



# CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

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

## CERTIFICATE OF MAILING

I hereby certify that I served the attached notice of Decision

regarding:

HLC 166-19 - Scott Austin  
w/ Res 156-19

Approval

On 4/26/19, by mailing a correct copy thereof, certified by me as such, contained in a sealed envelope, with postage paid and deposited on the post office at The Dalles Oregon on said day. Between the said Post Office and the address to which said copy was mailed, there is a regular communication by US Mail.

DATED: 4/26/2019

Sam M. Pundt, Senior Planner  
Secretary  
Community Development Department

## Dawn Hert

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**From:** Dawn Hert  
**Sent:** Friday, April 26, 2019 5:17 PM  
**To:** Paula Webb; Arthur Smith; Bradley Cross; 'Brumley, Tonya'; Carolyn Wood; Cynthia Drake; Cynthia Keever; Dale McCabe; Dave Anderson; Ernie Garcia; Gene Parker; Jamie Carrico; Jay Wood; John Zalaznik; Julie Krueger; Pat Ashmore; Pat Cimmiyotti; Planning Distribution List; Richard Mays; TD Disposal Service; Wasco County Assessor; Wasco County Planning; Bob McNary; 'Dennis Davis'; Donna Lawrence; Doug Leash; Eric Gleason; Sandy Bisset; Timothy McGlothlin; Al Wynn; Byron Gibson; KACI FM; KIHRR; KODL; Mark Gibson; Neita Cecil; Rodger Nichols; Tom Peterson; Y102  
**Subject:** Notice of Decision: HLC 165-19 & HLC 166-19  
**Attachments:** 20190426171257969.pdf

Please see attached Notices of Decision for the following applications:

- HLC 165-19 for Victor Johnson
- HLC 166-19 for Scott Austin

Thank you and have a great weekend.

Dawn

Dawn Marie Hert, Senior Planner &  
Historic Landmarks Coordinator  
City of The Dalles Community Development Department  
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The Dalles, OR 97058  
(541) 296-5481 ext. 1129  
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**City of The Dalles**  
COMMUNITY DEVELOPMENT DEPARTMENT  
CITY HALL  
313 COURT STREET  
THE DALLES, OREGON 97058

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Scott Austin  
36234 Richardson Gap Road  
Scio, OR 97374



**City of The Dalles**  
COMMUNITY DEVELOPMENT DEPARTMENT  
CITY HALL  
313 COURT STREET  
THE DALLES, OREGON 97058

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Victor Johnson  
PO Box 398  
The Dalles, OR 97058

File  
HLC 100-19



## CITY of THE DALLES

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COMMUNITY DEVELOPMENT DEPARTMENT

### NOTICE OF PUBLIC HEARING DECISION Historic Landmarks Commission 166-19 Scott Austin

**DECISION DATE:** April 24, 2019

**APPLICANT:** Scott Austin

**\*REQUEST:** Requesting approval for façade modifications, window restoration or replacement, and new paint.

**LOCATION:** The property is located at 412 Washington Street, The Dalles, Oregon and is further described as 1N 13E 3 BD tax lot 9700. Property is located in the National Commercial Historic District and zoned "CBC" – Central Business Commercial.

**PROPERTY  
OWNER:** Scott Austin

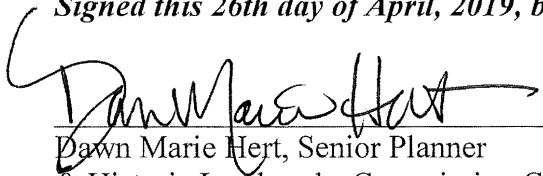
**AUTHORITY:** The Dalles Municipal Code, Chapter 11.12 Historic Resources

**DECISION:** Based on the findings of fact and conclusions in the staff report of HLC 166-19, and after a hearing in front of the Historic Landmarks Commission on April 24, 2019, the request by **Scott Austin** is hereby **approved** with the following conditions:

1. The Applicant is required to keep the front façade with the rounded corners intact.
2. The modification to the façade shall not alter the essential form and integrity of the historic property.
3. Work will be completed in substantial conformance to the pictures and proposals as submitted, reviewed and modified.
4. The use of reflective and smoked glass is prohibited.
5. Whenever possible, the natural color of the materials should be retained.
6. Cleaning of the historic structure requires the Applicant to use the gentlest means possible. No harsh chemical or sandblasting will be allowed.
7. Painting will be required to follow the historic guidelines and be approved by City Community Development Department staff prior to work starting.

8. The Applicant is required to notify the Community Development Department of any alteration of the approved plans.
9. The use of wood windows is required on the alley face of the building.
10. Minor modifications to the windows shall be approved by staff. Any major alteration to the windows will require review before the Historic Landmarks Commission.
11. The Historic Landmark Commission recommends that the applicant reduce the color of the historic building to a lighter color.

*Signed this 26th day of April, 2019, by*

  
Dawn Marie Hert, Senior Planner  
& Historic Landmarks Commission Coordinator  
Community Development Department

**APPEAL PROCESS:** The Commission's approval, approval with conditions, or denial is the final decision, and may be appealed to the City Council if a completed Notice of Appeal is received by the City Clerk no later than 5:00 p.m. on the 10<sup>th</sup> day following the date of the mailing of the Notice of Decision. The following may file an appeal of decisions:

1. Any party of record to the particular action.
2. A person entitled to notice and to whom no notice was mailed. (A person to whom notice is mailed is deemed notified even if notice is not received.)
3. The Historic Landmarks Commission, the Planning Commission, or the City Council by majority vote.

A complete record of application is available for review upon request during regular business hours, or copies can be ordered at a reasonable price, at the City of The Dalles Community Development Department. A Notice of Appeal form is available at The Dalles Community Development Department. The fee to file a Notice of Appeal is \$380.00. **The appeal process is regulated by The Dalles Municipal Code Chapter 11.12.090.**



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COMMUNITY DEVELOPMENT DEPARTMENT

### **HISTORIC LANDMARKS RESOLUTION NO. 156-19**

#### **Adopting The Dalles Historic Landmarks Commission Application #166-19 of Scott Austin.**

This application is for a Historic Landmarks Commission hearing to gain approval for façade modifications, window restoration or replacement, and new paint. The property is located at 412 Washington Street, The Dalles, Oregon and is further described as 1N 13E 3 BD tax lot 9700. Property is located in the National Commercial Historic District and zoned “CBC” – Central Business Commercial.

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

- A. The Historic Landmarks Commission of the City of The Dalles has, on April 24, 2019, 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 #166-19 and the minutes of the April 24, 2019, 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 166-19, Scott Austin, is *approved* with the following conditions:
  - 1. The Applicant is required to keep the front façade with the rounded corners intact.
  - 2. The modification to the façade shall not alter the essential form and integrity of the historic property.
  - 3. Work will be completed in substantial conformance to the pictures and proposals as submitted, reviewed and modified.
  - 4. The use of reflective and smoked glass is prohibited.
  - 5. Whenever possible, the natural color of the materials should be retained.
  - 6. Cleaning of the historic structure requires the Applicant to use the gentlest means possible. No harsh chemical or sandblasting will be allowed.
  - 7. Painting will be required to follow the historic guidelines and be approved by City Community Development Department staff prior to work starting.

8. The Applicant is required to notify the Community Development Department of any alteration of the approved plans.
9. The use of wood windows is required on the alley face of the building.
10. Minor modifications to the windows shall be approved by staff. Any major alteration to the windows will require review before the Historic Landmarks Commission.
11. The Historic Landmark Commission recommends that the applicant reduce the color of the historic building to a lighter color.

III. APPEALS, COMPLIANCE AND PENALTIES:

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

ADOPTED THIS 24<sup>TH</sup> DAY, APRIL, 2019.

*Bob McNary*  
for Eric Gleason, Chair *Bob McNary, vice-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 April 24, 2019.

AYES: McNary, Bissett, Leash

NAYS: -

ABSENT: Gleason, Davis

ABSTAIN:

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



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PLANNING DEPARTMENT

### **AGENDA CITY OF THE DALLES HISTORIC LANDMARKS COMMISSION**

CITY HALL COUNCIL CHAMBERS

313 COURT STREET

THE DALLES, OREGON 97058

*MEETING CONDUCTED IN A ROOM IN COMPLIANCE WITH ADA STANDARDS*

Wednesday, April 24, 2019  
4:00 PM

- I. Call to Order**
- II. Roll Call**
- III. Pledge of Allegiance**
- IV. Approval of Agenda**
- V. Approval of Minutes** – February 27, 2019
- VI. Public Comments** – During this portion of the meeting, anyone may speak on any subject which does not later appear on the agenda. Five minutes per person will be allowed.
- VII. Public Hearing**
  - A. Historic Landmarks Commission Application 165-19, Victor Johnson  
Request: Approval to landscape courtyard area and construct a small, lean-to structure. Herbring House is located at 313 W. Fourth Street and is a primary contributing resource included in Trevitt's Addition Historic District.
  - B. Historic Landmarks Commission Application 166-19, Scott Austin  
Request: Approval for façade modifications, window restoration or replacement, and new paint, as well as a discussion on future door and clock replacement. Property is located at 412 Washington Street in the National Commercial Historic District.



**VIII. Resolutions**

- A. Resolution 165-19 for HLC 155-19, Victor Johnson
- B. Resolution 166-19 for HLC 156-19, Scott Austin

**IX. Staff/Commissioner Comments**

**X. Next Meeting Date – May 22, 2019**

**XI. Adjournment**

**CITY of THE DALLES**

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COMMUNITY DEVELOPMENT DEPARTMENT

## **STAFF REPORT HISTORIC LANDMARKS REVIEW # 166-19**

**TO:** The Dalles Historic Landmarks Commission

**FROM:** Joshua Chandler, Planner

**HEARING DATE:** Wednesday, April 24, 2019

**ISSUE:** The Applicant is proposing façade modifications to the historic Webber's Cleaners.

**SYNOPSIS:**

APPLICANT	Scott Austin
PROPERTY OWNER	Austin Family Investments
LOCATION	412 Washington Street, The Dalles, OR 97058
ZONING	"CBC-1" – Central Business Commercial, Commercial Historic District
EXISTING USE	Vacant; previous use: dry cleaners
SURROUNDING USE	Commercial
HISTORIC STATUS	Classified as Eligible/Contributing per SHPO with a Secondary Significant Classification in The Dalles Commercial Historic District.

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

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

**BACKGROUND:** Webber's Cleaners, also referred to as Don's Cleaners, was built circa 1937 and is an example of the Moderne architecture movement. It is listed as a Secondary Significant resource in The Dalles Commercial Historic District, and listed as an eligible/contributing resource with the State Historic Preservation Office (SHPO). Two single-story structures exist on the subject property connected by a breezeway. Minimum historic information is available for the rear lot structure and it is currently vacant.

Staff approved a building permit in March 2019 for non-structural interior work which included office partitions and a restroom, as one did not exist with the original building. The Applicant was also approved by State Building Codes for a roof replacement (not visible from the street) and removal of non-historic roof mounted heating and cooling units (visible from the street), to be replaced by a furnace in an interior mechanical room and heat pump proposed in the breezeway at the rear of the building.

The Applicant is requesting approval from the Commission for the following items:

- *Wood accent replacement*
- *Window repair and replacement:*
  - Large storefront windows with sectioned semi-radius glass
  - Glass block windows
  - Double-hung wood sash windows
  - Boarded-up windows in rear of building
- *Façade repair and paint:*
  - Remove existing paint
  - Repair cracks and rot in stucco
  - Complete window stool repairs
  - Paint the building with two tone color scheme
- *Install parapet flashing*

At a later date, the Applicant will be requesting review for the following items:

- *Business sign*
- *Clock*
- *Replace front door with period door option*

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

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

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

Section 11.12.070, Subsection A. Review Criteria:

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

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

**FINDING A-1:** The existing building was constructed as a cleaning service in circa 1937. The Applicant has been approved for a new use as an office which is permitted outright in the CBC zone. Staff determined in the associated Proposed Change of Use application, that the new use is similar or less of an impact than the prior use. Besides the recent approval of a new restroom, the Applicant is proposing no structural changes to the building. Criterion met.

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

**FINDING A-2:** The Applicant is intending to preserve the majority of the building’s historic character; however, is requesting to replace a 2” x 6” wood accent piece on the building’s façade, as well as the parapet flashing at the roof line. The existing wood accent piece is in poor condition and rotted out in multiple places, and will be replaced by a like dimensional material, more resistant to weather. The Applicant is proposing either Redwood or Cedar, primed and painted to match the newly proposed building color. The new parapet flashing will replace the existing flashing removed during roof replacement. The flashing color will be factory pre-finished black, not requiring additional painting or maintenance in the future. Criterion met.

3. *“Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.”*

**FINDING A-3:** There are no plans for additions that would create a false sense of historical development. The Applicant is in the process of researching historic photos of Washington Street for reference in clock designs and historical accuracy. The Applicant is not proposing a clock at this time. Criterion met.

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

**FINDING A-4:** This property has depreciated over the years and has undergone improvements deemed necessary at the time, however, lacking historical significance. The historic reference sheet provided for the property has mention of past modifications to the structure which includes: two enclosed window openings

(boarded up and no longer operable) and one enclosed window opening (boarded up for use with an old vent), both of which are on the rear side of the building. To provide additional egress and improve the insulation factor in the rear of the building, the Applicant is proposing new white vinyl windows to replace all enclosed windows. With no historic photographs of these windows and three different types of glass in each window opening, there is no reference for an appropriate substitute for these windows. However, the Design Guidelines recommends the use of wood windows. The Applicant did state that these windows are not visible from any angle of Washington Street. Staff recommends the use of wood windows instead of vinyl, per the recommendations of the Municipal Code. Criterion will be addressed as a Condition of Approval.

The Applicant has been approved for a new roof through State Building Codes which resulted in the removal of the roof-mounted heating and cooling system. These units are not listed on the historic reference sheet.

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

**FINDING A-5:** The Applicant is requesting additional review in regards to the front façade storefront glass, as well as the glass panels butt-jointed at each of three rounded corners. Staff conducted a site visit and determined the poor condition of the entire glass system with cracks and air gaps between many of the pieces. Further neglect of the glass system could pose a safety concern. The Applicant had originally stated the intent to remove the butt-jointed corner glass and provided renderings of a possible proposal. The submitted renderings detail a 45 degree angle design, rather than the rounded corners. Similar to the Art Deco movement of the 1920s and 30s, the Moderne architecture movement stressed curved forms inspired by aerodynamic design. This distinct design is seen on the three rounded corners of the Webber’s Cleaners front façade, and is the most prominent Moderne design feature of the building. Staff recommends tempered glass for all glass replacement and a new silicone caulking application for all butt-jointed gaps of the segmented pieces. Staff will include as a condition of approval, a modified rendering of the front door entrance with rounded corners intact. Criterion will be addressed as a condition of approval.

The Applicant has expressed an interest in replacing the existing front door with something period specific (not proposed at this time). An aluminum entrance door is listed in the historic reference sheet; however staff questions any historical significance with this existing front door and assumes it was installed for modern functionality rather than design. Additional research into Moderne architectural features would be beneficial for the future front door replacement.

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 A-6:** The Applicant is intending to repair and repaint the entirety of the building, as well as repair the double-hung wood sash windows on the north side of the building. No change of color was provided at this time. Due to the lack of historic records on this property, the only photographs available for this building are similar to the current single tone color scheme. The Applicant is proposing a two-tone color scheme from Sherwin-Williams Historic color palette. Additionally, the Applicant is proposing installation of black parapet flashing around the entirety of the 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 A-7:** Applicant plans to surface clean the building. No details were provided with the application submittal. The cleaning will be required to be gentle without sandblasting or chemicals involved. Criterion will be addressed as a condition of approval.

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

**FINDING A-8:** No excavation is planned with this request. Criterion does not apply.

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

**FINDING A-9:** Details on the modification of the rounded corners has been provided in Finding A-5. Staff does not support the removal of the rounded corners as this is a distinct detail in Moderne architecture. Criterion will be addressed as a condition of approval.

The Applicant has stated intent to install a new clock on the front façade of the building (not proposed at this time). The historic reference sheet has mention of a clock on the front façade, but the lack of historical evidence and photographs provides little detail into the design of said clock. Staff recommends additional research into Moderne architectural design features for examples on clock design.

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 A-10:** Details on the modification of the rounded corners has been provided in Finding A-5. Staff does not support the removal of the rounded corners as this is a distinct detail in Moderne architecture. The removal of the rounded corners and replacement with the 45 degree corner posts would result in a substantial structural modification, forever impacting the essential form and integrity of the original craftsmanship. The ability to recreate the rounded corner design in the future

could be possible; however it would require substantial reconstruction and engineering. Criterion will be addressed as a condition of approval.

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

### **COMMERCIAL FRONT**

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

#### **GUIDELINES:**

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

**FINDING B-1: (a):** The existing front entrance is recessed and will not change with this proposal. Criterion met.

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

**(c):** Large clear plate storefront glass currently exists, however, no transom glass openings. The Applicant is intending on keeping the large display glass, with final details on the existing glass system dependent on the discussion with the Commission.

**(d):** No upper floors exist on this building. Criterion does not apply.

**(e):** Window bulkheads exist and will remain. Criterion met.

**(f):** Specific details of the existing window system have not been provided; however, its removal and replacement with a new window system will be further discussed with the Commission. Criterion met.

**(g):** The Applicant has discussed with Staff the lack of historic photographs that exist for the building; however, they have stated their intent to locate this information and use an old image as a wall paper mural inside the building. Criterion met.

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

### **MATERIALS**

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

**GUIDELINES:**

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

**FINDING B-2: (a):** Besides the replacement of the rotted accent piece, the Applicant is proposing to restore the original materials that remain on the building. The non-historic alterations will be removed and replaced. Criterion met.

**(b):** The proposed materials will be wood, glass and plaster and appear to be compatible with the historic materials that exist on the building. Criterion met.

**(c):** As stated above, the materials will be required to be compatible. Criterion met.

**(d):** The Applicant has proposed replacing the boarded-up rear windows with vinyl windows; however, staff recommends the use of wood windows per the Municipal Code recommendations. The Commission may request the installation of wood windows as a condition of approval.

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

**(f):** The main material used on the building face is stucco; therefore requiring a primer and paint application. Due to the lack of historic records on this property, the only photographs available for this building are similar to the current single tone color scheme.

**(g):** No painting of brick is planned. Criterion met.

**(h):** Cleaning of the building is planned. No sandblasting will be permitted. This will be addressed as a condition of approval.

**(i):** This building lacks trim and window sashes. As a condition of approval, Staff will require the Applicant to submit a color choice if the existing black double-hung window is repainted. Staff suggests that the commission allow staff to determine if the colors meet the design guidelines. Criterion will be addressed as a condition of approval.



**CONCLUSIONS:** The proposed improvements to the façade will bring the building more in compliance with historic design guidelines. The restoration will complement the building and enhance the commercial street façade. These changes to the building will allow for the continued use of this historic landmark. In all respects this application meets the standards of the Secretary of the Interior and The Dalles Municipal Code, Title 11 Planning, Chapter 11.12 – Historic Resources, with the following conditions:

**Conditions of Approval:**

1. The Applicant is required to submit a revised rendering of the front façade depicting the rounded corners intact.
2. The modification to the façade shall not alter the essential form and integrity of the historic property.
3. Work will be completed in substantial conformance to the pictures and proposals as submitted, reviewed and modified.
4. The use of reflective and smoked glass is prohibited.
5. Whenever possible, the natural color of the materials should be retained.
6. Cleaning of the historic structure requires the Applicant to use the gentlest means possible. No harsh chemical or sandblasting will be allowed.
7. Painting will be required to follow the historic guidelines and be approved by City Community Development Department staff prior to work starting.
8. The Applicant is required to notify the Community Development Department of any alteration of the approved plans.
9. The use of wood windows is recommended per the Municipal Code.