

Joshua Chandler

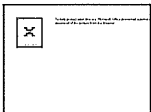
From: Scott Austin <scotta4825@gmail.com>
Sent: Friday, March 13, 2020 9:14 AM
To: Joshua Chandler
Subject: Application withdraw

Josh,

I would like to withdraw application 174-20 from the record. We have submitted new application 178-20 that includes new updated information.

Please let me know if you have any questions.

Thanks.



Scanned by McAfee and confirmed virus-free.



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

STAFF REPORT HISTORIC LANDMARKS REVIEW # 174-20

TO: The Dalles Historic Landmarks Commission

FROM: Joshua Chandler, Planner

HEARING DATE: Wednesday, February 12, 2020

ISSUE: The Applicant is proposing façade modifications to the rear lot building of 412 Washington Street.

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	Office Space; 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. For the purposes of this report, Staff has designated the Webber's Cleaners building with frontage on Washington Street as Building A and the rear building as Building B. Currently Building B is in poor condition with steel framed windows with

cracked/missing glass panels, varying levels of cracked surfaces, peeling/missing paint, varying levels of patching/fixes, and a failing roof that has resulted in multiple leaks over the years.

Since purchasing the property in 2018, the Applicant has been approved for multiple modifications and land use decisions essential for the update and restoration of this property. These approvals are listed below:

- Change of Use – New Office Use (Building A): approved 2/19/19
- Building Permit 124-19 (Building A): approved 3/27/19
- HLC 166-19 – Exterior Modifications (Building A): approved 4/24/19
- Change of Use 007-19 – New Office/Residential Use (Building B): approved 8/15/19
- Conditional Use Permit 192-19 – Parking Reduction (Building A & B): approved 10/3/19
- Building Permit 184-19 (Building B): approved 10/22/19
- Sign Permit (Building A): approved 12/3/19
- HLC 174-20 – Exterior Modifications (Building B): submitted 1/14/20

In addition, the Applicant will be applying for a roof replacement permit with Wasco County Building Codes. This replacement will not be visible from the street, but the associated roof flashing will require Historic Landmarks Commission review.

HLC 174-20 Proposal:

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

- *HardiePlank® siding installation – 4” reveal, smooth (no texture)*
- *Vinyl window replacement*
- *Roof/Parapet Flashing*

ANALYSIS: The Historic Landmarks Commission is responsible for conducting hearings dealing with proposed alterations to historic buildings. City of The Dalles Municipal Code (TDMC), 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.*

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: Building A was constructed as a cleaning service in circa 1937. At an undocumented date, Building B was constructed most likely for storage and the location of the furnace for Building A. Building B has been approved for the mixed use of an office and residential unit. Aside from recessing the alleyway entrance, the Applicant is not proposing any structural changes to the building at this time. **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: Over the years, Building B has experienced multiple façade modifications which is apparent on the structure. Numerous patches/fills have occurred on the building including concrete masonry unit (CMU) blocks installed within an original door opening, as well as numerous shotcrete, or “gunite” (sprayed concrete) applications presumably used to replicate the stucco finish of Building A. From the current conditions, it could be assumed that the main structure of Building B is comprised of CMU block, with varying consistencies of finish. Prior to installing the proposed HardiePlank® siding, the Applicant will repair all cracks and failures of the current building face and install nailing strips for the siding.

The existing windows on Building B are a majority of steel framing in poor condition, with missing and broken panels, in addition to one white vinyl window on the alley side of the building. Although the Design Guidelines recommend the use of wood windows the Applicant was approved for vinyl window replacements on Building A on 4/24/19 with HLC 166-19, and is proposing to replicate that detail on Building B. **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: The Applicant is proposing to install HardiePlank® siding to replicate “ship-lap” siding on the entirety of Building B, a material neither recommended nor prohibited in the Design Guidelines of The Dalles Commercial Historic District. Although wood siding does not currently exist on either Building A or B, the Applicant has provided that the historic Hamilton Hospital (416 Washington Street), which abuts the subject property, has existing horizontal siding. In addition to this property, Staff determined that of the 32 developed parcels within a 300 foot vicinity, 13 or 41% of the buildings have some form of wood siding. However, 15 of those developed parcels are outside The Dalles Commercial Historic District. Within the CBC zone, TDMC prohibits the use of wood, metal, and vinyl exteriors only in the CBC-2 sub-district.

There are no plans for additions that would create a false sense of historical development. The Applicant continues to research historic photos and documents pertaining to the building for reference in keeping with the historical accuracy of current and future projects. **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. Additional information regarding these improvements was discussed in previous findings. The historic reference sheet for this property has no mention of design, material, or style for Building B, rather just a reference to its existence. Staff has determined that none of the past improvements have acquired historic significance. **Criterion met.**

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

FINDING A-5: Due to the lack of information in the historic reference sheet regarding Building B, as well as the multiple façade modifications over the years, Staff has determined that no distinctive features, finishes, and construction techniques are apparent on Building B. In contrast, Building A exemplifies the Moderne architecture movement of the 1920s and 30s. It is unclear what the original façade was during the construction of Building B, but it does appear that the shotcrete applications were used to replicate the stucco finish on Building A. Other than the replicated building finish, Staff has found little to no architectural design similarities between Building A and B. **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 A-6: Unlike the pronounced features of Building A, Building B is quite utilitarian with few distinct architectural features. Other than the roof, the only proposed material replacement is the steel framed windows to black vinyl windows to match the recently approved vinyl windows of Building A. Currently the steel windows have missing, broken glass panels, and are in disrepair. The installation of the vinyl windows will not only match Building A, but will add an additional means of egress as well as have a higher insulating factor for Building B.

Once new siding is installed, the Applicant is intending to paint Building B to match Building A with a two-tone color scheme selected from Sherwin-Williams Historic color palette. Additionally, the Applicant is proposing installation of black roof and parapet flashing around the entirety of the building, to replicate the detail of Building A. **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: 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: All proposed repairs and material replacements will not destroy the historic character of the character of the property. Rather than attempt to replicate the Moderne architecture style of Building A, the Applicant’s proposal for Building B will clearly differentiate the two buildings and retain Building A as the focal point of the property. ***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 A-10: No additions are being proposed at this time. ***Criterion met.***

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

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): Due to past façade modifications and repairs, original materials and finishes on Building B are not easily identifiable. To avoid replicating the past surface applications and potentially creating a false sense of historical development, the Applicant is proposing to use HardiePlank® horizontal siding for the entirety of Building B. Most of the existing windows are in disrepair, therefore the Applicant is proposing the use of new black vinyl windows to match the recently approved vinyl windows on Building A. ***The Commission may request an alternative siding material as a condition of approval.***

(b): Horizontal siding does not currently exist on Building B, therefore is not compatible with the shotcrete applications that currently exist. Although incompatible with Building A, the Applicant has provided that the historic Hamilton Hospital, which abuts the subject property, has existing horizontal siding on a rear lot addition attached to the original brick and stucco building. This abutting property is also classified as a Secondary Significant resource. ***The Commission may request an alternative siding material as a condition of approval.***

(c): HardiePlank® siding, or wood siding, is not listed as a recommended material within the Design Guidelines of The Dalles Commercial Historic District. ***The Commission may request an alternative siding material as a condition of approval.***

(d): The Applicant has proposed replacing the existing windows with black vinyl windows similar to the recently approved vinyl windows on Building A on 4/24/19, with HLC 166-19. ***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 will be addressed as a condition of approval.***

(f): The Applicant is not intending on retaining the natural color of the siding, but rather is proposing to match the siding with Building A. The two-tone color scheme was selected from the Sherwin-Williams Historic color palette. ***Criterion met.***

(g): No painting of brick is planned. ***Criterion will be addressed as a condition of approval.***

(h): No sandblasting will be permitted. ***Criterion will be addressed as a condition of approval.***

(i): The Applicant is proposing to match the color scheme on Building B with the recently applied color scheme of Building A. This building lacks trim and window sashes. ***Staff suggests that the commission allow staff to determine if the colors meet the design guidelines.***

CONCLUSIONS: The proposed restoration of Building B will result in the reuse of a currently dilapidated and vacant structure within The Dalles Commercial Historic District. The proposed modifications will complement the historic Webber's Cleaners building and maintain its prominence as one of the few examples of Moderne architecture within the City of The Dalles. 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. Work will be completed in substantial conformance to the pictures and proposals as submitted, reviewed and modified.
2. The use of reflective and smoked glass is prohibited.
3. Cleaning of the historic structure requires the Applicant to use the gentlest means possible. No harsh chemical or sandblasting will be allowed.
4. Painting will be required to follow the historic guidelines and be approved by The Dalles Community Development Department Staff prior to work starting.
5. The Applicant is required to notify the Community Development Department of any alteration to the approved plans.
6. The use of wood windows is recommended per the Municipal Code.



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



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

HLC 174-20



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SCOTT AUSTIN

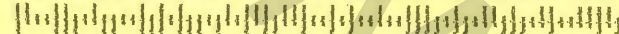
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CITY of THE DALLES

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 Public Hearing

regarding:

HLC 174-20 Scott Austin

On January 31, 2020, 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: January 31, 2020

Paula Webb
Secretary
Community Development Department

Name **HLC Public Hearing Notice**

Name	E-mail
Arthur Smith	arthurs@co.wasco.or.us
Bradley Cross	bradleyc@co.wasco.or.us
'Brumley, Tonya'	tlb@nwnatural.com
Building Codes	building.department@oregon.gov
Cynthia Keever	ckeever@ci.the-dalles.or.us
Dale McCabe	dmccabe@ci.the-dalles.or.us
Dave Anderson	danderson@ci.the-dalles.or.us
Don Morehouse	Donald.MOREHOUSE@odot.state.or.us
Ernie Garcia	ernie.garcia@charter.com
Gene Parker	gparker@ci.the-dalles.or.us
HLC Commissioners*	
Jamie Carrico	JCarrico@ci.the-dalles.or.us
Jay Wood	jwood@mcf.org
Julie Krueger	jkrueger@ci.the-dalles.or.us
MEDIA	
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ODOT Region 4 Plan Manager	ODOTR4PLANMGR@odot.state.or.us
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Pat Cimmiyotti	Patrick.M.Cimmiyotti@odot.state.or.us
Paul Titus	Paul-Titus@nwasco.com
Planning Distribution List	
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TD Disposal Service	anne.loop@wasteconnections.com
Wasco County Assessor	assessor@co.wasco.or.us
Wasco County Planning	wcplanning@co.wasco.or.us

Keith Meisner
Century Link
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Hood River, OR 97031

Kuri Gill / Ian Johnson
SHPO
725 Summer St NE, Ste C
Salem, OR 97301

CIVIC AUDITORIUM HIST PRESERV
PO BOX 1102
THE DALLES, OR 97058

MDZ PROPERTY LLC
985 SW LONG FARM RD
WEST LINN, OR 97068

COLUMBIA STATE BANK
PO BOX 2156 MS 3300
TACOMA, WA 98401

AUSTIN FAMILY INVESTMENTS
PO BOX 2771
ALBANY, OR 97321

COLUMBIA STATE BANK
PO BOX 2156 MS 3300
TACOMA, WA 98401

GREATER OREGON BEHAVIORAL
HEALTH
309 E 2ND ST
THE DALLES, OR 97058

VON BORSTEL WAYNE & MARTA JOINT
RLT
308 E 3RD ST
THE DALLES, OR 97058

GREATER OREGON BEHAVIORAL
HEALTH
401 E 3RD ST STE 101
THE DALLES, OR 97058-2563

PERMACO LLC
415 WASHINGTON ST
THE DALLES, OR 97058

TAYLOR TEVIN & KIRSTEN
2820 E 16TH ST
THE DALLES, OR 97058

U S BANK CORP PROPERTIES
2800 E LAKE ST LAKE0012
MINNEAPOLIS, MN 55406

SCOTT AUSTIN
36237 RICHARDSON GAP RD
SCIO, OR 97374



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

January 31, 2020

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of The Dalles Historic Landmarks Commission will conduct a public hearing at the Special Meeting on **Wednesday, February 12, 2020, at 4:00 pm**, in the City Hall Council Chambers, 313 Court Street, The Dalles, Oregon 97058. The meeting will be conducted in a room in compliance with ADA Standards. Anyone requiring accommodations may call the office of the City Clerk, (541) 296-5481 ext. 1119, Monday through Friday, from 8:00 a.m. to 5:00 p.m. to make arrangements.

This notice is being sent to affected agencies, parties of record, and property owners within 100 feet of the subject property. The request is outlined below, and the procedures for the public hearing are also shown.

APPLICANT: Scott Austin

APPLICATION NUMBER: HLC 174-20

REQUEST: Approval to install hardy plank siding to best replicate a ship-lap siding in use on a nearby structure, and replace metal windows with vinyl windows to match the back windows on Building A of the same address.

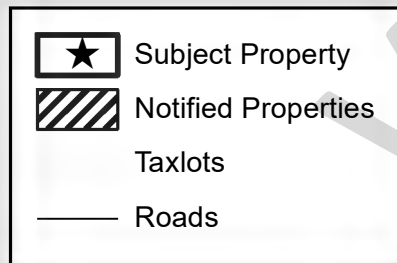
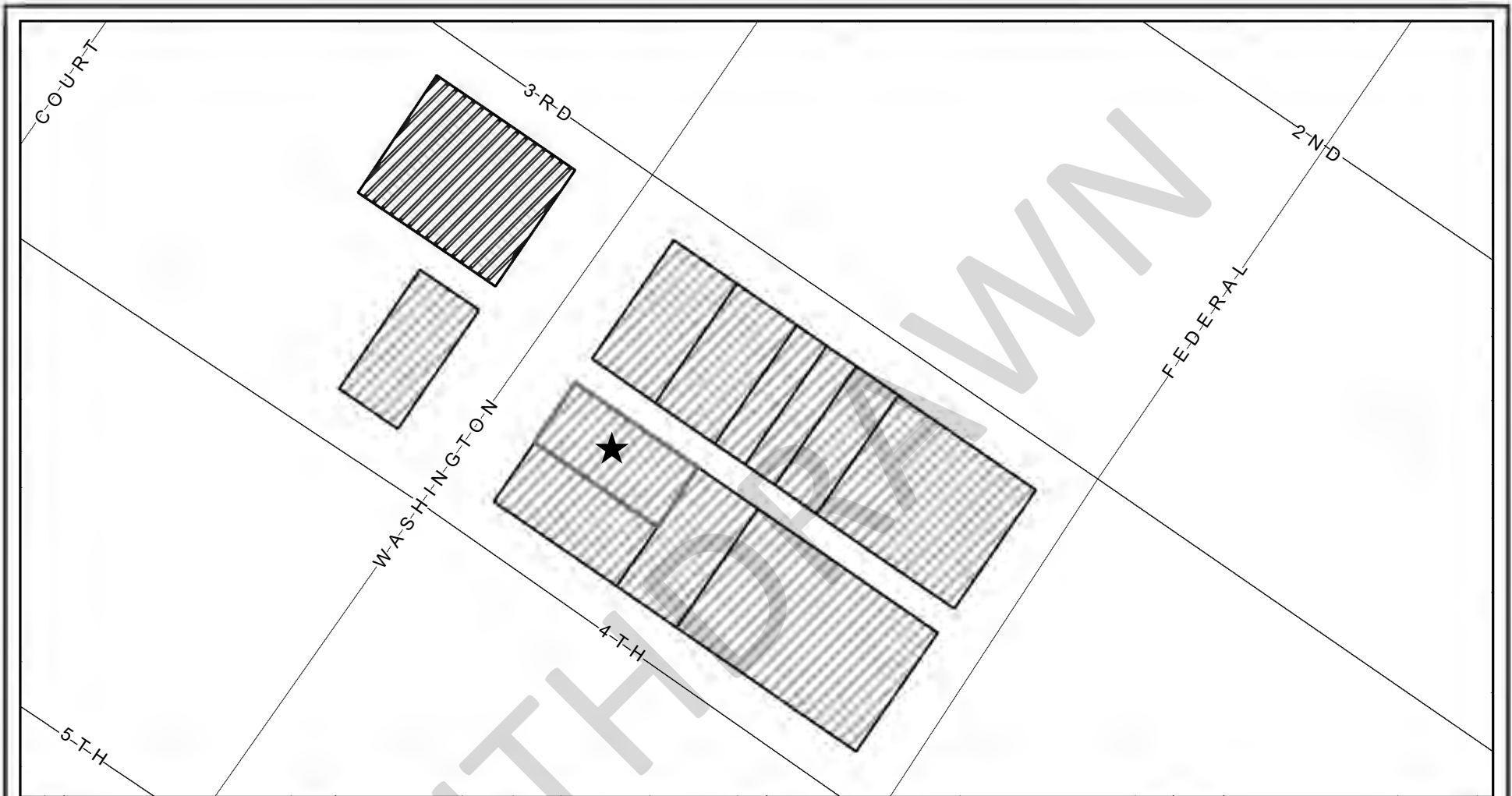
PROPERTY OWNER: Austin Family Investments

LOCATION: The property is located at 412 Washington Street, Building B, The Dalles, Oregon and is further described as 1N 13E 3 BD tax lot 9800. Property is located in the National Commercial Historic District and zoned CBC – Central Business Commercial.

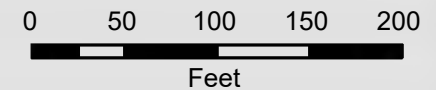
REVIEW CRITERIA: The review criteria for each application are the Secretary of the Interior's Standards. These standards have been adopted by The Dalles Municipal Code, Title 11 Planning, Chapter 11.12 Historic Resources. All information relating to the application is available at, and comments may be delivered to, the Community Development Department, Joshua Chandler, Planner, phone (541) 296-5481 ext. 1120, or jchandler@ci.the-dalles.or.us. Comments must be received by the hearing date or may be presented at the hearing.

CITY OF THE DALLES
HISTORIC LANDMARKS COMMISSION HEARING PROCESS

1. The Historic Landmarks Commission Chairman will read the rules at the opening of the hearing.
2. City staff will present findings relating the request to the applicable ordinance and/or plan criteria and give a recommendation for Commission action.
3. Proponents will have opportunity to address the Commission.
4. Opponents will have opportunity to address the Commission.
5. Proponents will then be given an opportunity to rebut any statements made by an opponent.
6. The Commission will ask questions of staff or others testifying throughout the hearing. All testimony must relate to the applicable ordinance and plan criteria.
7. The Chairman will close the public testimony portion of the hearing and the Commission will deliberate the case.
8. The Commission may then approve, deny, or reject the plan for modification. The Commission may also continue the hearing to a date certain, or where appropriate, recommend action by another City Commission of the City Council.
9. A resolution is then presented to the Commission and voted upon. Any party may appeal the decision to the City Council by filing a fee and stating the reason(s) for the appeal in writing within 10 days of the resolution date.
10. Further information on the rules of the hearing may be obtained from the Community Development Department, 313 Court Street, The Dalles, Oregon, or call Dawn Marie Hert, Senior Planner, at 296-5481, ext. 1129.



Properties within 100 Feet of
HLC 174-20
412 Washington Street
1N 13E 3 BD 9800
Scott Austin



City of The Dalles
Community Development
Department
January 31, 2020 | JC



January 28, 2020

PO #201632

NOTICE OF PUBLIC HEARING

The City of The Dalles Historic Landmarks Commission will hold a Special Meeting for a public hearing on Wednesday, February 12, 2020, at 4:00 p.m. The meeting will take place in the City Council Chambers at City Hall, 313 Court Street, The Dalles, Oregon. The purpose of the hearing is to receive public testimony regarding the following applications:

Historic Landmarks Commission Application #174-20, Scott Austin, requesting approval to install hardy plank siding to best replicate a ship-lap siding in use on a nearby structure, and replace metal windows with vinyl windows to match the back windows on Building A. The property is located at 412 Washington Street, Building B, The Dalles, Oregon and is further described as 1N 13E 3 BD tax lot 9800. Property is located in the National Commercial Historic District and zoned CBC – Central Business Commercial.

Historic Landmarks Commission Application #175-20, Elizabeth Wallis, requesting approval to replace failing metal gutters on the Anderson Granary with wooden gutters which replicate the originals. The property is located at 500 W. 16th Street, The Dalles, Oregon and is further described as 1N 13E 3 DA tax lot 12400. Property is locally landmarked and zoned P/OS – Parks and Open Spaces.

Historic Landmarks Commission Application #176-20, Elizabeth Wallis, requesting approval to replace the corrugated metal siding on the eastern wall of the Vehicle Display Building with wooden siding. The property is located at 500 W. 15th Street, The Dalles, Oregon and is further described as 1N 13E 3 DA tax lot 10400. Property is locally landmarked and zoned P/OS – Parks and Open Spaces.

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. All information relating to the application is available at, and comments may be delivered to, the Community Development Department, phone (541) 296-5481 ext. 1125. Comments must be received by the hearing date or may be presented at the hearing.

The meeting will be conducted in a room in compliance with ADA Standards. Anyone requiring accommodations may call the office of the City Clerk, (541) 296-5481 ext. 1119, Monday through Friday, from 8:00 a.m. to 5:00 p.m. to make arrangements.

PLEASE RUN ONCE ON SATURDAY, FEBRUARY 1, 2020.

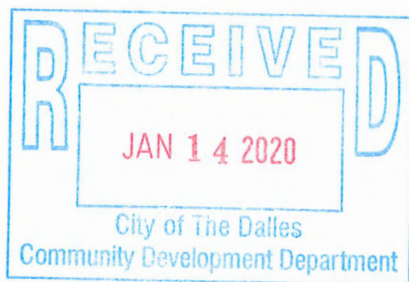
Thank you!
Paula Webb, Planning Secretary



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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



HLC# 174-20

HISTORICAL LANDMARKS APPLICATION

Application is required for modifications and/or alterations to the exterior of certified historic structures and all structures within certified historic districts. Additionally, new construction within established historic districts are also required to appear before the City of The Dalles Historic Landmarks Commission.

Name:	Scott Austin
Address	36237 Richardson Gap Rd Scio Oregon 97374
Site Address	412 Washington Building B (Back building)
Map and Tax Lot	1N 13E 3BD 9800
Telephone	503-302-4825
Zoning	

Please

describe your project goals.

Or goal is to preserve and utilize the back building (Building B) as additional rental space on the property.

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

The building has had many changes to the outside appearance. Currently the structure has several textures including heavy & light shot-crete concrete and flat CMU.

The windows currently are very old metal windows with chicken wire glass, many panels missing or broken. We are proposing the use of hardy plank siding to best replicate a ship-lap type siding that is currently on the medical center next door. We are also requesting the use of vinyl windows to match the back windows on building A

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

making the siding replicate a ship-lap type siding, use vinyl windows with grids, paint with matching colors of the front building (Building A)

What is the current use of this property?

Storage

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

List any known archeological resources on site.

Non

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

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

Scott Austin

Scott Austin

Digitally signed by Scott Austin
DN: cn=Scott Austin, o, ou,
email=scotta4825@gmail.com, c=US
Date: 2020.01.14 10:26:07 -08'00'

1/14/2020

Applicant

Date

Owner (if not the applicant)

I have reviewed the above application and certify that it is complete and accepted for processing.

Secretary, Historical Landmarks Commission

For Office Use Only

Historical Classification

(Primary, Secondary, Historical, Etc.)

Historic Building/Site ☐

Historic District: Trevitt ☐ Commercial ☐

Historic Name

(If any)

Year(s) Built

412 Washington Street Exterior Façade and Roofing for Building B

We are requesting the following improvements for the exterior façade of 412 Washington Street (the old Webbers cleaners and tailors building B.) Included are pictures showing current status of the exterior and the surrounding buildings.

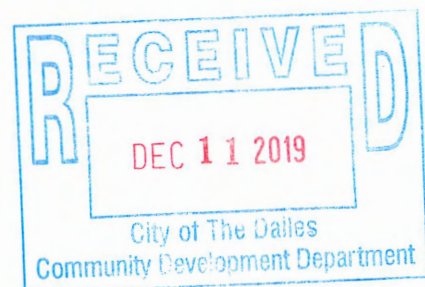
Areas we will change from current status to new status.

1. Install new hardy plank siding over CMU Block.
2. Replace current steel windows that are beyond repair to vinyl windows that match the back windows of building A

Roofing,

The current roofing is a built up asphalt roof that has leaked in several places. We are currently proposing to replace the existing built up roof with a modern PVC membrane.

1. The current roofing will be replaced with a warm roof system consisting of;
 - a. Self adhered vapor barrier to mitigate condensation on the existing roof deck
 - b. Two layers of Rigid ISO insulation, gives R30 insulation value (Also develops the crickets necessary for drainage to the scuppers)
 - c. ¼" cover board (Provides Class A fire rating)
 - d. White 50 Mill Dura-Last membrane (Covers deck and parapet wall)
 - e. Two piece compression edge metal and flashing with drip edge
 - f. New collection pans and down spouts.



2. Windows

The windows on the building consist of large steel framed and one vinyl window on the alley side. The steel windows have not been maintained and are in very poor condition.

The following proposed replacements include;

- a. Windows in building B in parking areas and alley way (requesting to put vinyl windows in these openings that will give a higher insulating factor and provide another means of egress for the building.) These windows cannot be seen from any street angle.

3. Exterior building siding and paint,

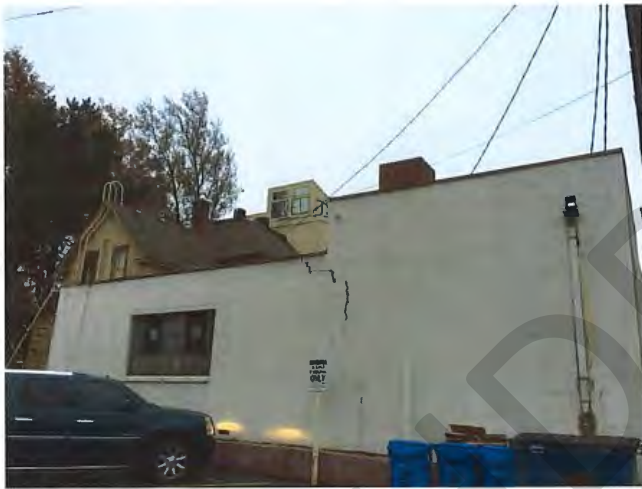
The exterior building has had many layers of paint applied and in some areas is chipping very badly. Repairs over the years have left many different wall textures from unfinished CMU to a heavy shotcrete finish in other areas. The following repairs and paint color scheme include;

- a. Repair all cracks and areas of failure in the CMU and install nailing strips for lap siding.
- b. Building will be painted to match front building A.

Exterior finishes of surrounding buildings.

From the alleyway there are many buildings all with different exterior construction materials. These materials include, smooth concrete, red brick, CMU, split-face CMU tin or metal siding and shiplap. Below are pictures representing the area.





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dedication ceremony. The new Civic Auditorium contained a gymnasium with a balcony, a ball room with a suspended dance floor, a community room for meetings with a stone fireplace, wood trim, and wood pillars, and a theater for road shows and music. Many plays were performed in the theater. After the decline of traveling shows, the auditorium was developed into a movie theater. Over the years, the auditorium has been used by a variety of groups.

In 1978, the Civic Auditorium was listed in the National Register of Historic Places. In the 1980s, citizens concerned about the deteriorating condition of the building started raising money for repair work. The roof and gutter were repaired at this time. In 1992, the Civic Auditorium Historic Preservation Committee bought the building from the City. The building is currently (1997) undergoing restoration.

#29 HISTORIC NAME: Webber's Cleaners
COMMON NAME: Don's Cleaners
ADDRESS: 412 Washington Street
RESOURCE TYPE: Building
OWNER'S NAME AND ADDRESS:
Donald Wilbern
412 Washington Street
The Dalles, Ore. 97058
ASSESSOR'S MAP: 1N-13E-3BD BLOCK 6 LOT: N. 1/2 11, 12 TAX LOT: 9800
ADDITION: Bigelow Addition
YEAR BUILT: c. 1937
ALTERATIONS: Minor
STYLE: Moderne
USE: Commerce: Business
PREVIOUS HISTORIC LISTING: None
CLASSIFICATION: Secondary

PHYSICAL DESCRIPTION: Webber's Cleaners is a good example of the Moderne Style, popular in the 1930s. There are few buildings in The Dalles built in this style and is one of the few constructed during the Depression.

The building is a single story, concrete block building with a stucco finish. The building has rounded corners at the north end of the main (west) elevation and at the recessed, aluminum entrance door. Fixed

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sheet glass display windows have stainless steel mullions, with four rectangular glass panels butt jointed at each rounded corner.

The main elevation is organized with horizontal bands of wall material and glass typical of the Moderne style. A 1 1/2 story vertical element at the south end of the main elevation terminates the facade and has provision for a projecting sign. Evidence of a clock is still on the vertical element. Other signage is located over the entrance in the rectangular panel.

The north elevation has three vertical slot windows of glass block, laid 3 blocks wide, 12 blocks high. Other windows are two over three double-hung wood sash.

The east elevation has a single glass aluminum rear door that opens to a partially covered parking lot between the two sections of the building. Two windows have been enclosed and one window has a vent where the glass once was. A second one-story structure is located on the east third of the lot and is connected to the store by a breezeway over the parking area. The addition has a stucco facade and a single brick interior chimney. The south elevation has a mural depicting the Oregon Coast. The building is in good condition.

HISTORICAL DATA: Ward R. Webber purchased the property on March 26, 1937 from Joseph Stadelman. Webber constructed the cleaners c. 1937 and operated the business until 1948 when he was appointed Wasco County Judge. Webber was a prominent citizens in The Dalles.

Webber was born in Missouri on September 25, 1893, received his early education in Kansas, and traveled through California before settling in The Dalles in 1913. He then opened the French Cleaners and then another cleaning establishment until he built Webber's Cleaners in 1937. He operated the business until he became county judge in 1948. Webber's career as county judge was a very productive and progressive. Under his term, Webber set up the first juvenile office, and was instrumental in having The Dalles Bridge built in 1953. He was also a member of the Port Commission, the Elks Lodge, Masonic Lodge, and the Chamber of Commerce. Webber died in 1955 at the age of 61.

Existing Siding Inventory

Legend

- ★ Subject Property
- 300' Study Area
- Taxlots
- Existing Siding
- No Existing Siding
- Vacant/Parking

