



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 177-20 Carpenter & McQuade

On May 29, 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: May 29, 2020

Paula Webb

Secretary
Community Development Department

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Todd Carpenter & Carla McQuade
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NOTICE OF PUBLIC HEARING DECISION **Historic Landmarks Commission 177-20** **Todd Carpenter and Carla McQuade**

DECISION DATE: May 27, 2020

APPLICANT: Todd Carpenter and Carla McQuade

REQUEST: The property owners are requesting approval to replace the façade of the Recreation Café with a wooden façade in early 1900's style.

LOCATION: The properties are located at 213-219 E. Second Street, The Dalles, Oregon and are further described as 1N 13E 3 BD tax lots 3600, 3500 and 3400, respectively. Properties are located in the National Commercial Historic District and zoned CBC – Central Business Commercial.

PROPERTY OWNER: Todd Carpenter and Carla McQuade

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 177-20, and after a hearing in front of the Historic Landmarks Commission on May 27, 2020, the request Work shall be completed in substantial conformance to the pictures and proposals as submitted, reviewed and modified.

1. The use of wood for windows is recommended.
2. Double hung second story windows are recommended.
3. The use of reflective and smoked glass is prohibited.
4. Whenever possible, the natural color of the materials should be retained.
5. The modification to the façade shall not alter the essential form and integrity of the historic property. Utmost care will be taken with new façade construction and awning installation.
6. The applicants shall submit plans for a building permit to Wasco County Building Codes.

7. Cleaning of the historic structure requires the applicants to use the gentlest means possible. No harsh chemical or sandblasting will be allowed.
8. Painting will be required to follow the historic guidelines and be approved by Community Development Department staff prior to work starting. The following color scheme is recommended: darkest-window sash; medium-building; lightest-trim, detail.
9. 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.
10. Replacement materials necessary for restoration should be compatible in quality, color, texture, finish and dimension to the original materials.
11. The applicants are required to notify the Community Development Department of any alteration of the approved plans.

Signed this 27th day of May, 2020, 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 10th 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 \$500.00. **The appeal process is regulated by The Dalles Municipal Code Chapter 11.12.090.**



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HISTORIC LANDMARKS RESOLUTION NO. 166-20

Adopting The Dalles Historic Landmarks Commission Application #177-20 of Todd Carpenter and Carla McQuade. This application is for a Historic Landmarks Commission hearing to gain approval to clean and complete a façade restoration with wood to return structure to 1900s era style. The property is located at 211, 213, 215 E. Second Street, The Dalles, Oregon and is further described as 1N 13E 3 BD tax lots 3400, 3500 and 3600. 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 May 27, 2020, 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 #177-20 and the minutes of the May 27, 2020, 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 177-20, Todd Carpenter and Carla McQuade, is ***approved*** with the following conditions:
 - 1. Work shall be completed in substantial conformance to the pictures and proposals as submitted, reviewed and modified.
 - 2. The use of wood for windows is recommended.
 - 3. Double hung second story windows are recommended.
 - 4. The use of reflective and smoked glass is prohibited.
 - 5. Whenever possible, the natural color of the materials should be retained.
 - 6. The modification to the façade shall not alter the essential form and integrity of the historic property. Utmost care will be taken with new façade construction and awning installation.
 - 7. The applicants shall submit plans for a building permit to Wasco County Building Codes.
 - 8. Cleaning of the historic structure requires the applicants to use the gentlest means possible. No harsh chemical or sandblasting will be allowed.

9. Painting will be required to follow the historic guidelines and be approved by Community Development Department staff prior to work starting. The following color scheme is recommended: darkest-window sash; medium-building; lightest-trim, detail.
10. 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.
11. Replacement materials necessary for restoration should be compatible in quality, color, texture, finish and dimension to the original materials.
12. The applicants are required to notify the Community Development Department of any alteration of the approved plans.

III. APPEALS, COMPLIANCE AND PENALTIES:

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

ADOPTED THIS 27TH DAY, MAY, 2020.


Robert McNary, Chair
Historic Landmarks Commission

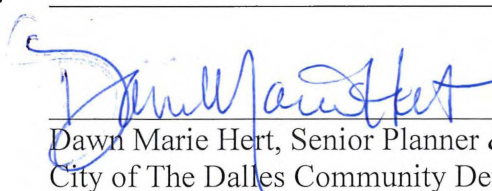
I, Dawn Marie Hert, Senior Planner and Historic Landmarks Secretary for the Community Development Department of the City of the Dalles, hereby certify that the foregoing Order was adopted at the meeting of the City Historic Landmarks Commission, held on May 27, 2020.

AYES: Gleason, McNary, Leash, Ercole, one position vacant

NAYS: —

ABSENT: —

ABSTAIN: —

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



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STAFF REPORT HISTORIC LANDMARKS REVIEW # 177-20

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Senior Planner

HEARING DATE: Wednesday, May 27, 2020

ISSUE: Todd Carpenter and Carla McQuade are applying to replace the façade of the Recreation Café with one of two options. Option #1 – Restore early 1900's era façade with a brick veneer; Option #2 - Restore early 1900's historic façade with wood.

SYNOPSIS:

APPLICANTS	Todd Carpenter and Carla McQuade
PROPERTY OWNER	Todd Carpenter and Carla McQuade
LOCATION	211, 213, 215 E. 2 nd Street, The Dalles, OR 97058
ZONING	"CBC-1" – Central Business Commercial, Commercial Historic District
EXISTING USE	Vacant – Previously mixed uses as a Restaurant, Lounge/Bar, and Bowling Alley
SURROUNDING USE	Commercial
HISTORIC STATUS	Classified as Non-Compatible, Non-Contributing 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: There is no historic name of this building group; it is commonly known as the Recreation Café. The buildings were constructed in two stages. The first portion was built in 1946 and the addition was constructed in 1958. The later addition replaced the Grand Theater which was the top showplace at one time in the Mid-Columbia area.

As stated above, the buildings are non-compatible, non-historic for The Dalles Commercial Historic District. With the latter portion of the buildings being constructed in 1958, one could argue that the buildings should now be re-evaluated and be included as a historic structure in the district because they are older than 50 years. However, according to the inventory sheets, major alterations to the buildings over the years may disqualify the buildings as historic structures.

In 2012, the buildings were earmarked for demolition to allow construction of a hotel on that site. Those plans changed and the buildings have remained vacant.

On February 27, 2019, the Historic Landmarks Commission approved application HLC 164-19 for façade restoration to follow the late 1800's/early 1900's era style. Soon after, the applicants were awarded an Oregon Main Street grant in the amount of \$200,000. With approved plans, a grant from Main Street and an approved purchase from Columbia Gateway Urban Renewal Agency, the applicants started their restoration project.

Unfortunately, in August 2019 The Dalles had a major storm event that damaged the buildings. The Urban Renewal Agency learned that an estimated 11.6 tons of water weight fell on the Recreation Building's roof during the storm. The viability of the structure was unknown due to a failing roof. A structural engineer was retained to assist in plans to stabilize the building as well as provide plans for reconstruction and reuse of the historic buildings.

With the buildings stabilized, the applicants are now looking for direction and approval from the Historic Landmarks Commission for a modification from their previous approval. The previous approval anticipated existing original material behind the 1950's era façade installation; unfortunately, that was not the case. The application included two options for the Commission to review, both options will require a complete restoration of the façade:

Option #1 – (The applicant has now asked that this option request be removed due to recent correspondence with the State Historic Preservation Office (SHPO). It was determined that the SHPO would not support the installation of a brick veneer.) Alter the existing façade windows and doors to be compatible with the late 1800's/early 1900's era architecture. The restoration will include a full façade restoration using historic photos to create a similar façade to the original buildings that existed in that location. The applicant requested a brick veneer material as there are no significant remnants of the former historic buildings.

Option #2 – (Staff preference.) Alter the existing façade windows and doors to be more open to the street/sidewalk and compatible with the late 1800's/early 1900's era architecture significant in The Dalles Commercial Historic District. The restoration will include a full façade restoration using historic photos to create a similar façade to the original buildings that existed in that location. There are very few remnants of the former historic buildings except some stucco from the 1950's façade work. The applicant is open to the Commission's

recommendation for restoration of that remaining material. The applicant is requesting use of the existing wood materials, as there are no significant brick remnants of the former historic buildings. This option will allow the buildings to be compatible with the surrounding buildings of similar vintage as well as allow for re-use of the currently vacant buildings.

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

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

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

Section 11.12.070, Subsection A. Review Criteria:

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

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

FINDING-A1: This site has been used as a bowling alley, restaurant and bar for many years. It has remained vacant over the past ten years. The uses for the buildings have been discussed and will follow similar type uses such as a bar, indoor recreation and restaurant uses. The property is located in the Central Business Commercial district. There is no change of use requested at this time, any proposed uses would need to be permitted uses for the subject zone. Criterion met.

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

FINDING-A2: Option #2 would utilize the existing historic building exteriors and remove all non-original materials from the buildings. 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-A3: Option #2 would bring the buildings back to the early 1900's era. With the assistance of historical photos, the applicants would construct a compatible wood façade to the existing historic building exteriors. These modifications will be differentiated from the original features and will not create a false sense of historical development. Criterion met.

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

FINDING-A4: Option #2 - All the 1950's era façade will be removed. One could say that the 1950's era façade has acquired historical significance due to its age and being over 50 years old. However, following the previous approval by the Commission, the applicant is planning to follow the earlier period façade. The original structures are more compatible with, and meet the period of historic significance of, the National Historic District in which the buildings are located. Criterion met.

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

FINDING-A5: Option #2 - There are no plans for removal of any original historic features. Criterion met.

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

FINDING-A6: Option #2 – Unfortunately there are very limited existing historical features that remain on the buildings. This option provides an opportunity to use existing materials. In a case where materials need replacement due to deterioration, similar materials will be required for use in the restoration. Criterion will be addressed as a condition of approval.

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

FINDING-A7: Option #2 - Applicants plan to surface clean the buildings. However, no details were provided with the application submittal. On the remaining historic portions of the buildings, cleaning will be required to be gentle without sandblasting or chemicals involved. Criterion will be addressed as a condition of approval.

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

FINDING-A8: Option #2 - No excavation is planned with this request. Criterion does not apply.

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

FINDING-A9: Option #2 - All the 1950's era façade will be removed. The plans include restoring the original historic building exteriors as well as construction of a new façade using historic photos as reference. The new facade will be differentiated from the original and be compatible in massing and scale to the adjacent buildings. Criterion met.

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

FINDING-A10: Option #2 - The façade was altered substantially in the 1950's, leaving only a small portion of the original center building visible. The remaining historic exteriors have been covered for years. The modification to the façade will not alter the essential form and integrity of the historic property. Utmost care will be taken with construction of the new façade for either option. Criterion will be addressed as a condition of approval.

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

SUBSECTION (M) - COMMERCIAL FRONT

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

GUIDELINES:

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

FINDING B-1: (a): Option #2 -The primary entrance will remain on the front of the buildings. The entire front will be slightly recessed following the existing building lines. Criterion met.

(b): Option #2 - 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): Option #2 –The plans include clear plate glass for the windows/doors. Criterion met.

(d): Option #2 - The upper floor windows are shown as solid in the provided rendering. Only the center building portion will have a second story with windows. A condition of approval will be added recommending double hung windows in the second story. Criterion will be addressed as a condition of approval.

(e): Option #2 –The submitted rendering includes window bulkheads which are recommended and historically accurate. Criterion met.

(f): Option #2 - Unfortunately, a majority of the original façade has been removed. The submitted rendering includes historically accurate storefront characteristics. Criterion met.

(g): Option #2 – The applicants were able to locate a number of historic photos of the façade and have used those photos as design reference. Criterion met.

(h): Option #2 – At this time there is no façade improvement plan in place for the historic district. Criterion does not apply.

SUBSECTION (K) - MATERIALS

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

GUIDELINES:

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

FINDING B-2: (a): Option #2 – The applicants are proposing removal of all non-historic alterations from the buildings and restoration of any original features that exist for the property. Criterion met.

(b): Option #2 – Materials lists were not provided with the submittal. As recommended, the materials should be wood, glass and steel and be compatible with the historic materials that exist on the buildings. Criterion will be addressed as a condition of approval.

(c): Option #2 – As stated above the materials will be required to be compatible. Criterion will be addressed as a condition of approval.

(d): Option #2 – The door/windows will be required to have an exterior wood finish and meet the Oregon State Building Codes requirements. Criterion will be addressed as a condition of approval.

(e): Option #2 – The application does not include reflective or smoke glass as it is prohibited. Criterion met.

(f): Option #2 – The submitted plans did not indicate the materials or that the original colors will be retained. Criterion will be addressed as a condition of approval.

(g): Option #2 – No painting of any remaining brick is indicated on the submitted application. Criterion met.

(h): Option #2 – Cleaning of the buildings is planned. No sandblasting is permitted on any remaining historic features. This will be addressed as a condition of approval.

(i): Option #2 – At this time, the paint palette for the windows was not included. 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: Proposed option #2 for improvements to the façades will provide greater compliance with historic design guidelines. The restoration will complement and enhance the commercial street façade. These proposed modifications will allow for the continued use of the resource located in The Dalles Commercial Historic District. In all respects this application meets the standards of the Secretary of the Interior and the City of The Dalles Municipal Code, Title 11-Planning, Chapter 11.12 – Historic Resources, with the following conditions:

Recommended Conditions of Approval for Option #2:

1. Work shall be completed in substantial conformance to the pictures and proposals as submitted, reviewed and modified.
2. The use of wood for windows is recommended.
3. Double hung second story windows are recommended.
4. The use of reflective and smoked glass is prohibited.
5. Whenever possible, the natural color of the materials should be retained.
6. The modification to the façade shall not alter the essential form and integrity of the historic property. Utmost care will be taken with new façade construction and awning installation.
7. The applicants shall submit plans for a building permit to Wasco County Building Codes.

8. Cleaning of the historic structure requires the applicants to use the gentlest means possible. No harsh chemical or sandblasting will be allowed.
9. Painting will be required to follow the historic guidelines and be approved by Community Development Department staff prior to work starting. The following color scheme is recommended: darkest-window sash; medium-building; lightest-trim, detail.
10. 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.
11. Replacement materials necessary for restoration should be compatible in quality, color, texture, finish and dimension to the original materials.
12. The applicants are required to notify the Community Development Department of any alteration of the approved plans.