

AGENDA

HISTORIC LANDMARKS COMMISSION

SPECIAL MEETING

December 14, 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: **222217**

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 – October 5, 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 210-22, Tony Zilka, 201-205 Washington Street
Request: Approval to modify an existing structure for both commercial and residential use.
 - B. HLC Application 211-22, Todd Carpenter, 213 E. Second Street
Request: Approval to retain the northern Concrete Masonry Unit (CMU) portion of the structure.
8. RESOLUTION
 - A. HLC Resolution 197-22: Approval of HLC Application 210-22, Tony Zilka
 - B. HLC Resolution 198-22: Approval of HLC Application 211-22, Todd Carpenter
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
SPECIAL MEETING
October 5, 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, J. Scott Stephenson

COMMISSIONERS ABSENT:

OTHERS PRESENT: Museum Commission Representative Julie Reynolds

OTHERS ABSENT: City Councilor Scott Randall

STAFF PRESENT: Associate Planner Kaitlyn Cook, Secretary Paula Webb

CALL TO ORDER

The meeting was called to order by Chair McNary at 4:02 p.m.

PLEDGE OF ALLEGIANCE

Commissioner Gleason 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 5/0; Eagy, Ercole, Gleason, McNary and Stephenson voting in favor, none opposed.

APPROVAL OF MINUTES

It was moved by Ercole and seconded by Eagy to approve the minutes of August 24, 2022 as written. The motion carried 5/0; Eagy, Ercole, Gleason, McNary and Stephenson voting in favor, none opposed.

PUBLIC COMMENT

None.

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 Stephenson recused himself from the hearing. Commissioner Gleason stated he spoke briefly with Commissioner Stephenson about the project, but would provide an impartial decision.

Chair McNary opened the public hearing at 4:12 p.m.

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.

Associate Planner Cook presented the staff report, Exhibit 1.

J. Scott Stephenson, 220 E. Fourth Street, The Dalles

In response to Commissioner questions, Mr. Stephenson replied:

- A depth excavation of approximately 24” is required. Benches are part of the concrete structure, with rebar providing support and stability.
- The existing tree may not survive excavation. The Applicant is looking for an appropriate replacement with assistance from the Beautification Committee.
- Access to water for irrigation is available at the side of the building [at 212 E. Second St].
- Funding is provided through a contract with the City of The Dalles for public art projects. The Arts and Design Committee, housed within The Dalles Art Center, is a 501(c)(3). Along with the City as a municipality, this opens the opportunity for additional grant funding.
- Core 10 steel will rust, but will not continue to rust. Steel on the rear of the structure may allow the addition of historic information. The steel is reminiscent of remaining fire doors in downtown alleys.
- The Applicant is working with the property owner for maintenance, irrigation and liability coverage.
- The property owner will notify the proper authorities to keep the space clear of trespass. Lighting will illuminate the structure and provide a deterrent to trespass.
- Pavers inside the structure will match E. Second Street pavers.
- All benches inside and outside will be concrete and cantilevered at an angle.
- Footing excavations will be less than three feet deep.
- The park area was extended an additional nine feet for further separation from cars.
- The park will provide a creative center in the community.
- A trash receptacle will be in or adjacent to the park area.

MINUTES

Historic Landmarks Commission Meeting

October 5, 2022

Page 3 of 14

Associate Planner Cook noted illumination must not affect the public right-of-way. Lighting will be reviewed with the Building Permit application.

Chair McNary closed the public hearing at 4:44 p.m.

It was moved by Gleason and seconded by Ercole to approve HLC 209-22 with the recommended Conditions of Approval. The motion carried 4/0; Eagy, Ercole, Gleason, and McNary voting in favor, none opposed, Stephenson abstained.

RESOLUTION

Resolution HLC 196-22: Approval of HLC 209-22, J. Scott Stephenson, 212 E. Second Street

It was moved by Eagy and seconded by Gleason to approve Resolution HLC 196-22 approving Application HLC 209-22 with five Conditions of Approval. The motion carried 4/0; Eagy, Ercole, Gleason, and McNary voting in favor, none opposed, Stephenson abstained.

STAFF COMMENTS

Dave Anderson, Public Works Director, provided background on the “Rock House” located in the 1500 Block of E. Second Street, Exhibit 2.

The stone buildings are located at the base of Brewery Grade, aligned with the I-84 overpass. A few years ago, the Oregon Department of Transportation (ODOT) contacted the City requesting support for demolition of the structures. The structures are located, at least partially, within the ODOT right-of-way (ROW) of E. Second Street. At the time of the request, ODOT was experiencing many instances of unauthorized public use of the structures, resulting in frequent visits to clean up messes posing both public health and public safety hazards. At that time, the roof and floors were failing. City staff was in support of demolishing the structures to remove potential hazards.

Prior to demolition, the Historic Landmarks Commission expressed concerns with demolition. Since that time, the buildings continue to deteriorate. Some walls have fallen, leaving no support to remaining standing walls. “No Trespassing” signs are posted around the property.

The adjacent parcel is owned by the City as part of the storm water collection system. The pipe flows under Brewery Grade and E. Second Street.

The structures are located outside the Historic District and are not included in the inventory. Director Anderson requested the Commission’s support to demolish the structures. If demolished, the rotted wood will be discarded. The stone will be salvaged and stored for future maintenance activities on the Brewery Grade wall or Fourth Street Grade wall.

Discussion included:

Director Anderson does not know the history of the structure. There was speculation it was connected with the railroad. Chair McNary added it looks as if it was a service station at one time. He would like to see it restored.

Director Anderson stated it would be quite a large undertaking to restore the structure; only one wall remains standing. Removal would improve the appearance of the town entrance and improve safety in the area.

Chair McNary said there is a stone structure with flowing water above the area. Director Anderson noted the water is from storm water collection.

Commissioner Eagy approved of repurposing the stones.

Commissioner Gleason noted the site is probably older than 75 years, and technically an archeological site. A permit from the State may be required. Commissioner Gleason will further research the site and contact the State Historic Preservation Office (SHPO).

Director Anderson noted it was not feasible to block doorways, the structure is a hazard and partially within the ODOT ROW.

Associate Planner Cook noted a utility line is located under the structure. Director Anderson added that ODOT would not approve an improvement in the ROW.

Commission consensus was to work at the Staff level for results of further investigation, prior to potential demolition. Commissioner Gleason added ODOT also has archeological restrictions.

Associate Planner Cook stated Staff had no applications for the next meeting. The meeting may be cancelled.

City Manager Matthew Klebes noted a KPFF report on the Gitchell Building will go before City Council on October 10, 2022.

COMMISSIONER COMMENTS

Commissioner Gleason stated the KPFF report on the Waldron/Gitchell Building was basically an update of previous reports, detailing the costs of four options provided by City Council:

- 1) Stabilize and retain the structure as is,
- 2) Complete restoration and reuse,
- 3) Move and restore the structure, and
- 4) Demolition.

Commissioner Gleason said it appeared the Staff recommendation is generally option one.

Commissioner Eagy reviewed material on the Ben Snipes house for the Walking Tour. A lovely memorial was held for former Commissioner Doug Leash at St. Peter's Landmark. The Walldogs immortalized two weiner dogs on the Ben Snipes mural, as well as the "Eagy Mercantile."

Commissioner Ercole said a window was broken at the Civic Auditorium.

Museum Representative Reynolds stated the cruise boats are nearing the end of the season. Over the winter, item accessioned in the museum will be reviewed for retention or deaccession.

ADJOURNMENT

Being no further business, the meeting adjourned at 5:28 p.m.

Meeting conducted in a room in compliance with ADA standards.

Submitted by/
Paula Webb, Secretary
Community Development Department

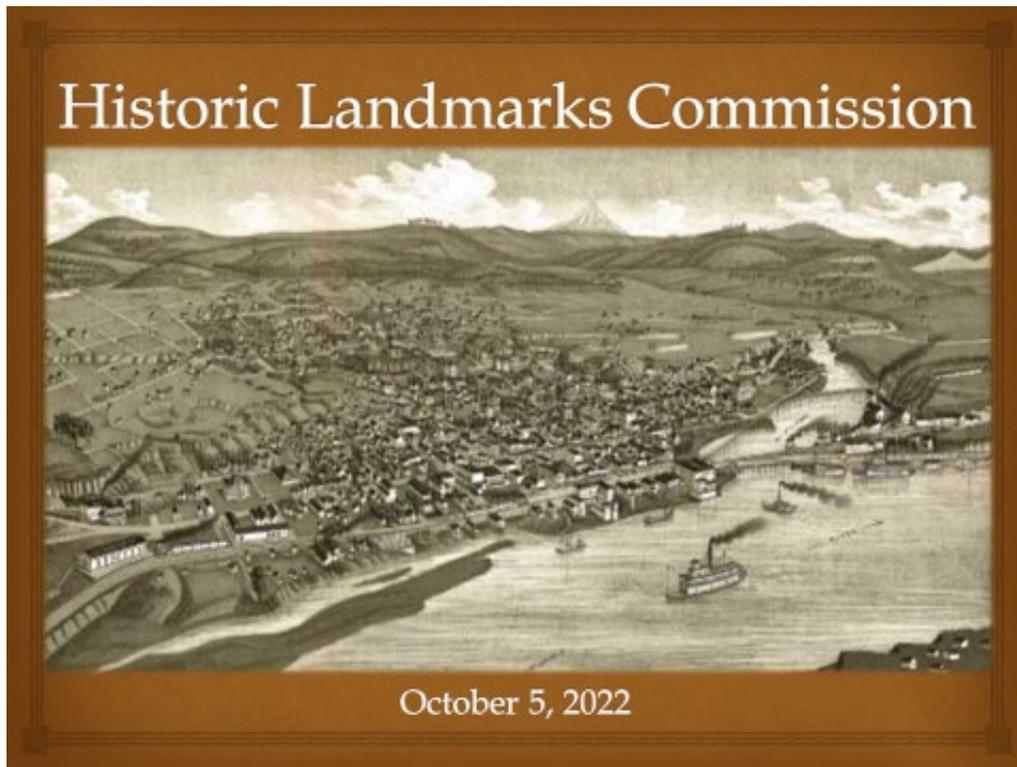
SIGNED: _____

Robert McNary, Chair

ATTEST: _____

Paula Webb, Secretary
Community Development Department

DRAFT



Public Hearing



☞ HLC Application #209-22

- ☞ Applicant: J. Scott Stephenson
- ☞ Address: 212 E 2nd Street
- ☞ Classification: Non Contributing/Vacant
- ☞ Historic District: Downtown Commercial District
- ☞ Current Use: Parking lot

Existing Conditions



Proposed Park



Existing 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 3: Criterion met.

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

FINDING 4: Criterion met.

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

FINDING 5: Criterion met.

Staff Findings



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: Criterion met with conditions.

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: Criterion met.

Staff Findings



F. New Construction and Rehabilitation

FINDING B1: Criterion met with conditions.

G. Streetscape

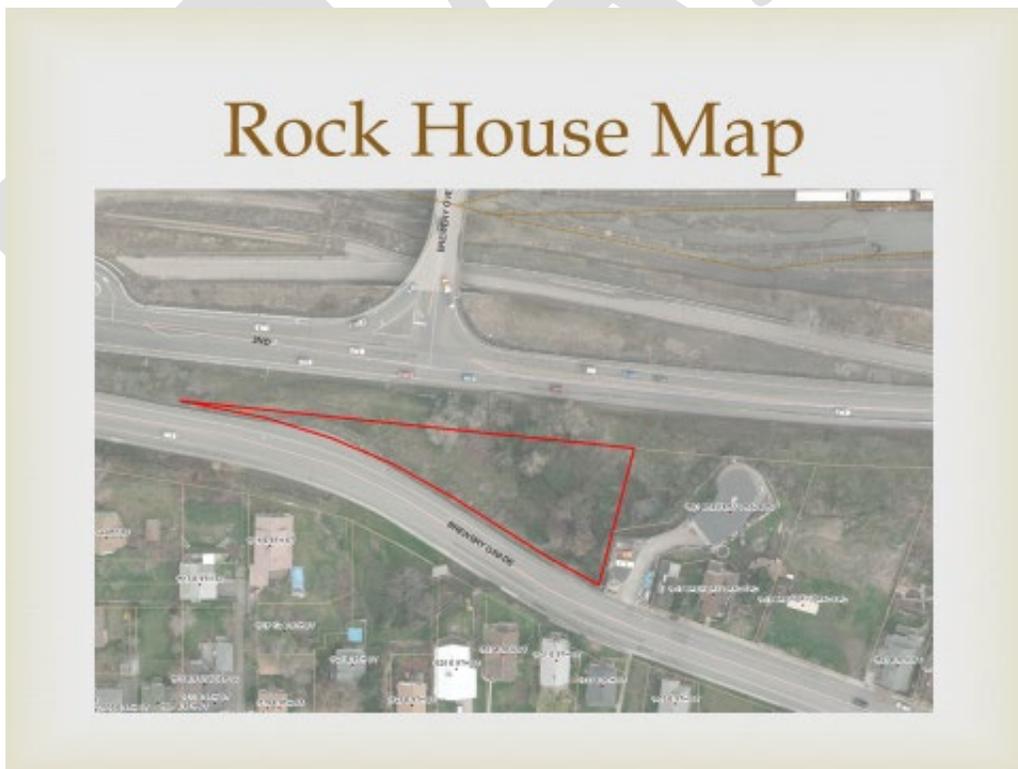
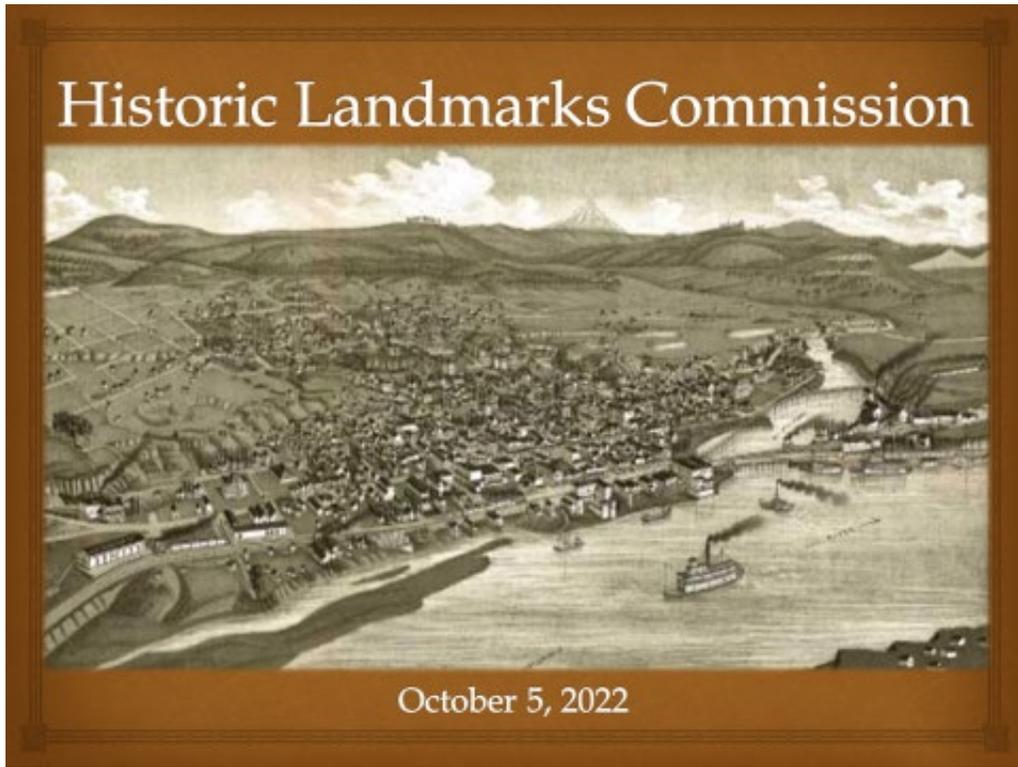
FINDING 11: Criterion met with conditions.

Recommended Conditions of Approval

- ☞ Work shall be completed in substantial conformance to the pictures and proposals as submitted, reviewed and modified.
- ☞ The applicant shall submit plans for a building permit to City of The Dalles and then Wasco County Building Codes.
- ☞ The applicants are required to notify the Community Development Department of any alteration of approved plans.
- ☞ The applicant shall illustrate how the landscaping will be maintained on site.
- ☞ 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.

Commission Alternatives

1. **Staff recommendation (Motion)**: Move to approve application HLC #209-22 based on findings of fact detailed in the staff report
2. Move to approve application HLC #209-22 with modified conditions of approval, based on findings of fact detailed in the staff report
3. Move to deny application HLC #209-22



Rock House Street View





DRAFT



**STAFF REPORT
HISTORIC LANDMARKS REVIEW
HLC 210-22**

TO: The Dalles Historic Landmarks Commission

FROM: Kaitlyn Cook, Associate Planner

HEARING DATE: Wednesday, December 14, 2022

ISSUE: The Applicant is requesting approval to modify an existing building from a commercial office use to a mixed-use development with two commercial units and 13 residential units.

SYNOPSIS:

APPLICANTS	Tony Zilka
PROPERTY OWNER	Blue Building LLC
LOCATION	201, 203, and 205 Washington Street
ZONING	“CBC-1 and CBC-2”– Central Business Commercial, Commercial Historic District
EXISTING USE	Office building
SURROUNDING USE	Commercial
HISTORIC STATUS	Historic non-contributing

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

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

BACKGROUND: This building, constructed in 1871, was formerly a general merchandising store historically known as Bloch, Miller & Co. The building has had multiple owners since, the majority of the occupants being retailers. This building has also experienced damage due to flooding and fires. Major renovations included removal of the original windows and doors. This

brick building has a basement, flat roof with minimal decorative detail, and a metal awning shading entrances. The original segmental arched windows, on the east elevation, have been bricked in.

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 requesting approval to change the use of this property from commercial space to a mixed-use space for both residential and commercial use. The Applicant has submitted a Site Plan Review (SPR 518-22) to the Community Development Department for land use review. Historically used for commercial purposes, the Applicant is proposing to maintain the street facing first floor commercial use to preserve the building’s historic use and commercial appearance. The historic description for this property states the building is “void of decorative detail.” Due to the multitude of changes in the past, Staff found the new use would not change defining characteristics of the building. **Criterion met.**

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 exterior modifications to this existing building, which include installation of new wood windows, wood accordion garage doors, and wood exterior doors. Currently, this building does not have any original doors or windows; therefore, there will be no removal of historic material. **Criterion met.**

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

FINDING A3: Staff found that the addition of 13 dwelling units does create a false sense of historical development, as this building has major modifications and does not present historical features on the building façade. The structure features three floors: the basement, first, and second floor. The first floor fronts Washington and First Streets. The basement floor faces the parking lot. The first floor will feature two commercial spaces with residences on the second floor – a common mixed-use example featured in the Historic Commercial District. With the commercial use facing First and Washington Streets, Staff found the change of use does 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: As mentioned in Finding A1, due to the multitude of changes in the past, Staff found the new use would not change defining characteristics of the building as there are none remaining on the building. Therefore, 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: Due to the multitude of changes, not many features or examples of craftsmanship that characterize the property are present. Therefore, these features shall not 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 A6: This building no longer has original historic features. New windows and doors shall be installed as a result. 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 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 not applicable.**

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

FINDING A9: The exterior alterations include new windows, exterior doors, and a garage door installation. Staff found the new windows and exterior doors are compatible with the massing, size, scale, and architectural features of the structure. New windows and doors shall be wood, compatible with the historic design standards in this district. The two garage doors will be wood. Rather than rolling up, as many modern garage doors do, the accordion tri-fold or bi-fold opening will act as a larger entrance than an industrial garage door. The garage doors will front E. First Street. This building front does not have materials historic to the structure or distinguished architectural features. Staff found the proposed features are compatible with this development. **Criterion met.**

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

FINDING A10: No additions are proposed with this development proposal. The development shall maintain the essential form of the existing building. **Criterion met.**

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: The development proposal does not include new additions to the existing structure. This proposal is within the building envelope therefore, the criterion does not apply. **Criterion not applicable.**

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.*

FINDING B2: The subject development is not increasing the footprint or affecting the setbacks as it is an existing building. **Criterion not applicable.**

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 B3: This development will retain the street-facing portion of the first floor as a commercial use. The commercial portion of the first floor will retain a pedestrian friendly commercial front with windows, entry doors and bi-fold or tri-fold garage doors. Landscaping is not proposed with this development, nor are any street improvements. Streetlights are not required with this development. **Criterion met.**

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 B4: The Applicant is proposing to install new wood windows, wood entry doors, and wood accordion-style garage doors with this mixed-use development. The original wood windows and doors do not exist on this development. The Applicant is proposing to replace the non-compliant windows and doors with wood windows in keeping with design standards for this district. The Applicant is also proposing two new garage doors on the building facing E. First Street. While there are no historic photos showcasing large doors on this building front, the use of wood windows and an accordion-style function is in keeping with other historic properties in the district and does not detract from the historic district. The Applicant is not proposing to install any new siding material and will retain the historic brick facing the alleyway and parking lot. **Criterion met.**

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.

2. *Guidelines.*

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

FINDING B5: This development is utilizing the existing entryways. The Applicant is including wood transom windows to create a commercial façade on Washington Street. The windows are to be vertical, double-hung windows on the second floor, rear of the first floor, and the basement floor. The Washington Street frontage has two bi-fold and/or tri-fold garage doors. These will be wood and utilize windows to create a commercial front. Staff found that the use of wood and windows for these garage doors is in keeping with the historic intent of this chapter. However, this proposal does little to distinguish the first and second floor of this development. Therefore, Staff is recommending that the Applicant add one or more architectural features to distinguish the two floors such as awnings, paint, or a bellyband. **Criterion met with conditions.**

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 Applicant is required to notify the Community Development Department of any alteration of approved plans.

4. Staff recommends that the Applicant utilize a bellyband, paint, awnings, or other features compatible with the Commercial Historic District to distinguish the first and second floor of this development.

Ongoing Conditions:

1. The Applicant shall submit a Site Plan Review Application with the Community Development and be subject to review SPR (10.3.030.040) Review Criteria, and all other relative criteria of The Dalles Municipal Code.



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

Application #: HLC 210-22
 Filing Fee: \$85.00
 Receipt #: 483761
 Deemed Complete: _____
 Ready to Issue: _____
 Date Issued: _____

Received: 10/18/2022

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: Tony Zilkha
 Address: 205 Washington
The Dalles Or 97058
 Phone #: 503-209-7767
 Email: Tony.Zilkha@gmail.com

Legal Owner (if different than Applicant)

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

Property Information

Address: 201-203-205 Washington
 Zone: _____
 Current Use: Retail - Commercial

Map and Tax Lot: 1N 13E 3 BD 600

List any known archeological resources on site:

Department Use Only

Historic Name (if any): Bloch, Miller & Co.
 Year(s) Built: 1865 Historic Building/Site: Yes No
 Historic Classification: Historic, Non-contributing
 Historic District: Trevitt's Addition Downtown Commercial

Project Information

- New Construction Expansion/Alteration Demolition Landmark Designation

Briefly describe the proposed project:

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

Signature of Property Owner

10-17-22

10-17-22

Date

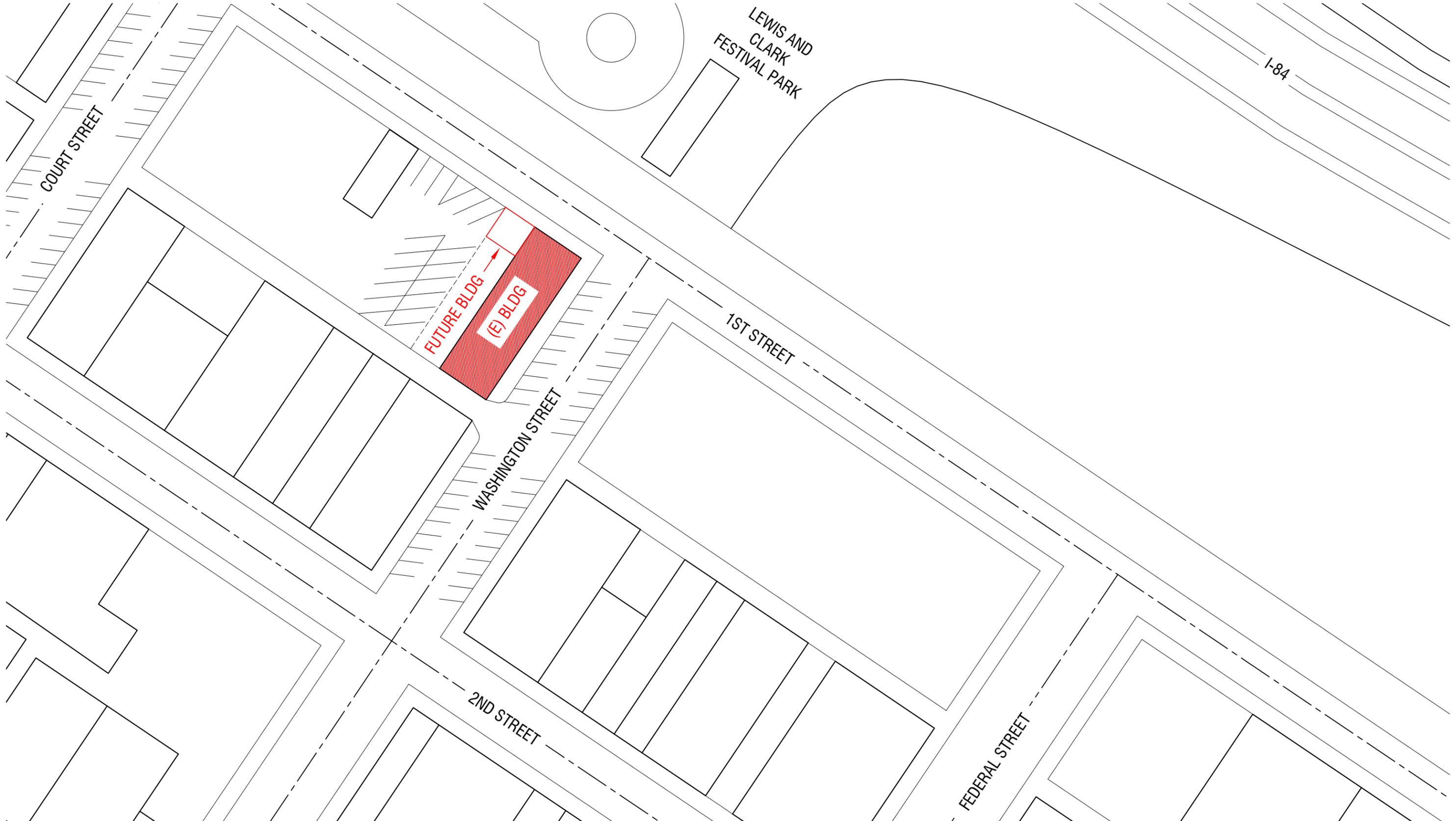
Date

2/11

205 Washington Street Proposal

Description of the project:

We propose to modify the existing building to accept mixed-use (both residential and commercial). Our idea is to incorporate retail, commercial, and residential tenants. That said, the hope is to maintain the historical aspect of the 1860's structure while satisfying the need for today's market.



1

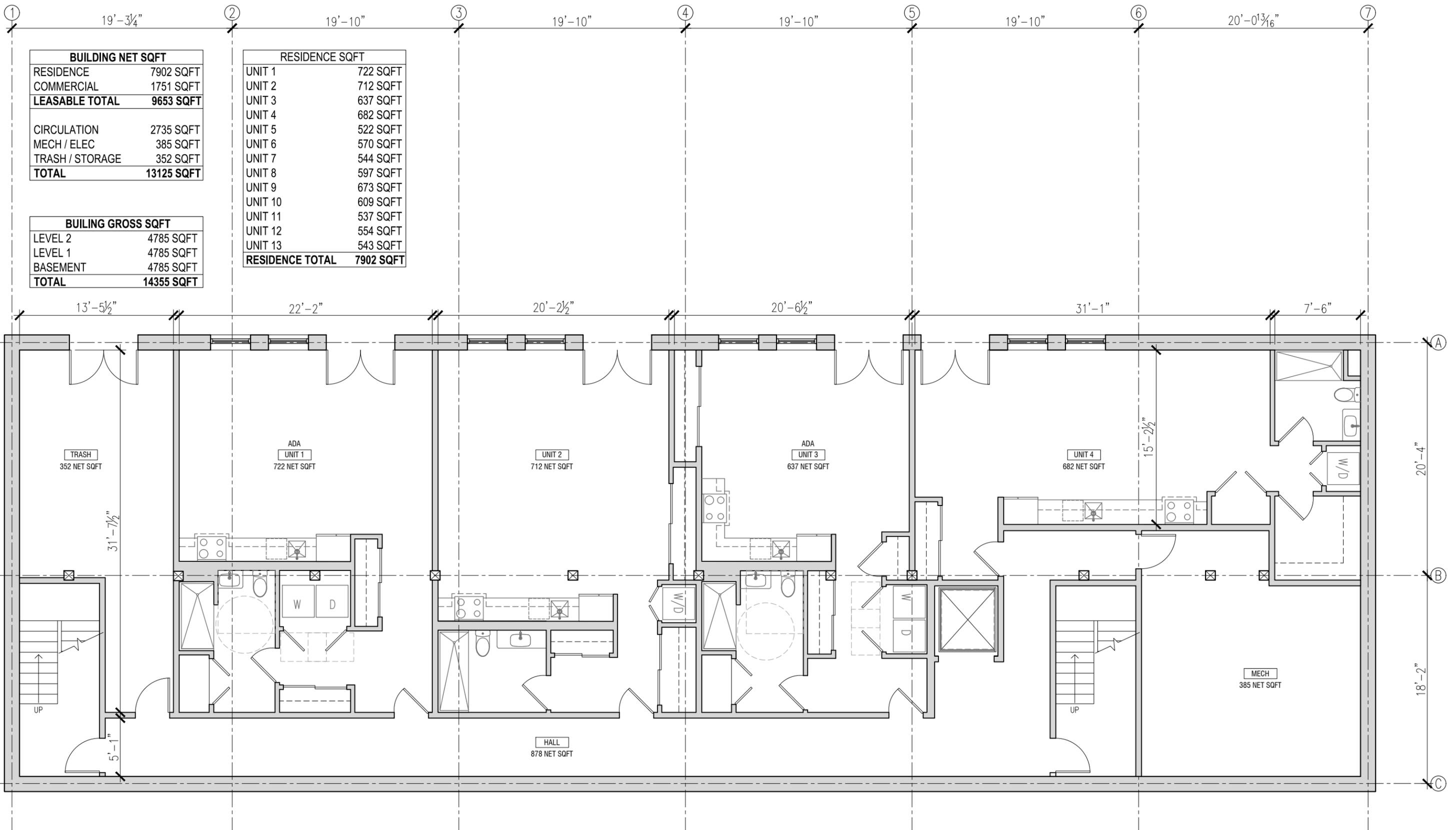
PLAN - SITE

1/64" = 1'-0"



COLAB

ARCHITECTURE + URBAN DESIGN, L.L.C.
 1189 NW PETTYGROVE ST. | Portland, Oregon 97209
 T: 1.503.827.5339 | F: 1.503.827.8164
 WWW.COLABARCHITECTURE.COM
 December 14, 2022 | Page 28 of 67

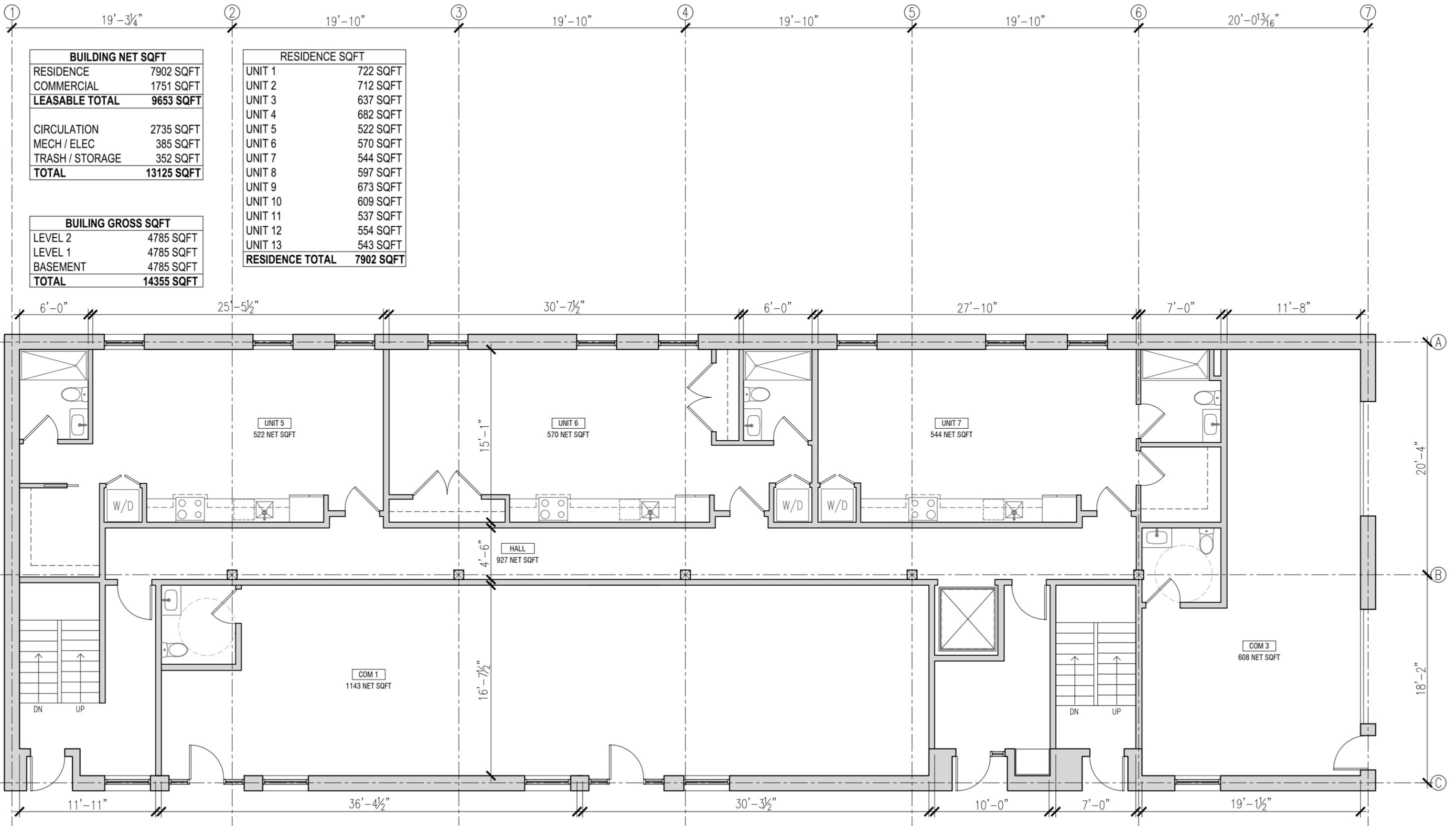


BUILDING NET SQFT	
RESIDENCE	7902 SQFT
COMMERCIAL	1751 SQFT
LEASABLE TOTAL	9653 SQFT
CIRCULATION	2735 SQFT
MECH / ELEC	385 SQFT
TRASH / STORAGE	352 SQFT
TOTAL	13125 SQFT

RESIDENCE SQFT	
UNIT 1	722 SQFT
UNIT 2	712 SQFT
UNIT 3	637 SQFT
UNIT 4	682 SQFT
UNIT 5	522 SQFT
UNIT 6	570 SQFT
UNIT 7	544 SQFT
UNIT 8	597 SQFT
UNIT 9	673 SQFT
UNIT 10	609 SQFT
UNIT 11	537 SQFT
UNIT 12	554 SQFT
UNIT 13	543 SQFT
RESIDENCE TOTAL	7902 SQFT

BUILDING GROSS SQFT	
LEVEL 2	4785 SQFT
LEVEL 1	4785 SQFT
BASEMENT	4785 SQFT
TOTAL	14355 SQFT

1 PLAN - BASEMENT
1/8" = 1'-0"



BUILDING NET SQFT	
RESIDENCE	7902 SQFT
COMMERCIAL	1751 SQFT
LEASABLE TOTAL	9653 SQFT
CIRCULATION	2735 SQFT
MECH / ELEC	385 SQFT
TRASH / STORAGE	352 SQFT
TOTAL	13125 SQFT

RESIDENCE SQFT	
UNIT 1	722 SQFT
UNIT 2	712 SQFT
UNIT 3	637 SQFT
UNIT 4	682 SQFT
UNIT 5	522 SQFT
UNIT 6	570 SQFT
UNIT 7	544 SQFT
UNIT 8	597 SQFT
UNIT 9	673 SQFT
UNIT 10	609 SQFT
UNIT 11	537 SQFT
UNIT 12	554 SQFT
UNIT 13	543 SQFT
RESIDENCE TOTAL	7902 SQFT

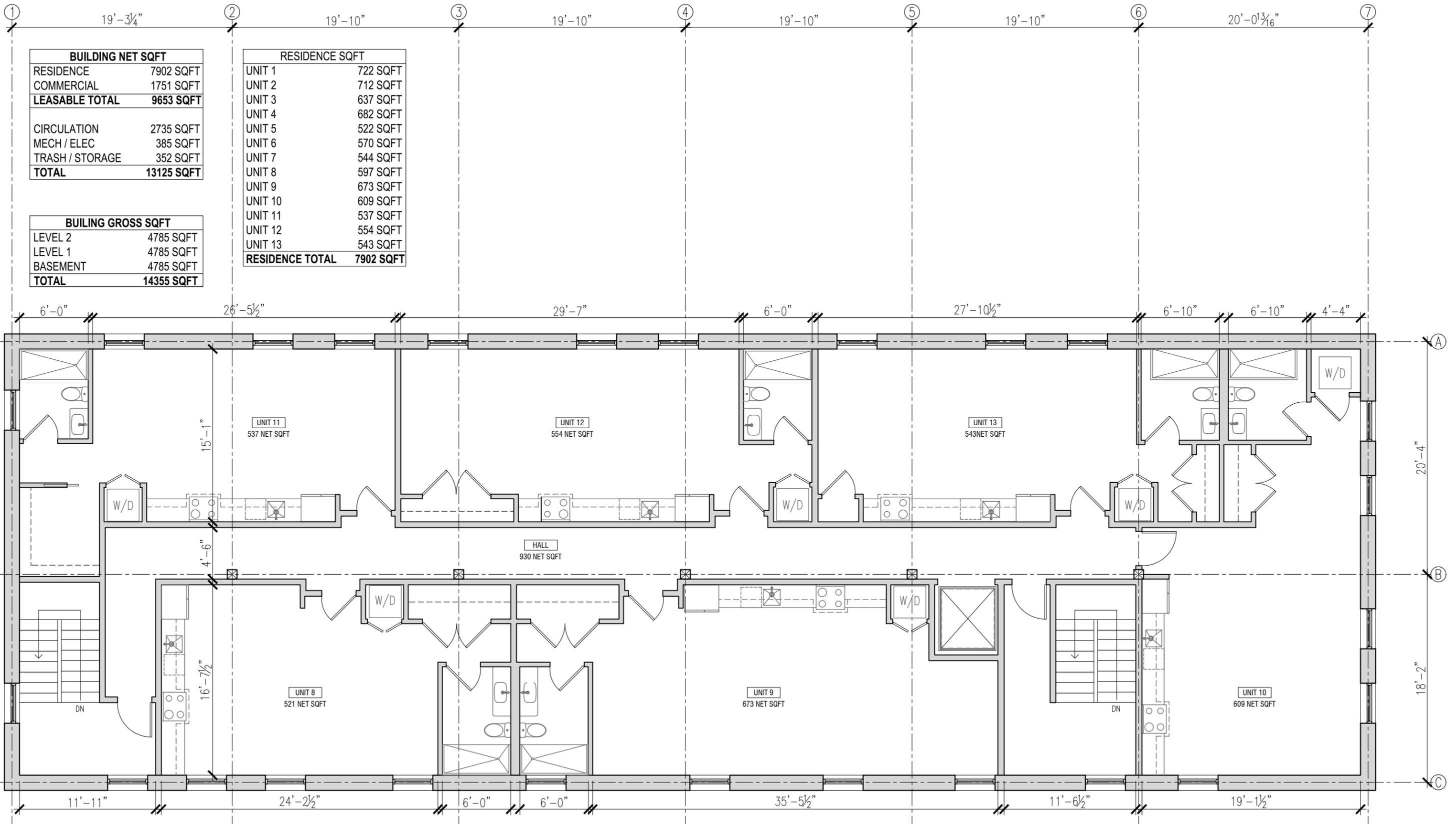
BUILDING GROSS SQFT	
LEVEL 2	4785 SQFT
LEVEL 1	4785 SQFT
BASEMENT	4785 SQFT
TOTAL	14355 SQFT

1 PLAN - LEVEL 1
1/8" = 1'-0"



COLAB

ARCHITECTURE + URBAN DESIGN, L.L.C.
1189 NW PETTYGROVE ST. | Portland, Oregon 97209
T: 1.503.827.5339 | F: 1.503.827.8164
WWW.COLABARCHITECTURE.COM
December 14, 2022 | Page 30 of 67



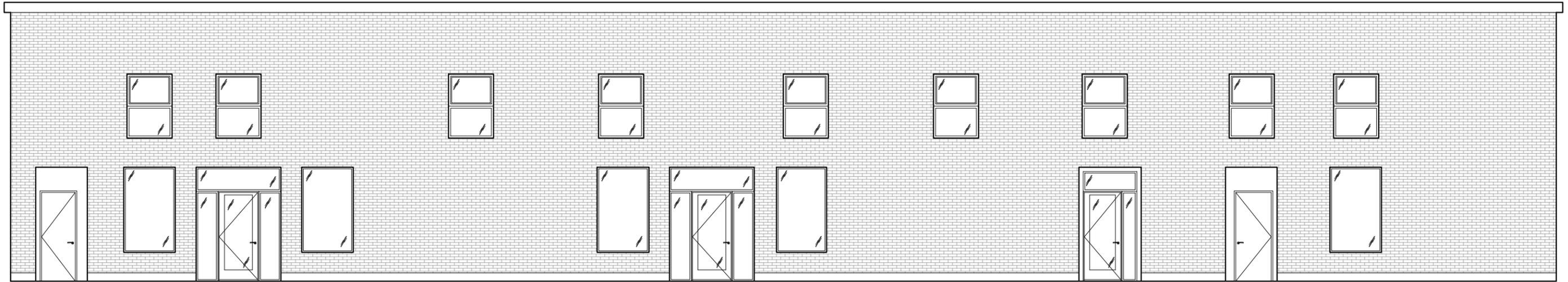
BUILDING NET SQFT	
RESIDENCE	7902 SQFT
COMMERCIAL	1751 SQFT
LEASABLE TOTAL	9653 SQFT
CIRCULATION	2735 SQFT
MECH / ELEC	385 SQFT
TRASH / STORAGE	352 SQFT
TOTAL	13125 SQFT

RESIDENCE SQFT	
UNIT 1	722 SQFT
UNIT 2	712 SQFT
UNIT 3	637 SQFT
UNIT 4	682 SQFT
UNIT 5	522 SQFT
UNIT 6	570 SQFT
UNIT 7	544 SQFT
UNIT 8	597 SQFT
UNIT 9	673 SQFT
UNIT 10	609 SQFT
UNIT 11	537 SQFT
UNIT 12	554 SQFT
UNIT 13	543 SQFT
RESIDENCE TOTAL	7902 SQFT

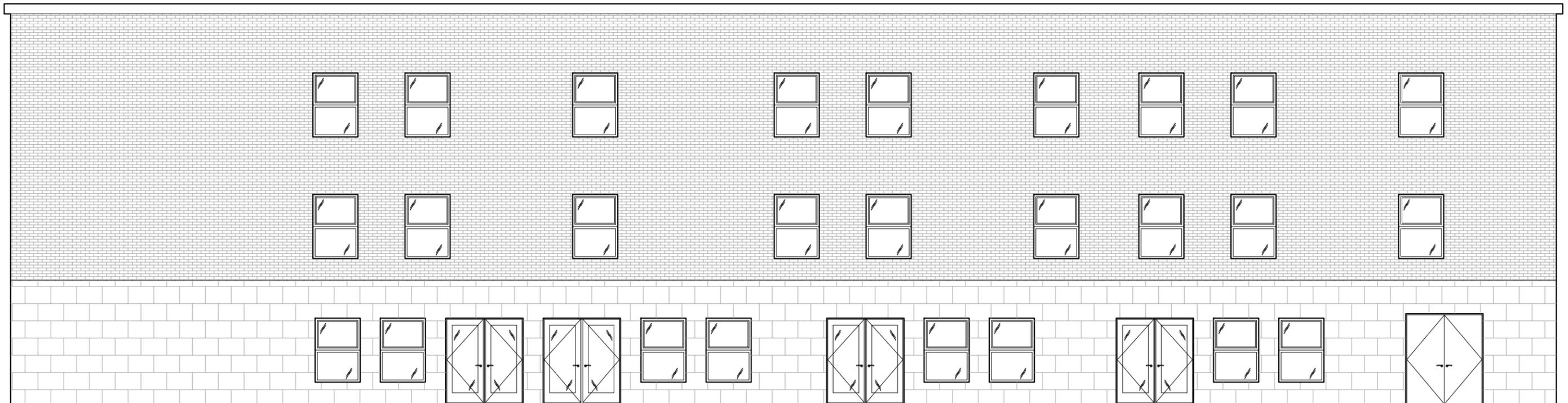
BUILDING GROSS SQFT	
LEVEL 2	4785 SQFT
LEVEL 1	4785 SQFT
BASEMENT	4785 SQFT
TOTAL	14355 SQFT

1 PLAN - LEVEL 2
1/8" = 1'-0"





2 ELEVATION - EAST
1/8" = 1'-0"



1 ELEVATION - WEST
1/8" = 1'-0"

COLAB

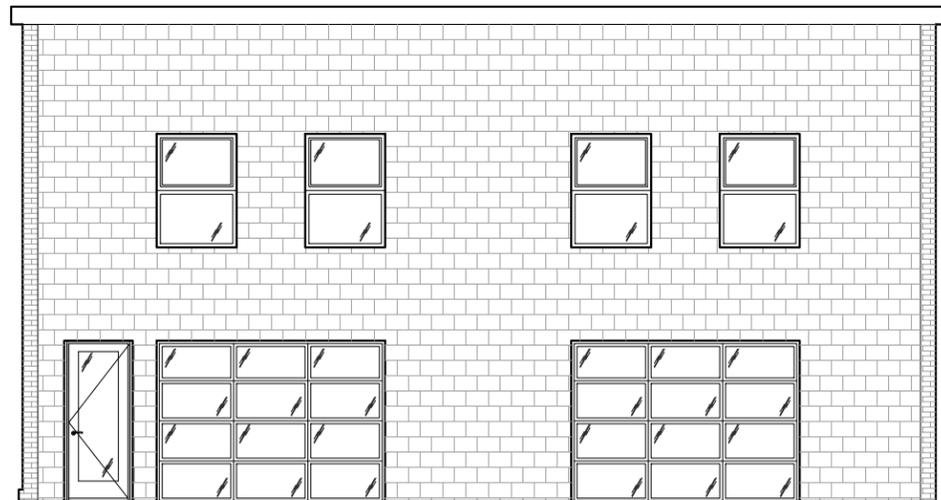
ARCHITECTURE + URBAN DESIGN, L.L.C.

1189 NW PETTYGROVE ST. | Portland, Oregon 97209

T: 1.503.827.5339 J.F: 1.503.827.8164

Historic Landmarks Commission Agenda Packet
WWW.COLABARCHITECTURE.COM

December 14, 2022 | Page 32 of 67



1

ELEVATION - NORTH

1/8" = 1'-0"

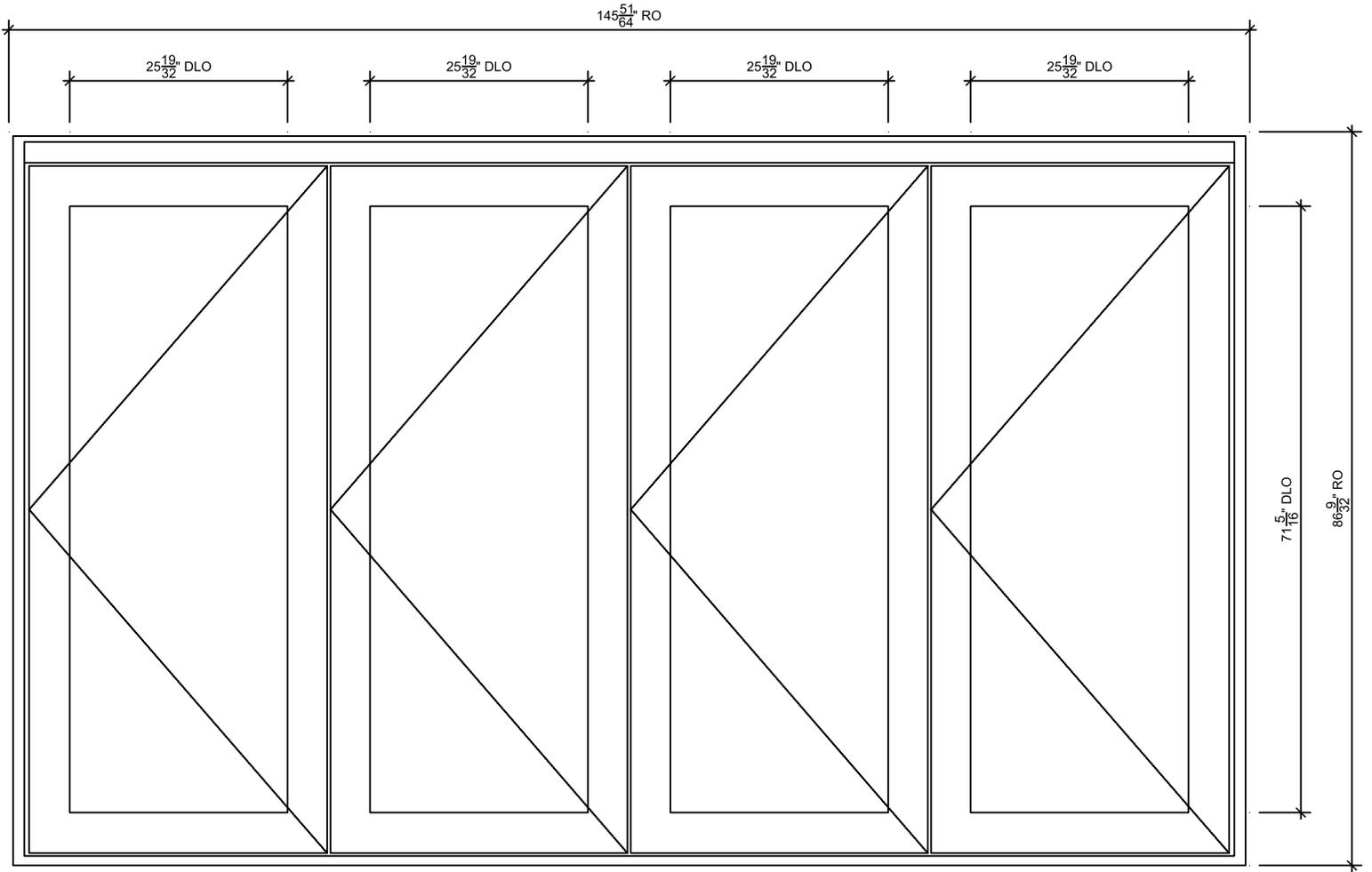
COLAB

ARCHITECTURE + URBAN DESIGN, L.L.C.

1189 NW PETTYGROVE ST. | Portland, Oregon 97209

T: 1.503.827.5339 | F: 1.503.827.8164

WWW.COLABARCHITECTURE.COM

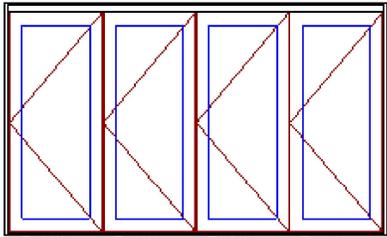


01

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit:	Net Price:	23,802.33
Qty: 1		Ext. Net Price:	USD 23,802.33



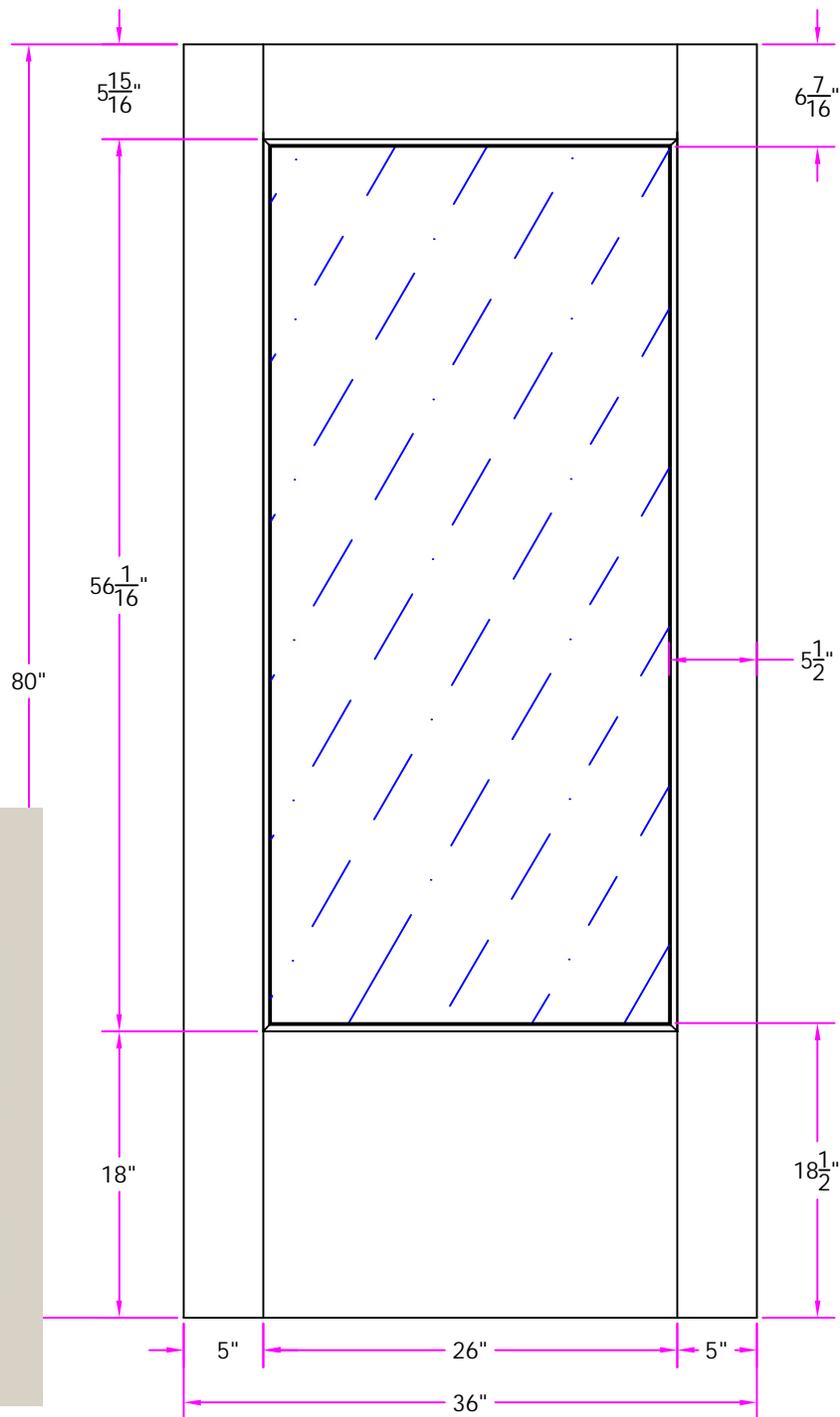
Folding Folding Folding Folding
 As Viewed From The Exterior

Entered As: CN
 MO 145 19/64" X 86 1/32"
 CN 12070
 FS 144 51/64" X 85 25/32"
 RO 145 51/64" X 86 9/32"

Egress Information
 No Egress Information available.

Performance Information
 Product Performance Information is currently unavailable in the OMS for this product and glazing option. To request product performance information not in the OMS, contact your Marvin representative or submit an Assistance Request.

Bare VGR Douglas Fir Exterior
 Bare VGR Douglas Fir Interior 9,969.33
 Ultimate Wood Bi-Fold Door - 4L 14,254.95
 CN 12070
 Rough Opening 145 51/64" X 86 9/32"
The header deflection cannot exceed 1/8" fully loaded.
Not accessible from the exterior.
 Knocked Down
 Contemporary Panels
 **Panels Ship Separate
 Panel 1
 Bare VGR Douglas Fir Exterior
 Bare VGR Douglas Fir Sash Interior
 IG - 1 Lite
 Tempered Low E2 w/Argon
 Black Perimeter Bar
 Ogee Interior Glazing Profile
 Panel 2
 Bare VGR Douglas Fir Exterior
 Bare VGR Douglas Fir Sash Interior
 IG - 1 Lite
 Tempered Low E2 w/Argon
 Black Perimeter Bar
 Ogee Interior Glazing Profile
 Panel 3
 Bare VGR Douglas Fir Exterior
 Bare VGR Douglas Fir Sash Interior
 IG - 1 Lite
 Tempered Low E2 w/Argon
 Black Perimeter Bar
 Ogee Interior Glazing Profile
 Panel 4
 Bare VGR Douglas Fir Exterior
 Bare VGR Douglas Fir Sash Interior
 IG - 1 Lite
 Tempered Low E2 w/Argon
 Black Perimeter Bar
 Ogee Interior Glazing Profile
 Beige Interior Weather Strip Package
 Beige Exterior Weather Strip Package
 Matte Black Panel Handle
 Matte Black Hinges to Exterior
 Matte Black Hinges to Interior
 Bronze Anodized Aluminum Low Profile Sill -387.15
 Black Weather Strip
 5 9/16" Jambs
 Exterior Casing - None -34.80
 No Installation Method
 ***Note: Reference the Ultimate Bi-Fold Door Site Prep Handbook for construction guidelines.
 ***Note: Reference the Bi-Fold Door Field Calculations for non-standard size unit calculations and when a screen is included.
 ***Note: Product is shipped Knocked Down (KD).
 ***Note: The selected sill is Non-Performance Rated / Non-Certified.
 ***Note: Unit has not been certified to WDMA standards for air, water, or structural performance.
 ***Note: Unit Availability and Price is Subject to Change



THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS THE PROPRIETARY TO SIMPSON DOOR COMPANY AND SHALL NOT BE REPRODUCED, COPIED OR DISCLOSED IN WHOLE OR PART, OR USED FOR MANUFACTURE OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF SIMPSON DOOR COMPANY.

Revisions

Rev. #	Description	Date	by Whom

TITLE 7037 3/0 x 6/8 Customer Layout			
DRAWING NO. D-7037-300-608-0700			
LAYOUT 00	SCALE NTS	BORE PATTERN # 7055	
DRAWN BY: J. Decker		DATE 09/22/2007	
Simpson®			

#97 HISTORIC NAME: Bloch, Miller & Co.
COMMON NAME: Z.F. Moody Store; The Dalles Commercial Club
ADDRESS: 201-205 Washington Street
RESOURCE TYPE: Building

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 118

OWNER'S NAME AND ADDRESS:

Raymond and Irma Matthew
P.O. Box 419
The Dalles, Oregon 97058

ASSESSOR'S MAP: IN-13E-3BD BLOCK: 3 LOT: Pt. 1 TAX LOT: 600

ADDITION: Original Dalles City

YEAR BUILT: 1865

USE: Wholesale

ALTERATIONS: Major; removal of all the original windows and doors

PREVIOUS HISTORIC LISTING: None

CLASSIFICATION: Historic Non-Contributing

PHYSICAL DESCRIPTION: The brick building has a basement, flat roof and is void of decorative detail. Three entrances are located on the east elevation: metal awnings shade the entrances. The entrance doors are wood and have transoms above (installed c. 1920s-40s). Original segmental arched windows are on the east elevation have been bricked in.

A concrete block facade has been installed over the north elevation. Two double hung windows and a door are located on this side. The stone foundation, at least ten feet high, is exposed on the west elevation due to the elevation change from First Street to the parking lot which is below grade 10-12 feet. Windows on the west elevation have also been bricked in. Windows on the south elevation are one over one double-hung wood sash windows. The structure has a stone foundation. The building is in good condition.

HISTORICAL DATA: The building was constructed about 1865 by Bloch, Miller & Co. The company opened a general merchandising store. The store was sold in 1871 to the Grant family (J.L. and Robert). The Grant family also had a general merchandising store known as Cummings & Grant. Around 1878, Z.F. Moody opened a merchandising store and remained in the building until about 1892 when The Dalles Lumbering Company occupied the store. By 1900, the building was occupied by The Dalles Commercial Club.

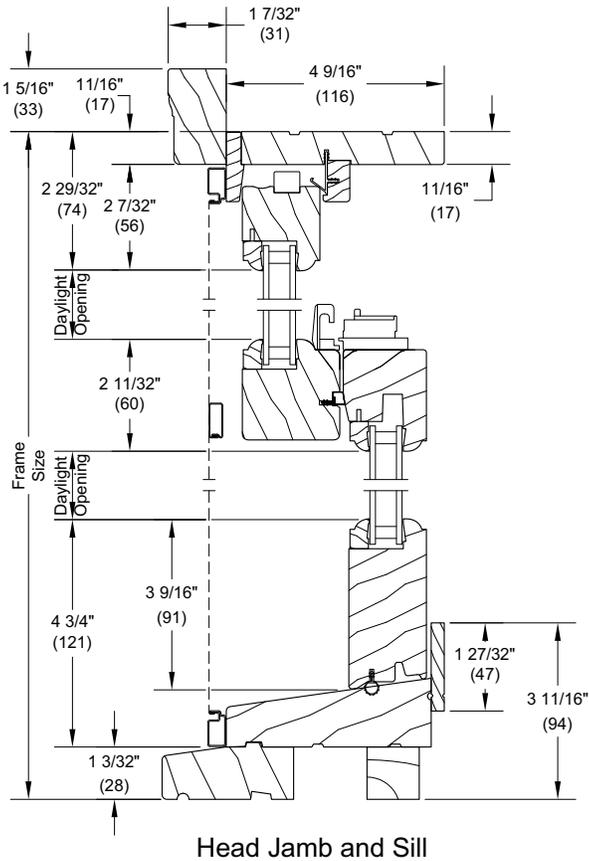
In 1908, J.L. Kelly purchased the property from the Grant family for \$4,850. In 1926, the building housed the Model Laundry on the first floor and the Washington Hotel was on the second floor. The building is currently used for offices (1997).



Section Details: Operating

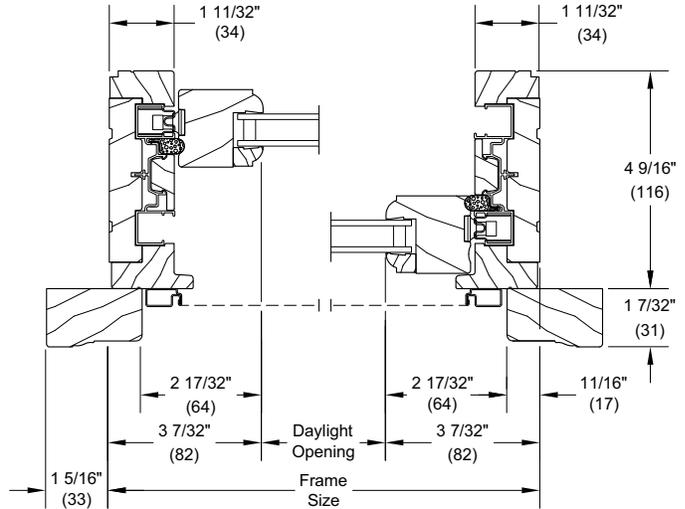
Scale: 3" = 1' 0"

Double Hung

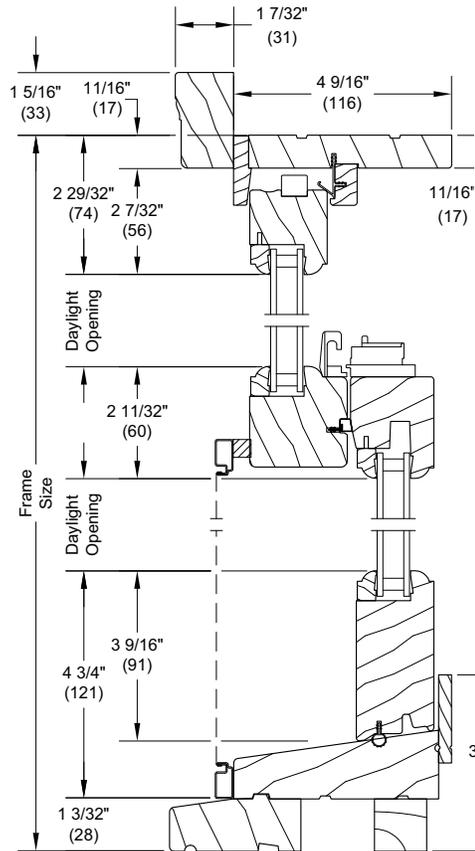


Lower Sash

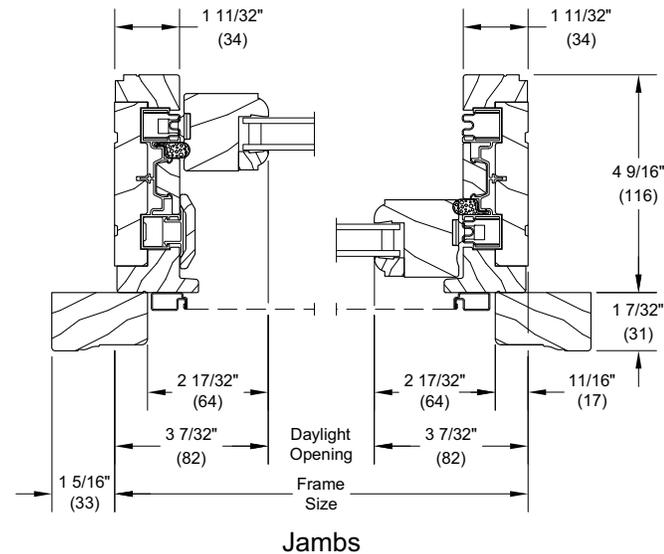
Upper Sash



Jamb



Single Hung



Head Jamb and Sill



**STAFF REPORT
HISTORIC LANDMARKS REVIEW
HLC 211-22**

TO: The Dalles Historic Landmarks Commission

FROM: Kaitlyn Cook, Associate Planner

HEARING DATE: Wednesday, December 14, 2022

ISSUE: Approval to retain the northern Concrete Masonry Unit (CMU) portion of the structure.

SYNOPSIS:

APPLICANTS	Todd Carpenter
PROPERTY OWNER	Columbia Gateway Urban Renewal Agency
LOCATION	213 E. Second Street, The Dalles
ZONING	“CBC-1” – Central Business Commercial, Commercial Historic District
EXISTING USE	Vacant – Previously the Recreation Café
SURROUNDING USE	Commercial
HISTORIC STATUS	Classified as Non-Compatible, Non-Contributing in The Dalles Commercial Historic District.

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

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

BACKGROUND: There is no historic name for this building; it is commonly known as the Recreation Café. The buildings were constructed in two stages. The first portion was built in 1946; the addition was constructed in 1958. The later addition replaced the Grand Theater which was the top showplace at one time in the Mid-Columbia area.

In 2012, the buildings were earmarked for demolition to allow construction of a hotel on that site. Those plans changed and the buildings have remained vacant.

On February 27, 2019, the Historic Landmarks Commission approved application HLC 164-19 for façade restoration to follow the late 1800s/early 1900s era style. This application included 213, 215, and 219 East Second Street. Soon after, the applicants were awarded an Oregon Main Street grant in the amount of \$200,000. With approved plans, a grant from Main Street, and an approved purchase from the Columbia Gateway Urban Renewal Agency, the applicants started their restoration project.

In August 2019 The Dalles had a major storm event that damaged the buildings resulting in significant damage and nearly collapsed the building located at 213 E 2nd Street. A structural engineer was retained to assist in plans to stabilize the buildings as well as provide plans for reconstruction and reuse of the historic buildings.

Following the façade approval of HLC 188-21 on June 23, 2021, the applicants worked with their architect and decided to modify the old bowling alley portion of the previous application. Subsequently, HLC 193-21 approved open-air seating with an enclosed bar, and HLC 204-22 approved changes to the rear façade. This approval included opening two large, existing windows bricked in on the street level alleyway, reopening an old bricked in doorway, installing a roll up door on the second floor patio, and installation of railings at 213 E 2nd Street.

This application will make one more modification to the rear façade of the subject building to keep CMU material on the rear of the building and keep the open, window-like openings on the rear of the property with less railing than presented in HLC 204-22.

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: This open-air entertainment area was approved with the Historic Landmarks Commission with HLC 193-22. This proposal does not affect the previously approved HLC 193-21 application. **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 is proposing exterior modifications to the existing building. Currently, this building does not have any of the original doors or windows on the rear façade. Therefore, retaining some of the original CMU material to maintain the rear building façade shape is found to be compliant with this criterion. **Criterion met.**

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

FINDING A3: The proposal to keep more of the rear façade intact does not create a false sense of historical development. These modifications would create four openings in the rear façade. The location of the openings on the rear of the building does not have any existing historical features. **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: Due to the multitude of changes in the past, Staff found the new use would not change defining characteristics of the building as there are not many remaining on the building. Therefore, 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: All 1950’s era portions of the building were removed following previous Commission approvals. No features or examples of craftsmanship that characterize the property are present on the rear of the building where the applicant is proposing the openings. **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 A6: As mentioned in Finding A5, the distinctive features have been removed. Therefore, 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 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: In the previous proposal, the Applicant proposed removal of the entire rear, second-story wall and installation of a railing. This proposal shall alter the previous design and will include four openings to maintain a portion of the building's rear façade with a railing. The openings are compatible in size, scale, and add some architectural features to the rear of the façade. **Criterion met.**

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

FINDING A10: Utmost care shall be taken with construction of the proposed rear façade to ensure the restoration will not compromise the building's exterior walls. Reinforcements from the interior shall be incorporated in the design to minimize the visual impact on the exterior. **Criterion met with conditions.**

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: The subject development is not increasing the footprint or altering the setbacks as it is an existing building. **Criterion not applicable.**

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 B2: The Applicant is proposing to install black metal railings and maintain the original rear façade material. Staff will recommend the use of cast iron for the railing

as it is outlined as an approved material in the standards above. **Criterion met with conditions.**

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 Applicant is required to notify the Community Development Department of any alteration of approved plans.
4. The modification to the rear façade shall not alter the essential form and integrity of the historic property. Utmost care will be taken with new construction.
5. Staff recommends the installation cast iron railings with this development.



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

Application #: HLC 211-22
 Filing Fee: \$85.00
 Receipt #: 483775
 Deemed Complete: _____
 Ready to Issue: _____
 Date Issued: _____

Received: 11/03/22

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: Todd Carpenter
 Address: PO Box 2688
The Dalles, OR 97058
 Phone #: 503-705-2889
 Email: toddecarpenter@gmail.com

Legal Owner (if different than Applicant)

Name: Urban Renewal Agency
 Address: The Dalles, OR 97058
The Dalles, OR 97058
 Phone #: 541-296-5481
 Email: _____

Property Information

Address: 213 E 2nd Street
 Zone: CBC-1 central business commercial
 Current Use: Vacant - previously bowling alley

Map and Tax Lot: 1N 13E 3BD 3600

List any known archeological resources on site:

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:

We would like to explore the possibility of keeping part of the North end CMU as "windows" to the outside in the open air event space previously applied for. This will allow us to cover the stage area that is being built for music and events.

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

Signature of Property Owner

Digitally signed by
 cd678faf-8ef2-4a14-9dfa-27c719ddaaf
 DN: CN=cd678faf-8ef2-4a14-9dfa-27c719ddaaf
 Reason: I am the author of this document
 Location: your signing location here
 Date: 2022-11-01 16:05:20
 Foxit Reader Version: 9.7.1

11/1/20

Date

2/11

Date

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

The Standards that follow were originally published in 1977 and revised in 1990 as part of Department of Interior regulations. They pertain to historic buildings of all materials, construction types, sizes and occupancy and encompass related landscape features and the building's site and environment as well as attached, adjacent or related new construction.

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

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.
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.
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.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
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.
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.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
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.
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.

Narrative #2-A: Landmark Designation (11.12.060)

A. Review Criteria (Landmark Designation). *The Commission shall review all applications for historic landmark or district designation and make its final determination at a public hearing based on at least one of the following criteria.*

1. The proposed landmark or district has historic significance or contributes to the historic resources of the community because it is:
 - a. Associated with past trends, events, or values that have made a significant contribution to the economic, cultural, social and/or political history of city, county, state, region, or nation;
 - b. Associated with the life of or activities of a person, group, or organization, or institution that has made a significant contribution to the city, county, region, state, or nation.

2. The proposed landmark or district has architectural significance because it:
 - a. Embodies distinguishing architectural characteristics of a period, style, method of construction, craftsmanship, or materials;
 - b. Represents the work of a designer, architect, or master builder who influenced the development and appearance of history of the city, county, region, state, or nation;
 - c. Is the only remaining, or one of few remaining resources of a particular style, building type, design, material, or method of construction;
 - d. Has a high quality of composition, detailing, and/or craftsmanship.
3. The site contains archeological artifacts related to prehistory or to the early history of the community.
4. The proposed landmark or district is listed on the National Register of Historic Places.
5. In conjunction with other criteria listed above, the proposed landmark:
 - a. Is listed on the State Inventory of Historic Places;
 - b. Is fifty years old or older unless the resource is of exemplary architectural or historical significance;
 - c. Contributes to the continuity or historic character of the street, neighborhood, and/or community;
 - d. Has sufficient original workmanship and materials remaining to show the construction technique and stylistic character of a given period.

B. Removal of Designation. *A designated resource that has lost its significance through alteration or by an error in the original documentation used to designate the resource can be considered for removal from the local historic inventory provided that:*

1. The alteration or misdocumentation was caused without intent or illegal action and is not feasible to reverse;
2. No foreseeable or reasonable treatment or research is available or likely to reconfirm the resource as significant;
3. In the case of a state or nationally designated resource, concurrence from the Oregon State Historic Preservation Office has been sought and any comments considered in the decision to remove the resource from the local inventory.

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

A. Review Criteria.

1. Exceptions. Minor alterations described in Section 11.12.050 of this chapter may be approved without findings pursuant to this section.
2. Findings Required. A staff report is required to indicate whether a proposal is or is not in compliance with the provisions of this section.
3. Secretary's Standards. Commission decisions shall be based on the Secretary of the Interior's Guidelines for the Treatment of Historic Properties.
4. If the Commission finds that an application does not meet the approval criteria the permit shall be denied and no building permit shall be issued unless the decision is reversed on appeal.
5. Alterations.
 - a. Addition/Removal. Applications may be approved conditioned upon certain treatments of the resource to ensure compatibility with the secretary's standards.
 - b. New Construction in Historic Districts. The new construction must not adversely affect the character of the subject building or district. Efforts shall be made to ensure that the new construction is compatible in scale, height, volume, spacing, setbacks, roof pitch, color, and other characteristics typical of the district.
 - c. Relocations. Permits to relocate designated landmarks shall not be approved unless: the applicant shows that the landmark is in eminent danger and can not otherwise be protected; or the Commission has recommended the action in conjunction with denial of a demolition permit; or the landmark is being returned to its original location; or, in the case of a non-contributing resource within a district, the resource is not capable of achieving a future contributing status through accepted treatment. (Ord. 94-1194)

Narrative #2-C: Demolition (11.12.080)

A. Review Criteria. The Commission shall consider:

1. The state of repair of the landmark.
2. The reasonableness of the cost of renovation or repair.
3. The purpose of preserving such designated historical landmark.
4. The criteria used in the original designation of the landmark.
5. The applicable provisions of the City's Comprehensive Plan.
6. The character of the surrounding neighborhood.
7. Any other factor deemed appropriate by the Commission.

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).
 - 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.

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.

- 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.

I. Building Height.

1. The Dalles’ historic building heights are varied, within a range of one story to four stories (Commodore 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.
 - b. A minimum building height of 20 feet is recommended.

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.
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.

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

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.

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

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

2. Landscaping.

- a. Yards in the Trevitt's Addition vary as a result of the topography and in general the houses are setback from the sidewalk in contrast with the commercial district. They have three zones; sidewalk, front yard and house. New construction and rehabilitation should maintain the alignment of houses in the district and the historic character of the yards.
- b. Guidelines.
 - i. New construction should be set back from the street property line a minimum of 15 feet.
 - ii. Street facing portions of the property should be preserved so that the public's visual access is not obstructed.
 - iii. Shrubs, trees, and foundation plantings should not dominate the appearance of the house; rather, they should be complimentary and highlight important features of the building.
 - iv. Preserve and maintain all mature landscaping, remove only if diseased or presenting a life safety hazard.
 - v. New construction should keep landscaping low near the building using flowers and low shrubs with larger plants and trees further away from the building.
 - vi. In choosing landscaping elements the following should be considered:
 - style of house
 - climate appropriate plantings
 - vii. Use of fences is recommended provided they are in keeping with the style of the house and the scale of the neighborhood.
 - viii. The use of historic photographs for reference is recommended.

3. Porches.

- a. Porches are a prevalent aspect in Trevitt's Addition and they vary from small stoops to grand verandas. The porch is an integral part of the home in that it serves as both a functional and decorative element. It provides the transition from outdoor to indoor, public to private. New construction and rehabilitation should retain the neighborhood's historic character through the porches' proportion, scale, materials, and style.
- b. Guidelines.
 - i. Preservation of defining features such as columns, entablature, railings and other details is important to maintaining the overall character of the house.
 - ii. When original elements are too damaged to restore or rehabilitate, the materials and craftsmanship used to repair the porch should replicate the original construction (see Subsection D, Secretary of the Interior's Standards for Rehabilitation).
 - iii. When adding or remodeling a porch on a historic home the use of photographs for reference is recommended.
 - iv. Retain all representative distinctive damaged material as a future record.
 - v. Preventive maintenance can help avoid costly repairs. Annual inspection should include checking:
 - proper roof drainage

- integrity of roofing material
- blistering paint (water leakage)
- damp areas
- substructure for water and insect damage

vi. New construction should use a simple design with hip or shed roof with simple posts and handrails.

vii. The following materials are prohibited:

- corrugated fiberglass
- metal siding
- wrought iron porch supports
- prefabricated trellis
- plywood
- exposed concrete block

4. Roofing.

a. Roof forms contribute to the character of Trevitt's Addition in their form. They are predominantly gables with an assortment of gambrels and hips. New construction and rehabilitation should maintain the residential nature of the roof forms of the historic neighborhood.

b. Guidelines.

- i. Wherever possible preserve, repair and protect existing materials and forms (see Subsection D, Secretary of the Interior's Standards for Rehabilitation).
- ii. New construction should use roof forms that are consistent with the residential buildings in the neighborhood.
- iii. Gable, hip, and gambrel roof forms are recommended.
- iv. Flat roof forms for new construction are not recommended and are usually associated with commercial buildings.
- v. Both new construction and rehabilitation should use wood or asphalt shingles.
- vi. Metal roofing and wood shakes are not recommended, unless original (St. Peter's Catholic Church).
- vii. If replacement or repair is necessary, retain a portion of original roofing for future information.
- viii. The use of historic photographs for reference is recommended.

5. Siding.

a. The sense of cohesiveness and continuity of Trevitt's Addition derives in part from the consistent use of building materials in building facades: horizontal wood siding, brick, and stucco. New construction and rehabilitation should use materials that provide scale and relate to the historic residential character.

b. Guidelines.

- i. Wherever possible preserve, repair and protect existing materials (see Subsection D, Secretary of the Interior's Standards for Rehabilitation).
- ii. If necessary, siding should be replaced with in-kind materials (see Subsection D, Secretary of the Interior's Standards for Rehabilitation).
- iii. The use of materials appropriate to the building style is recommended.
- iv. Be consistent with the original siding in terms of style and exposure.
- v. When replacing shingle siding it is recommended to use shingles with the same texture, exposure, pattern and to install with the same construction technique.

- vi. In general all buildings should have wood siding that is painted.
- vii. For new construction the use of stucco, brick and wood siding is recommended.
- viii. The use of aluminum, vinyl and plywood siding is prohibited.

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 effect the original windows, providing a non-impacting solution.
- vi. Interior storm windows are recommended.
- vii. Weatherstripping 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.

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.

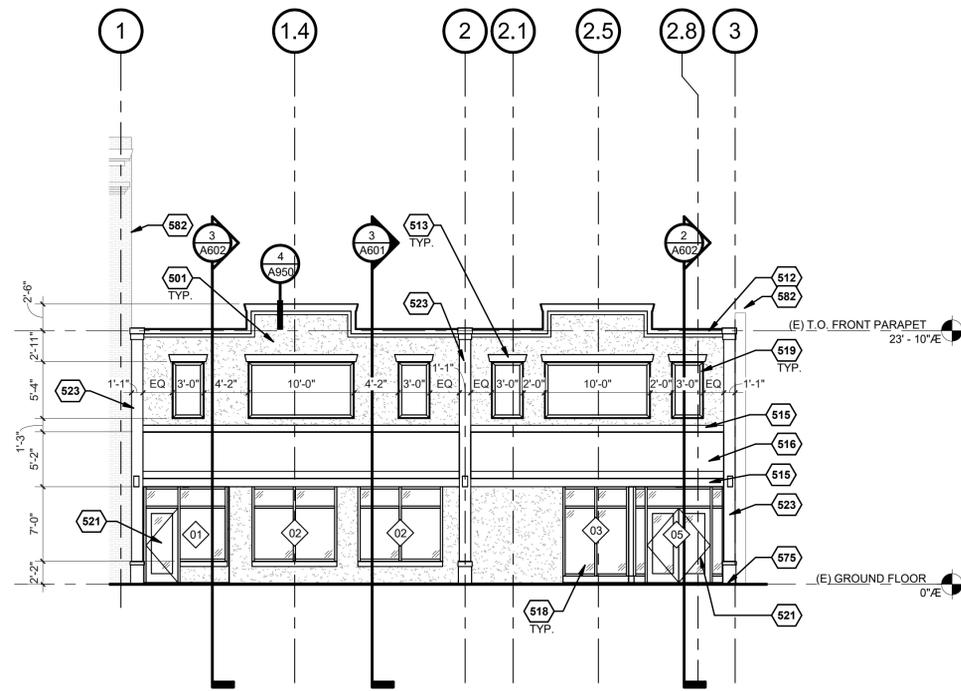
- i. Research and replication of original paint colors is recommended.
- ii. As a rule it is recommended that three colors be used:
 - darkest-window sash
 - medium-building
 - lightest-trim, detail
- iii. In choosing a color scheme for a house, consult the local hardware stores which have historic paint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

Narrative #4: Sign Guidelines (11.12.095, O)

1. 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.
2. Guidelines.
 - a. Wall signs, window signs, canopy and projecting signs attached to buildings should be compatible in scale, without obscuring the architectural features.
 - b. Window signs should be at eye level to entice the pedestrian.
 - c. The window background should be treated as if it is a black surface in order for a painted sign to be readable.
 - d. The use of gold leaf window signs at an appropriate scale is recommended.
 - e. Hanging signs using front lighting are recommended.
 - f. Historic product signs painted on building sides should be preserved when possible, as they contribute to the character of the commercial area.
 - g. The use of historic photographs for reference is recommended.
 - h. Murals are not recommended on primary, secondary, and historic buildings as they lessen the integrity of the architecture and damage the building surface.
 - i. Free standing sign faces are not recommended.
 - j. Plastic sign faces are not recommended.
 - k. Can signs are not recommended.

REVIEWED
By Kylee V. Ruby at 2:51 pm, Feb 14, 2022

FINAL PLAN
 Date 1/20/2022
 By *Donna Hest*, Senior Planner
 City of The Dalles
 Community Development Dept.



2. EXTERIOR ELEVATION SOUTH

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

- A. SEE WALL SECTIONS FOR PARTIAL ELEVATIONS NOT SHOWN.
- B. SEE DOOR AND WINDOW TYPES / SCHEDULES FOR ADDITIONAL INFORMATION.
- C. REFER TO RCP'S FOR FINISH MATERIALS OF SOFFIT AREAS.
- D. CLEANING OF HISTORIC STRUCTURE REQUIRES THE APPLICANTS TO USE THE GENTLEST MEANS POSSIBLE. NO HARSH CHEMICAL OR SANDBLASTING WILL BE ALLOWED.
- E. REFER TO A501 FOR EXISTING CONDITIONS AND EXTENT OF DEMOLITION FOR NEW WORK.

KEYNOTES

- 501 PAINTED CEMENT PLASTER WALL FINISH - SEE WALL ASSEMBLY FOR ADDITIONAL INFORMATION
- 504 PRECAST CONCRETE WALL CAP
- 505 PRECAST CONCRETE COLUMN CAP
- 510 WOOD AND METAL GUARD RAIL SYSTEM
- 512 PAINTED WOOD BUILT UP CORNICE WITH PFM COPING
- 513 PAINTED 2X8 LINTEL TRIM
- 515 PAINTED WOOD TRIM
- 516 FABRIC AWNING SYSTEM
- 518 MTL CLAD WOOD WINDOW/STOREFRONT SYSTEM
- 519 PAINTED RAISED PANELS WITH WOOD FRAME AND SMOOTH FINISH FIBER CEMENT INFILL PANEL.
- 521 METAL CLAD WOOD STOREFRONT ENTRANCE DOOR - SEE DOOR SCHEDULE
- 522 CMU INFILL - MATCH EXISTING CMU WALL.
- 523 PAINTED CEMENT PLASTER PILASTER
- 524 PAINTED BOARD & BATTEN SIDING - SEE WALL ASSEMBLY FOR ADDITIONAL INFORMATION
- 525 PFM COPING & WOOD TRIM AT TOP OF WALL
- 527 WALL & ROOF BEYOND - SEE BUILDING SECTION FOR COMPLETE ELEVATION
- 529 PAINT EXISTING CMU & CONCRETE
- 530 CONCRETE PAINT EXISTING DOOR & FRAME
- 531 PAINTED HM DOOR & FRAME - SEE DOOR SCHEDULE
- 533 EXTERIOR CONDUIT FOR NEW CONNECTION TO ELECTRICAL SERVICES PER ELECTRICAL
- 575 EXISTING SIDEWALK GRADE
- 576 EXISTING PAVEMENT GRADE
- 582 EXISTING ADJACENT BUILDING
- 594 EXISTING ELECTRICAL METER AND CONDUITS - COORDINATE WITH ELECTRICAL FOR RELOCATION OF ELECTRICAL CONNECTIONS

LRS ARCHITECTS
 720 NW Davis 503.221.1121
 Suite 300 503.221.2077
 Portland OR 97209 www.lrsarchitects.com

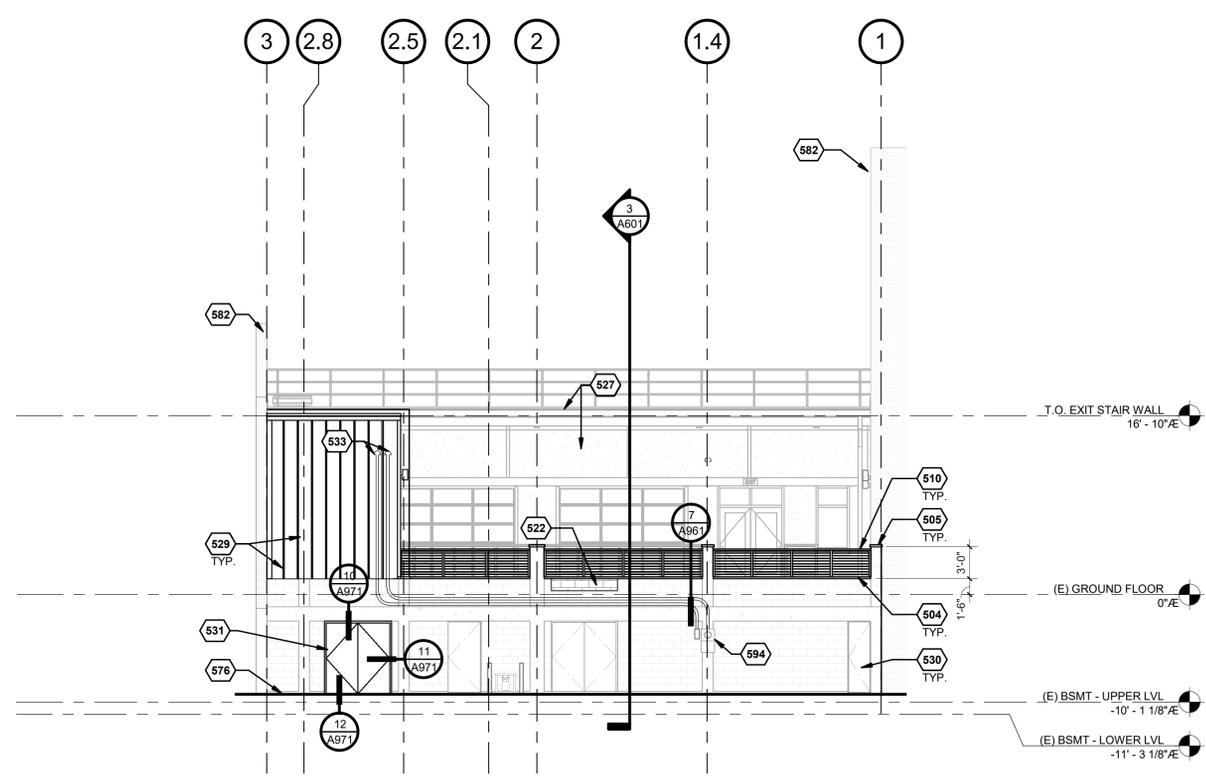


CONSULTANT:

PROJECT NUMBER: 221147

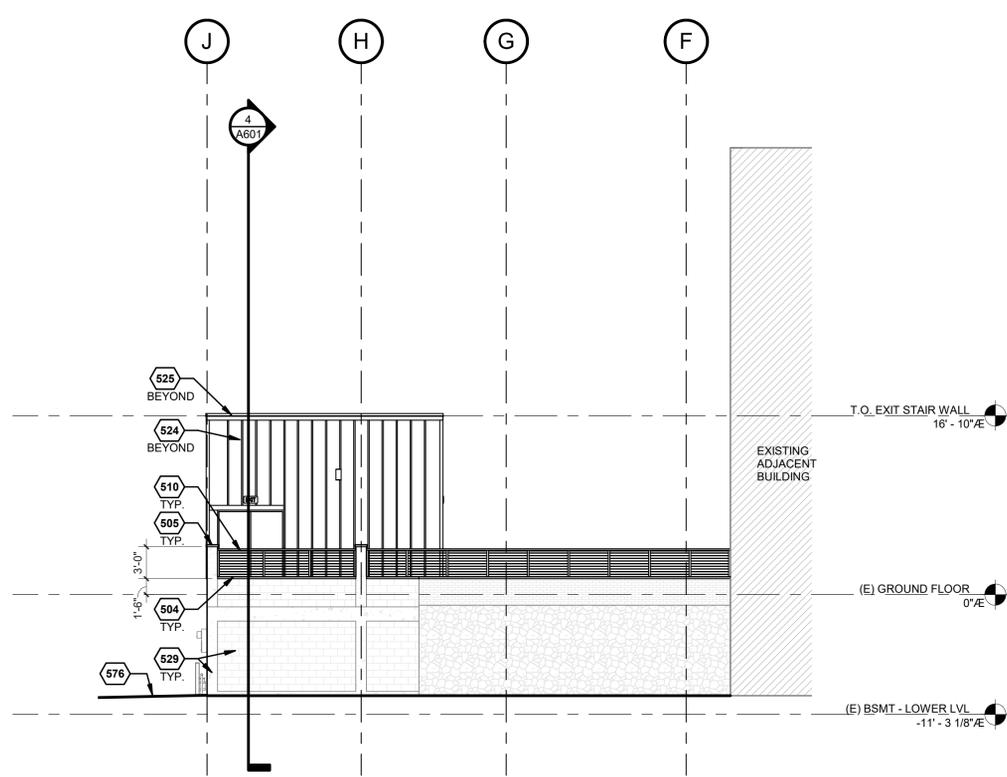
REC BLDG THE DALLES

213 EAST 2ND STREET
THE DALLES, OR
97058



3. EXTERIOR ELEVATION NORTH

SCALE: 1/8" = 1'-0"



4. EXTERIOR ELEVATION WEST

SCALE: 1/8" = 1'-0"

SHEET TITLE:

EXTERIOR ELEVATIONS

DRAWN BY: BGR
DATE ISSUED: 10/28/21

SHEET:
A501
 PERMIT REVIEW SET
 10/28/21
 LRS Architects, Inc. ©2021

KEYNOTES

- 101 OWNER FURNISHED TABLES PROVIDE SEATING CLEARANCE - 19" MIN CLEAR FROM EDGE OF TABLES TO ADJACENT AISLES, WALLS OR OTHER SEATING CLEARANCES PER OSSC 1029.13.1
- 102 ELEVATION CHANGE WITH SINGLE RISER WITH HANDRAIL ONE SIDE ONLY PER OSSC 1003.5 EXCEPTION 2
- 103 ASSEMBLY OCCUPANCY MAIN EXIT - BUILDING OCCUPANT LOAD GREATER THAN 300. MAIN EXIT DOORS SIZED TO ACCOMMODATE NOT LESS THAN HALF THE BUILDING OCCUPANCY PER OSSC 1029.2, (281 OCC. * .15/OCC. = 42" MIN. CLEAR EXIT WIDTH)
- 104 SPACE IS A SEMI-HEATED SPACE PER ASHRAE-90.1-2019 (MAX HEATING ONLY CAPACITY OF 3.4 BTU/H/FT² OF FLOOR AREA)

FINAL PLAN

Date 1/20/2022

By *John Minnerth, Senior Planner*

City of The Dalles
Community Development Dept.

MEANS OF EGRESS

- FE-X FIRE EXTINGUISHER (EXACT LOCATION TO BE DETERMINED BY FIRE MARSHALL)
- ABC
- (X Occ) ROOM OCCUPANT LOAD (OR TOTAL FLOOR OCCUPANT LOAD) PER SECTION 1004.
- EXIT SIGN W/ INTEGRATED DIRECTIONAL ARROW WHERE OCCURS AT ALL EXITS, EVERY 100' IN CORRIDORS, AND IN SPACES WHERE 2 MORE ARE REQUIRED PER SECTION 1011. SEE ELECTRICAL DRAWINGS. (W/ POCHÉ INDICATING "EXIT" TEXT SIDE OF SIGN.) SIGNS SHOWN IN CORRIDORS ARE CEILING HUNG. SIGNS SHOWN ON WALL ARE WALL HUNG.

GENERAL NOTES

- A. THIS CODE ANALYSIS PLAN IS FOR REFERENCE ONLY. SEE ALL OTHER PLAN SHEETS FOR CONTRACT DOCUMENT INFORMATION. THIS CODE ANALYSIS IDENTIFIES SOME SPECIFIC BUILDING CODE REQUIREMENTS BUT IS NOT INTENDED TO LIST ALL BUILDING CODE REQUIREMENTS.
- B. SEE A1001 FOR CODE SUMMARY AND AREA CALCULATIONS BOTH ALLOWABLE AND ACTUAL BUILDING AREA CALCULATIONS.
- C. SEE A1001 AND OTHER PLAN AND DETAIL SHEETS FOR ACCESSIBILITY CONFORMANCE.
- D. ALL ENCLOSED SPACE ARE TO BE FULLY CONDITIONED SPACES, UNO.

LRS ARCHITECTS

720 NW Davis 503.221.1121
Suite 300 503.221.2077
Portland OR 97209 www.lrsarchitects.com



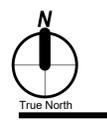
CONSULTANT:

PROJECT NUMBER: 221147

REC BLDG THE DALLES

213 EAST 2ND STREET
THE DALLES, OR
97058

KEY PLAN:



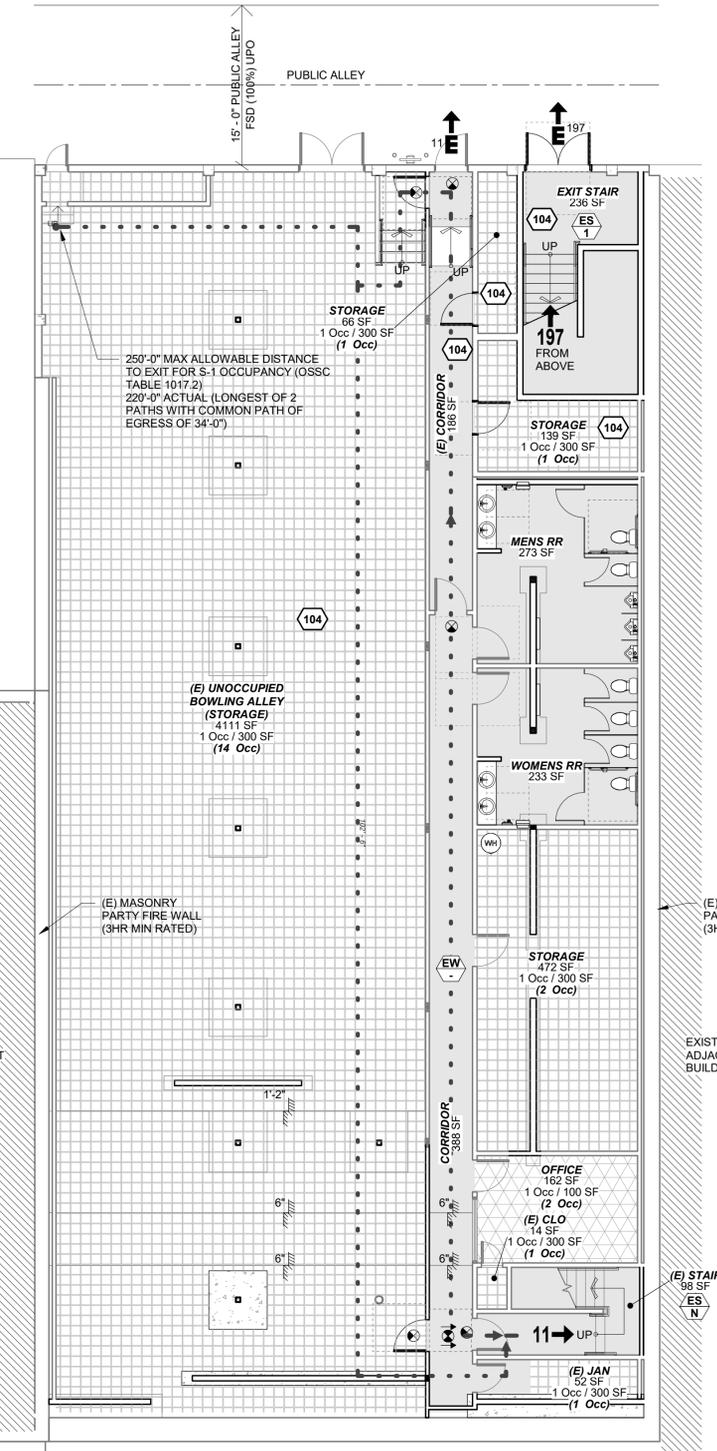
SHEET TITLE:
CODE ANALYSIS PLAN

DRAWN BY: BGR
DATE ISSUED: 10.28.21

SHEET:
A101
PERMIT REVIEW SET
10/28/21
LRS Architects, Inc. ©2021

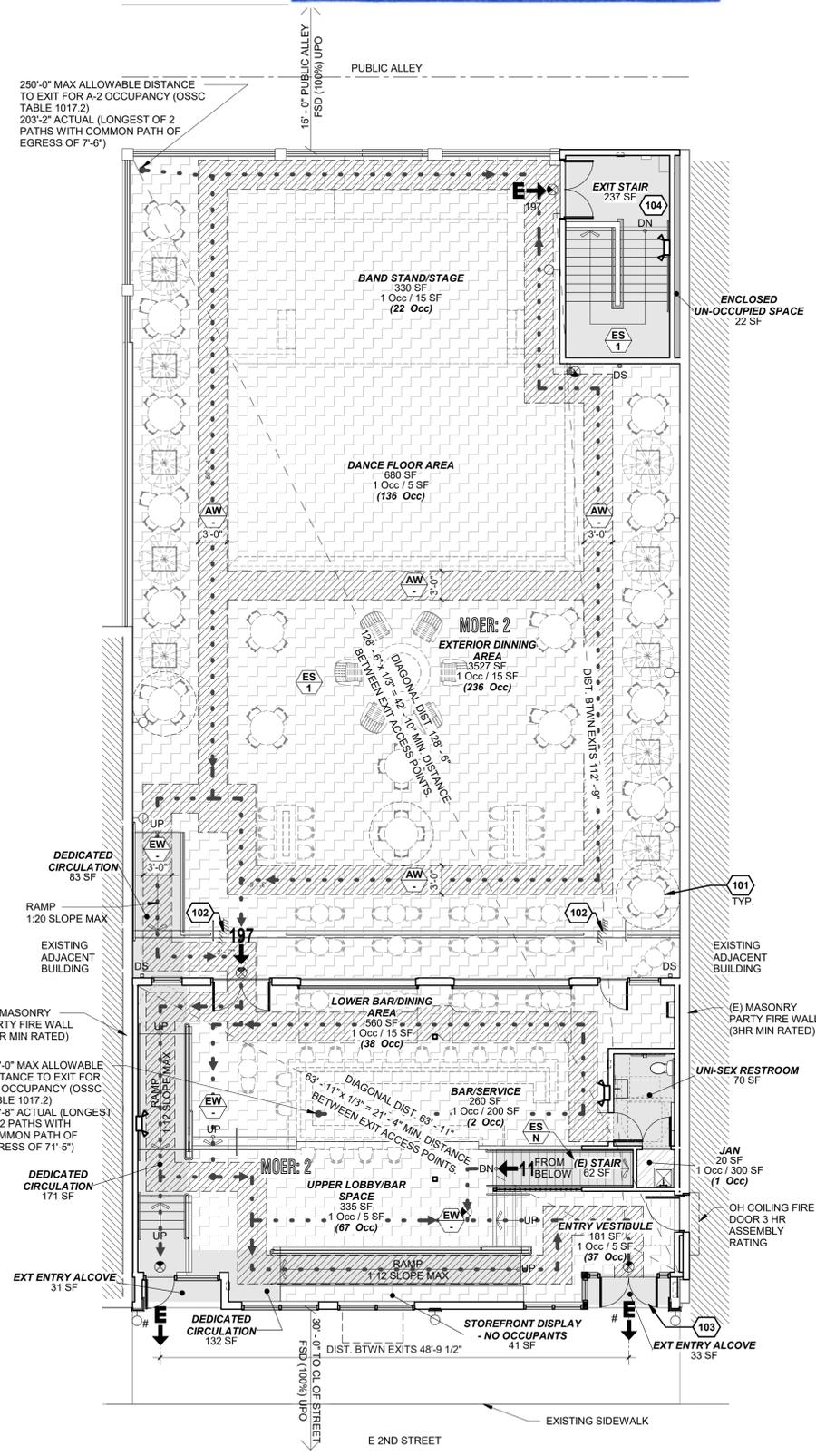
1. BASEMENT CODE PLAN

SCALE: 1/8" = 1'-0"



2. GROUND FLOOR CODE PLAN

SCALE: 1/8" = 1'-0"



MEANS OF EGRESS REQUIRED (QUANTITY) (ONLY DESIGNATED WHERE (2) MEANS OF EGRESS ARE REQUIRED)

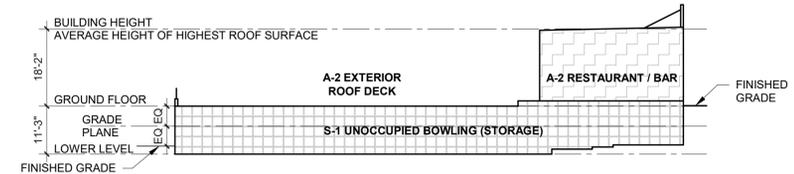
START END

CLEAR ACCESSIBLE ROUTE OF EGRESS WITH MINIMUM CLEAR WIDTH OF 3'-0" AND COMPLYING WITH CHAPTER 4 (ICC A117.1-2009)

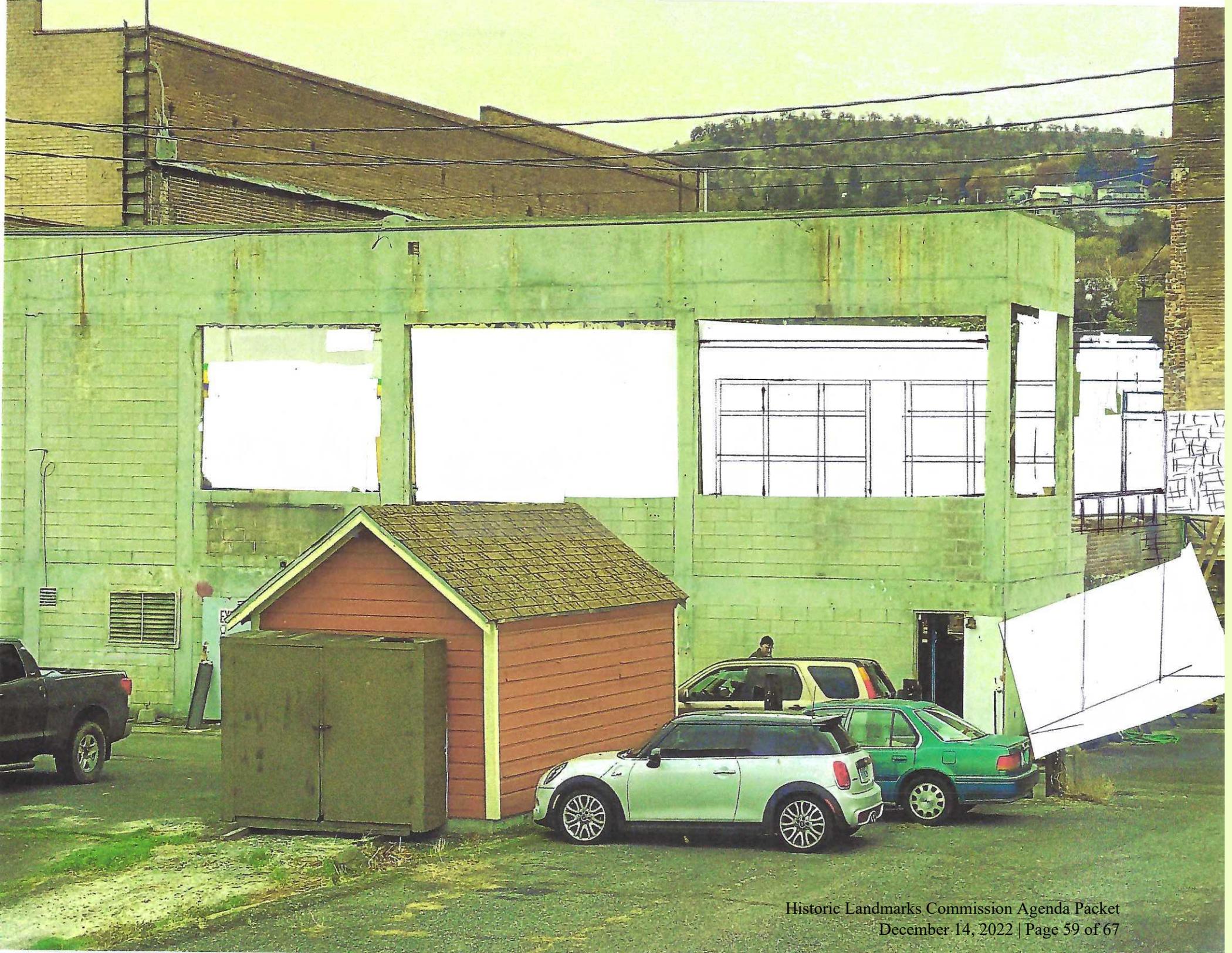
OCCUPANCY LEGEND

- A-2 DEDICATED MEANS OF EGRESS CIRCULATION & NON-SPECIFIC USE AREAS
 - B
 - S-1
- OCCUPANCY LEGEND NOTE:**
MEANS OF EGRESS AREAS SUCH AS CORRIDORS, STAIRS, ETC., AND OTHER NON-SPECIFIC USE AREAS SUCH AS EXTERIOR COVERED ENTRY ALCOVES AND RESTROOMS ARE ASSIGNED THE ADJACENT OCCUPANCY DESIGNATION FOR CHAPTER 5 FLOOR & BUILDING AREA LIMITATIONS ONLY.

Occupant Load Schedule						
Name	Actual Area	Group Type	Net or Gross	Occupant Load Factor	Accessory Use	Occupant Load
OFFICE	162 SF	B	Gross	100 SF		2
(E) CLO	14 SF	S-1	Gross	300 SF		1
(E) JAN	52 SF	S-1	Gross	300 SF		1
(E) UNOCCUPIED BOWLING ALLEY (STORAGE)	4111 SF	S-1	Gross	300 SF		14
STORAGE	472 SF	S-1	Gross	300 SF		2
STORAGE	139 SF	S-1	Gross	300 SF		1
STORAGE	66 SF	S-1	Gross	300 SF		1
LOWER LEVEL						22
BAND STAND/STAGE	330 SF	A-2	Net	15 SF	No	2
BAR/SERVICE	260 SF	A-2	Gross	200 SF	No	2
DANCE FLOOR AREA	680 SF	A-2	Net	5 SF	No	138
ENTRY VESTIBULE	181 SF	A-2	Net	5 SF	No	37
EXTERIOR DINNING AREA	3527 SF	A-2	Net	15 SF	No	236
LOWER BAR/DINING AREA	560 SF	A-2	Net	15 SF	No	38
UPPER LOBBY/BAR SPACE	335 SF	A-2	Net	5 SF	No	67
JAN	20 SF	S-2	Gross	300 SF	Yes	1
GROUND FLOOR						539
TOTAL BUILDING OCCUPANTS						561



Code Plan - Building Section Diagram



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 101

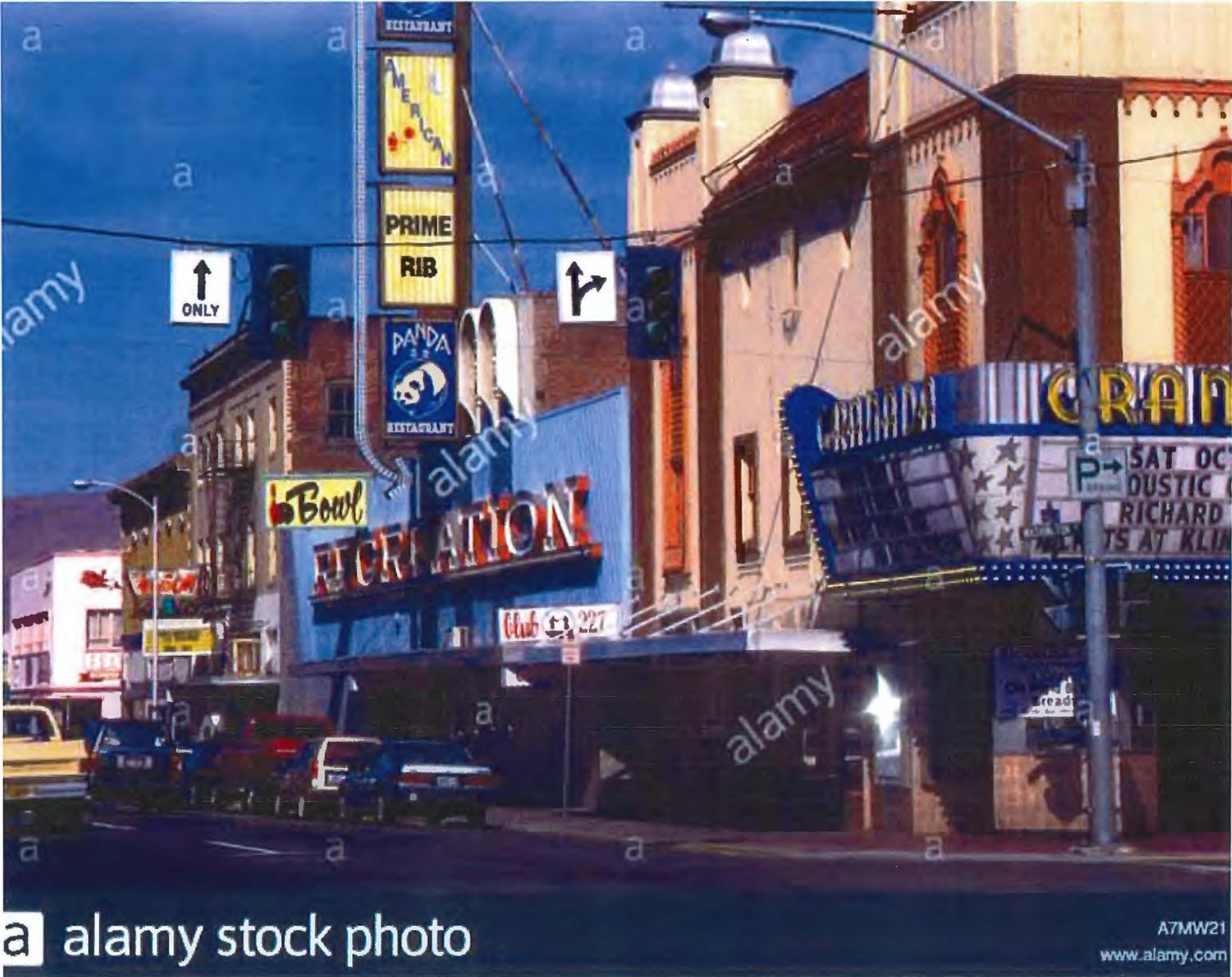
the hotel in 1946 and members of the family still own the property today.

#79 HISTORIC NAME: NA
#80 COMMON NAME: Recreation Cafe
#81 ADDRESS: 213-215 East Second Street
RESOURCE TYPE: Buildings
OWNER'S NAME AND ADDRESS:
Glen McClaskey
c/o Richard and Karen Bakken, et al
2695 Alvarado Terrace S.
Salem, Oregon 97302
ASSESSOR'S MAP: 1N-13E-3BD BLOCK: 3 LOT:7, 8 TAX LOT: 3400, 3500, 3600
ADDITION: Original Dalles City
ALTERATIONS: Major
STYLE: Other
YEAR: 1946; 1958
USE: Restaurant; lounge; bowling alley
PREVIOUS HISTORIC LISTING:
CLASSIFICATION: Non-Compatible Non-Contributing

PHYSICAL DESCRIPTION: This two-story brick and concrete block building with basement is composed primarily of glazed tiles as the exterior wall finish. The roof is flat, built up. The main (south) facade has three recessed entry doors and aluminum storefronts. The metal canopy has a stucco finish soffit, with recessed lighting. Above the canopy the facade is trimmed in blue colored aluminum topped with a 20' wide, 10' high decorative element that supports the cafe signage. The building is in fair-good condition.

HISTORICAL DATA: This Recreation building was built in two stages. The first portion was built in 1946 and the addition was constructed in 1958. The later addition replaced The Grand Theater, the top showplace at one time in the Mid-Columbia area.









CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

HISTORIC LANDMARKS RESOLUTION NO. 197-22

Adopting The Dalles Historic Landmarks Commission Application #210-22 of Tony Zilka.

This application is for a Historic Landmarks Commission hearing to gain approval to modify an existing structure for both commercial and residential use. The property located at 201-205 Washington Street, The Dalles, Oregon, further described as 1N 13E 3 BD tax lot 600, is a historic, 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 December 14, 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 210-22 and the minutes of the December 14, 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 210-22, Tony Zilka, is **approved** 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 Applicant is required to notify the Community Development Department of any alteration of approved plans.
4. Staff recommends that the Applicant utilize a bellyband, paint, awnings, or other features compatible with the Commercial Historic District to distinguish the first and second floor of this development.

Ongoing Conditions:

1. The Applicant shall submit a Site Plan Review Application with the Community Development and be subject to review SPR (10.3.030.040) Review Criteria, and all other relative criteria of The Dalles Municipal Code.

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 14TH DAY OF DECEMBER, 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 December 14, 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. 198-22

Adopting The Dalles Historic Landmarks Commission Application #211-22 of Todd Carpenter. This application is for a Historic Landmarks Commission hearing to gain approval to retain the northern CMU portion of the structure. The property located at 213 E. Second Street, further described as 1N 13E 3 BD tax lot 3600, 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 December 14, 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 211-22 and the minutes of the December 14, 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 211-22, Todd Carpenter, is ***approved*** 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 Applicant is required to notify the Community Development Department of any alteration of approved plans.
4. The modification to the rear façade shall not alter the essential form and integrity of the historic property. Utmost care will be taken with new construction.
5. Staff recommends the installation cast iron railings with this development.

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 14TH DAY OF DECEMBER, 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 December 14, 2022.

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

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