



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 181-20 Discover Development /
Sunshine Mill

On August 7, 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: August 7, 2020

Aula Webb

Secretary
Community Development Department

Name

HLC NOD

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COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF PUBLIC HEARING DECISION Historic Landmarks Commission 181-20 Discover Development/Sunshine Mill

DECISION DATE: August 5, 2020

APPLICANT: Discover Development/Sunshine Mill

REQUEST: The applicant requested approval for work on the Silo building to include: installation of additional entry doors and windows, trimming exterior with wood planters and wood trim; painting the Head House, and installation of a roof top garden with overhead wind projections.

LOCATION: The property is located at 901 E. Second Street, The Dalles, Oregon and is further described as 1N 13E 3 DA tax lot 100. The Wasco Warehouse Milling Company, commonly known as the Sunshine Mill, is a locally landmarked building. Property is zoned CBC – Central Business Commercial.

PROPERTY OWNER: TGE, LLC

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 181-20, and after a hearing in front of the Historic Landmarks Commission on August 5, 2020, the request by **Discover Development/Sunshine Mill** is hereby **approved** with the following conditions:

Work shall be completed in substantial conformance to the pictures and proposals as submitted, reviewed and modified.

1. Work will be completed in substantial conformance to the pictures and proposals as submitted and reviewed. The applicants are required to notify the City of any alteration of the approved plans.
2. Prior to construction, the applicant shall apply to the City for approval. Once approved, the applicant shall apply for a structural permit from Wasco County Building Codes Services.

3. The modification to the façade shall not alter the essential form and integrity of the historic property. Utmost care will be taken with construction of the new door and window openings, wood trim and boxes, overhead wind projection and painting.
4. In the event that excavation is necessary, any archeological resources or materials discovered during excavation require the applicant to stop excavation and have the site professionally evaluated prior to any continued excavation.
5. New construction should use appropriate materials that provide scale making a more pedestrian friendly environment and meet the historic design guidelines.
6. The proposed new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of this historic property and its environment will be unimpaired.
7. Cleaning of the historic structures 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 City staff prior to start of work.

Signed this 5th day of August, 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. 170-20

Adopting The Dalles Historic Landmarks Commission Application #181-20 of Discover Development/Sunshine Mill. This application is for a Historic Landmarks Commission hearing to gain approval for work on the Silo building to include: installation of additional entry doors and windows, trimming exterior with wood planters and wood trim, painting the Head House, and installation of a roof top garden with overhead wind projections. The property is located at 901 E. Second Street, The Dalles, Oregon and is further described as 1N 13E 3 DA tax lot 100. The Wasco Warehouse Milling Company, commonly known as the Sunshine Mill, is a locally landmarked building. Property is zoned CBC – Central Business Commercial.

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on August 5, 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 181-20 and the minutes of the August 5, 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 181-20, Discover Development, is *approved* with the following conditions:
 - 1. Work will be completed in substantial conformance to the pictures and proposals as submitted and reviewed. The applicants are required to notify the City of any alteration of the approved plans.
 - 2. Prior to construction, the applicant shall apply to the City for approval. Once approved, the applicant shall apply for a structural permit from Wasco County Building Codes Services.
 - 3. The modification to the façade shall not alter the essential form and integrity of the historic property. Utmost care will be taken with construction of the new door and window openings, wood trim and boxes, overhead wind projection and painting.

4. In the event that excavation is necessary, any archeological resources or materials discovered during excavation require the applicant to stop excavation and have the site professionally evaluated prior to any continued excavation.
5. New construction should use appropriate materials that provide scale making a more pedestrian friendly environment and meet the historic design guidelines.
6. The proposed new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of this historic property and its environment will be unimpaired.
7. Cleaning of the historic structures 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 City staff prior to start of work.

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 5TH DAY, AUGUST, 2020.


Robert McNary, Chair
Historic Landmarks Commission

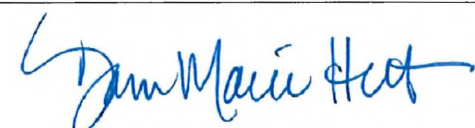
I, Dawn Marie Hert, Senior Planner & Historic Landmarks Secretary for the Community Development Department of the City of the Dalles, hereby certify that the foregoing Order was adopted at the meeting of the City Historic Landmarks Commission, held on August 5, 2020.

AYES: McNary, Leash, Gleason, Eagy, Ercole

NAYS: --

ABSENT: --

ABSTAIN: --

ATTEST: 

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



CITY of THE DALLES

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STAFF REPORT HISTORIC LANDMARKS REVIEW # 181-20

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Senior Planner

HEARING DATE: Special Meeting, Wednesday, August 5, 2020

ISSUE: The Sunshine Mill is requesting approval for work on the Silo building to include: installation of additional entry doors and windows, trimming exterior with wood planters and wood trim; painting the Head House, and installation of a roof top garden with overhead wind projections.

SYNOPSIS:

APPLICANT	Discover Development/Sunshine Mill
PROPERTY OWNER	TGE, LLC
LOCATION	901 E 2 nd Street, The Dalles, OR 97058
ZONING	"CBC" – Central Business Commercial
EXISTING USE	Mixed Use Commercial & Residential
SURROUNDING USE	Commercial
HISTORIC STATUS	Locally Landmarked

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: The Sunshine Mill property is locally landmarked. The remaining building of primary significance is the original domed-roof brick building built circa 1883. The related grain elevator and large mill buildings were added after the original multi-story building was destroyed by fire in the early 1900s. The historic inventory predominately calls out the two domed brick buildings, but also identifies the silos and grain elevators on the same historic property. Modifications to the exterior are required to be reviewed by the Historic Landmarks Commission (HLC). The building is currently occupied by the Sunshine Mill, which includes a winery and bottling for Copa di Vino single-serving wines.

In 2003, a previous owner requested approval to demolish the two Wasco Warehouse brick buildings that fronted Taylor Street. The Historic Landmarks Commission denied the application and requested that a 120-day rule be imposed to see if the buildings could be

saved. The application was appealed to City Council and ultimately the buildings were issued demolition permits. Luckily, the current owners were able to save the least damaged brick building and convert it to be used for their Copa Di Vino bottling operation.

Over the years various exterior improvements and repairs have been made to the site and buildings. These improvements were classified as minor and did not require a review before the HLC. These improvements included painting the exterior of the buildings, repairs to brick, painting of a large mural/sign and landscaping. In 2019, The Dalles Main Street received approval for the installation of a neon sign to be installed on the face of the Mill building's main entrance to the winery.

The request before the Commission is for work on the Silo building to include: installation of additional entry doors and windows, trimming exterior with wood planters and wood trim; painting the Head House, and installation of a roof top garden with overhead wind projections. The applicant has provided renderings showing the location and type of cuts proposed. These improvements will allow for greater use of the silos in premium wine production. Some of the cuts are designed in size and shape to fit into the long range property vision for a Historic Sunshine Mill Silo Winery and Hotel.

Safety in wineries is always a big concern where fermenting creates CO₂ gas. The proposal to eliminate the completely enclosed spaces will allow for oxygen movement to reduce the harmful gasses, increasing employee safety.

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

Protect historic and cultural resources from destruction, inappropriate alteration, and incompatible adjacent development;

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

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: At this time there are no plans to change the use of the historic buildings. Currently the site is used for light assembly and a winery. The historic materials and features will remain. The new building openings and entrances will provide added access to the buildings and provide a look inside the historic Mill building and Silos, as well as allow for increased production, safety and capacity. 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: The request includes openings to the Silo building, addition of a roof garden and overhead wind projections as well as wood trim and wood planters. The proposal does not include removal of any historic materials that characterize the property. 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: There are no plans for additions that would create a false sense of historical development. The applicant has worked to make modifications and changes to the buildings that are compatible and complimentary. The door and window openings on the Silos will be constructed to be similar in style as the previously approved/existing doors on the Mill and Warehouse buildings. Criterion met.

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

FINDING-A4: There are no plans for removal of changes that have acquired historic significance to the historic building. Criterion met.

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

FINDING-A5: There are no plans for removal of any distinctive historic features. With limited information provided on the inventory sheet in regards to the Silo and Mill building, it is difficult to determine what features on these buildings would be considered distinctive. The essential form of the Silos will remain intact. The most distinctive features on the Mill building would be the windows. This application is not proposing removal of any existing windows. Criterion met.

6. *“Deteriorating historical features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and,*

where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.”

FINDING-A6: This application does not include any repairs other than painting. Criterion does not apply.

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: There are no plans for surface cleaning with this application. However, a condition of approval will be added to ensure that this criterion is met in the event the applicant needs to surface clean the buildings. Criterion will be addressed as a condition of approval.

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

FINDING-A8: No excavation is planned with this request. However, minor excavation may be needed for the new door openings. Criterion will be addressed as a condition of approval.

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

FINDING-A9: The construction of the new entrances, doors, windows, wood planters and wood trim will be installed using the gentlest means to preserve any historic materials that characterize the property. The alterations will be compatible in size and scale. Criterion met.

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

FINDING-A10: The installation of new doors, windows, wood trim, wood planters, rooftop garden and overhead wind projections will be constructed in a manner that the essential form and integrity of the Silo building and property will be unimpaired. The added Silo openings will be carefully constructed to not disturb the integrity of the historic buildings. The openings will be constructed to match the previously approved door openings on the Mill and Warehouse buildings and will use similar design and materials. The applicant has provided an engineering report to ensure the new openings will be structurally engineered. 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.

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-1: The applicant is proposing to follow the design guidelines as stated above. The new construction materials planned for the projects include wood, cement plaster and wood for the new doors/openings/trim. There are no alterations to the existing windows planned with this application and no changes in the existing window glass. Criterion will be addressed as a condition of approval.

CONCLUSIONS:

The proposed installation of additional entry doors and windows, trimming with wood planters and wood trim, painting the Head House, and installation of a roof top garden with overhead wind projection will allow the applicant to increase their safe production capacity in these historic buildings. The continued use of this historic site requires necessary upgrades to fit the current needs for business operations. Staff supports this continued use as well as the complimentary and compatible modifications to the Silo building. In all respects this application meets the standards of the Secretary of the Interior and The Dalles Municipal Code, Title 11-12 Historic Resources, with the following conditions:

Recommended Conditions of Approval:

1. Work will be completed in substantial conformance to the pictures and proposals as submitted and reviewed. The applicants are required to notify the City of any alteration of the approved plans.
2. Prior to construction, the applicant shall apply to the City for approval. Once approved, the applicant shall apply for a structural permit from Wasco County Building Codes Services.
3. The modification to the façade shall not alter the essential form and integrity of the historic property. Utmost care will be taken with construction of the new door and window openings, wood trim and boxes, overhead wind projection and painting.

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