



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

Application #: HLC 200-21

Filing Fee: Waived by Council

Receipt #: N/A

Deemed Complete: 3/04/2022

Ready to Issue: _____

Date Issued: _____

Received: 3/04/2022

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: : ai Wb ab Wld >>5

Address: #%# : Wl [feI Sk

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Phone #: _____

Email: . _____

Property Information

Address: 119 E. Second Street, The Dalles, OR 97058

Map and Tax Lot: 01N 13E 03BA TL# 1900

Zone: CBC - Central Business Commercial

Current Use: Commercial Retail Business and Office Space

List any known archeological resources on site:

Unknown and not applicable.

Department Use Only

Historic Name (if any): Pacific Power & Light, commonly knows as "Barons" and the "Rose Building"

Year(s) Built: 1954

Historic Building/Site: ☒ Yes ☐ No

Historic Classification: Compatible, Non-Contributing

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 north facing alley wall of this 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 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

John Lehman
John Lehman

3/2/2022

3-2-2022 Date

2/11

Signature of Property Owner

SEE ATTACHED SIGNED
WALL OWNER MURAL AGREEMENT

Date

Historic Landmarks Application – Narratives

Building Owner: Howe Properties, LLC – Rose Building, North Alley 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 instore 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 (Howe Properties, LLC - Rose Building) is located in The Dalles Commercial Historic district and is classified as Compatible, Non-Contributing. This means that the building was built during the period of significance for the historic district (late 1800- 1920’s) and is of the correct vintage (Compatible) but the building no longer has many of its original features or has been completely modified (Non-Contributing). The only purpose for this project is to paint a historic mural on the north alley wall of this 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 north side of the building that faces the alley at the address 119 East Second Street in The Dalles. The section of north wall being considered for this application measures approximately 19’ tall and 31’ wide. The area of the wall that might be used for a mural is marked on a photo contained in this narrative (see attached Exhibit “B”). The building wall is constructed of reinforced concrete which was painted off-white at some time in the past. The mural will be painted directly onto the painted concrete in the area shown. 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. **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 wall material in any way. Once clean, the wall will be allowed to dry, 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 north alley 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 19' tall by 31' wide area is the only portion of the wall that will be painted with a mural. Currently, the concrete is painted off-white 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 can be primed and painted with the final mural artwork.

Narrative #3-A: Design Guidelines: The Dalles Commercial Historic District (11.12.095, F-N)

The design guidelines in this section stress that "The Dalles' downtown is a pedestrian friendly environment" and that "rehabilitation should contribute in making downtown The Dalles an inhabitable place that is pleasant for walking". The Walldogs murals will add to this pedestrian friendly environment by giving pedestrians interesting historic murals to seek out and enjoy, while at the same time, learning about The Dalles' rich and diverse history. Once the murals have all been painted, a map will be created that will lead pedestrians, both tourists and local residents, into and through our Historic Downtown to discover the different historical paintings. This mural, as well as all the other Walldogs murals, will only add to the historic value of our downtown buildings.

Again, sandblasting of bricks or block walls will not be used. It is strictly prohibited in this section, as well.

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 19' x 31' section of the north wall is a very small portion of the total face area of this entire 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.

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 The Dalles Commercial Historic district and is classified as Compatible, Non-Contributing. This means that the building was built during the period of significance for the historic district (late 1800- 1920's) but 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. Since the building is already painted white, a mural painted over the existing paint will not damage the building reinforced concrete surface. 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"
Howe Properties, LLC – Rose Building North Wall Dimensions



**Howe Properties, LLC – Rose Building
North Facing Alley Wall**

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McCoy Motor Co. The motor company owned the garage until the property was sold to Ward Webber in 1945. The building is currently use as an auto body shop and retail shops (1997).

#75 HISTORIC NAME: Pacific Power and Light
COMMON NAME: Barons
ADDRESS: 115-121 East Second Street
RESOURCE TYPE: Building
OWNER'S NAME AND ADDRESS:
Second and Court Association
c/o John Howe
200 E. 12th
The Dalles, Oregon 97058
ASSESSOR'S MAP: 1N-13E-3BA BLOCK: 4 LOT: 5 TAX LOT: 1900
ADDITION: Original Dalles City
YEAR BUILT: 1954
ALTERATIONS: Minor; storefronts
STYLE: Moderne
USE: Retail
PREVIOUS HISTORIC LISTING: None
CLASSIFICATION: Compatible Non-Contributing

PHYSICAL DESCRIPTION: This two and one-half story, poured concrete building has a painted stucco exterior finish with a flat roof. The original strip metal sash windows are intact on the second floor and are divided into three operating units per window; side-by-side opposite opening casement windows above and hopper windows below. The windows make a continuous band of windows on the second floor.

A rounded corner metal canopy, supported by a metal pole at the corner, extends over the first floor storefronts on the south elevation. Some of the windows have been replaced with aluminum windows. The two storefront doors on the west side of the front (west) elevation have the transoms enclosed. A door with sidelights on the eastern side of the front elevation leads to the upstairs offices. The ground floor window pattern on the east elevation has been altered. The building is in good condition.

HISTORICAL DATA: This building was built in 1954 by Mid-State Construction. Pacific Power and Light Company purchased the site for

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the new building in 1952. The power company maintained their offices in the building for many years.

#76 HISTORIC NAME: Schanno Building
COMMON NAME: American Legion Building
ADDRESS: 201-205 East Second Street
RESOURCE TYPE: Building
OWNER'S NAME AND ADDRESS:
c/o American Legion The Dalles Post #19
P.O. Box 459
The Dalles, Ore. 97058
ASSESSOR'S MAP: 1N-13E-3BD BLOCK: 3 LOT: S 1/2 Pt. 10 TAX LOT: 3900
ADDITION: Original Dalles City
YEAR BUILT: c. 1892, c. 1915
ALTERATIONS: Moderate
STYLE: Italianate
USE: Meeting hall; ground floor retail.
PREVIOUS HISTORIC LISTING: Oregon Historic Inventory (1984-85)
CLASSIFICATION: Secondary

PHYSICAL DESCRIPTION: The Schanno Building is a two-story brick building with basement, and a masonry foundation. The building measures 60'x 70' and is rectangular in plan. The roof is flat and has a short parapet wall with built-up coping. Corbelled chimneys cap the roof. The projecting cornice is supported by decorative modillions. A wide frieze extends around the sides of the building. The one over one double-hung wood sash second floor windows are capped with segmental arches. Raised quoins define the corners of the building. A corbelled stringcourse separates the first and second stories.

The building was extensively remodeled c. 1915 by the application of a concrete over the brick on the second floor. The stucco cladding was scored to look like ashlar stone blocks. Cast-iron pilaster can still be seen on the west and south elevations (some of the cast iron has been removed due to later alterations). The transoms on the front (south) elevation have been boarded over and the storefronts altered. The stairs to the basement and a door to the upstairs are located on the west elevation. With the exception of the extensive ground floor alterations, the building is in fair-good condition.