

**AGENDA**

**HISTORIC LANDMARKS COMMISSION**

July 28, 2021

4:00 p.m.

VIA ZOOM

<https://zoom.us/j/96597424696?pwd=MWludG9CQ3B4K3YwckJaWE9jWFNnZz09>

Meeting ID: **965 9742 4696** Passcode: **206891**

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 – June 23, 2021
  6. PUBLIC COMMENT
  7. STAFF COMMENTS
  8. COMMISSIONER COMMENTS
  9. PUBLIC HEARING
    - A. HLC 190-21, Mark Powell, 311 Union Street  
Request: Approval to replace the entrance doors, remove exterior lights on second story, and restore the balcony railing above the doors on the façade facing W. Third Street, as well as add a porch roof and railing on the façade facing Union Street.
    - B. HLC 191-21, Columbia Gateway Urban Renewal Agency, 401-407 E. Second Street  
Request: Approval to demolish a non-contributing historic building.
  10. RESOLUTION
    - A. Resolution HLC 179-21: Approval of HLC 190-21, Mark Powell
    - B. Resolution HLC 180-21: Approval of HLC 191-21, Columbia Gateway Urban Renewal Agency
  11. ADJOURNMENT
-

This meeting conducted via Zoom.

Prepared by/  
Paula Webb, Secretary  
Community Development Department

**MINUTES**

**HISTORIC LANDMARKS COMMISSION MEETING**

June 23, 2021  
4:00 p.m.

VIA ZOOM

**PRESIDING:** Robert McNary, Chair

**COMMISSIONERS PRESENT:** Bev Eagy, Forust Ercole, Doug Leash

**COMMISSIONERS ABSENT:** Eric Gleason

**OTHERS PRESENT:** Museum Commission Representative Julie Reynolds

**OTHERS ABSENT:** City Councilor Scott Randall

**STAFF PRESENT:** Senior Planner Dawn Marie Hert, CDD Director Alice Cannon, Secretary Paula Webb

**CALL TO ORDER**

The meeting was called to order by Chair McNary at 4:01 p.m.

**PLEDGE OF ALLEGIANCE**

Chair McNary led the Pledge of Allegiance.

**APPROVAL OF AGENDA**

It was moved by Ercole and seconded by Leash to approve the agenda as presented. The motion carried 4/0; McNary, Eagy, Ercole and Leash voting in favor, Gleason absent, none opposed.

**APPROVAL OF MINUTES**

It was moved by Eagy and seconded by Ercole to approve the minutes of May 26, 2021 as submitted. The motion carried 4/0; McNary, Eagy, Ercole and Leash voting in favor, Gleason absent, none opposed.

**PUBLIC COMMENT**

None.

### **COMMISSIONER COMMENTS**

Commissioner Eagy shared activity along East Fourth Street. Victor Johnson had completed the fireplace and the paving behind Herbring House. Tom and Peggy Peterson purchased the rectory adjacent to St. Peter's Landmark. Shannon's Ice Cream is now open.

### **STAFF COMMENTS**

Senior Planner Hert stated work continues on the Walking Tour app. Karl Vercooteren is providing narrative and Carolyn Wood is editing. The Tour will be available in mid-July. Work also continues on the coffee table book.

Pioneer Cemetery was cleaned up prior to Memorial Day.

Commissioner Leash and Alan Eagy cleared brush at St. Peter's Landmark.

### **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 4:19 p.m.

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.

Senior Planner Hert presented the staff report.

Director Cannon requested the Commission require definitions of materials to be used and include the requirements in the conditions of approval.

Todd Carpenter, 216 E. Fifth Street, The Dalles

Mr. Carpenter stated materials are difficult to obtain at this time; he does not want a delay to interfere with deadlines. Carpenter's intent is to continue with the façade upgrade. Two permits are ready, and final bids are coming for the two east buildings.

Carpenter said roof replacement on the west building would be very expensive and require a long build out. The outside event area with a false front would be COVID safe and present an opportunity to reopen the space.

Commissioner Ercole asked if brick was an option. Carpenter replied there were no historical brick elements on the west structure and brick was not an option.

Commissioner Leash said he had not looked closely at the materials did not have a strong opinion.

Carpenter replied his proposal included wood on the lower level, with a matching color of stucco or cement on the upper level. Senior Planner Hert stated the material is shotcrete, a type of exterior lathe. Many downtown structures include shotcrete.

## MINUTES

Historic Landmarks Commission Meeting

June 23, 2021

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Commissioner Eagy suggested contacting Isaac Painting, they are skilled in stucco repairs and finishing.

Carpenter repeated there are no historical elements on the west building; it is fir framed up and down. Shotcrete would be new material designed to look old.

As a representative of the Urban Renewal Board, Director Cannon requested a commitment to the use of wood on the ground floor. Shotcrete or stucco is acceptable on the second level and is in accord with the submittal to the Urban Renewal Board.

Commissioner Leash stated his preference for the second design with the bump out on top.

Commissioner Eagy asked if the doors and windows would be retained or left open. Carpenter replied the doors and windows will be wood, similar to the Last Stop Saloon.

Carpenter said he is hoping to complete the two east buildings by November, and the west building shortly afterward.

Senior Planner Hert assured the Commission their requirements will be closely followed. Minor changes will be reviewed by staff, major changes will return to the Commission for approval.

Commissioner Ercole asked who will be responsible for maintaining the buildings. Carpenter replied he is under contract to purchase the buildings and will be the responsible party.

Commissioner Leash stated he trusted Byron [Byron Balogh, Senior Associate, LRS Architects] and Dawn to oversee the appearance of the façade.

Chair McNary closed the public hearing at 4:52 p.m.

Chair McNary asked if a separate motion is required to allow Senior Planner Hert's approval of modifications. Hert reiterated minor modifications may be approved by staff. Major modifications, such as materials, should be added as a condition of approval. She suggested the addition of a twelfth condition of approval: *"The new building façade materials will be required to be wood on the main floor and shotcrete (stucco) on the second floor."*

It was moved by McNary and seconded by Eagy to approve Application HLC 188-21 of Todd Carpenter to reconstruct the façade of the Recreation Café, located at 213 E. Second Street, with twelve Conditions of Approval. The motion carried 4/0; McNary, Eagy, Ercole and Leash voting in favor, Gleason absent, none opposed.

### 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.

Chair McNary 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 5:00 p.m.

Senior Planner Hert presented the staff report.

David Jensen, 400 E. Eighth Street, The Dalles

Mr. Jensen stated egress windows are required in order to use the basement as living space. Proposed windows will be custom casement windows with trim to match the remaining windows both inside and outside.

In response to Commission inquiries, Jensen replied the windows will be glass and wood. The window well is shallow and will does not require a grate.

Chair McNary closed the public hearing at 5:09 p.m.

It was moved by Eagy and seconded by Ercole to approve Application HLC 189-21 of David and Kristin Jensen to replace two basement windows with egress windows on the west face of their house located at 400 E. Eighth Street with four Conditions of Approval. The motion carried 4/0; McNary, Eagy, Ercole and Leash voting in favor, Gleason absent, none opposed.

**RESOLUTION**

Resolution HLC 177-21: Approval of HLC 188-21, Todd Carpenter and Carla McQuade

It was moved by Ercole and seconded by Eagy to approve Resolution HLC 177-21 approving Application HLC 188-21 of Todd Carpenter to reconstruct the façade of the Recreation Café, located at 213 E. Second Street, with twelve Conditions of Approval. The motion carried 4/0; McNary, Eagy, Ercole and Leash voting in favor, Gleason absent, none opposed.

Resolution HLC 178-21: Approval of HLC 189-21, David and Kristin Jensen

It was moved by Ercole and seconded by Leash to approve Resolution HLC 178-21 approving Application HLC 189-21 of David and Kristin Jensen to replace two basement windows with egress windows on the west face of their house located at 400 E. Eighth Street with four Conditions of Approval. The motion carried 4/0; McNary, Eagy, Ercole and Leash voting in favor, Gleason absent, none opposed.

**DISCUSSION ITEM**

The next meeting date is scheduled for July 28, 2021.

Senior Planner Hert stated in-person meetings may resume in September.

**ADJOURNMENT**

Being no further business, the meeting adjourned at 5:18 p.m.

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Submitted by/  
Paula Webb, Secretary  
Community Development Department

SIGNED: \_\_\_\_\_

Robert McNary, Chair

ATTEST:

\_\_\_\_\_  
Paula Webb, Secretary  
Community Development Department

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**STAFF REPORT**  
**HISTORIC LANDMARKS REVIEW # 190-21**

**TO:** The Dalles Historic Landmarks Commission

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

**HEARING DATE:** Wednesday, July 28, 2021

**ISSUE:** Mark Powell is requesting approval to replace the entrance doors, remove exterior lights on second story, and restore the balcony railing above the doors on the façade facing W. Third Street, as well as add a porch roof and railing on the façade facing Union Street.

**SYNOPSIS:**

APPLICANT	Mark Powell
PROPERTY OWNER	Claire’s Hut, LLC (Mark Powell)
LOCATION	311 Union Street, The Dalles, OR 97058
ZONING	“CBC-1” – Central Business Commercial, Commercial Historic District
EXISTING USE	Clock Tower Ales and Masonic Temple
SURROUNDING USE	Commercial
HISTORIC STATUS	Classified as a Primary resource in The Dalles Commercial Historic District.

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

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

**BACKGROUND:** This historic building was placed on the Oregon Statewide Inventory in 1976 and is known as the Wasco County Courthouse #2. The Italian Villa was constructed in 1883 and is classified as a Primary resource in the Commercial National Historic District.

Alterations were considered major in 1994 when the building was registered as part of the National Commercial Historic District. The non-historic alterations, for the conversion to a funeral home in 1958, were removed in 2008. The owner has continued to use original photos of the building in his process of restoring the landmark to its original state.

These applicant is proposing two projects that will bring the building's façade closer in appearance to original: The first project includes replacement of the entrance doors, removal of the exterior lights on the second story, and restoration of the balcony railing above the doors on the south façade facing W. Third Street. The second project will add a porch roof and railing on the east façade that faces Union Street.

**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 brew pub/restaurant since 2008. There is no change of use requested with this application request. 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:** Care shall be taken with the materials to ensure that other building materials are not destroyed during the restoration and balcony additions. The exterior light was not original to the building and does not characterize the property. Criterion will be addressed as a condition of approval.

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 two entry porch roof with balconies would bring the building back to the near original state. With the assistance of historical photos, the applicant plans to have a compatible door built and installed that will complement the building. This new door will allow for a more open view to the interior of the historic courthouse. The two new porch roof with railing additions 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:** The applicant is proposing to remove an existing light on the Third Street entry. This fixture is not original and has not acquired historic significance. Criterion met.

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

**FINDING-A5:** There are no plans for 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:** The applicant plans to use existing materials if they are salvageable. In a case where materials for the doorway and balcony need replacement due to deterioration, similar materials will be required for use in the restoration. The applicant has provided a few design options for the new doors, with the intent of opening up the entrance and allowing a look into the historic Courthouse. Interior restoration is also planned to be period appropriate and give visitors a sense of how the foyer looked back at the turn of the century. 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:** The applicant is not proposing any chemical treatments. Minor cleaning may be involved in the construction project. Any proposed 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:** Some original materials exist on the Third Street entrance, the applicant plans to use historic photos to follow the design of the original. 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 additions to the building will be in character with the original design. The applicant will take care in these additions to ensure that the essential form and integrity of the historic property are unimpaired. 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:** The applicant has submitted a series of historic photographs and intends to use them as guidance for bringing the building back to its near-original appearance. The primary entrance will remain on Union Street, and the original primary entrance will be brought back to its near original state on the Third Street façade.

The applicant plans to complete interior restorations in addition to exterior with the intent to bring the entire building back to its near-original state. There are no plans for window restorations for this project. Criterion met.

### **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:** The applicant is proposing removal of the non-historic sign/lighting on the Third Street façade. Restoration is planned for other existing original features. Replacement alterations will be used only when the materials are beyond repair or no longer exist. The materials used for replacement should be wood, glass, brick and steel and be compatible with the historic materials that exist on the building. Replacement doors on the Third Street façade will be required to meet the Oregon State Building Codes requirements. There are no plans to paint existing brick; any cleaning of the buildings will be required to be by the gentlest means. No sandblasting will be permitted on the building. 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. Whenever possible, the natural color of the materials should be retained.
3. 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.
4. The applicants shall submit plans for a building permit to Wasco County Building Codes.

5. Cleaning of the historic structure requires the applicants to use the gentlest means possible. No harsh chemical or sandblasting will be allowed.
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.
7. Replacement materials necessary for restoration should be compatible in quality, color, texture, finish and dimension to the original materials.
8. 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 # 190-21

**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	<u>Mark Powell</u>
Mailing Address	<u>311 Union St. The Dalles oregon 97058</u>
Phone	<u>541-980-1356</u>
Business Name	<u>Clock tower Ales</u>
Site Address	<u>311 Union St. The Dalles oregon 97058</u>
Phone	<u>541-705-3590</u>
Map and Tax Lot	<u>1N 13E 3 BB 3200</u>
Zoning	<u>CBC, CBC-1 Overlay</u>

Please describe your project goals.

Replacing entrance doors on 3rd St. side of the building. Removal of exterior lights on the second floor above 3rd St. entrance doors. Restoring balcony railing above 3rd St. entrance doors. Adding porch roof and railing onto Union St. side of the building.

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

Project will make the building more historically correct. Design and style will be based off of historic pictures

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

Over the last 14 years we have been restoring the building to original structure and/or making it historically correct.

What is the current use of this property?  
Pub/ Restaurant

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

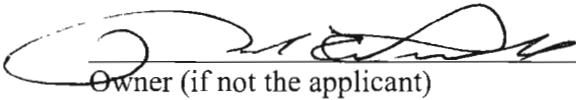
List any known archeological resources on site.  
None

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

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

  
Applicant

June 21, 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

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**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 \_\_\_\_\_

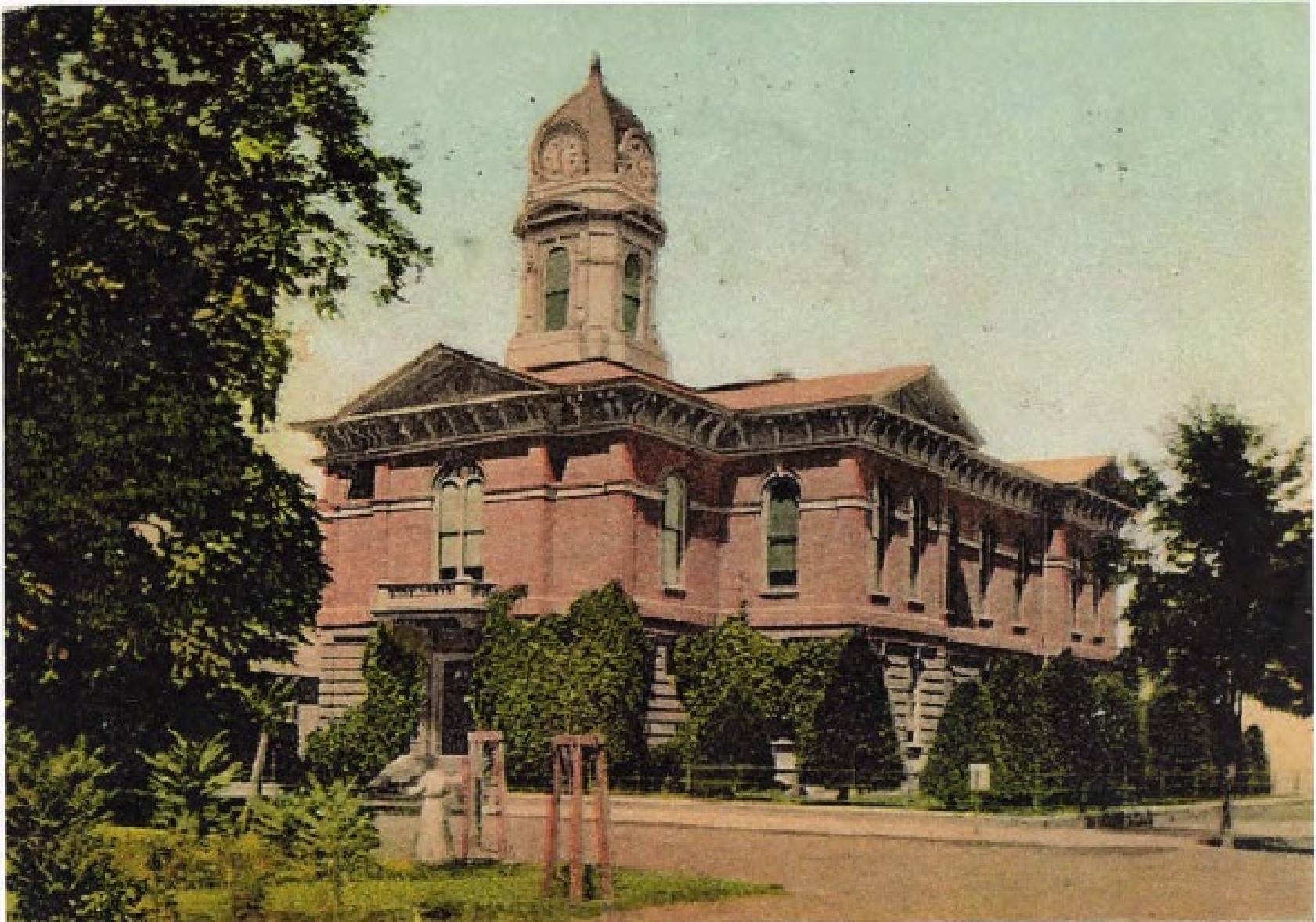


Court-House, THE DALLES, Oregon.



1918 Photo Mrs. Smith





COURT HOUSE, THE DALLES, OREGON

























United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 55

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The rear (south) elevation retains some the original character of the building. The board form concrete walls are punctuated by large multi-pane windows with metal sash and wire mesh. The bays are separated with raised pilasters.

**HISTORICAL DATA:** This building was used as an auto garage. In 1936, Eddins Motor Company occupied the building.

#35 HISTORIC NAME: Unknown  
COMMON NAME: Oliver Floor Covering and The Dalles Auto Parts  
ADDRESS: 118 East Third Street  
RESOURCE TYPE: Building  
OWNER'S NAME AND ADDRESS:  
    Millard F. & Ruth S. Hartley  
    3643 Scott Road  
    Hood River, Oregon 97031  
ASSESSOR'S MAP: IN-13E-3BC BLOCK 8 LOT: 3, 4 TAX LOT: 700  
STYLE: Altered  
YEAR BUILT: c. 1935  
USE: Retail  
PREVIOUS HISTORIC LISTING: None  
**CLASSIFICATION: Compatible Non-Contributing**

**PHYSICAL DESCRIPTION:** This one-story, concrete building has an exterior stucco finish. The roof is flat and built up. The L-shaped plan provides on-site parking. The primary facade features aluminum storefront doors and windows. Some of the windows have been blocked in. Garage doors are located on the north elevation. The building has been extensively remodeled over the years.

#36 DELETED FROM DISTRICT

#37 DELETED FROM DISTRICT

#38 HISTORIC NAME: Wasco County Courthouse #2  
COMMON NAME: Masonic Lodge Hall and Smith Callaway Chapel  
ADDRESS: 105 West Third Street  
RESOURCE TYPE: Building

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 56

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**OWNER'S NAME AND ADDRESS:**

Wasco Lodge #15, A.F. & A.M.  
P.O. Box 172  
The Dalles, Oregon 97058

**ASSESSOR'S MAP:** IN-13E-3BB **BLOCK:** B **LOT:** NA **TAX LOT:** 3200

**ADDITION:** Trevitt's Addition

**YEAR BUILT:** 1883

**ALTERATIONS:** First floor addition for use as a funeral home.

**STYLE:** Italian Villa

**USE:** Fraternal organization meeting hall; funeral parlor

**PREVIOUS HISTORIC LISTING:** Oregon Statewide Inventory (1976)

**CLASSIFICATION:** Primary

**PHYSICAL DESCRIPTION:** The second Wasco County Courthouse is a large two-story brick building with daylight basement and a truncated hip roof with intersecting gables. The pedimented gable on the Third Street (south) elevation has an oval window.

Rectangular in plan, the building has a dominant projecting element on the major (Union Street) elevation. The ground floor is rusticated with fine brick detailing. The building has a stone foundation.

Second floor windows are arched one over one double-hung wood sash. Windows have brick voussoirs with cast iron keystones; those on the first floor are undecorated. The low hip-style roof is covered with sheet tin and has boxed eaves with paired decorative brackets and a dentilated frieze. The octagonal clock tower, which has an elongated domed metal roof, is on the south end of the building. The tower has brackets holding up the small projecting cornice and an arched window in the base of the dome. The upper portion of the window is filled with vents and the lower portion stained glass.

The south entrance has massive brackets the hold up the flat roof. The double wooden entrance doors have an arched transom with a keystone above the doors. A one-story brick addition with porch has been added to the east elevation to accommodate its use as a funeral parlor. A small iron door used for a coal chute and a door that leads to the basement is on the north elevation. A basalt retaining wall on the Union Street side extends along the elevation at the sidewalk level. The building is in good condition.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

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**ALTERATIONS:** The major alteration to the Courthouse was the addition of a room on the east elevation, porch, and driveway. Owners of the Smith Callaway Chapel completed the remodeling in 1958. The designer responsible for the work was Leonard Smith. Another concrete addition was added on the northwest corner of the building on the second floor. A wooden staircase leads to the addition.

**HISTORICAL DATA:** The lot for the second Wasco County Courthouse was purchased from C. Kron on March 21, 1882 at a cost of \$2,754. This courthouse, replacing an earlier courthouse, was built by contractor N.J. Blagen in 1883 for a cost of \$23,000. The courthouse was designed by Warren H. Williams of Portland, a leading Oregon architect of the day.

The two-story building included the county offices on the first floor, jail in the rear, and a large court room on the second floor. It had a full basement and was heated by warm air wood burning furnace. The belfry contained the town clock and was completed after the building was finished at a cost of \$1000. The brick came from the J.H. Blakeney brickyard (Brickyard Road next to the Odd Fellows cemetery). The Blakeney brickyard made most of the brick for the permanent brick structures of that period.

After the third County Courthouse was constructed in 1912-14, the building was purchased by the Knights of Pythias as a lodge hall. In 1929, the Masons purchased the building. The Masonic Lodge, Wasco Lodge No. 15, was organized March 28, 1857. Its charter was issued on June 8, 1857. The Lodge first met in the second floor of the H.P. Isaacs store. Later the Lodge occupied the second story of Gates Hall at Second and Court streets. Eventually, the Masons moved to the second story of the Waldron Drug Store on First Street.

Prior to 1926, the first floor of the courthouse was remodeled for use as a mortuary. In 1948, Ben Callaway and his mother, Mrs. C.R. Callaway, sold the mortuary business to Leonard Smith. The building still functions as the Masonic Hall and mortuary (1997).

#39 HISTORIC NAME: Gates Hotel  
COMMON NAME: Bohn's Printing; Hudson Insurance  
ADDRESS: 101 E. Third Street  
RESOURCE TYPE: Building

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**STAFF REPORT**  
**HISTORIC LANDMARKS REVIEW # 191-21**

**TO:** The Dalles Historic Landmarks Commission  
**FROM:** Dawn Marie Hert, Senior Planner  
**HEARING DATE:** Wednesday, July 28, 2021  
**ISSUE:** Request to demolish the Tony’s Town and Country building to prepare the property to be shovel ready for new development.

**SYNOPSIS:**

APPLICANT	City of The Dalles
PROPERTY OWNER	Columbia Gateway Urban Renewal Agency
LOCATION	401-407 E. Second Street
ZONING	CBC-1 – Central Business Commercial, Commercial Historic District
EXISTING USE	Vacant – Previous mixed uses as retail and service.
SURROUNDING USE	Various Commercial
HISTORIC STATUS	Historic, non-contributing, rebuilt in 1892 and extensively altered/remodeled in 1970’s.

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

**RECOMMENDATION:** Approval of the request to demolish the Recreation Building.

**BACKGROUND:** There is no historic name of this building, but it is commonly known as Tony’s Town & Country. This building was rebuilt in 1892 after the 1891 fire in downtown The Dalles that destroyed much of the downtown businesses. By 1900, the First National Bank occupied the building as well as an agricultural implement supply and a saloon. In 1926, an auto sales and auto repair shop was located in the building. Long-time owners of the property were the Raymond F. Kelly family (1916 to the 1950’s).

Tony Foote purchased the building in 1977 and operated Tony’s Town & Country retail store, which closed in 2016. The building was extensively remodeled, most likely in the 1970s, incorporating the adjacent building into the new design.

The Urban Renewal Board has owned the former Tony’s department store building since 2016. At the time of purchase, the Agency Board was negotiating with Tokola Properties who had an interest in demolishing the building to make way for a mixed use

redevelopment. A variety of different factors contributed to the developer's abandonment of their plans in 2018.

In 2019, the Agency issued another public solicitation for a developer who may wish to reuse the building. In early 2020, the City entered into an Exclusive Negotiating Agreement with a local entity, The Gorge Fitness Hub, LLC. This group hoped to reuse the building to house a variety of different fitness uses. The developer returned to the Board with a presentation in spring 2020, highlighting significant and costly repairs required to rehab the building for occupancy and use as a fitness facility. Ultimately, both the Agency Board and The Fitness Hub, LLC mutually decided to allow the Exclusive Negotiating Agreement to lapse. The high costs of needed building repairs led to this conclusion.

At the February 16, 2021 Columbia Gateway Urban Renewal Agency Board meeting, the Board gave the Urban Renewal Manager direction to collect cost estimates and prepare documents to obtain competitive bids for the demolition of the building. The Board discussed an interest in creating a mixed-use "shovel-ready" development opportunity in downtown The Dalles. In particular, the Board wants to consider partnering with a developer for the site who would bring new housing opportunities to downtown. Demolition of the former Tony's Building could make way for such an opportunity in the future.

The application was submitted on June 25, 2021 and deemed complete. The following week it was brought to staff's attention that a local citizen had reached out to one of our Historic Landmarks Commissioners about artifacts that had been identified in the basement of the Tony's building. The Commissioner relayed this information to staff immediately. Staff reached out to State Archaeologist Mr. John Pouley for advice and direction. Pouley stated "given the long history of several thousands of years of people living at The Dalles, all types (of archaeological objects) have been documented in the City, and the probability of more is incredibly high during development, etc." He suggested the site be looked at by an experienced archaeologist, and if artifacts are reported in the basement that have the minimum age of 75 years, a professional evaluation of the site would be warranted. Staff relayed this to the applicant and the applicant is willing to complete the necessary inspection and study if deemed necessary.

**ANALYSIS:** The Historic Landmarks Commission is responsible for conducting hearings dealing with proposed demolition of designated historic landmarks. 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 Ordinance and the review criteria are to:

- *Protect historic and cultural resources from destruction, inappropriate alteration, and incompatible adjacent development;*
- *Stabilize and improve property values in historic districts and citywide;*
- *Enhance the city's attractiveness to visitors and residents, and stimulate business, industry and tourism;*

- *Educate The Dalles’ citizens and visitors concerning the city’s heritage;*
- *Preserve the historic housing stock of The Dalles;*
- *Comply with The Dalles comprehensive Plan regarding historic resources under Statewide Planning Goal 5.*

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

Section 11.12.080, Subsection A. Review Criteria:

“Secretary’s Standards. Commission decisions shall be based on the Secretary of the Interior’s Guidelines for the Treatment of Historic Properties.” The following are pertinent standards from the “Guide”.

**1. *The state of repair of the landmark.***

**FINDING-A1:** The applicant’s response stated that neither of the buildings are listed as historical landmarks. Following some structural analyses and hazardous materials assessments, as part of multiple negotiating agreements over the past five years, the level of disrepair of these two buildings is apparent and has resulted in the need to pursue demolition. The primary areas of concern with these buildings include:

- Roofs: Leaking roof on both buildings. Professionals claim there is no usable life on either building, some aspects have been repaired/maintained for the past 20 years. Parts of the roof and ceiling are collapsing in the 401 Building due to ongoing roof leaks.
- HVAC/Furnace: Of five units, only one has five to ten years of usability, others require replacement. The furnace is no longer operating, requiring City staff to use inefficient portable heaters in the building for the past two winters in order to prevent further roof and building damage caused by freeze and thaw conditions.
- Structural: Multiple removed/cut structural beams and ties, crumbling foundation and brickwork.
- Hazardous materials: Asbestos, lead, and universal wastes have been detected throughout the buildings.
- Dry rot: Structural load of entire storefront of 403-407 building is rotted. The floor joists of the 401 building are damaged with dry rot, impacting the structural integrity of this building.

Staff Response/Analysis: The Tony’s building is currently vacant and in fair to poor condition. From the exterior, there are minimal original features visible. The properties are classified as historic, non-contributing due to the building being over 50 years in age from the circa 1920 rebuild date and the extensive exterior alterations. The applicant provided extensive photos detailing the structural issues of the buildings and roof structure, the dry rot, asbestos/lead hazardous materials and the limited life of the HVAC. All these necessary repairs drastically limit the use of the building.

**2. *The reasonableness of the cost of renovation or repair.***

**FINDING-A2:** The applicant’s 2016 response stated the Urban Renewal Agency purchased the subject buildings for \$420,000. At the time of purchase, the Agency and developer intended to demolish the building and redevelop the site as a mixed-use building with ground-floor retail and upper level multi-family housing. For a variety of economic reasons, the potential developer abandoned the project. In 2019, the Agency solicited proposals from other investors who would be interested in reusing the building. The Agency selected a local group called The Gorge Fitness Hub, LLC, who proposed renovation of the building for reuse, housing a variety of different fitness-related uses. The COVID pandemic and building renovation costs contributed to the developer and the Agency’s amicable decision to discontinue negotiation of building re-use options. The estimated cost in 2020 to repair both buildings to a “safe” condition was \$711,632. The total 2020 assessed value of both buildings is \$556,557.

Staff Response/Analysis: The applicant provided details in finding ‘A1’ above on the state of disrepair and provided 2020 estimates received by the latest interested party. The repair costs are extensive and exceed the assessed value of the buildings. The cost to renovate and repair the building is unreasonable.

**3. *The purpose of preserving such designated historical landmark.***

**FINDING-A3:** The applicant’s response stated that neither structures were listed as historical landmarks, but historic non-contributing resources located within The Dalles Commercial District. Once demolished, the Agency will be able to provide 10,000 SF of shovel-ready land for investment in the downtown core with potential development that can better contribute to the historical character of the neighborhood.

Staff Response/Analysis: The subject building is located in a National Historic District and is classified as historic, non-contributing. Preservation of this building as a fitness center is cost-prohibitive. The building has remained vacant for years and will continue to deteriorate with time. Any re-development for this site will enhance the Commercial Historic District by the addition of a new building that is complimentary to the adjacent buildings and the National Historic District.

**4. *The criteria used in the original designation of the landmark.***

**FINDING-A4:** The applicant’s response stated that the level of extensive exterior alterations of both structures may have contributed to their lack of landmark designation. Per the inventory sheet, the 401 E. Second Street structure, although compatible in scale, has experienced extensive alterations to the façade over the years including: aluminum storefront doors/windows, Roman brick installed over the bulkhead, and a mural painted on the Federal Street facing brick façade. Due in part to these modifications, the architectural style of the structure is listed as “Altered.” Similar extensive alterations have occurred to the 403-407 E. Second Street building: aluminum doors and windows as well as the addition of a metal canopy. The architectural style is listed as “20th Century Commercial”. In addition to the exterior modifications that occurred over the years, both buildings have

experienced extensive interior modifications, most notably cutting two doorways into the exterior wall between 401 and 403, to incorporate the two spaces into one retail space, Tony's Clothing.

Staff Response/Analysis: As stated above this building is historic, non-compatible for The Dalles Commercial Historic District. The property is located in a historic district and bound by location to the historic regulations. The inventory sheet's reference criteria notes the original buildings, the extensive non-historic alterations, and ownership by the prominent Kelly family. The current buildings do not demonstrate the historic periods of the district.

#### ***5. The applicable provisions of the City's Comprehensive Plan***

**FINDING-A5 (a)**: The applicant's response stated once demolished, the reinvestment in the 100'x100' city block will help to provide a catalyst for economic development in the downtown core, specifically Goal #9: Policy 9 which aims to "encourage investment in The Dalles Central Business District, and support project activities in the Columbia Gateway/Downtown Urban Renewal Plan." In addition to economic development, this space may provide a lucrative opportunity to develop much needed high density housing options and due to the central location will "encourage energy conservation by increasing residential densities in mixed use centers, along major linear streets that may one day serve as future transit corridors, and near commercial and employment centers (Goal #10: Policy 6).

Staff Response/Analysis: Goal 5 Policy No. 12 states that owners of historical buildings and sites identified by the Historic Landmarks Commission or the State Inventory of Historic Properties shall be encouraged to maintain the historic integrity of their properties. The Tony's building has deteriorated and been modified extensively beyond what could be considered a reasonable financial expense necessary to give the structure historic integrity. These alterations were completed prior to the Urban Renewal Agency's ownership.

In addition, Goal 9, Policy No. 4 states the City should encourage investment in The Dalles Central Business District, and support project activities in the Columbia Gateway/Downtown Urban Renewal Plan. At this time there is no planned redevelopment to this property. Demolition of this non-contributing building will not impact the historic district and will allow for re-development of the site. The hope is that removing these buildings will provide shovel-ready sites for a project that will ultimately bring investment, jobs and possibly second-story housing into our downtown.

#### ***6. The character of the surrounding neighborhood***

**FINDING-A6**: The applicant's response stated the subject buildings are located at E 2nd and Federal Streets, within The Dalles Historic Commercial District which has a mix of building styles, years of construction, and historical significances. The properties directly adjacent to the subject properties include the following:

<i>Address(es)</i>	<i>Historic Name</i>	<i>Common Name</i>	<i>Year(s) of Construction</i>	<i>Historic Classification</i>	<i>Style</i>
319-323 E 2 <sup>nd</sup> St	Pease Dept. Store	Craig Office Supply	1910-1911	Secondary	Chicago Style
312-320 E 2 <sup>nd</sup> St	Vogt Block	Vogt Block	1900; 1962	Non-Compatible, Non-Contributing	Altered
400-408 E 2 <sup>nd</sup> St	Williams Hardware Co.	Krier Bldg.	c. 1910	Secondary	English Renaissance Revival
409 E 2 <sup>nd</sup> St	N/A	N/A	1935	Historic Non-Contributing	Altered
401 E 2 <sup>nd</sup> St	N/A	Tony's Clothing	c. 1920	Historic Non-Contributing	Altered
403-407 E 2 <sup>nd</sup> St	N/A	Tammy Hall Floral	c. 1905	Historic Non-Contributing	20 <sup>th</sup> Century Commercial

Staff Response/Analysis: Located in the Central Business District, this building is located in what is considered to be the core of historic downtown The Dalles. The building is surrounded by a mix of historic and contributing structures as detailed in the table above. Redevelopment of this key corner property is vital to a healthy and vibrant downtown. A new commercial development with possible second story residential would be a great improvement to the vacancy and blight of this building, as well as provide interest to the surrounding neighborhood.

**7. Any other factor deemed appropriate by the Commission.**

**FINDING-A7:** Commission discussion.

**COMMISSION OPTIONS:**

**OPTION #1:** The Commission move to grant the demolition permit. After examining the review criteria, the Commission determines it is not in the public interest to preserve the Tony's Town and Country Building.

**Mitigation Measures**, which may be implemented if demolition is approved:

If a demolition permit is issued for the Tony's Building, mitigation measures will be necessary on a local level. According to The Dalles Municipal Code, Chapter 11.12 Historic Resources, under Section 11.12.080 (D), insofar as practicable and as funds are available, The Dalles Historical Landmarks Commission shall keep a pictorial and graphic history of the landmark and request that any artifacts worthy of preservation, such as carvings, cast iron work, or other materials of artistic or historical importance be salvaged from the structure. This might include taking black and white photographs and color slides of the structure (exterior and interior), scaled drawings (if none exist), and detailed drawings. A description of the



construction method and mechanical systems may also be requested. The Commission may include this pictorial and graphic history as a condition of approval for the applicant.

**OPTION #2:** The Commission could move to suspend the application for the demolition permit, for a period of up to 120 days from the date the application was deemed complete (June 25, 2021), if the Commission determines that suspension is in the interest of preserving historical values. If the decision is delayed, the Commission provides this time to see if a program could be established to maintain and restore the structure.

**OPTION #3:** The Commission could move to continue the hearing and postpone a decision. If this option is selected, the Commission is advised that the 120-day clock is still running. The demolition application was deemed complete on 6/25/2021 and be issued on 10/22/2021, if the Commission takes no further action.

**STAFF RECOMMENDATION:**

**Motion:** Move to grant the demolition of the Tony's Building located at 401-407 E. Second Street as detailed in application HLC#191-21, based on findings of fact with the following conditions of approval:

1. The applicant shall provide a pictorial and graphic history of the landmark to The Dalles Historic Landmarks Commission to be stored in the Community Development Library. This includes taking black and white photographs, and color slides of the structure (exterior and interior). In addition, a description of the construction method and mechanical systems will be required.
2. The applicant shall perform any necessary archaeological assessments of the basement to review artifacts. If the artifacts are found to be 75+ years in age, all state laws and regulations will be required to be followed per the direction of the State Archeologist.



## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

---

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

HLC # \_\_\_\_\_

## 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 \_\_\_\_\_

Mailing Address \_\_\_\_\_

Phone \_\_\_\_\_

Business Name \_\_\_\_\_

Site Address \_\_\_\_\_

Phone \_\_\_\_\_

Map and Tax Lot \_\_\_\_\_

Zoning \_\_\_\_\_

Please describe your project goals.

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

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

What is the current use of this property?

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

List any known archeological resources on site.

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

\_\_\_\_\_ n/a \_\_\_\_\_  
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 \_\_\_\_\_

**Written Narrative for Request to Demolish  
Columbia Gateway Urban Renewal Agency-Owned Building  
Located at 401-407 E. 2<sup>ND</sup> STREET; The Dalles, Oregon  
(Otherwise known as “The Tony’s Building)**

**Property Description from the City of The Dalles Historic Inventory dated 1997**

***CLASSIFICATION: Historic Non-Contributing***

***PHYSICAL DESCRIPTION:*** This two-story brick building has stucco curtain wall as the exterior wall finish. The roof is flat and built up. The building is of a compatible scale, but extensive alterations have been made to the facade, including aluminum storefront doors and windows and the installation of Roman brick over the bulkhead. A parking area is in the back (north) of the building. A mural depicting the Lewis and Clark Expedition is painted on the north facade (1993). The building is in good condition.

***HISTORICAL DATA:*** This building was rebuilt in 1892 after the 1891 fire in downtown The Dalles that destroyed much of the downtown businesses. By 1900, the First National Bank occupied the building as well as an agricultural implements and a saloon (still occupied the building in 1909). In 1926, an auto sales and auto repair shop was located in the building. Long-time owners of the property were the Raymond F. Kelly family (1916 to the 1950s). Tony's Town and County purchased the building in 1977. The building was extensively remodeled most likely in the 1970s, incorporating the adjacent building into the new design.

**Recent Background since 2016**

The Urban Renewal Board has owned the former Tony’s department store building since 2016. At the time of purchase, the Agency Board was negotiating with Tokola Properties who had an interest in demolishing the building to make way for a mixed use redevelopment. A variety of different factors contributed to that developer abandoning their plans in 2018.

In 2019, the Agency issued another public solicitation to a developer who may wish to reuse the building. In early 2020, the City entered into an Exclusive Negotiating Agreement with a local entity called The Gorge Fitness Hub, LLC. This group, led by Mr. Brian Cassady, hoped to reuse the building to house a variety of different fitness uses.

Mr. Cassady returned to the Board with a presentation in spring 2020, highlighting significant and costly repairs required to rehab the building for occupancy and use as a fitness facility. Ultimately, both the Agency Board and The Fitness Hub, LLC mutually decided to allow the Exclusive Negotiating Agreement to lapse. The high costs of needed building repairs led the Board and Mr. Cassady to this conclusion.

At the February 16, 2021 Columbia Gateway Urban Renewal Agency Board meeting, the Board gave the Urban Renewal Manager direction to collect cost estimates and prepare documents to obtain competitive bids for the demolition of the building. The Board discussed an interest in creating a mixed-use “shovel-ready” development opportunity in downtown The Dalles. In particular, the Board wants to consider partnering with a developer on the site who would bring new housing opportunities to downtown. Demolition of the former Tony’s Building could make way for such an opportunity in the future.

### Code Criteria: Consideration of Historic Landmark Demolition

#### **11.12.080 Permits to Demolish Designated Historic Landmarks.**

*A. Review Criteria. The Commission shall consider:*

- 1. The state of repair of the landmark.*
- 2. The reasonableness of the cost of renovation or repair.*
- 3. The purpose of preserving such designated historical landmark.*
- 4. The criteria used in the original designation of the landmark.*
- 5. The applicable provisions of the City’s Comprehensive Plan.*
- 6. The character of the surrounding neighborhood.*
- 7. Any other factor deemed appropriate by the Commission.*

### Applicant’s/Urban Renewal Agency’s Written Findings in Support of Demolition

**A. Review Criteria. The Commission shall consider:**

**1. The state of repair of the landmark.**

Neither of the buildings are listed as historical landmarks. Following some structural analyses and hazardous materials assessments, as part of multiple negotiating agreements over the past five years, the level of disrepair of these two buildings is apparent and has resulted in the need to pursue demolition of each building. The primary areas of concern with these buildings include:

- **Roofs:** Leaking roof on both buildings; professionals claim there is no usable life on either building; some aspects have been repaired/maintained for the past 20 years. Parts of the roof and ceiling are collapsing in the 401 Building, due to ongoing roof leaks.
- **HVAC/Furnace:** Of five units, only one has five to ten years of usability; others need to be replaced. The furnace is no longer operating, requiring City staff to use inefficient portable heaters in the building for the past two winters in order to prevent further roof and building damage caused by freeze and thaw conditions.
- **Structural:** Multiple removed/cut structural beams and ties; crumbling foundation and brickwork.

- **Hazardous materials:** Asbestos, lead, and universal wastes have been detected throughout the buildings.
- **Dry rot:** Structural load of entire storefront of 403-407 building is rotted. The floor joists of the 401 building are damaged with dry rot, impacting the structural integrity of this building.

**2. *The reasonableness of the cost of renovation or repair.***

In 2016, the Urban Renewal Agency purchased the subject buildings for \$420,000. At the time of purchase, the Agency a developer had intended to demolish the building and redevelop the site with a mixed-use building with ground-floor retail and upper level multi-family housing. For a variety of economic reasons, the potential developer abandoned the project. In 2019, the Agency solicited proposals from other investors who would be interested in reusing the building. The Agency selected a local group called The Gorge Fitness Hub, LLC (led by Mr. Brian Cassady) who proposed to renovate the building for reuse, housing a variety of different fitness-related uses. The COVID pandemic and building renovations costs contributed to Mr. Cassady and the Agency deciding to amicably discontinue negotiating any building re-use options. The estimated cost in 2020 to repair both buildings to a “safe” condition is \$711,632. The total 2020 assessed value of both buildings is \$556, 557.

**3. *The purpose of preserving such designated historical landmark.***

Neither structures are listed as historical landmarks, but historic non-contributing resources located within The Dalles Commercial District. Once demolished, the Agency will be able to provide 10,000 SF of shovel-ready land for investment in the downtown core with potential development that can better contribute to the historical character of the neighborhood.

**4. *The criteria used in the original designation of the landmark.***

The level of extensive exterior alterations of both structures may have contributed to their lack of landmark designation.

Per the inventory sheet, the 401 E 2<sup>nd</sup> Street structure, although compatible in scale, has experienced extensive alterations to the façade over the years including: aluminum storefront doors/windows, Roman brick being installed over the bulkhead, and a mural painted on the Federal Street facing brick façade. Due in part to these modifications, the architectural style of the structure is listed as “Altered.” Similar extensive alterations have occurred to the 403-407 E 2<sup>nd</sup> Street building: aluminum doors/windows, as well as the addition of a metal canopy. The architectural style is listed as “20<sup>th</sup> Century. Commercial”. In addition to the exterior modifications that occurred over the years, both buildings have experienced extensive interior modifications, most notably cutting

two doorways into the exterior wall between 401 and 403, to incorporate the two spaces into one retail space, Tony’s Clothing.

**5. The applicable provisions of the City’s Comprehensive Plan.**

Once demolished, the reinvestment in the 100’x100’ city block will help to provide a catalyst for economic development in the downtown core, specifically **Goal #9: Policy 9 which aims to “encourage investment in The Dalles Central Business District, and support project activities in the Columbia Gateway/Downtown Urban Renewal Plan.”** In addition to economic development, this space may provide a lucrative opportunity to develop much needed high density housing options and due to the central location will **“encourage energy conservation by increasing residential densities in mixed use centers, along major linear streets that may one day serve as future transit corridors, and near commercial and employment centers (Goal #10: Policy 6).**

**6. The character of the surrounding neighborhood.**

The subject buildings are located at E 2<sup>nd</sup> and Federal Streets, within The Dalles Historic Commercial District which has a mix of building styles, years of construction, and historical significances. The properties directly adjacent to the subject properties include the following:

<u>Address(es)</u>	<u>Historic Name</u>	<u>Common Name</u>	<u>Year(s) of construction</u>	<u>Historic Classification</u>	<u>Style</u>
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<b>312-320 E 2nd St</b>	Vogt Block	Vogt Block	1900; 1962	Non-Compatible Non-Contributing	Altered
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<b>409 E 2nd St</b>	N/A	N/A	1935	Historic Non-Contributing	Altered
<b>401 E 2nd St</b>	N/A	Tony's Clothing	ca. 1920	Historic Non-Contributing	Altered
<b>403-407 E 2nd St</b>	N/A	Tammy Hall Floral	c. 1905	Historic Non-Contributing	20 <sup>th</sup> Century Commercial

**7. Any other factor deemed appropriate by the Commission.**

Awaiting discussion with the Commission.

**Attachment: Information Presented to the Urban Renewal at their June 16, 2020 meeting**









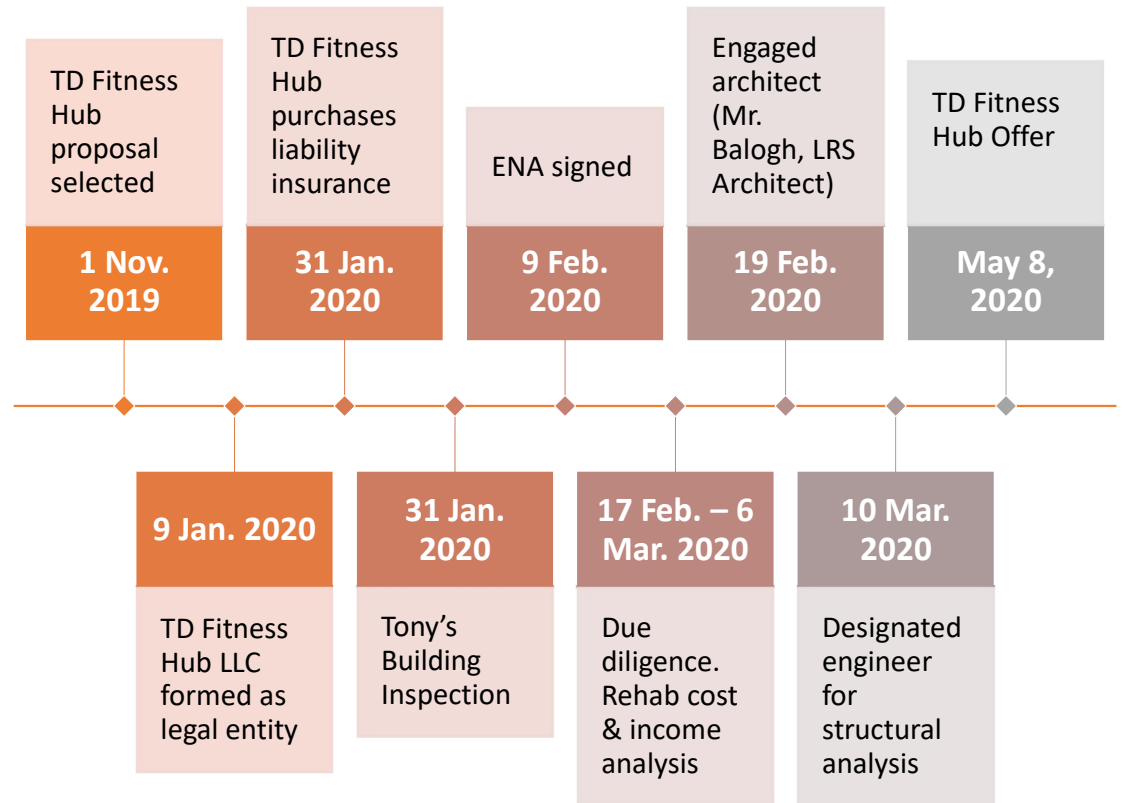




# The Tony's Building



# PROJECT TO DATE:



# Primary Items of Concern:

- Roof Both roofs leak. Roofers confirm no usable life in existing roofs.
- HVAC Of 5 units, only one has 5-10 years usable life. The remainder are spent.
- Structural Multiple removed/cut structural beams & ties. Crumbling foundation and brickwork.
- Asbestos Most must be removed. Roof and some exterior can possibly remain and be covered.
- Dry rot Structural components carrying entire 2<sup>nd</sup> St storefront of 403-407 building is rotted.



# Repair Cost Estimates:

## Tony's Building Repair Costs

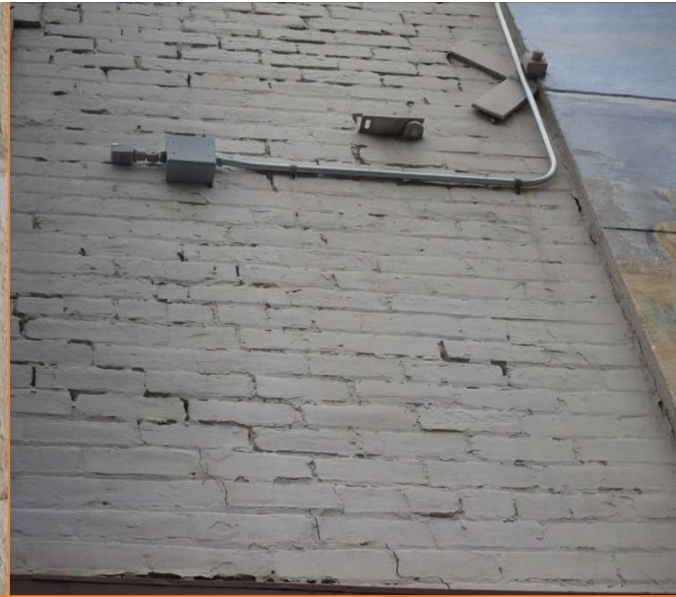
One Time Repair Costs for Bld 1			
Roof		\$76,250.00	Brown Roofing
HVAC		\$23,500.00	Oregon Equipment
Brick Repair		\$77,654.00	D&R Masonry
Asbestos Removal		\$151,028.00	Alpha Environmental
Tank Removal		\$9,145.00	3 Kings
Storm Water Repair	Est	\$7,500.00	Grant?
Fire Suppression	Est	\$15,000.00	Cochenauer
Dryrot Repair		\$5,200.00	Doug Jenkins
Electrical		\$2,500.00	Devco
Plumbing		\$13,490.00	
Sheetrock Repair	Est	\$3,500.00	
TOTAL		\$384,767.00	

One Time Repair Costs for Bld 2			
Roof		\$60,620.00	Brown Roofing
HVAC		\$24,500.00	Oregon Equipment
Asbestos		\$17,675.00	Alpha Envirmental
Dryrot Repair		\$52,038.03	Adams
Fire Suppression	Est	\$15,000.00	Grant?
Electrical		\$3,200.00	Doug Jenkins
Plumbing		\$5,370.00	Devoc
Façade Dryrot Replacement		\$147,961.97	Cochenauer/Adams
Sheetrock Repair	Est	\$500.00	
TOTAL		\$326,865.00	

# Structural Concerns

CUT OR REMOVED POSTS/BEAMS/TIE RODS

\$ cost not yet determined



# Structural Concerns

CRUMBLING BASALT FOUNDATION  
\$ cost not yet determined



# Structural Concerns

UNDERMINED AND CRACKED FOOTINGS/WALLS

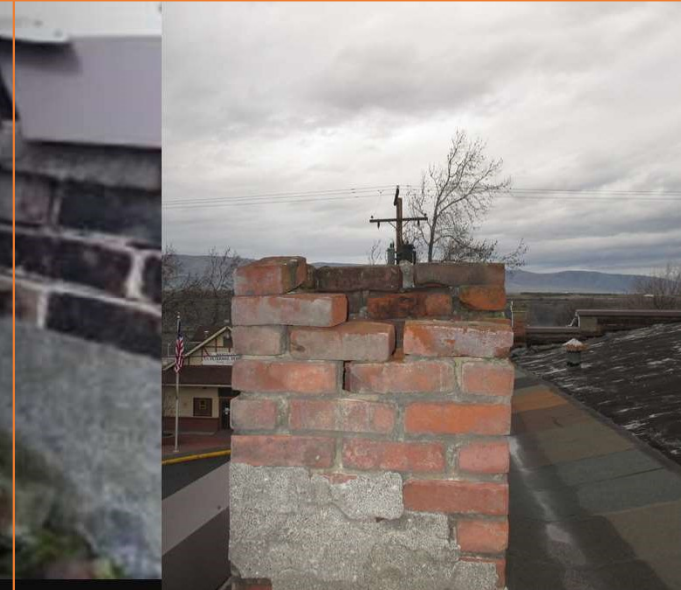
\$ cost not yet determined



# Structural Concerns

FAILING BRICKWORK

\$77,654



# Structural Concerns

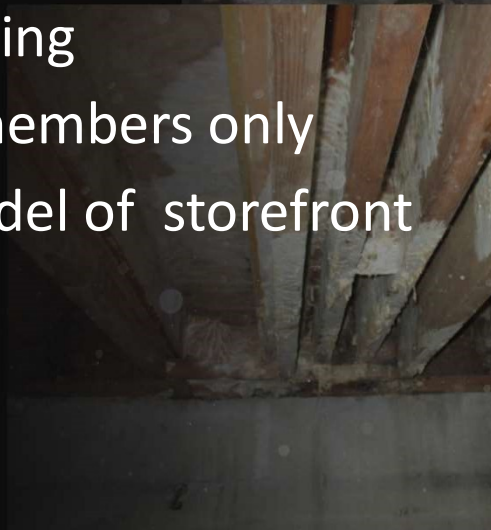
DRY ROT. 401 Building  
\$5,200



# Structural Concerns

## DRY ROT. 403-7 Building

- \$52,038 for removal of rotten members only
- Est. \$147,962 for repair & remodel of storefront



# Environmental Concerns



ASBESTOS & LEAD  
\$168,703





# Environmental Concerns



FUEL OIL BOILER AND UNDERGROUND TANK

\$9,145



# Safety & Occupancy Concerns

FAILED ROOF. 401 Building  
\$76,250



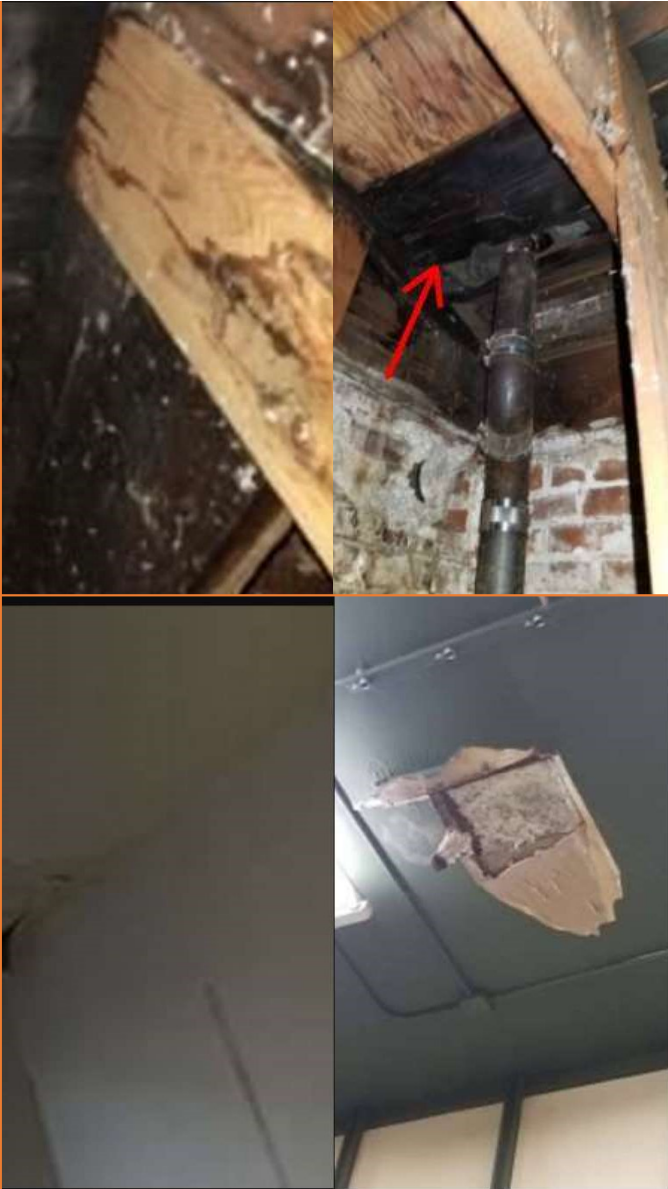
# Safety & Occupancy Concern

FAILED ROOF. 403-407 Building  
\$60,620



# Safety & Occupancy Concerns

Interior roof leak damage. 401 Building  
Est. \$3,500



# Safety & Occupancy Concerns

Interior roof leak damage. 403-7 Building  
\$500



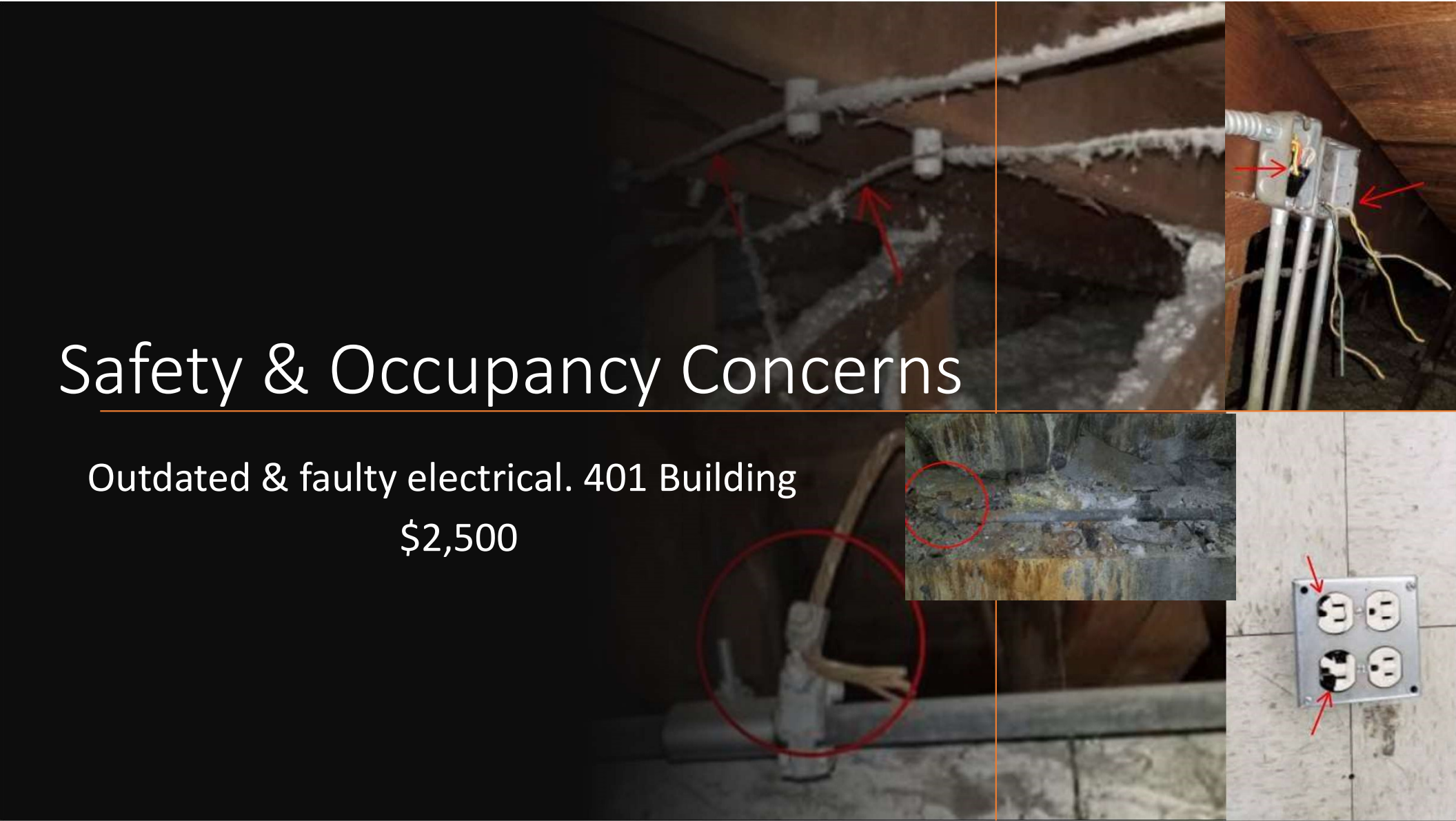
# Safety & Occupancy Concerns

Dangerous and Unusable HVAC units  
\$48,000



# Safety & Occupancy Concerns

Outdated & faulty electrical. 401 Building  
\$2,500



# Safety & Occupancy Concerns

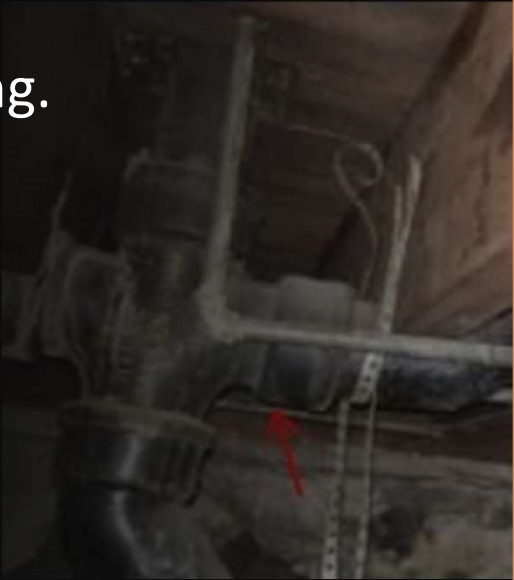
Outdated & faulty electrical. 401 Building  
\$3,500





# Safety & Occupancy Concerns

Leaking and outdated plumbing.  
\$18,860



# Safety & Occupancy Concern

Improper and ineffective rain scuppers  
Est \$7,500



TOTAL  
REPAIR  
COSTS to  
bring the  
building to a  
SAFE  
condition

401 Building: \$384,767

403-407 Building: \$326,865

TOTAL: \$711,632\*

\* This total does not include the undetermined amount for structural repairs that may be needed, pending structural analysis.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 113

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#92 HISTORIC NAME: NA  
COMMON NAME: Tony's Clothing  
ADDRESS: 401 East Second Street  
RESOURCE TYPE: Building  
OWNER'S NAME AND ADDRESS:  
Anthony Foote  
P.O. Box 261  
The Dalles, Oregon 97058  
ASSESSOR'S MAP: 1N-13E-3BD BLOCK: 5 LOT: 12 TAX LOT: 2300  
ADDITION: Laughlin's Addition  
YEAR BUILT: ca. 1920  
STYLE: Altered  
ALTERATIONS: Major; Extensive alterations to the main facade  
USE: Retail  
CLASSIFICATION: Historic Non-Contributing

**PHYSICAL DESCRIPTION:** This two-story brick building has stucco curtain wall as the exterior wall finish. The roof is flat and built up. The building is of a compatible scale, but extensive alterations have been made to the facade, including aluminum storefront doors and windows and the installation of Roman brick over the bulkhead. A parking area is in the back (north) of the building. A mural depicting the Lewis and Clark Expedition is painted on the north facade (1993). The building is in good condition.

**HISTORICAL DATA:** This building was rebuilt in 1892 after the 1891 fire in downtown The Dalles that destroyed much of the downtown businesses. By 1900, the First National Bank occupied the building as well as an agricultural implements and a saloon (still occupied the building in 1909). In 1926, an auto sales and auto repair shop was located in the building.

Long-time owners of the property were the Raymond F. Kelly family (1916 to the 1950s). Tony's Town and County purchased the building in 1977. The building was extensively remodeled most likely in the 1970s, incorporating the adjacent building into the new design.



## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

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

### ***HISTORIC LANDMARKS RESOLUTION NO. 179-21***

**Adopting The Dalles Historic Landmarks Commission Application #190-21 of Mark Powell.** This application is for a Historic Landmarks Commission hearing to gain approval to replace the entrance doors, remove exterior lights on second story, and restore the balcony railing above the doors on the façade facing W. Third Street, as well as add a porch roof and railing on the façade facing Union Street. The property is located at 311 Union Street, The Dalles, Oregon and is further described as 1N 13E 3 BB tax lot 3200. The Wasco County Courthouse #2, commonly known as Clock Tower Ales, is an Italian Villa style structure built in 1883 and is a Primary Contributing resource in The Dalles Commercial Historic District, 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 July 28, 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 190-21 and the minutes of the July 28, 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 190-21, Mark Powell, 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. Whenever possible, the natural color of the materials should be retained.
  3. 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.
  4. The applicants shall submit plans for a building permit to Wasco County Building Codes.

5. Cleaning of the historic structure requires the applicants to use the gentlest means possible. No harsh chemical or sandblasting will be allowed.
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.
7. Replacement materials necessary for restoration should be compatible in quality, color, texture, finish and dimension to the original materials.
8. 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 28<sup>TH</sup> DAY OF JULY, 2021.

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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 July 28, 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

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

### ***HISTORIC LANDMARKS RESOLUTION NO. 180-21***

**Adopting The Dalles Historic Landmarks Commission Application #191-21 of Columbia Gateway Urban Renewal Agency.** This application is for a Historic Landmarks Commission hearing to gain approval to demolish a non-contributing historic building. The property is located 401-407 E. Second Street, The Dalles, Oregon and is further described as 1N 13E 3 BD tax lot 2300 and tax lot 2200. The property, commonly known as the former Tony's Town and Country department store, is a historic non-contributing resource 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 July 28, 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 191-21 and the minutes of the July 28, 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 191-21, Columbia Gateway Urban Renewal Agency, is ***approved*** with the following conditions:
  1. The applicant shall provide a pictorial and graphic history of the landmark to The Dalles Historic Landmarks Commission to be stored in the Community Development Library. This includes taking black and white photographs, and color slides of the structure (exterior and interior). In addition, a description of the construction method and mechanical systems will be required.
  2. The applicant shall perform any necessary archaeological assessments of the basement to review artifacts. If the artifacts are found to be 75+ years in age, all state laws and regulations will be required to be followed per the direction of the State Archeologist.

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 28<sup>TH</sup> DAY OF JULY, 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 July 28, 2021.

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

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

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

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

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