



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 185-21, Chuck Gomez

On March 26, 2021 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: March 26, 2021

Secretary
Community Development Department

Name

HLC NOD

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NOTICE OF PUBLIC HEARING DECISION Historic Landmarks Commission 185-21 Chuck Gomez

DECISION DATE: March 24, 2021

APPLICANT: Chuck Gomez

REQUEST: The applicant requested approval to install historically appropriate awnings on the Granada Theatre.

LOCATION: The property is located at 221 E. Second Street, The Dalles, Oregon and is further described as 1N 13E 3 BD tax lot 3300. The Granada Theatre is a Moorish Style theater built in 1929 and is a Secondary Contributing resource in The Dalles Commercial Historic District and included on the National Register of Historic Places.

PROPERTY

OWNER: Chuck Gomez

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 185-21, and after a hearing in front of the Historic Landmarks Commission on March 24, 2021, the request by **Chuck Gomez** to install historically appropriate awnings on the Granada Theatre is hereby **approved** with the following conditions:

1. Work will be completed in substantial conformance to the proposals as submitted and reviewed.
2. The color(s) of the canopy will be required to be compatible with the building colors.
3. 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.
4. If applicable, the applicant will need to obtain a structural permit for the proposed awning installation from Wasco County Building Codes Services.

Signed this 24th day of March, 2021 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. 174-21

Adopting The Dalles Historic Landmarks Commission Application #185-21 of Chuck Gomez. This application is for a Historic Landmarks Commission hearing to gain approval to install historically appropriate awnings on the Granada Theatre. The property is located at 221 E. Second Place, The Dalles, Oregon and is further described as 1N 13E 3 BD tax lot 3300. The Granada Theatre is a Moorish Style theater built in 1929 and is a Secondary Contributing resource in The Dalles Commercial Historic District and included on the National Register of Historic Places. Property is zoned CBC – Central Business Commercial with a Sub-district CBC-1 Overlay.

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on March 24, 2021 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 185-21 and the minutes of the March 24, 2021 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 185-21, Chuck Gomez, is **approved** with the following conditions:
 - 1. Work will be completed in substantial conformance to the proposals as submitted and reviewed.
 - 2. The color(s) of the canopy will be required to be compatible with the building colors.
 - 3. 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.
 - 4. If applicable, the applicant will need to obtain a structural permit for the proposed awning installation from Wasco County Building Codes Services.

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 24TH DAY, MARCH, 2021.



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 March 24, 2021.

AYES: Eagy, Ercole, Gleason, Leash, McNary

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 #185-21

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Senior Planner
Community Development Department

HEARING DATE: Wednesday, March 24, 2021

ISSUE: The property owner is requesting approval to install historically appropriate awnings on the façade of The Granada Theatre.

SYNOPSIS:

APPLICANT	Chuck Gomez
PROPERTY OWNER	Charles Gomez and Debra Liddell
LOCATION	221 East Second Street
ZONING	CBC
EXISTING USE	The Granada Theatre
SURROUNDING USE	Commercial
HISTORIC STATUS	Secondary Historic – The Dalles National Commercial Historic District #82

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

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

BACKGROUND: The historic name of this structure is The Granada Theatre. The structure was built in 1929 and only minor alterations have occurred over the years: The original marquee was replaced, store fronts were added, and the original sidewalk canopy was replaced. The structure is classified as Secondary in The Dalles Commercial Historic District.

This new awning will not only return the façade to an original appearance, it will also work in coordination with the installation of a new HVAC system. The applicant has received a grant from Oregon Main Street that includes both the upgrades to the heating and cooling system as well as this proposed awning.

ANALYSIS: The Historic Landmarks Commission is responsible for conducting hearings dealing with proposed alterations to historic buildings. The Dalles Municipal Code,

Title 11 Planning, Chapter 11.12 – Historic Resources provides process as well as established design guidelines to assist the Commission in making these decisions. The purpose of the Historic Landmarks Commission, the Historic Code and the review criteria are to:

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

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

Section 11.12.070, Subsection A. Review Criteria:

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

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

FINDING A-1: The use for this property is not changing. The building has continued to be used as a theatre. 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 proposed improvements to the façade include the replacement of the previous non-historic awning added to the building in the 1970's. The non-historic awning was previously removed; care was taken when removed. 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: This property is recognized as a physical record of its time. The applicant will be required to follow the historic guidelines to ensure that the awning restoration work will be an appropriate fit for the historic building and the district. The materials and drawings provided show that the awning is similar in mass, scale and materials. Criterion met.

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

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

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

FINDING-A5: This proposal does not seek to alter any of the above; the building owner has been working towards restoration of the building as close to original as possible. All distinctive features and finishes will remain. Criterion met.

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

FINDING-A6: The non-historic awning was previously removed. 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: The applicant is not proposing any chemical or physical treatments. Any planned cleanings will be required to meet the standards set forth by the Secretary of Interior. Criterion will be addressed as a condition of approval.

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

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

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

FINDING-A9: The exterior alterations to the historic structure are not destroying historic materials that characterize the property. Utmost care will be taken in the installation of the proposed awnings. The drawings show the awnings to be compatible in massing, size, scale and architectural features. Criterion met.

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

FINDING-A10: The essential form and integrity of the structure will be protected with the new awning installation project. There are no plans to remove historic materials. Criterion met.

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

AWNINGS

Awnings provide a "ceiling" for pedestrian traffic which helps to give a sense of enclosure to the street and protection from the elements. New construction and rehabilitation should maintain the horizontal datum line along the street, resulting from awnings which enliven the street, making it pedestrian friendly.

GUIDELINES:

- a. The use of historic photographs is recommended for reference in replacement of awnings and canopies.*
- b. Awnings and canopies should fit within window bays so as not to detract from architectural features of the building.*
- c. Awnings and canopies should not obscure transom windows above display windows.*
- d. Retractable fabric awnings were used historically and are recommended, as they add variety to the streetscape because they can be adjusted to varying conditions, such as light and weather.*
- e. Awnings should have a slope of no more than 45 degrees.*
- f. The color of the awning should be compatible with the building.*
- g. Flat, horizontal metal canopies suspended by chains or rods, if original, should be used as they provide cover for pedestrians and shade within the store.*
- h. The use of internally illuminated, plastic, barrel awnings are prohibited as they detract from architectural features with incompatible materials that are out of scale.*

FINDING B-1: The applicant has provided multiple historic photos that show the original installation. The applicant plans to install new cloth awnings that will be as close to the original installation as possible. The applicant is using a contractor who is familiar with historic design and installation to ensure that the addition meets all design guidelines and is historically appropriate. The color of the canopy will be required to be compatible with the building colors, this will be added as a condition of approval.

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

Proposed Conditions of Approval:

1. Work will be completed in substantial conformance to the proposals as submitted and reviewed.
2. The color(s) of the canopy will be required to be compatible with the building colors.
3. 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.
4. If applicable, the applicant will need to obtain a structural permit for the proposed awning installation from Wasco County Building Codes Services.