

AGENDA

HISTORIC LANDMARKS COMMISSION

February 23, 2022

4:00 p.m.

VIA ZOOM

<https://us06web.zoom.us/j/83000976030?pwd=Y3NwM1NPVUk3anVPUjNTdythYW1sZz09>

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. APPROVAL OF MINUTES – January 26, 2022
6. 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.
7. STAFF COMMENTS
8. COMMISSIONER COMMENTS
9. PUBLIC HEARING
 - A. HLC Application 196-21, The Dalles Main Street/Walldogs, 311 Union Street
Request: Approval to paint a mural on the northwest-facing parking lot wall.
 - B. HLC Application 197-21, The Dalles Main Street/Walldogs, 401 Court Street
Request: Approval to paint a mural on the east- and south-facing alley wall.
 - C. HLC Application 198-21, The Dalles Art Center, 220 E. Fourth Street
Request: Approval to site a freestanding sign on the northeast corner of the property.

10. RESOLUTIONS

- A. HLC Resolution 185-22: Approval of HLC 196-21, The Dalles Main Street/Walldogs
- B. HLC Resolution 186-22: Approval of HLC 197-21, The Dalles Main Street/Walldogs
- C. HLC Resolution 187-22: Approval of HLC 198-21, The Dalles Art Center

11. ADJOURNMENT

This meeting conducted via Zoom.

Prepared by/
Paula Webb, Secretary
Community Development Department

MINUTES

HISTORIC LANDMARKS COMMISSION MEETING

January 26, 2022
4:00 p.m.

VIA ZOOM

PRESIDING: Robert McNary, Chair

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

COMMISSIONERS ABSENT:

OTHERS PRESENT: Museum Commission Representative Julie Reynolds

OTHERS ABSENT: City Councilor Scott Randall

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

CALL TO ORDER

The meeting was called to order by Chair McNary at 4:02 p.m.

PLEDGE OF ALLEGIANCE

Commissioner Ercole led the Pledge of Allegiance.

APPROVAL OF AGENDA

Commissioner Ercole requested the agenda be amended to discuss correspondence received from Richard Wolfe. Senior Planner Hert suggested this topic be included during Staff Comments. Chair McNary agreed.

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

ELECTION OF OFFICERS

Chair McNary opened nominations for Chair.

Commissioner Ercole nominated Robert McNary as Chair. Commissioner Eagy seconded the nomination.

Commissioner Gleason moved to close nominations for Chair.

The nomination of Robert McNary as Chair passed 5/0; Eagy, Ercole, Gleason, Leash and McNary voting in favor, none opposed.

Chair McNary opened nominations for Vice Chair.

Chair McNary nominated Forust Ercole for Vice Chair. Commissioner Eagy seconded the nomination.

Commissioner Gleason moved to close nominations for Vice Chair. Commissioner Eagy seconded the motion.

The nomination of Forust Ercole as Vice Chair passed 5/0; Eagy, Ercole, Gleason, Leash and McNary voting in favor, none opposed.

APPROVAL OF MINUTES

It was moved by Leash and seconded by Eagy to approve the minutes of December 15, 2021 as written. The motion carried 5/0; Eagy, Ercole, Gleason, Leash and McNary voting in favor, none opposed.

PUBLIC COMMENT

None.

STAFF COMMENTS

Senior Planner Hert provided the following updates (Exhibit 1):

Walldogs – Fifteen mural themes have been chosen and 19 possible locations have been secured.

Concerns shared by Richard Wolfe regarding the Unity Recovery Hall/Rectory Building adjacent to St. Peter's Landmark will be addressed by Staff. The City does not have a building official; our codes are handled by Wasco County Building Codes. The City does have a dangerous building ordinance enforced by the City's Enforcement Codes Officer. The Enforcement Officer will follow up with the property owner and Mr. Wolfe.

Hert noted the Historic Landmarks Commission may want to consider addition of language and/or code revisions that address demolition by neglect.

Commissioner Eagy stated the sidewalk on Third Street by St. Peter's Landmark was mentioned by Mr. Wolfe. November 1, 2020, Alan Eagy applied for matching funds offered by the City for sidewalk repairs. To date, Eagy has not received a response. Hert will follow up with the City Engineer and report back to the Commission.

Columbia Brewery – Hert spoke with the owner, John Hartung. Currently, the building is used for storage. Hartung is interested in securing a tenant, and would prefer the historic use be retained. Mr. Hartung requested an historic plaque.

Senior Planner Hert is exploring options for plaques. Once pricing is determined, Hert will contact existing plaque holders, as well as potential plaque holders, to determine the need for new plaques, and repair or replacement of existing plaques.

MINUTES

Historic Landmarks Commission Meeting

January 26, 2022

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Historic Walking Tour – The existing tour on the Otocast app now contains QR codes. When the QR code is scanned, the app can be downloaded. When opened, the app will tell a story about the structure. In conjunction with The Dalles Art Center, Staff is exploring procurement of small shields containing the QR code for placement on buildings featured in the Walking Tour.

SHPO Grants – Hert is planning to submit an application for an expansion of the existing Walking Tour. The expansion may include existing murals, new Walldog murals, and neon sign art installations.

COMMISSIONER COMMENTS

Commissioner Gleason is awaiting the engineering report on the Waldron Brothers Drug Store to determine next steps. The Win Hong Tai Company Store (commonly known as the Chinese Building) was featured in an article in the Oregon Historical Quarterly. The Oregon Historical Society is considering an open house in the building in June.

Fort Dalles Museum – Renovation work included installation of interior storm windows to cut down on UV and protect artifacts, as well as provide improved weatherization. Rather than building a new wagon building, an addition and covering in the front of the open wagon shed is under consideration.

Commissioner Leash stated four stained-glass windows at St. Peter's Landmark were refurbished and reinstalled. A new gate will be presented to the Board and installed.

PUBLIC HEARING

HLC 194-21, The Dalles Main Street / Walldogs, 320 E. Second Street

Request: Approval to paint a mural on the south-facing alley wall.

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 4:38 p.m.

Senior Planner Hert presented the staff report.

John Lehman, P.O. Box 331, The Dalles

Mr. Lehman explained a team of Walldogs will be assigned to each mural. The Team Leader will decide the final mural content and design. Some dimensions and location may change slightly. The existing wall is painted. The wall will be power washed and a base coat applied. The image will be projected on the wall at night and painting will begin the next day.

Senior Planner Hert noted the building is located in the Historic Commercial District. Hert has worked closely with the Committee to map possible locations to avoid primary historic structures and unpainted brick buildings.

It was moved by McNary and seconded by Eagy to approve application HLC 194-21 of The Dalles Main Street and Walldogs with four proposed conditions of approval, based on findings of fact detailed in the staff report. The motion carried 5/0; Eagy, Ercole, Gleason, Leash and McNary voting in favor, none opposed.

Commissioner Gleason noted this was a perfect location.

HLC 195-21, The Dalles Main Street / Walldogs, 401 W. Fourth St Street

Request: Approval to paint a mural on the east-facing wall.

Chair McNary noted there were no new attendees. He then asked if any Commissioner had ex parte contact, conflict of interest, or bias which would prevent an impartial decision.

Senior Planner Hert presented the staff report.

John Lehman, P.O. Box 331, The Dalles

Mr. Lehman stated the location is a pristine brick wall. Due to this, a clear coat will be added to allow future removal of the mural. Other than the clear coat, this mural application will follow the procedures outlined in the last application.

Lehman noted these murals are in obscure locations to encourage a “treasure hunt” of murals.

Chair McNary closed the public hearing at 5:03 p.m.

Commissioner Ercole commented on the location. In the spring, the nearby tree will be in full bloom and may obscure viewing.

Commissioner Gleason commended the applicants for considering reversibility and the future. If in the mural is removed, it will not leave a permanent trace on the wall.

It was moved by Gleason and seconded by Eagy to approve application HLC 195-21 of The Dalles Main Street and Walldogs with four proposed conditions of approval, based on findings of fact detailed in the staff report. The motion carried 5/0; Eagy, Ercole, Gleason, Leash and McNary voting in favor, none opposed.

RESOLUTIONS

Resolution HLC 183-22: Approval of HLC 194-21, The Dalles Main Street / Walldogs

It was moved by Gleason and seconded by Eagy to approve Resolution HLC 183-22 approving Application HLC 194-21 of The Dalles Main Street and Walldogs with four conditions of approval. The motion carried 5/0; Eagy, Ercole, Gleason, Leash and McNary voting in favor, none opposed.

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

It was moved by Ercole and seconded by Gleason to approve Resolution HLC 184-22 approving Application HLC 195-21 of The Dalles Main Street and Walldogs with four conditions of approval. The motion carried 5/0; Eagy, Ercole, Gleason, Leash and McNary voting in favor, none opposed.

GOAL SETTING

Additions are in bold face, deletions are crossed out.

Short-Term Goals (1-2 years):

- Encourage preservation and re-use of the Waldron-Gitchell Building. (Retained)
- Update Historic Ordinance and Design Standards. (Retained)
Senior Planner Hert suggested the Commission consider a review of neglected buildings in the inventory.
- Provide a historic restoration workshop for local homeowners and contractors. (Retained)
- **Encourage the local community college to consider historic preservation /restoration classes.** (Added)
- Collaborate with Main Street and The Dalles Art Center on further downtown restoration project goals. (Retained)
- Support the restoration and preservation of the Civic Auditorium building. (Retained)
- Support the creation of walking tours of historic properties, Pioneer Cemetery and encourage historic building open houses. (Retained)

Senior Planner Hert is researching creation of an interactive map for Pioneer Cemetery. The interactive map would identify individual graves and provide a brief history of the individuals buried in the cemetery. Commissioner Ercole asked if the map would be able to also identify any historic buildings owned. Hert stated that she would talk with the map creator to see if that could be added.

- Encourage preservation and continued use of Rock Fort by using the adopted Preservation and Maintenance Plan. (Retained)
- Encourage or support addition of a student representative. (Retained)
- Provide informational signage at Pioneer Cemetery regarding history, landscaping and maintenance. (Retained)

Senior Planner Hert is researching funding to place plaques at Pioneer Cemetery.

- Paint and provide maintenance for existing fencing and walkways at Pioneer Cemetery. (Retained)
- Encourage the fabrication and installation of historic plaques throughout the community, including Pulpit Rock and Amoton Field. (Retained)
- Create a concept design for historic building plaques. (Retained)

Carolyn Wood suggested a small informational plaque placed on buildings with a list of the years and business names of tenants.

Commissioner Eagy mentioned Brownsville, Oregon, where every house has a small plaque with the name of the builder and year the house was built. Senior Planner Hert replied the plaques could be placed on anything locally landmarked up through nationally landmarked buildings. Commissioner Gleason suggested a size large

enough to be visible from the sidewalk. Commissioner Ercole inquired about available sign materials.

- Encourage the preservation and restoration of City Hall. (Retained)

Senior Planner Hert detailed the Council Chambers remodel that occurred over the past year and suggested to keep this as a goal to encourage the continued restoration, both interior and exterior.

- Apply for a grant to create a Preservation Plan for The Dalles. (Retained)

Commissioner Gleason suggested this would be appropriate for a SHPO grant. Kuri Gill, SHPO, encouraged the Commission to create a preservation plan and update our inventory. Chair McNary suggested recommending this to City Council for funding. Hert noted the budget cycle allows staff to pursue grant opportunities.

Commissioner Leash suggested encouraging property owners to enhance alleys, noting many alleys have interesting historical features.

- **Encourage historic property owners to restore alley façades.** (Added)
- Encourage the restoration and preservation of the Pioneer Cemetery and establish an inventory link/listing on the City's website. (Retained, moved from Long-Term Goals)

Long-Term Goals (3-5 years):

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

Continuous Goals:

- Facilitate educational assistance to help restorers with assessment and other historic preservation needs. (Retained)
- Provide annual recognition of historic restorations, including onsite acknowledgement and media coverage. (Retained)

Hert noted the Beautification Committee acknowledges beautification projects in our community. Hert will speak with Mayor Mays regarding the inclusion of historic properties.

- Encourage historic restoration for downtown by providing historic background research. (Retained)

- Encourage the collection and preservation of local history, including irreplaceable oral and written histories. (Retained)

Senior Planner Hert will coordinate with Rodger Nichols.

- Update historic inventories and encourage new nominations to local and national registry districts. (Retained)
- Maintain Certified Local Government status. (Retained)
- Assist with historic plaque costs and availability. (Retained)
- Keep the Historic Walking Tour current in all formats. (Retained).
- Increase communication on all Urban Renewal projects, vision and goals. (Retained)

Chair McNary advocated for an HLC seat on the Urban Renewal Board. Senior Planner Hert will follow up with the City Clerk and the Urban Renewal Manager.

- Increase communication with **The Dalles Main Street The Dalles Art Center** for all projects, vision and goals pertaining to historic projects. (Retained)

Commissioner Gleason stated historic groups will meet at the Discovery Center, February 13, 2022 from 2:00 to 5:00 p.m.

Senior Planner Hert thanked the Commission and Representative for their participation.

ADJOURNMENT

It was moved by McNary and seconded by Eagy to adjourn the meeting.

Being no further business, the meeting adjourned at 5:55 p.m.

Submitted by/
Paula Webb, Secretary
Community Development Department

SIGNED:

Robert McNary, Chair

ATTEST:

Paula Webb, Secretary
Community Development Department

Staff Comments



15 Walldogs Mural Themes Selected w/19 possible locations secured:

- œ A Rich Chinese Community
- œ Jeanne Hillis
- œ The Dalles Sorosis Club
- œ Chief Tommy Thompson
- œ How The Dalles Got It's Name
- œ Honald Sign Company
- œ H.L. Davis
- œ Ben Snipes
- œ Benjamin Gifford
- œ The Dalles Dip/Ferry
- œ The First Foods
- œ The Latino Community
- œ Eleanor Borg
- œ Thomas Condon
- œ The Historic Columbia Highway

Staff Comments



- œ Richard Wolfe Emails
- œ Columbia Brewery Update
- œ Historic Plaques New/Repair/Replace
- œ Existing Walking Tour QR Code Plaques
- œ SHPO Grant Submittal will include:
 - œ Expansion of Existing Walking Tour
 - œ May include:
 - œ Existing Murals
 - œ New Walldogs Murals
 - œ Neon Sign Art Installations





**STAFF REPORT
HISTORIC LANDMARKS REVIEW
#196-21**

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Senior Planner

HEARING DATE: Wednesday, February 23, 2022

ISSUE: The Dalles Main Street along with the Walldogs are requesting approval to paint a mural on the northwest-facing parking lot wall.

SYNOPSIS:

APPLICANTS	The Dalles Main Street/Walldogs
PROPERTY OWNER	Wasco Courthouse #2, LLC
LOCATION	311 Union Street, The Dalles, OR 97058
ZONING	“CBC-1” – Central Business Commercial, Commercial Historic District
EXISTING USE	Mixed Use, Restaurant and Masonic Lodge
SURROUNDING USE	Commercial
HISTORIC STATUS	Classified as Primary, Contributing resource in The Dalles Commercial Historic District

NOTIFICATION: Published advertisement in local newspaper; notification to property owners within 100 feet, State Historic Preservation Office (SHPO).

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

BACKGROUND: The historic name of this structure is Wasco County Courthouse #2. The Italian Villa style building, built in 1883, is classified as a Primary, Contributing resource in The Dalles Commercial Historic District.

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

in his process of restoring the landmark to its original state. In 2021, the Historic Landmarks Commission approved application HLC#190-21 that will bring the building's Third Street façade closer in appearance to original.

The applicants are requesting approval to place a 27' wide by 15' tall mural, painted by Walldogs, on the northwest-facing parking lot wall. This portion of the building is constructed with concrete cinder block and has been previously painted. At this time, the design has not been determined for the location, but will include local historic events and people and will be similar in style to the two other Walldogs "teaser murals" completed in our community. This mural will be part of the upcoming Walldogs event set for August 2022.

ANALYSIS: The Historic Landmarks Commission is responsible for conducting hearings dealing with proposed alterations to historic buildings. The Dalles Municipal Code, Title 11 Planning, Chapter 11.12 – Historic Resources provides process as well as established design guidelines to assist the Commission in making these decisions. The purpose of the Historic Landmarks Commission, the Historic Code and the review criteria are to:

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

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

Section 11.12.070, Subsection A. Review Criteria:

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

1. *A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

FINDING A1: There are no plans for modifications to the existing use of this building. Criterion does not apply.

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

FINDING A2: The proposed mural will not remove any historic elements. Care shall be taken with the mural painting. 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: This property is recognized as a physical record of its time. This mural will not create a false sense of historic development. Criterion does not apply.

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

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

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

FINDING A5: This proposal does not seek to alter any of the above. All distinctive features and finishes will remain. Criterion met.

6. *Deteriorating historical features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.*

FINDING A6: This proposal does not seek to remove or replace any deteriorating features. All historic features and finishes will remain. Criterion met.

7. *Chemical or physical treatments, such as sandblasting that cause damage to historic materials, shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

FINDING A7: The applicant is not proposing any chemical or physical treatments. Any planned cleanings prior to painting of the mural will be required to meet the standards set forth by the Secretary of Interior. Criterion will be addressed as a condition of approval.

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

FINDING A8: No excavation or ground disturbance is indicated in this application. Therefore, this criterion does not apply.

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

FINDING A9: Exterior alterations 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 project. Criterion will be addressed as a condition of approval.

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

FINDING A10: The essential form and integrity of the structure will be protected with the mural project. There are no plans to remove historic materials, only paint the mural on the existing painted north-west parking lot facing wall of the building. Criterion met.

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

SIGNS

Signs should not be the dominant feature of a building or site, yet they are a key component in identifying businesses and contributing to the livelihood of the street with their individuality. New construction and rehabilitation should maintain a system in which signs identifying businesses are visible to both pedestrian and automobile traffic without detracting from the architecture or overpowering the streetscape.

GUIDELINES:

- a) Wall signs, window signs, canopy and projecting signs attached to buildings should be compatible in scale, without obscuring the architectural features.*
- b) Window signs should be at eye level to entice the pedestrian.*
- c) The window background should be treated as if it is a black surface in order for a painted sign to be readable.*
- d) The use of gold leaf window signs at an appropriate scale is recommended.*
- e) Hanging signs using front lighting are recommended.*
- f) Historic product signs painted on building sides should be preserved when possible, as they contribute to the character of the commercial area.*
- g) The use of historic photographs for reference is recommended.*
- h) Murals are not recommended on primary, secondary, and historic buildings as they lessen the integrity of the architecture and damage the building surface.*
- i) Free standing sign faces are not recommended.*
- j) Plastic sign faces are not recommended.*
- k) Can signs are not recommended.*

FINDING B1: The building is classified as a primary contributing resource in The Dalles Commercial National Historic District. This portion of the building is constructed with concrete cinderblocks that have been previously painted and no longer have exposed brick the guidelines listed above are intended to protect. Staff has found the request to paint the mural on an existing painted face of the building will not lessen the integrity or damage the surface of the building. The applicant will need to obtain an approved sign permit prior to installation/painting of the mural. Criterion will be addressed as a condition of approval.

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

Proposed Conditions of Approval:

1. Work will be completed in substantial conformance to the proposal as submitted and reviewed.
2. The applicant will be required to obtain a sign permit approved by the Community Development Department prior to installation/painting of the mural.
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.

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

Application #: HLC 196-21

Filing Fee: \$85.00

Receipt #: 245384

Deemed Complete: _____

Ready to Issue: _____

Date Issued: _____

Received: 12/16/2021

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: Wasco County Courthouse #2, LLC Attn: Mark Powell

Address: 916 Kelly Avenue, The Dalles, Oregon 97058

916 Kelly Avenue, The Dalles, Oregon 97058

Phone #: (541) 980-1356

Email: Unknown

Property Information

Address: 311 Union Street, The Dalles, OR 97058

Map and Tax Lot: 01N 13E 03BB TL# 3200

Zone: CBC - Central Business Commercial

Current Use: Commercial Retail/Restaurant - Clock Tower Ales

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 west facing cinderblock 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. This cinderblock 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

FOR TD MAIN STREET / WALLDOGS

By John Lehman 12-16-21

Date

2/11

Signature of Property Owner

SEE ATTACHED / SIGNED

MURAL AGREEMENT

Date

Historic Landmarks Application – Narratives
Building Owner: Wasco County Courthouse #2, LLC
Clock Tower Ales NW Upper Cinderblock 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 3rd Street. Blanche McGaughey, pro rodeo rider mural is painted on the east facing wall of 207 West 3rd Street and World Famous Cherries mural is painted on the east facing wall of 103 East 3rd 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 a Primary Contributing historic landmark building. A Primary historic landmark building is one that was built prior to the year 1900. The scope of this project is to paint a historic mural on a **15’ tall x 27’ wide section of a cinder block wall addition** in the upper northwest corner in the back 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 back side of the Clock Tower Ales building, address 311 Union Street in The Dalles, overlooking the parking lot. The section of wall being considered for this application measures approximately 15’ tall and 27’ wide (see attached Exhibit “B”). This wall is **an addition that was constructed of cinder blocks and painted brick red** to match the red color of the original bricks that make up the rest of this historic building. The mural will be painted directly onto the painted cinder blocks 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 cinder block wall material or existing paint 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 as described.

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 more contemporary cinder block 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 15' tall by 27' wide area is the only portion of the wall that will be painted with a mural. Currently, the more contemporary cinder blocks are already painted brick red, 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 cinder block or brick walls 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 15' x 27' section of the back Clock Tower 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 a Primary Contributing historic building. As previously stated, a Primary historic landmark building was built prior to the year 1900. The contemporary cinder block wall was added to this structure at a much later date. Since the cinder block building wall is already painted brick red, a mural painted over the existing paint will not damage the building wall surface in any way.

Because of the cinder block construction of this wall and the existing protective coating of brick red paint, a historic mural should be allowed to be painted on this wall of the building. It will not affect the historic nature or integrity of the building.

Exhibit "A"
Walldogs Mural Examples

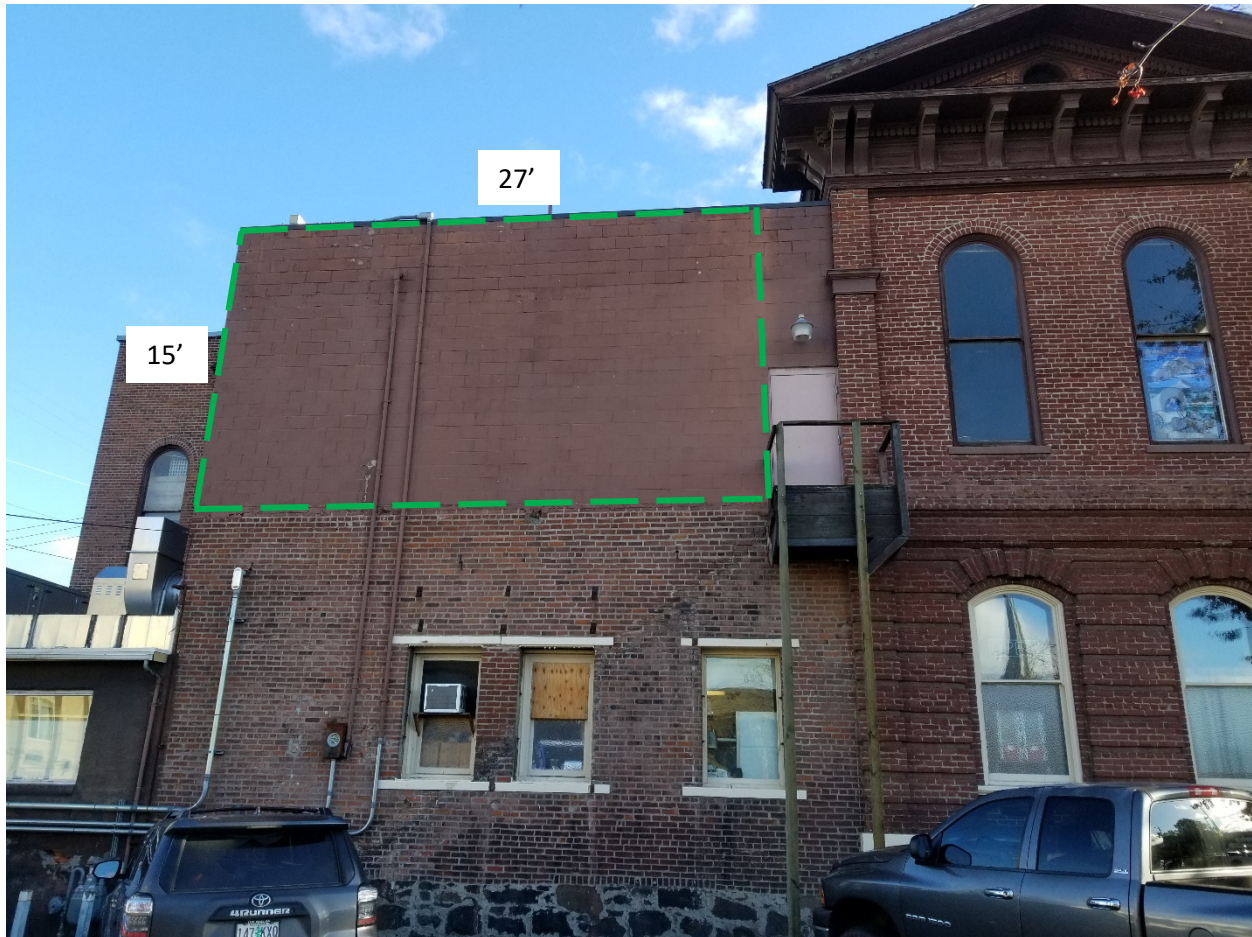


207 West 3rd Street
Oregon Motor Motel Parking Lot



103 East 3rd Street
The Dalles City Hall Parking Lot

Exhibit "B"
Wall Dimensions
Wasco County Courthouse #2, LLC



Clock Tower Ales Building
Northwest Facing Parking Lot Wall
Contemporary Cinderblock Construction

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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

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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.

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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
#197-21

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Senior Planner

HEARING DATE: Wednesday, February 23, 2022

ISSUE: The Dalles Main Street along with the Walldogs are requesting approval to paint murals on the east-facing and south-facing facades.

SYNOPSIS:

APPLICANTS	The Dalles Main Street/Walldogs
PROPERTY OWNER	City of The Dalles
LOCATION	401 Court Street, The Dalles, OR 97058
ZONING	“CBC-1” – Central Business Commercial, Commercial Historic District
EXISTING USE	City of The Dalles Police Department
SURROUNDING USE	Commercial
HISTORIC STATUS	Classified as Compatible, Non-Contributing resource in The Dalles Commercial Historic District

NOTIFICATION: Published advertisement in local newspaper; notification to property owners within 100 feet, State Historic Preservation Office (SHPO).

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

BACKGROUND: The historic name of this structure is Eddins Motor Company. The concrete and stucco building was built in 1930 and is classified as a Compatible, Non-Contributing resource in The Dalles Commercial Historic District.

The building has a flat roof with decorative raised diamond patterns in the spandrel. The walls are a combination of stucco and rough aggregate placed in vertical panels. The windows are metal fixed pane. A garage door is located on the east elevation, flanked by two planters. 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.

The applicants are requesting approval to place an 8' wide by 14' tall mural on the south-facing facade and a 25' wide ad 14' tall mural on the east facing facade, painted by Walldogs. This concrete building is currently painted. At this time, designs have not been determined for the location, but will include local historic events and people and will be similar in style to the two other Walldogs "teaser murals" completed in our community. This mural will be part of the upcoming Walldogs event set for August 2022.

ANALYSIS: The Historic Landmarks Commission is responsible for conducting hearings dealing with proposed alterations to historic buildings. The Dalles Municipal Code, Title 11 Planning, Chapter 11.12 – Historic Resources provides process as well as established design guidelines to assist the Commission in making these decisions. The purpose of the Historic Landmarks Commission, the Historic Code and the review criteria are to:

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

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

Section 11.12.070, Subsection A. Review Criteria:

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

1. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

FINDING A1: There are no plans for modifications to the existing use of this building. Criterion does not apply.

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

FINDING A2: The proposed mural will not remove any historic elements. Care shall be taken with the mural painting. 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: This property is recognized as a physical record of its time. This mural will not create a false sense of historic development. Criterion does not apply.

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

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

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

FINDING A5: This proposal does not seek to alter any of the above. All distinctive features and finishes will remain. Criterion met.

6. *Deteriorating historical features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.*

FINDING A6: This proposal does not seek to remove or replace any deteriorating features with this application request. All historic features and finishes will remain. Criterion met.

7. *Chemical or physical treatments, such as sandblasting that cause damage to historic materials, shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

FINDING A7: The applicant is not proposing any chemical or physical treatments. Any planned cleanings prior to painting of the mural will be required to meet the standards set forth by the Secretary of Interior. Criterion will be addressed as a condition of approval.

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

FINDING A8: No excavation or ground disturbance is indicated in this application. Therefore, this criterion does not apply.

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

FINDING A9: Exterior alterations 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 project. Criterion will be addressed as a condition of approval.

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

FINDING A10: The essential form and integrity of the structure will be protected with the mural project. There are no plans to remove historic materials, only painting the mural on the existing painted east and south facing facades. Criterion met.

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

SIGNS

Signs should not be the dominant feature of a building or site, yet they are a key component in identifying businesses and contributing to the livelihood of the street with their individuality. New construction and rehabilitation should maintain a system in which signs identifying businesses are visible to both pedestrian and automobile traffic without detracting from the architecture or overpowering the streetscape.

GUIDELINES:

- a) Wall signs, window signs, canopy and projecting signs attached to buildings should be compatible in scale, without obscuring the architectural features.*
- b) Window signs should be at eye level to entice the pedestrian.*
- c) The window background should be treated as if it is a black surface in order for a painted sign to be readable.*
- d) The use of gold leaf window signs at an appropriate scale is recommended.*
- e) Hanging signs using front lighting are recommended.*
- f) Historic product signs painted on building sides should be preserved when possible, as they contribute to the character of the commercial area.*
- g) The use of historic photographs for reference is recommended.*
- h) Murals are not recommended on primary, secondary, and historic buildings as they lessen the integrity of the architecture and damage the building surface.*
- i) Free standing sign faces are not recommended.*
- j) Plastic sign faces are not recommended.*
- k) Can signs are not recommended.*

FINDING B1: The building is classified as a compatible non-contributing resource in The Dalles Commercial National Historic District. This building is currently painted and no longer has exposed concrete on the portion planned for the murals. Staff has found the request to paint the mural on an existing painted face of the building will not lessen the integrity or damage the surface of the building. The applicant will need to obtain an approved sign permit prior to installation/painting of the mural. Criterion will be addressed as a condition of approval.

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

Proposed Conditions of Approval:

1. Work will be completed in substantial conformance to the 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.



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

Application #: HLC 197-21
Filing Fee: \$85.00
Receipt #: 2435384
Deemed Complete: _____
Ready to Issue: _____
Date Issued: _____

Received: 12-30-2021

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: City of The Dalles Attn: Julie Krueger
Address: 313 Court St., The Dalles, OR 97058
313 Court St., The Dalles, OR 97058
Phone #: (541) 296-5481
Email: jkrueger@ci.the-dalles.or.us

Property Information

Address: 401 Court Street, The Dalles, OR 97058
Zone: CBC - Central Business Commercial

Map and Tax Lot: 01N 13E 03BC TL# 600

Current Use: City of The Dalles Police Department

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 and south alley wall of this 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 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 12-30-21

Date
2/11

Signature of Property Owner

SEE ATTACHED / SIGNED
MURAL AGREEMENT

Date

Historic Landmarks Application – Narratives

Building Owner: City of The Dalles – Police Dept. 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 3rd Street. Blanche McGaughey, pro rodeo rider mural is painted on the east facing wall of 207 West 3rd Street and World Famous Cherries mural is painted on the east facing wall of 103 East 3rd 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 (City of The Dalles Police Dept. Building) is located in The Dalles Commercial Historic district and is classified as Compatible, Non-Contributing. This means that the building was built during the period of significance for the historic district (late 1800- 1920’s) and is of the correct vintage (Compatible) but the building no longer has many of its original features or has been completely modified (Non-Contributing). The only purpose for this project is to paint a historic mural on the east wall and a small portion of the back alley wall of this building. The mural will wrap around the corner from the alley to the east face. 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; the east wall (facing Union Street) and the alley wall (facing south) at the address 401 Court Street in The Dalles. The section of east wall being considered for this application measures approximately 14’ tall and 25’ wide. The section of the south alley wall measures approximately 14’ tall and 8’ wide. The mural will wrap around the corner of the building from the alley to the east face (see attached Exhibit “B”). The wall is made of cinder block which has been painted white at some time in the past. The mural will be painted directly onto the painted block 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 east and alley walls 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 14' tall by 25' wide and 14' tall by 8' wide areas are the only portions of the walls that will be painted with a mural. Currently, the blocks 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 or block walls 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 14' x 25' section of the east wall and the 14' x 8' section of the alley wall are a very small portion of the total face area of this entire 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 Compatible, Non-Contributing. This means that the building was built during the period of significance for the historic district (late 1800- 1920's) but 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 cinder block 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



Exhibit "B"
City of The Dalles Police Dept. Wall Dimensions



**City of The Dalles Police Dept. Building
East Facing Wall and
South Facing Alley Wall**



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National Park Service

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HISTORIC DATA: The BPOE of The Dalles was organized in Cascade Locks on July 11, 1895, moving to The Dalles in March, 1896. In 1910, the organization purchased their present property; at the time the property contained two residences and a meat market. Early that year, a committee of five members, including E.M. Wingate, Grant Mays, B.C. Olinger, A.E. Lake, and Frank Meneger were appointed to supervise the immediate construction of the new facility.

In February, 1908, the Elks announced plans to build the \$40,000 lodge. The lodge planned a three story building with a basement that included a swimming tank, showers, and fuel and boiler room. A parlor, reception hall, smoking room, reading and billiard rooms, buffet and kitchen were planned for the main floor. The lodge room proper was planned for the second floor and sleeping rooms on the third floor. The building was dedicated in 1910, the same year the Carnegie Library was opened. By 1922, the Elks had 1000 members, from a large portion of the surrounding area. The Elks Temple still serves the fraternal organization.

#34 **HISTORIC NAME:** Eddin Motor Co.
COMMON NAME: P.U.D. Building
ADDRESS: 401 Court Street
RESOURCE TYPE: Building
OWNER'S NAME AND ADDRESS:
Northern Wasco Co. P.U.D.
401 Court Street
The Dalles, Oregon 97058
ASSESSOR'S MAP: IN-13E-3BC **BLOCK:** 8 **LOT:** 1,2 **TAX LOT:** 600
ADDITION: Original Dalles City
YEAR BUILT: c. 1930
STYLE: Altered
USE: Commerce: Office
PREVIOUS HISTORIC LISTING: None
CLASSIFICATION: Compatible Non-Contributing

PHYSICAL DESCRIPTION: This one-story concrete block building has a flat roof with decorative raised diamond patterns in the spandrel. The walls are a combination of stucco and rough aggregate placed in vertical panels. The windows are metal fixed pane. A garage door is located on the east elevation which is flanked by two planters.

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National Park Service

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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



**STAFF REPORT
HISTORIC LANDMARKS REVIEW
#198-21**

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Senior Planner

HEARING DATE: Wednesday, February 23, 2022

ISSUE: The Dalles Art Center is requesting approval to site a freestanding sign on the northeast corner of the property.

SYNOPSIS:

APPLICANTS	The Dalles Art Center
PROPERTY OWNER	The Dalles Art Center
LOCATION	220 East 4 th Street, The Dalles, OR 97058
ZONING	“CBC-1” – Central Business Commercial, Commercial Historic District
EXISTING USE	The Dalles Art Center
SURROUNDING USE	Commercial
HISTORIC STATUS	Listed as a National Register property in 1978 and classified as a Significant, Secondary resource in The Dalles Commercial Historic District

NOTIFICATION: Published advertisement in local newspaper; notification to property owners within 100 feet, State Historic Preservation Office (SHPO).

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

BACKGROUND: The Dalles Art Center building, historically known as The Dalles-Wasco County Carnegie Library was built in 1910 and placed on the National Register of Historic Places in 1978. The Dalles received \$10,000 from the Carnegie Foundation to construct a library. Over two years were spent planning for the construction of the library. Construction was approved on March 10, 1907 and the structure was dedicated in September 1910. In 1912, the Wasco County Court contracted with the City for library services; the library then became

The Dalles City-Wasco County Library. The building served The Dalles area until 1967 when it closed its door for library purposes and opened as The Dalles Art Center.

Past Historic Landmarks Approvals:

- October 24, 1990 the Commission approved application HLC #05-90 for signage and gutter maintenance of this building.
- August 21, 2002 the Commission approved application HLC #76-02 for ADA access to the historic building, a new walkway and improvements to the front entrance and landing.
- April 28, 2004 the Commission approved application HLC #84-04 for changes to the landscaping to make it more inviting and interesting.
- February 27, 2013 the Commission approved application HLC #137-13 for repairs to the front entrance door and three facility windows.

The applicant is requesting approval for a three-sided freestanding sign to be installed on the property on the corner of East Fourth and Washington Streets. The sign will consist of a center sign with the letters TDAC stacked vertically (5 feet, 4 inches in height) with two screen panels (measuring 4 ft. in width x 3 ft. in height). The two panels are constructed of mesh metal with a graphic of the Columbia River and the words “Inspire all to engage with art” on one panel and “The Dalles Art Center” on the other panel.

ANALYSIS: The Historic Landmarks Commission is responsible for conducting hearings dealing with proposed alterations to historic buildings. The Dalles Municipal Code, Title 11 Planning, Chapter 11.12 – Historic Resources provides process as well as established design guidelines to assist the Commission in making these decisions. The purpose of the Historic Landmarks Commission, the Historic Code and the review criteria are to:

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

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

Section 11.12.070, Subsection A. Review Criteria:

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

1. *A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

FINDING A1: There are no plans for modifications to the existing use of this building. Criterion does not apply.

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

FINDING A2: The proposed sign was chosen to be freestanding to avoid removal of any historic elements or alteration of features characterizing the property. Care shall be taken with placement of the proposed sign. 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: This property is recognized as a physical record of its time. This new freestanding sign will not create a false sense of historic development. Criterion does not apply.

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

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

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

FINDING A5: This proposal does not seek to alter any of the above. All distinctive features and finishes will remain. Criterion met.

6. *Deteriorating historical features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.*

FINDING A6: This proposal does not seek to remove or replace any deteriorating features with this application request. All historic features and finishes will remain; there are no plans to modify the historic building. Criterion met.

7. *Chemical or physical treatments, such as sandblasting that cause damage to historic materials, shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

FINDING A7: The applicant is not proposing any chemical or physical treatments; this application request does not involve alterations to the historic building. Criterion does not apply.

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: There will be minimal excavation with the construction of the new sign footings. The location of the sign has been historically landscaped with grass and plantings. No archaeological resources are expected to be affected by this proposal. However, the applicant is responsible to notify the appropriate authorities if any archaeological resources are found. This will be addressed as a condition of approval.

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and*

shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

FINDING A9: Exterior alterations to the historic structure will be required to follow the historic design guidelines for the Commercial Historic District. The freestanding sign is compatible in massing and size of the historic building. The location of the sign will not obstruct the views of the building and will be differentiated from the building materials. Criterion met.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

FINDING A10: The essential form and integrity of the structure will be unharmed with the proposed freestanding sign. There are no plans to remove historic materials. If the sign is removed in the future, the essential form and integrity of the property would be unimpaired. Criterion met.

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

SIGNS

Signs should not be the dominant feature of a building or site, yet they are a key component in identifying businesses and contributing to the livelihood of the street with their individuality. New construction and rehabilitation should maintain a system in which signs identifying businesses are visible to both pedestrian and automobile traffic without detracting from the architecture or overpowering the streetscape.

GUIDELINES:

- a) Wall signs, window signs, canopy and projecting signs attached to buildings should be compatible in scale, without obscuring the architectural features.*
- b) Window signs should be at eye level to entice the pedestrian.*
- c) The window background should be treated as if it is a black surface in order for a painted sign to be readable.*
- d) The use of gold leaf window signs at an appropriate scale is recommended.*
- e) Hanging signs using front lighting are recommended.*
- f) Historic product signs painted on building sides should be preserved when possible, as they contribute to the character of the commercial area.*
- g) The use of historic photographs for reference is recommended.*
- h) Murals are not recommended on primary, secondary, and historic buildings as they lessen the integrity of the architecture and damage the building surface.*
- i) Free standing sign faces are not recommended.*
- j) Plastic sign faces are not recommended.*
- k) Can signs are not recommended.*

FINDING B1: The building is classified as a National Register, Secondary resource in The Dalles Commercial National Historic District. The landmark has had only minor modifications over the years; the applicant recognizes the need to avoid a sign installed on the front of the building façade.

The location of the building is set back on the property compared to the Second and Third Street buildings for which the design guidelines are written. This added setback allows a

freestanding sign to be installed away from the building, preventing it from distracting or obscuring the historic resource.

In 2002, AmeriTitle purchased the former United States Post Office and completed a restoration of the 1910 building. Restoration included the addition of a freestanding sign on the corner of Second and Union Streets, which was reviewed and approved by the State Historic Preservation Office (SHPO). It was determined that the freestanding sign would allow for reuse of the post office and limit modifications to the historic exterior. Staff believes this freestanding sign request should be approved under the same reasoning.

This request does not include lighting, however, if lighting is planned in the future it shall be direct lighting. In addition, the applicant will need to obtain an approved sign permit prior to installation of the sign. Criterion will be addressed as a condition of approval.

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

Proposed Conditions of Approval:

1. Work will be completed in substantial conformance to the proposals as submitted and reviewed.
2. The applicant will be required to obtain a sign permit approved by the Community Development Department prior to sign installation.
3. In the event there are discovered archeological resources or materials during the project, the discovery shall be professionally evaluated prior to continued excavation at the site.



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

Application #: HLC 198-21

Filing Fee: _____

Receipt #: _____

Deemed Complete: _____

Ready to Issue: _____

Date Issued: _____

Received: _____

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: _____

Address: _____

Phone #: _____

Email: _____

Legal Owner (if different than Applicant)

Name: _____

Address: _____

Phone #: _____

Email: _____

Property Information

Address: _____

Map and Tax Lot: 1N 13E 3 BC 2100

Zone: CBC with CBC-1 Overlay

Current Use: _____

List any known archeological resources on site:

Department Use Only

Historic Name (if any): The Dalles-Wasco County Carnegie Library

Year(s) Built: 1910

Historic Building/Site: Yes No

Historic Classification: National Register Resource

Historic District: Trevitt's Addition

Downtown Commercial

Project Information

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

Briefly describe the proposed project:

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



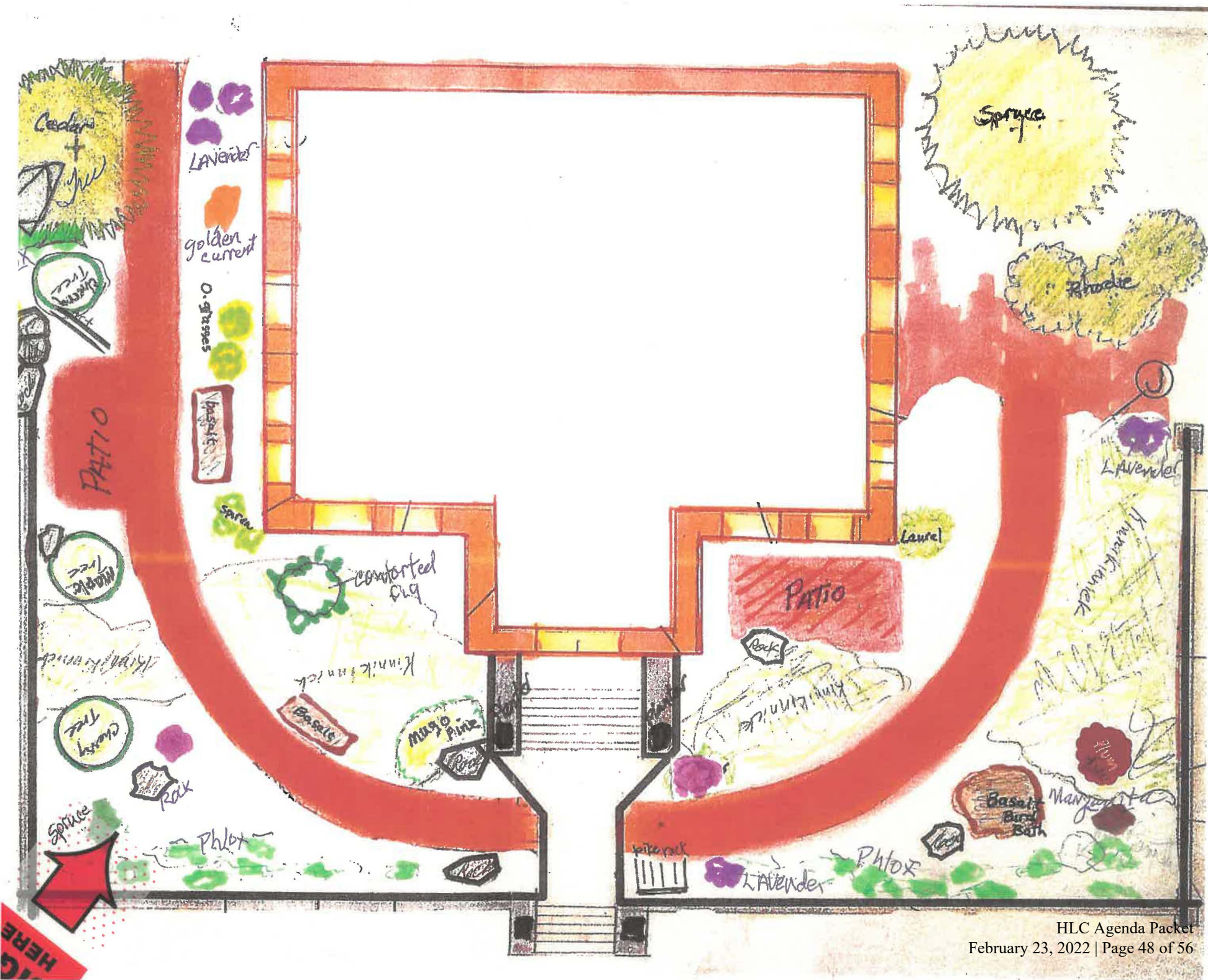
Signature of Property Owner



Date
2/11

HLC Agenda Packet
February 23, 2022 | Page 47 of 56

Date



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National Park Service

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HISTORICAL DATA: The first recorded need for a new courthouse was in 1911. The Courthouse was built in 1912-14 on an \$8000 lot for \$159,000, including \$12,645 for interior finishes. The architect was C.J. Crandall, one of the leading designers in The Dalles. Crandall had his office in the Masonic Building (Court Street Apartments) and also owned the local funeral home. The new courthouse was open for business on October 3, 1914. The doors and windows frames were built at the Doernbecker Factory in Portland. The Courthouse is the last of three courthouses to be built in The Dalles. The first two courthouses are intact and are used for other purposes.

#11 **HISTORIC NAME:** The Dalles-Wasco County Library
COMMON NAME: The Dalles Art Center
ADDRESS: 220 East Fourth Street
RESOURCE TYPE: Building
OWNER'S NAME AND ADDRESS:
City of The Dalles
313 Court Street
The Dalles, Oregon 97058
ASSESSOR'S MAP: 1N-13E-3BC **BLOCK:** 9 **LOT:** 1; pt. 2 **TAX LOT:** 2100
ADDITION: Original Dalles City
YEAR BUILT: 1910
ALTERATIONS: None
STYLE: Classical (American Renaissance)
USE: City Art Center
PREVIOUS HISTORIC LISTING: Oregon Statewide Inventory (1976):
CLASSIFICATION: National Register of Historic Places (1978)

PHYSICAL DESCRIPTION: The Dalles-Wasco County Carnegie Library is a one-story brick building with a full basement. The composition shingle hip roof with intersecting gable has a decorative bracketed cornice with a dentilated frieze. The building is T-shaped in plan, measuring 50'x 36', and has a concrete foundation. The library was built in accordance with plans developed by the Carnegie Foundation and is still intact.

The main elevation (north) has six concrete bullnose steps that lead to the entrance doors. The swinging entrance doors have fixed light glazing and a fanlight transom which is separated by a concrete belt course. The projecting entry has double wood doors, crested with a fanlight window in a single semi-circular arch bay with radiating brick

United States Department of the Interior
National Park Service

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voussoirs and rowlocks. The second story of the entrance bay is framed by brick pilasters with the name block above. The entry is topped by a projecting triangular pediment with a decorative plaster floral design, modillions, and dentils. "Carnegie Library" is inscribed above the doors.

Of the 35 windows, the primary type is one over one double-hung wood sash with concrete sills and large, decorative plaster lintels. The second floor windows have single pane transoms above. The windows are slightly recessed. The exterior wall material is red brick, running bond. A large brick exterior chimney with corbelled cap is on the rear (west) elevation.

The library is on a corner lot and surrounded by a lawn. Benches are dispersed in the lawn on the north elevation. Deciduous trees and perimeter plantings characterize the plantings around the library. A brick circular flower planters are in north yard area. The building is in excellent condition.

HISTORICAL DATA: The Dalles received \$10,000 from the Carnegie Foundation for the construction of a library. Over two years were spent planning for the construction of the library. Construction approval was granted on March 10, 1907 and the structure was dedicated in September, 1910. The main floor housed the circulation desk, the stacks, and the reading tables. The basement contained the heating and the utility rooms, and storage. The Dalles Library was one of 24 Carnegie libraries granted in Oregon between 1901 and 1916.

In 1912, the Wasco County Court contracted with the City for library services; the library became The Dalles City-Wasco County Library. The building served The Dalles area until 1967 when it closed its door for library purposes. The Dalles Art Center currently leases the building from the City of The Dalles.

The Dalles-Wasco County Library is one of several prominent civic and governmental building constructed in the first two decades of the 20th Century. The library is an intact example of a Carnegie Library and displays many distinctive characteristics of the Classical Style. The building is adjacent to the Wasco County Courthouse which was constructed shortly after the completion of the library.



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

HISTORIC LANDMARKS RESOLUTION NO. 185-22

Adopting The Dalles Historic Landmarks Commission Application #196-21 of The Dalles Main Street/Walldogs. This application is for a Historic Landmarks Commission hearing to gain approval to paint a mural on the northwest-facing parking lot wall. The property is located at 311 Union Street, The Dalles, Oregon and is further described as 1N 13E 3 BB tax lot 3200. Property is a primary contributing resource 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 February 23, 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 196-21 and the minutes of the February 23, 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 196-21, The Dalles Main Street/Walldogs, is ***approved*** with the following conditions:
 - 1. Work will be completed in substantial conformance to the proposal as submitted and reviewed.
 - 2. The applicant will be required to obtain a sign permit approved by the Community Development Department prior to installation/painting of the mural.
 - 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 23RD DAY, FEBRUARY, 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 February 23, 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. 186-22

Adopting The Dalles Historic Landmarks Commission Application #197-21 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- and south-facing alley wall of the property. The property is located at 401 Court Street, The Dalles, Oregon and is further described as 1N 13E 3 BC tax lot 600. Property is a compatible, non-contributing resource 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 February 23, 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 197-21 and the minutes of the February 23, 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 197-21, 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 23RD DAY, FEBRUARY, 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 February 23, 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. 187-22

Adopting The Dalles Historic Landmarks Commission Application #198-21 of The Dalles Art Center. This application is for a Historic Landmarks Commission hearing to gain approval to site a freestanding sign on the northeast corner of the property. The property is located at 220 E. Fourth Street, The Dalles, Oregon and is further described as 1N 13E 3 BC tax lot 2100. Property is a National Register resource located in the National Commercial 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 February 23, 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 198-21 and the minutes of the February 23, 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 198-21, The Dalles Art Center, 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 sign installation.
 - 3. In the event there are discovered archeological resources or materials during the project, the discovery shall be professionally evaluated prior to continued excavation at the site.

III. APPEALS, COMPLIANCE AND PENALTIES:

- A. Any party of record may appeal a decision of the Historic Landmarks Commission to the City Council for review. Appeals must be made in accordance to Article 11.12.090 of The Dalles Municipal Code, Chapter 11.12 Historic Resources, and must be filed with the City Clerk within ten (10) days of the date of mailing of this Order.

- B. Failure to exercise this approval within the time line set either by Order or by The Dalles Municipal Code will invalidate this permit.

ADOPTED THIS 23RD DAY, FEBRUARY, 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 February 23, 2022.

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

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