

AGENDA

HISTORIC LANDMARKS COMMISSION
SPECIAL MEETING

October 5, 2022

4:00 p.m.

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

Via Zoom

<https://us06web.zoom.us/j/83000976030?pwd=Y3NwM1NPVUk3anVPUjNTdyhYW1sZz09>

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 – August 24, 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
HLC Application 209-22, J. Scott Stephenson, 212 E. Second Street
Request: Approval to site and construct a small park in the northeast corner of the parking lot.
8. RESOLUTION
HLC Resolution 196-22, J. Scott Stephenson, 212 E. Second Street
9. STAFF COMMENTS
10. COMMISSIONER COMMENTS
11. ADJOURNMENT

Meeting conducted in a room in compliance with ADA standards.

Prepared by/
Paula Webb, Secretary
Community Development Department

MINUTES

HISTORIC LANDMARKS COMMISSION MEETING

August 24, 2022
4:00 p.m.

CITY HALL COUNCIL CHAMBERS
313 Court Street, The Dalles, Oregon 97058
Via Zoom / Livestream via City Website

PRESIDING: Forust Ercole, Vice Chair

COMMISSIONERS PRESENT: Bev Eagy, Eric Gleason, J. Scott Stephenson (arrived at 4:46 p.m.)

COMMISSIONERS ABSENT: Robert McNary

OTHERS PRESENT: Museum Commission Representative Julie Reynolds

OTHERS ABSENT: City Councilor Scott Randall

STAFF PRESENT: Assistant Planner Kaitlyn Cook, Secretary Paula Webb

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Vice Chair Ercole led the Pledge of Allegiance.

APPROVAL OF AGENDA

It was moved by Eagy and seconded by Gleason to approve the agenda as presented. The motion carried 3/0; Eagy, Ercole and Gleason voting in favor, none opposed, McNary and Stephenson absent.

APPROVAL OF MINUTES

It was moved by Gleason and seconded by Eagy to approve the minutes of May 25, 2022 as written. The motion carried 3/0; Eagy, Ercole and Gleason voting in favor, none opposed, McNary and Stephenson absent.

PUBLIC COMMENT

None.

PUBLIC HEARING

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.

Vice Chair Ercole 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. Vice Chair Ercole stated he was contacted by a neighbor, but would make an impartial decision.

Commissioner Gleason was also contacted by a neighbor, but stated he would make an impartial decision. Vice Chair Ercole opened the public hearing at 4:06 p.m.

Assistant Planner Cook provided the staff report and presentation, Attachment 1.

Lindsey and Tom Giamei, 1707 Lincoln Way, The Dalles

Mr. Giamei stated the original plan was to encase the windows in wood, but the cost was \$5,000 – \$7,000 more for wood windows. Mrs. Giamei said the building was extensively remodeled in the 1960s; no original features remain on the front façade. The alley façade is the only remaining historic feature. She added many vinyl windows are located in the downtown area. Mrs. Giamei said the back façade does not provide any value to pedestrians.

Commissioner Gleason asked if the Applicants had a cost estimate for window restoration. Mrs. Giamei replied their biggest concern was the deterioration of the wood and future functionality of the windows.

Commissioner Gleason commended the Giamei's for undertaking this project. He said oftentimes, the alleys provide the best representation of the buildings prior to remodeling. With the addition of the mural [in progress on the adjacent structure], what was hidden in the alley becomes more prominent.

Commissioner Eagy asked if the Applicants had explored additional funding for the project. Mrs. Giamei replied there may be Urban Renewal funding available.

Commissioner Eagy stated the approval of vinyl windows could set a precedent headed in the wrong direction for a historic town.

Commissioner Gleason added even with limited skill, the least expensive option is restoration. Windows are the visual eyes of a building; they are distinctive. Efforts should be made to keep the original windows. Oftentimes, original windows with old growth wood are the best. With care, the windows will last another 100 years. Vinyl has a shorter lifespan; new wood windows would not be the same quality. There are many reasons to encourage retention of original windows. Recent studies have shown an original wood window, properly weather-stripped and restored, is nearly as energy efficient as modern options.

Vice Chair Ercole closed public hearing at 4:32 p.m.

MINUTES

Historic Landmarks Commission Meeting

August 24, 2022

Page 3 of 26

Commission discussion covered the inclusion of new murals in the Walking Tour, and the preference for wood windows (new or restored) over vinyl windows.

It was moved by Gleason and seconded by Eagy to approve HLC 207-22, with staff's recommendation of four conditions of approval. The motion carried 3/0; Eagy, Ercole, and Gleason, voting in favor, none opposed, McNary and Stephenson absent.

No additional attendees joined the meeting. The rules of a public hearing were not read.

The public hearing opened at 4:37 p.m.

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.

Assistant Planner Cook provided the staff report and presentation, Attachment 2.

Commissioner Stephenson joined the meeting at 4:46 p.m.

Commissioner Gleason noted the property had casement windows in the front, and asked if they would be replaced with casement windows. Planner Cook replied they would be replaced with double-hung windows.

Commissioner Gleason then asked how the Applicant demonstrated deterioration of the windows. Gleason visited the property and thought other than needing new glazing, putty and paint, the windows looked good. Planner Cook said deterioration was demonstrated in the application. Cook suggested the Commission ask the Applicant for further information.

Greg Austin, 201 W. Fourth Street, The Dalles

Mr. Austin said there are 34 windows and four (4) doors in the property, presenting a significant cost to replace them. Mr. Austin is considering two bathroom windows: one upstairs and one in the basement. The basement window, four to six inches above grade, accumulates water and leads to deterioration. The casement windows at the front of the house are behind storm windows.

Kyra Austin, 201 W. Fourth Street, The Dalles

Ms. Austin said the casement windows would not be replaced at this time, but would eventually be replaced as casement windows.

Commissioner Eagy asked if the prairie style windows consisted of separate panes of glass. Ms. Austin replied yes.

Commissioner Gleason noted those are "fantastic" windows in a great house, located in a great neighborhood. He added the house has irreplaceable character defining features. Replacement windows would not be of the same quality as the originals.

Ms. Austin said she thought it most cost effective to restore the upper windows, but the basement windows should be replaced due to deterioration. The basement will be remodeled for living space with an additional egress window.

Aubrey Harley, 201 W. Fourth Street, The Dalles

Mr. Harley referred to Commissioner Gleason's statement that restored windows are energy efficient. He asked if restoration involved just changing out the glass or repairing the glazing. Commissioner Gleason replied just repairing the glazing and ensuring a good seal. New weather-stripping will increase efficiency. Indoor storm windows are also an option.

Commissioner Eagy noted gilded glass is highly prized and expensive to find. Commissioner Gleason added there are window restoration classes available.

Vice Chair Ercole closed the public hearing at 5:04 p.m.

Commission discussion included additional conditions of approval for the application.

It was moved by Gleason and seconded by Eagy to approve HLC 208-22, with two additional conditions of approval: 1) original windows shall be retained and repaired on the first floor; and 2) if basement windows are found too deteriorated for repair, they shall be replaced with wood windows. The motion carried 4/0; Eagy, Ercole, Gleason and Stephenson voting in favor, none opposed, McNary absent.

Commission consensus directed staff to determine the amount of deterioration on the basement windows.

RESOLUTION

HLC Resolution 194-22, Lindsey Giamei, 116 E. Second Street

It was moved by Gleason and seconded by Eagy to approve Resolution HLC 194-22, approving Application HLC 207-22 with four conditions of approval. The motion carried 4/0; Eagy, Ercole, and Gleason voting in favor, none opposed, Stephenson abstained, McNary absent.

HLC Resolution 195-22, Kyra Austin, 201 W. Fourth Street

It was moved by Gleason and seconded by Eagy to approve Resolution HLC 195-22, approving Application HLC 208-22 with four amended conditions of approval. The motion carried 4/0; Eagy, Ercole, Gleason and Stephenson voting in favor, none opposed, McNary absent.

DISCUSSION ITEM

Vice Chair Ercole thanked staff for including the map of Walldogs murals in downtown.

Museum Representative Reynolds stated Crystal Davis Ross is the new Lead Docent at the Fort Dalles Museum.

Commissioner Gleason stated that as part of the Walldogs mural event, the Wasco County Historical Society drafted him to drive his 1918 Stanley steam car. Demonstrations and rides will be available at the Rorick House on Friday and Saturday.

STAFF COMMENTS

The next Historic Landmarks Commission meeting is scheduled for September 28, 2022.

COMMISSIONER COMMENTS

Vice Chair Ercole thanked the Commission and staff for joining him in his role as Chair.

ADJOURNMENT

Being no further business, the meeting adjourned at 5:15 p.m.

Meeting conducted in a room in compliance with ADA standards.

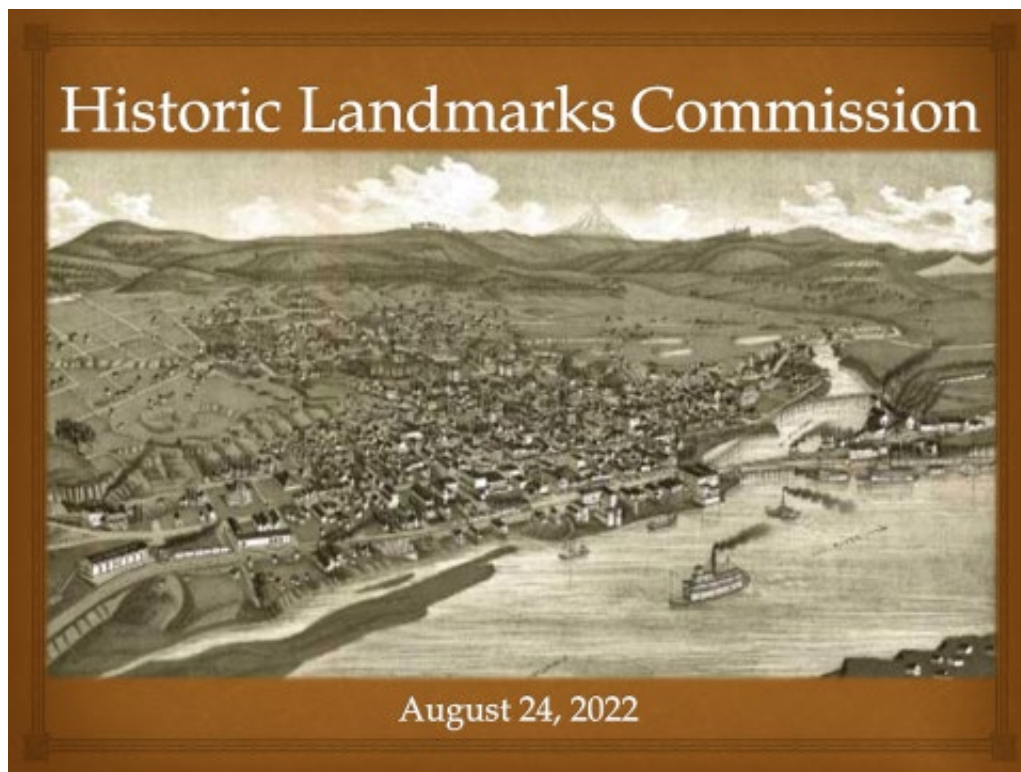
Submitted by/
Paula Webb, Secretary
Community Development Department

SIGNED:

Robert McNary, Chair

ATTEST:

Paula Webb, Secretary
Community Development Department



Public Hearing



❧ HLC Application #207-22

- ❧ Applicant: Lindsey Giamei
- ❧ Address: 116 E. Second Street
- ❧ Classification: Non Contributing
- ❧ Historic District: Commercial Historic District

Proposal:

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

Vicinity Map



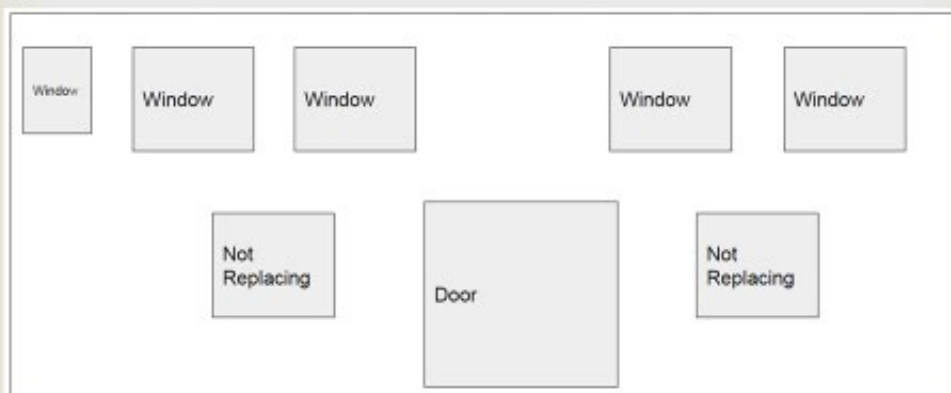
Existing Conditions



Existing Conditions



Proposed Windows



Option A- Wood encased Windows



- ❧ Wood encased window
- ❧ Also known as wood composite

Option B- Wood Windows



- ❧ Full Wood Window

Option C- vinyl Window



❧ Sliding vinyl window

Option D- Original Window



- ❧ Wood windows
- ❧ Original to the building
- ❧ Lead paint

Proposed door





Call Width = 81.75
 Call Height = 81.75
 Frame Width = 34
 Frame Height = 81.75

Rear door would be black, split door.

Staff Findings



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.**

Staff Findings



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.**

Staff Findings



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.

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.

Staff Findings



- ❧ *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.

Staff Findings



- ❧ *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.

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 will be required to meet the standards set forth by the Secretary of Interior. Criterion met with conditions.

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.

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 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.

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.

Staff Findings



- ❧ **THE DALLES MUNICIPAL CODE – TITLE 11.12.095 – HISTORIC RESOURCES – CODE RELATING TO DESIGN GUIDELINES FOR THE DALLES COMMERCIAL HISTORIC DISTRICT AND TREVITT'S ADDITION.**
- ❧ **Materials**
- ❧ *For building renovations, original materials should be restored wherever possible.*
- ❧ *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).*
- ❧ *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:*
- ❧ *The use of wood for windows is recommended.*

Staff Findings



- ❧ **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.

Commission Alternatives



1. **Staff recommendation (Motion):** Move to approve the application HLC #207-22 with the conditions of approval based on findings of fact detailed in the staff report.
2. Move to approve application HLC #207-22 with modified conditions of approval, based on findings of fact detailed in the staff report.
3. Move to deny application HLC #207-22.

Proposed Conditions of Approval



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. 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.

Public Hearing



✧ HLC Application #208-22

- ✧ Applicant: Kyra Austin
- ✧ Address: 201 West 4th Street
- ✧ Classification: Secondary Contributing
- ✧ Historic District: Trevitt's Addition

Proposal:

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

Vicinity Map



Existing Conditions



Existing Conditions



Existing Conditions



Proposed Windows



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

Proposed Windows



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

Proposed Windows



Proposed Windows



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

Staff Findings



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.

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.

Staff Findings



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.

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.

Staff Findings



- ❧ *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.

Staff Findings



- ❧ *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.

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 will be required to meet the standards set forth by the Secretary of Interior. Criterion can be met with conditions.

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.

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 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.

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.

Staff Findings



WINDOWS AND DOORS

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. Guidelines.

- ❧ 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).
- ❧ 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.
- ❧ New construction should use double-hung, one over one, or two over two windows with simple flat trim.
- ❧ The use of vinyl windows is not recommended.

Staff Findings



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.**

Staff Findings



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.

- ☞ Research and replication of original paint colors is recommended.*
- ☞ As a rule it is recommended that three colors be used:*
 - ☞ darkest-window sash*
 - ☞ medium-building*
 - ☞ lightest-trim, detail*
- ☞ In choosing a color scheme for a house, consult the local hardware stores which have historic paint palettes for suggested styles.*
- ☞ In general earth tones are recommended.*
- ☞ Lighter colors used for smaller homes help to give them more presence.*
- ☞ Houses should use varying color palettes in an effort to retain the sense of variety in the neighborhood.*

Staff Findings



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.

- ca Research and replication of original paint colors is recommended.*
- ca As a rule it is recommended that three colors be used:*
- ca darkest-window sash*
- ca medium-building*
- ca lightest-trim, detail*
- ca In choosing a color scheme for a house, consult the local hardware stores which have historic paint palettes for suggested styles.*
- ca In general earth tones are recommended.*
- ca Lighter colors used for smaller homes help to give them more presence.*
- ca 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.

Commission Alternatives



- 1. Staff recommendation (Motion):** Move to deny application HLC #208-22 based on findings of fact detailed in the staff report
- 2.** Move to approve application HLC #208-22 with modified conditions of approval, based on findings of fact detailed in the staff report

**CITY of THE DALLES**

313 COURT STREET
THE DALLES, OREGON 97058

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

TO: The Dalles Historic Landmarks Commission

FROM: Kaitlyn Cook, Associate Planner

HEARING DATE: Wednesday, October 5, 2022

ISSUE: The applicant is requesting approval to site a small “pocket park” in a portion of an existing parking lot at the subject property. The park will include a shade structure, seating, table, and landscaping.

SYNOPSIS:

APPLICANTS	J. Scott Stephenson
PROPERTY OWNER	Mike Kelly
LOCATION	212 E. Second Street
ZONING	“CBC-1 and 2”– Central Business Commercial, Commercial Historic District
EXISTING USE	Parking lot
SURROUNDING USE	Commercial
HISTORIC STATUS	Vacant

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 parking lot was formally the site of the Chapman Building. This building was demolished and a parking lot is now located at the property servicing Discounts

Plus retail store. The Applicant is proposing replacement of four existing parking spaces with a small park. This park will feature seating, one table, and shade structure with landscaping.

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 1: Applicant is requesting a new small park in an existing parking lot. The proposed park will be a minor change to the existing site as it is replacing no more than four parking spaces. A building permit will be required with this alteration. However, there is no building nor defining historic characteristics at this site. 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 2: This parcel is classified as vacant in The Dalles Commercial Historic District, therefore, no preservation of historic features are required with this development. Criterion not applicable.

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 3: Formally the Chapman building, this parcel is currently a parking lot. This parcel is classified as vacant in The Dalles Commercial Historic District, therefore, it

does not contribute to the historic nature of the Downtown Commercial District. Staff finds that the addition of a small park does not create a false sense of historical development as it will not alter any historic feature. 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 4: 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 5: No features or examples of craftsmanship that characterize the property shall be altered. Criterion 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 6: No historic features shall be replaced or repaired as a result of this development. Criterion not applicable.

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 7: The applicant is not proposing any chemical or physical treatments. Criterion not applicable.

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 8: No archeological resources are known at this time. If historical artifacts are found to be over 75 years in age, all state laws and regulations will be required to be followed per the direction of the State Archeologist. Criterion met with conditions.

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 9: This property is defined as a vacant property in the Historic Downtown Commercial district; there are no architectural features to protect the historic integrity of this development. The new structure will be differentiated from the surrounding historic properties by its design features. Staff found that the massing is appropriate for this development and does not detract from any existing historic buildings. Criterion met.

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

FINDING 10: This property does not have any historic characteristics as mentioned in the findings above. Criterion not applicable.

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

F. New Construction and Rehabilitation.

1. New construction is necessary to accommodate expanding and new needs of a healthy downtown. There are existing gaps in the downtown that should be filled. New construction should maintain the character of The Dalles by not hiding building additions but in making them sympathetic to the historic buildings and town form without imitating past architectural styles.

2. Guidelines.

a. New construction fronting streets should be in keeping with the original architectural character, color, mass, scale and materials of the neighboring buildings (see Subsection D, Secretary of the Interior's Standards for Rehabilitation).

b. Additions to existing buildings should be in keeping with the original architectural character, color, mass, scale and materials (see Subsection D, Secretary of the Interior's Standards for Rehabilitation).

c. New construction should fill in gaps in the urban fabric; tight to the sidewalk or vertical edge, reinforcing the enclosure of the street.

d. Existing additions to historic buildings should be evaluated for their sympathy with the historic building and their contribution to the downtown character.

FINDING B1: Staff found the shade structure featured in this development is not considered a building. Staff concluded this development could not harbor an additional use, such as a residence or commercial space. The design does not replicate the existing historic commercial building design. However, as it is not considered a building, the design standards shall not apply. This development would fill in the gaps in the urban fabric as there is no setback from the property line, which reinforces the enclosure of the street. This development will not add on to an existing structure. Criterion Met.

G. Streetscape.

1. The Dalles' downtown is a pedestrian friendly environment resulting from the storefronts, width of sidewalks, and features such as street lights. New construction and rehabilitation should contribute in making downtown The Dalles an inhabitable place that is pleasant for walking, providing a buffer zone of parked cars between automobile traffic and pedestrians, while also reinforcing the rhythm of the street.

2. *Guidelines.*

- a. *Landscaping is not recommended because historically there was none.*
- b. *Historically appropriate street lights should be installed.*
- c. *Streetlights and other sidewalk elements should be placed so as not to obscure line of vision of automobiles.*
- d. *Garbage cans are unattractive and should not be part of the streetscape.*
- e. *A downtown maintenance program should be implemented to keep streets and sidewalks clean.*

FINDING 11: This pocket park transforms part of a parking lot to a pedestrian accessible space. Staff found that this park will contribute to a pedestrian friendly streetscape by adding seating and a partial buffer between parked cars and the right-of-way. The Applicant has not requested any lighting or garage facilities with this application. The Applicant will make use of the existing tree at this facility and plant some additional landscaping as shown in the building elevations. The applicant shall provide additional information on how they intend to irrigate the landscaping and existing tree on their site plan. Landscaping is not recommended in the downtown streetscape, however, this landscaping is located outside of the right-of-way, therefore, complying with streetscape standards. Criterion met with conditions.

K. *Materials.*

- 1. *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.*
- 2. *Guidelines.*
 - a. *For building renovations, original materials should be restored wherever possible.*
 - b. *When materials need to be replaced for restoration they should be compatible in quality, color, texture, finish and dimension to the original materials (see 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 12: The structure will utilize steel and concrete building materials and will not be painted. As this is not considered a building, the building materials outlined in this section are not applicable. Criterion not applicable.

L. Roof Form.

1. *Roof forms contribute to the identity of The Dalles commercial district because historically they were flat with parapets, false fronts, or gables concealed by a parapet or false front, in contrast to the pitched roofs in the residential neighborhoods. New construction and rehabilitation should maintain the commercial nature of the downtown in the articulation of its roof forms along the street edge.*
2. *Guidelines.*
 - a. *Roof forms should be consistent with those commercial buildings of the historic period of downtown.*
 - b. *Parapet and flat roof forms are recommended.*
 - c. *Pitched roof forms associated with residential structures are not recommended, unless concealed by a parapet.*
 - d. *Detailing of the parapets with patterned or relief cornices and stepping is highly recommended.*

FINDING 13: Staff determined since this is not a commercial building, the roof design guidelines are not applicable. Criterion not applicable.

CONCLUSIONS: Staff recommends approval based on the application materials. This proposal meets the standards of the Secretary of the Interior and The Dalles Municipal Code, Title 11- Planning, Chapter 11.12 Historic Resources with the following conditions:

Recommended Conditions of Approval:

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

2. The applicant shall submit plans for a building permit to City of The Dalles and then Wasco County Building Codes.
3. The applicants are required to notify the Community Development Department of any alteration of approved plans.
4. The applicant shall illustrate how the landscaping will be maintained on site.
5. If historical artifacts are found to be over 75 years in age, all state laws and regulations will be required to be followed per the direction of the State Archeologist.



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

Application #: HLC 209-22
Filing Fee: _____
Receipt #: _____
Deemed Complete: _____
Ready to Issue: _____
Date Issued: _____

Received: 09/07-2022

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: J. Scott Stephenson
Address: 220 East 4th Street
The Dalles, OR 97058
Phone #: 541-296-4759
Email: director@thedallesartceter.org

Legal Owner (if different than Applicant)

Name: Mike Kelly
Address: The Dalles, OR 97058
The Dalles, OR 97058
Phone #: 503-709-7834
Email: Mike@NWsalvage.com

Property Information

Address: 212 E 2nd Street (Discounts Plus)
Zone: CBC
Current Use: Parking lot to retail store.

Map and Tax Lot: 1N 13E 3 BD 4700

List any known archeological resources on site:

No known archeological features.

Department Use Only

Historic Name (if any): _____
Year(s) Built: _____ Historic Building/Site: ☐ Yes ☐ No
Historic Classification: _____
Historic District: ☐ Trevitt's Addition ☐ Downtown Commercial

Project Information

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

Briefly describe the proposed project:

The Arts and Design Committee of The Dalles Art Center has created a plan for a pocket park designed by architect Erik Becker for the corner of Washington and Second Street. The property owner is generously allowing the Arts and Design Committee to utilize the four parking spaces for the park. The design pays homage to the innovative spirit of The Dalles during the designated historic period for the downtown (1920s) and the materials (steel and concrete) that were beginning to be in use during this time period. This park will be accessible for pedestrians in the downtown corridor. It will feature "Crossroads," a sculpture organized by the A & D Committee in April 2022.

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



9/6/22

Date

2/11

Signature of Property Owner



9/7/2022

Date

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

1.A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristic of the building and its site and environment.

The property is currently a parking lot for Discount Plus, which was the JC Penny building. It was formerly the Chapman Building.

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

N/A The property is a parking lot.

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.

The art installation and structure will not be simulating other structures in the area.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

N/A

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

N/A

6.Deteriorated historic 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, physical, or pictorial evidence.

N/A

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.

N/A

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

No archaeological resources are known at this time. If artifacts are found during construction, guidelines for care will be followed and authorities notified.

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.

The parking lot is not composed of historical materials. The structure will be the height of a single story, which is consistent with the bank on the adjacent corner. It's design will differentiate it from the buildings in the area.

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.

N/A

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

F. New Construction and Rehabilitation.

1. New construction is necessary to accommodate expanding and new needs of a healthy downtown. There are existing gaps in the downtown that should be filled. New construction should maintain the character of The Dalles by not hiding building additions but in making them sympathetic to the historic buildings and town form without imitating past architectural styles.

2. Guidelines.

a. New construction fronting streets should be in keeping with the original architectural character, color, mass, scale and materials of the neighboring buildings (see Subsection D, Secretary of the Interior's Standards for Rehabilitation).

Structure will be one story at its apex.

b. Additions to existing buildings should be in keeping with the original architectural character, color, mass, scale and materials (see Subsection D, Secretary of the Interior's Standards for Rehabilitation).

N/A

c. New construction should fill in gaps in the urban fabric; tight to the sidewalk or vertical edge, reinforcing the enclosure of the street.

Park structure will meet the existing sidewalk, which will maintain the vertical edge of the sidewalk.

d. Existing additions to historic buildings should be evaluated for their sympathy with the historic building and their contribution to the downtown character.

G. Streetscape. 1. The Dalles' downtown is a pedestrian friendly environment resulting from the storefronts, width of sidewalks, and features such as street lights. New construction and rehabilitation should contribute in making downtown The Dalles an inhabitable place that is pleasant for walking, providing a buffer zone of parked cars between automobile traffic and pedestrians, while also reinforcing the rhythm of the street.

2. Guidelines. a. Landscaping is not recommended because historically there was none.

b. Historically appropriate street lights should be installed.

c. Streetlights and other sidewalk elements should be placed so as not to obscure line of vision of automobiles.

d. Garbage cans are unattractive and should not be part of the streetscape.

e. A downtown maintenance program should be implemented to keep streets and sidewalks clean.

H. Building Setback.

1. The Dalles' buildings historically were aligned along the sidewalk, giving a sense of enclosure to the street and providing for a more pleasant pedestrian environment. New construction and rehabilitation should maintain the alignment of buildings along the sidewalk edge.

2. Guidelines.

a. New construction should face the street and maintain the sidewalk edge.

Park structure will face the corner of 2nd and Washington Streets.

b. The "Street Cafe" permit allows for restaurants to put tables on the sidewalk with a five-foot clearance, creating a more pedestrian friendly environment.

N/A

I. Building Height.

1. The Dalles' historic building heights are varied, within a range of one story to four stories (Commadore Apartments). New construction should maintain this range of building heights through a minimum and maximum height limit which will allow for flexibility and contribute to the street environment in the rise and fall of cornice lines.

2. Guidelines. a. A maximum building height of 55 feet, measured from the sidewalk to the highest portion of roof or cornice, is recommended.

a. A minimum building height of 20 feet is recommended.

N/A. This is a park structure and not a building.

J. Building Width.

1. The interest and variety of The Dalles' commercial streets is derived in part from the historic lot size which helped in creating a pedestrian friendly environment through the rhythm of

windows, entrances, and structure. New construction and rehabilitation should maintain the commercial nature and lot width that dominates in The Dalles' in order to retain the definition and rhythm of the street front.

N/A

2. Guidelines.

- a. New construction should build from side lot line to side lot line, especially when next to an alley.
- b. If new construction is to take up more than one lot, some sense of division should be evident in the facade detailing through the use of adequate window frontage and rhythm of entrances.

Parking lot will remain, which runs side lot line to side lot line.

K. Materials.

1. 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.

2. Guidelines.

- a. For building renovations, original materials should be restored wherever possible.

N/A

- 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).

N/A

- 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)

Park structure will use steel and concrete.

d. The use of wood for windows is recommended.

N/A

e. The use of reflective and smoked glass is prohibited.

N/A

f. Whenever possible, the natural color of the materials should be retained.

No alteration of steel or concrete will be made.

g. An ordinance prohibiting the painting of brick, unless it is damaged or has already been sandblasted, should be adopted.

N/A

h. Sandblasting of brick is prohibited as it severely damages the brick.

N/A

i. When painting a building the following color scheme is recommended:

- darkest-window sash
- medium-building
- lightest-trim, detail

N/A

L. Roof Form.

1. Roof forms contribute to the identity of The Dalles commercial district because historically they were flat with parapets, false fronts, or gables concealed by a parapet or false front, in contrast to the pitched roofs in the residential neighborhoods. New construction and rehabilitation should maintain the commercial nature of the downtown in the articulation of its roof forms along the street edge.
2. Guidelines.
 - a. Roof forms should be consistent with those commercial buildings of the historic period of downtown.
 - b. Parapet and flat roof forms are recommended.
 - c. Pitched roof forms associated with residential structures are not recommended, unless concealed by a parapet.
 - d. Detailing of the parapets with patterned or relief cornices and stepping is highly recommended.

N/A. Structure is not a building

M. Commercial Front.

1. The continuous commercial fronts of downtown The Dalles make a consistent, pedestrian friendly backdrop for a wide variety of businesses. The storefront is predominantly made up of glazing with only structure and decoration revealed. The upper stories consist mostly of wall with discreet window openings. New construction and rehabilitation should maintain the continuity of the multi-story buildings and the clear distinction between storefront and upper floor office or residences through facade treatment and articulation.

N/A Park is not a building.

2. Guidelines.
 - a. Primary entrances should be recessed, glazed and oriented to the street rather than to a rear or interior alley.
 - c. Tiled floors are highly effective in marking the recessed entrance.
 - d. The use of large, clear plate glass for display windows incorporated with transom windows is recommended.
 - e. The use of vertical, double-hung windows; either singly or in groups is recommended on the upper levels.
 - f. Window bulkheads of the historic type are recommended.
 - g. Identify and retain fragments such as earlier window systems and no longer used door locations which evoke a sense of the building's history.
 - h. The use of historic photographs for reference is recommended.
 - i. Development and adoption of a Facade Improvement Plan is recommended.

N. Awnings.

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

N/A No awnings will be used in the park or on the structure.

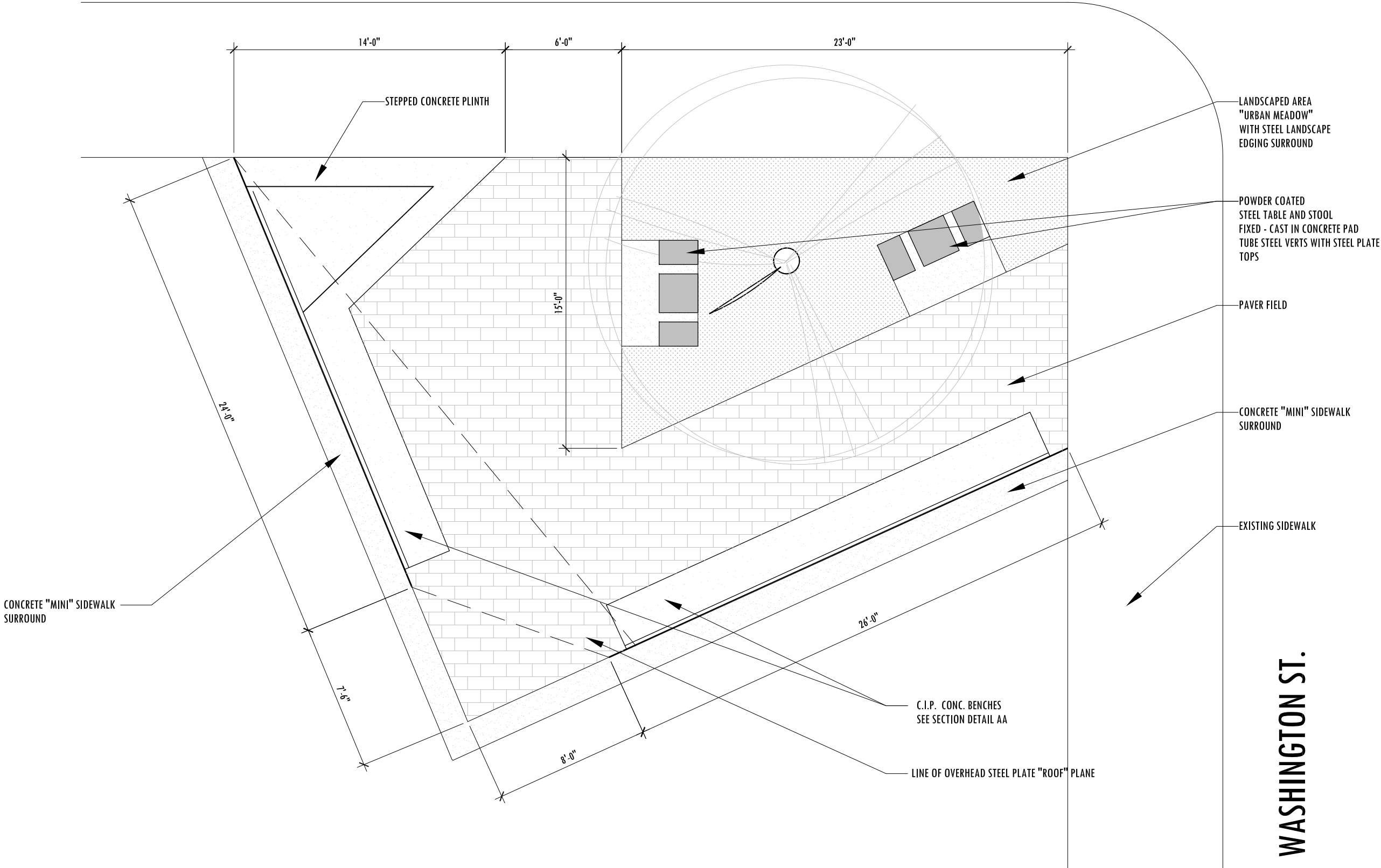
2. Guidelines.

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

E. 2ND ST.



ERIK BECKER
ARCHITECT
503.734.8800
eb-arch.com

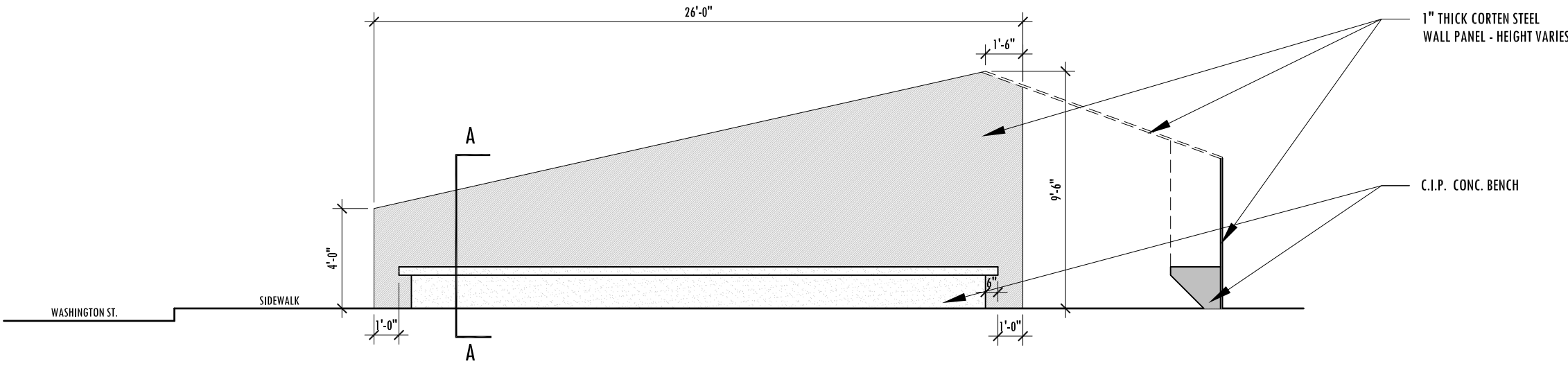


CONCEPTUAL
9.25.20

PLAN

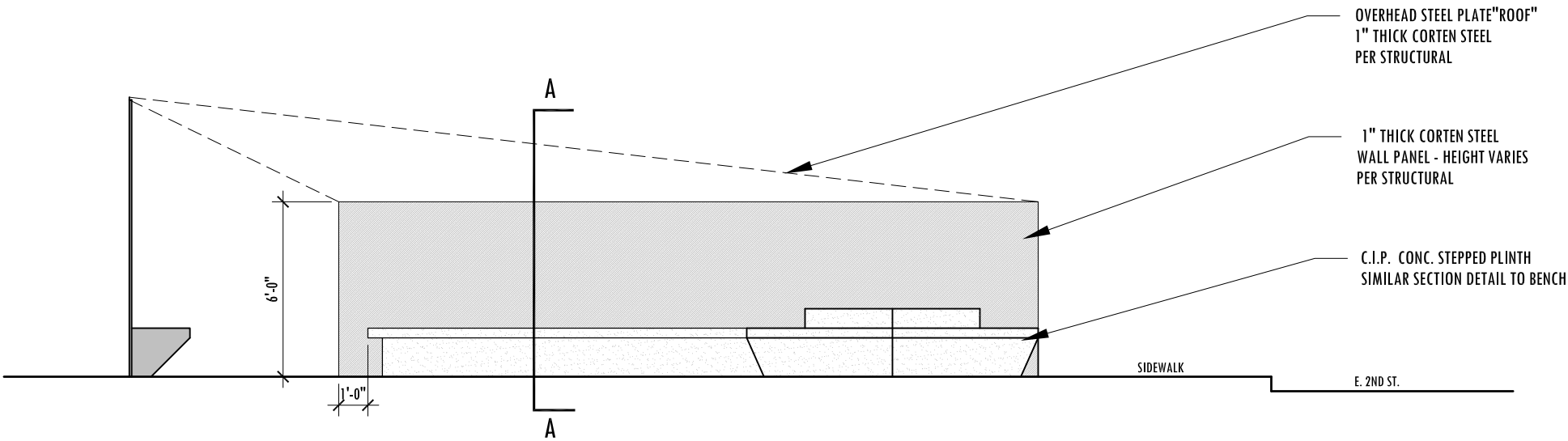
3/16" = 1'-0"





SOUTH WALL ELEVATION

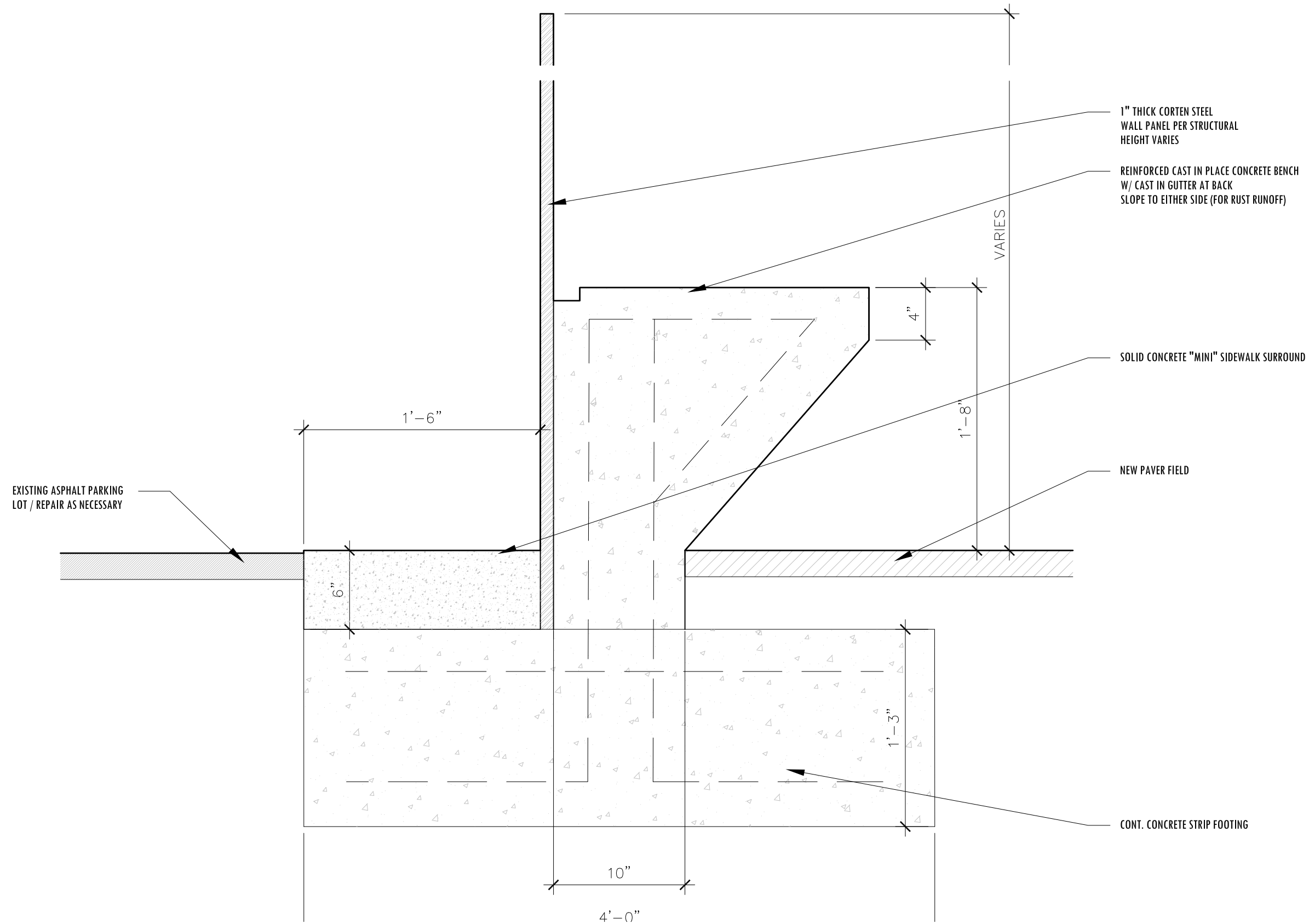
1/4" = 1'-0"



WEST WALL ELEVATION

1/4" = 1'-0"

CONCEPTUAL
9.25.20



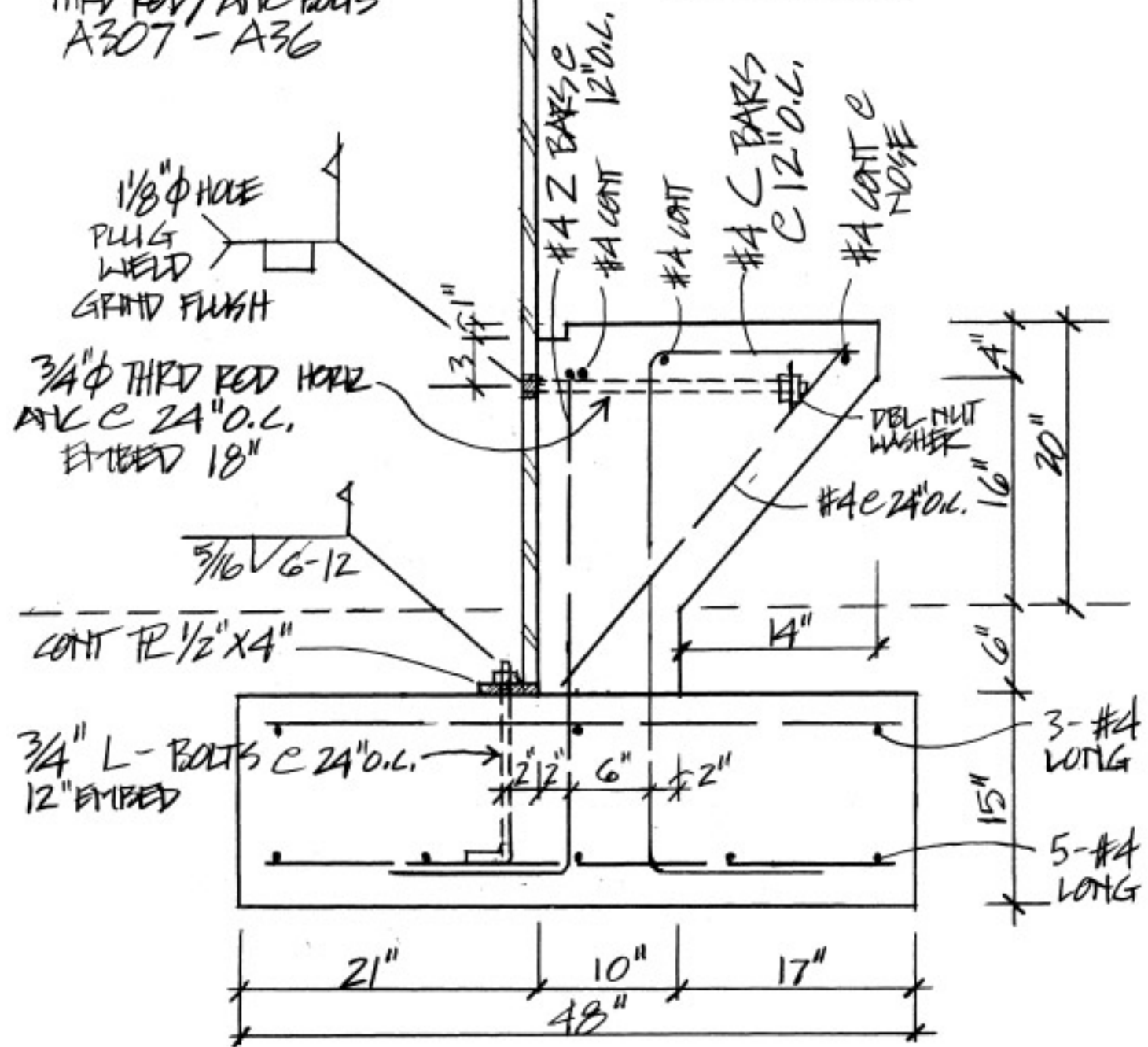
TYP. SECTION AA DETAIL @ CONC. BENCH / STL. WALL

1-1/2" = 1'-0"

CONCEPTUAL
9.25.20

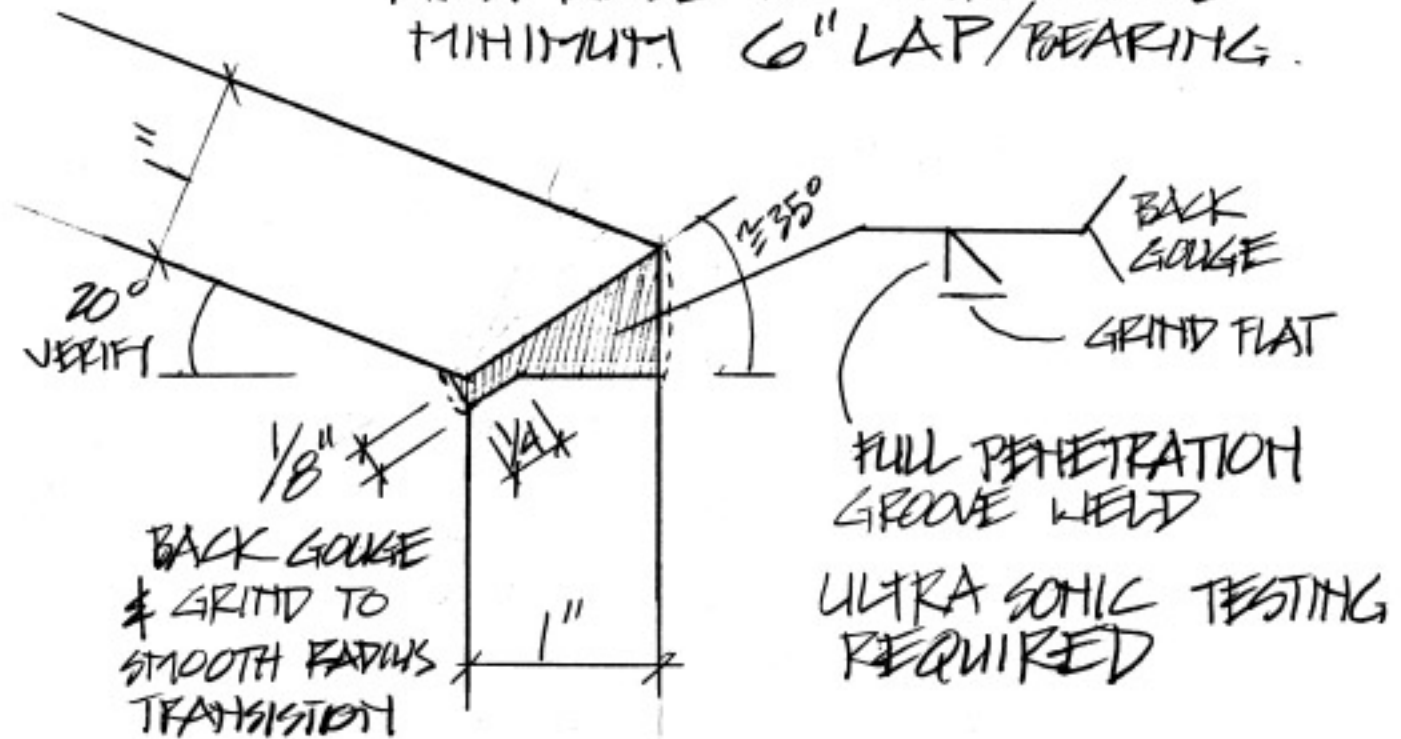
CONCRETE
F'c = 5000 PSI
REBAR GR 60
THRD ROD / ANK BOLTS
A307 - A36

- 1" THICK STEEL PLATE
A36 GRADE ACCEPTABLE
THICKNESS DRIVEN BY
DEFLECTION



S1 TYPICAL FOUNDATION SECTION
SCALE $\frac{3}{32} = 1"$

USE SIM DETAIL FOR WELD OF
WEST WALL TO SOUTH WALL
MINIMUM 6" LAP/BEARING

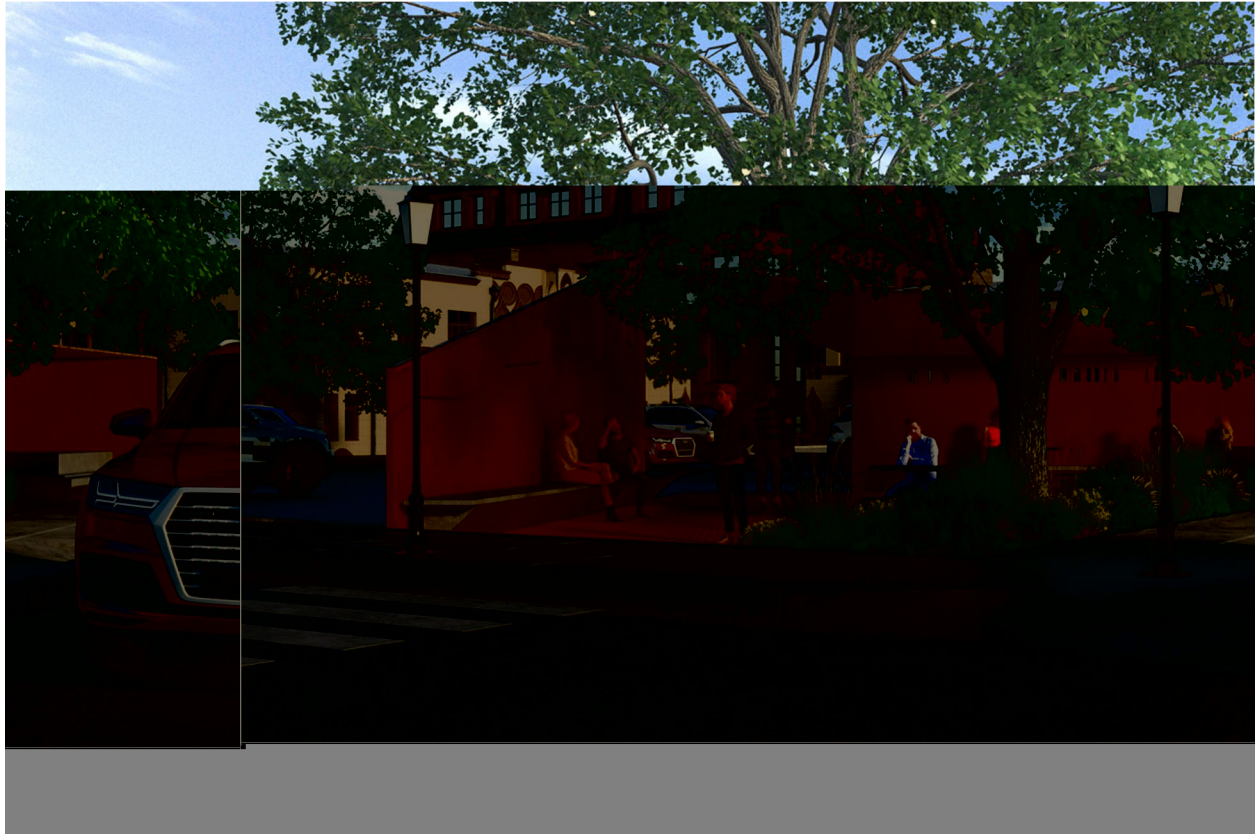


52 WELD DETAIL @ STEEL PLATE FOLD
FULL SCALE

SCALE: AS NOTED	THE DALLES POCKET PARK	 30421 NE HURT ROAD, TROUTDALE, OR 97060 PH: 503.766.3213 angledesign@comcast.net









CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

HISTORIC LANDMARKS RESOLUTION NO. 196-22

Adopting The Dalles Historic Landmarks Commission Application #209-22 of J. Scott Stephenson. This application is for a Historic Landmarks Commission hearing to gain approval to site and construct a small park in the northeast corner of the parking lot. The property is located adjacent to 212 E. Second Street, The Dalles, Oregon, further described as 1N 13E 3 BD tax lot 4700. The site is 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 October 5, 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 209-22 and the minutes of the October 5, 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 209-22, J. Scott Stephenson, is ***approved*** with the following conditions:
 - 1. Work shall be completed in substantial conformance to the pictures and proposals as submitted, reviewed and modified.
 - 2. The applicant shall submit plans for a building permit to City of The Dalles and then Wasco County Building Codes.
 - 3. The applicants are required to notify the Community Development Department of any alteration of approved plans.
 - 4. The applicant shall illustrate how the landscaping will be maintained on site.
 - 5. If historical artifacts are found to be over 75 years in age, all state laws and regulations will be required to be followed per the direction of the State Archeologist.

III. APPEALS, COMPLIANCE AND PENALTIES:

- A. Any party of record may appeal a decision of the Historic Landmarks Commission to the City Council for review. Appeals must be made in accordance to Article 11.12.090

of The Dalles Municipal Code, Chapter 11.12 Historic Resources, and must be filed with the City Clerk within ten (10) days of the date of mailing of this Order.

- B. Failure to exercise this approval within the time line set either by Order or by The Dalles Municipal Code will invalidate this permit.

ADOPTED THIS 5TH DAY, OCTOBER 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 October 6, 2022.

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

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