

AGENDA

HISTORIC LANDMARKS COMMISSION

April 27, 2022

4:00 p.m.

City Hall Council Chambers

313 Court Street, The Dalles, Oregon

MEETING CONDUCTED IN A ROOM IN COMPLIANCE WITH ADA STANDARDS

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 – March 30, 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 HEARINGS
 - A. 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.
 - B. 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.
10. RESOLUTIONS
 - A. HLC Resolution 191-22, Approval of HLC 203-22, George Robertson

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

11. ADJOURNMENT

This meeting conducted via Zoom.

Prepared by/
Paula Webb, Secretary
Community Development Department

SPECIAL MEETING MINUTES

HISTORIC LANDMARKS COMMISSION MEETING

March 30, 2022

4:00 p.m.

VIA ZOOM

PRESIDING: Robert McNary, Chair

COMMISSIONERS PRESENT: Bev Eagy, Forust Ercole, Eric Gleason (arrived 4:32 p.m.), J. Scott Stephenson

COMMISSIONERS ABSENT:

OTHERS PRESENT: Museum Commission Representative Julie Reynolds

OTHERS ABSENT: City Councilor Scott Randall

STAFF PRESENT: Senior Planner Dawn Marie Hert, Secretary Paula Webb

CALL TO ORDER

The meeting was called to order by Chair McNary at 4:03 p.m.

PLEDGE OF ALLEGIANCE

Chair McNary led the Pledge of Allegiance.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

It was moved by Ercole and seconded by Eagy to approve the minutes of February 23, 2022 as written. The motion carried 4/0; Eagy, Ercole, and McNary voting in favor, none opposed, Stephenson abstained, Gleason absent.

PUBLIC COMMENTS

None.

STAFF COMMENTS

Senior Planner Hert welcomed the Commission to the remodeled Council Chambers. She noted this improvement was a goal of the Commission.

Hert welcomed new Historic Landmarks Commissioner, J. Scott Stephenson. Stephenson is the Director of The Dalles Art Center.

Stephenson said he is a graduate of Tulane University. He is now an artist as well as an Arts Administrator. Arts, culture and assets of the community are interrelated, as evidenced in the project “All Together The Dalles.” The mural project has now expanded into a book and walking tour.

Hert stated the complaint against the Unity Recovery Hall [307 W. Fourth Street] has been posted for abatement. The property owner has removed the hazard; no restoration or repair work was completed.

The SHPO grant was awarded for CLG support, as well as an expansion of the Historic Walking Tour. The tour will include 15 new properties, some existing murals, and the new Walldogs murals.

COMMISSIONER COMMENTS

Commissioner Eagy attended a concert by the Cascade Singers at St. Peter’s Landmark. A light at the Landmark was broken; repairs were \$700.00. The National Honor Society cleaned up the Landmark prior to the induction ceremony in May. Narrative on Ben Snipes was provided to Walldogs. Hert noted the narrative will be included in the Walking Tour.

Chair McNary stated the railroad is disconnected from the loading dock near Wonderworks. This was an historic site for many years, all goods were delivered by rail. McNary noted Leonard Cox sold eight automobiles within a week; all were delivered by boxcar. Hert noted this is not a landmarked site.

PUBLIC HEARING

Commissioner Eagy read the rules of a public hearing. Chair McNary asked the Commission if they had any ex parte contact, conflict of interest or bias which would prevent an impartial decision. Hearing none, Chair McNary opened the public hearing at 4:28 p.m.

HLC Application 199-22, Robert and Meagan Wells-Clark, 503 W. Third Place

Request: Approval to replace an existing, deteriorating deck with a 16’ x 15’9” deck.

Senior Planner Hert presented the staff report.

Commissioner Gleason arrived at 4:32 p.m.

Robert Wells-Clark, 503 W. Third Place, The Dalles

Mr. Wells-Clark stated the rotting deck would be replaced for safety reasons; a larger deck will allow an outdoor eating area.

Commissioner Gleason stated he had no conflict of interest or bias, which would prevent an impartial decision.

Commissioner Gleason asked if the deck was historic or added later. Hert replied a deck was approved in 2001. Railings will match existing historic rails on the front porch.

Chair McNary closed the public hearing at 4:40 p.m.

It was moved by Ercole and seconded by Eagy to approve HLC Application 199-22 for Robert and Megan Wells-Clark at 503 W. Third Place, to replace the existing deteriorating deck. The motion carried 5/0; Eagy, Ercole, Gleason, McNary and Stephenson voting in favor, none opposed.

HLC Application 200-22, The Dalles Main Street/Walldogs, 119 E. Second Street

Request: Approval for Walldogs to paint a mural on the north-facing alley wall.

Chair McNary asked the Commission if they had any ex parte contact, conflict of interest or bias, which would prevent an impartial decision. Hearing none, Chair McNary opened the public hearing at 4:44 p.m.

Senior Planner Hert presented the staff report.

John Lehman, PO Box 331, The Dalles

Mr. Lehman stated this is a painted, concrete wall. No brickwork will be impacted. This will be a destination mural for residents and visitors to discover.

Chair McNary closed the public hearing at 4:52 p.m.

It was moved by Gleason and seconded by Ercole to approve HLC Application 200-22 for The Dalles Main Street and Walldogs with four conditions of approval, based on findings of fact detailed in the staff report. The motion carried 5/0; Eagy, Ercole, Gleason, McNary and Stephenson voting in favor, none opposed.

HLC Application 201-22, The Dalles Main Street/Walldogs, 122 E. Second Street

Request: Approval for Walldogs to paint a mural on the south-facing alley wall.

Chair McNary asked the Commission if they had any ex parte contact, conflict of interest or bias, which would prevent an impartial decision. Hearing none, Chair McNary opened the public hearing at 4:55 p.m.

Senior Planner Hert presented the staff report.

John Lehman, PO Box 331, The Dalles

Mr. Lehman noted this location is similar to the last application. A perfect place for visitors and residents to find and enjoy. The brick is not in pristine condition. Once washed, there is a chance it will be clear coated for protection. The mural may be smaller than stated in the application due to signs, an alarm, and pipes attached to the wall. If no longer of use, a pipe located midway down the wall may be removed. The mural will comprise a very small portion of the entire building.

MINUTES

Historic Landmarks Commission Meeting

March 30, 2022

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Senior Planner Hert noted infrequently the alarm sounds and water drains from the structure. Chair McNary said the alarm and drain may be part of the sprinkler system. The system, primed with air, would fill with water when necessary. Air would then flush water from the system. Commissioner Stephenson added those are pressurized systems charged by an attached air tank.

Commissioner Stephenson noted he had to leave soon, but was in favor of the application.

Chair McNary closed the public hearing at 5:07 p.m.

Commissioner Stephenson left the meeting at 5:08 p.m.

Commissioner Ercole suggested application of a clear coat be an added condition of approval. Hert suggested, "A protective coating shall be applied to the brick prior to the mural being painted."

It was moved by Eagy and seconded by Gleason to approve HLC Application 201-22 of The Dalles Main Street and Walldogs with the modified conditions of approval, based on findings of fact detailed in the staff report. The motion carried 4/0; Eagy, Ercole, Gleason, and McNary voting in favor, none opposed, Stephenson absent.

RESOLUTIONS

HLC Resolution 188-22: Approval of HLC 199-22, Robert and Meagan Wells-Clark

It was moved by McNary and seconded by Ercole to approve Resolution HLC 188-22 approving Application HLC 199-22 with four conditions of approval. The motion carried 4/0; Eagy, Ercole, Gleason, and McNary voting in favor, none opposed, Stephenson absent.

HLC Resolution 189-22: Approval of HLC 200-22, The Dalles Main Street/Walldogs

It was moved by Gleason and seconded by Eagy to approve Resolution HLC 189-22 approving Application HLC 200-22 with four conditions of approval. The motion carried 4/0; Eagy, Ercole, Gleason, and McNary voting in favor, none opposed, Stephenson absent.

HLC Resolution 190-22: Approval of HLC 201-22, The Dalles Main Street/Walldogs

It was moved by Ercole and seconded by Gleason to approve Resolution HLC 190-22 approving Application HLC 201-22 with five conditions of approval. The motion carried 4/0; Eagy, Ercole, Gleason, and McNary voting in favor, none opposed, Stephenson absent.

DISCUSSION ITEMS

Senior Planner Hert noted the next meeting will be held April 27, 2022. Meetings will be held in person and via Zoom.

Commissioner Ercole stated he was unable to attend the April meeting. Commissioner Gleason stated he would join the meeting late.

Hert stated the HLC Annual Report was presented the City Manager to to City Council.

Chair McNary requested notification of City Council agenda items that may relate to Historic Landmarks.

Commissioner Ercole asked if telephone wires downtown would be placed underground. Hert replied there were discussions regarding placing utilities underground; no completion date has been set.

Chair McNary invited comment from Representative Reynolds. She said cruise ships are arriving. Volunteers are needed at Fort Dalles Museum. An opening for Museum Coordinator has been published.

ADJOURNMENT

Being no further business, the meeting adjourned at 5:24 p.m.

Submitted by/
Paula Webb, Secretary
Community Development Department

SIGNED:

Robert McNary, Chair

ATTEST:

Paula Webb, Secretary
Community Development Department



**STAFF REPORT
HISTORIC LANDMARKS REVIEW #203-22**

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Senior Planner
Community Development Department

HEARING DATE: Wednesday, April 27, 2022

ISSUE: Request to remove and enclose non-original door on north face of home and replace with siding; replace five deteriorating basement windows; add one new egress window; and add six new basement windows.

SYNOPSIS:

| | |
|-----------------|---|
| APPLICANT | George Robertson |
| PROPERTY OWNER | George Robertson |
| LOCATION | 207 W. Fourth Street, further described as 1N 13E 3BC tax lot 1100 |
| ZONING | “CBC-1” – Central Business Commercial, Trevitt’s Addition National Historic District |
| EXISTING USE | Residential |
| SURROUNDING USE | Residential and some Commercial |
| HISTORIC STATUS | Classified as Primary, Contributing in Trevitt’s Addition National Historic District |

NOTIFICATION: Published advertisement in local newspaper; notification to property owners within 100 feet, SHPO.

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

BACKGROUND: The historic name of this house is the Wilkinson House, commonly known as Vogt House. This Queen Anne was built in 1902 and is classified as a primary contributing resource in Trevitt’s Addition National Historic District.

The applicant is proposing to remove and enclose a non-original door on north face of home and replace with siding; replace five deteriorating basement windows; add one new egress window; and add six new basement windows. The replacement and new windows are designed and built by Marvin Windows to ensure that they replicate the existing windows and are appropriate for

the historic home. The window locations are all fairly visible from Fourth Street and the rear alleyway.

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 as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

FINDING A-1: There are no plans for modifications to the existing residential use of this property. The applicant has stated they may use the basement for a bedroom which would require the added egress window. Staff is concerned that an additional six windows to the existing basement walls is more than a minimal change to the spaces and spatial relationship of this historic residence. Staff is recommending that the Commission approve only one added egress window. Criterion will be addressed as a condition of approval.

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

FINDING A-2: The applicant is proposing to replace five existing windows that are visible from the street and are located in the basement of the residence. These windows are beyond repair and will be replaced with custom Marvin windows that are the same style and size. 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 A-3: This property is recognized as a physical record of its time. The basement window upgrades and addition of one egress window will not create a false sense of historic development. Staff believes the additional six windows requested will not represent a physical record of the historic home's time, place and use. Staff recommends the Commission approve the replacement and/or repair of the existing basement windows and one additional egress window. Criterion will be addressed as a condition of approval.

4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.

FINDING A-4: No such changes are proposed with this application, the applicant is requesting removal of a non-historic door on the residence. This door has not acquired historic significance. Criterion does not apply.

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

FINDING A-5: Unfortunately, the existing basement windows are in poor condition and have dry rot. This proposal seeks to replace the existing windows that are beyond repair with custom Marvin windows that will match the original window size and style. No other distinctive features or finishes detailed in the inventory survey sheet are planned to be removed. Criterion met.

6. Deteriorating historical features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.

FINDING A-6: This proposal seeks to replace the five existing basement windows that are beyond repair. The windows are planned to be replaced with custom designed and built Marvin windows to ensure they replicate the existing windows and are historically appropriate for the landmark. All other historic features and finishes will remain. Criterion met.

7. Chemical or physical treatments, such as sandblasting that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

FINDING A-7: The applicant is not proposing any chemical or physical treatments. Any planned cleaning will be required to meet the standards set forth by the Secretary of Interior. Criterion will be addressed as a condition of approval.

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 A-8: Only minor excavation and ground disturbance is indicated in this application for the window wells. A condition of approval will be added to ensure any archaeological resources affected by this project follow the established federal guidelines. Criterion will be addressed as a condition of approval.

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 A-9: The proposed window replacements will be a minimal modification to the historic home and allow for continued use of this landmark. However, with the exception of one new egress window, staff believes the applicant's proposal for six additional windows in the basement will not be compatible in massing, size and scale, and architectural features. In order to protect the historic integrity, staff is recommending that the Commission limit the additional windows for the basement. Criterion will be addressed as a condition of approval.

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 A-10: The essential form and integrity of the structure will be protected with the basement window repairs and replacement and additional egress window. Criterion met.

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

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

6. WINDOWS AND DOORS

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

b. Guidelines.

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

- viii. *New construction should use double-hung, one over one, or two over two windows with simple flat trim.*
- ix. *The use of vinyl windows is not recommended.*
- x. *Reflective glass is prohibited.*

FINDING B-1: The applicant plans to replace the basement windows due to the level of deterioration. The proposed replacement Marvin windows will be designed and constructed with similar material and will be comparable in size, proportion, scale and details as the original. Criterion met.

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

Proposed Conditions of Approval:

1. Work will be completed in substantial conformance to the proposal as submitted, 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.



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
FAX: (541) 298-5490
Community Development Dept.

HLC # 203-22

HISTORIC LANDMARKS APPLICATION

Application is required for modifications and/or alterations to the exterior of certified historic structures and all structures within certified historic districts. Additionally, new construction within established historic districts are also required to appear before the City of The Dalles Historic Landmarks Commission.

| | |
|-----------------|---|
| Applicant Name | <u>George Robertson</u> |
| Mailing Address | <u>207 W Fourth St, The Dalles OR 97058</u> |
| Phone | <u>503.680.5597</u> |
| Business Name | <u>Private residence</u> |
| Site Address | <u>207 West Fourth, The Dalles OR 97058</u> |
| Phone | <u>503.680.5597</u> |
| Map and Tax Lot | <u>1N 13E 3 BC 1100</u> |
| Zoning | <u>CBC</u> |

Please describe your project goals.

Replace deteriorated and unsafe single pane basement windows with new windows with original appearance. Add new windows including an egress window on the west side of the home.

How will your project affect the appearance of the building and or site?

Removal of non-original door at north side of the building to be replaced with original siding. Replaced and added windows proposed are period correct, will match architectural style and trim of existing windows being replaced. Egress window proposed is on the west side of the house and not very visible. I can extend existing fence to keep it private. +

What efforts are being made to maintain the historic character of this structure?

Exterior trim is being restored and our plan is to repaint with the original color scheme. All trim and restoration work to the home will be done to return residence to original appearance.

What is the current use of this property?

Residential dwelling.

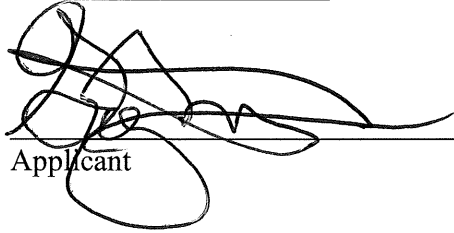
Will the use change as a result of approval of this application? Yes No

List any known archeological resources on site.

None known or described in National Register of Historic Places.

The review criteria for each application are the Secretary of the Interior's Standards. These standards have been adopted by City Ordinance 94-1194 as local review criteria.

I certify that the above information is correct and submit this application with nine (9) copies of a site plan drawn to scale, nine (9) copies of detailed, elevation drawings with proposed changes, and nine (9) current color photographs (4X6 inch minimum) of the building/structure front.


Applicant

3/18/22
Date

Owner (if not the applicant)

I have reviewed the above application and certify that it is complete and accepted for processing.

Secretary, Historical Landmarks Commission

For Office Use Only

Historical Classification _____
(Primary, Secondary, Historical, Etc.)

Historic Building/Site Historic District: Trevitt Commercial Other

Historic Name (if any) _____

Year(s) Built _____

Dear Historic Landmarks Commission,

I am restoring a historic home at 207 West 4th Street. Modifications to main structure are limited to reversing modifications from previous owners that did not match the original design from 1900.

Exterior trim is being restored and our plan is to repaint with the existing color scheme. Previous owner added aqua, teal and light purple accent colors which will be restored to original paint colors. All trim and restoration work to the home will be done to return residence to original appearance.

Additional areas that will be restored to original design include:

- Removing an added door from the main floor master bedroom (see picture #1 below) and opening with original siding design.

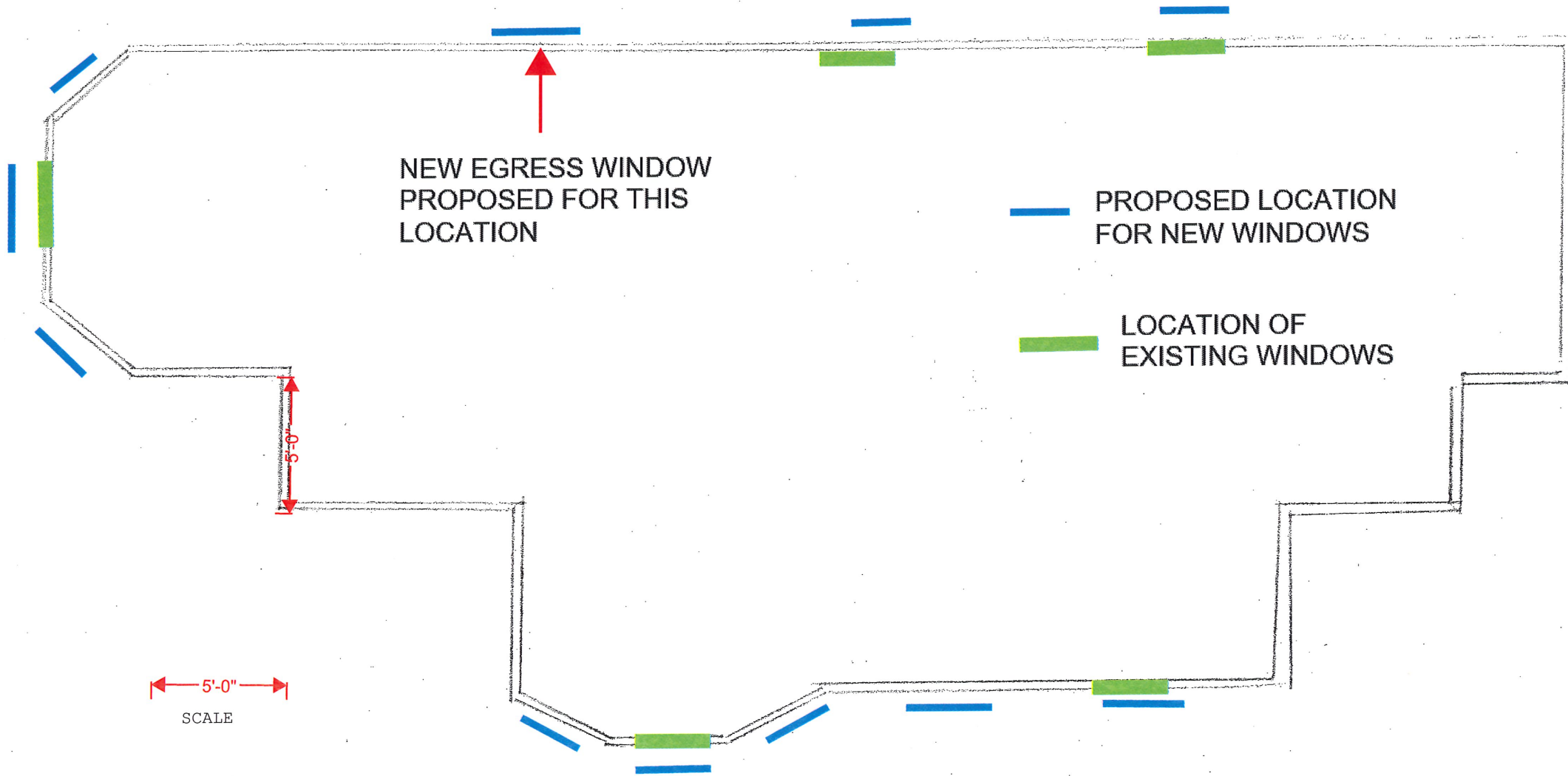
Windows in basement are single pane side hinged windows which are mismatched, deteriorated and unsafe. I want to replace them with windows that are energy efficient, secure and offer more light.

Energy efficient side hinged windows are impossible to purchase. My plan is to replace these with Marvin awning and fixed pane windows (that match the size and appearance of the existing window shown in attached picture #4) in the locations shown in the attached plan.

I would like to add windows of the historic design in locations shown in the attached plan. They will have same mullion design and be trimmed to match original windows (attached picture #4). The size will remain 36" X 21". Replaced and added windows proposed are period correct, will match architectural style and trim of existing windows being replaced.

I would like to add an egress window as shown in the attached plan and as shown in attached picture #6. Proposed width would be 36" so that trim and appearance would closely match existing basement windows. Egress window proposed is on the west side of the house and not very visible. I can extend existing fence and add vegetation to keep it more private and obscured.

Please note that some of the windows on the plan I may not add at this time. Since I am seeking an opinion from the Historic landmark review committee I am proposing all potential locations under consideration.



NEW EGRESS WINDOW
PROPOSED FOR THIS
LOCATION

— PROPOSED LOCATION
FOR NEW WINDOWS

— LOCATION OF
EXISTING WINDOWS

5'-0"
SCALE





3



4



5



PROPOSED
LOCATION
FOR EGRESS
WINDOW

6

PRELIMINARY REVIEW COMMENTS AND SUPPLEMENTAL RESPONSES 3/7/22

From: Dawn Hert <dhert@ci.the-dalles.or.us>

Sent: Monday, March 7, 2022 12:09 PM

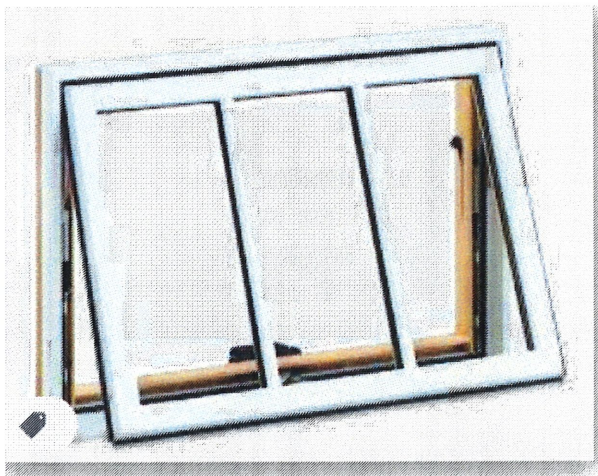
Dawn Hert: I did a quick scan of your application and will need some additional information in order to deem your application “complete.” I will need examples (photos) of the new proposed windows to complete my analysis and staff report.

George Robertson: Marvin Elevate awning windows have been selected because they are efficient, secure, paintable windows that can be made to exactly replicate the dimensions and appearance of the existing windows. They have been approved on previous historic home renovations I have done, look correct, perform well and are an exceptional product for this application.

Replacement Window – Existing



Replacement Window – Proposed at Existing Locations

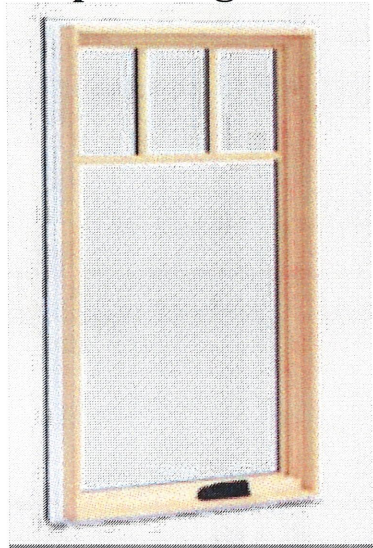


Marvin Elevate New Construction Awning...

Replacement Window Product Information

<https://www.marvinreplacement.com/replacement-windows/awning>

Proposed Egress Window



Exact mullion design to be determined

Proposed Egress Window Product Information

<https://www.marvin.com/products/collections/signature/ultimate/casement>

Dawn Hert: Also, do you have any historic photos of the house that show the windows in the basement area? Those are very helpful in the Landmarks Commission's review. I don't have any historic pictures of the house.

George Robertson: Very much wish I did and if you have any suggestions on where I might find some I will seek them out.

Dawn Hert: If the windows are not beyond repair (you will need to provide details of the state of disrepair), the Commission requires "repair" rather than "replacement" as detailed in the Secretary of Interior Standards.

George Robertson: The windows are rotted off their hinges and beyond repair. Please see photos below.



All windows dry rotted with decades of deterioration due to failed caulking.



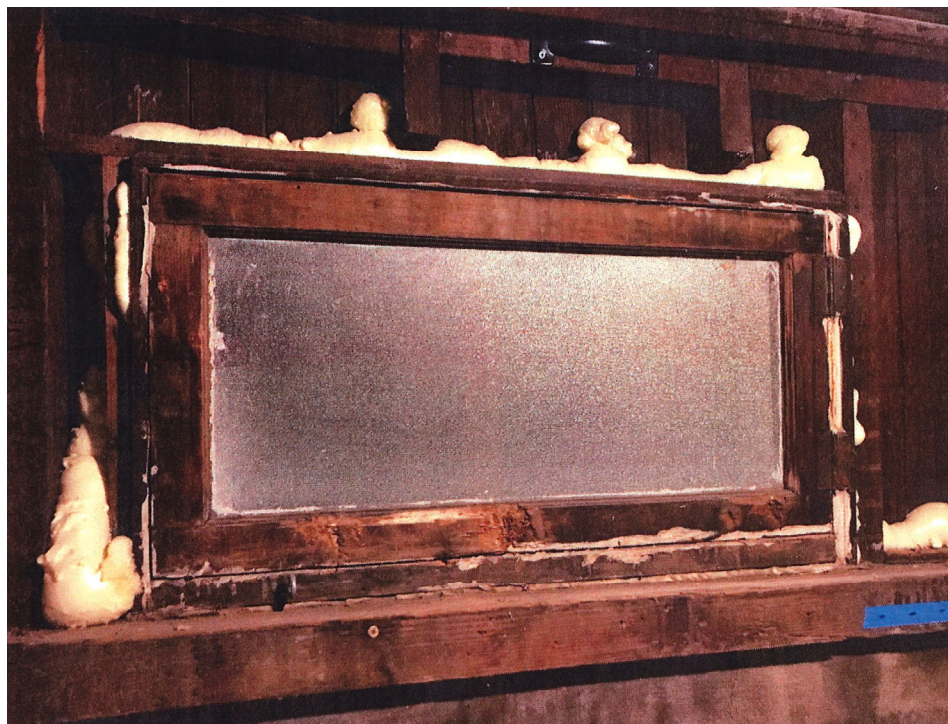
Typical window condition detail.



Existing windows all dry rotted, unable to be secured and leaking driven rain into the house.



All windows so deteriorated that they are literally rotting off the hinges.



Most of the windows were so deteriorated that they were caulked shut. Not the original design intent. This one now has a Plexiglas insert.



Rotted, unable to be secured and allowing water to encroach on the structure we all seek to preserve.



Detail from photo above. All windows dry rotted beyond repair and able to leak water into the house, damaging structure.



Every single window in this basement is boarded up because they have no thermal efficiency, they cannot be secured, the wind blows them open and when it does the hinges are so rotted that the windows will fall and shatter.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 53

Historical Data: This property is known as Lot 3 in Block 2 of Trevitt's Addition. On June 25, 1874, J. Silvia sold the W 1/2 of Lot 3 to William Weggerman for \$350 (Book E:41). Four years later, on October 31, 1878, H.J. Waldron sold the E 1/2 of Lot 3 to William Weggerman (Book F:482)

A house was most likely built c. 1875 during Weggerman's ownership. This current house on the site may have been a portion of the Weggerman's house. In November 1878, Weggerman sold the property (both halves) to Rudolph Lusher for \$1,500 (Book F:485). Rudolph Lusher sold the property to Albert Crum on April 29, 1885 for \$1,000 (Book J:389). By 1888, a two-story house is shown on the lot in the same configuration as the present house. Crum may have enlarged the house.

The following are brief biographical sketches of the historic owners of the house in chronological order according to the chain of title.

Rudolph Lusher: The 1865 *General Directory & Business Guide* listed a R. Lusher as a gunsmith on Main Street and P. Lusher as working at a hair-dressing salon on Main Street and residing on 4th Street in The Dalles. The 1881 directory lists Rudolph Lusher working as a barber (Portland Directory, 1881).

Albert Crum: The 1881 directory lists Crum working as a tobacconist (Portland Directory, 1881).

Auxiliary Building: None

| | | |
|-----|---------------------------------------|---------------------------------|
| #27 | Address: 207 West Fourth | Owner: Marian Dyche |
| | Historic Name: Wilkinson House | 207 West 4th |
| | Common Name: Vogt House | The Dalles, OR 97058 |
| | Year Built: 1902 | Map No: 1N 13 3BC |
| | Architect: Unknown | Reference No: 3445 |
| | Style: Queen Anne | Plat: Trevitt's Addition |
| | Use: Residential | Block: 2 |
| | Alterations: None | Lot: 2 |
| | Primary/Contributing | Tax Lot: 1100 |

Description: The one and one-half story building is irregularly shaped in plan. The house has an intersecting gable roof with gable dormers. The roof is covered with composition asphalt shingles and is capped with a brick corbelled chimney. The overhanging eaves have eave returns decorated with an applied jigsaw design. The gable ends are embellished with jigsaw gable ornaments and varying patterns of cut wood shingles.

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The front porch is recessed under the main gable and is supported by paired turned posts with brackets. The posts sit on a panelled half porch wall. The porch frieze is decorated with knob and spindle work. A screened porch is located on the rear (north) elevation. A bay window projects from the front of the house and is covered with a gable roof. The cut-away bay has brackets, pendants, and a stained glass window. Another bay window is located on the east elevation. The windows are primarily one over one double-hung wood sash windows. The house has shiplap siding on the lower story and wood shingles on the upper story. Vertical board skirting covers the concrete foundation. The skirting is capped with a watertable with cap. The lot is sparsely planted. Alterations include a new porch stair railing. The building is in excellent condition and has only minor alterations.

Historical Data: The earliest found deed record for this property was a quit claim from Victor Trevitt and Griffith Williams to H. J. Waldron for \$150 (Book D:358). In 1878 the county tax records listed H. J. Waldron as owning a dwelling and stable and three lots in Trevitt's Addition valued at \$2,500 each plus a drugstore and lot on Main Street with a gross value of \$15,500. On May 12, 1890, Emma J. Waldron sold the property to Mary Jane Smith for \$850 (Book P:262). On June 29, 1898, Mary Jane Smith et al lost the property in a Sheriff's Deed Foreclosure to Northern Counties Investment Trust, Ltd. (Book 1:54). On September 5, 1901, Northern Counties Investment Trust, Ltd. sold the property to S. Wilkinson for \$600 (Book 32:270).

The house was constructed in 1902 during Wilkinson's ownership. On February 15, 1909, Samuel and Annie J. Wilkinson sold the property to Max A. Vogt for \$1 (Book 48:254). On May 15, 1915, Pauline Vogt sold the property to Frank Vogt for \$10 (Book 59:262).

The following are brief biographical sketches of the historic owners of the house in chronological order according to the chain of title.

Samuel and Annie J. Wilkinson: The 1897-98 directory lists Samuel working as a wool dealer (Portland Directory, 1897-98).

Maximilian A. Vogt (1834-1911) was born in 1834 in Westfalia, Germany (Wasco County Death Records), and was an officer in the German Army during the war between France and Germany. In the 1860s Max came to The Dalles and worked at the Umatilla House. He opened a notions store on First Street between Washington and Court. This enterprise prospered and Max and his sister, Phillipine, then began Max Vogt & Company. They built a brick building near First and Washington streets. In 1880 he was 55 and worked as a merchant in The Dalles. In that year he lived with his sister and brother-in-law, Phillipine and N.W. Chapman (1880 Census). In 1890 he built the Vogt Block and a large armory at 3rd and

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

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

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

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

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



STAFF REPORT
HISTORIC LANDMARKS REVIEW #204-22

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Senior Planner

HEARING DATE: Wednesday, April 27, 2022

ISSUE: Todd Carpenter and Carla McQuade are applying for approval to restore original windows on the street level alley, add safety railing, and restore doorway access with a roll-up door to second level patio area.

SYNOPSIS:

| | |
|-----------------|--|
| APPLICANTS | Todd Carpenter and Carla McQuade |
| PROPERTY OWNER | Todd Carpenter and Carla McQuade |
| LOCATION | 215 E. Second Street, The Dalles, OR 97058 |
| 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, SHPO.

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

BACKGROUND: There is no historic name of this building; it is commonly known as the Recreation Café. The buildings were constructed in two stages. The first portion was built in 1946 and 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.

The building is non-compatible, non-historic for The Dalles Commercial Historic district. Some could argue the building, now over 50 years old, should be re-evaluated and included as a

historic structure in the district. However, according to the inventory sheets, major alterations to the building over the years may disqualify it as a historic structure.

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. 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 Columbia Gateway Urban Renewal Agency, the applicants started their restoration project.

Unfortunately, in August 2019 The Dalles had a major storm event that damaged the buildings. The Urban Renewal Agency learned that an estimated 11.6 tons of water weight fell on the Recreation Building’s roof during the storm. The viability of the structure was unknown due to the failing roof. 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.

After the approval of the façade with 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.

As with any historic building restoration project, plans can change with construction. The applicants are proposing additional modifications to the rear elevation of the old Horn Saloon, which will house a new ice cream and candy shop. Modifications to the rear include opening of two existing large windows that were bricked in on street level alleyway, reopening an old bricked in doorway and installing a roll up door on the patio, and repurposing materials from the old fire escapes on the Last Stop Saloon to be used as railing for this project.

ANALYSIS: The Historic Landmarks Commission is responsible for conducting hearings dealing with proposed alterations to historic buildings. City of 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.*

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 as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships".*

FINDING A1: This site was used as a restaurant and bar for many years. It remained vacant over the past twelve years. The use for the building will be an ice cream and candy shop, which is similar to the restaurant use. The property is located in the Central Business Commercial district. Criterion met.

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

FINDING A2: The applicant proposes to follow the previous approvals that utilize existing historic building exteriors and remove all non-original materials from the buildings. Removal of the brick used to enclose the windows and doorway are not materials that characterize the property. 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: Plans to reestablish the two large windows and door on the rear façade of the building will not create a false sense of historical development. The applicant proposes to use wood clad windows and a metal roll-up door similar to the door planned for the adjacent building previously approved by the Commission. These modifications will be differentiated from the original features and will not create a false sense of historical development. Criterion met.

4. *"Changes to a property that have acquired historic significance in their own right shall be retained and preserved."*

FINDING A4: All 1950s era portions of the building were removed following the previous approval by the Commission. No historic materials exist where the applicant is proposing the new recessed rear wall and roll up doors. Criterion does not apply.

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

FINDING A5: There are no plans for removal of any original historic features. Criterion met.

6. *"Deteriorating historical features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence."*

FINDING A6: The applicants have saved historical features that remained on the building. This request includes removal of bricks used to cover two windows and a door. The applicant also plans to install repurposed fire escape materials for railing on

the rear patio. The planned materials will complement the existing and previously approved materials. Criterion met.

7. *“Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.”*

FINDING A7: Applicants plan to surface clean the buildings. However, no details were provided with the application. On the remaining historic portions of the buildings, cleaning will be required to be gentle without sandblasting or chemicals involved. Criterion will be addressed as a condition of approval.

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 is planned with this request. 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: All non-historic materials have been removed. New plans include modification to the rear façade. The new windows will be wood clad and meet design guidelines; the roll up door to the patio will match doors approved for the adjacent building. The new materials will not destroy existing historic materials and will be differentiated from the original as well as compatible in massing and scale to the adjacent buildings. Criterion met.

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

FINDING A10: Restoration of the rear façade windows and door will not alter the essential form and integrity of the historic building. Utmost care will be taken with construction of the proposed rear façade to ensure the restoration will not compromise the building exterior walls. Reinforcements shall be incorporated in the design from the interior to minimize the visual impact on the exterior. Criterion will be addressed as a condition of approval.

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

SUBSECTION (M) - COMMERCIAL FRONT

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.

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 B1: The primary entrance will remain on the front of the building. This request is for the rear façade, which will include opening bricked in windows and one doorway. The windows will be wood clad with clear glass; the roll up door will be metal and clear glass. In addition the repurposed railing will be complementary to the rear façade and installed at the end of the building, adjacent to the alleyway. Criterion met.

SUBSECTION (K) - MATERIALS

The sense of cohesiveness and continuity of The Dalles' commercial area derives in part from the consistent use of building materials in building facades. New construction and rehabilitation should use appropriate materials that provide scale making a more pedestrian friendly environment.

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 page 2, 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: Material lists include wood-clad windows, clear glass and steel, and be compatible with existing historic materials. Criterion will be addressed as a condition of approval.

As stated above the materials will be required to be compatible. The doors/windows will be required to have an exterior finish compatible with the building and meeting Oregon State Building Codes requirements. Criterion will be addressed as a condition of approval.

The application does not include reflective or smoked glass as it is prohibited. Criterion met.

No cleaning of the buildings is planned. No sandblasting is permitted on any remaining historic features. This will be addressed as a condition of approval.

CONCLUSIONS: Proposed improvements to the rear façade will restore the façade to near original condition. The restoration will complement and enhance the minimally visible rear street façade. These proposed modifications will allow for the continued use of the resource located in The Dalles Commercial Historic District. In all respects this application meets the standards of the Secretary of the Interior and the City of 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 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.



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
FAX: (541) 298-5490
Community Development Dept.

HLC # 204-22

HISTORIC LANDMARKS APPLICATION

Application is required for modifications and/or alterations to the exterior of certified historic structures and all structures within certified historic districts. Additionally, new construction within established historic districts are also required to appear before the City of The Dalles Historic Landmarks Commission.

| | |
|-----------------|---------------------------------------|
| Applicant Name | Todd Carpenter & Carla McQuade |
| Mailing Address | PO Box 2688 The Dalles, OR 97058 |
| Phone | 503-705-2889 |
| Business Name | Scooper McQuades |
| Site Address | 215 E 2nd Street The Dalles, OR 97058 |
| Phone | 503-705-2889 |
| Map and Tax Lot | 1N 13E 3 BD 3500 |
| Zoning | Commercial Mixed use |

Please describe your project goals.

Restore original windows on street level alley from the early 1900's. Add safety railing and restore doorway/access with roll up door to second level patio aread

How will your project affect the appearance of the building and or site?

allow natural light to interior of rear building, improve asthetics/beautification in Alley way and first street.

What efforts are being made to maintain the historic character of this structure?

wood frame windows and roll up doors. we are re-purposing the fire escape from the alley way of Last Stop for railing.

What is the current use of this property?

Commercial Mixed use, we just received temp occupancy for the retail space on the street level which will be an old fashioned ice cream and candy shop named Scooper McQuades. We will be asking for permits for a upstairs owner/operator living space for the second level.

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

List any known archeological resources on site.

See attached images of "Bricked in" and "headered" window and doorways for both areas of interest - unknown time frame.

The review criteria for each application are the Secretary of the Interior's Standards. These standards have been adopted by City Ordinance 94-1194 as local review criteria.

I certify that the above information is correct and submit this application with nine (9) copies of a site plan drawn to scale, nine (9) copies of detailed, elevation drawings with proposed changes, and nine (9) current color photographs (4X6 inch minimum) of the building/structure front.

 Carla McQuade

3/7/2022

Applicant

Date

Owner (if not the applicant)

I have reviewed the above application and certify that it is complete and accepted for processing.



Secretary, Historical Landmarks Commission

For Office Use Only

Historical Classification Non-compatible, non-contributing
(Primary, Secondary, Historical, Etc.)

Historic Building/Site Historic District: Trevitt Commercial Other

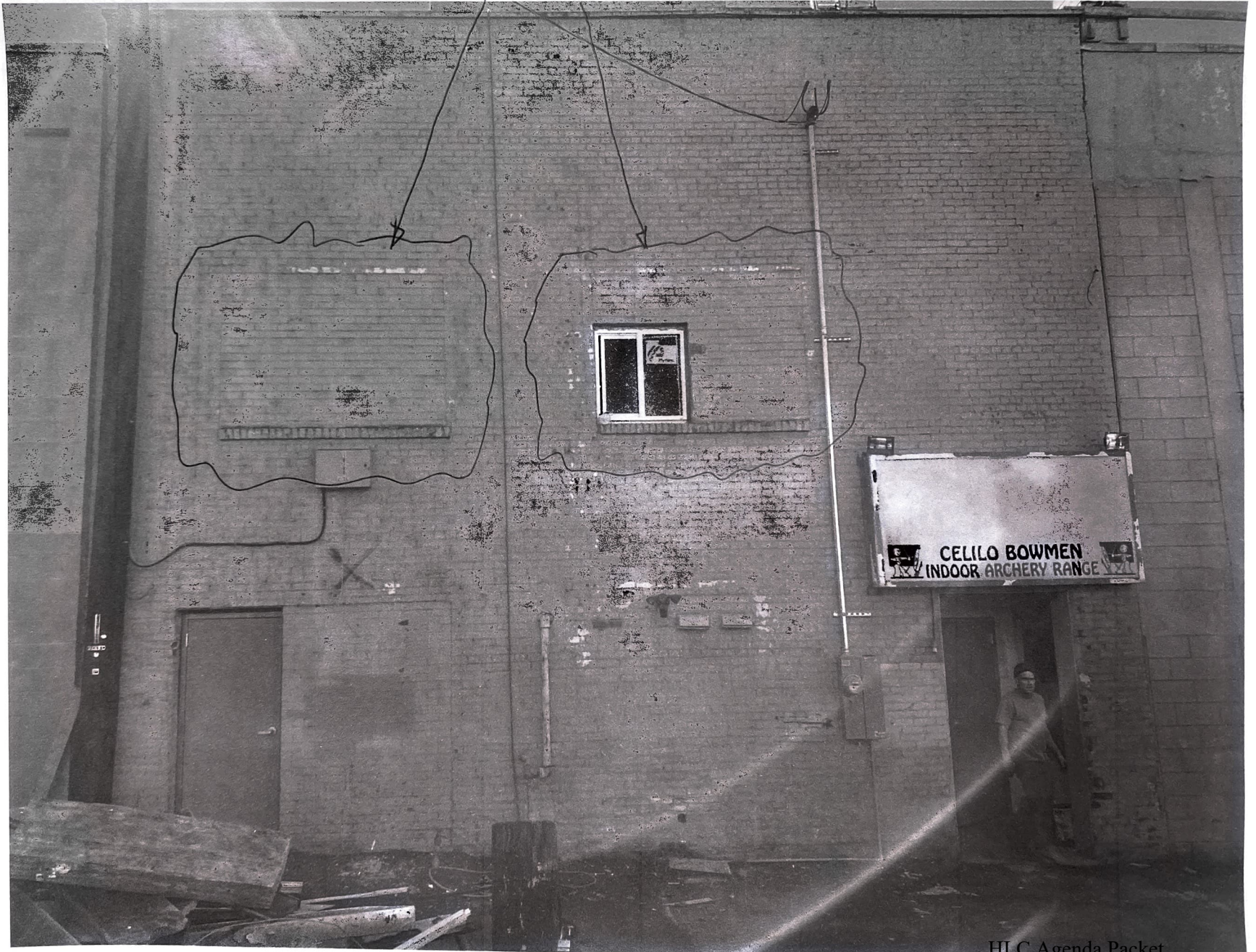
Historic Name (if any) No name

Year(s) Built various

* Interior view showing Header & windows
Bricked In.



* View From Alley Header Windows & Sid Bricked In



View From 1st & Court
Proposed Safety Railing & Roll up door & windows



View from 1st Street Proposed Windows
Safety Railings & Roll up door





*2nd Floor Bricked In doorway
Access & Header Visible

Roll Up Door Option:



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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.



HISTORIC LANDMARKS RESOLUTION NO. 191-22

Adopting The Dalles Historic Landmarks Commission Application #203-22 of George Robertson. This application is for a Historic Landmarks Commission hearing to remove non-original door and replace with siding, replace deteriorating basement windows, and add new windows on west side of home. The property is located at 207 W. Fourth Street, The Dalles, Oregon, further described as 1N 13E 3 BC tax lot 1100. The Wilkinson House, commonly known as the Vogt House, is a Queen Anne style house built in 1902. This property is a primary, contributing resource located in the Trevitt's Addition National Register. Property is zoned CBC – Central Business Commercial with a CBC-1 Overlay.

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on April 27, 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 203-22 and the minutes of the April 27, 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 203-22, George Robertson, is ***approved*** 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.

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 27TH DAY, APRIL, 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 April 27, 2022.

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

ATTEST: _____
Dawn Marie Hert, Senior Planner & Historic Landmarks Commission Secretary
City of The Dalles Community Development Department



HISTORIC LANDMARKS RESOLUTION NO. 192-22

Adopting The Dalles Historic Landmarks Commission Application #204-22 of Todd Carpenter and Carla McQuade. This application is for a Historic Landmarks Commission hearing 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. The property is located at 215 E. Second Street, further described as 1N 13E 3 BD tax lot 3500. Commonly known as the Recreation Café, this property was constructed in 1946 with an addition built in 1958. Property 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 April 27, 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 204-22 and the minutes of the April 27, 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 204-22, Todd Carpenter and Carla McQuade, is ***approved*** with the following conditions:
 1. Work shall be completed in substantial conformance to the pictures and proposals as submitted, reviewed and modified.
 2. The 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.

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 27TH DAY, APRIL, 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 April 27, 2022.

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

ATTEST: _____
 Dawn Marie Hert, Senior Planner & Historic Landmarks Commission Secretary
 City of The Dalles Community Development Department