: Architecture
Architectural style: Craftsman Bungalow Arch./Bldr., if known _____

Plan type/shape: Offset rectangular No. of stories: Two
Foundation material: Concrete and conc. masonry Basement (y/n): Cellar
Roof form & materials: Gable, composition shingles
Wall construction: Wood frame Structural frame: Wood frame
Primary window type: 1/1 DH with lancet style mullion divisions in front
Primary exterior surfacing materials: 6 inch bevel lap wood, painted yellow ochre
Outstanding decorative features: Gray and redish concrete brick masonry porch piers, porch wood trellis, bracketed eaves, irregular massing and roofs.
Condition: X Excellent ___ Good ___ Fair ___ Deteriorated ___ Moved ___ (date)

Associated Structures: Matching style double garage in rear SW corner of lot.

Interior alterations/additions (dated): None noted.

Known archeological features of site: _____

Noteworthy landscape features: Concrete retaining wall at perimeter, full landscaping, wisteria vines on trellises, lattice front gateway.

Recorded by: Al Staehli and Daniel Meader Date: 10/84 and 4/85
Negative No.: _____ Slide No.: _____

State Inventory No. 142

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY SHEET-TWO

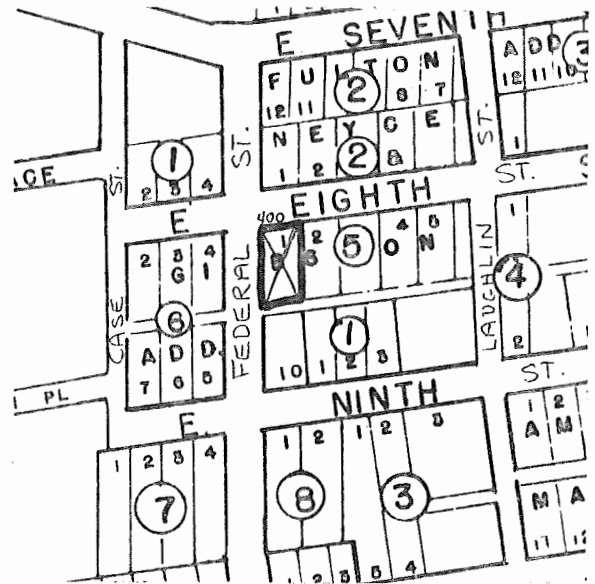
Describe geographic location & immediate setting Corner lot at west end of Eighth Street
house ensemble, brow of Laughlin's Bluff.

Statement of Significance (Historical and/or architectural importance, dates, events, persons, contexts): An exemplary Bungalow house which utilizes many of the materials typical of this style, roofs, eaves, concrete brick, trellises. A primary house in the proposed historic district ensemble.

Quadrangle name: _____
Township 1N Range 13 Section 3CA

PLEASE PLACE HERE:

Site map schematic drawing showing inventoried bldg. (s) and including outbuildings, structures, roads, and historic landscaping, if appropriate. Indicate north by an arrow.



Sources:

Wasco County Assessor's Records



Contract - Detailed

Phone:

Fax:

Sales Rep Name: Riggs, Connor

Sales Rep Phone: 503-341-8465

Sales Rep Fax:

Sales Rep E-Mail: riggscp@pella.com

Customer Information	Project/Delivery Address	Order Information
<p>David Jensen 400 E 8th St</p> <p>The Dalles, OR 97058-2628 Primary Phone: (541) 9610475 Mobile Phone: Fax Number: E-Mail: dakjensen@msn.com Contact Name:</p> <p>Great Plains #: 1006269715 Customer Number: 1010109799 Customer Account: 1006269715</p>	<p>David Jensen Historic Home 400 E 8Th St</p> <p>Lot # The Dalles, OR 97058-2628 County: Owner Name: Owner Phone:</p>	<p>Quote Name: David Jensen Historic Home</p> <p>Order Number: 298 Quote Number: 14102330 Order Type: Non-Installed Sales Wall Depth: Payment Terms: Tax Code: EXEMPTOTHER Cust Delivery Date: None Quoted Date: 5/18/2021 Contracted Date: Booked Date: Customer PO #:</p>

Customer Notes: quoting with No attachment method--Block frame install
Please confirm frame and R.O. size
Please confirm Wall depth

5/20/21:

Quoting frame size based on measurements provided. I am quoting this without jamb extensions attached ther the window, but with them loose in the package. This will allow you to cut them to the exact size you need to fit the septh of the opening--this will be useful as you are doing a block frame install.
Block frame does not need subsill--You can make your own traditional subsill out of a 2x8. This will be the best option to fit exact.

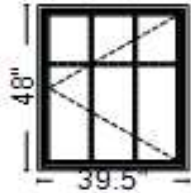
inswing windows provided here, but changing the grilles will need to go through Pella varience

Line #	Location:	Attributes
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10 None Assigned

Pella® Reserve, Traditional, Casement Left, 39.5 X 48

Qty
1



PK #
2089

Viewed From Exterior

1: Traditional, Non-Standard Size Non-Standard Size Left Casement

Frame Size: 39 1/2 X 48

General Information: Standard, Wood, Pine, 4 3/8", 4 3/16"

Exterior Color / Finish: Primed

Interior Color / Finish: Early American Stain Interior

Sash / Panel: Putty Glaze, Ogee, Standard

Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Side Pivot Hardware, Antiek Fold-Away Crank, Antique Brass, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor

Screen: No Screen

Performance Information: U-Factor 0.27, SHGC 0.24, VLT 0.43, CPD PEL-N-39-19056-00002, Egress Does not meet typical United States egress, but may comply with local code requirements

Grille: ILT, No Custom Grille, 7/8", Traditional (3W2H), Putty Glaze, Ogee

Wrapping Information: No Exterior Trim, 4 3/16", 4 3/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 175".

Rough Opening: 40 - 1/4" X 48 - 3/4"

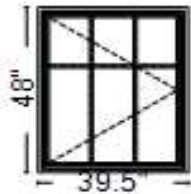
Customer Notes: quoting base frame with loose jambs

Line #	Location:	Attributes
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15 None Assigned

Pella® Reserve, Traditional, Casement Right, 39.5 X 48

Qty
1



PK #
2089

Viewed From Exterior

1: Traditional, Non-Standard Size Non-Standard Size Right Casement

Frame Size: 39 1/2 X 48

General Information: Standard, Wood, Pine, 4 3/8", 4 3/16"

Exterior Color / Finish: Primed

Interior Color / Finish: Early American Stain Interior

Sash / Panel: Putty Glaze, Ogee, Standard

Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Side Pivot Hardware, Antiek Fold-Away Crank, Antique Brass, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor

Screen: No Screen

Performance Information: U-Factor 0.27, SHGC 0.24, VLT 0.43, CPD PEL-N-39-19056-00002, Egress Does not meet typical United States egress, but may comply with local code requirements

Grille: ILT, No Custom Grille, 7/8", Traditional (3W2H), Putty Glaze, Ogee

Wrapping Information: No Exterior Trim, 4 3/16", 4 3/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 175".

Rough Opening: 40 - 1/4" X 48 - 3/4"

Customer Notes: quoting base frame with loose jambs

Line #	Location:	Attributes
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17	None Assigned	3 1/2" w/kerf Solid Jamb Extension, Length: 96, Early American Stain. Wood Type: Pine	<u>Qty</u> 6
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PK #
2089

1: Accessory
Frame Size: 1 X 1
General Information: Pine, 3 1/2" w/kerf Solid Jamb Extension
Interior Color / Finish: Early American Stain Interior
Wrapping Information: Perimeter Length = 0".

Viewed From Exterior

Line #	Location:	Attributes
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20	None Assigned	ADDPORPORM010001 - Delivery Zone1 (Bridal Veil 50 Mile Radius)	<u>Qty</u> 1
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CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

HISTORIC LANDMARKS RESOLUTION NO. 177-21

Adopting The Dalles Historic Landmarks Commission Application #188-21 of Todd Carpenter and Carla McQuade. This application is for a Historic Landmarks Commission hearing to gain approval to reconstruct the façade of the Recreation Café to match an early 1900s historic facade. The property is located at 213 E. Second Street, The Dalles, Oregon and is further described as 1N 13E 3 BD tax lot 3600. The property is located in the National Commercial Historic District. 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 June 23, 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 188-21 and the minutes of the June 23, 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 188-21, Todd Carpenter and Carla McQuade, is ***approved*** with the following conditions:
 1. Work shall be completed in substantial conformance to the pictures and proposals as submitted, reviewed and modified.
 2. The use of wood for windows is recommended.
 3. The use of reflective and smoked glass is prohibited.
 4. Whenever possible, the natural color of the materials should be retained.
 5. The modification to the façade shall not alter the essential form and integrity of the historic property. Utmost care will be taken with new façade construction and awning installation.
 6. The applicants shall submit plans for a building permit to Wasco County Building Codes.
 7. Cleaning of the historic structure requires the applicants to use the gentlest means possible. No harsh chemical or sandblasting will be allowed.
 8. Painting will be required to follow the historic guidelines and be approved by Community Development Department staff prior to work starting. The following

color scheme is recommended: darkest-window sash, medium-building, lightest-trim detail.

- 9. 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.
- 10. Replacement materials necessary for restoration should be compatible in quality, color, texture, finish and dimension to the original materials.
- 11. The applicants are required to notify the Community Development Department of any alteration of the approved plans.

III. APPEALS, COMPLIANCE AND PENALTIES:

- A. Any party of record may appeal a decision of the Historic Landmarks Commission to the City Council for review. Appeals must be made in accordance to 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 23RD DAY OF JUNE 2021.

 Robert McNary, Chair
 Historic Landmarks Commission

I, Dawn Marie Hert, Senior Planner & Historic Landmarks Secretary for the Community Development Department of the City of the Dalles, hereby certify that the foregoing Order was adopted at the meeting of the City Historic Landmarks Commission, held on June 23, 2021.

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

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



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

HISTORIC LANDMARKS RESOLUTION NO. 178-21

Adopting The Dalles Historic Landmarks Commission Application #189-21 of David and Kristin Jensen. This application is for a Historic Landmarks Commission hearing to gain approval to replace two basement windows with egress windows. The property is located at 400 E. Eighth Street, The Dalles, Oregon and is further described as 1N 13E 3 CB tax lot 3900. The Ward Residence is a Craftsman Bungalow built c. 1920 and included in the Oregon Inventory of Historic Properties. Property is zoned RH – High Density Residential..

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on June 23, 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 189-21 and the minutes of the June 23, 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 189-21, David and Kristin Jensen, is ***approved*** with the following conditions:
 1. Work will be completed in substantial conformance to the proposal as submitted and reviewed.
 2. Final paint colors on the replaced windows will need to be approved by the Historic Landmarks Commission Secretary, unless the same colors are being used.
 3. If any archeological resources or materials are discovered during excavation, the applicants shall stop excavation and have the site professionally evaluated prior to continuing work.
 4. Chemical or physical treatments, such as sandblasting that cause damage to historic materials, shall not be used. The surface cleaning of the structure, if appropriate, shall be undertaken using the gentlest means possible.

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 23RD DAY OF JUNE 2021.

Robert McNary, Chair
Historic Landmarks Commission

I, Dawn Marie Hert, Senior Planner & Historic Landmarks Secretary for the Community Development Department of the City of the Dalles, hereby certify that the foregoing Order was adopted at the meeting of the City Historic Landmarks Commission, held on June 23, 2021.

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

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