

AGENDA

HISTORIC LANDMARKS COMMISSION

August 24, 2022

4:00 p.m.

City Hall Council Chambers
313 Court Street, The Dalles, Oregon

Via Zoom

<https://us06web.zoom.us/j/83000976030?pwd=Y3NwM1NPVUk3anVPUjNTdythYW1sZz09>

Meeting ID: **830 0097 6030** Passcode: **22217**

Dial: 1-669-900-6833 or 1-253-215-8782

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES – May 25, 2022
6. PUBLIC COMMENT – During this portion of the meeting, anyone may speak on any subject that does not later appear on the agenda. Five minutes per person will be allowed.
7. PUBLIC HEARING
 - A. HLC Application 207-22, Lindsey Giamei, 116 E. Second Street
Request: Approval to replace five original deteriorating windows on rear of building and replace deteriorating rear door.
 - B. HLC Application 208-22, Kyra Austin, 201 W. Fourth Street
Request: Approval to replace existing windows, replace or repair window trim, and update exterior stucco.
8. RESOLUTION
 - A. HLC Resolution 194-22, Lindsey Giamei, 116 E. Second Street
 - B. HLC Resolution 195-22, Kyra Austin, 201 W. Fourth Street
9. DISCUSSION ITEM
10. STAFF COMMENTS

11. COMMISSIONER COMMENTS

12. ADJOURNMENT

Meeting conducted in a room in compliance with ADA standards.

Prepared by/
Paula Webb, Secretary
Community Development Department

MINUTES

HISTORIC LANDMARKS COMMISSION MEETING

May 25, 2022
4:00 p.m.

City Hall Council Chambers
313 Court Street, The Dalles, Oregon 97058
Via Zoom / Livestream via City Website

PRESIDING: Robert McNary, Chair

COMMISSIONERS PRESENT: Bev Eagy, Forust Ercole, Eric Gleason

COMMISSIONERS ABSENT: J. Scott Stephenson

OTHERS PRESENT: Museum Commission Representative Julie Reynolds

OTHERS ABSENT: City Councilor Scott Randall

STAFF PRESENT: Director Alice Cannon, Assistant Planner Kaitlyn Cook,
Secretary Paula Webb

CALL TO ORDER

The meeting was called to order by Chair McNary at 4:00 p.m.

PLEDGE OF ALLEGIANCE

Chair McNary led the Pledge of Allegiance.

APPROVAL OF AGENDA

It was moved by Gleason and seconded by Eagy to approve the agenda as presented. The motion carried 4/0; Eagy, Ercole, Gleason, and McNary voting in favor, none opposed, Stephenson absent.

APPROVAL OF MINUTES

It was moved by Eagy and seconded by Gleason to approve the minutes of April 27, 2022 as written. The motion carried 4/0; Eagy, Ercole, Gleason, and McNary voting in favor, none opposed, Stephenson absent.

PUBLIC COMMENT

None.

STAFF COMMENTS

Pioneer Cemetery – FLI Landscaping will complete clean-up at the cemetery prior to the Memorial Day weekend.

Assistant Planner Cook stated there are no applications pending for the June 22, 2022 meeting.

Chair McNary asked if the Walking Tour was complete. Assistant Planner Cook will return to the Commission with an update.

COMMISSIONER COMMENTS

Commissioner Gleason stated transients have been camping on the upstairs landing of the Original Courthouse. Trash, cigarette butts and other remains were found. Fire danger is a concern. A temporary gate was installed; the applicant will return with a plan for a HLC approval.

Commissioner Eagy noted the cruise ships have returned; multiple visitors are touring town.

Museum Representative Reynolds added the Episcopal Church at E. Fifth and Union Streets discovered debris left behind by a large beer party. Fencing is now a consideration.

Commissioner Gleason stated the Wing Hong Hai building will have an open house on Sunday, June 26, 2022. The Oregon Historical Society will publicize the event.

Museum Representative Reynolds the Fort Dalles Museum has been busy with many cruise ship visitors. The Museum is in need of volunteers. The former Director position has been downgraded to “Head Docent.” This position does not require historical background or knowledge of museum practice, but will supervise and support the docents.

Director Cannon stated the Commission may see an increase applications. The Urban Renewal Agency recently approved incentive grant programs for commercial, mixed-use, dwelling units and subsidized system development charges.

Commissioner Ercole noted multiple attempts to use the Walking Tour application have resulted in uninstalling and reinstalling each time.

PUBLIC HEARING

Chair McNary read the rules of a public hearing. He then asked if any Commissioner had ex parte contact, conflict of interest or bias, which would prevent an impartial decision.

Commissioner Ercole noted his grandmother works at the Civic Auditorium, but he had no conflict of interest or bias. Chair McNary opened the public hearing at 4:21 p.m.

Assistant Planner Kaitlyn Cook presented the staff report.

MINUTES

Historic Landmarks Commission Meeting

May 25, 2022

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HLC Application 205-22, The Dalles Main Street/Walldogs, 323 E. Fourth Street, 1N 13E 3 BD 9600

Request: Approval to paint one mural on the north-facing alley wall and one mural on the west-facing parking lot wall.

John Lehman, PO Box 331, The Dalles

Mr. Lehman stated the north and west walls of the Civic Auditorium lend themselves nicely to murals. Dimensions included in the application were based on maximum areas available to artists. The Walldogs did not think it feasible for the areas to be completely filled with murals due to the expense. Lehman was not in favor of reducing the allowed area; he felt it was important to allow the artists creative license. He added the walls were recently repaired, sealed and painted. These walls, located in alleys, “could tell a large story.”

Museum Representative Reynolds asked why Staff’s recommendation placed the bottom of the murals 12’ from the ground. Assistant Planner replied the purpose is to match the scale and horizontal features of the Civic Auditorium. This recommendation is not in response to potential vandalism.

Chair McNary asked if a master list of all murals was available. Assistant Planner Cook replied there were upwards of 25. [The Northwest Mural Fest list reflects 18 murals (Exhibit 2).]

Museum Representative Reynolds left the meeting at 4:52 p.m.

Commissioner Gleason asked if the applicant would be in favor of reducing the size of the mural on the west wall. Lehman replied he did not want to limit the artists.

Commissioner Eagy referred to a comment stating the proposed space was so large, it almost made the mural too expensive to paint. She wondered why, when the mural expense is so large, the current argument is to retain the larger space. Eagy was in favor of a rectangular mural for the north wall.

Commissioner Ercole was appreciative of the work by staff and Mr. Lehman.

Chair McNary closed the public hearing at 4:58 p.m.

Commissioner Ercole was not in favor of staff’s recommendation, preferring the option of a bigger and brighter mural. He stated he would not restrict the size of either mural.

Commissioner Gleason felt confident the artists would consider the portion of wall blocked by cars and the potential for vandalism. He suggested offering artistic license with a caveat to place the murals higher on the walls. Commissioner Ercole noted the sloping walkway may automatically necessitate higher placement on the wall.

It was moved by Gleason and seconded by Ercole to approve application HLC 205-22 of The Dalles Main Street and Walldogs with the modified conditions of approval, based on findings of fact detailed in the staff report. This would include the four conditions of approval, with condition one modified to reflect the original mural area proposed.

Chair McNary stated his preference for the mural to be compatible in scale to the structure.

The Commissioners returned to deliberation. Commissioner Gleason stated he was in favor of both alternatives: limiting the space and providing artistic freedom.

It was moved by Gleason and seconded by Eagy to approve application HLC #205-22 of The Dalles Main Street and Walldogs with five proposed conditions of approval, based on findings of fact detailed in the staff report. The motion carried 4/0; Eagy, Ercole, Gleason, and McNary voting in favor, none opposed, Stephenson absent.

RESOLUTION

HLC Resolution 193-22: Approval of HLC 205-22, The Dalles Main Street/Walldogs

It was moved by Gleason and seconded by Eagy to approve Resolution HLC 193-22 approving Application HLC 205-22 with five conditions of approval. The motion carried 4/0; Eagy, Ercole, Gleason, and McNary voting in favor, none opposed, Stephenson absent.

ADJOURNMENT

Being no further business, the meeting adjourned at 5:20 p.m.

Meeting conducted in a room in compliance with ADA standards.

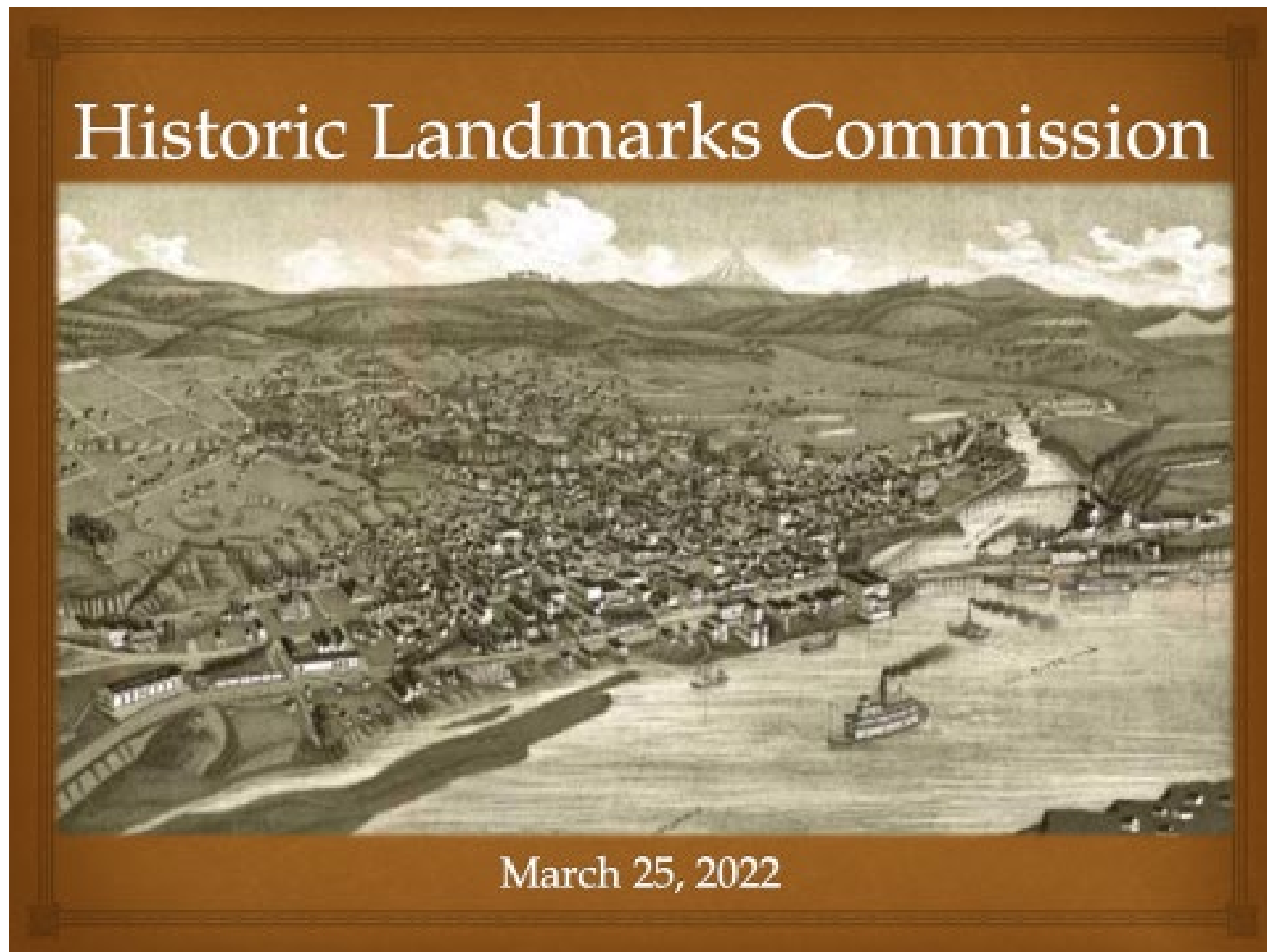
Submitted by/
Paula Webb, Secretary
Community Development Department

SIGNED: _____

Robert McNary, Chair

ATTEST: _____

Paula Webb, Secretary
Community Development Department



Public Hearing



☞ HLC Application #205-22

- ☞ Applicant: The Dalles Main Street and Walldogs
- ☞ Address: 323 East 4th Street
- ☞ Classification: National Register of Historic Places
in The Dalles Commercial Historic District

Vicinity Map

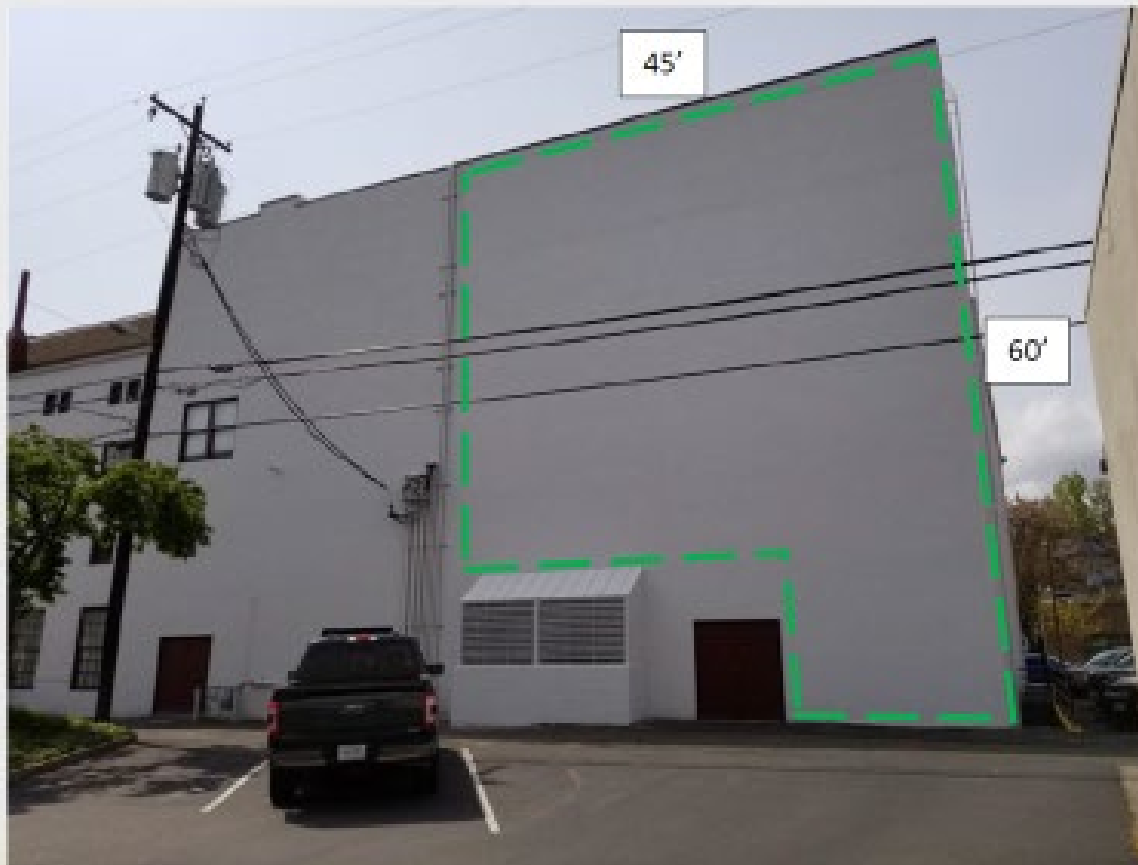


Existing Conditions





Existing Conditions (North)



Existing Conditions (West)



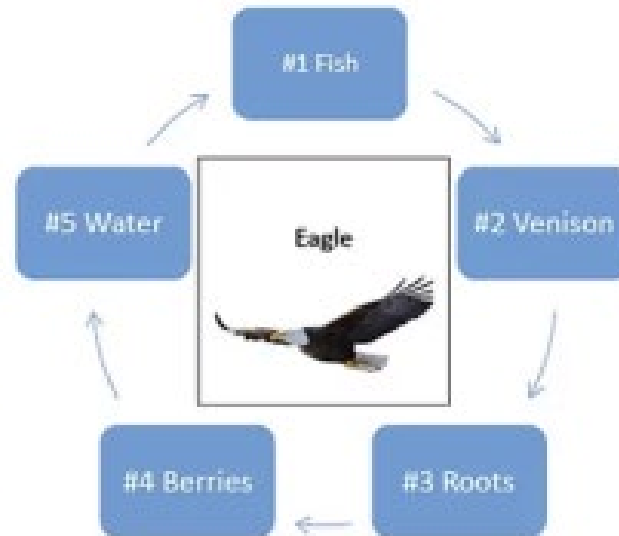
Proposed Themes



Honald Sign Company Barney & Gary Honald



First Foods



Staff Findings



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: There are no plans for modifications to the existing use of this building. Criterion does not apply.

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 murals will not remove any historic elements. Care shall be taken with the mural painting. Criterion will be addressed as a condition of approval.

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 murals will not create a false sense of historic development. Criterion does not apply.

Staff Findings



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.

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. All distinctive features and finishes will remain. Criterion met.

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 proposal does not seek to remove or replace any deteriorating features. All historic features and finishes will remain. Criterion met.

Staff Findings



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 prior to painting of the murals will be required to meet the standards set forth by the Secretary of Interior. Criterion will be addressed as a condition of approval.

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. Therefore, this criterion does not apply.

Staff Findings



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 mural project. There are no plans to remove historic materials, only to paint the mural on the existing painted north-facing and west-facing parking lot walls of the building. Criterion met.

Staff Findings



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: Exterior alterations to the historic structure will be required to follow the historic design guidelines for the Commercial Historic District. The murals will be required to be compatible in massing and size of the project. The proposed murals are the height of the west and north building faces. Staff recommends that the murals are resized to be compatible with the existing horizontal features that differentiate the existing building floors. Criterion will be addressed as a condition of approval.

Staff Findings



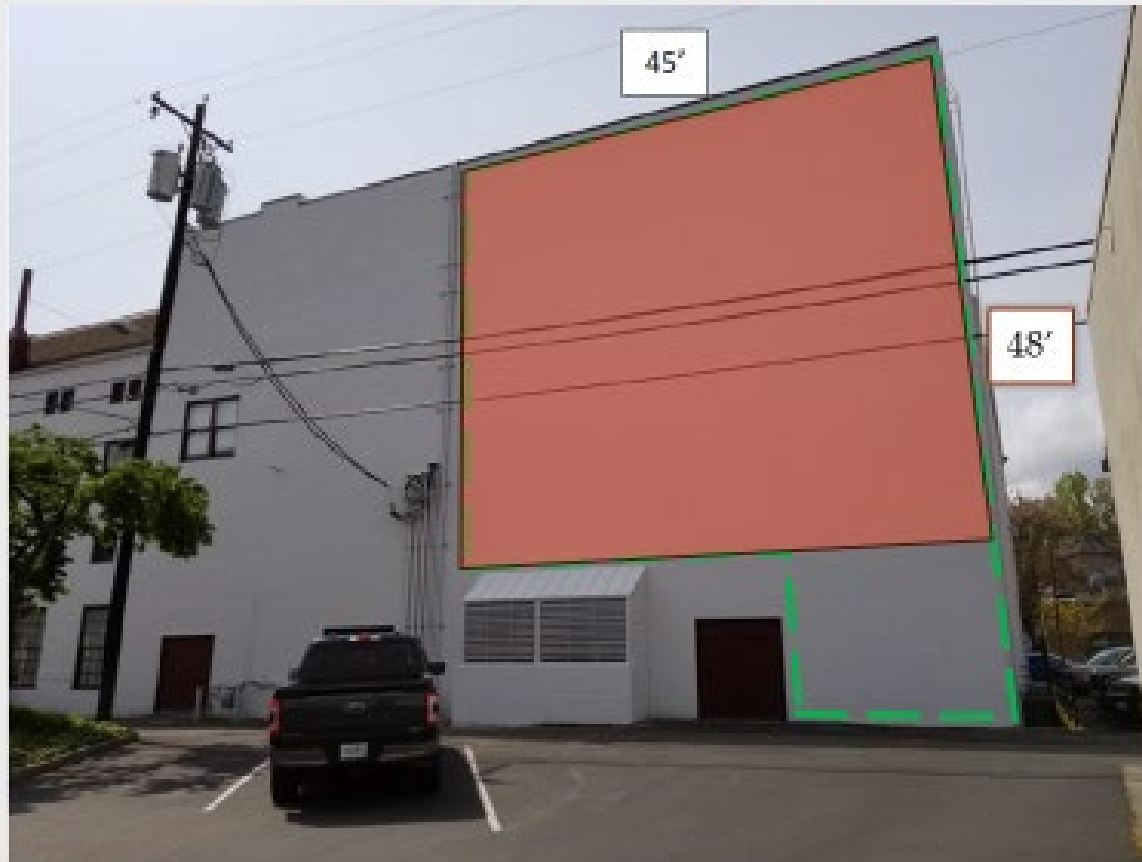
Signs should not be the dominant feature of a building or site, yet they are a key component in identifying businesses and contributing to the livelihood of the street with their individuality. New construction and rehabilitation should maintain a system in which signs identifying businesses are visible to both pedestrian and automobile traffic without detracting from the architecture or overpowering the streetscape.

GUIDELINES:

- c3 Wall signs, window signs, canopy and projecting signs attached to buildings should be compatible in scale, without obscuring the architectural features.*
- c3 Murals are not recommended on primary, secondary, and historic buildings as they lessen the integrity of the architecture and damage the building surface.*

FINDING B1: The building is a Nationally Registered property located in The Dalles Commercial Historic District. This brick structure has been previously painted; no exposed brick remains to be protected by the listed guidelines. Staff has found the request to paint the murals on an existing painted face of the building will not lessen the integrity or damage the surface of the building with the adjusted mural size as described in Finding A9. The applicant shall obtain an approved sign permit prior to installation/painting of the mural. Criterion will be addressed as a condition of approval.

Staff Recommendation



Staff Recommendation



Proposed Conditions of Approval



1. Murals shall be completed in substantial conformance to the proposal as submitted in Application HLC 205-22 reviewed by the Historic Landmarks Commission on May 25, 2022 with the following alterations:
 - A. Murals shall be resized to start above the first floor (minimum 12 feet from the ground) to be compatible with the existing horizontal features that differentiate the building floors.
2. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of the structure, if appropriate, shall be undertaken using the gentlest means possible. Care shall be taken with painting.
3. The applicant shall obtain a sign permit approved by the Community Development Department prior to installation/ painting of the murals.
4. The Applicant shall apply for a Street Closure Permit with the City of The Dalles Public Works Department once the murals are ready to be installed at the subject location.

Commission Alternatives



1. **Staff recommendation (Motion)**: Move to approve application HLC #250-22 of The Dalles Main Street and Walldogs with five proposed conditions of approval, based on findings of fact detailed in the staff report
2. Move to approve application HLC #205-22 of The Dalles Main Street and Walldogs with modified conditions of approval, based on findings of fact detailed in the staff report
3. Move to decline application HLC #205-22.

Resolutions



Resolution HLC 205-22: Approval of HLC 205-22, The Dalles Main Street and Walldogs

Motion: Move to approve Resolution HLC 205-22, approving application HLC #205-22 of The Dalles Main Street and Walldogs with five conditions of approval.

1 Thomas Condon Mural will be installed here at a later date. *Painting will take place on panels in the National Neon Sign Museum parking lot.
 Artist: Lili Lennox
 Location: Wally Wolf Building/The Dalles Veterinary Hospital

2 Blanche McGaughey completed
 Artist: Brad Johnson
 Old Oregon Motor Motel

3 Ben Snipes
 Artists: "The Wing Nuts" Sonny Franks, Eric Skinner & Russell Kelly
 Location: Old Oregon Motor Motel

4 Benjamin Gifford
 Artist: Anat Ronen
 Location: Clock Tower Ales

5 Cherries completed
 Artist: Noel Weber
 Bohn-Wood Building

6 H.L. Davis
 Artist: Aaron Taylor
 Location: The Dalles City Police Building

7 Eleanor Borg
 Artist: Jennifer Thomas
 Location: A-1 Tax

8 The Chinese Community
 Artists: Joe Diaz & Doug Haffner
 Location: The Rose Building

9 The First Foods
 Artist: Toma Villa
 Location: The Dalles Civic Auditorium

10 Honald Sign Company
 Artist: Pete Poanessa
 Location: The Dalles Civic Auditorium

11 Jeanne Hillis
 Artists: Noella Cotnam & Elaine Wallis
 Location: Ms. Fitz

12 Sylvia Thompson & The Sorosis Society
 Artist: Christine Brunk DeShazo
 Location: Oliver's Floor Covering

13 The Historic Columbia River Highway
 Artist: Noel Weber
 Location: Sawyer's Ace Hardware

14 The Latino Community
 Artist: Patrick Smith
 Location: Chrisman & Chase Building

15 How The Dalles Got It's Name/Celilo Canal
 Artist: Tom Seibert
 Location: Hear's The Answer

16 Family Mural of Flowers & Birds Mural will be installed here at a later date. *Painting will take place on panels in the National Neon Sign Museum parking lot.
 Artist: Denae Manion
 Location: Wonderworks Children's Museum

17 Chief Tommy Thompson
 Artist: Jasper Andries
 Location: Gorge Recovery Building

18 The Dalles Dip and Ferry
 Artist: Sean Beachamp
 Location: Smoke Wring BBQ



**STAFF REPORT
HISTORIC LANDMARKS REVIEW
HLC 207-22**

TO: The Dalles Historic Landmarks Commission

FROM: Kaitlyn Cook, Associate Planner

HEARING DATE: Wednesday, August 24, 2022

ISSUE: The Applicant is requesting approval to replace five existing windows and door on the rear of the building.

SYNOPSIS:

APPLICANTS	Lindsey Giamei
PROPERTY OWNER	Giamei Properties LLC
LOCATION	116 E. Second Street, The Dalles, OR 97058
ZONING	“CBC-1” and “CBC-2”– Central Business Commercial, Commercial Historic District
EXISTING USE	Vacant building
SURROUNDING USE	Commercial
HISTORIC STATUS	Non contributing

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

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

BACKGROUND: This building was constructed in 1910. In 1923 a furniture store was located in the eastern portion of the building, a meat market was located in the western portion. The building was extensively altered in the 1960s when the furniture store expanded into the neighboring storefront.

The applicant has replaced the existing wood windows with white vinyl windows on the rear of the property facing the alley adjacent to City Hall.

The applicant is proposing four window alternatives for the Historic Landmark Commission to consider; install new wood windows, wood encased (composite) windows, vinyl windows or reinstall the original wood windows. The Applicant would like to replace the original wood windows to maintain egress standards. Staff was unable to confirm egress standards that cannot be met with the existing wood windows. The applicant has expressed that vinyl windows would be the best option for them when considering price, egress, and energy efficiency.

Staff reached out to the State Historic Preservation Office (SHPO) for guidance regarding composite windows. It was their opinion that composite windows are not considered to be wood windows. When asked if other communities have accepted wood composite windows, they indicated there are other examples of communities that have utilized them.

The Dalles Municipal Code Section 11.12.095 states *The use of wood for windows is recommended*. With guidance from the SHPO and review of applicable code requirements, Staff formed the opinion that utilizing the existing wood windows or installing new wood windows would best conform with standards outlined in the staff report.

Additionally, the applicant proposes replacement of an existing door with a black carbon door on the rear of the property, the same face of the proposed windows.

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 for its historic purpose or be placed in a new use that required minimal change to the defining characteristic of the building and its site and environment.*

FINDING A1: The Applicant is not proposing a Change of Use with this application. There are no plans for modifications that would alter a defining characteristic of the building other than the rear windows. Criterion does not apply.

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

FINDING A2: The Applicant is proposing to replace five windows on the rear of the building facing the alley. The Applicant stated replacement of the windows is necessary to meet egress requirements for this building. Staff was unable to confirm egress standards that cannot be met with the existing wood windows. Wood windows are considered a defining characteristic of the structure. Installation of vinyl or composite wood windows, different material than the original wood windows, would be an alteration inconsistent with the character of the building. New or original wood windows would retain the historic character of the property. The criterion does not apply to the door as it is not original to the building. The new or original wood windows meet the criterion with conditions.

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. Window replacements and a new door will not create a false sense of historical development. Criterion met.

4. *Most properties change over time; those changes 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: The wood windows would be considered a distinctive feature to the building face. Replicating or preserving the original wood windows would meet this standard as it would preserve a characteristic feature. The proposed vinyl windows would not comply with this standard as it would not display the same craftsmanship as the wood windows. Original or new wood windows meet this criterion.

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration required 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, physical, or pictorial evidence.*

FINDING A6: The applicant is proposing to replace these windows to meet egress requirements. Staff has not confirmed egress standards for these windows. The applicant has demonstrated that it is possible to replicate the original wood window material by either reinstalling the original windows or installing new wood windows. The proposed wood window would match the original wood windows. The vinyl windows will not match the original windows as they are made of a different material, sliding, and have a vertical split rather than a horizontal split as shown in the original windows. The composite wood windows will not match the original windows as they are not considered to be wood windows by SHPO standards. The proposed composite window is a blend of wood and other materials which would not match the original material and texture. New or the original wood windows meet this criterion.

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 met with conditions.

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. 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: Exterior alterations to the historic structure will be required to follow the historic design guidelines for the Commercial Historic District. The proposed windows and door shall be compatible with size and scale. Vinyl or wood composite windows will remove features that characterize the building. New wood windows, or the original windows, are compatible with the architectural features of the building as they match what was present on the building. The existing door is not original and has no defining characteristics; a new door will not destroy historic materials or characteristics. New or original wood windows would meet this criterion with conditions.

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 window and door replacement. The modifications are planned to be installed to ensure that the essential form and integrity of the historic property will be unimpaired. Criterion met.

B. THE DALLES MUNICIPAL CODE – TITLE 11.12.095 – HISTORIC RESOURCES – CODE RELATING TO DESIGN GUIDELINES FOR THE DALLES COMMERCIAL HISTORIC DISTRICT AND TREVITTS ADDITION.

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.

- 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 Subsection D, 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 B1: The Applicant is not proposing renovations that would alter the existing brick on the subject building. The Applicant has suggested multiple options for window replacement. Wood windows are recommended in the Historic Commercial District. Whenever possible, original materials should be restored rather than replaced. Of the options the applicant presented, new wood windows or reinstalling the original windows would comply with the standard above, as it maintains the historic character of the building. While restoring the original wood windows would be the best option, the Applicant has demonstrated hazardous material is present, and the windows do not meet egress standards. As mentioned in Finding A6, vinyl windows do not mimic the original windows.

Staff will add as a condition of approval that the window sash shall be the darkest color on the building face. New or original wood windows would meet this criterion with conditions.

CONCLUSIONS: Given the four options the applicant has offered, new wood windows or reinstalling the original wood windows 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 proposal as submitted and reviewed.
2. Final paint colors on the windows shall be approved by the Historic Landmarks Commission Secretary.
3. If any archeological resources or materials are discovered during excavation, the applicants shall stop excavation and have the site professionally evaluated prior to continuing work.
4. Chemical or physical treatments, such as sandblasting that cause damage to historic materials, shall not be used. The surface cleaning of the structure, if appropriate, shall be undertaken using the gentlest means possible.



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



Received: _____

Application #: HLC 207-22
 Filing Fee: \$85
 Receipt #: 483708
 Deemed Complete: _____
 Ready to Issue: _____
 Date Issued: _____

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: Lindsey Giamei
 Address: 1707 Lincoln Way
The Dalles, OR 97058
 Phone #: 610-216-0875
 Email: lindsey.brady1@gmail.com

Legal Owner (if different than Applicant)

Name: _____
 Address: _____
 Phone #: _____
 Email: _____

Property Information

Address: 116 E 2nd.
 Zone: Central Business District
 Current Use: Retail

Map and Tax Lot: 1N 13 3BD 4000

List any known archeological resources on site:
 N/A

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:

Replace second floor rotting windows and first floor door on rear of building.
Sign replacement on front of building.

More details in the included proposal.

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) → *N/A*
- 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

Non available to be found

Signature of Applicant

Signature of Property Owner

7-20-22

Date
2/11

Date

Sears - Rear Building Picture



Rear of Building is facing the alley.

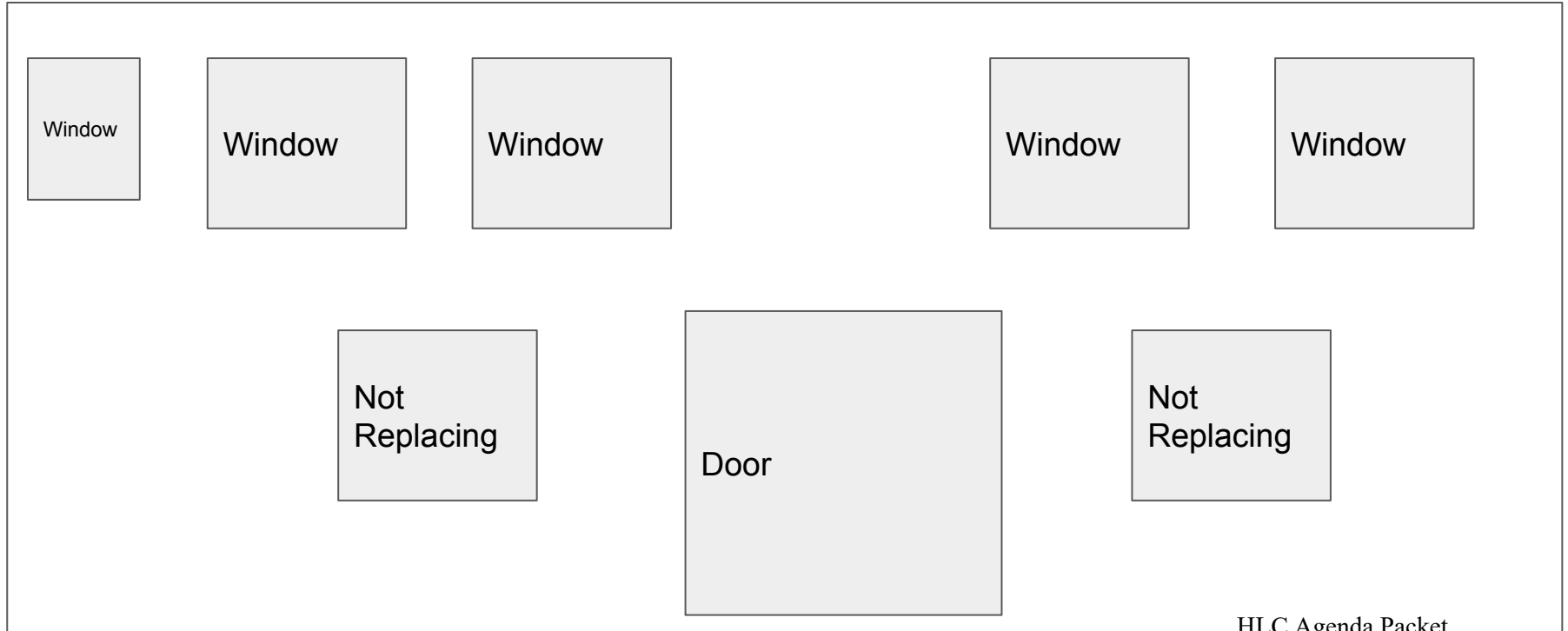
Summary:

The Sears Building has significantly lost its character when it was extensively remodeled in the 1960's. It is classified in the historic district as non-contributing, non-conforming. As per the pictures the rear of the building has also experienced extensive renovations and has a mixture of concrete blocks, new and old bricks, boarded up windows and no longer has the original character.

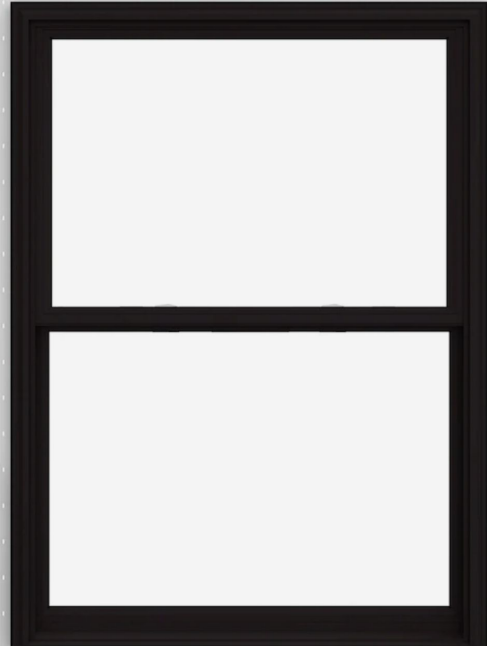
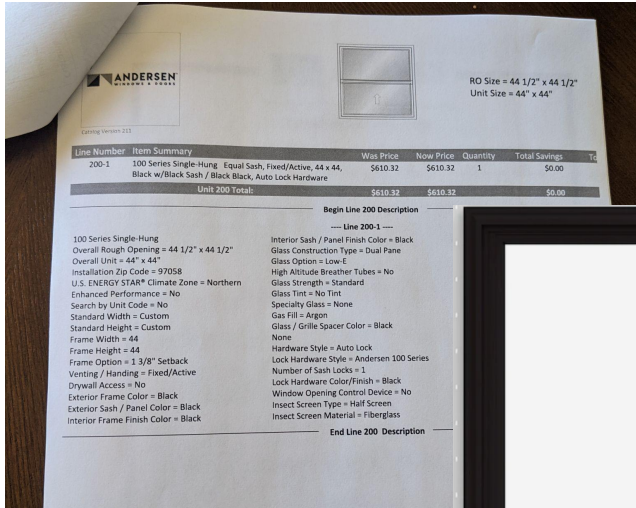
The windows on the second floor and door on the first floor have rotting wood and need to be replaced. The windows are located in the rear of the building facing the alley.

Note: There are no historical pictures to be found of 116 E 2nd St.

Sears



Option A - Windows:



Pros:

- Wood encased option, makes them more affordable
- Adds historical character

Cons:

- Expensive (\$621/window), cost prohibitive
- Building has already lost historical character
- Windows are in the alley

Option B - Windows:

Frame Width = 44"
Frame Height = 44"
Sash Split = Even Divide

Line Number	Item Summary	Unit Price	New Price	Quantity	Total Cost
100-1	44-in x 44-in JELD-WEN Wood W-5500 Double Hung	\$921.21	\$921.21	1	\$921.21
Unit 100 Total:		\$921.21	\$921.21		\$921.21

— Line 100 Description —

Wood W-5500, Double Hung,	Finish - Sash (Interior) = Primed, Rating = 90-95, Sill Railing = Standard Sill Railing, Sill Horns = No Sill Horns, Prep for Hood = No, Drop Caps = Beveled Drop Cap, Drop Cap Finish = Black, Hardware Finish - Interior = Glass Black, Number of Locks = 2, Storm Screen/Combo = No Combo, Screen Options = Aluminum Mesh (Charcoal), Screen Finish = Black, Screen Style = Full Screen, Energy Efficiency = Energy Star, Energy Star Zone = Energy Star - Northern, STC (OTC) Rating = Standard, Glazing = Insulated, Glass Color = Sunburst with HeatSave, Glass Type = Annealed, Heat Glass = No, Glass Thickness = Standard Default Thickness, Protective Film = Protective Film, Spacer Color = Black Spacer,	Glass Options = A, Glazing Stop Style Glass Type = No Gas, Sash Lamber = No, Certification = No Bottom Rail Option, Radius Top Rail = Lamber = White, Concealed Jambill SIFactor = 0.25, Solar Heat Gain Coefficient Light Transmission Condensation Resistance U-Factor - JEL-44-44, Energy Star Qual South-Central, Room Location = Is This a Remake Specific Informa Manufacturer = Contact Number Catalog Version None.
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Pros:

- Full wood option
- Adds historical character

Cons:

- Windows in alley way of building
- Building has already lost historical character
- Expensive (\$921/window), cost prohibitive
- Would only be able to afford with support from Urban Renewal Grant

Option C - Refresh/Wood Trim Vinyl Windows:

Pros:

- Non conforming, non-contributing building - mixture of concrete blocks, new brick and old brick. The historical character is no longer present in the building and these are in the alleyway.
- With the vinyl windows - will add wood Trim and color Vinyl window casing as desired by HLC
- Meet fire and egress for rear of windows - original windows were non-functioning
- Increase energy efficiency
- Reallocation of the excessive rear window cost to projects that will increase the appearance on 2nd street



Cons:

- Sliding windows
- Vinyl

Most ideal option given current circumstances

Option D - Reinstall Original Windows

Pros:


- Original windows

Cons:

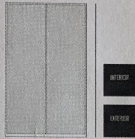
- Covered in Lead Paint
- Safety issue: Prevents egress & easily broken (alleyway in the evenings experiences a lot of homeless foot traffic)
- Energy inefficient
- Security concerns



Door:



Catalog Version 115



Call Width = 4/0
 Call Height = 6/8
 Frame Width = 50
 Frame Height = 81.75

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Te
100-1	Double Entry Door 50 x 81.75 Smooth Fiberglass Carbon - Paint	\$2,043.90	\$2,043.90	1	\$0.00	\$
Unit 100 Total:		\$2,043.90	\$2,043.90		\$0.00	\$

Begin Line 100 Description

---- Line 100-1 ----

<p>Codel Entry Doors Double Entry Door 50 x 81.75 Call Width = 4/0 Call Height = 6/8 Frame Width = 50 Frame Height = 81.75 Door Configuration = Double Door Only Model Number = NO MODEL FOUND Cut Slab = No (Standard Size) Handing / Swing = L-H Active Inswing Door Style = No Glass Panel Layout = Flush Material = Smooth Fiberglass Exterior Finish Type = Paint Door and Jamb Exterior Finish Color = Carbon - Paint</p>	<p>Interior Finish Type = Paint Door and Jamb Interior Finish Color = Carbon - Paint Jamb Size = 6-9/16" Jamb Option = Primed Finger Joint Weather-Strip Color = Brown Sill Style = Bronze Adjustable Sill Jamsill Pan = Yes (Recommended) Brickmould Options = Applied Hardware and Prep Options = Double Bore 2 3/8 Backet Passive Door Bore Option = No Bore Hinge Options = Commercial Weight Ball Bearing Hinge Color = Dark Bronze (Oil Rubbed) US10B Peep Viewer = Bronze Pet Door Cutout = No</p>	<p>Mail Slot Cutout = No Room Location = Is this a Re-make? = No Specific Information = Lead Time = Lead Time 14-21 days SKU = 1001002433 Vendor Number = 60087794 Customer Service = 1-800-508-1696 Manufacturer = CODEL, Tacoma (WA) Catalog Version Date = 6/6/2022 Door Width = 40 Door Height = 68 Swing Filter = Inswing MyCD = Yes</p>
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End Line 100 Description

Rear door would be black, split door.

Proposal:

Since the Sears Building is classified as non-conforming, non-contributing, we would like to move forward with option C. Option A, B are cost prohibitive and the location of the windows is not on a high traffic pedestrian area. The rear of the building has gone through so many renovations as well that there is no character to preserve. Between options A and B, you will not be able to tell the difference between wood encased and full wood.

For safety reasons, the rear door would be carbon and would be black in color.

Note: There are no historical pictures to be found of 116 E 2nd St.

Sign Replacement



Previous Sign

Proposed Sign



Note: New paint color was approved by staff on June 6th

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 89

HISTORICAL DATA: This building was constructed c. 1920 and housed a variety of businesses. In 1926, the tenants included a drugstore, a confectionery store, a florist, an office, and an electrical supply shop.

#66 **HISTORIC NAME:** NA
COMMON NAME: The Dalles Furniture Co.
ADDRESS: 116 East Second Street
RESOURCE TYPE: Building.
OWNER'S NAME AND ADDRESS:
Hampton, RC & Jean
1509 E. 21st Street
The Dalles, Oregon 97058
ASSESSOR'S MAP: IN-13E-3BC **BLOCK:** 6 **LOT:** 2 **TAX LOT:** 4000
ADDITION: Original Dalles City
YEAR BUILT: c. 1910
ALTERATIONS: Major
STYLE: Altered
USE: Retail
PREVIOUS HISTORIC LISTING: None
CLASSIFICATION: Non-Compatible Non-Contributing

PHYSICAL DESCRIPTION: This two-story brick building has a metal facade on the upper level, with aluminum storefront door and windows, with 4"x 4" glazed tile at the ground level and at the recessed entry. The roof is flat and built up. The building is in good condition.

HISTORICAL DESCRIPTION: The building was constructed c. 1910. In 1923, Charles and Ruth Hampton started a furniture store in the eastern portion of the building (earlier was occupied by Hackett and Gott). A meat market was located in the western portion. The building was extensively altered in the 1960s when the furniture store expanded into the neighboring storefront. Members of the Hampton family still own the building.

#67 **HISTORIC NAME:** Lemke Building
COMMON NAME: Oregon Equipment Company
ADDRESS: 110 E. Second Street
RESOURCE TYPE: Building



**STAFF REPORT
HISTORIC LANDMARKS REVIEW
HLC 207-22**

TO: The Dalles Historic Landmarks Commission

FROM: Kaitlyn Cook, Associate Planner

HEARING DATE: Wednesday, August 24, 2022

ISSUE: The applicant is requesting approval to replace existing windows, replace or repair window trim, and repaint exterior stucco.

SYNOPSIS:

APPLICANTS	Kyra Austin
PROPERTY OWNER	Kyra Austin
LOCATION	201 & 203 W. Fourth Street
ZONING	“CBC-1”– Central Business Commercial, Commercial Historic District
EXISTING USE	Duplex
SURROUNDING USE	Commercial
HISTORIC STATUS	Secondary/Contributing

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

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

BACKGROUND: This Mediterranean style duplex was constructed in 1930. This one-story building is stucco featuring a flat roof and a front stepped parapet. Squat square posts connected with a round arch opening support the tiled hip roof. The windows are a combination of casements and one-over-one double hung wood sash windows. Divided lights surround the

perimeter of the top pane of the one-over-one windows. The casements and door pane also have divided lights. The basement windows have been covered with lattice. There is no apparent alteration with this building and it is considered to be in good condition.

The Applicant is proposing replacement of the existing windows with new wood, fiberglass, and vinyl windows. The first floor bathroom will receive two new fiberglass windows with a white prairie grid design. The basement will have rigid, white vinyl windows to help protect against water damage and match the existing prairie grid windows throughout the house. The first floor will have wood windows.

The exterior and interior trim will be replaced with new wood and painted red and white to match the existing façade.

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 for its historic purpose or be placed in a new use that required minimal change to the defining characteristic of the building and its site and environment.

FINDING A1: The Applicant is not proposing a Change of Use with this application and the structure shall remain a duplex. Criterion not applicable.

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

FINDING A2: The applicant explained replacement is necessary to preserve the building, increase energy efficiency for residents, and remove lead based paint. Replacing

the first floor windows with double hung wood windows will not alter features that characterize the building. The applicant will replicate similar features present on the building such as exterior and interior wood trim, wood pane, and prairie grid window design. The applicant is proposing the basement windows be replaced with white vinyl windows; two first floor bathroom windows be white fiberglass. The installation of vinyl and fiberglass would be an alteration to the existing wood window features inconsistent with the character of the property. Criterion not 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 has demonstrated they intend to match the original red and white window trim. They also propose to repaint the building to match the original white paint on the existing stucco. The window replacements will not create a false sense of historic development. Criterion met.

4. *Most properties change over time; those changes 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: The windows would be considered a distinctive feature to the building face. The applicant has demonstrated in their application they intend to replace the first floor windows with similar wood windows and matching trim to closely match the existing windows. As mentioned in Finding A2, the applicant is requesting the bathroom and basement windows be replaced with fiberglass and vinyl. Since the windows are considered a distinctive feature to this historic building and described in the property's historic landmark description, this alteration would not match the craftsmanship present on the building. Criterion not met.

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration required 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, physical, or pictorial evidence.*

FINDING A6: This proposal seeks to replace the first floor, basement, and bathroom windows on this duplex. The Applicant explained replacement is necessary to preserve the building, increase energy efficiency for residents, and remove lead based paint. All windows will feature red and white trim to match the existing trim. All proposed windows feature a distinctive prairie grid style present on the building. The window trim design shall ensure the window trim replicates the existing trim and is historically appropriate for the landmark.

The applicant found double hung wood replacement windows to closely match the windows present on the subject property with the prairie grid detail and white wood trim.

As mentioned in previous findings, the Applicant is proposing installation of vinyl and fiberglass windows. Since the Applicant has demonstrated the windows need to be replaced due to deterioration, the replacement windows shall match the existing features present on the property. Fiberglass and vinyl window replacements do not match the existing material of basement and bathroom windows. Criterion not met.

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 can be met with conditions.

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. 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: Exterior alterations to the historic structure will be required to follow the historic design guidelines for the Trevitt's Addition National Historic District. The proposed windows shall be compatible with size and scale. Wood windows are compatible with the architectural features of the building. However, replacing the existing wood windows with vinyl or fiberglass will remove features that characterize the building. Criterion not 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 window and door replacement. The modifications are planned for installation to ensure the essential form and integrity of the historic property will be unimpaired. Criterion met.

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

P. Trevitt's Addition National Historic District. (All landmarked residential structures are required to use the design guidelines established for the Trevitt's Addition.)

6. WINDOWS AND DOORS

a. Windows and doors serve in giving character to the American house. They provide proportion and scale to the elevation. In Trevitt's Addition windows are predominantly double-hung sash. Door styles vary throughout the neighborhood. New construction and

rehabilitation should try and preserve the historic character of the windows and doors through proportion, scale, and rhythm.

b. Guidelines.

- i. When dealing with historic windows and doors it is best to repair before replacing (see Subsection D, Secretary of the Interior's Standards for Rehabilitation).*
- ii. Replacement of the original windows and doors is not recommended. However, when replacement is necessary the material, size, proportion, scale, and detail of the original should be matched in order to preserve the historic integrity.*
- iii. Original muntin configuration should be kept as it gives scale and proportion to the overall reading of the window.*
- iv. If no original material exists the use of historic photographs is recommended.*
- v. The use of thermal shutters and shades is recommended for weatherization as it does not affect the original windows, providing a non-impacting solution.*
- vi. Interior storm windows are recommended.*
- vii. Weather stripping and caulking should be checked regularly to ensure good weatherization.*
- viii. New construction should use double-hung, one over one, or two over two windows with simple flat trim.*
- ix. The use of vinyl windows is not recommended.*
- x. Reflective glass is prohibited.*

FINDING B-1: The wood window replacements, designed with similar material, will be comparable in size, proportion, and scale as the original. Wood window trim shall match the existing red and white trim shown on the building.

The proposed first floor windows, excluding the bathroom windows, are double hung wood windows with a simple flat trim. The wood windows shall match the existing windows and preserve the character of the building. The Applicant stated in their application window replacement is necessary to prevent further degradation as described in Finding A2. The wood window replacements will preserve the character of this duplex. The two proposed fiberglass windows in the bathroom do not match the material of the existing windows.

The Applicant is proposing that vinyl windows be utilized in the basement. This material is not recommended, therefore, installation of vinyl windows would not be considered to preserve the character of this duplex. Criterion not met.

7. COLOR

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.

b. Guidelines.

- i. Research and replication of original paint colors is recommended.*
- ii. As a rule it is recommended that three colors be used:*
- iii. darkest-window sash*
- iv. medium-building*
- v. lightest-trim, detail*

- vi. *In choosing a color scheme for a house, consult the local hardware stores which have historic paint palettes for suggested styles.*
- vii. *In general earth tones are recommended.*
- viii. *Lighter colors used for smaller homes help to give them more presence.*
- ix. *Houses should use varying color palettes in an effort to retain the sense of variety in the neighborhood.*

FINDING B-2: The proposed paint palette for the new windows will match the existing red and white color scheme on the house. The applicant is proposing to repaint the duplex white, matching the existing color of the building. The palette will be required to meet the design guidelines detailed above. The Applicant is required to notify the Landmarks Secretary of the final color choice if it is different from the existing window colors for the historic home. Criterion can be met with conditions.

CONCLUSIONS: Based on the application materials, this proposal does not meet the standards of the Secretary of the Interior and The Dalles Municipal Code, Title 11-12 Historic Resources due to finding A2, A3, A5, A6, A9, and B1 above. The proposed fiberglass and vinyl windows are not a recommended replacement for wood windows.



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

Application #: HLC 208-22
 Filing Fee: \$85
 Receipt #: 483707
 Deemed Complete: _____
 Ready to Issue: _____
 Date Issued: _____

Received: 07/27/2022

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: Kyra Austin
 Address: 201 W 4th St.
The Dalles, OR 97058
 Phone #: 503-421-8967
 Email: Kyraaustin14@gmail.com

Legal Owner (if different than Applicant)

Name: same
 Address: _____
 Phone #: _____
 Email: _____

Property Information

Address: 201 W 4th St.
 Zone: CBC

Map and Tax Lot: 1N 13E 3 BC 1200

Current Use: Duplex, multifamily housing

List any known archeological resources on site: _____

Department Use Only

Historic Name (if any): Bonn Duplex
 Year(s) Built: 1930 Historic Building/Site: Yes No
 Historic Classification: Secondary/Contributing
 Historic District: Trevitt's Addition Downtown Commercial

Project Information

- New Construction
- Expansion/Alteration
- Demolition
- Landmark Designation

Briefly describe the proposed project:

Replacing existing windows to a vinyl or fiberglass to closely match existing style. Updating paint of exterior & window trim to keep existing character.

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 ?) NOT APPLICABLE
- 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

Signature of Property Owner

[Handwritten Signature]

7/21/22

Date
2/11

[Handwritten Signature]

7/21/22

Date

Narrative #1: Description of the project consistent with the Secretary of Interior’s Standards for Rehabilitation (page ?)

The requested changes to this property are minimal and are intended to keep its defining characteristics of the building with the intention to keep its historic materials and features. The building will still be recognized by its existing architectural elements. Its distinctive features, finishes, and craftsmanship will be preserved but updated with a fresh coat of paint and materials so that the building will remain and preserved for change over time. The windows, window trim, and exterior will be repaired, the new feature shall match the old in design, color, texture, and other visual qualities and materials. By replacing the old windowpane with a new wood, the building will be more energy and cost efficient. The existing lead base paint will be carefully removed. The new architectural features will protect the historic integrity of the property and its environment.

Narrative #2: Explanation of the project consistent with the associated project type (pages ?):Alterations/New Construction/Relocation (#2-B)

Minor alterations of the windows being taken out and replaced with a similar style to keep its historic characteristics, replacing or repairing existing window trim, and updated exterior stucco with a fresh coat of non-lead paint. Efforts will be made to ensure the new addition will be compatible in scale, spacing, and color. There will be no changes of Landmarks or any major demolition to the building.

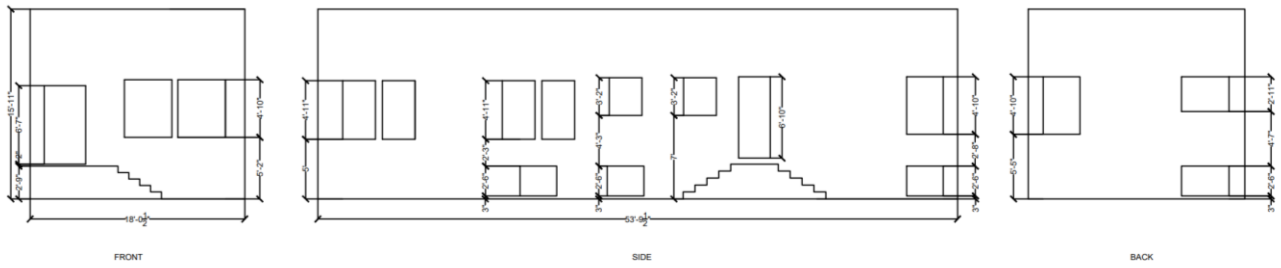
Narrative #3: Description of the project consistent with the associated district design standards: New Construction and Alteration (page ?)

Replacement is necessary and the material, size, proportion, scale, and detail of the original will be matched in order to preserve the historic integrity. New construction will use double-hung windows with simple flat trim. The double-hung window is authentic, historic and craftsman style with materials available such as wood. Lighter colors used for smaller homes help to give them more presence. The existing building color palette will retain the sense of variety in the neighborhood.

Narrative #4, Signs (if applicable): Description of the project consistent with the associated historic sign guideline criteria (page ?)Elevation drawings (existing vs. proposed)

Existing dimension and placement of windows will be the same.

Replacing the old windows with the new ones is proposed.



Current color photographs of the structure and/or site







List of all proposed materials/colors (product brochures recommended)

Exterior: Keep existing stucco exterior and add a fresh coat of paint “white” color.

Window Outside Trim: Wood, Color will remain “red” color.

Window Inside Trim: Wood or Composite Wood, Color will remain “white” color.

Windowpane: Double-hung prairie grid window to closely match existing style.

The boxed area in red are the two windows we are proposing to focus on first. These windows are in bathrooms. The basement window is in much need of replacing because of deterioration. Now, the basement is under construction as we are remodeling the basement into a livable area. There will also be 2 other windows and an egress window in the basement that will need to be new. As for the windows on the first floor, we plan on restoring existing wood and paint or replacing with recommended wood framing.



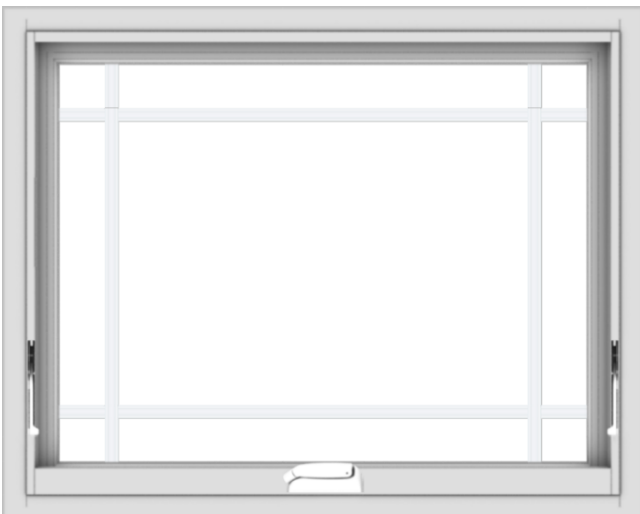
Andersen Windows & Doors - 400 Series
Woodwright Double-Hung Window

- This type of window would be on the upper floor for the majority of all the windows throughout the house. This window closely replicates the existing windows, along with the existing prairie grid style.
- Natural wood sash interiors in pine, maple, oak or prefinished White, protected by Fibrex® composite exterior
- Helps replicate the look of traditional architecture



Andersen Windows & Doors - 400 Series Gliding
Window

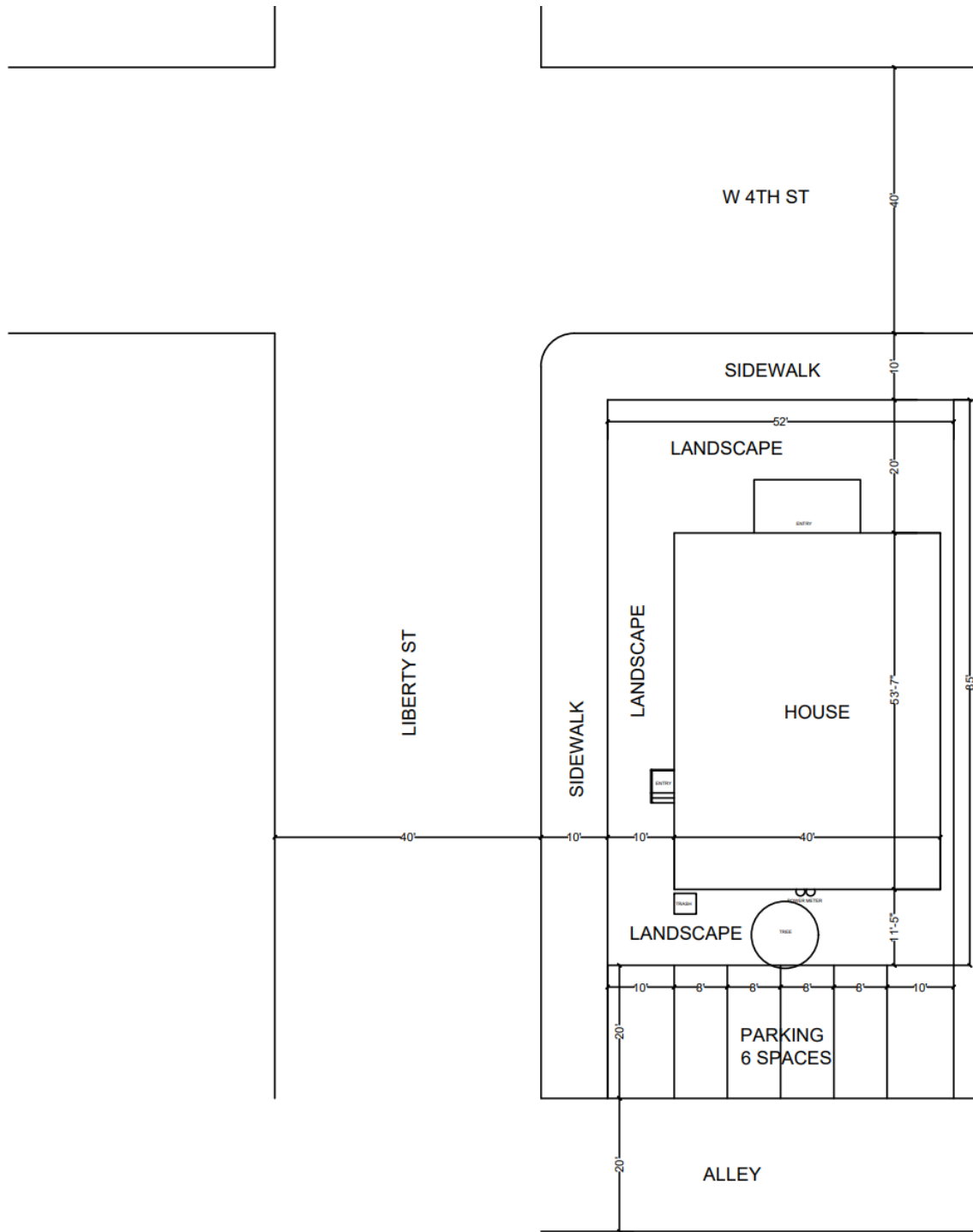
- This type of window would only go in the upper floor bathrooms. This window closely replicates the existing windows, along with existing prairie grid style throughout the house.
- Low-maintenance fiberglass exterior
- Unfinished pine or prefinished White interior



Andersen Windows & Doors - 400 Series
Awning Window

- This type of window would go in the throughout the basement. This window matches the existing prairie grid style that is throughout the house.
- Rigid vinyl exterior helps protect against water damage
- Rich natural pine or prefinished White interiors

Site Plan (drawn to scale)



W 4TH ST DUPLEX 10/5/2020

SCALE 1/4" = 1'-0" sqft



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

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Washington, but the great fire of 1891 destroyed these structures. He didn't rebuild for several years and a wooden fence separated pedestrians from the charred and gutted remains until he overcame his discouragement, borrowed money and rebuilt the armory and Vogt Block (McNeal, 1953:369; 1975:113). Maximilian died on January 27, 1911, and was buried in St. Peter's Cemetery (Wasco County Death Records).

Frank Vogt (1839-1929) was born on October 16, 1839, in Arnsberg, Westfalia, Germany (Mid-Columbia Genealogical Society, 1983:17). He was an officer in the German army during the war between France and Germany. He married Elza Koch in 1867 in Germany. Elza was born in 1843 in Germany. Frank and Elza came to the U.S. in 1876. In 1880 he was 40, worked as a merchant in The Dalles. In that year's census, his wife Elza was listed by the initial "E". At that time she was 37 years old (1880 Census). The 1910 directory listed Frank as working at the Vogt Grand Opera House at 309 East 3rd and living this house at 207 West 4th. The 1925 and 1928 directories listed no occupation but the same residence (Polk's, 1910, 1925, 1928). and the couple had seven children: Denjamin, Emma, Frank Jr., Mary May, William, Joseph, and Max A. Vogt (McNeal, 1975: 113). Elza died on July 27, 1919 and was buried in St. Peter's Cemetery. Frank died on September 2, 1929, and was buried in St. Peter's Cemetery (Mid-Columbia Genealogical Society, 1983:17).

Auxiliary Building: Garage/c. 1908 **Secondary/Contributing**
A one-story single car garage is located in back (north) of the house and fronts the alley. The rectangular garage has a flat roof and is sheathed with shiplap siding. The garage doors are located on the east side of the garage. The building is in good condition.

#28	Address: 201-03 W. Fourth Str.	Owner: Frank & Shirley Bonn
	Historic Name: Bonn Duplex	%S & C Hudson
	Common Name: NA	6464 Rowena Ferry Road
	Year Built: 1930	The Dalles, OR 97058
	Architect: Unknown	Map No: 1N 13 3BC
	Style: Mediterranean	Reference No: 3449
	Use: Residential/Duplex	Plat: Trevitt's Addition
	Alterations: None	Block: 2
	Secondary/Contributing	Lot: 1
		Tax Lot: 1200

Description: The one-story, rectangular building has a flat roof with a front stepped parapet. Two small clay tiled pent roofs flank the central projecting porch. The porch has a tiled hip roof that is supported by squat square posts connected with rounded arch openings.

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National Park Service

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The windows are a combination of casements and one over ^{one} over double-hung wood sash windows. The top panes in the one over one windows have divided lights around the perimeter. The casements and door pane also have divided lights. A small open entrance porch on the west elevation is sheltered by a tiled roof hood. The basement windows have been covered with lattice. The building is covered with a smooth stucco finish. The lot is sparsely planted with exception of mature deciduous trees. In good condition, the building has no apparent alterations.

Historical Data: This property was identified as belonging to Mrs. Bulger in a 1870 description of the lot directly west of 201-03 West Fourth (Book D:358). On March 11, 1904, Mrs. Catherine M. Bulger, a widow, sold the property to Mrs. S. J. Gibbons for \$1,000 (Book 37:327). On March 5, 1915, A. M. Wylie, widower of Sarah J. Gibbons, sold the property to Effie Thorton for \$1 (Book 59:52). On August 13, 1917, Mick Thorton, widower of Effie, sold the property to H. F. Launtz for \$10 (Book 62:597). On January 17, 1929, H. F. and Gertrude L. Launtz sold the property to N. A. Bonn for \$1 (Book 80:454).

The duplex was built in 1930 during the Bonn's ownership. On August 13, 1939, N. A. Bonn sold half interest of the property to his wife Alta Bonn for \$1 (Book 90:583). The following is a brief biographical sketch of the historic owner of the house.

Nicholas Augustus Bonn was active in The Dalles commerce. In 1914 Nicholas and Joseph Stadelman purchased the retail hardware outlet portion of Walther-Williams Hardware Co. at 2nd & Federal streets. Nicholas was listed in the 1917 Polk's directory as working at the Stadelman-Bonn Hardware Co. and living at the Walther-Williams Apartments. The 1925 and 1928 directories listed him at the same occupation, but now living with his wife, Alta M. Bonn, at 200 West 4th (Polk's 1917, 1925, 1928).

Auxiliary Building: None

#29	Address: 512 Liberty Street	Owner: Marianne Barrett
	Historic Name: Chambers House	100 Harris
	Common Name: NA	The Dalles, OR 97058
	Year Built: 1920	Map No: 1N 13 3BC
	Architect: Unknown	Reference No: 3494
	Style: Bungalow	Plat: Trevitt's Addition
	Use: Residential	Block: NA
	Alterations: Minor	Lot: NA
	Secondary/Contributing	Tax Lot: 5300



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
COMMUNITY DEVELOPMENT DEPARTMENT

HISTORIC LANDMARKS RESOLUTION NO. 194-22

Adopting The Dalles Historic Landmarks Commission Application #207-22 of Lindsey Giamei. This application is for a Historic Landmarks Commission hearing to gain approval to replace five original deteriorating windows on rear of building and replace deteriorating rear door. The property is located at 116 E. Second Street, further described as 1N 13E 3 BD tax lot 4000. The Hampton Furniture Co. building is a non-compatible, non-contributing resource located in the National Commercial Historic District. Property is zoned CBC – Central Business Commercial with a CBC-1 and CBC-2 Overlay.

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on August 24, 2022 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 207-22 and the minutes of the August 24, 2022 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 207-22, Lindsey Giamei, is ***approved*** with the following conditions:
 1. Original windows must be reinstalled or replaced with wood windows. Work shall be completed in substantial conformance to the proposal as submitted and reviewed.
 2. Final paint colors on the windows shall be approved by the Historic Landmarks Commission Secretary.
 3. If any archeological resources or materials are discovered during excavation, the applicants shall stop excavation and have the site professionally evaluated prior to continuing work.
 4. Chemical or physical treatments, such as sandblasting that cause damage to historic materials, shall not be used. The surface cleaning of the structure, if appropriate, shall be undertaken using the gentlest means possible.

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, AUGUST 2022.

Robert McNary, Chair
Historic Landmarks Commission

I, Kaitlyn Cook, Associate 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 24, 2022.

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

ATTEST: _____
Kaitlyn Cook, Associate Planner & Historic Landmarks Commission Secretary
City of The Dalles Community Development Department



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
COMMUNITY DEVELOPMENT DEPARTMENT

HISTORIC LANDMARKS RESOLUTION NO. 195-22

Adopting The Dalles Historic Landmarks Commission Application #208-22 of Kyra Austin.

This application is for a Historic Landmarks Commission hearing to gain approval to replace existing windows, replace or repair window trim, and update exterior stucco. The property is located at 201 W. Fourth Street, further described as 1N 13E 3 BC tax lot 1200. The Bonn Duplex is a Mediterranean style structure constructed in 1930. Property is a secondary, contributing resource located in the Trevitt's Addition National Historic District. Property is zoned CBC – Central Business Commercial with a CBC-1 Overlay.

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on August 24, 2022 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 208-22 and the minutes of the August 24, 2022 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 208-22, Kyra Austin, is *denied*.

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, AUGUST 2022.

Robert McNary, Chair
Historic Landmarks Commission

I, Kaitlyn Cook, Associate 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 24, 2022.

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

ATTEST: _____

Kaitlyn Cook, Associate Planner & Historic Landmarks Commission Secretary
City of The Dalles Community Development Department