



City of The Dalles
Community Development Dept
313 Court Street
The Dalles, OR 97058
(541) 296-5481, ext. 1125
www.thedalles.org

Application #: HLC 195-21

Filing Fee: \$85.00

Receipt #: 245384

Deemed Complete: _____

Ready to Issue: _____

Date Issued: _____

Received: 12/15/2021

Historic Landmarks Application

This application is required for all new construction, modifications, and/or alterations to the exterior of certified historic structures and all structures within certified historic districts and reviewed by the City of The Dalles' Historic Landmarks Commission. 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.

Applicant

Name: The Dalles Mainstreet / Walldogs

Address: 710 East 2nd Street #3

The Dalles, Oregon 97058

Phone #: (541)296-9684

Email: czukin@meadowoutdoor.com

Legal Owner (if different than Applicant)

Name: Triple W Properties, LLC Attn: Wally Wolf

Address: 2303 Fairview, The Dalles, OR 97058

2303 Fairview, The Dalles, OR 97058

Phone #: (541) 296-9191

Email: thedallesvet@gmail.com

Property Information

Address: 401 West 4th Street, The Dalles, OR 97058

Map and Tax Lot: 01N 13E 03BB TL# 4500

Zone: CBC - Central Business Commercial

Current Use: Commercial Retail

List any known archeological resources on site:

Unknown and not applicable.

Department Use Only

Historic Name (if any): _____

Year(s) Built: _____

Historic Building/Site: ☒ Yes ☐ No

Historic Classification: _____

Historic District: ☐ Trevitt's Addition ☐ Downtown Commercial

Project Information

☐ New Construction ☒ Expansion/Alteration ☐ Demolition ☐ Landmark Designation

Briefly describe the proposed project:

The Dalles Mainstreet/Walldogs Committee would like the Walldogs to paint a historic mural on the east facing wall on the above building. The Walldogs are a group of highly skilled sign painters and mural artists from all over the globe. The Walldogs will create a beautiful, handcrafted and professionally painted mural with images of The Dalles places, people, and products that have historic significance to our town. The brick wall will be clear coated. The wall will be prepped and painted in a most professional manner that will not damage the building in any way.

Will the use change as a result of this application?

☐ Yes

☒ No

Please submit the following information with this application:

- ☒ Narrative #1: Description of the project consistent with the Secretary of Interior's Standards for Rehabilitation (page ?)
- ☐ Narrative #2: Explanation of the project consistent with the associated project type (pages ?):
 - ☐ Landmark Designation (#2-A)
 - ☒ Alterations/New Construction/Relocation (#2-B)
 - ☐ Demolition (#2-C)
- ☐ Narrative #3: Description of the project consistent with the associated district design standards: New Construction and Alteration (page ?)
 - ☐ The Dalles Commercial Historic District (#3-A)
 - ☒ Trevitt's Addition (#3-B)
- ☒ Narrative #4, Signs (if applicable): Description of the project consistent with the associated historic sign guideline criteria (page ?)
- ☒ Elevation drawings (existing vs. proposed)
- ☒ Current color photographs of the structure and/or site
- ☐ List of all proposed materials/colors (product brochures recommended)
- ☐ Site Plan (drawn to scale)
- ☐ Historic photographs/documentation of the structure and/or site (encouraged)
- ☐ Copy of all associated Historic Inventory information

Signature of Applicant

FOR TD MAIN STREET / WALLDOGS
By John Lehman 12-15-21

Date

2/11

Signature of Property Owner

SEE ATTACHED / SIGNED
MURAL AGREEMENT

Date

N/A

Historic Landmarks Application – Narratives
Building Owner: Triple W Properties, LLC
The Dalles Veterinary Clinic Building (Wally Wolf) 4th Street East Wall

The City of The Dalles, The Dalles Mainstreet and the Walldogs Committee is preparing for a very exciting historic mural festival, scheduled to take place in August of 2022. Fifteen (15) walls will be chosen and painted with historic murals during this exciting event. The painting of these murals will be done by a group of professional painters called The Walldogs. The Walldogs are a group of highly skilled, professional sign painters and mural artists from all over the globe. During the week of August 20, 2022, some 250 Walldogs painters will converge on our fair city to create beautiful, handcrafted and professionally painted murals with images of The Dalles area people, places and products that have historic significance to our town. The murals will all be completed within a five (5) day period. This wonderful event is designed to bring our community together and to bolster tourism into the future.

There are already two (2) examples of the Walldogs murals painted downtown on building walls along 3rd Street. Blanche McGaughey, pro rodeo rider mural is painted on the east facing wall of 207 West 3rd Street and World Famous Cherries mural is painted on the east facing wall of 103 East 3rd Street (see Exhibit “A” for photos of these new murals). Please check out these two murals to see examples of the beautiful work that the Walldogs have in store for us in August 2022!

Narrative #1: Secretary of the Interior’s Standards for Rehabilitation (11.12.095, D)

The building, which is the subject of this application, is located in Trevitt’s Addition Historic District and is classified as Non-Compatible, Non-Contributing. This means that the building was built later than the period of significance for the historic district (late 1800- 1920’s) and the building no longer has many of its original features or has been completely modified. The reason for this project is to paint a historic mural on the east facing 4th Street wall of the building. No other changes or modifications will be made to the structure. The building architecture will not change in any way, and the use will remain unchanged.

The subject wall for this application is located on the east end of the building, east facing wall, at the address 401 West 4th Street in The Dalles (The Dalles Veterinary Clinic building). The section of wall being considered for this application measures approximately 12’ tall and 24’ wide (see attached Exhibit “B”). The wall is made of a dark brown, relatively smooth, standard sized bricks with grey colored mortar. Warm water and a mild surfactant will be used to remove any foreign materials, such as oils or dirt, that would keep the mural paint from adhering to the brick. **NO SANDBLASTING WILL BE USED ON ANY OF THE BUILDINGS INCLUDING THIS ONE.** Cleaning of the building will only be done by the gentlest means possible that will not damage the brick material in any way. Once clean and dry, the wall will be painted with a clear coat sealant that will fill the pores and protect the natural brick from paint colors. After the clear coat dries, the wall will be painted with an appropriate primer, will have artwork outlines projected at night onto the primed wall, and then the mural will be painted in its entirety.

The standards have been carefully reviewed and all applicable standards for rehabilitation by the Secretary of the Interior have been met.

Narrative #2-B: Alterations, New Construction, Relocations (11.12.070)

This mural project will not involve any new construction or relocation of the building or parts of the building in any way. The mural added to the east wall will be the only alteration to the building. No brackets or architectural features will be affected or changed in any way by the new mural.

The 12' tall by 24' wide area is the only portion of the wall that will be painted with a mural. Currently, the wall is constructed of dark brown, relatively smooth bricks, which will not change. No sandblasting will be used for preparation of this wall for painting. Only the most gentle methods of cleaning will be used for removing dirt, debris and grease or oils. As stated previously, only a very mild surfactant may be used to remove foreign materials such as dirt and grease, to make sure the paints adhere properly. Once clean, the wall will be clear coated, primed, and painted with the final mural artwork.

Narrative #3-B: Design Guidelines: Trevitt's Addition (11.12.095, P)

Trevitt's Addition Historic District is a neighborhood in The Dalles that is primarily residential in character but is interspersed with unique commercial buildings. The guidelines for this historic district speak to the diversity of architectural features on the buildings located in this district, from porches with decorative railings and columns to buildings sided with stucco, wood or brick. A historic wall mural will not only educate tourists and residents about The Dalles' rich history, the beautiful piece of mural artwork on this building will add to the diversity of this neighborhood.

As stated in the Landscaping Guidelines Section 2.b.ii. – Street facing portions of the property should be preserved so that **the public's visual access is not obstructed.**

As stated in Color Guidelines Section a. – Trevitt's Addition has a varied range of building colors which contributes to **the liveliness of the neighborhood.** New paint should maintain **an overall image of variety**, without providing a strict palette, **allowing for flexibility and freedom, which created the current appearance of the neighborhood.**

The Trevitt's Addition Historic District is all about variety of color and texture, flexibility and diversity, and having visual openness and access for the public to view all that this neighborhood has to offer. A Walldogs Historic Mural on The Dalles Veterinary Clinic east wall will simply add to the liveliness and variety of this place!

This is a perfect location for a historic mural: slow moving vehicle traffic on 4th Street; open views of the mural wall; residential pedestrian traffic along 4th Street; historic buildings along clear open sidewalks! **Perfect for viewing a beautiful historic mural!**

Narrative #4: Sign Guidelines (11.12.095, O)

This section stresses that **"signs should not be the dominant feature of a building** or site, yet they are a **key component to** identifying businesses and **contributing to the livelihood of the street with their individuality."** This wall mural will not be the dominant feature of the building. The 12' x 24' section of the east wall is a very small portion of the total face area of this building (again, see Exhibit "B" for view of wall). A historic wall mural will only add to the historic nature of our downtown by educating tourists and local residents about The Dalles' rich history. This mural will only add to the livelihood of our downtown streetscape and will attract tourists to this wall mural and the surrounding historic neighborhood.

Guideline 2.h. Murals are not recommended on primary, secondary, and historic buildings as they lessen the integrity of the architecture and damage the building surface.

As stated at the beginning of this narrative, this building is located in Trevitt's Addition Historic District and is classified as Non-Compatible, Non-Contributing. This means that the building was built later than the period of significance for the historic district (late 1800- 1920's) and the building no longer has many of its original features or has been completely modified. There are no real outstanding architectural features that would be lessened by a mural in this location. As mentioned previously, this wall will be initially clear coated to protect the original bricks and make sure that colored paint does not absorb into the pores of the bricks. This building is not a primary, secondary, or historic building which means a mural could clearly be supported and approved for this building.

Exhibit "A"
Walldogs Mural Examples



207 West 3rd Street
Oregon Motor Motel Parking Lot



103 East 3rd Street
The Dalles City Hall Parking Lot

Exhibit "B"
Triple W Properties, LLC (Wally Wolf) Wall Dimensions



Wally Wolf Vet Clinic
East Facing 4th Street Wall

RECORDING COVER SHEET (Please Print or Type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

AFTER RECORDING RETURN TO:

Meadow Outdoor
PO Box 331
The Dalles, OR 97058

Wasco County Official Records **2021-004972**
DEED-AGMT
Cnt=1 Stn=1 WASCO COUNTY 11/10/2021 01:31 PM
\$30.00 \$11.00 \$60.00 \$10.00 \$19.00 **\$130.00**



00108237202100049720060061

I, Lisa Gambie, County Clerk for Wasco County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

**1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)**

Property Owner Agreement - Mural Project

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

Triple W Properties, LLC

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

City of The Dalles

4) TRUE AND ACTUAL CONSIDERATION

ORS 93.030(5) - Amount in dollars or other

\$ 0☐ Other**5) SEND TAX STATEMENTS TO:**N/A**6) SATISFACTION of ORDER or WARRANT**

ORS 205.125(1)(e)

CHECK ONE:

(If applicable)

☐

FULL

☐

PARTIAL

7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)\$ 0**8) If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "RERECORDED TO CORRECT**

PREVIOUSLY RECORDED IN
BOOK _____ **AND PAGE** _____, **OR AS FEE NUMBER** _____."

PROPERTY OWNER AGREEMENT – MURAL PROJECT

THIS AGREEMENT made and executed by and between the City of The Dalles, hereinafter referred to as the "City", and Triple W Properties, LLC hereinafter referred to as "Owner", jointly and severally if there is more than one Owner. Owner hereby grants the use of the building located at 401 West 4th Street (the building) and the east facing wall of the building for the purpose of painting, installing, posting or attaching an artistic mural on the building wall. The real property (the property) where the building is located is described as:

Address: 401 West 4th Street Tax Map and Lot 01N 13E 03BB TL# 4500.

City: The Dalles County: Wasco State: Oregon.

Legal Description of this property is attached as Exhibit A.

WITNESSETH:

WHEREAS, the City is supporting a program whereby the Walldogs, a global mural art collaborative, will paint murals on certain selected buildings in the downtown area of the City;

WHEREAS, the Owner's building is being considered for a mural;

WHEREAS, the Owner recognizes that the purpose of the project, which is to enhance the community and encourage tourism and commerce in the City, is mutually beneficial to the City and the Owner and therefore desires to have a mural painted on the side of his or her building; and

WHEREAS, The Owners do hereby consent to having the Walldogs paint a mural on the Owner's building.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. The Owner represents and warrants that he/she is the owner of the property and the building and has the authority to grant permission for the use of the building wall and is fully authorized and empowered to enter into this Agreement.
2. The Owner hereby consents to the Building being used in connection with the Walldogs' mural project and also to having an artist paint a mural on the Building, and in connection therewith the Owner specifically agrees to the following:
 - A. The Owner hereby grants to the City, its agents, the Walldogs, the Main Street Association and its agents and successors, the right to enter upon the Owner's premises to prepare the Owner's building and wall for the mural to be painted by the Walldogs in such dimensions to be determined by the artist.
 - B. The Owner hereby grants to the Walldogs the right to paint a mural on the building situated upon the above described premises, including free access to the wall and the use of the property as needed to prepare, paint, install, and maintain the mural.

- C. The Owner agrees not to paint over or cover the completed mural, nor allow the mural painted by the Walldogs to be obstructed, removed, dismantled, obliterated, or modified in any way without prior authorization of the City.
 - D. After the mural is completed, the Owner hereby grants the Walldogs, the Main Street Association and the City, its employees, agents or contractors, continued access to the Owner's building for the purpose of maintaining the mural.
 - E. The Owner agrees to hold the City, its officers, agents, employees, contractors and the participants in the Walldogs program harmless of and free from all liability, and claims of liability and damages (including attorney fees) arising out of or in connection with the work done on the Owner's building, including but not limited to the preparation work and the painting of the mural and the subsequent maintenance thereof.
 - F. The Owner understands and agrees that the mural is copyrighted artwork and the placement on the Building in no way entitles the Owner to use, at its discretion, the artwork for advertising/profit making purposes, or any other publicity, except as expressly permitted by the City.
- 3. The Walldogs and the Mainstreet Association agrees that all preparation work performed on the Owner's building shall be performed in such a manner so as not to materially damage the structural integrity of the building. Owner acknowledges The Walldogs's right to paint directly on the building walls, or to attach panels to the building which may include drilling holes in the building wall and attaching various fasteners to the building.
 - 4. The parties agree that by entering into this Agreement, the City and the Walldogs are not obligated to use the Owner's building for a mural but that this Agreement is a condition precedent for the Owner's building to be considered for a mural, and accordingly the Owner agrees that this Agreement shall be irrevocable in the event the Owner's building is selected for a mural.
 - 5. This Agreement shall be binding upon and inure to the benefit of each of the parties hereto, and their respective representatives, successors, and assigns. The parties understand and agree the provisions of this Agreement shall be covenant running with the land and that the terms hereof shall be included in any deed or contract of sale purporting to convey and legal or equitable interest in the real property described in Exhibit A. This agreement shall be recorded with the Wasco county Clerk's office to make this Agreement a matter of record in connection with the title to the Owners real estate. The City shall not be responsible for the expense of this recording.
 - 6. This Agreement shall be interpreted in accordance with the laws of the State of Oregon. The Jurisdiction and venue for any action arising out of this Agreement Shall be in the Circuit Court in and for Wasco County. In the event either party institutes litigation to enforce or recover damages under this Agreement, it is agreed that the prevailing party shall be entitled to recover at trial and on appeal and review, in addition to the amounts ordered by the court, and any damages due hereunder, reasonable attorney's fees and court costs.

7. The Agreement shall be effective immediately upon execution of this Agreement . Subject to a condition subsequent that the Walldogs paint a mural on the Owners building on or before December 20, 2022, this Agreement shall continue for an initial term of 15 years from the date the mural is completed. This agreement shall automatically renew for three successive terms for a period of ten years each, unless this Agreement is terminated as set forth herein. The terms and conditions of any renewal term shall be the same as those for the initial fifteen year term. This agreement may be terminated by the City at the end of the initial fifteen year term or any successive ten year term. This Agreement may also be terminated by the City at any time prior to or after the completion of the painting of a mural for any reason. Under these circumstances the City shall provide written notice of the termination of this Agreement to the Owner and the Walldogs.

8. In the event of fire, accident, strike, delays, floods, acts of God, or other unforeseen causes beyond the reasonable control of the parties that necessitates the loss of the Mural, the Parties hereto release the other from any and all obligations herein contained and from any and all damages that result or may result from the loss of the Mural, other than as specified herein.

Dated this 26 day of October, 2021

Triple W Properties LLC
Wallace M. Woggon, Owner

Dated this 28 day of October, 2021

CITY OF The Dalles, Oregon
Municipal Corporation

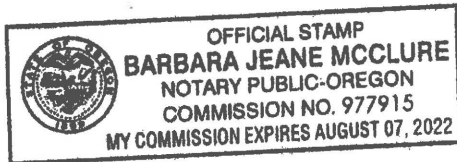
By [Signature]
Its City Manager, Pro-Tem
Daniel Hunter

State of Oregon)

County of Wasco) ss.

Personally, appeared before me WALLACE WOLF as OWNER,
for ~~Matthew Buildings~~, LLC and acknowledged the foreground instrument to be his/her
voluntary act and deed.)

TRIPLE W PROP. LLC



Barbara Jeane McClure
Notary Public for Oregon

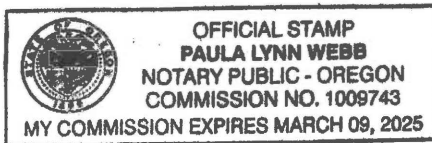
My commission expires: 8-7-28

State of Oregon)

County of Wasco) ss.

Daniel Hunter
Personally, appeared before me Julie Krueger, City Manager for the City of The Dalles,
and acknowledged the foreground instrument to be her voluntary act and deed.

Pro-Tem



Paula Lynn Webb

Notary Public for Oregon

My commission expires: 3/9/25

EXHIBIT "A"
Legal Description of Property

PARCEL I: Lot 1, Block 8 of the EXTENSION OF TREVITT'S ADDITION to Dalles City, Wasco County, Oregon.

ALSO, beginning at the Southeast corner of Lot 1, Block 8, of the EXTENSION OF TREVITT'S ADDITION to Dalles City, Wasco County, Oregon; thence South 55° 59' East 15 feet; thence North 34° 11' East to the South line of Third Street; thence North 77° 48' West 16.1 feet to the Northeast corner of said Lot 1, Block 8; thence South 34° 11' West to the place of beginning.

ALSO: Beginning at the Southeast corner of Lot 2, Block 8, of the Extensions of Trevitt's Addition; thence Northerly along the East line of Lot 2, 28.72 feet; thence Westerly on a line Parallel to the South boundary line of Lot 2, 13.1 feet; thence Southerly on a line Parallel to the East line of Lot 2, 28.72 feet; thence Easterly along the South line of Lot 2, to the point of beginning.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

Section number 7 Page 37

#18	Address: 400-08 West Third Street & 401-11 West Fourth St. Historic Name: NA Common Name: NA Year Built: 1970 Architect: Unknown Style: Commercial Use: Commercial Alterations: Minor Non-Compatible/ Non-Contributing	Owner: Wallace Wolf 404 West Third Street The Dalles, OR 97058 Map No: 1N 13 3BB Reference No: 3423 Plat: Trevitt's Addition Block: 5 Lot: 1, 2, 3 & 4 Tax Lot: 4500
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Description: The building has a one-story elevation on the south side (401-411 W. Fourth Street) and a two-story elevation on the north side (400-408 W. Third Street). The brick building has a roof with wide overhanging eaves. A brick parapet extends above the flat roof on the end walls. The building is composed of series of bays on the south elevation consisting of large aluminum fixed-pane windows and recessed doors. The two-story north elevation consists of a series of doors and one over one double-hung aluminum windows. A parking lot is located on the north elevation and the sidewalk abuts the building on the south elevation. Street trees are planted in the parking strip on the triangular lot. The building is in good condition with minor alterations.

Historical Data: According to the 1926 Sanborn Fire Insurance Map there were four single family dwellings on the parcels now occupied by the commercial building. The commercial building was built in 1970.

Auxiliary Building: None

#19	Address: 321 West Fourth Street Historic Name: Sutherland House Common Name: Pelletier House Year Built: c.1880 Architect: Unknown Style: Vernacular Use: Residential Alterations: Major Historic/Non-Contributing	Owner: V & M Kirchhofer 1910 Quinton The Dalles, OR 97058 Map No: 1N 13 3BB Reference No: 3426 Plat: Trevitt's Addition Block: 5 Lot: 6 Tax Lot: 4400
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Description: This one-story, rectangular building has a gable roof clad with composition shingles. Windows are a combination of one over one double-hung vinyl windows and fixed-pane windows with snap-in