

## AGENDA

### HISTORIC LANDMARKS COMMISSION

January 25, 2023

4:00 p.m.

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

Via Zoom

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

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

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

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF AGENDA
5. ELECTION OF OFFICERS
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 212-22, Colin Jensen, Thesis Studio Architecture, 301-307 E. 2<sup>nd</sup> Street
  - Request: Approval to redevelop the second floor office space into eight self-contained affordable housing units.
8. RESOLUTION
  - A. HLC Resolution 196-23: Approval of HLC Application 212-22, Colin Jensen/Thesis Studio Architecture, 301 E 2<sup>nd</sup> St
9. 2023 GOAL SETTING
10. DISCUSSION ITEM
11. STAFF COMMENTS
12. COMMISSIONER COMMENTS

### 13. ADJOURNMENT

---

Meeting conducted in a room in compliance with ADA standards.

Prepared by/  
Kaitlyn Cook, Associate Planner  
Community Development Department



**STAFF REPORT  
HISTORIC LANDMARKS REVIEW  
HLC 212-22**

**TO:** The Dalles Historic Landmarks Commission

**FROM:** Kaitlyn Cook, Associate Planner

**HEARING DATE:** Wednesday, January 25, 2023

**ISSUE:** The Applicant is requesting approval to modify an existing building from a commercial office use to a mixed-use development with 8 residential units.

**SYNOPSIS:**

|                 |  |
|-----------------|--|
| APPLICANTS      | Colin Jensen/ Thesis Studio Architecture                                     |
| PROPERTY OWNER  | Brandon Rush   |
| LOCATION        | 301, 303, 305, 307 East 2 <sup>nd</sup> Street                               |
| ZONING          | “CBC-1 and CBC-2”– Central Business Commercial, Commercial Historic District |
| EXISTING USE    | Commercial   |
| SURROUNDING USE | Commercial   |
| HISTORIC STATUS | Primary  |

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

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

**BACKGROUND:** The Pioneer Building was constructed in 1881. This building was a general merchandising store and departure point for long caravans of freight wagons loaded with goods bound for Eastern Oregon. In the early 1900’s, it was converted to a grocery store with offices on the second floor. This building was originally two structures that were remodeled into one

structure with a stucco exterior. There are two pilasters featured on the building. The western pilaster is a simple plaster design while the eastern pilaster is composed of a cast iron base with decorative block above. The western storefront retains some of the original 1930's design in the tiled bulkhead and a wood store door. Ground story alterations on the southwest corner include the addition of brick and stone veneer (1964) on the shop front with a metal awning that is located between the first and second floor. This building is considered to be in good condition.

**ANALYSIS:** The Historic Landmarks Commission is responsible for conducting hearings dealing with proposed alterations to historic buildings. The Dalles Municipal Code, Title 11 Planning, Chapter 11.12 – Historic Resources provides process as well as established design guidelines to assist the Commission in making these decisions. The purpose of the Historic Landmarks Commission, the Historic Code and the review criteria are to:

- *Protect historic and cultural resources from destruction, inappropriate alteration, and incompatible adjacent development;*
- *Stabilize and improve property values in historic districts and citywide;*
- *Enhance the city's attractiveness to visitors and residents, and stimulate business, industry and tourism;*
- *Educate The Dalles' citizens and visitors concerning the city's heritage;*
- *Preserve the historic housing stock of The Dalles;*
- *Comply with The Dalles comprehensive Plan regarding historic resources under Statewide Planning Goal 5.*

## **A. THE DALLES MUNICIPAL CODE – TITLE 11.12 – HISTORIC RESOURCES – CODE RELATING TO HISTORIC RESOURCES WITHIN THE CITY OF THE DALLES.**

Section 11.12.070, Subsection A. Review Criteria:

3. "Secretary's Standards. Commission decisions shall be based on the Secretary of the Interior's Guidelines for the Treatment of Historic Properties." The following are pertinent standards from the "Guide".

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

**FINDING 1:** The Applicant received conditional approval for a Site Plan Review (SPR 517-22) from the Community Development Department for this development to convert the second story offices into residential apartments. This proposal maintains the first floor commercial use to preserve the building's historic use and commercial appearance. Many of the remaining defining characteristics of this building will remain with this development such as the pilasters, awning, stucco, painted brick, and cornice design. Weaving in the historic characteristics with the new, this development proposes to replace the existing deteriorating tile, install new siding, add signage, repaint, incorporate new decorative composite paneling, and install new windows. These new windows would replace the original wood windows with a double hung sash with a single-hung steel sash featuring divided lights and spacer bars. Staff will assess the compliance of these proposed materials in the subsequent findings. Providing second story housing is

encouraged in the downtown, and the residential use does not require changing the defining characteristics of the building. **Criterion met.**

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

**FINDING 2:** Aside from replacing the original windows, the proposed exterior modifications will be replacing material that is not original to the building. The National Register of Historic Places inventory describes this building having double hung wood windows on the second story. These windows add to the historic character of the property and their removal should be avoided. The Applicant stated in their application that they would like to replace the windows for economic and technical feasibility. Staff will add as a condition of approval that the Applicant utilize wood windows for any window replacements and alter the building elevations to illustrate this modification. **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:** Staff found that changing the second story offices to residential units does not create a false sense of historical development as this building will maintain the commercial first floor. The Applicant is proposing to replace the second story wood windows with single-hung steel sash windows with divided lights. The Applicant's narrative included with their application draws a comparison to the nearby Civic Auditorium and historic U.S. Post Office (currently Amerititle) which utilizes this window type. Staff found this feature is not compatible with this development as it adds an architectural element not currently found on this building. Staff will add as a condition of approval that the Applicant utilize wood windows for any window replacements and alter the building elevations to illustrate this modification. **Criterion met with conditions.**

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 Applicant is proposing to replace the existing tile on the first floor that was installed in the 1930's per the physical description in the historic inventory. These tiles show signs of deterioration and the Applicant is proposing to replace these tiles with black subway tiles to provide a cohesive pedestrian storefront. Currently, the first floor of the building illustrates a multitude of non-historic material such as faux brick and stone veneer. While this is not the same color and design, it is being replaced with the same material to match their overall design. The tile was not original to the building, however, being installed in the 1930's it has acquired some historical significance to the building. Staff found that replacing the deteriorating tile with new tile to match the façade is satisfactory. **Criterion met.**

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

**FINDING 5:** The Applicant is maintaining many historic features of this building. Since the wood windows are described in the National Register of Historic Places inventory sheet, Staff found that replacing the existing wood windows would be removing an example of craftsmanship that characterizes this building. These windows add to the historic character of the property and their removal should be avoided. However, if repairing the existing windows is impractical due to deterioration, the Applicant may replace the windows. Staff will add as a condition of approval that the Applicant utilize wood windows for any window replacements and alter the building elevations to illustrate this modification. **Criterion met with conditions.**

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

**FINDING 6:** The ground floor features a multitude of different façade materials including faux brick, tile, and stone. Other than the tile as described in Finding 4, the ground floor façade material is not considered historic to the building. As described in the Applicant's narrative, they are choosing façade material that are compatible with the historic downtown to create an enhanced pedestrian experience. The second story features painted brick, stucco, pilasters, wood windows, and a decorative cornice. The Applicant is maintaining the existing brick and stucco with new paint. In addition, they are proposing to replace the existing wood windows with single hung steel sash windows with divided lights. While these windows are not changing the rough openings, they would be replacing this distinctive feature with a different material and overall design. Staff found the proposed windows are not compatible with this building as mentioned in the findings above. Staff will add as a condition of approval that the Applicant utilize wood windows for any window replacements and alter the building elevations to illustrate this modification. **Criterion met with conditions.**

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

**FINDING 7:** The Applicant is not proposing any sandblasting with this development. Any planned cleanings will be required to meet the standards set forth by the Secretary of Interior. **Criterion met with conditions.**

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

**FINDING 8:** No excavation or ground disturbance is indicated in this application. **Criterion not applicable.**

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

**FINDING 9:** All of the exterior modifications are similar in the massing, size and scale of features that are currently on the property. For example, the proposed windows on the second story will be utilizing the existing window openings. See the subsequent findings for the new façade features material compatibility analysis. **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 are proposed with this development proposal. The development shall maintain the essential form of the existing building. **Criterion met.**

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

*F. New Construction and Rehabilitation.*

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

*2. Guidelines.*

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

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

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

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

**FINDING 11:** No new additions are proposed with this development. This proposal is within the building envelope therefore, the criterion does not apply. **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:** This development will retain the first floor as a commercial use. The commercial portion of the first floor will retain a pedestrian friendly commercial front with the existing windows, updated façade improvements distinguishing each store, awning, and string lighting. A shared refuse area is located on the rear of the building. An existing trashcan is incorporated in the streetscape for pedestrian use. Landscaping is not proposed with this development, nor are any street improvements. The two period streetlights that abut this development will be retained. **Criterion met.**

H. *Building Setback.*

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

**FINDING 13:** This development is not affecting the building footprint or setbacks, as it is an existing building. **Criterion not applicable.**

K. *Materials.*

1. *The sense of cohesiveness and continuity of The Dalles' commercial area derives in part from the consistent use of building materials in building facades. New construction and rehabilitation should use appropriate materials that provide scale making a more pedestrian friendly environment.*
2. *Guidelines.*
  - a. *For building renovations, original materials should be restored wherever possible.*
  - b. *When materials need to be replaced for restoration they should be compatible in quality, color, texture, finish and dimension to the original materials (see Subsection D, Secretary of the Interior's Standards for Rehabilitation).*
  - c. *New construction should use materials compatible with the historic buildings in quality, color, texture, finish and dimension. Predominant materials of the commercial historic district are:*
    - brick



- stone
  - cast iron
  - glazed terra cotta
  - cement plaster (stucco)
- d. The use of wood for windows is recommended.
- e. The use of reflective and smoked glass is prohibited.
- f. Whenever possible, the natural color of the materials should be retained.
- g. An ordinance prohibiting the painting of brick, unless it is damaged or has already been sandblasted, should be adopted.
- h. Sandblasting of brick is prohibited as it severely damages the brick.
- i. When painting a building the following color scheme is recommended:
- darkest-window sash
  - medium-building
  - lightest-trim, detail

**FINDING 14:** The proposed façade materials are as follows:

- **Composite paneling:** The paneling will be below the large display windows on some storefronts. While composite material is not considered wood when historic standards are considered, it is not a predominate feature in the proposed façade. The Applicant provided a comparison illustrating how the composite paneling mimics the cast iron façade present on buildings downtown.
- **Siding:** The building elevations illustrate “new siding” that will be installed in replacement of the stone on western façade. Staff will add as a condition of approval that the Applicant describe the new siding material on the building elevations. This siding shall be compatible with the applicable standards in The Dalles Municipal Code Chapter 11.
- **Single hung steel sash windows with divided lights:** Wood windows are described in the historic inventory for this building. Replacing the windows with steel would not be complaint with historic standards nor match the original material for this building. If windows need to be replaced, it is recommended they are replaced with wood windows. Staff will add as a condition of approval that the Applicant utilize wood windows for any window replacements and alter the building elevations to illustrate this modification.
- **Steel sash door entry:** The existing facade features an unoriginal slab door on the western façade. This proposal illustrates that the existing slab door will be replaced with a steel door entry.
- **Tile:** Black subway tile will replace the existing tile that has deteriorated. Staff finds this material compatible with the historic district. See Finding 4 for more information.

**Criterion met with conditions.**

*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:** Historically, this building was two structures that have been remodeled together to create one building front. Therefore, there are some differences in their commercial fronts; the street frontage on E. Second Street features recessed entries while the Washington Street frontage does not. The recessed commercial entries will feature a tiled floor. Transom windows and large display windows will be installed with this development. See Finding 14 for more information regarding upper story windows.

**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:** This development will utilize the existing metal awning, which will be repainted to match the proposed color scheme. Since the Applicant is utilizing the existing awning, they are not required to meet this criterion. **Criterion not applicable.**

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 17:** This development proposal features one projecting neon sign. This sign is meant to embody the craftsmanship of the neon signs found in The Dalles downtown during the 1930's

and 40's. Since this sign is projecting from the corner of the building, it should not obstruct any of the historic features. Neon signs are present on many of the buildings in The Dalles downtown and this sign would add to this collection. The proposed sign will state "ext. 1881", celebrating the building's historic character. The Applicant shall encourage their future commercial tenants to adhere to the City's historical signage standards if they change their existing storefront signage. Staff will add as a condition of approval that the applicant apply for a sign permit with the Community Development Department prior to erecting the sign. **Criterion met with conditions.**

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

**Recommended Conditions of Approval:**

1. Work shall be completed in substantial conformance to the pictures and proposals as submitted, reviewed and modified.
2. The Applicant shall submit plans for a building permit to City of The Dalles and then Wasco County Building Codes.
3. The Applicant is required to notify the Community Development Department of any alteration of approved plans.
4. The Applicant shall install replace the second story wood windows, if required, with wood windows rather than the vertical single hung windows with divided lights and steel sashes. This modification shall be illustrated on all building elevations.
5. No sandblasting is approved with this development. Any planned cleanings will be required to meet the standards set forth by the Secretary of Interior.
6. The Applicant shall describe the new siding material on their building elevations. This siding shall be compatible with all applicable standards in The Dalles Municipal Code Chapter 11.

**Ongoing Conditions:**

1. The Applicant shall submit a sign permit for all the proposed signage with this development.
2. The conditions of approval outlined in the Site Plan Review Notice of Decision for this development shall be met.



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

Application #: HLC 212-22  
 Filing Fee: \_\_\_\_\_  
 Receipt #: \_\_\_\_\_  
 Deemed Complete: \_\_\_\_\_  
 Ready to Issue: \_\_\_\_\_  
 Date Issued: \_\_\_\_\_

Received: 12/12/2022

## Historic Landmarks Application

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

**Applicant**

Name: Colin Jensen / Thesis Studio Architecture  
 Address: 205 Oak St, #1  
Hood River, OR, 97031  
 Phone #: 5037017027  
 Email: colin@thesisstudio.com

**Legal Owner** (if different than Applicant)

Name: Brandon Rush  
 Address: 3204 NW 95th Place Vancouver, WA, 98665  
3204 NW 95th Place Vancouver, WA, 98665  
 Phone #: 5039643387  
 Email: brandon@loudwar.com

**Property Information**

Address: 301 E 2nd Street, The Dalles, OR  
 Zone: CBC  
 Current Use: Ground Floor Retail / Vacant Office 2nd floor

Map and Tax Lot: IN-13E-3BD BLOCK:2 LOT:11

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:

This project is for re-development of the second floor of this historic building to convert existing vacant office spaces to residential apartment units ranging in size from 335-658sf. The project aims to create 8 such units with affordable rents for local residents. This project will also include exterior restoration of the building's facade consistent with historic preservation standards. The ground floor use will remain retail and the 2nd floor will become residential

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

### **Please submit the following information with this application:**

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

Signature of Applicant

Colin Jensen

Digitally signed by Colin Jensen  
Date: 2022.12.08 08:27:21 -08'00'

12/8/22

Signature of Property Owner

Brandon Rush

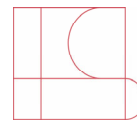
Digitally signed by Brandon Rush  
Date: 2022.12.08 08:58:07 -08'00'

Date

2/11

Date

THESIS Studio Architecture  
205 Oak St #1, Hood River OR 97031  
503.701.7027



**THESIS STUDIO**  
ARCHITECTURE + INTERIORS

**Attn: City of The Dalles Site Team**  
**RE: Pioneer Building Redevelopment**  
**301 E 2<sup>nd</sup> Street, The Dalles OR 97058**

### **Historic Review Application Nov 30, 2022**

On behalf of Brandon Rush and THESIS Studio Architecture, we are submitting a Historic Review Application for our proposal for The Pioneer Building.

### **Narrative 1 – Description of the project consistent with the Secretary of Interior's Standards for Rehabilitation**

The proposed rehabilitation of the Pioneer Building intends to create a vibrant and innovative new use of space on the second floor, by rehabilitating the interior space as 8 self-contained affordable housing units, while preserving and highlighting some of the historic characteristics of the interior such as original entries with transom windows above, preserved molding details wherever possible, refurbishing the existing radiators for unit heating, and if that proved to be unfeasible, preserving them and incorporating them into our proposal for decorative effect. Each unit shall have its own bathroom, kitchenette and closet and range in size from studios (1) to 1 bedrooms (6) to two bedrooms (1). Ceilings in the main spaces of each unit (living rooms and bedrooms) will remain at their original heights and the coved portions will be maintained wherever possible. No changes will be made to rough window openings, but windows will be upgraded with single hung thermally broken steel sash windows with divided lights, consistent with the style found in other Historic buildings in the Dalles such as the Civic Auditorium Building.

The main entry on the ground floor with stairs leading to the second floor shall be maintained, but an additional entry on Washington Street shall be added to provide a welcoming lobby area for residents and guests on the ground floor and a comfortable, illuminated interior stairway in compliance with today's codes and standards. The location of the new lobby and stairs to the second floor is proposed where currently there are two plain doors, obviously from a more recent renovation, that access a windowless section of the ground floor that currently is perceived as very closed off and unwelcoming to pedestrian foot traffic in the area. The new entry would consist of a single steel sash door, solid at the bottom half and with dividing lights at the top, mimicking the proportions of the few historic doors that remain at the building, with an adjacent steel sash sidelight.

The historic materiality of the existing building is to remain largely unchanged in order to preserve the defining characteristics of the building and its relationship to the surrounding environment. The stucco façade and decorative elements along the parapet will be carefully cleaned and repaired as needed. The building will be repainted in neutral colors, maintaining the existing banded effect with a beige façade above the existing metal awnings, and the plaster details along the parapet will be painted darker in contrasting shades to highlight this detail. The existing metal awnings will be cleaned and painted a dark neutral and the eaves of the smaller awnings will be boxed in below for improved maintenance with bistro lights added to their leading edges for a more pleasant pedestrian experience. Window casing on the upper units will be painted dark, consistent with the historic contrast between the window framing and upper stucco façade, and 5 window planter boxes will be added at irregular intervals to reinforce the historic character of articulations and changes in finish material that breaks up the large expanse of building to give the appearance of smaller buildings that complement the scale of surrounding structures.

Added materials inconsistent with the original design, construction methods and style of the building shall be removed and replaced or otherwise modified to restore a more cohesive, traditional aesthetic. The large, irregularly shaped stone facing will be removed and replaced with framed panel-style façades, similar to the cast-iron panels that were more typical of storefronts of this era. Similarly, the deteriorating tile facing at the existing entry to the upper floor will be removed and replaced with the same style of paneling. While not original, the existing brick with faux color and texture that wraps the corner retail unit will be preserved and painted in a neutral grey, providing contrast in both materiality and articulation to the adjacent storefronts and maintaining the appearance of smaller buildings typical of historic main streets. The black damaged tile facing to the left of the existing building entrance will be replaced with new black subway tile, more consistent in shape and style with historic materials used in this era of building. The palette of finish materials of the retail spaces, in combination, will highlight the historic character of a lighter façade above (2nd floor), with a darker band of storefronts below, without compromising the varied and articulated feel of the street-facing facades.

The existing building sign will be removed and replaced by a vertical marquee sign at the corner of the building. The design of the marquee sign was created by referencing the typical style, distinctive features and craftsmanship of the signs present on 2nd street and on the Pioneer Building itself throughout the 30s, 40s and beyond. The marquee sign will consist of a combination of painted and neon lettering with a few deliberately positioned decorative bulbs.

#### **Narrative 2(b) – Explanation of the project consistent with the associated project type: Alterations/New Construction/Relocation**

The proposed rehabilitation of the Pioneer Building qualifies as an Alteration. Much of the work to be executed will occur inside the building on the 2nd floor and will have limited impact on the exterior of the building. The two elements of interior scope that will be most visible from the exterior are the replacement of the 2nd story windows and the addition of a secondary entry on Washington Street with code-complaint stairs to the 2nd floor. The replacement of the windows requires no changes to the windows' rough openings, but existing windows will be replaced with double hung steel sash windows with divided lights, consistent with the style found in other Historic buildings in the Dalles such as the Civic Auditorium Building. The new entry along Washington Street will be consistent in style with the steel sash windows and will replace an existing, slab-style double-door entrance to a closed off windowless space.

The exterior alterations, as described in detail in Narrative 1, can generally be summarized as cleaning, painting, necessary repairs and maintenance of deteriorating materials, and replacement of select non-historic storefront finishes with new façade materials that reference the historic materiality and craftsmanship of the era of the building.

Several feature changes will be made to the exterior, all of which aim to help highlight the defining characteristics of the building and its relationship to the surrounding environment as well as to improve the safety and appeal of pedestrian spaces along the Pioneer Building. These feature changes include:

- 1) The removal of the existing building sign and addition of a lighted marquee building sign, consistent in style with the signs present on 2nd street and on the Pioneer Building itself throughout the 30's, 40s and beyond.
- 2) The enclosure of the eaves of the existing open building awnings and addition of bistro lights along their leading edges.
- 3) The addition of 5 window planter boxes added at irregular intervals to the 2nd floor windows on street facing facades, which helps to reinforce the characteristics of smaller buildings typical of the district.



### **Narrative 3(a) – Description of the project consistent with the associated district design standards: New Construction and Alteration, The Dalles Commercial Historic District**

The primary goal of the proposed rehabilitation of the Pioneer Building is to provide centrally located, affordable housing to the community and to contribute to the quaint and welcoming atmosphere of the Historic District. The result of the overall rehabilitation will better serve the needs of a healthy downtown through enhanced pedestrian zones, improved lighting, better means of ingress and egress and improvement in overall appearance and maintenance of the Pioneer Building. The creation of our design took into careful consideration the historic context of the building and employed the use of historic photographs as both a reference and source of inspiration.

There will be no change to the footprint of the building; no change to its setbacks, width or height. The existing right of way will be maintained with no disruptions to sidewalks or existing streetlights except in the case of required upgrades to utilities located in the right of way, in which cases any disruptions would be temporary in nature.

Our proposed rehabilitation aims to enhance the existing storefront environment by replacing damaged and poorly maintained era-inappropriate façade finishes from previous alterations. New facing along storefronts shall contribute to the sense of cohesiveness and continuity of The Dalles' commercial area by continuing the consistent use of building materials in building facades. We understand the existing façade materials being replaced as not original to building; our intention is to replace them with materials typical of the era of the building and in a finish palette that is compatible in quality, color, texture, and dimension to the original materials found in the surrounding historic district. The combination of chosen finish materials results in a neutral palette that has enough aesthetic interest and variation in tone, texture and color to maintain the historic rhythm of the street. Intended façade materials for the proposed design include painted brick, composite paneling made to look like traditional cast iron facades, glazed tile and stucco.

The proposed paint scheme of the building shall consist of dark (black) window sashes, muted beige stucco along the facades of the 2nd floor, and a combination of mid-tone and dark finishes along the storefronts with dark painted awnings above. The existing detailing of the parapets with patterned and relief cornices and stepping will be preserved and painted in contrasting neutral shades that relate to the materials of the storefronts below, providing a visual link between the bottom and top of the building and drawing the eye up to highlight the craftsmanship of the parapet details.

The existing continuous commercial fronts of the building will be restored, maintaining their composition predominantly made up of glazing. The second story will continue to consist mostly of walls with existing window openings unchanged. Original stucco facades and detail are to be cleaned and repaired where required. The structure and position of the existing recessed primary storefront entrances oriented towards the street shall remain unchanged.

The darker façade treatment and preserved articulation of the storefronts in contrast with the muted beige stucco surface of the 2nd floor façade will serve to maintain the clear distinction between storefront and upper floor residences.

The existing composition of large, clear plate glass for display windows incorporated with transom windows shall remain unchanged.

Existing bricks of an unnatural color and artificial pattern and texture inconsistent with the era of the building at the corner storefront shall be painted. It is not economically feasible within the scope of this project to remove the existing brick and attempt restoration of the original façade. Painting the brick is the most economically feasible option to update this expanse of façade to engage with adjacent finishes and buildings more harmoniously.

Existing awnings will be cleaned and painted dark neutral to complement the new color palette of the building and accentuate the datum between storefront and residential spaces. The open undersides of the smaller awnings will be enclosed, with lighting added to the leading edge for an improved pedestrian “ceiling” and overall enhanced pedestrian experience. The lighted awnings also provide future potential for street cafés as well as the option for space heaters under awnings, creating a more pedestrian friendly environment.

Vertical, single-hung windows for egress with divided lites and steel sashes shall replace the existing windows on the second floor above the awnings with no change to rough opening – single hung windows were chosen instead of double hung windows for economic and technical feasibility. The aesthetic of the steel sash windows is consistent with the recommended color scheme for buildings in the Dalles and consistent with the aesthetic of other Historic buildings in the district such as the Civic Auditorium Building. No reflective or smoked glass will be used.

The new interior design will make use of original doors and passage locations for access to each unit, including the preservation of existing transom windows, in order to maintain a sense of the building's history throughout the interior.

The flooring material at the existing entrance to the 2nd floor, along with the lobby of the new entrance on Washington street, shall be replaced with black and white Victorian-style tile. It is the intent of the owner to update the floors at all recessed entrances to storefronts when budget and tenant lease timelines allow.

New additions to the building including new exterior signage, the secondary entry on Washington Street and window boxes below 5 of the 2nd floor windows will keep with the original architectural character, color, mass, scale and materials of the Historic District and show their sympathy with the historic building and their contribution to the downtown character.

#### **Narrative 4 – Signs: Description of the project consistent with the associated historic sign guideline criteria**

Proposed signage for the rehabilitated of the Pioneer building is a single, double-sided vertical marquee sign mounted at the corner of the building in alignment with the second floor of the building. The design of the marquee sign was created by referencing the typical style, distinctive features and craftsmanship of the signs present on 2nd street and on the Pioneer Building itself throughout the 30's, 40s and beyond. The marquee sign will consist of a combination of painted and neon lettering with a few deliberately positioned decorative bulbs.

The existing building signage, consisting of flat, plain, un-illuminated letters attached directly to the north façade of the building is to be removed.

A historic photo of the Pioneer building with Historic signs for Ponds Jewelry and Ella May's storefront inspired the fonts used in the design of the sign, and the layout and shape of the sign were inspired by the historic Sears Roebuck & Co sign at Sunshine Mills in the Dalles. The proposed color scheme for the sign is black, white and gold. The sign reads Pioneer Commons, Est. 1881. The word “Pioneer” features prominently in painted capital letters with a neon outline. “Commons”, written in neon, is below, horizontally,

in small script, and Ext. 1881, also written in neon, is to be incorporated into a symbol or badge at the top of the sign. The overall form of the sign will be outlined in neon.

Existing storefront signage is to remain unless otherwise informed by current Tenants. Future tenants will be advised of city sign guidelines and provided with additional building recommendations promoting the implementation of window signs at eye level in white or light-colored lettering, the use of gold leaf window signs, or a combination of the two.

**Thank you very much for your time and consideration!**



## Pioneer Building: Historic Review

This project is for the rehabilitation of the Pioneer Building, built in 1881 at the address 301-305 E 2nd Street, The Dalles OR 97058, property of Brandon Rush.

The building is a contributing historic resource, listed as the Pioneer Building on the National Register of Historic Places under Primary Classification, and was constructed as part of the Bigelow Addition.

The primary goal of the proposed rehabilitation is to create a vibrant and innovative new use of space on the second floor, by rehabilitating the interior space as affordable housing units, and to contribute to the quaint and welcoming atmosphere of the Historic District. The result of the overall rehabilitation will better serve the needs of a healthy downtown through enhanced pedestrian zones, improved lighting, better means of ingress and egress and improvement in overall appearance and maintenance of the Pioneer Building.

The exterior of the building will be cleaned, repaired and painted and the deteriorating stone veneers and damaged tiled facades not original to the building will be replaced. Intended façade materials for the proposed design include painted brick, composite paneling made to look like traditional cast iron facades, glazed tile and stucco.

New additions to the building including new exterior signage, a secondary entry on Washington Street accessing a new stairway in compliance with today's code standards, and new windows, some with window boxes below, replacing the failing windows in the existing rough openings on the 2nd floor. All additions will keep with the original architectural character, color, mass, scale and materials of the Historic District and show their sympathy with the historic building and their contribution to the downtown character.

The design for the proposed rehabilitation of the Pioneer Building is described in details in the accompanying narratives and shown in plan, elevation, rendering, and detail in this application. The design intent is to restore the character and integrity of this building by updating it with a palette of materials that is era and style appropriate to the building and surrounding Historic District. The creation of our design took into careful consideration the historic context of the building and employed the use of historic photographs as both a reference and source of inspiration.

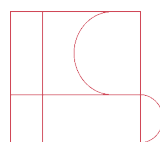






Exhibit A, southwest corner storefront: Brick facade - existing brick with faux color and texture, unoriginal to the building, to be painted in a neutral gray



Exhibit B, 2nd and Washington St storefronts immediately adjacent to corner storefront (A): Painted faux stone veneer - to be replaced with era-appropriate painted composite paneling in style of cast iron storefronts

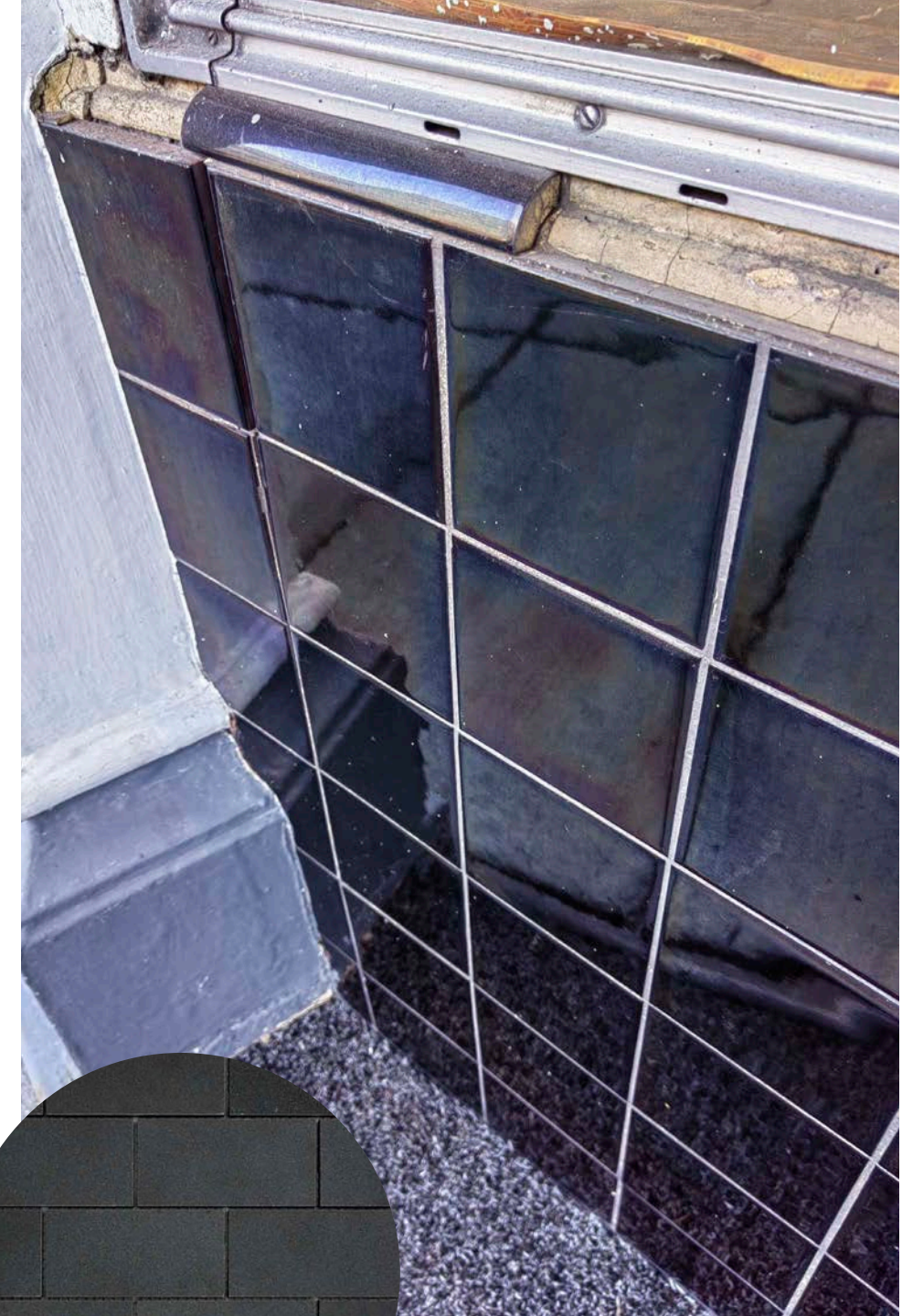
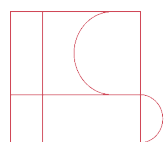


Exhibit C - storefront immediately west of main entrance on 2nd St: Damaged tile facade - to be replaced with black subway tile





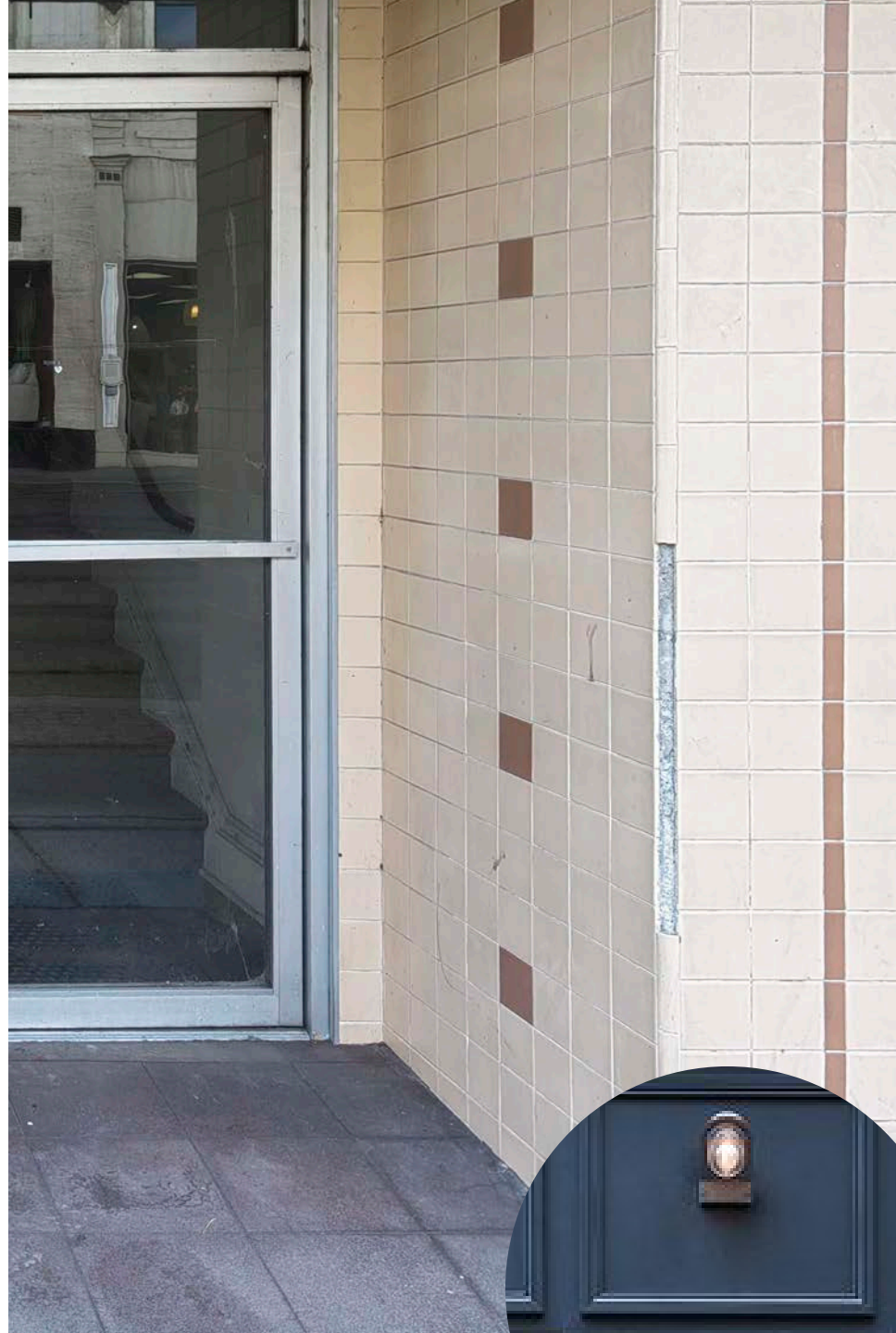


Exhibit D - main entrance on 2nd St: Damaged tile columns - to be replaced with era-appropriate painted composite paneling

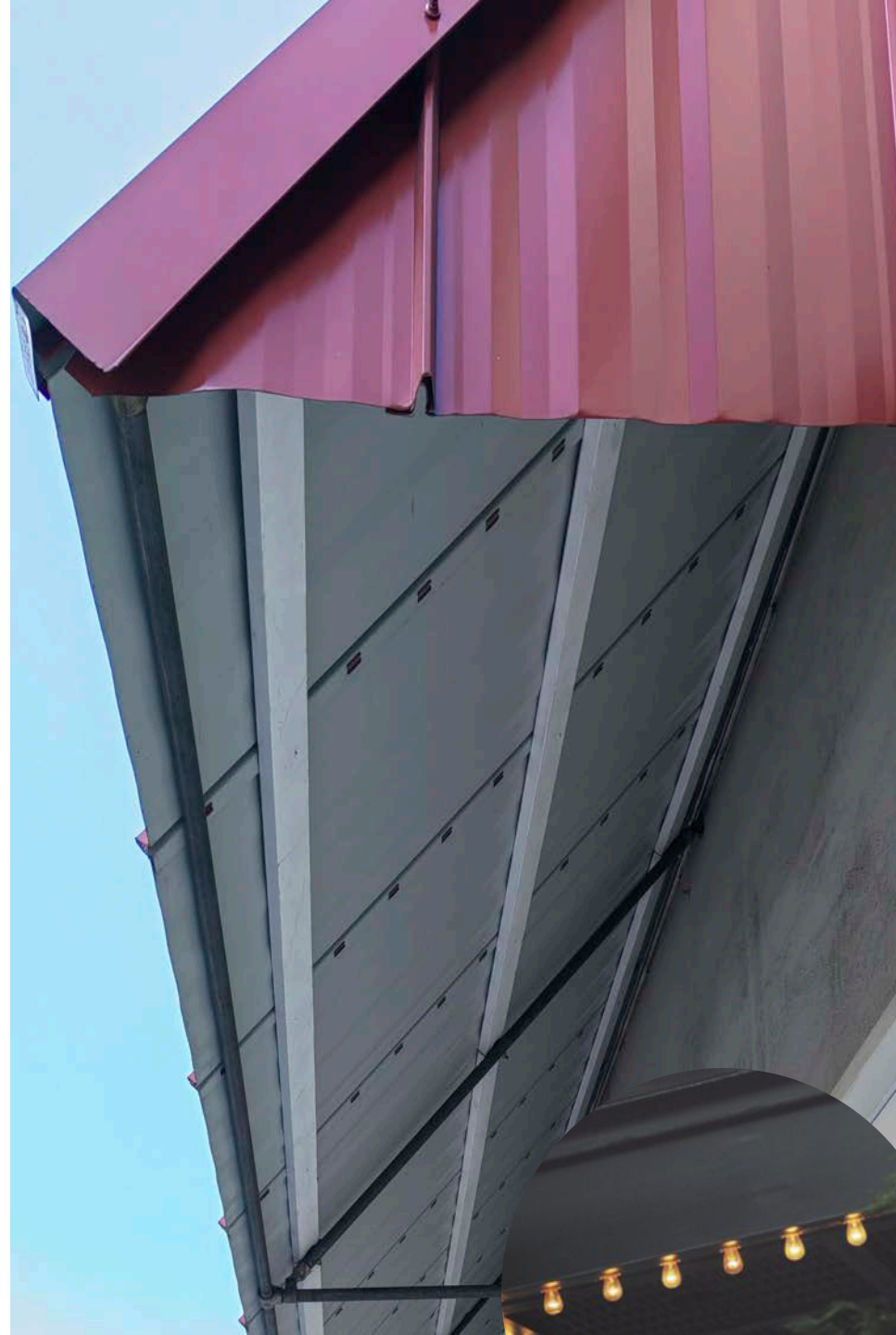
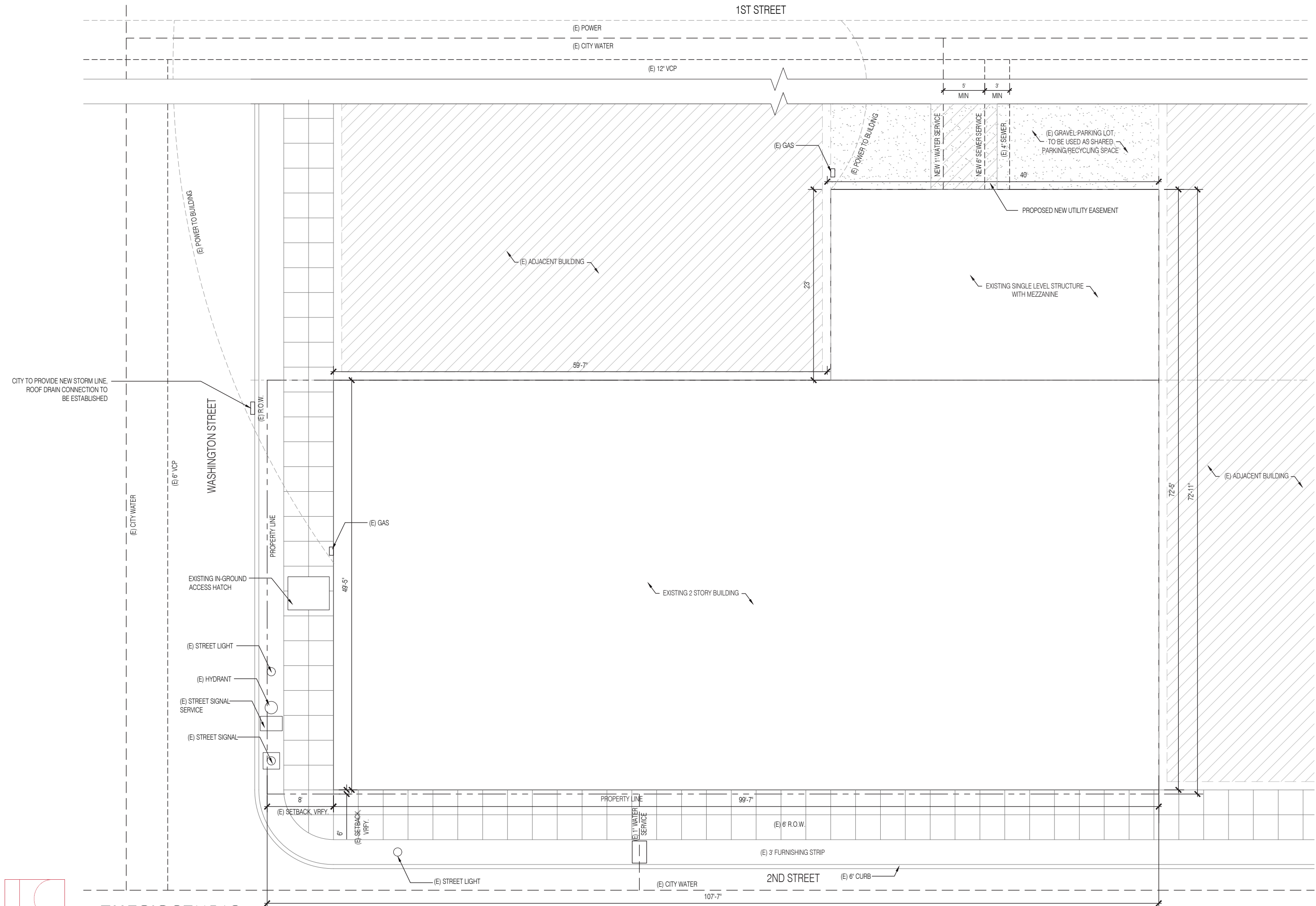


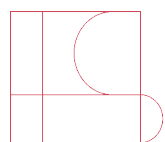
Exhibit E - 2nd and Washington St: Metal awnings - eaves to be closed where supporting structure is exposed and wired for bistro lights along their leading edges



Exhibit C - all inset entries, 2nd and Washington St: Unmarked inset entry areas - to be updated with Victorian floor tile, especially where carpeted, as budget and lease periods allow









windows at second floor to be replaced, no changes to rough openings, typ.

prep existing painted brick facade at 2nd floor for new paint, typ.

prep stucco surfaces for paint, typ.

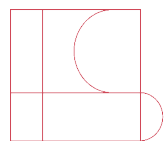
prep metal awnings for paint, typ.

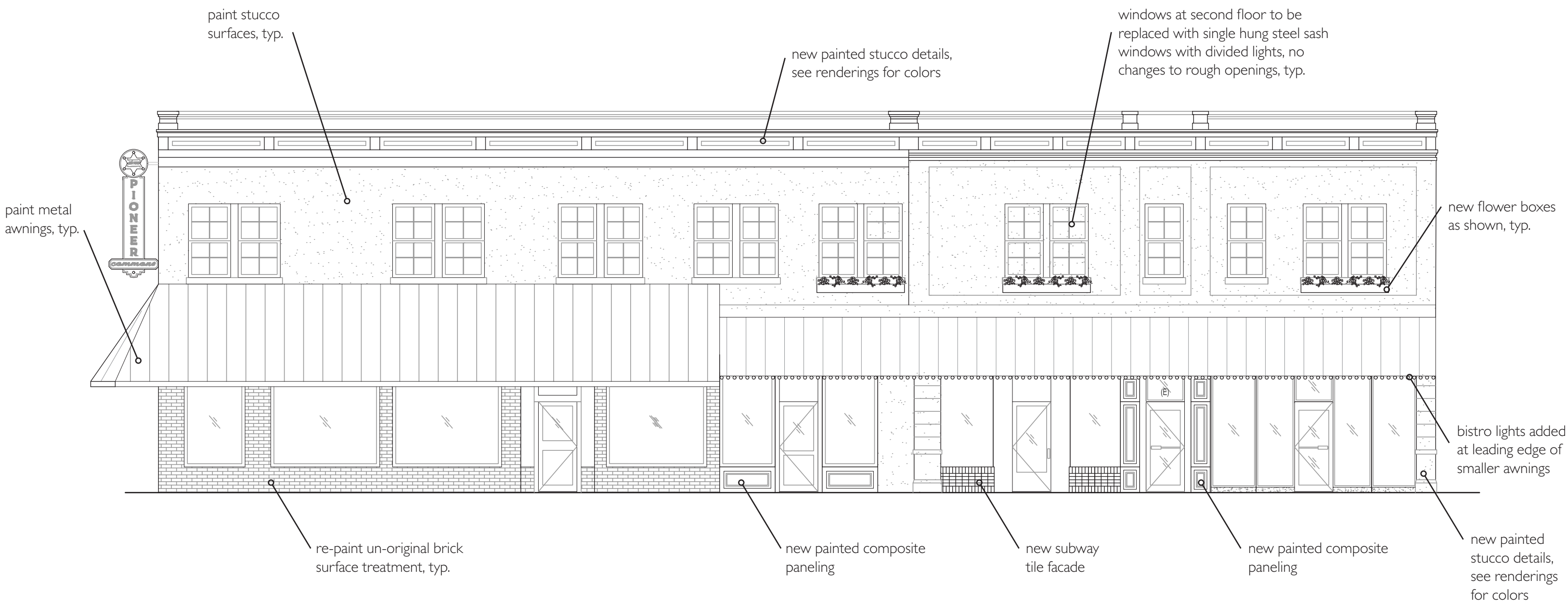


un-original stone veneer to be removed

un-original slab doors to be removed

faux-textured and painted brick, unoriginal to building, to be prepped for new paint, typ.





paint stucco surfaces, typ.

new painted stucco details, see renderings for colors

windows at second floor to be replaced with single hung steel sash windows with divided lights, no changes to rough openings, typ.

new flower boxes as shown, typ.

paint metal awnings, typ.

bistro lights added at leading edge of smaller awnings

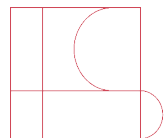
re-paint un-original brick surface treatment, typ.

new painted composite paneling

new subway tile facade

new painted composite paneling

new painted stucco details, see renderings for colors



windows at second floor to be replaced with single hung steel sash windows with divided lights, no changes to rough openings, typ.

re-paint existing painted brick facade at 2nd floor to match adjacent stucco, typ.

new painted stucco details, see renderings for colors

paint stucco surfaces, typ.

new flower boxes as shown, typ.

paint metal awnings, typ.

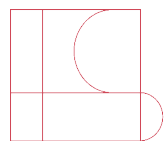
bistro lights added at leading edge of smaller awnings

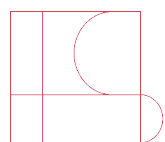
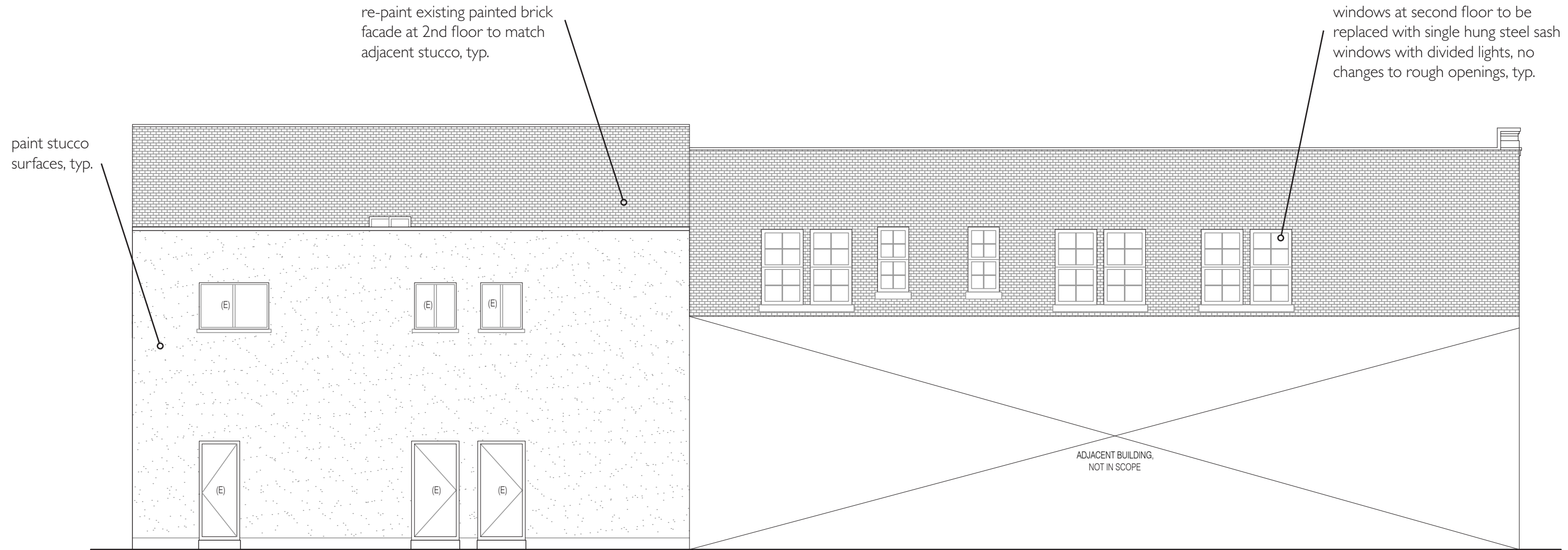
new painted composite paneling

new painted siding, see renderings for colors

new secondary entry with steel sash door and adjacent sidelite

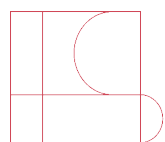
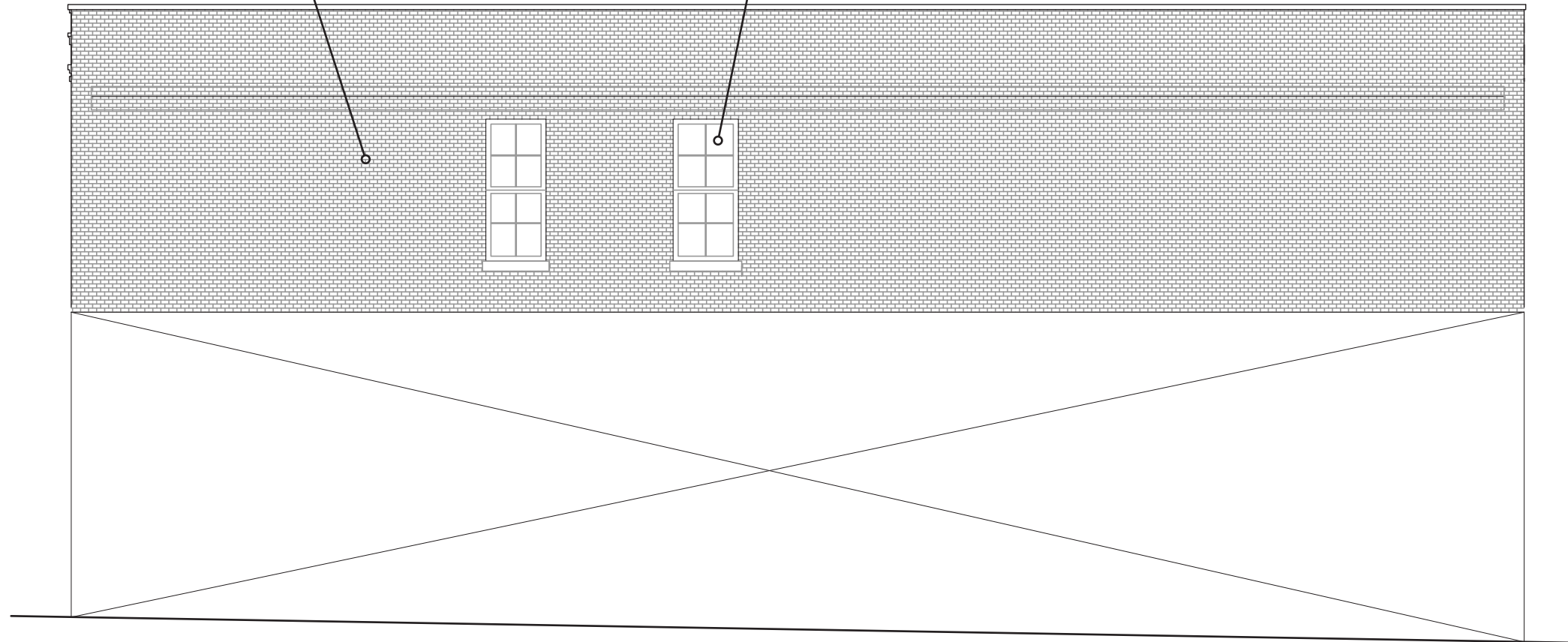
re-paint un-original brick surface treatment, typ.



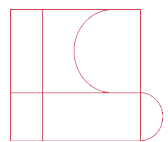


re-paint existing painted brick facade at 2nd floor to match adjacent stucco, typ.

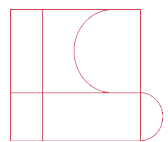
windows at second floor to be replaced with single hung steel sash windows with divided lights, no changes to rough openings, typ.



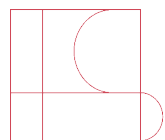












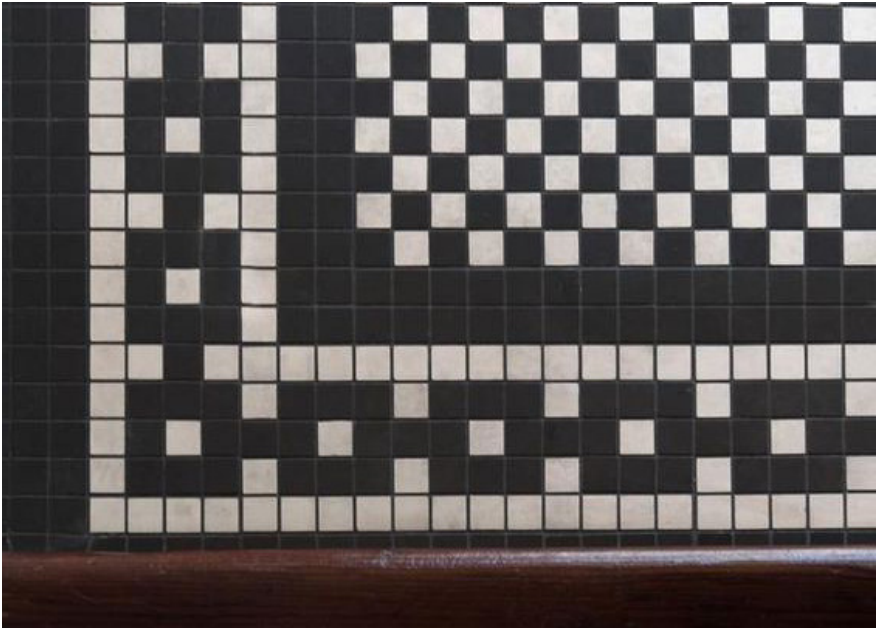




inspo for new entry lobby with code-compliant stairs up to 2nd floor, painted wood

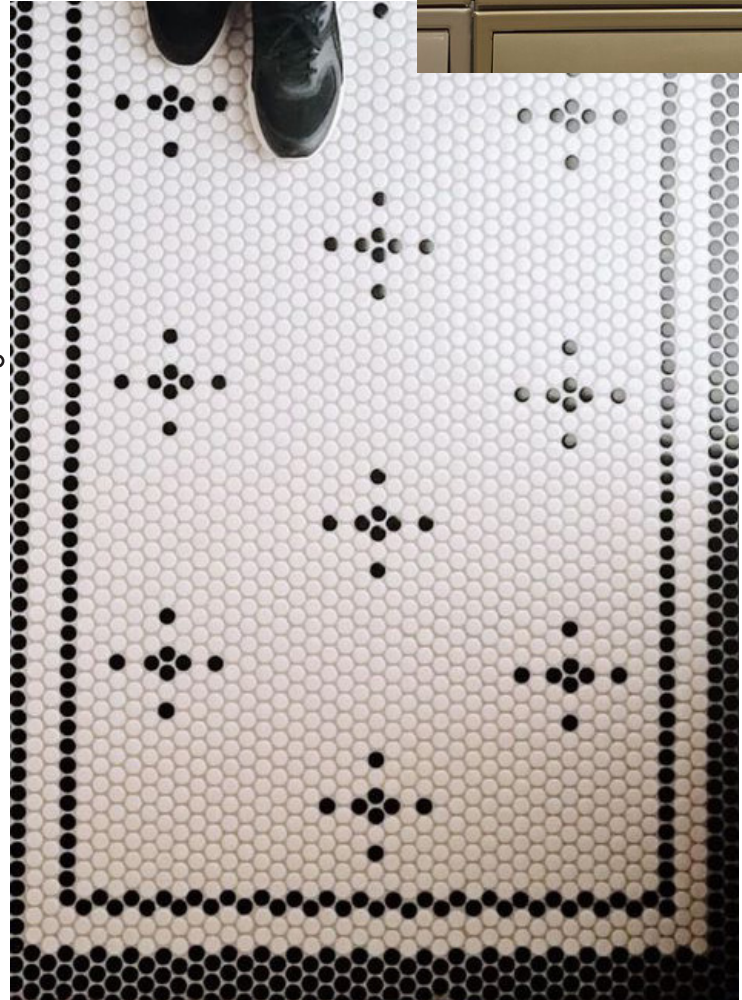


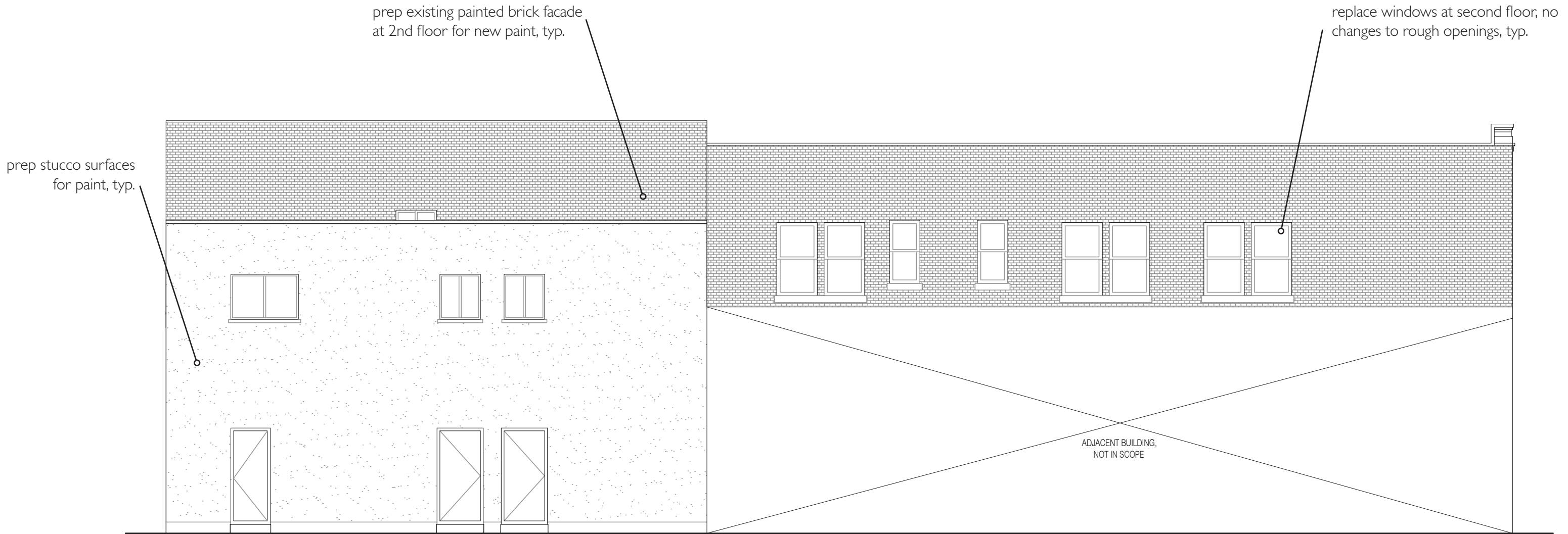
steel sash door with divided lights and sidelight at new entry, solid kick-plate at lower half of door



graphic tiled flooring at exterior of entry and within residents' lobby

wall-mounted or free-standing bay of mail boxes for building residents



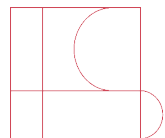


prep existing painted brick facade  
at 2nd floor for new paint, typ.

replace windows at second floor, no  
changes to rough openings, typ.

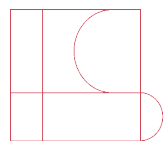
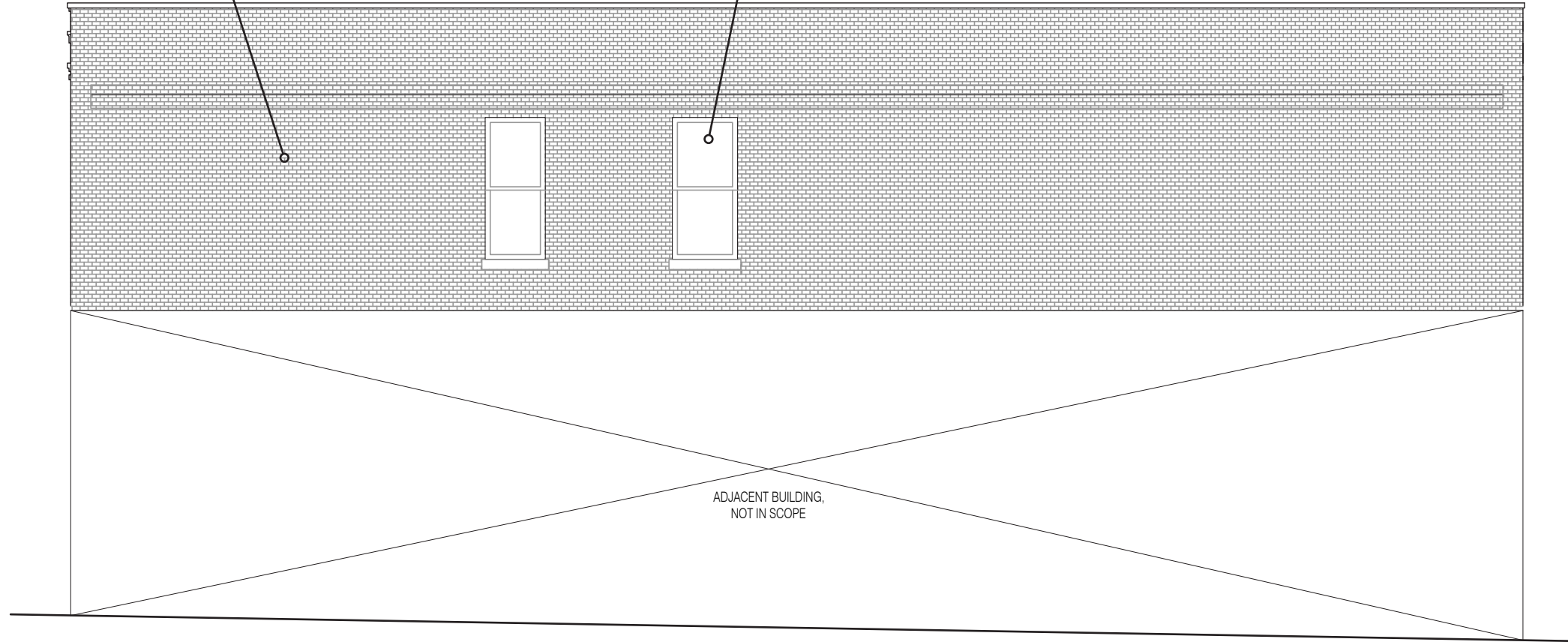
prep stucco surfaces  
for paint, typ.

ADJACENT BUILDING,  
NOT IN SCOPE



prep existing painted brick facade  
at 2nd floor for new paint, typ.

replace windows at second floor, no  
changes to rough openings, typ.







Proposed new windows along second floor of building to be single-sung steel sash featuring divided lights with spacer bars. consistent with historical style as seen at the Dalles Civic Auditorium Building above (Constructed 1922)

Window design inspired in part by McMinneville's Atticus Hotel, shown at right

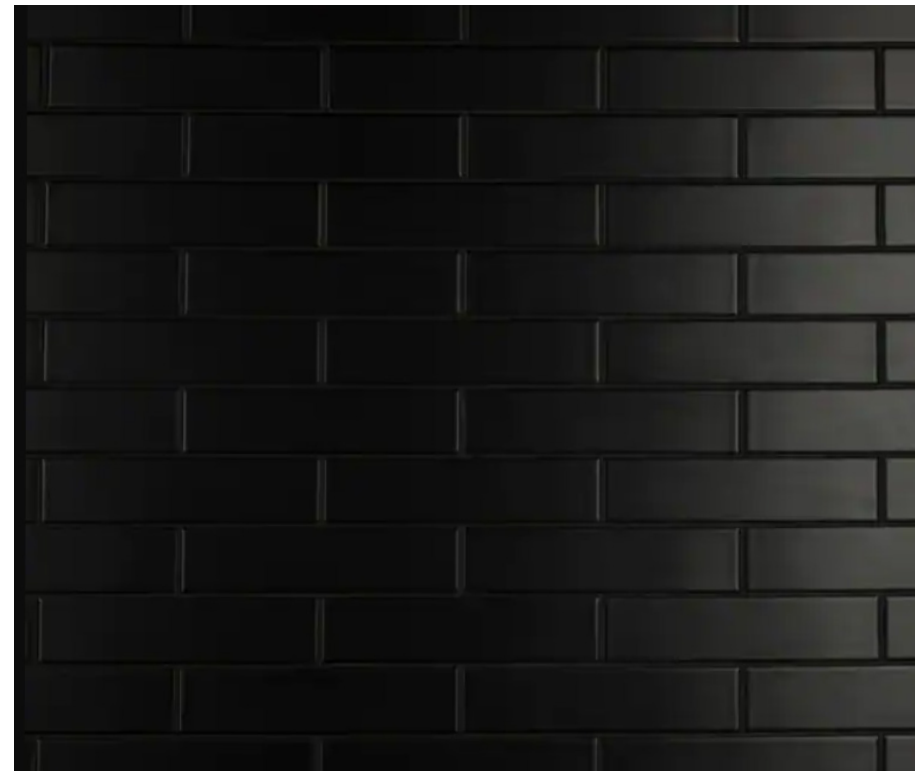


Typical window as viewed from interior





gray painted brick



black subway tile



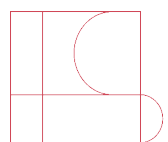
subway tile layout, horizontal stack with vertical boarder at top & bottom



bistro lights at leading edge of two smaller awnings



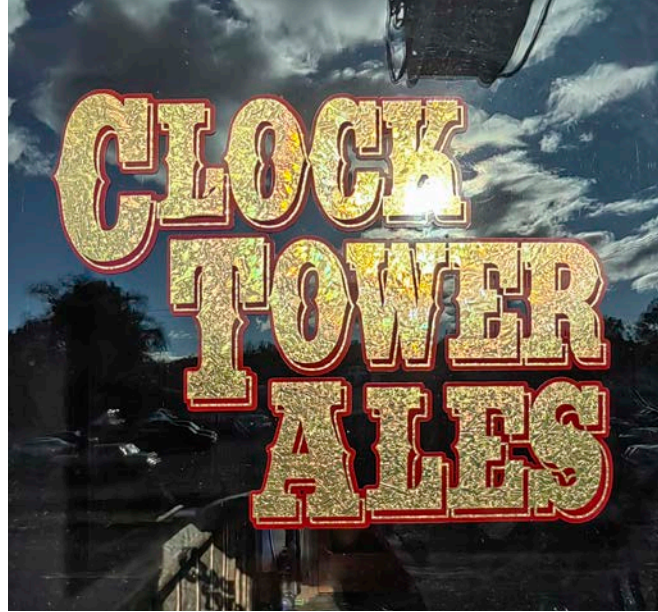
painted composite storefront paneling







painted brick storefront, tiled entry, gold-leaf signage, boxed eave, Klindts on 2nd street, est. 1870



gold-leaf window sign, Clock Tower Ales, Wasco County Courthouse est. 1883



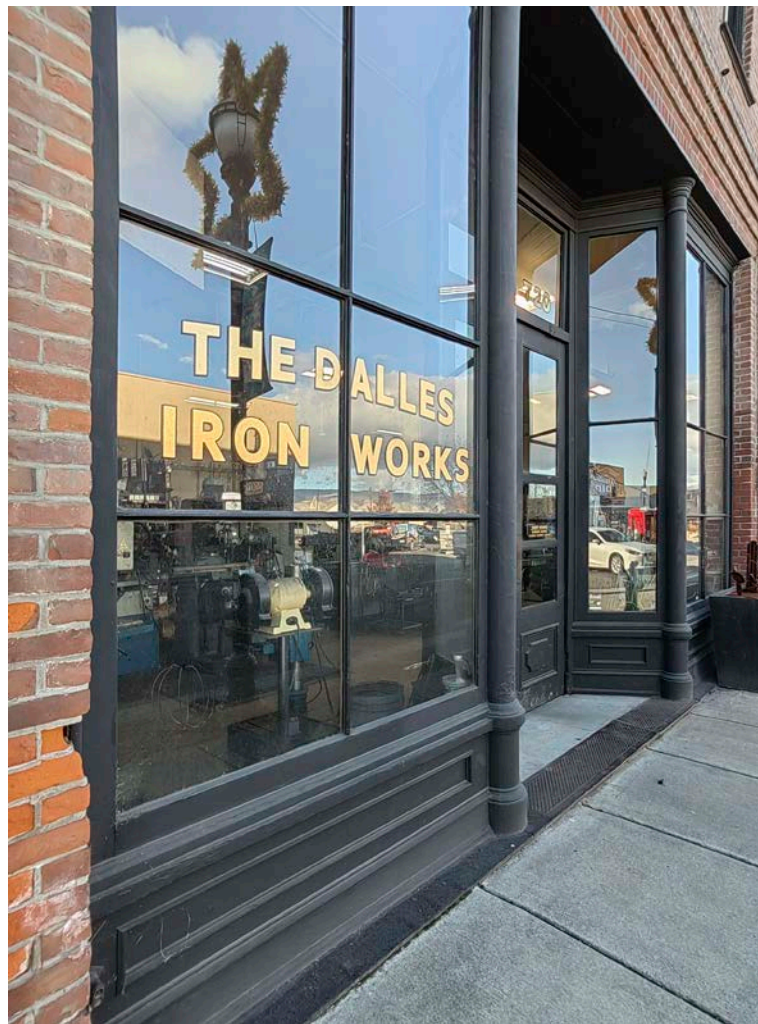
contrasting detail at parapet, Historic Oaks Hotel, est. 1890



contrasting detail at parapet, Jefferson Hall, est. 1911



mosaic tile entry, 2nd street



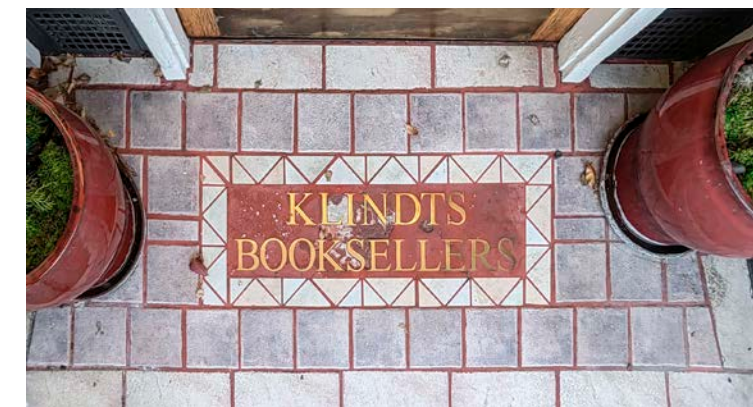
gold-leaf window sign, cast iron paneled store front and steel sash windows, The Dalles Iron Works, est. 1905



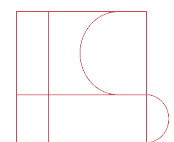
painted paneled store front, Commodore II, Masonic Lodge est. 1906



hung windows with divided lights, Historic Post Office, est. 1916



mosaic tile entry, Klindts on 2nd street, est. 1870







vintage Sears sign at Sunshine Mills



vintage Jefferson Hall sign in The Dalles



gold-leaf window signage at storefronts encouraged



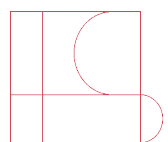
signage at the Pioneer Building, looking West on 2nd Street, 1944



looking East on 2nd street, 1948



proposed marquee design,  
neon lighting with 7 standard  
bulbs as shown





United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 103

---

sound and was 'equipped with Vitaphone and Movietone, the only machines for the talkies that can handle all of the big new productions,' according to a 1929 *The Dalles Chronicle* article.

Built by M.R. Matthew, the Granada was under a long-term lease for operation to Guy E. Matthew and J.T. Moran. The theater was built according to plans prepared by William Cutts, a Portland architect. Cutts was identified as an architect who specialized "in work of this kind." He designed more than 60 theaters for the Universal Film Corporation. The building plans called for a baby room for separate viewing by mothers with babies so as to not disturb other patrons, an enclosed loge section, and a well-appointed reception room.

The Granada Theater was located in the vicinity of the Empress Theater and the Grand Theater in the same block. Earlier occupants of the same block included the Theodore Prinz and Joseph Nitschke furniture manufacturers; the Northwest Book and Specialty Company; and the George Newhouse Jewelers.

Restoration of the Granada Theater started in 1993 when the current owners purchased the building. The Granada opened once again in all its grandeur in April, 1996.

#83 BUILDING NAME: Pioneer Building  
COMMON NAME: LeBreton Shoes  
ADDRESS: 301-305 E. Second Street  
RESOURCE TYPE: Building  
OWNER'S NAME AND ADDRESS:  
Iva J. Kortge, et al  
c/o David G. & Kathleen A  
Culver, 212 E. Fourth Street  
The Dalles 97058  
ASSESSOR'S MAP: IN-13E-3BD BLOCK: 2 LOT: 11, pt. Lt. 12 TAX LOT: 3000  
ADDITION: Bigelow Addition  
YEAR BUILT: c. 1881; 1890s  
ALTERATIONS: Moderate-Major: Remodeling of 1st story shop fronts  
STYLE: Commercial  
USE: Retail  
PERVIOUS HISTORIC LISTING: Oregon Statewide Inventory (1976)  
CLASSIFICATION: Primary



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 104

---

**PHYSICAL DESCRIPTION:** The Pioneer Building, a two-story brick building with a stucco exterior finish, is rectangular in plan. Window openings off the second story are flat-arched and are fitted with paired, double-hung wood sash. The classical entablature is formed by stringcourses and inset panels.

The building was originally two structures which were remodeled into one structure by the addition of the stucco exterior finish. The pilasters separating the eastern portion and western portion of the building are different in design. The western pilaster is simple in design and covered with stucco. The eastern pilaster is composed of a cast-iron base with decorative block above.

A door, on the eastern end of the western portion, leads to the 2nd story. The door is flanked by tiled pilasters. The door is in the middle of two recessed storefronts. The western storefront retains some of the original 1930s design in its tiled bulkhead, decorative wood ceiling panels and light, and wood store door.

Ground story alterations on the southwest corner include the addition of brick and stone (1964) veneer on the shop fronts and a split shake awning that is located between the first and second floors. The building is in good condition.

**HISTORICAL DATA:** The Pioneer Building was first occupied by a general merchandising store. During this time, long caravans of freight wagons loaded with goods for the gold regions of Eastern Oregon departed from this corner.

When the French family moved their banking business one block to the east, they sold the building to Mssrs. Brooks and McFarland. The offices on the second floor included those of George Baker, jeweler, in 1908; also Harry Liebe, jeweler; A. Seufert insurance; and the land abstracts office of Lake and Bolton.

A photo of this building dated about 1900 shows its remodeled condition, and its use as a grocery store. The photo is on file at the Fort Dalles Historical Museum in the Surgeon's Quarters.



## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

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

### **HISTORIC LANDMARKS RESOLUTION NO. 196-23**

**Adopting The Dalles Historic Landmarks Commission Application #212-22 of Colin Jensen, Thesis Studio Architecture.** This application is for a Historic Landmarks Commission hearing to gain approval to redevelop the second floor office space into eight self-contained affordable housing units. The property is located at 301, 303, 305 and 307 E. Second Street, further described as 1N 13E 3 BD tax lot 3000. Built in 1881, the Pioneer Building is a primary resource in The Dalles Commercial Historic District. Property is zoned CBC – Central Business Commercial with a CBC-1 and CBC-2 Overlay.

#### RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on January 25, 2023 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 212-23 and the minutes of the January 25, 2023 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 212-23, Colin Jensen, Thesis Architecture, is ***approved*** with the following conditions:
    1. Original windows on first floor must be restored. Work shall be completed in substantial conformance to the proposal as submitted and reviewed.
    2. Basement windows shall be restored or, if deteriorated, replaced with wood windows compatible in size and scale of original windows.
    3. Final paint colors on the windows shall be approved by the Historic Landmarks Commission Secretary.
    4. 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.
    5. 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.

Ongoing Conditions

- 6. The Applicant shall submit a sign permit for all the proposed signage with this development.
- 7. The conditions of approval outlined in the Site Plan Review Notice of Decision for this development shall be met.

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 25<sup>TH</sup> DAY, January 2023.

\_\_\_\_\_  
 Robert McNary, Chair  
 Historic Landmarks Commission

I, Kaitlyn Cook, Associate Planner & Historic Landmarks Secretary for the Community Development Department of the City of the Dalles, hereby certify that the foregoing Order was adopted at the meeting of the City Historic Landmarks Commission, held on January 25, 2023.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

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



## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

---

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

# Memorandum

**To:** Historic Landmark Committee

**From:** Kaitlyn Cook

**Date:** January 25, 2023

**Re:** 2023 Goal Setting

---

Attention:

Please find the 2022 goals for the Historic Landmark Commission attached to this agenda packet. During this meeting, we will be discussing the goals of the Historic Landmarks meeting for 2023. This is a chance for the Commission to reflect on the 2022 goals, measure our success, and reassess our future plans and management.

Kaitlyn Cook  
Associate Planner  
City of The Dalles  
541 296-5481 x1132

City of The Dalles  
Historic Landmarks Commission  
2022 Goals

Short-Term Goals (1-2 years):

- Encourage preservation and re-use of the Waldron-Gitchell Building.
- Update Historic Ordinance and Design Standards.
- Provide a historic restoration workshop for local homeowners and contractors.
- Collaborate with Main Street and The Dalles Art Center on further downtown restoration project goals.
- Support the restoration and preservation of the Civic Auditorium building.
- Support the creation of walking tours of historic properties, Pioneer Cemetery and encourage historic building open houses.
- Encourage preservation and continued use of Rock Fort by using the adopted Preservation and Maintenance Plan.
- Encourage or support addition of a student representative.
- Provide informational signage at Pioneer Cemetery regarding history, landscaping and maintenance burials.
- Paint and provide maintenance for existing fencing and walkways at Pioneer Cemetery.
- Encourage the fabrication and installation of historic plaques throughout the community, including Pulpit Rock and Amoton Field.
- Create a concept design for historic building plaques.
- Encourage the preservation and restoration of City Hall, specifically Council Chambers.
- Apply for a grant to create a Preservation Plan for The Dalles.

Long-Term Goals (3-5 years):

- Support the Fort Dalles Museum and Vehicle Storage Display Building.
- Support and advocate for the preservation and continued use of The Dalles High School and Colonel Wright Elementary School.
- Encourage continued preservation and compatible infill of Historic Chinatown.
- Encourage the restoration and preservation of the Pioneer Cemetery and establish an inventory link/listing on the City's website.

### Continuous Goals:

- Facilitate educational assistance to help restorers with assessment and other historic preservation needs.
- Provide annual recognition of historic restorations, including onsite acknowledgement and media coverage.
- Encourage historic restoration for downtown by providing historic background research.
- Encourage the collection and preservation of local history, including irreplaceable oral and written histories.
- Update historic inventories and encourage new nominations to local and national registry districts.
- Maintain Certified Local Government status.
- Actively support historic month and local history.
- Assist with historic plaque costs and availability.
- Keep the Historic Walking Tour current in all formats.
- Increase communication on all Urban Renewal projects, vision and goals.
- Increase communication with Main Street for all projects, vision and goals pertaining to historic projects.