

**AGENDA**

**HISTORIC LANDMARKS COMMISSION**

January 26, 2022

4:00 p.m.

VIA ZOOM

<https://us06web.zoom.us/j/83000976030?pwd=Y3NwM1NPVUk3anVPUjNTdyhYW1sZz09>

Meeting ID: **830 0097 6030**      Passcode: **222217**

Dial: 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. ELECTION OF OFFICERS
6. APPROVAL OF MINUTES – December 15, 2021
7. PUBLIC COMMENT – During this portion of the meeting, anyone may speak on any subject that does not later appear on the agenda. Five minutes per person will be allowed.
8. STAFF COMMENTS
9. COMMISSIONER COMMENTS
10. PUBLIC HEARING
  - A. HLC Application 194-21, The Dalles Main Street/Walldogs, 320 E. Second Street  
Request: Approval to paint a mural on the south-facing alley wall.
  - B. HLC Application 195-21, The Dalles Main Street/Walldogs, 401 W. Fourth Street  
Request: Approval to paint a mural on the east-facing wall.
11. RESOLUTION
  - A. HLC Resolution 183-22: Approval of HLC 194-21, The Dalles Main Street/Walldogs

- B. HLC Resolution 184-22: Approval of HLC 195-21, The Dalles Main Street/  
Walldogs

12. 2022 GOAL SETTING

13. DISCUSSION ITEM

14. ADJOURNMENT

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This meeting conducted via Zoom.

Prepared by/  
Paula Webb, Secretary  
Community Development Department

**MINUTES**

**HISTORIC LANDMARKS COMMISSION MEETING**

**SPECIAL MEETING**

December 15, 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, CDD Director Alice Cannon, Secretary Paula Webb

**CALL TO ORDER**

The meeting was called to order by Chair McNary at 4:03 p.m.

**PLEDGE OF ALLEGIANCE**

Commissioner Ercole led the Pledge of Allegiance.

**APPROVAL OF AGENDA**

It was moved by Gleason and seconded by Eagy 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 Eagy to approve the minutes of July 28, 2021 as written. The motion carried 5/0, Eagy, Ercole, Gleason, Leash and McNary voting in favor, Gleason absent.

**STAFF COMMENTS**

Senior Planner Hert noted annual goal setting would be postponed to the January 2022 meeting.

The Walldogs will come this summer; mural applications are being submitted.

Staff is working with the Director to review options for a State Historic Preservation Office (SHPO) grant. The deadline is February.

### **COMMISSIONER COMMENTS**

Commissioner Ercole asked for the status of the Columbia Brewing Building. Senior Planner Hert replied the John Hartung is the owner; some restoration has been completed. Hert will provide an update at the January 2022 meeting.

Museum Representative Reynolds stated admissions have improved at the Fort Dalles Museum.

Commissioner Eagy said Victor Johnson is almost finished with his stage and improvements. The Columbia Gorge Museum invited Commissioner Eagy to speak about tea.

Commissioner Leash stated a new gate was installed at St. Peter's Landmark on the south side.

Commissioner Gleason stated the City Council will have an engineer perform a structural investigation on the Waldron Drug (Gitchell) Building to determine the integrity of the building.

### **PUBLIC HEARING**

HLC 192-21, North Wasco County School District 21, 220 E. 10<sup>th</sup> Street

Request: Approval to site and construct a covered pavilion between the High School and Kurtz Gymnasium.

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 4:21 p.m.

Senior Planner Hert presented the staff report.

Kara Flath, North Wasco County School District 21, The Dalles High School, 220 E. 10<sup>th</sup> Street

Ms. Flath stated the area had been concreted, a gas line repaired and a guardrail installed. One pavilion will cover several picnic tables. The goal is to provide additional seating for students. The pavilion design was chosen by students.

Ms. Flath noted the seismic work on Kurtz Gym is complete. Heating and new windows have been delayed; the front doors will be repainted. The school will host a grand opening as part of the mitigation plan with SHPO.

Commissioner Ercole shared his concern that a green transformer box may be located under the pavilion, creating a safety issue for students. Ms. Flath will verify the location.

Ms. Flath stated the entire area has been concreted. Senior Planner Hert provided dimensions for the area: 62' wide, and 63' deep. The pavilion placement will allow approximately 15' clearance on each side.

Chair McNary closed the public hearing at 4:45 p.m.

Commissioner Ercole was in favor of the idea, but suggested an additional restriction to exclude placement of the transformer under the pavilion.

Commissioners Eagy and Leash were in favor of the pavilion.

It was moved by Gleason and seconded by Leash to approve HLC 192-21 with the conditions of approval. The motion carried 4/1, Eagy, Gleason, Leash and McNary voting in favor, Ercole opposed.

HLC 193-21, Todd Carpenter and Carla McQuade, 213 E. Second Street

Request: Approval to modify previously approved HLC Applications #164-19 and #177-20 for rear façade restoration of the Recreation building.

Chair McNary noted the rules of a public hearing remain in effect. He then asked if any Commissioner had ex parte contact, conflict of interest or bias which would prevent an impartial decision.

Commissioner Gleason replied he owned an adjacent property and had briefly discussed the project. Gleason stated he could offer an unbiased decision.

Chair McNary opened the public hearing at 4:51 p.m.

Senior Planner Hert presented the staff report.

Todd Carpenter and Carla McQuade, 206 E. Fifth Street, The Dalles

Mr. Carpenter noted the plan had changed from three walls to four, based on their engineer's recommendation. Carpenter will maintain the open-air concept while retaining the option to close the building.

The front façade will be similar to the two buildings on the east side. The doors will be installed on the new back wall of the structure approximately 30 feet from E. Second Street. The north wall will be reduced to the Second Street level. A railing will be installed along the remaining portion of the existing wall, approximately 85 feet from the new exterior rear wall containing the roll-up doors.

Chair McNary closed the public hearing at 5:11 p.m.

Commission consensus was in favor of the application.

It was moved by Ercole and seconded by Eagy to approve HLC 193-21 with the conditions of approval. The motion carried 5/0, Eagy, Ercole, Gleason, Leash and McNary voting in favor, none opposed.

**RESOLUTION**

Resolution HLC 181-21: Approval of HLC 192-21, North Wasco County School District 21

It was moved by Gleason and seconded by Leash to approve Resolution HLC 181-21, approving application HLC 192-21 of North Wasco County School District 21 with two proposed conditions of approval. The motion carried 4/0, Eagy, Gleason, Leash and McNary voting in favor, none opposed, Ercole abstained.

Resolution HLC 182-21: Approval of HLC 193-21, Todd Carpenter and Carla McQuade

It was moved by Ercole and seconded by Leash to approve Resolution HLC 182-21, approving application HLC 193-21 of Todd Carpenter and Carla McQuade with eight proposed conditions of approval. The motion carried 5/0, Eagy, Ercole, Gleason, Leash and McNary voting in favor, none opposed.

**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



**City of The Dalles**  
**Community Development Dept**  
313 Court Street  
The Dalles, OR 97058  
(541) 296-5481, ext. 1125  
www.thedalles.org

Application #: HLC 194-21  
Filing Fee: \_\_\_\_\_  
Receipt #: \_\_\_\_\_  
Deemed Complete: \_\_\_\_\_  
Ready to Issue: \_\_\_\_\_  
Date Issued: \_\_\_\_\_

Received: 12/14/2021

## Historic Landmarks Application

This application is required for all new construction, modifications, and/or alterations to the exterior of certified historic structures and all structures within certified historic districts and reviewed by the City of The Dalles' Historic Landmarks Commission. The review criteria for each application are the Secretary of the Interior's Standards. These standards have been adopted by The Dalles Municipal Code Chapter 11.12 Historic Resources as local review criteria.

### Applicant

Name: The Dalles Mainstreet / Walldogs  
Address: 710 East 2nd Street #3  
The Dalles, Oregon 97058  
Phone #: (541)296-9684  
Email: czukin@meadowoutdoor.com

### Legal Owner (if different than Applicant)

Name: Dong Xi, LLC, Attn: Kelly  
Address: P.O. Box 1668, The Dalles, Oregon 97058  
P.O. Box 1668, The Dalles, Oregon 97058  
Phone #: (503)887-2968  
Email: yanxima168@yahoo.com

### Property Information

Address: 320 East 2nd Street, The Dalles, OR 97058  
Zone: CBC - Central Business Commercial  
Current Use: Commercial Retail

Map and Tax Lot: 01N 13E 03BD TL# 5200

List any known archeological resources on site:  
Unknown and not applicable.

### Department Use Only

Historic Name (if any): \_\_\_\_\_  
Year(s) Built: \_\_\_\_\_ Historic Building/Site: ☐ Yes ☐ No  
Historic Classification: \_\_\_\_\_  
Historic District: ☐ Trevitt's Addition ☐ Downtown Commercial

## Project Information

☐ New Construction    ☒ Expansion/Alteration    ☐ Demolition    ☐ Landmark Designation

Briefly describe the proposed project:

The Dalles Mainstreet/Walldogs Committee would like the Walldogs to paint a historic mural on the east end of the alley way on the above building. The Walldogs are a group of highly skilled sign painters and mural artists from all over the globe. The Walldogs will create a beautiful, handcrafted and professionally painted mural with images of The Dalles places, people, and products that have historic significance to our town. This brick wall is currently painted. The wall will be prepped and painted in a most professional manner that will not damage the historic building in any way.

Will the use change as a result of this application?

☐ Yes

☒ No

### Please submit the following information with this application:

- ☒ Narrative #1: Description of the project consistent with the Secretary of Interior's Standards for Rehabilitation (page ?)
- ☐ Narrative #2: Explanation of the project consistent with the associated project type (pages ?):
  - ☐ Landmark Designation (#2-A)
  - ☒ Alterations/New Construction/Relocation (#2-B)
  - ☐ Demolition (#2-C)
- ☐ Narrative #3: Description of the project consistent with the associated district design standards: New Construction and Alteration (page ?)
  - ☒ The Dalles Commercial Historic District (#3-A)
  - ☐ Trevitt's Addition (#3-B)
- ☒ Narrative #4, Signs (if applicable): Description of the project consistent with the associated historic sign guideline criteria (page ?)
- ☒ Elevation drawings (existing vs. proposed)
- ☒ Current color photographs of the structure and/or site
- ☐ List of all proposed materials/colors (product brochures recommended)
- ☐ Site Plan (drawn to scale)
- ☐ Historic photographs/documentation of the structure and/or site (encouraged)
- ☐ Copy of all associated Historic Inventory information

Signature of Applicant

Signature of Property Owner

02 TD MAIN STREET / WALDOGS

34 John Lehman 12-14-21

SEE ATTACHED / SIGNED  
MURAL AGREEMENT

Date

2/11

Date



## Historic Landmarks Application – Narratives

### Building Owner: Dong Xi, LLC – Ms. Fitz Alley Wall

The City of The Dalles, The Dalles Mainstreet and the Walldogs Committee is preparing for a very exciting historic mural festival, scheduled to take place in August of 2022. Fifteen (15) walls will be chosen and painted with historic murals during this exciting event. The painting of these murals will be done by a group of professional painters called The Walldogs. The Walldogs are a group of highly skilled, professional sign painters and mural artists from all over the globe. During the week of August 20, 2022, some 250 Walldogs painters will converge on our fair city to create beautiful, handcrafted and professionally painted murals with images of The Dalles area people, places and products that have historic significance to our town. The murals will all be completed within a five (5) day period. This wonderful event is designed to bring our community together and to bolster tourism into the future.

There are already two (2) examples of the Walldogs murals painted downtown on building walls along 3<sup>rd</sup> Street. Blanche McGaughey, pro rodeo rider mural is painted on the east facing wall of 207 West 3<sup>rd</sup> Street and World Famous Cherries mural is painted on the east facing wall of 103 East 3<sup>rd</sup> Street (see Exhibit “A” for photos of these new murals). Please check out these two murals to see examples of the beautiful work that the Walldogs have instore for us in August 2022!

#### **Narrative #1: Secretary of the Interior’s Standards for Rehabilitation (11.12.095, D)**

The building which is the subject of this application is located in The Dalles Commercial Historic district and is classified as Non-Compatible, Non-Contributing. This means that the building was built later than the period of significance for the historic district (late 1800- 1920’s) and the building no longer has many of its original features or has been completely modified. The reason for this project is to paint a historic mural on the alley wall of the building. No other changes or modifications will be made to the structure. The building architecture will not change in any way, and the use will remain unchanged.

The subject wall for this application is located on the east end of the alley, wall facing south at the address 320 East 2<sup>nd</sup> Street in The Dalles. The section of wall being considered for this application measures approximately 24’ tall and 19’ wide (see attached Exhibit “B”). The wall is made of brick which has been painted white at some time in the past. The mural will be painted directly onto the painted brick in the area shown. Warm water and a mild surfactant will be used to remove any foreign materials, such as oils or dirt, that would keep the mural paint from adhering. **NO SANDBLASTING WILL BE USED ON ANY OF THE BUILDINGS INCLUDING THIS ONE.** Cleaning of the building will only be done by the gentlest means possible that will not damage the brick material in any way. Once clean, the wall will be allowed to dry, will be painted with an appropriate primer, will have artwork outlines projected at night onto the primed wall, and then the mural will be painted in its entirety.

The standards have been carefully reviewed and all applicable standards for rehabilitation by the Secretary of the Interior have been met.

#### **Narrative #2-B: Alterations, New Construction, Relocations (11.12.070)**

This mural project will not involve any new construction or relocation of the building or parts of the building in any way. The mural added to the southeast corner of the alley wall will be the only alteration

to the building. No brackets or architectural features will be affected or changed in any way by the new mural.

The 24' tall by 19' wide area is the only portion of the wall that will be painted with a mural. Currently, the bricks are painted white which will not change. No sandblasting will be used for preparation of this wall for painting. Only the most gentle methods of cleaning will be used for removing dirt, debris and grease or oils. As stated previously, only a very mild surfactant may be used to remove foreign materials such as dirt and grease, to make sure the paints adhere properly. Once clean, the wall can be primed and painted with the final mural artwork.

**Narrative #3-A: Design Guidelines: The Dalles Commercial Historic District (11.12.095, F-N)**

The design guidelines in this section stress that “The Dalles’ downtown is a pedestrian friendly environment” and that “rehabilitation should contribute in making downtown The Dalles an inhabitable place that is pleasant for walking”. The Walldogs murals will add to this pedestrian friendly environment by giving pedestrians interesting historic murals to seek out and enjoy, while at the same time, learning about The Dalles’ rich and diverse history. Once the murals have all been painted, a map will be created that will lead pedestrians, both tourists and local residents, into and through our Historic Downtown to discover the different historical paintings. This mural, as well as all the other Walldogs murals, will only add to the historic value of our downtown buildings.

Again, sandblasting of bricks will not be used. It is strictly prohibited in this section, as well.

**Narrative #4: Sign Guidelines (11.12.095, O)**

This section stresses that “**signs should not be the dominant feature of a building** or site, yet they are a **key component to** identifying businesses and **contributing to the livelihood of the street with their individuality.**” This wall mural will not be the dominant feature of the building. The 24' x 19' section of the alley wall is a very small portion of the total face area of this building (again, see Exhibit “B” for view of wall). A historic wall mural will only add to the historic nature of our downtown by educating tourists and local residents about The Dalles’ rich history. This mural will only add to the livelihood of our downtown streetscape and will attract tourists.

**Guideline 2.h. Murals are not recommended on primary, secondary, and historic buildings as they lessen the integrity of the architecture and damage the building surface.**

As stated at the beginning of this narrative, this building is located in The Dalles Commercial Historic district and is classified as Non-Compatible, Non-Contributing. This means that the building was built later than the period of significance for the historic district (late 1800- 1920's) and the building no longer has many of its original features or has been completely modified. There are no real outstanding architectural features that would be lessened by a mural in this location. Since the building is already painted white, a mural painted over the existing paint will not damage the building brick surface. This building is not a primary, secondary, or historic building which means a mural could clearly be supported and approved for this building.

**Exhibit "A"**  
**Walldogs Mural Examples**



207 West 3<sup>rd</sup> Street  
Oregon Motor Motel Parking Lot



103 East 3<sup>rd</sup> Street  
The Dalles City Hall Parking Lot



**Exhibit "B"**  
**Dong Xi, LLC Wall Dimensions**



**Ms. Fitz Building**  
**South Facing Alley Wall**

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 77

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#54 HISTORIC NAME: Vogt Block  
COMMON NAME: Vogt Block  
ADDRESS: 314-320 East Second Street  
RESOURCE TYPE: Building  
OWNER'S NAME AND ADDRESS:  
Katherine Drabek  
7525 NE Irving Street  
Portland, Oregon 97213-6262  
ASSESSOR'S MAP: 1N-13E-3BD BLOCK: 5 LOT: 4, 5, 6 TAX LOT: 5200  
ADDITION: Bigelow Addition  
YEAR BUILT: 1900; 1962  
ALTERATIONS: Major  
STYLE: Altered  
USE: Retail  
PREVIOUS HISTORIC LISTING: None  
CLASSIFICATION: Non-Compatible Non-Contributing

**PHYSICAL DESCRIPTION:** This one-story building, replacing the majority of a late 19th century structure, is built of concrete with a variety of finishes on the exterior wall. Finish materials include wood, stucco, and brick. The building has a stylized mansard roof form, made of glazed tile, above a concrete barrel vault canopy over the store entrances. The storefront window frames and doors are made of aluminum.

The original structure is evident on the rear elevation. The brick surface is punctuated with tall doors covered with iron shutters. The windows are one over one double-hung wood sash: some of the windows have been boarded over. A smaller rear entrance has Colonial Style doors flanked by fluted pilasters with dentilated capitals. The building is in good condition.

**HISTORICAL DATA:** The three-story building that once stood on this lot was called the Vogt Block. The building was destroyed in the 1891 fire in The Dalles that destroyed a large portion of the commercial district. By 1900, the Vogt Block had been rebuilt: a two-story building replaced the earlier three-story structure.

In 1909, the building housed several businesses including a clothing, jewelry, piano, drug, crockery, dry goods, and grocery stores. The building also included a theater. The building continued to house a

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

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variety of businesses over the years until 1962 when a fire destroyed the upper floor. This building was completely remodeled/rebuilt in 1962, replacing much of the early 20th century structure.

#55 HISTORIC NAME: Schanno Building  
COMMON NAME: House of Chin  
ADDRESS: 310 E. Second Street  
RESOURCE TYPE: Building  
OWNER'S NAME AND ADDRESS:  
Susan Rende (*maiden name: Schanno*)  
c/o John K. & Mui Chin  
310 E. Second  
Street, The Dalles, Oregon 97058  
ASSESSOR'S MAP: 1N-13E-3BD BLOCK: 5 LOT: E. 1/2 Lt. 3 TAX LOT: 5100  
ADDITION: Bigelow Addition  
YEAR BUILT: 1881  
ALTERATIONS: Moderate  
STYLE: Vernacular/Italianate  
USE: Restaurant  
PREVIOUS HISTORIC LISTING: Oregon Statewide Inventory (1976)  
CLASSIFICATION: Primary

**PHYSICAL DESCRIPTION:** The Schanno Building is a two-story brick building, rectangular in plan, measuring 25'x 100'. The second floor of the main (north) elevation is organized with four, one over one, double-hung wood sash windows. The second floor windows have a original fan-shaped decorations at each corner and applied decorative medallions between the windows.

One brick pilaster, with decorative dentilated capital and mid-point decorative medallion, remains on the eastern edge of the elevation. It is repeated on both floors, and intact from the ground to the top of the parapet wall. The facade has a tapered central pediment element that may have been a recessed name block. The first floor has been modified by adding brick to the bulkhead and the enclosure of the transoms. Stucco sheaths the original brick. The roof is built up behind the parapet wall.

The rear (south) retains original elements such as the unstuccoed brick, and one tall door covered with iron shutters. The building is in good condition.



**City of The Dalles**  
**Community Development Dept**  
313 Court Street  
The Dalles, OR 97058  
(541) 296-5481, ext. 1125  
www.thedalles.org

Application #: HLC 195-21

Filing Fee: \_\_\_\_\_

Receipt #: \_\_\_\_\_

Deemed Complete: \_\_\_\_\_

Ready to Issue: \_\_\_\_\_

Date Issued: \_\_\_\_\_

Received: 12/15/2021

## Historic Landmarks Application

This application is required for all new construction, modifications, and/or alterations to the exterior of certified historic structures and all structures within certified historic districts and reviewed by the City of The Dalles' Historic Landmarks Commission. The review criteria for each application are the Secretary of the Interior's Standards. These standards have been adopted by The Dalles Municipal Code Chapter 11.12 Historic Resources as local review criteria.

### Applicant

Name: The Dalles Mainstreet / Walldogs

Address: 710 East 2nd Street #3

The Dalles, Oregon 97058

Phone #: (541)296-9684

Email: czukin@meadowoutdoor.com

### Legal Owner (if different than Applicant)

Name: Triple W Properties, LLC Attn: Wally Wolf

Address: 2303 Fairview, The Dalles, OR 97058

2303 Fairview, The Dalles, OR 97058

Phone #: (541) 296-9191

Email: thedallesvet@gmail.com

### Property Information

Address: 401 West 4th Street, The Dalles, OR 97058

Map and Tax Lot: 01N 13E 03BB TL# 4500

Zone: CBC - Central Business Commercial

Current Use: Commercial Retail

List any known archeological resources on site:

Unknown and not applicable.

### Department Use Only

Historic Name (if any): \_\_\_\_\_

Year(s) Built: \_\_\_\_\_

Historic Building/Site: ☒ Yes ☐ No

Historic Classification: \_\_\_\_\_

Historic District: ☐ Trevitt's Addition ☐ Downtown Commercial

## Project Information

☐ New Construction ☒ Expansion/Alteration ☐ Demolition ☐ Landmark Designation

Briefly describe the proposed project:

The Dalles Mainstreet/Walldogs Committee would like the Walldogs to paint a historic mural on the east facing wall on the above building. The Walldogs are a group of highly skilled sign painters and mural artists from all over the globe. The Walldogs will create a beautiful, handcrafted and professionally painted mural with images of The Dalles places, people, and products that have historic significance to our town. The brick wall will be clear coated. The wall will be prepped and painted in a most professional manner that will not damage the building in any way.

Will the use change as a result of this application?

☐ Yes

☒ No

### Please submit the following information with this application:

- ☒ Narrative #1: Description of the project consistent with the Secretary of Interior's Standards for Rehabilitation (page ?)
- ☐ Narrative #2: Explanation of the project consistent with the associated project type (pages ?):
- ☐ Landmark Designation (#2-A)
  - ☒ Alterations/New Construction/Relocation (#2-B)
  - ☐ Demolition (#2-C)
- ☐ Narrative #3: Description of the project consistent with the associated district design standards: New Construction and Alteration (page ?)
- ☐ The Dalles Commercial Historic District (#3-A)
  - ☒ Trevitt's Addition (#3-B)
- ☒ Narrative #4, Signs (if applicable): Description of the project consistent with the associated historic sign guideline criteria (page ?)
- ☒ Elevation drawings (existing vs. proposed)
- ☒ Current color photographs of the structure and/or site
- ☐ List of all proposed materials/colors (product brochures recommended)
- ☐ Site Plan (drawn to scale)
- ☐ Historic photographs/documentation of the structure and/or site (encouraged)
- ☐ Copy of all associated Historic Inventory information

Signature of Applicant

FOR TD MAIN STREET / WALLDOGS

By John Lehman 12-15-21

Date

2/11

Signature of Property Owner

SEE ATTACHED / SIGNED

MURAL AGREEMENT

Date



Historic Landmarks Application – Narratives  
Building Owner: Triple W Properties, LLC  
The Dalles Veterinary Clinic Building (Wally Wolf) 4<sup>th</sup> Street East Wall

The City of The Dalles, The Dalles Mainstreet and the Walldogs Committee is preparing for a very exciting historic mural festival, scheduled to take place in August of 2022. Fifteen (15) walls will be chosen and painted with historic murals during this exciting event. The painting of these murals will be done by a group of professional painters called The Walldogs. The Walldogs are a group of highly skilled, professional sign painters and mural artists from all over the globe. During the week of August 20, 2022, some 250 Walldogs painters will converge on our fair city to create beautiful, handcrafted and professionally painted murals with images of The Dalles area people, places and products that have historic significance to our town. The murals will all be completed within a five (5) day period. This wonderful event is designed to bring our community together and to bolster tourism into the future.

There are already two (2) examples of the Walldogs murals painted downtown on building walls along 3<sup>rd</sup> Street. Blanche McGaughey, pro rodeo rider mural is painted on the east facing wall of 207 West 3<sup>rd</sup> Street and World Famous Cherries mural is painted on the east facing wall of 103 East 3<sup>rd</sup> Street (see Exhibit “A” for photos of these new murals). Please check out these two murals to see examples of the beautiful work that the Walldogs have in store for us in August 2022!

**Narrative #1: Secretary of the Interior’s Standards for Rehabilitation (11.12.095, D)**

The building, which is the subject of this application, is located in Trevitt’s Addition Historic District and is classified as Non-Compatible, Non-Contributing. This means that the building was built later than the period of significance for the historic district (late 1800- 1920’s) and the building no longer has many of its original features or has been completely modified. The reason for this project is to paint a historic mural on the east facing 4<sup>th</sup> Street wall of the building. No other changes or modifications will be made to the structure. The building architecture will not change in any way, and the use will remain unchanged.

The subject wall for this application is located on the east end of the building, east facing wall, at the address 401 West 4th Street in The Dalles (The Dalles Veterinary Clinic building). The section of wall being considered for this application measures approximately 12’ tall and 24’ wide (see attached Exhibit “B”). The wall is made of a dark brown, relatively smooth, standard sized bricks with grey colored mortar. Warm water and a mild surfactant will be used to remove any foreign materials, such as oils or dirt, that would keep the mural paint from adhering to the brick. **NO SANDBLASTING WILL BE USED ON ANY OF THE BUILDINGS INCLUDING THIS ONE.** Cleaning of the building will only be done by the gentlest means possible that will not damage the brick material in any way. Once clean and dry, the wall will be painted with a clear coat sealant that will fill the pores and protect the natural brick from paint colors. After the clear coat dries, the wall will be painted with an appropriate primer, will have artwork outlines projected at night onto the primed wall, and then the mural will be painted in its entirety.

The standards have been carefully reviewed and all applicable standards for rehabilitation by the Secretary of the Interior have been met.

#### **Narrative #2-B: Alterations, New Construction, Relocations (11.12.070)**

This mural project will not involve any new construction or relocation of the building or parts of the building in any way. The mural added to the east wall will be the only alteration to the building. No brackets or architectural features will be affected or changed in any way by the new mural.

The 12' tall by 24' wide area is the only portion of the wall that will be painted with a mural. Currently, the wall is constructed of dark brown, relatively smooth bricks, which will not change. No sandblasting will be used for preparation of this wall for painting. Only the most gentle methods of cleaning will be used for removing dirt, debris and grease or oils. As stated previously, only a very mild surfactant may be used to remove foreign materials such as dirt and grease, to make sure the paints adhere properly. Once clean, the wall will be clear coated, primed, and painted with the final mural artwork.

#### **Narrative #3-B: Design Guidelines: Trevitt's Addition (11.12.095, P)**

Trevitt's Addition Historic District is a neighborhood in The Dalles that is primarily residential in character but is interspersed with unique commercial buildings. The guidelines for this historic district speak to the diversity of architectural features on the buildings located in this district, from porches with decorative railings and columns to buildings sided with stucco, wood or brick. A historic wall mural will not only educate tourists and residents about The Dalles' rich history, the beautiful piece of mural artwork on this building will add to the diversity of this neighborhood.

As stated in the Landscaping Guidelines Section 2.b.ii. – Street facing portions of the property should be preserved so that **the public's visual access is not obstructed.**

As stated in Color Guidelines Section 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.**

The Trevitt's Addition Historic District is all about variety of color and texture, flexibility and diversity, and having visual openness and access for the public to view all that this neighborhood has to offer. A Walldogs Historic Mural on The Dalles Veterinary Clinic east wall will simply add to the liveliness and variety of this place!

This is a perfect location for a historic mural: slow moving vehicle traffic on 4<sup>th</sup> Street; open views of the mural wall; residential pedestrian traffic along 4<sup>th</sup> Street; historic buildings along clear open sidewalks!  
**Perfect for viewing a beautiful historic mural!**

#### **Narrative #4: Sign Guidelines (11.12.095, O)**

This section stresses that **"signs should not be the dominant feature of a building** or site, yet they are a **key component to** identifying businesses and **contributing to the livelihood of the street with their individuality."** This wall mural will not be the dominant feature of the building. The 12' x 24' section of the east wall is a very small portion of the total face area of this building (again, see Exhibit "B" for view of wall). A historic wall mural will only add to the historic nature of our downtown by educating tourists and local residents about The Dalles' rich history. This mural will only add to the livelihood of our downtown streetscape and will attract tourists to this wall mural and the surrounding historic neighborhood.

**Guideline 2.h. Murals are not recommended on primary, secondary, and historic buildings as they lessen the integrity of the architecture and damage the building surface.**

As stated at the beginning of this narrative, this building is located in Trevitt's Addition Historic District and is classified as Non-Compatible, Non-Contributing. This means that the building was built later than the period of significance for the historic district (late 1800- 1920's) and the building no longer has many of its original features or has been completely modified. There are no real outstanding architectural features that would be lessened by a mural in this location. As mentioned previously, this wall will be initially clear coated to protect the original bricks and make sure that colored paint does not absorb into the pores of the bricks. This building is not a primary, secondary, or historic building which means a mural could clearly be supported and approved for this building.

**Exhibit "A"**  
**Walldogs Mural Examples**



207 West 3<sup>rd</sup> Street  
Oregon Motor Motel Parking Lot



103 East 3<sup>rd</sup> Street  
The Dalles City Hall Parking Lot



**Exhibit "B"**  
**Triple W Properties, LLC (Wally Wolf) Wall Dimensions**



**Wally Wolf Vet Clinic**  
**East Facing 4<sup>th</sup> Street Wall**

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

Section number 7 Page 37

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#18	Address: 400-08 West Third Street & 401-11 West Fourth St.	Owner: Wallace Wolf 404 West Third Street The Dalles, OR 97058
	Historic Name: NA	
	Common Name: NA	Map No: 1N 13 3BB
	Year Built: 1970	Reference No: 3423
	Architect: Unknown	Plat: Trevitt's Addition
	Style: Commercial	Block: 5
	Use: Commercial	Lot: 1, 2, 3 & 4
	Alterations: Minor	Tax Lot: 4500
	Non-Compatible/ Non-Contributing	

**Description:** The building has a one-story elevation on the south side (401-411 W. Fourth Street) and a two-story elevation on the north side (400-408 W. Third Street). The brick building has a roof with wide overhanging eaves. A brick parapet extends above the flat roof on the end walls. The building is composed of series of bays on the south elevation consisting of large aluminum fixed-pane windows and recessed doors. The two-story north elevation consists of a series of doors and one over one double-hung aluminum windows. A parking lot is located on the north elevation and the sidewalk abuts the building on the south elevation. Street trees are planted in the parking strip on the triangular lot. The building is in good condition with minor alterations.

**Historical Data:** According to the 1926 Sanborn Fire Insurance Map there were four single family dwellings on the parcels now occupied by the commercial building. The commercial building was built in 1970.

**Auxiliary Building:** None

#19	Address: 321 West Fourth Street	Owner: V & M Kirchhofer 1910 Quinton The Dalles, OR 97058
	Historic Name: Sutherland House	
	Common Name: Pelletier House	Map No: 1N 13 3BB
	Year Built: c.1880	Reference No: 3426
	Architect: Unknown	Plat: Trevitt's Addition
	Style: Vernacular	Block: 5
	Use: Residential	Lot: 6
	Alterations: Major	Tax Lot: 4400
	Historic/Non-Contributing	

**Description:** This one-story, rectangular building has a gable roof clad with composition shingles. Windows are a combination of one over one double-hung vinyl windows and fixed-pane windows with snap-in



## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

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

### ***HISTORIC LANDMARKS RESOLUTION NO. 183-22***

**Adopting The Dalles Historic Landmarks Commission Application #194-21 of The Dalles Main Street/Walldogs.** This application is for a Historic Landmarks Commission hearing to gain approval to paint a mural on the south-facing alley wall. The property is located at 320 E. Second Street, The Dalles, Oregon and is further described as 1N 13E 3 BD tax lot 5200. The Vogt Block is a non-compatible, non-contributing property located in the National Commercial Historic District. Property is zoned CBC – Central Business Commercial with a CBC-1 and CBC-2 Overlay.

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

- A. The Historic Landmarks Commission of the City of The Dalles has, on January 26, 2022 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 194-21 and the minutes of the January 26, 2022 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 194-21, The Dalles Main Street/Walldogs, is ***approved*** with the following conditions:
  - 1. Work will be completed in substantial conformance to the proposals as submitted and reviewed.
  - 2. The applicant will be required to obtain a sign permit approved by the Community Development Department prior to the mural 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; care shall be taken with the painting.

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 26<sup>TH</sup> DAY, JANUARY, 2022.

\_\_\_\_\_  
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 January 26, 2022.

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. 184-22***

**Adopting The Dalles Historic Landmarks Commission Application #195-21 of The Dalles Main Street/Walldogs.** This application is for a Historic Landmarks Commission hearing to gain approval to paint a mural on the east-facing wall. The property is located at 401 W. Fourth Street, The Dalles, Oregon and is further described as 1N 13E 3 BB tax lot 4500. Property is a non-compatible, non-contributing property located in the Trevitt's Addition National Historic District. Property is zoned CBC – Central Business Commercial with a CBC-1 Overlay.

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

- A. The Historic Landmarks Commission of the City of The Dalles has, on January 26, 2022 conducted a public hearing to consider the above request.
- B. A Staff Report was presented, stating findings of fact and conclusions of law.
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- B. Historic Landmarks Review 195-21, The Dalles Main Street/Walldogs, is ***approved*** with the following conditions:
  - 1. Work will be completed in substantial conformance to the proposals as submitted and reviewed.
  - 2. The applicant will be required to obtain a sign permit approved by the Community Development Department prior to the mural being installed/painted.
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AYES: \_\_\_\_\_  
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ABSENT: \_\_\_\_\_  
ABSTAIN: \_\_\_\_\_

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

# City of The Dalles Historic Landmarks Commission 2021 Goals

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

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

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

- Support the Fort Dalles Museum and Vehicle Storage Display Building.
- Support and advocate for the preservation and continued use of The Dalles High School and Colonel Wright Elementary School.
- Encourage continued preservation and compatible infill of Historic Chinatown.
- Encourage the restoration and preservation of the Pioneer Cemetery and establish an inventory link/listing on the City's website.

### **Continuous Goals:**

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