

AGENDA

HISTORIC LANDMARKS COMMISSION

May 25, 2022

4:00 p.m.

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

Via Zoom

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

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

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

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES – April 27, 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. STAFF COMMENTS
8. COMMISSIONER COMMENTS
9. PUBLIC HEARING
 - A. HLC Application 205-22, The Dalles Main Street/Walldogs, 323 E. Fourth Street, 1N 13E 3 BD 9600
Request: Approval to paint one mural on the north-facing alley wall and one mural on the west-facing parking lot wall.
10. RESOLUTION
 - A. HLC Resolution 193-22, The Dalles Main Street/Walldogs, 323 E. Fourth Street
11. ADJOURNMENT

Meeting conducted in a room in compliance with ADA standards.

Prepared by/
Paula Webb, Secretary
Community Development Department

MINUTES

HISTORIC LANDMARKS COMMISSION MEETING

April 27, 2022
4:00 p.m.

CITY HALL COUNCIL CHAMBERS
313 COURT STREET
THE DALLES, OREGON 97058

PRESIDING: Robert McNary, Chair

COMMISSIONERS PRESENT: Bev Eagy, J. Scott Stephenson

COMMISSIONERS ABSENT: Forust Ercole, Eric Gleason

OTHERS PRESENT: Museum Commission Representative Julie Reynolds

OTHERS ABSENT: City Councilor Scott Randall

STAFF PRESENT: Senior Planner Dawn Marie Hert, Assistant 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 Stephenson led the Pledge of Allegiance.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

It was moved by Stephenson and seconded by Eagy to approve the minutes of March 30, 2022 as written. The motion carried 3/0; Eagy, McNary and Stephenson voting in favor, none opposed, Ercole and Gleason absent.

PUBLIC COMMENT

None.

STAFF COMMENTS

Senior Planner Hert provided the following updates:

- Walldogs Mural Fest – Two murals planned are for the Civic Auditorium and will require HLC approval. Remaining murals will be painted on non-historic structures and will not require HLC approval.
- SHPO Grant – The Otocast contract for the Historic Walking Tour has been signed. Properties and mural locations were selected. Pending completion of the new murals, professional photographs will be taken for inclusion in the tour.

Senior Planner Hert stated this would be her last meeting with the Historic Landmarks Commission. “It has been a joy working with every one of you.”

Senior Planner Hert introduced Assistant Planner, Kaitlyn Cook. Cook will assume Hert’s duties with the Commission.

COMMISSIONER COMMENTS

Commissioner Eagy said Victor Johnson is making good progress on Herbring House. Good things are happening on Fourth Street.

Chair McNary said he was a bit apprehensive about the new sign at The Dalles Art Center, feeling it may be too modern, but the new sign looks wonderful.

Commissioner Stephenson participated in a sculpture project during Cherry Festival. The sculpture was organized by The Dalles Art Center and The Dalles Art Association, and funded by the City. The project exceeded expectations with a fantastic turn out. The sculpture should be received on May 31, 2022.

Chair McNary presented a plaque to Senior Planner Dawn Hert in honor of 26 years with the Commission.

PUBLIC HEARING

HLC Application 203-22, George Robertson, 207 W. Fourth Street

Request: Approval to remove non-original door and replace with siding, replace deteriorating basement windows, and add new windows on west side of home.

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. Hearing none, he opened the public hearing at 4:23 p.m.

Senior Planner Hert provided the staff report and presentation (Exhibit 1).

Commissioner Stephenson requested clarification on staff’s recommendation to deny installation of additional windows. Senior Planner Hert replied our code follows the federal guidelines for

historic preservation. Based on criteria, staff felt additional windows in the basement would detract from the historic integrity of the building.

George Robertson, 207 W. Fourth Street, The Dalles

Mr. Robertson stated his intent is to restore and replace classic elements of a beautiful home. He thanked Hert for her courtesy, professionalism, and thorough staff report.

Mr. Robertson said he would like to replace the rotting windows to improve security and make the basement water tight. He noted the “door to nowhere” would be removed; siding would not be patched, but would replace the entire wall. Robertson stated he was happy with staff’s recommendations.

Chair McNary asked if there had been a porch at the door. Robertson replied a rotting sewer line and leaking oil tank required removal of the porch prior to his purchase.

Charles Langley, 200 W. Fourth Street, The Dalles

Mr. Langley stated he was pleased with Robertson’s work to improve the outside of the house. Replaced steps and railing and improved the structure’s appearance. He noted an additional window on the alley side would not be visible from the street.

Mr. Robertson stated the window frames and sills were rotten. Replacement windows will be custom-ordered to match the original windows. He plans to make the most historic windows the standard for remaining windows.

Chair McNary closed the public hearing at 4:50 p.m.

It was moved by Stephenson and seconded by Eagy to approve application HLC 203-22 with six proposed conditions of approval based on findings of fact detailed in the staff report. The motion carried 3/0; Eagy, McNary and Stephenson voting in favor, none opposed, Ercole and Gleason absent.

HLC Application 204-22, Todd Carpenter and Carla McQuade, 215 E. Second Street

Request: Approval to restore original windows on street level alley, add safety railing, and restore doorway access with a roll-up door to second level patio area.

Commissioner Eagy read the rules of a public hearing. Chair McNary then asked if any Commissioner had ex parte contact, conflict of interest or bias which would prevent an impartial decision. Hearing none, he opened the public hearing at 5:03 p.m.

Senior Planner Hert provided the staff report and presentation, Exhibit 2.

Chair McNary requested clarification on the windows and door. Senior Planner Hert replied the small window (Exhibit 2, page 19, slide 1) will be removed; two fixed-pane windows will be installed in the location of the original windows that are currently bricked up. The door will replace a separate opening, also currently bricked up.

Todd Carpenter, 216 E. Fifth Street, The Dalles

Mr. Carpenter stated the round section of brick (Exhibit 2, page 19, slide 1) may have been a window that was covered when the CMU was installed. He is willing to consider restoring that

feature. Carpenter noted the headers and sills from the original windows are still visible. He plans to install a wood framed plate glass window or a window with a grid. He is not opposed to installing a wood double-door, similar to the doors at the Last Stop, instead of a roll-up door.

Chair McNary closed the public hearing at 5:16 p.m.

Commissioner Eagy asked if wood doors could be installed rather than a roll-up door. Hert replied an additional condition of approval could provide the flexibility for Carpenter to choose either option. The door will be set back from the exterior wall, and minimally visible from the public right of way. Mr. Carpenter added he was comfortable with either option.

Senior Planner Hert suggested verbiage for an additional condition of approval: “Applicant will be given the option to make a final decision on door replacement. Either a metal roll-up door or wood-clad French style doors will be allowed.”

It was moved by Eagy and seconded by Stephenson to approve application HLC 204-22 with nine proposed conditions of approval based on findings of fact detailed in the staff report. The motion carried 3/0; Eagy, McNary and Stephenson voting in favor, none opposed, Ercole and Gleason absent.

RESOLUTIONS

HLC Resolution 191-22, Approval of HLC 203-22, George Robertson

It was moved by Stephenson and seconded by Eagy to approve Resolution 191-22, approving application HLC 203-22, George Robertson, with six conditions of approval. The motion carried 3/0; Eagy, McNary and Stephenson voting in favor, none opposed, Ercole and Gleason absent.

HLC Resolution 192-22, Approval of HLC 204-22, Todd Carpenter and Carla McQuade

It was moved by Eagy and seconded by Stephenson to approve Resolution 192-22 approving application HLC 192-22, approving application HLC 204-22 of Todd Carpenter and Carla McQuade with nine conditions of approval. The motion carried 3/0; Eagy, McNary and Stephenson voting in favor, none opposed, Ercole and Gleason absent.

The next regularly scheduled meeting will be held May 25, 2022.

ADJOURNMENT

Being no further business, the meeting adjourned at 5:33 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

HLC# 203-22 – George Robertson



207 W 4th Street ~ Wilkinson House

Vicinity Map

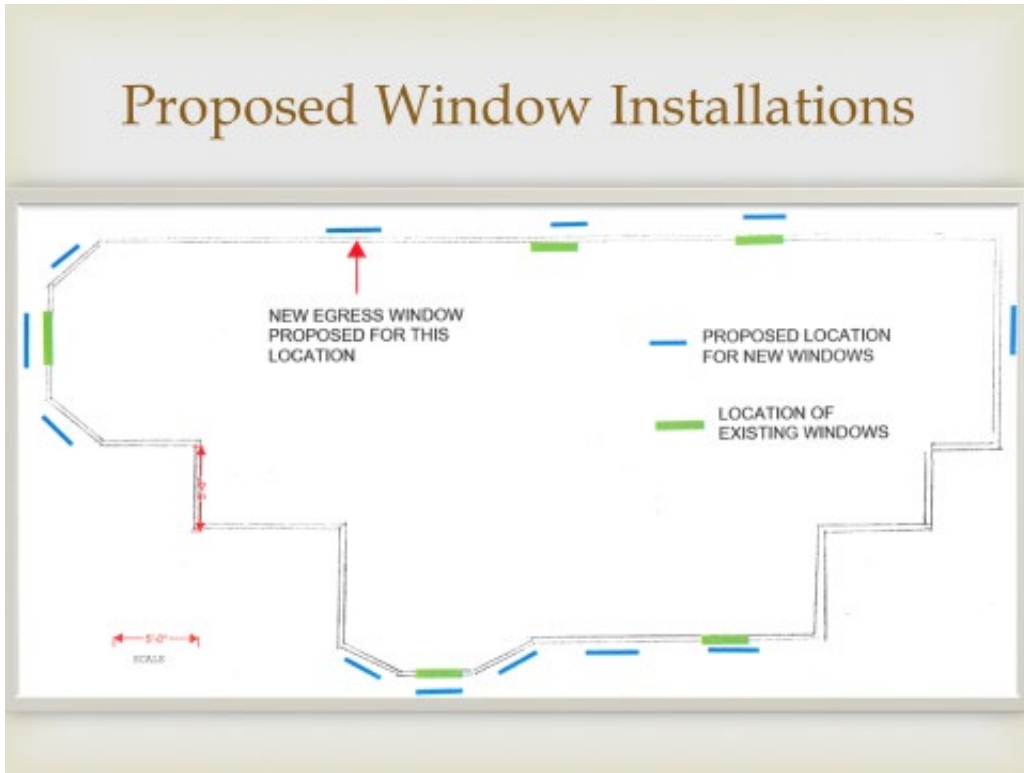


Current Conditions - Front



Current Conditions - Rear





Proposed Door Enclosure



Proposed Window Installations



Proposed Window Installations



Proposed Window Installations



Proposed Window Installations



Proposed Egress Window



Existing Window Conditions



Existing Window Conditions



Existing Window Conditions



Existing Window Conditions



Existing Window Conditions



Existing Window Conditions



Existing Window Conditions



Existing Window Conditions



Window Replacement Example



Staff Recommendation



Conclusion:

In all respects application HLC #203-22 meets the standards of the Secretary of the Interior and The Dalles Municipal Code, Title 11-12 Historic Resources with the following conditions:

1. Work will be completed in substantial conformance to the proposal as submitted, reviewed and approved by the Historic Landmarks Commission.
2. Only one additional egress window in the basement is approved with this application.
3. Any window that is not beyond repair shall be repaired rather than replaced.
4. Final paint colors on the replaced windows shall be approved by the Historic Landmarks Commission Secretary, unless the same colors are used.
5. If any archeological resources or materials are discovered during excavation, the applicants shall stop excavation and have the site professionally evaluated prior to continuing work.
6. Chemical or physical treatments, such as sandblasting that cause damage to historic materials, shall not be used. The surface cleaning of the structure, if appropriate, shall be undertaken using the gentlest means possible.

Commission Alternatives:



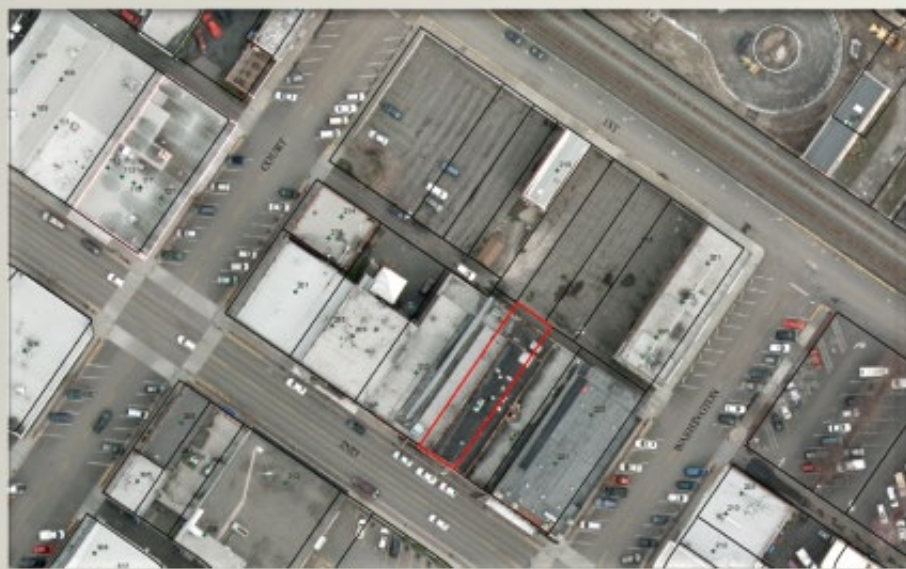
1. **Staff Recommendation(Motion):** Move to approve application HLC#203-22 with the six proposed conditions of approval, based on findings of fact detailed in the staff report.
2. Move to approve application HLC#203-22 of The Dalles Art Center with the modified conditions of approval, based on findings of fact detailed in the staff report.
3. Move to decline application HLC #203-22.

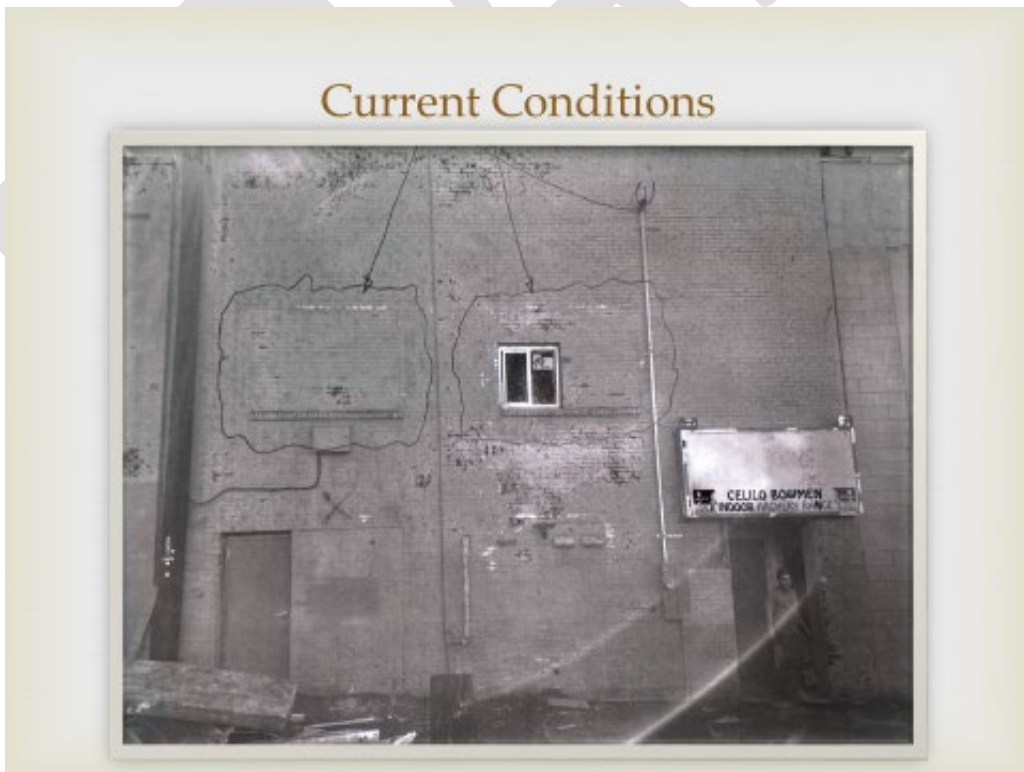
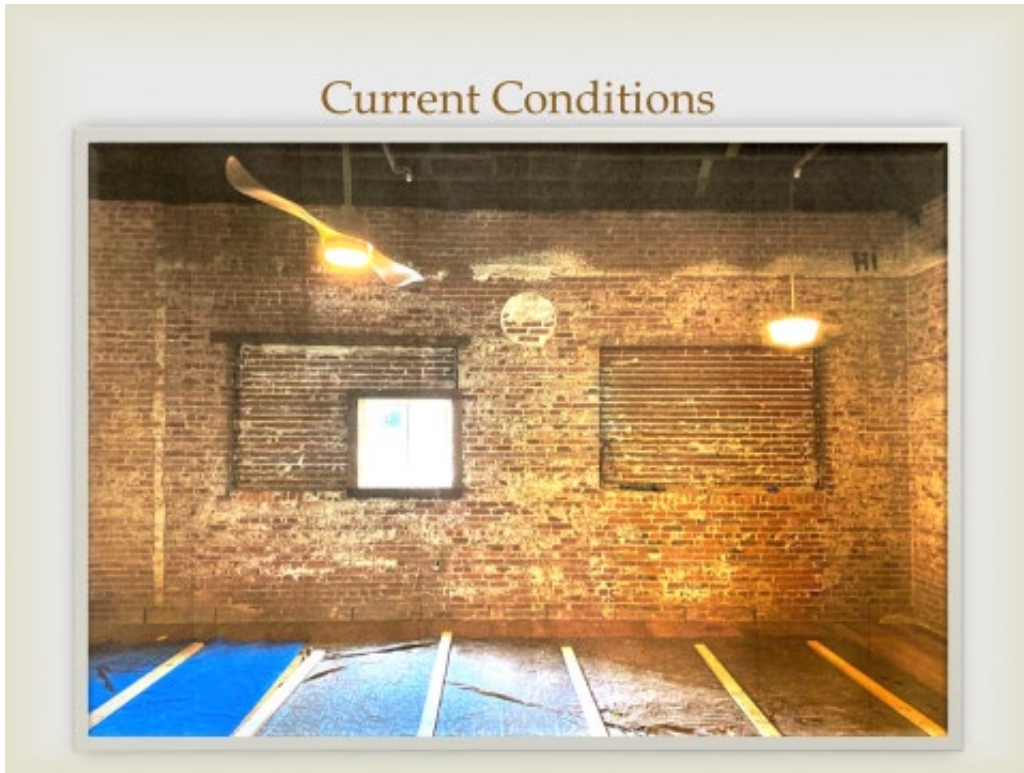
HLC# 204-22 – Todd Carpenter & Carla McQuade



215 East Street ~ Recreation Building Rear

Vicinity Map





Current Conditions



Current Conditions - Rear Windows

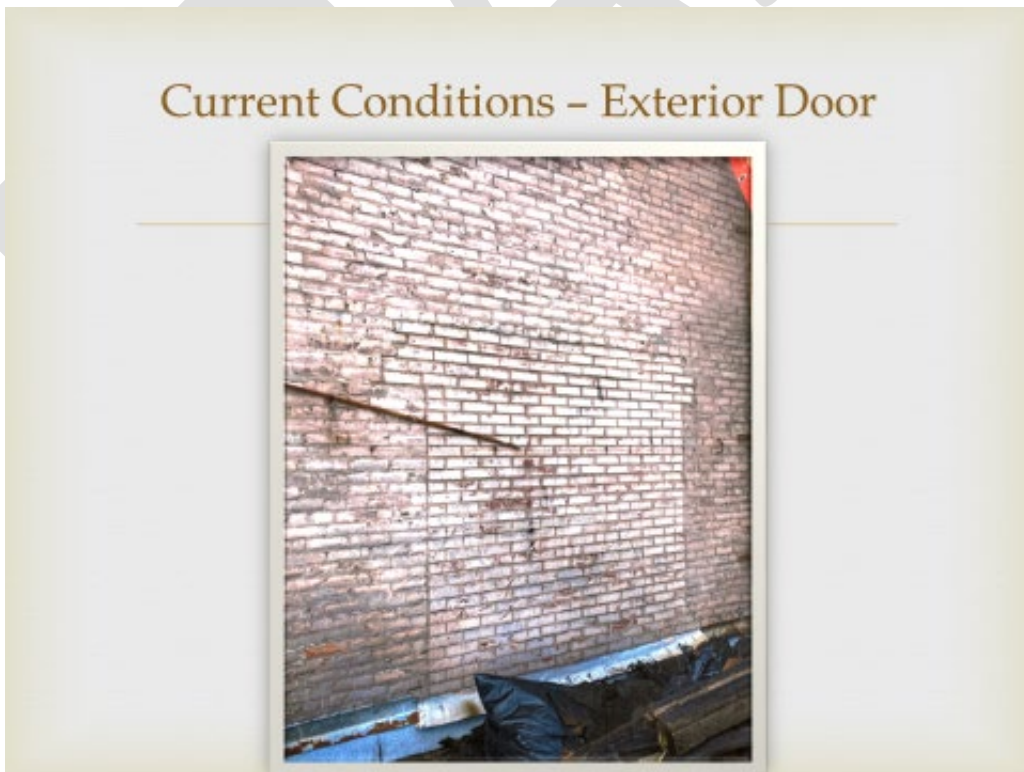


Current Conditions - Proposed Windows & Railing



Proposed Window Installations





Proposed Door Installation



Proposed Railing Design





Staff Recommendation



Conclusion:

In all respects application HLC #204-22 meets the standards of the Secretary of the Interior and The Dalles Municipal Code, Title 11-12 Historic Resources with the following conditions:

1. Work shall be completed in substantial conformance to the pictures and proposals as submitted, reviewed and modified.
2. The use of reflective and smoked glass is prohibited.
3. Whenever possible, the natural color of the materials should be retained.
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. The applicants shall submit plans for a building permit to City of The Dalles and then Wasco County Building Codes.
6. Cleaning of the historic structure requires the applicants to use the gentlest means possible. No harsh chemical or sandblasting will be allowed.
7. Replacement materials necessary for restoration should be compatible in quality, color, texture, finish and dimension to the original materials.
8. The applicants are required to notify the Community Development Department of any alteration of the approved plans.

Commission Alternatives:



1. **Staff Recommendation(Motion):** Move to approve application HLC#204-22 with the eight proposed conditions of approval, based on findings of fact detailed in the staff report.
2. Move to approve application HLC#204-22 with the modified conditions of approval, based on findings of fact detailed in the staff report.
3. Move to decline application HLC #204-22.



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

Application #: HLC 205-22
 Filing Fee: Waived by Council
 Receipt #: _____
 Deemed Complete: _____
 Ready to Issue: _____
 Date Issued: _____

Received: 04-29-2022

Historic Landmarks Application

This application is required for all new construction, modifications, and/or alterations to the exterior of certified historic structures and all structures within certified historic districts and reviewed by the City of The Dalles' Historic Landmarks Commission. The review criteria for each application are the Secretary of the Interior's Standards. These standards have been adopted by The Dalles Municipal Code Chapter 11.12 Historic Resources as local review criteria.

Applicant

Name: The Dalles Mainstreet / Walldogs
 Address: 710 East 2nd Street #3
The Dalles, Oregon 97058
 Phone #: (541)296-9684
 Email: czukin@meadowoutdoor.com

Legal Owner (if different than Applicant)

Name: Civic Auditorium Historic Preservation Committee
 Address: P.O. Box 1102, The Dalles, Oregon 97058
P.O. Box 1102, The Dalles, Oregon 97058
 Phone #: (541) 298-8533
 Email: tdcivicauditorium@gmail.com

Property Information

Address: 323 E. 4th Street, The Dalles, OR 97058 Map and Tax Lot: 01N 13E 03BD TL#9600
 Zone: CBC - Central Business Commercial
 Current Use: Civic Auditorium - Commercial Auditorium and Event Center

List any known archeological resources on site:
 Unknown and not applicable.

Department Use Only

Historic Name (if any): Civic Auditorium and Veterans Memorial
 Year(s) Built: 1921 Historic Building/Site: Yes No
 Historic Classification: National Register of Historic Places
 Historic District: Trevitt's Addition Downtown Commercial

Project Information

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

Briefly describe the proposed project:

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

Will the use change as a result of this application? Yes No

Please submit the following information with this application:

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

N/A

Signature of Applicant *ON BEHALF OF THE DALLES MAINSTREET / WALLDOGS*

John Schman

4-28-22

Date
2/11

Signature of Property Owner

SEE SIGNED / ATTACHED PROPERTY OWNER AGREEMENT

Date

Historic Landmarks Application – Narrative

Building Owner: The Dalles Civic Auditorium

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

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

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

The Dalles Civic Auditorium is a beautiful building that is a National Register property located in The Dalles Commercial Historic District. The scope of this project is strictly to paint two historic murals on the building, one on the alley wall (north) and one on the parking lot wall (west). **The area to be painted on the north wall is approximately 45’ wide by 60’ tall** (minus a small, shed area in lower left corner). **The area painted on the west wall will be roughly 50’ x 50’.** No other changes or modifications will be made to the structure. The building architecture will not change in any way and the use will remain unchanged.

The subject walls for this application are located on the north and west sides of the Civic Auditorium building, address 323 East 4th Street in The Dalles, overlooking the alley way and the parking lot. The sections of walls being considered for this application are sketched on a photograph of the building (see attached Exhibit “B”). The building walls are **light tan painted stucco on both the north wall and the west wall.** The murals will be painted directly onto the painted areas as shown. Both walls have recently been cleaned, repaired, and repainted with fresh light tan paint. Warm water and a mild surfactant will be used to remove any foreign materials, such as oils or dirt, that would keep the mural paint from adhering. **NO SANDBLASTING WILL BE USED ON ANY OF THE BUILDINGS INCLUDING THIS ONE.** Cleaning of the building will only be done, if necessary, by the gentlest means possible that will not damage the stucco wall material or existing paint in any way. Once clean, the wall will be allowed to dry, will be painted with an appropriate primer, will have artwork outlines projected at night onto the primed wall, and then the mural will be painted in its entirety.

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

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

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

The mural areas shown in the sketches on Exhibit B are the proposed sections of the wall that will be painted with a mural. The murals may only take up a portion of these proposed areas, depending on the artwork created by the assigned mural artists. As mentioned previously, the walls are made up of light tan painted stucco; the murals will be painted only on the painted stucco, not on original building bricks. No sandblasting will be used for preparation of this wall for painting. Only the most gentle methods of cleaning will be used for removing dirt, debris and grease or oils. As stated previously, only a very mild surfactant may be used to remove foreign materials such as dirt and grease, to make sure the paints adhere properly. Once clean, the wall can be primed and painted with the final mural artwork.

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

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

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

Narrative #4: Sign Guidelines (11.12.095, O)

This section stresses that “**signs should not be the dominant feature of a building** or site, yet they are a **key component to identifying businesses and contributing to the livelihood of the street with their individuality.**” These wall murals will not be the dominant features of the Civic Auditorium building. The proposed mural areas shown in the sketches are only a very small portion of the total face area of this building (again, see Exhibit “B” for view of walls). The south and east walls of the Civic Auditorium, facing East 4th and Federal Streets, have the dominant architectural features that make up this beautiful neoclassical style structure. Pleasing light tan bricks, numerous beautiful multi-paned windows and grandeur of style will always be the dominant features of this historic building.

A historic wall mural will only add to the historic nature of our downtown by educating tourists and local residents about The Dalles’ rich history. These murals will only add to the livelihood of our downtown streetscape and will attract tourists.

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

As stated at the beginning of this narrative, this building is located in The Dalles Commercial Historic district and is listed on the National Registry of Historic Buildings. The areas proposed, for painting of wall murals, are secondary walls facing the alley and the side parking lot. No original architecture will be impacted by the murals in any way. **Because of the light tan painted stucco construction of these walls and the existing protective coating of newly applied paint, these historic murals should be allowed on the two walls of this building. The murals will not affect the historic nature or integrity of the building.**

We respectfully ask for approval of these historic wall murals on the Civic Auditorium.

Exhibit "A"
Walldogs Mural Examples



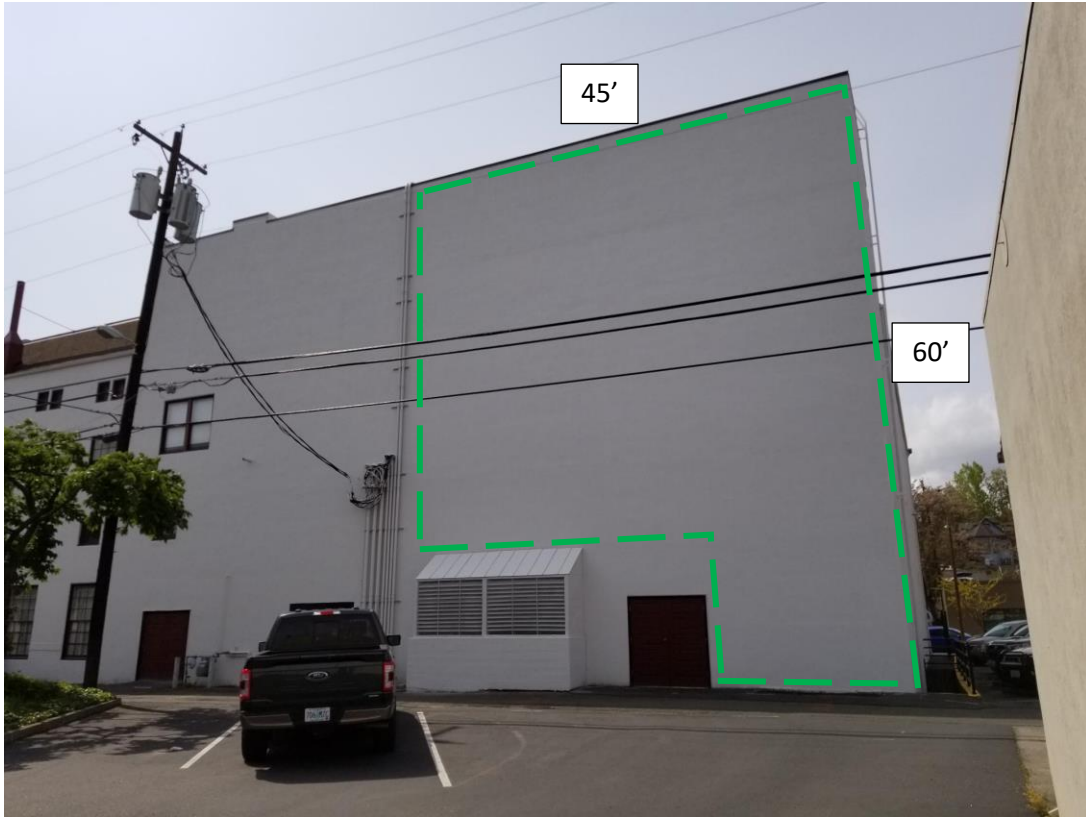
207 West 3rd Street
Oregon Motor Motel Parking Lot



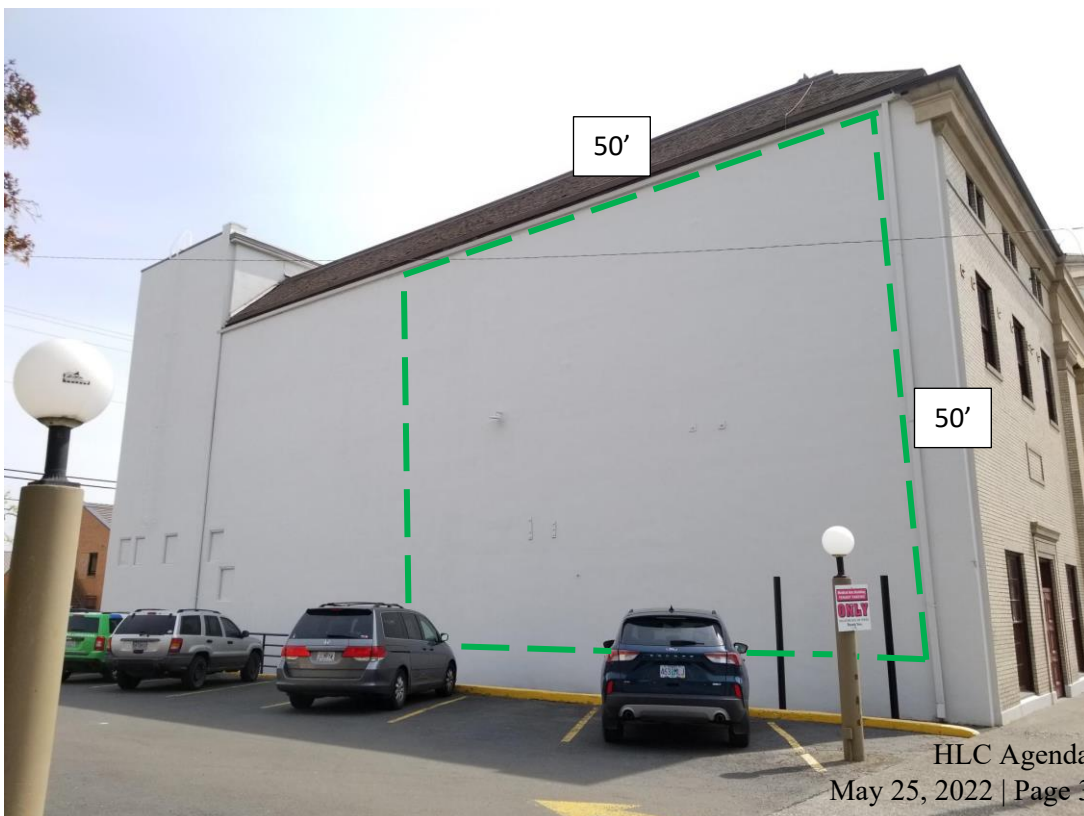
103 East 3rd Street
The Dalles City Hall Parking Lot

EXHIBIT "B"

The Dalles Civic Auditorium Building
North Facing Alley Wall



West Facing Parking Lot Wall



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 46

OWNER'S NAME AND ADDRESS:

Willard Moore
3325 Brown's Creek
The Dalles, Oregon 97058

ASSESSOR'S MAP: IN-13E-3BD BLOCK: 6 LOT: 10 TAX LOT: 9700

ADDITION: Bigelow Addition

YEAR BUILT: NA

STYLE: NA

USE: Parking

PREVIOUS HISTORIC LISTING: None

CLASSIFICATION: Vacant

PHYSICAL DESCRIPTION: The parking lot is used for the Medical Arts Center offices. The parking lot is east of the house and original medical building.

#28 HISTORIC NAME: Civic Auditorium and Veterans Memorial

COMMON NAME: Civic Auditorium

ADDRESS: 323 East Fourth St.

RESOURCE TYPE: Building

OWNER'S NAME AND ADDRESS:

Civic Auditorium Historic Preservation Committee
c/o John Will
810 E. Scenic Drive
The Dalles, Oregon, 97058

ASSESSOR'S MAP: 1N-13E-3BD BLOCK: 6 LOT: 7, 8, 9 TAX LOT: 9600

ADDITION: Bigelow Addition

YEAR BUILT: 1921

ALTERATIONS: Minor

STYLE: Neo-Classical Revival

USE: Culture: Community Hall

PREVIOUS HISTORIC LISTING: Oregon Statewide Inventory

CLASSIFICATION: National Register of Historic Places (1978)

PHYSICAL DESCRIPTION: The Civic Auditorium is a three-story, rectangular building. The primary exterior material is a light colored buff brick, with lighter limestone trim. The main (south) elevation has flat brick pilasters on projecting limestone bases and capitals supporting the entablature. There is a stone panel above the pilasters, with the carved words, "Auditorium AD 1921," below the brick tympanum and limestone cornice. A round window is in the center of the tympanum.

** State's dedication was (Commence April 13, 1922 Article 15 enacted April 15, 22) (not 1921)*

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 47

Between the pilasters are pairs of three panel doors at the ground floor with single pane glass transoms above. The second and third floor windows are six over six double-hung, or twelve-light windows. Some of the windows have been boarded up.

The minor (east) elevation has similar windows and door openings. There is a continuous rowlock brick course below the attic windows, which are paired in line with and above the larger windows below. The windows are six over six double hung wood sash. The lintels are comprised of a soldier coursing of brick. A steel fire escape is on the east elevation.

The north elevation is stuccoed with a random window pattern. The west elevation is a large wall finished with stucco. There are few windows on this elevation; some of the windows have been enclosed. A parking lot is west of the building.

Interior rooms include the lobby, seating for 1000, and a stage. The Fireside Room adjoins the auditorium. The gymnasium has steel roof beams, evidence of an early steel construction type.

A plaque on the southeast corner of the building says "Erected in Honor of the World War Veterans of The Dalles and Wasco County". The granite cornerstone, also in the southeast corner says, "Auditorium MCMXXI P.J. Stadelman, Mayor Plans Committee W.J. Seufert, Chairman H.S. Rice A.W. Manchester P.F. Thompson B.C. Olinger Houghtaling and Dougan Archts Rob't Paysee Contractor".

HISTORICAL DATA: The Civic Auditorium was built in 1921 as a result of a large community effort, especially the American Legion, who worked hard for the passage of a \$125,000 bond measure for financing. The local athletic and arts community were instrumental in raising community support for the project.

The City of The Dalles purchased the lot for \$11,000 on March 7, 1921 from William Riley, the site of the former livery station. In May, 1921, architects Houghtaling and Dougan were awarded the contract (firm was formed in 1914 to 1925). The firm designed many prominent buildings in Portland, Salem, and in The Dalles.

The Auditorium was dedicated to World War I Veterans of The Dalles and of Wasco County in June, 1921. P.J. Stadelman, the mayor, spoke at the

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 48

dedication ceremony. The new Civic Auditorium contained a gymnasium with a balcony, a ball room with a suspended dance floor, a community room for meetings with a stone fireplace, wood trim, and wood pillars, and a theater for road shows and music. Many plays were performed in the theater. After the decline of traveling shows, the auditorium was developed into a movie theater. Over the years, the auditorium has been used by a variety of groups.

In 1978, the Civic Auditorium was listed in the National Register of Historic Places. In the 1980s, citizens concerned about the deteriorating condition of the building started raising money for repair work. The roof and gutter were repaired at this time. In 1992, the Civic Auditorium Historic Preservation Committee bought the building from the City. The building is currently (1997) undergoing restoration.

#29 HISTORIC NAME: Webber's Cleaners
COMMON NAME: Don's Cleaners
ADDRESS: 412 Washington Street
RESOURCE TYPE: Building
OWNER'S NAME AND ADDRESS:
Donald Wilbern
412 Washington Street
The Dalles, Ore. 97058
ASSESSOR'S MAP: 1N-13E-3BD BLOCK 6 LOT: N. 1/2 11, 12 TAX LOT: 9800
ADDITION: Bigelow Addition
YEAR BUILT: c. 1937
ALTERATIONS: Minor
STYLE: Moderne
USE: Commerce: Business
PREVIOUS HISTORIC LISTING: None
CLASSIFICATION: Secondary

PHYSICAL DESCRIPTION: Webber's Cleaners is a good example of the Moderne Style, popular in the 1930s. There are few buildings in The Dalles built in this style and is one of the few constructed during the Depression.

The building is a single story, concrete block building with a stucco finish. The building has rounded corners at the north end of the main (west) elevation and at the recessed, aluminum entrance door. Fixed



HISTORIC LANDMARKS RESOLUTION NO. 193-22

Adopting The Dalles Historic Landmarks Commission Application #205-22 of The Dalles Main Street/Walldogs. This application is for a Historic Landmarks Commission hearing to gain approval for Walldogs to paint one mural on the north-facing alley wall, and one mural on the west-facing parking lot wall of the property. The property is located at 323 E. Fourth Street, The Dalles, Oregon, and further described as 1N 13E 3 BD tax lot 9600. The Civic Auditorium and Veterans Memorial, commonly known as the Civic Auditorium, is a Neo-Classical Revival style structure built in 1921. The property is listed on the National Register of Historic Places, and located in the The Dalles 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 May 25, 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 205-22 and the minutes of the May 25, 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 205-22, The Dalles Main Street/Walldogs, is ***approved*** with the following conditions:
 - 1. Murals shall be completed in substantial conformance to the proposal as submitted in Application HLC 205-22 reviewed by the Historic Landmarks Commission on May 25, 2022 with the following alterations:
 - a. Murals shall be resized to start above the first floor (minimum 12 feet from the ground) to be compatible with the existing horizontal features that differentiate the building floors.
 - 2. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of the structure, if appropriate, shall be undertaken using the gentlest means possible. Care shall be taken with painting.

3. The applicant shall obtain a sign permit approved by the Community Development Department prior to installation/painting of the murals.
4. The Applicant shall apply for a Street Closure Permit with the City of The Dalles Public Works Department once the murals are ready to be installed at the subject location.

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 25TH DAY OF MAY, 2022.

 Robert McNary, Chair
 Historic Landmarks Commission

I, Dawn Marie Hert, Senior 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 January 26, 2022.

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

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