

AGENDA

HISTORIC LANDMARKS COMMISSION

June 25, 2025

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**

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Contact the City Clerk at (541) 296-5481 ext. 1119, or amell@ci.the-dalles.or.us.

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES: January 22, 2025
6. PUBLIC COMMENT: During this portion of the meeting, anyone may speak on any subject that does not later appear on the agenda. Five minutes per person will be allowed.
7. PUBLIC HEARING
HLC Application 219-24, Ellen Potter, 102 East 2nd Street
Request: Approval to paint a mural on the south-facing alley wall of the subject property.
8. RESOLUTION
A. HLC Resolution 205-25, Ellen Potter, 102 East 2nd Street
9. DISCUSSION ITEM

10. STAFF COMMENTS

11. COMMISSIONER COMMENTS

12. ADJOURNMENT

Meeting conducted in a room in compliance with ADA standards.

Prepared by/
Crystal Sayre, Administrative Assistant
Community Development Department

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MINUTES

HISTORIC LANDMARKS COMMISSION MEETING

January 22, 2025
4:00 p.m.

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

PRESIDING: Forust Ercole, Vice Chair

COMMISSIONERS PRESENT: Bev Eagy, Forust Ercole, Eric Gleason, Karl Vercouteren

COMMISSIONERS ABSENT: Bob McNary

OTHERS PRESENT: Museum Commission Representative Julie Reynolds, City Councilor Scott Randall

STAFF PRESENT: Director Joshua Chandler, Senior Planner Sandy Freund, Secretary Paula Webb

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Vice Chair Ercole led the Pledge of Allegiance.

APPROVAL OF AGENDA

It was moved by Ercole and seconded by Gleason to approve the agenda as presented. The motion carried 6/0; Eagy, Ercole, Gleason, Randall, Reynolds and Vercouteren voting in favor, none opposed, McNary absent.

APPROVAL OF MINUTES

It was moved by Eagy and seconded by Gleason to approve the minutes of November 20, 2024 as written. The motion carried 6/0; Eagy, Ercole, Gleason, Randall, Reynolds, and Vercouteren voting in favor, none opposed, McNary absent.

PUBLIC COMMENT

None.

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PUBLIC HEARINGS

HLC Application 217-24, Denise Dietrich-Bokum, FDMAH Foundation, 500 W. 15th Street

Request: Approval for the demolition of, and new replacement construction of a vehicle storage building to house historic wagons.

Commissioner Vercouteren 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.

Eric Gleason declared an ex parte contact and recused himself from the vote.

Julie Reynolds and Karl Vercouteren noted affiliations but did not recuse.

Vice Chair Ercole opened the public hearing at 4:07 p.m.

Senior Planner Sandy Freund presented the Staff Report (**Attachment 1**). Freund described the request to demolish a deteriorated 1964 three-sided shed and replace it with a fully enclosed, insulated four-sided shed to house historic wagons. The proposed materials include Hardie Plank board-and-batten siding, a 35-year composition roof, carriage house-style garage doors, and historically compatible features. Staff found that the project met the Secretary of the Interior's Standards and DMC Title 11 and recommended approval with conditions: The project must substantially conform to the submitted and modified plans. The applicant is required to obtain a demolition permit, building permit, and Physical Constraints Permit through the appropriate agencies. Any discovery of historical artifacts over 75 years old must comply with state regulations under the guidance of the State Archeologist. The applicant must notify the Community Development Department of any changes to the approved plans.

Denise Bokum, *P. O. Box 1041, The Dalles*, emphasized the urgency of replacing the existing shed, citing exposure of 19th-century horse-drawn wagons to UV rays, weather, and animal intrusion. She noted that the structure is unsafe and visually unappealing for museum visitors.

Randy Katz, *2724 E 12th St The Dalles*, provided testimony that the structure's siding is now load-bearing due to structural deterioration, and any salvage effort could cause collapse, posing safety risks. He advised that demolition be conducted by professionals. He also clarified that previous plans for a larger facility had been abandoned due to logistical and visitor access concerns.

Commissioners unanimously agreed that the replacement was overdue and consistent with historic preservation goals.

Commissioner Eagy commended the historic door design that nods to the building's purpose of housing horse-drawn vehicles.

Councilor Randall asked if anything would be salvageable from the shed. Mr. Katz responded that the materials are unsafe to reuse.

Commissioner Vercouteren noted that the white vinyl windows might not fit the look. Mr. Katz clarified that there are no windows in the new design.

With no further deliberation, this portion of the public hearing was closed at 4:24 p.m.

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It was moved by Vercouteren and seconded by Eagy to approve HLC 217-24. The motion carried 5/0; Eagy, Ercole, Randall, Reynolds, and Vercouteren voting in favor, none opposed, Gleason abstained, McNary absent.

HLC Application 218-24, Tom Giamei, 201 E 2nd Street

Request: Approval to replace four windows on the northeast wall and one door facing Court Street.

Vice Chair Ercole read the rules of a public hearing. He then asked if any Commissioner had ex parte contact, conflict of interest or bias which would prevent an impartial decision. Hearing none, Vice Chair Ercole opened this portion of the public hearing at 4:27 p.m.

Senior Planner Sandy Freund presented the Staff Report ([Attachment 2](#)). Freund explained that the windows are either boarded up or severely deteriorated, and the current door does not meet modern accessibility standards. The applicants propose replacing the windows with non-operable wood windows to match prior HLC-approved improvements. The door will be replaced with a taller, single wood-and-glass door with a sidelight, mimicking a 2019 HLC-approved design on the same building. Staff found that the project met the Secretary of the Interior's Standards and DMC Title 11 and recommended approval with conditions: The project must substantially conform to the submitted and modified plans. The applicant is required to obtain a demolition permit, building permit, and Physical Constraints Permit through the appropriate agencies. Any discovery of historical artifacts over 75 years old must comply with state regulations under the guidance of the State Archeologist. The applicant must notify the Community Development Department of any changes to the approved plans.

Tom and Lindsay Giamei, *201 E 2nd Street The Dalles*, explained that the northeast windows were excluded from previous renovation phases and are now beyond repair. They expressed their intent to preserve the building's character by installing wood windows that match existing replacements. The new entry door will provide better access to upstairs office space and comply with building code. The sidelight will provide safety visibility for foot traffic. They confirmed the fire shutters on the east windows will be retained and propped open.

Commissioners supported the request and praised the applicants' consistent attention to historic integrity.

Commissioner Gleason suggested the possibility of a transom window above the door; applicants were open to the idea.

Commissioner Eagy supported the proposal, noting the effort to preserve and reuse the building's upper floor.

Staff clarified that the application reflects use of wood materials and aligns with past approvals.

With no further deliberation, this portion of the public hearing was closed at 4:44 p.m.

It was moved by Eagy and seconded by Vercouteren to approve HLC 218-24. The motion carried 6/0; Eagy, Ercole, Gleason, Randall, Reynolds, and Vercouteren voting in favor, none opposed, McNary absent.

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RESOLUTIONS

HLC Resolution 203-25, Denise Dietrich-Bokum, FDMAH Foundation, 500 W 15th Street

It was moved by Vercouteren and seconded by Eagy to approve Resolution HLC 203-25 as written. The motion carried 5/0; Eagy, Ercole, Randall, Reynolds, and Vercouteren voting in favor, none opposed, Gleason abstained, McNary absent.

HLC Resolution 204-25, Tom Giamei, 201 E 2nd Street

It was moved by Vercouteren and seconded by Eagy to approve Resolution HLC 204-25 as written. The motion carried 6/0; Eagy, Ercole, Gleason, Randall, Reynolds, and Vercouteren voting in favor, none opposed, McNary absent.

2025 GOAL SETTING

The Commission reviewed and formally adopted the 2025 Goals, which had previously been discussed and distributed in both clean and redlined versions. Commissioners confirmed that no additional changes were needed.

Vice Chair Ercole initiated the vote to adopt the Goals. The vote carried 6/0; Eagy, Ercole, Gleason, Randall, Reynolds, and Vercouteren voting in favor, none opposed, McNary absent.

STAFF COMMENTS

Community Development Director Joshua Chandler noted that the adopted goals will be presented to City Council at its first meeting in February. He also announced plans to apply for a RARE volunteer focused on historic preservation and a SHPO grant to support implementation of the goals. The SHPO grant application is due in February, and the RARE application will be submitted in April. Staff will keep the Commission informed as those opportunities progress.

COMMISSIONER COMMENTS

Commissioner Gleason shared that he conducted research at the Oregon Historical Society and discovered a collection of historic photographs taken by former commissioner Gladys Souffer in the 1960s–1980s. The images include now-lost buildings, the railroad houses (a current goal topic), and First Street prior to the railroad relocation in the 1970s. He plans to share the materials with the Commission and continues working with staff to mitigate impacts of the First Street project on the Historic Commercial District and Chinatown site.

Commissioner Eagy announced her resignation from the Commission, effective February 28, 2025. She expressed gratitude for her time on the Commission and appreciation for the people she has worked with. She intends to stay engaged with historic preservation and may attend future meetings as a member of the public.

Commissioner Vercouteren promoted the upcoming Saturday Courthouse History Program, now in its 46th year. This year's topics include fire lookouts, the Chinese cannery crew, Jewish merchant Joseph Brown, and a final program at the Granada Theater with a historic tour by Chuck Gomez. Recordings of past programs are archived at the courthouse and Discovery Center.

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Councilor Scott Randall commented on the steady progress of local preservation efforts and expressed enthusiasm for seeing new building improvement projects presented at each meeting.

Representative Reynolds reported that Fort Dalles Museum has hired a new coordinator with a master's degree in history and extensive experience at nationally significant historic sites. The museum is undergoing reorganization and repainting, with exhibits being refreshed. She also completed a cataloging project for the Wasco County Historical Museum, creating an Excel database of historic documents and photographs from the Lou Nichols collection stored at the Rorick House.

ADJOURNMENT

Being no further business, the meeting adjourned at 4:59 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



CITY of THE DALLES
313 COURT STREET
THE DALLES, OREGON 97058

STAFF REPORT
Historic Landmarks Commission
HLC 217-24

Denise Dietrich-Bokum, Fort Dalles Museum and Anderson Homestead Foundation

Procedure Type:	Quasi-judicial
Assessor's Map:	Township 1N 13E Section 4 DB
Tax Lots:	10400
Address:	500 W. 15 th and Garrison Streets
Zoning District:	Parks and Open Space (P/OS)
Historic Status:	National Register Property & Primary – Local Landmark Inventory #55
Historic District:	N/A
Existing Use:	Fort Dalles Museum
Prepared by:	Sandy Freund, Senior Planner
Date prepared:	January 15, 2024

REQUEST: Approval for the demolition and new replacement construction of a vehicle storage building to house historic wagons.

A detailed list of the proposed materials for the replacement wagon shed is included in the application materials.

NOTIFICATION: Published advertisement in local newspaper, appearing two consecutive weeks, with the first at least 20 days prior to the hearing (January 1, 2025), notification to property owners within 100 feet, and State Historic Preservation Office (SHPO).

BACKGROUND: The Fort Dalles Museum is the location and site of the Fort Dalles Surgeon's Quarters, which includes the Gardner's Cottage, c 1856. There are two vehicle storage buildings, which were added in 1953 and 1964, both of which are not listed in the historic inventory. The applicant proposes to demolish the dilapidated three-sided wagon shed, constructed in 1964, located on the southwest corner of the property, and construct a new enclosed building to house, display and protect the historic wagons.

ANALYSIS: The Historic Landmarks Commission (Commission) is responsible for conducting hearings associated with proposed alterations to historic buildings. The Dalles Municipal Code (TDMC), 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 Commission, Chapter 11.12, and associated review criteria is to:

- *Protect historic and cultural resources from destruction, inappropriate alteration, and incompatible adjacent development;*
- *Stabilize and improve property values in historic districts and City-wide;*
- *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; and*
- *To comply with The Dalles Comprehensive Plan regarding historic resources under Statewide Planning Goal 5.*

REVIEW CRITERIA:

City of The Dalles Municipal Code, Chapter 11.12 Historic Resources

Article 11.12.070, Section 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. Findings #1 - #10 are pertinent standards from the Secretary of the Interior's Guidelines for the Treatment of Historic Properties.*
1. ***A property shall be used for its historic purpose or be placed in a new use that required minimal change to the defining characteristic of the building and its site and environment.***

FINDING #1: Applicant will retain the purpose and use of the site. The subject property is the site of the old Fort Dalles complex, first established as Camp Drum in 1850 and was the only post between Fort Vancouver and Fort Laramie. The only remaining building of old Fort Dalles is the Surgeon's Quarters, which is Oregon's premier example of the Gothic Revival Style house architecture. In 1953, the American Legion Post #19, with assistance from the Carpenter's Union, constructed the first vehicle display building on the grounds of Fort Dalles Museum to house the historic vehicle collection. That finished building was wood framed with corrugated aluminum metal siding and roofing. Over time the building deteriorated and was and the siding was replaced in 2020 after receiving approval from the HLC (File # HLC-176-20). A second vehicle storage shed, constructed in 1964, is now in deteriorated condition and is the subject of this application review. The applicant seeks approval to demolish the existing shed and rebuild it using new materials to better protect the historic wagons currently on display at the museum complex. **Criterion met.**

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

FINDING #2: Applicant requests reconstruction of the shed due to its unsafe conditions and potential damage to the historic wagons as a result of rotting wood posts supporting the structure. Due to poor initial construction and insufficient maintenance, water runoff has caused sections of the shed's wood to rot, contributing to its overall deterioration. The shed roof was constructed of various materials (plywood, skip sheathing, and tin), with supports added over the years to stabilize the structure. As mentioned, water runoff has rotted several sections of the wood structure, leading to unsafe structural conditions, as determined by an inspection completed for the applicant by a licensed contractor. The new shed structure will be constructed using complementary materials and a cohesive design, including Hardie Plank board and batten siding that mimics the appearance of wood, a 35-year composition roof, white vinyl windows, and metal-insulated garage doors. The applicant intends to preserve the existing foundation and add board-and-batten Hardie Plank siding, along with a carriage house-style design on the east side of the structure, which is currently open.

The new shed will be fully enclosed and insulated to protect the antique wagons from the elements. Designed to blend in with the historic Surgeon's Quarters and other structures on the site, the new structure will differ from the recently updated vehicle display building, which features wood framing with corrugated aluminum siding and roofing. As stated in **Finding #1**, the design of this vehicle display building was reviewed and approved by the HLC on February 12, 2020 (File # HLC 176-20). No removal or modifications to the Surgeon's Quarters structure or other site structures is proposed. Staff encourages additional discussion with the Commission regarding the colors of the proposed vinyl windows. **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 #3: Applicant is not proposing any exterior modifications that will create a false sense of historical development, with the replacement construction of the existing three-side shed intended to make the structure safe and protect the antique wagons from the elements. Staff finds that the proposed work does not create a false sense of historical development as it will not alter any historic feature. **Criterion met.**

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

FINDING #4: The existing site will be retained as the Surgeon's Quarters and Anderson Homestead. The existing vehicle display shed, which is the focus of this review, is not listed on the 1985 historic inventory sheet for the site. The proposed removal and replacement of this three-sided shed constitutes a modification to an accessory structure only, and will not affect the historic Surgeon's Quarters or the designated historic site landmark. All original uses and structures on the site will be preserved and retained. **Criterion met.**

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

FINDING #5: Applicant has provided a list of materials for the replacement wagon shed. The proposed replacement structure will include new materials resembling board and batten siding (Hardie Plank) designed to blend in with the Surgeon's Quarters and other structures on the site. The preservation of the existing foundation, combined with the proposed materials and architectural style, will help maintain the site's overall character and historical integrity. **Criterion met.**

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

FINDING #6: Applicant is proposing demolition and replacement of the existing three-sided vehicle storage shed. The applicant states the existing shed was poorly constructed with volunteer labor in 1964, and due to limited maintenance the entire structure is in poor condition and does not adequately protect the antique wagons from the elements. The applicant also indicates that the roof was constructed using different types of materials and supports have been added over the years in order to stabilize it. The west wall of the structure (the back side) is also in poor condition, with water runoff creating rotted bottom sections of the boards. Applicant has provided with the application materials, photographs of the structure to support the request to demolish and rebuild the vehicle storage shed. **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 #7: Applicant is not proposing the use of chemical or physical treatments on the structure. **Criterion not applicable.**

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

FINDING #8: Applicant is proposing minimal excavation and disturbance with this proposal by using the existing foundation and imported fill (approximately 110 yards) in order to level the site for the new shed. If historical artifacts are found to be over 75 years in age, all state laws and regulations will be required to be followed per the direction of the State Archeologist. In addition, the applicant will be required to submit a Physical Constraints Permit along with the associated building permit for the construction of the new structure as the total amount of cut/fill exceeds 50 cubic yards. **Criterion met with conditions.**

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

FINDING #9: As previously mentioned, the applicant is proposing to demolish and replace the structure with new materials resembling board and batten siding designed to blend in and be compatible with the Surgeon's Quarters and other structures on the site. The preservation of the existing foundation, combined with the proposed materials and architectural style, will help maintain the site's overall character and historical integrity. All efforts will be taken to retain the historic character of the site. **Criterion met.**

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

FINDING #10: No additions to the existing historic structure, the Surgeon's Quarters, are proposed at this time. **Criterion not applicable.**

RECOMMENDATION: Based on the application materials and findings demonstrating compliance with the applicable criteria, Staff finds this proposal meets the standards of the Secretary of the Interior and The Dalles Municipal Code, Title 11- Planning, Chapter 11.12 Historic Resources and **recommends approval of Historic Landmarks Commission No. 217-24 subject to the following conditions of approval.** This approval is based on the applicant's submitted plans, written narrative, and supplemental application materials received by December 10, 2024.

Conditions of Approval:

1. Work shall be completed in substantial conformance to the pictures and proposals as submitted, reviewed and modified.
2. The applicant shall submit plans for a demolition permit to the City of The Dalles and then Wasco County Building Codes.
3. The applicant shall submit plans for a building permit to City of The Dalles and then Wasco County Building Codes.
4. The applicant shall submit a Physical Constraints Permit to be reviewed and approved by the City Engineer for all cut/fill, grading, and groundwork required for the construction of the new structure.
5. If historical artifacts over 75 years old are found on the site in relation to the proposed project, resulting from land disturbance, excavation, or grading activities, all applicable state laws and regulations shall be followed in accordance with the guidance of the State Archeologist.
6. The applicant is required to notify the Community Development Department of any alteration of approved plans.



CITY of THE DALLES
313 COURT STREET
THE DALLES, OREGON 97058

STAFF REPORT
Historic Landmarks Commission
HLC 218-24
Tom Giamei, Giamei Properties, LLC

Procedure Type:	Quasi-judicial
Assessor's Map:	Township 1N 13E 3 BD
Tax Lots:	3900
Address:	201 E. 2 nd Street
Zoning District:	Central Business Commercial (CBC) with CBC-1 and CBC-2 Overlay.
Historic Status:	Primary Resource / Eligible/Contributing (per SHPO)
Historic District:	The Dalles Commercial
Existing Use:	American Legion – (a.k.a. Schanno Building)
Prepared by:	Sandy Freund, Senior Planner
Date prepared:	January 15, 2024

REQUEST: Approval to replace four windows on the northeast wall and one door facing Court Street.

A detailed list of the proposed materials for the replacement windows and door is included in the application materials.

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

BACKGROUND: The Schanno Building, c 1892, commonly known as the American Legion Building The Dalles Post #19, is a two-story brick Mediterranean Revival building with basement and masonry foundation, and flat roof with a short parapet wall with built-up coping. Corbelled chimneys cap the roof. The projecting cornice is supported by decorative modillions. A wide frieze extends around the sides of the building. The one over one double-hung wood sash second floor windows are capped with segmental arches. Raised quoins define the corners of the building. A corbelled stringcourse separates the first and second stories.

The building was extensively remodeled c. 1915 with application of concrete over the brick on the second floor. The stucco cladding was scored to resemble ashlar stone blocks. Cast-iron pilaster is visible on the west and south elevations, though some has been removed due to later alterations. The transoms on the front (south) elevation have been boarded over and the storefronts altered. Stairs to the basement and door to the upstairs are located on the ground floor (west elevation). With the exception of extensive ground floor alterations, the building is considered in fair-good condition. The Schanno Building was constructed c. 1892 after a fire destroyed many downtown structures in 1891. The lower floor was used as a merchandise store and the upper floor was used as the ticket office for the Columbia River and Northern Railway, as well as offices for a the law firm of Bennett and Sinnot. Lastly, the upper floor also served as an armory for the 3rd Regiment of the Oregon National Guard.¹

Currently, the ground floor of the building is being used as retail space, and the upper (second) floor used as office space. The proposal is to replace four upper floor windows adjacent to the alley on the northeast side of the building, and replace the existing door facing Court Street.

ANALYSIS: The Historic Landmarks Commission (Commission) is responsible for conducting hearings associated with proposed alterations to historic buildings. The Dalles Municipal Code (TDMC), 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 Commission, Chapter 11.12, and associated review criteria is to:

- *Protect historic and cultural resources from destruction, inappropriate alteration, and incompatible adjacent development;*
- *Stabilize and improve property values in historic districts and City-wide;*
- *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; and*
- *To comply with The Dalles Comprehensive Plan regarding historic resources under Statewide Planning Goal 5.*

REVIEW CRITERIA:

City of The Dalles Municipal Code, Chapter 11.12 Historic Resources

Article 11.12.070, Section 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. Findings #1 - #10 are pertinent standards from the Secretary of the Interior's Guidelines for the Treatment of Historic Properties.*

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

¹ National Register of Historic Places, Section number 7, page 98)

FINDING #1: Applicant is requesting to retain the historic purpose of the original use, which includes retail on the ground floor and office uses on the second floor. Applicant wishes to replace four windows and one door in order to retain the characteristics of the building. **Criterion met.**

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

FINDING #2: Applicant requests the replacement of four windows and one door with materials that match the existing building's style. The new windows will feature clear glass and black pine wood sashes. The proposed door will be made of hemlock wood with double-paned glass and oil-rubbed bronze hinges. All replacements will closely match the dimensions and appearance of the original windows and door. The side entry door was replaced during alterations made by the American Legion. The newly proposed door will be of same dimensions, however clearly function with improved accessibility, as a primary entrance for the office space on the second floor. The removal of historic materials or alterations of features and spaces characterizing the building and property is not proposed. **Criterion met with conditions.**

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

FINDING #3: Applicant is not proposing exterior modifications that will create a false sense of historical development, with the restoration work intended to bring the building back to its near original state. The new windows (vertical, double-hung sash) and side entry door will use similar wood materials, hardware and design of original items. Staff finds that the proposed work does not create a false sense of historical development as it will not alter any historic feature. **Criterion met.**

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

FINDING #4: The building was extensively remodeled c. 1915 with application of concrete over the brick on the second floor. The stucco cladding was scored to resemble ashlar stone blocks. Cast-iron pilaster is visible on the west and south elevations, though some has been removed due to later alterations. The transoms on the front (south) elevation have been boarded over and the storefronts altered. The applicant is not proposing alterations to these existing conditions. Applicant wishes to replace four windows facing the alley and the side-entry door to as near original condition as possible. All original uses (ground floor retail and second floor office space) will be retained and preserved. **Criterion met.**

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

FINDING #5: Applicant has provided a list of materials for the replacement of the windows and door using materials and finishes closely matching the original windows and door, making every effort to replicate the appearance of the building. Preservation of the building's overall characteristics will be retained. **Criterion met.**

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

FINDING #6: Applicant states that the four windows are severely damaged, posing both safety and structural risks. The glass is broken and cracked beyond repair, while flaking paint and unstable wooden supports compromise the overall integrity of the window frames. Some sections of the windows have been removed due to deterioration, and two windows have been boarded up or shuttered. Additionally, the door shows significant deterioration and functional issues, including failing hardware and a vertical mullion resulting in a door that may not meet current building code standards. The newly proposed door will match the other doors on the building along E. 2nd Street in both functionality and style. Recent updates to the building were approved in 2019 for a two-phased façade improvement for windows and doors (File # HLC 172-19) Applicant has provided photographs of the windows and door to support the request. **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 #7: Applicant is not proposing the use of chemical or physical treatments on the structure. **Criterion not applicable.**

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

FINDING #8: Applicant is not proposing disturbance of significant resources. **Criterion not applicable.**

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

FINDING #9: As previously mentioned in FINDING #6, the applicant proposes using materials for the replacement windows and door, including the door's functionality, that closely match the original materials to ensure preservation and compatibility, in size, scale, and architectural features to protect the historic integrity of the building. **Criterion met.**

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

FINDING #10: No building additions are proposed at this time. **Criterion not applicable.**

Article 11.12.095 Design Guidelines for The Dalles Commercial Historic District and Trevitt's Addition

F. New Construction and Rehabilitation.

1. *New construction is necessary to accommodate expanding and new needs of a healthy downtown. There are existing gaps in the downtown that should be filled. New construction should maintain the character of The Dalles by not hiding building additions but in making them sympathetic to the historic buildings and town form without imitating past architectural styles.*
2. *Guidelines.*
 - a. *New construction fronting streets should be in keeping with the original architectural character, color, mass, scale and materials of the neighboring buildings (see Subsection D, Secretary of the Interior's Standards for Rehabilitation).*
 - b. *Additions to existing buildings should be in keeping with the original architectural character, color, mass, scale and materials (see Subsection D, Secretary of the Interior's Standards for Rehabilitation).*
 - c. *New construction should fill in gaps in the urban fabric; tight to the sidewalk or vertical edge, reinforcing the enclosure of the street.*
 - d. *Existing additions to historic buildings should be evaluated for their sympathy with the historic building and their contribution to the downtown character.*

FINDING #11: Applicant is replacing four existing windows and one door, with no new construction or additions proposed. **Criterion not applicable.**

G. Streetscape.

1. *The Dalles' downtown is a pedestrian friendly environment resulting from the storefronts, width of sidewalks, and features such as street lights. New construction and rehabilitation should contribute in making downtown The Dalles an inhabitable place that is pleasant for walking, providing a buffer zone of parked cars between automobile traffic and pedestrians, while also reinforcing the rhythm of the street.*
2. *Guidelines.*
 - a. *Landscaping is not recommended because historically there was none.*
 - b. *Historically appropriate street lights should be installed.*
 - c. *Streetlights and other sidewalk elements should be placed so as not to obscure line of vision of automobiles.*
 - d. *Garbage cans are unattractive and should not be part of the streetscape.*
 - e. *A downtown maintenance program should be implemented to keep streets and sidewalks clean.*

FINDING #12: Applicant is not proposing any modifications to the existing streetscape with this proposal. **Criterion not applicable.**

K. Materials.

1. *The sense of cohesiveness and continuity of The Dalles' commercial area derives in part from the consistent use of building materials in building facades. New construction and*

rehabilitation should use appropriate materials that provide scale making a more pedestrian friendly environment.

2. *Guidelines.*

- a. For building renovations, original materials should be restored wherever possible.*
- b. When materials need to be replaced for restoration they should be compatible in quality, color, texture, finish and dimension to the original materials (see Subsection D, Secretary of the Interior's Standards for Rehabilitation).*
- c. New construction should use materials compatible with the historic buildings in quality, color, texture, finish and dimension. Predominant materials of the commercial historic district are:*
 - brick*
 - stone*
 - cast iron*
 - glazed terra cotta*
 - cement plaster (stucco)*
- d. The use of wood for windows is recommended.*
- e. The use of reflective and smoked glass is prohibited.*
- f. Whenever possible, the natural color of the materials should be retained.*
- g. An ordinance prohibiting the painting of brick, unless it is damaged or has already been sandblasted, should be adopted.*
- h. Sandblasting of brick is prohibited as it severely damages the brick.*
- i. When painting a building the following color scheme is recommended:*
 - darkest-window sash*
 - medium-building*
 - lightest-trim, detail*

FINDING #13: Applicant is proposing replacement of four severely deteriorated windows on the second floor and one door on Court Street using the recommended wood materials, hardware and design. Windows will be double-hung with wood frame and sashing replicating the original Schanno Building windows as described in the historic inventory documentation. The applicant has stated that the proposed door will be made of wood and glass to match the style of the other doors on the building along E. 2nd Street. Replacing the double door with a single door will not only improve accessibility but also create a wider opening within the existing frame dimensions by removing the vertical mullion. As mentioned in FINDING #6, recent updates to the building were approved in 2019 for a two-phased façade improvement for windows and doors. (File # HLC 172-19). The proposed door will match in both style and materials, the door(s) approved as part of HLC 172-19. The applicant has explained to staff that modifications made by the American Legion rendered the side door unusable as a main entrance to the office space on the second floor. The applicant has provided that all material will be compatible in

quality, color, texture, finish and overall dimensions to the original materials and follow the Secretary of the Interior's Standards for Rehabilitation.

Pursuant to TDMC 11.12.095 (D), historic standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility. **Criterion met with conditions.**

L. Roof Form.

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

FINDING #14: No modifications to the existing roof line are proposed with this application. **Criterion not applicable.**

M. Commercial Front.

1. *The continuous commercial fronts of downtown The Dalles make a consistent, pedestrian friendly backdrop for a wide variety of businesses. The storefront is predominantly made up of glazing with only structure and decoration revealed. The upper stories consist mostly of wall with discreet window openings. New construction and rehabilitation should maintain the continuity of the multi-story buildings and the clear distinction between storefront and upper floor office or residences through facade treatment and articulation.*
2. *Guidelines.*
 - a. *Primary entrances should be recessed, glazed and oriented to the street rather than to a rear or interior alley.*
 - b. *Tiled floors are highly effective in marking the recessed entrance.*
 - c. *The use of large, clear plate glass for display windows incorporated with transom windows is recommended.*
 - d. *The use of vertical, double-hung windows; either singly or in groups is recommended on the upper levels.*

- e. Window bulkheads of the historic type are recommended.*
- f. Identify and retain fragments such as earlier window systems and no longer used door locations which evoke a sense of the building's history.*
- g. The use of historic photographs for reference is recommended.*
- h. Development and adoption of a Facade Improvement Plan is recommended*

FINDING #15: The proposed rehabilitation will not alter the existing building and will maintain the continuity of the multi-story building with a clear distinction between the ground floor retail/storefront and second floor discrete office space through the existing facade articulation. The proposed second floor window replacement is along the alley, opposite of 2nd Street, and the door replacement is along Court Street. The alleyway does not experience pedestrian traffic to the same extent as 2nd Street. The applicant intends to use vertical, double-hung windows with wood frame and sashing, and wood and glass for the new replacement door to match the previous approval in 2019 (File # HLC 172-19).

Criterion met.

N. Awnings.

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

2. Guidelines.

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

FINDING #16: Applicant is not proposing the installation of awnings. **Criterion not applicable.**

RECOMMENDATION: Based on the application materials and findings demonstrating compliance with the applicable criteria, Staff finds this proposal meets the standards of the

Secretary of the Interior and The Dalles Municipal Code, Title 11- Planning, Chapter 11.12 Historic Resources and **recommends *approval* of Historic Landmarks Commission No. 218-24 subject to the following conditions of approval.** This approval is based on the Applicant's written narrative, and supplemental application materials received by December 20, 2024.

Conditions of Approval:

1. Work shall be completed in substantial conformance to the pictures and proposals as submitted, reviewed and/or modified.
2. The replacement door on Court Street shall compliment the building and meet applicable design standards. If building code requirements are contrary to the design standards, the applicant will need to work with both the City and Building Codes to ensure that the materials are complimentary to the historic building and the design guidelines.
3. The applicant shall submit plans for a building permit to City of The Dalles and then Wasco County Building Codes.
4. If historical artifacts over 75 years old are found on the site in relation to the proposed project, resulting from land disturbance, excavation, or grading activities, all applicable state laws and regulations shall be followed in accordance with the guidance of the State Archeologist.
5. The applicant is required to notify the Community Development Department of any alteration of approved plans.



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

Application #: HLC 219-24
Filing Fee: \$ 85
Receipt #: 243187062
Deemed Complete: _____
Ready to Issue: _____
Date Issued: _____

Received: 05/16/2025

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: Ellen Potter

Address: 14 Lupine Ln

PO Box 917 Lyle, WA 98635

Phone #: (541) 705-5597

Email: director@thedallesartcenter.org

Legal Owner (if different than Applicant)

Name: Chambers Woods Stauffer LLC

Address: PO Box 365

Dufur, OR 97021

Phone #: (541) 993-2202

Email: jlstaffer@att.net

Property Information

Address: 102 E 2nd

Map and Tax Lot: 01N13E03BC0010000

Zone: Tax Code area 1211, Class 201

Current Use: office building

List any known archeological resources on site:

Department Use Only

Historic Name (if any): _____

Year(s) Built: _____

Historic Building/Site: ☐ Yes ☐ No

Historic Classification: _____

Historic District: ☐ Trevitt's Addition

☐ Downtown Commercial

Project Information

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

Briefly describe the proposed project:

A mural will be painted on the south-facing wall, facing the alley. This mural will be painted by students as a part of The Dalles Art Center's Summer Art Camp. The mural will be a historical reference to the Carnegie Library. It will reference the vintage Winnie the Pooh mural in the Children's section, that has been preserved at TDAC.

Will the use change as a result of this application?

☐ Yes

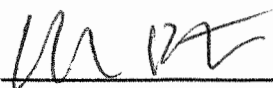
☒ No

Please submit the following information with this application:

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

Signature of Applicant

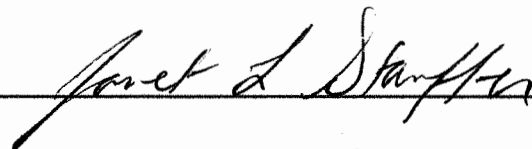
Signature of Property Owner



5/15/25

Date

2/11



Date



STAFF REPORT
Historic Landmarks Commission
HLC 219-24

Applicant: Ellen Woods-Potter, The Dalles Art Center
Procedure Type: Quasi-judicial
Assessor's Map: Township 1N 13E 3 BC
Tax Lot: 100
Address: 102 E. 2nd Street
Zoning District: Central Business Commercial (CBC) with CBC-1 Overlay
Historic Status: Not eligible/Non-Contributing (per SHPO)
Historic District: The Dalles Commercial
Existing Use: Chiropractic office – (historic name: Union Oil)
Prepared by: Sandy Freund, Senior Planner
Hearing Date: June 25, 2025

REQUEST: Applicant requests approval to paint a mural on the south-facing alley wall of the subject property.

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

BACKGROUND: The Union Oil building, c 1930, is a one-story brick building on the southeast corner of East 2nd Street and Union Street. The building currently comprises two tenant spaces: office use and medical use. The proposed mural will be on the south facing wall in the alley of the chiropractic practice on the east side of Union Street. The subject building was added as part of The Dalles Commercial Historic District's designation on November 4, 1986. The structure itself is not listed as a historic structure, and is listed as *Not Eligible/Non-Contributing* with SHPO.

The proposed mural will be painted by The Dalles Art Center Summer Art Camp students under the guidance of local muralist and instructor Denae Manion. The mural will be no larger than 8ft x 16ft, the distance between the window and door on the back wall (Attachment#1). The subject matter of this mural will be similar to the original Winnie the Pooh, which now falls under public

domain. This is in reference to an original mural from the children's section of the old Carnegie Library, the current home of The Dalles Art Center. Applicant states a portion of this indoor mural was preserved when the building became the The Dalles Art Center, and it is a nod to the literature and community focus of the time (Attachment #2). The proposed mural will be "by kids, for kids", bringing a sense of levity and joy to the children of the community. Applicant has provided photos of the original sketch and text explaining the sketch. (Attachments #3 and #4) The proposed mural will combine elements from Attachments #2 and #3, offering a historical representation of Winnie the Pooh, his friends, and the Hundred Acre Wood.

ANALYSIS: The Historic Landmarks Commission (Commission) is responsible for conducting hearings associated with proposed alterations to historic buildings or buildings in a historic district. The Dalles Municipal Code (TDMC), 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 Commission, Chapter 11.12, and associated review criteria is to:

- *Protect historic and cultural resources from destruction, inappropriate alteration, and incompatible adjacent development;*
- *Stabilize and improve property values in historic districts and City-wide;*
- *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; and*
- *To comply with The Dalles Comprehensive Plan regarding historic resources under Statewide Planning Goal 5.*

REVIEW CRITERIA:

City of The Dalles Municipal Code, Chapter 11.12 Historic Resources

Article 11.12.070, Section 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 Secretary of the Interior's Guidelines for the Treatment of Historic Properties.*
 1. ***A property shall be used for its historic purpose or be placed in a new use that required minimal change to the defining characteristic of the building and its site and environment.***

FINDING #1: There are no plans for modifications to the existing use of the building. Additionally, the building is listed as a Non-Contributing resource. **Criterion not applicable.**
 2. ***The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.***

FINDING #2: Applicant states there will be no removal of historic materials or alteration to portions of the building that characterize the property. The mural will be placed on the back-side of the building in the alley on modern paneling. **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 #3: The proposed mural will be clearly made of paint. No additional materials or features will be added to the building. Staff finds that the proposed work does not create a false sense of historical development as it will not alter the building's location within the historic district. **Criterion met.**

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

FINDING #4: There are no structural changes proposed to this building; the building will maintain The Dalles Commercial Historic District designation. **Criterion not applicable.**

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

FINDING #5: The proposed mural will not affect any distinctive features of the building. The building gained designation due to the year it was built, c. 1930, and its location within The Dalles Commercial Historic District. The mural will be painted on the alley facing wall, which is comprised of wood paneling and not brick found on other portions of the building. Preservation of the building's overall characteristics will be retained. **Criterion met.**

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

FINDING #6: The proposal does not seek to alter historic features. **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 #7: Applicant is not proposing the use of chemical or physical treatments on the structure. **Criterion not applicable.**

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

FINDING #8: Applicant is not proposing excavation or ground disturbance with this project. **Criterion not applicable.**

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated*

from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

FINDING #9: Applicant states the proposed mural will not destroy historic materials. It will be clearly differentiated as a new mural, but will feature vintage colors and subject matter fitting with the aesthetic of the building. **Criterion met.**

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

FINDING #10: No building additions are proposed at this time. **Criterion not applicable.**

Article 11.12.095 Design Guidelines for The Dalles Commercial Historic District and Trevitt's Addition.

O. Signs.

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

2. *Guidelines.*

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

FINDING #11: Guideline “h” is the applicable guideline in this section. With that said, the building is classified as *Not Eligible/Non-Contributing*, and is neither *primary or secondary*; however, located within The Dalles Commercial Historic District. The alley facing wall of the building is comprised of wood paneling and not brick as the other portions of the building

are. Applicant proposes painting the mural on this rear facing, paneled wall. (Attachment #1).
Criterion not applicable.

RECOMMENDATION: Based on the application materials and findings demonstrating compliance with the applicable criteria, Staff finds this proposal meets the standards of the Secretary of the Interior and The Dalles Municipal Code, Title 11- Planning, Chapter 11.12 Historic Resources and **recommends *approval* of Historic Landmarks Commission No. 218-24 subject to the following conditions of approval.** This approval is based on the Applicant's written narrative, and supplemental application materials received on May 16, 2025.

Conditions of Approval:

1. Work shall be completed in substantial conformance to the pictures and proposals as submitted, reviewed and/or modified.
2. Applicant will be required to obtain a sign permit approved by the Community Development Department prior to the mural being installed/painted.
3. Applicant is required to notify the Community Development Department of any alteration to the approved plans.

ATTACHMENTS:

- **Attachment 1: Photo, Proposed Mural Location**
- **Attachment 2: Photo, Mural Design**
- **Attachment 3: Photo, Original Sketch, Winnie the Pooh**
- **Attachment 4: Photo, Description of Winnie the Pooh Sketch**
- **Attachment 5: Historic Site Record**



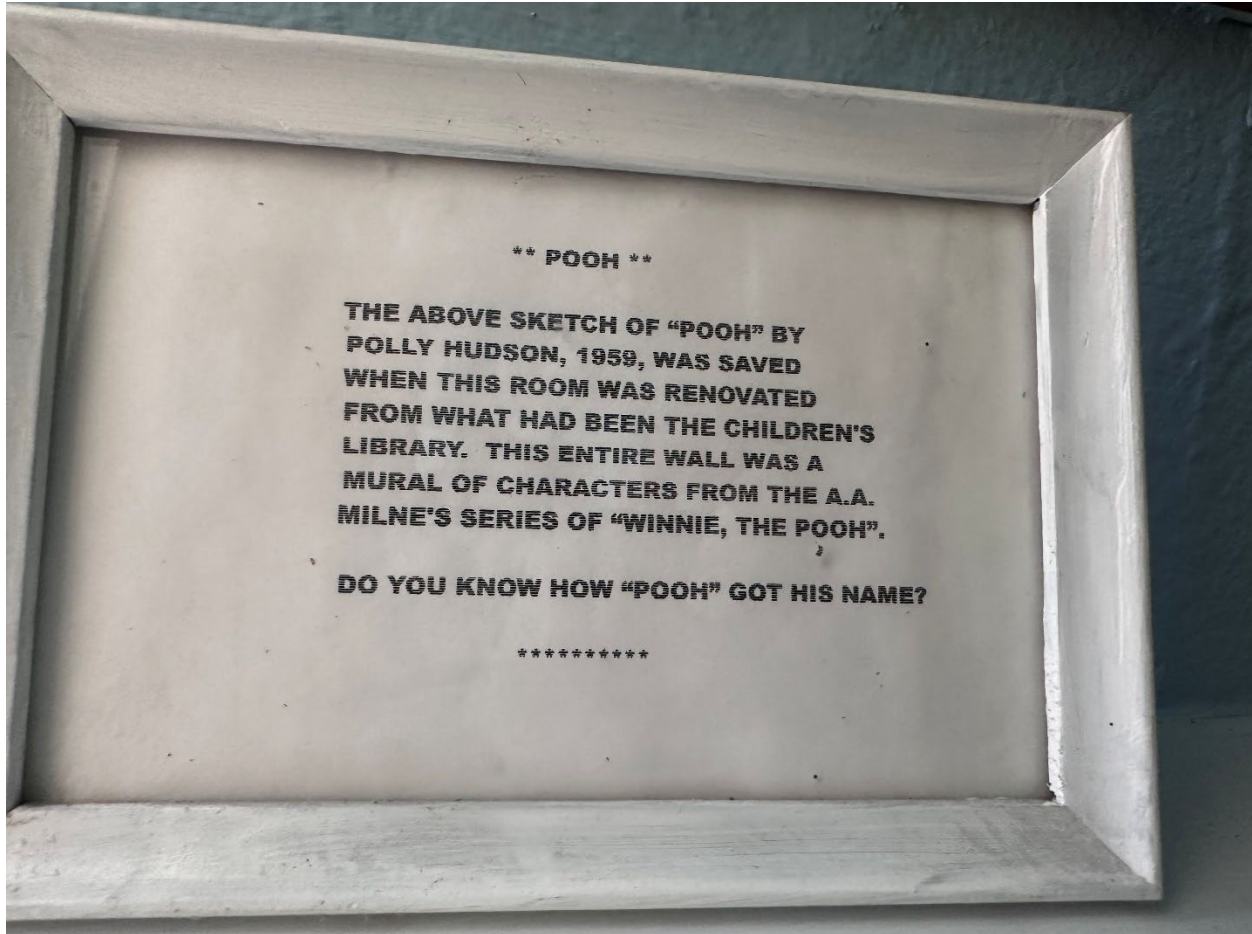
Planned Mural Location



Mural Design



Original Winnie the Pooh Sketch



Description of Winnie the Pooh Sketch

Oregon Historic Site Record

LOCATION AND PROPERTY NAME			
address:	102 E 2nd St The Dalles, Wasco County	historic name:	Union Oil
assoc addresses:		current/other names:	Union Service Station
location descr:		block/lot/tax lot:	
		townshp/rng/sect/qtr sect:	1N 13E 3
PROPERTY CHARACTERISTICS			
resource type:	Building	height (stories):	1.0
elig evaluation:	not eligible/non-contributing	total elig resources:	total inelig resources:
prim constr date:	c.1930	NR Status:	Listed in Historic District
	second date:	date indiv listed:	
primary orig use:	COMMERCIAL: General	orig use comments:	
second orig use:		prim style comments:	
primary style:	Other / Undefined	sec style comments:	
secondary style:		siding comments:	
primary siding:	Concrete Block	architect:	
secondary siding:	Brick:Other/Undefined	builder:	
plan type:			
comments/notes:			
GROUPINGS / ASSOCIATIONS			
Survey/Grouping Included In:	Type of Grouping	Date Listed	Date Compiled
The Dalles Commercial Historic District	Listed Historic District	11/04/1986	
SHPO INFORMATION FOR THIS PROPERTY			
NR date listed:	N/A	106 Project(s):	None
ILS survey date:		Special Assess Project(s):	None
RLS survey date:		Federal Tax Project(s):	None
ARCHITECTURAL / PROPERTY DESCRIPTION			
<i>(Includes expanded description of the building/property, setting, significant landscape features, outbuildings and alterations)</i>			
Refer to scanned documents links.			
HISTORY			
<i>(Chronological, descriptive history of the property from its construction through at least the historic period - preferably to the present)</i>			
Refer to scanned documents links.			
RESEARCH INFORMATION			
Title Records	Census Records	Property Tax Records	Local Histories
Sanborn Maps	Biographical Sources	SHPO Files	Interviews
Obituaries	Newspapers	State Archives	Historic Photographs
City Directories	Building Permits	State Library	
Local Library:		University Library:	
Historical Society:		Other Respository:	
Bibliography:			



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

HISTORIC LANDMARKS RESOLUTION NO. 205-25

Adopting The Dalles Historic Landmarks Commission Application #219-24, Ellen Potter, The Dalles Art Center. This application is for a Historic Landmarks Commission hearing to gain approval to paint a mural on the south-facing wall of the subject property. The property is located at 102 E. 2nd Street and further described as 1N 13E 3 BC tax lot 100. The Union Oil building, c. 1930, is a one-story brick building on the southeast corner of East 2nd Street and Union Street. The structure itself is not listed as a historic structure, and is listed as *Not Eligible/Non-Contributing* with SHPO. 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 June 25, 2025 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 219-24 and the minutes of the June 25, 2025 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 219-24, **Ellen Potter, The Dalles Art Center**, is *approved* with the following conditions:
 - 1. Work shall be completed in substantial conformance to the pictures and proposals as submitted, reviewed and/or modified.
 - 2. The applicant will be required to obtain a sign permit approved by the Community Development Department prior to the mural being installed/painted.
 - 3. The applicant is required to notify the Community Development Department of any alteration of 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 25TH DAY OF JUNE, 2025.

Robert McNary, Chair
Historic Landmarks Commission

I, Joshua Chandler, Director, 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 June 25, 2025.

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

ATTEST: _____

Joshua Chandler, Director
Community Development Department, City of The Dalles