

AGENDA**HISTORIC LANDMARKS COMMISSION**

August 26, 2026

4:00 p.m.

City Hall Council Chambers

313 Court Street, The Dalles, Oregon

Via Zoom<https://us06web.zoom.us/j/83000976030?pwd=Y3NwM1NPVUk3anVPUjNTdythYW1sZz09>Meeting ID: **830 0097 6030** Passcode: **222217**

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1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES – February 25, 2026
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 226-26, 308 East 2nd Street, Shayna Newsome

Request: Applicant requests approval to rehabilitate the front façade of the commercial building located at 308 E. 2nd Street. The proposed work includes repair of deteriorated exterior finishes, restoration of the storefront transom area, reconstruction of the storefront columns, and repainting of the front façade using a historically appropriate color palette.

8. DISCUSSION ITEMS
 - A. First Street Streetscape Project – Sidewalk Markers Design Project
 - B. Sustainable City Year Program (SCYP) – Historic Preservation Projects
9. STAFF COMMENTS

10. COMMISSIONER COMMENTS

11. ADJOURNMENT

Meeting conducted in a room in compliance with ADA standards.

Prepared by/
Crystal Sayre, Administrative Assistant
Community Development Department

MINUTES

HISTORIC LANDMARKS COMMISSION MEETING

February 25, 2026

4:00 p.m.

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

PRESIDING: Forust Ercole, Chair

COMMISSIONERS PRESENT: Forust Ercole, Tom Giamei, Eric Gleason, Victor Johnson, Bob McNary

COMMISSIONERS ABSENT: Tom Giamei

Note: Commissioner Giamei was connected to the meeting remotely but did not confirm attendance or participate in the meeting and was therefore recorded as absent.

OTHERS PRESENT: Museum Commission Representative Julie Reynolds (arrived at 4:18 p.m.), City Councilor Scott Randall

STAFF PRESENT: Community Development Director Joshua Chandler, City Attorney Johnathan Kara, Administrative Assistant Crystal Sayre

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Chair Ercole led the Pledge of Allegiance.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Commissioner reviewed the minutes from the January 28, 2026 meeting. Commissioner Gleason noted a minor correction under Commissioner Comments, requesting that the last name of Karl Vercoutern be added where only his first name was referenced.

It was moved by Vice Chair McNary and seconded by Commissioner Giamei to approve The minutes of January 28, 2026 as amended. The motion carried 4/0; Ercole, Gleason, Johnson, McNary, voting in favor, none opposed, Giamei, absent.

PUBLIC COMMENT

Chuck Gomez, 221 E 2nd Street: Chuck Gomez, owner of the Granada Theater, provided an update regarding the recently installed digital marquee at the historic theater located at 221 Second Street. Mr. Gomez thanked the City and Historic Landmarks Commission for allowing the installation while preserving the historic character of the building. He noted that although there had initially been community concern about introducing a digital sign to a historic property, research showed that the theater's marquee had been modified several times throughout its nearly century-long history. Mr. Gomez reported that the digital marquee has been well received by the community, with many compliments regarding its appearance and compatibility with the historic architecture. He explained that the marquee has also become a useful tool for promoting nonprofit and community events, including helping increase attendance for a recent Columbia Gorge Discovery Center event. Mr. Gomez stated that the theater continues to make the marquee available to community groups and expressed appreciation for the Commission's support of both preservation and thoughtful modernization. Chair Ercole thanked Mr. Gomez for the update. No additional public comments were offered.

PUBLIC HEARING

HLC Application 224-25, 412 Washington Street, Scott Austin

Request: Approval for the demolition of a non-contributing accessory building along the alleyway and to the rear of the primary building on the subject site, an historic structure formerly known as Webber's Cleaners, located along Washington Street.

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.

No ex-parte contacts, conflicts of interest, or bias were declared by Commission members. No Challenges to the qualifications of the Commission were made.

Chair Ercole opened the public hearing at 4:08 p.m.

Community Development Director Joshua Chandler presented the Staff Report. Director Chandler explained that the application concerns the property at 412 Washington Street, the former Webber's Cleaners building located within the Central Business Commercial (CBC) Zone and CBC-1 Historic District Overlay.

The application requests approval to demolish Building B, a rear accessory structure located along the alley behind the primary historic building (Building A).

Director Chandler provided background on the site's historic status. The front building, Webber's Cleaners, is recognized as the historically significant portion of the property. The National Register nomination originally classified the property as historic but non-contributing in 1993, with a subsequent update in 1997 identifying it as a secondary structure. The Oregon State Inventory lists the property as an eligible contributing resource.

Director Chandler explained that Building B—the rear structure—is not identified as historically significant in the nomination documents and is described only briefly in the historic record. The building is utilitarian in design, constructed of concrete masonry block, and architecturally distinct from the primary historic building.

Director Chandler noted that the Historic Landmarks Commission previously reviewed the property in 2020 when partial demolition and repairs were considered.

He presented photographs (Attachment 1) showing significant structural deterioration, including:

- foundation failure causing the building to sink,
- major cracking and separation of structural elements,
- roof failure resulting in water intrusion,
- visible structural gaps between building sections.

Director Chandler reported that the applicant consulted Terra Firma Foundation Systems, which determined that the building's foundation is failing. Repair estimates ranged between \$250,000 and \$300,000, with costs likely to increase if repairs were delayed.

Director Chandler explained that the applicant considers these costs economically unreasonable, particularly given that repairs would only stabilize the structure before further improvements could begin.

The proposal would remove the rear structure while retaining the historic Washington Street façade and primary building. The demolition would create additional rear parking and improve the usability and marketability of the property.

Director Chandler noted that demolition notices were issued twice in the local newspaper as required by code and that no public comments were received.

He concluded that the Commission must evaluate the application under demolition criteria, including the condition of the structure, economic feasibility of repair, and impacts to the historic resource.

Commissioner Gleason asked whether the rear structure or breezeway was part of the original construction. Director Chandler explained that available records provide very limited information about Building B, and historical documentation includes only minimal references.

Commissioner Johnson asked whether the breezeway enclosed any interior space. Director Chandler clarified that the breezeway is largely open and connects the two structures but does not create significant enclosed square footage.

Commissioner McNary asked whether the entrance from the breezeway into Building A would remain after demolition. Director Chandler explained that the entrance would remain and any minor repairs would likely be involved after removal of the breezeway.

Scott Austin, property owner and applicant, testified in support of the demolition request. Mr. Austin explained that significant investment had already been made restoring the historic front portion of the property along Washington Street. He stated that the restoration was intended to preserve the historic character of the building and improve the property overall.

However, Mr. Austin reported that the rear building has severe structural issues. He explained that the foundation failure and structural damage make rehabilitation impractical. Mr. Austin

stated that removing the building would enhance the historic property by improving access and providing parking behind the structure. He also indicated that future improvements could include ornamental fencing or landscaping to improve the appearance of the rear lot.

Mr. Austin clarified that the breezeway structure is self-supporting and not structurally connected to the two buildings except through flashing designed to prevent water intrusion.

In response to questions from Commissioners, Mr. Austin discussed the foundation evaluation conducted by Terra Firma and confirmed that the sinking structure is likely caused by the building's weight on unstable ground.

He also shared historical information indicating that a small house once existed between the two buildings and that dry-cleaning operations were historically routed between the structures through that intermediate building.

With no further deliberation, this portion of the public hearing was closed at 4:35 p.m.

It was moved by Vice Chair McNary and seconded by Commissioner Johnson to approve application HLC 224-25 as presented. The motion carried 4/0; Ercole, Gleason, Johnson, McNary, voting in favor, none opposed, Giamei absent.

RESOLUTION

HLC Resolution 208-26, HLC 224-25, Scott Austin

During discussion, Commissioner McNary asked whether the motion should specifically reference the conditions of approval. Commissioner Gleason noted that the conditions contained in the staff report had not been modified. Chair Ercole clarified that the motion to approve the application included the conditions as written in the staff report and that an additional vote was not necessary.

It was moved by Commissioner Gleason and seconded by Vice Chair McNary to approve Resolution 208-26 as presented. The motion carried 4/0; Ercole, Gleason, Johnson, McNary, voting in favor, none opposed, Giamei absent.

Following the vote, Director Chandler noted that the City administers a Brownfield Program that may aid with environmental review and redevelopment activities. Director Chandler encouraged the applicant to connect with Economic Development Officer Jake Anderson to explore potential eligibility for Brownfield funding.

ACTION ITEM

2026 Goal Setting (continued from work session of January 28, 2026) – Final Review

Director Chandler led a discussion regarding the Commission's 2026 goals, building upon draft materials prepared by Senior Planner Freund.

The Commission reviewed the proposed Mission Statement, goals, and associated action items.

Commissioners discussed whether both a vision statement and mission statement were necessary. Several Commissioners indicated that a single mission statement might be sufficient if it clearly described the Commission's purpose.

Commissioners also recommended revising language to refer to historic properties rather than historic housing to ensure the statement applies broadly to all historic resources.

Commissioner Johnson suggested replacing the term “promoting” with “facilitating” to better reflect the Commission’s role in enabling preservation efforts.

The Commission also discussed removing language referencing stabilization of property values, noting that this outcome may not be directly attributable to the Commission’s actions.

Director Chandler incorporated suggested edits during the discussion and presented revised wording reflecting Commission input.

Review of Goals and Action Items

The Commission reviewed each proposed goal and action item:

- **Historic Resources and Documentation**
Commissioners supported continued efforts to update The Dalles Municipal Code Chapter 11.12 and develop a comprehensive preservation plan for the City.
- **Historic Inventory and Register Nominations**
The Commission discussed updating historic inventories, digitizing records, and identifying additional properties eligible for nomination to historic registers. Commissioners supported exploring a “test case” nomination involving a City-owned property.
- **Public Engagement and Interpretation**
Commissioners discussed expanding educational resources, including historic building plaques and historic walking tours. Commissioners also expressed interest in involving local students through programs such as the ASPIRE program.
- **Education and Preservation Resources**
Commissioners discussed potential workshops, training opportunities, and financial barriers associated with historic preservation work. Staff indicated that grant funding may help offset some preservation costs.
- **Recognition of Historic Restoration Projects**
Commissioners discussed creating a recognition program for completed historic restoration projects.
Ideas included:
 - certificates signed by City leadership,
 - on-site recognition or signage,
 - press or community acknowledgment of completed work.
 - Commissioners expressed interest in recognizing property owners who successfully complete preservation work in accordance with Commission approvals.
- **Collaboration with Community Partners**

The Commission supported continued collaboration with organizations such as Main Street, the Columbia Gorge Discovery Center, Columbia Gorge Community College, and Urban Renewal partners.

Commissioners noted that local fabrication programs at the community college could potentially assist with historic plaque production.

- **Historic Interpretation and Oral History**

Commissioners discussed maintaining historic interpretation resources such as the walking tour and oral histories.

Museum Representative Reynolds raised questions about where oral histories should be archived and preserved long-term. Commissioners discussed potential partnerships with the Columbia Gorge Discovery Center and the Original Wasco County Courthouse, which already maintain historical archives.

Staff also noted limitations with the current walking tour software system and the need to ensure that the City retains copies of audio recordings and interpretive content.

STAFF COMMENTS

No additional staff comments were provided.

COMMISSIONER COMMENTS

Commissioner Gleason commented that he appreciates the continued efforts in the community to preserve historic buildings and resources. He noted that historic preservation often requires balancing the desire to maintain historic structures with the practical realities of maintenance and rehabilitation costs. Commissioner Gleason stated that he values the role of the Commission in helping guide preservation efforts and supporting property owners who invest in maintaining the historic character of The Dalles.

Commissioner Johnson expressed appreciation for the collaboration between property owners, staff, and the Commission in advancing preservation efforts. He commented that thoughtful rehabilitation and restoration projects contribute to maintaining the unique character of the community and help ensure that historic resources remain active parts of the City rather than becoming neglected or underutilized.

Commissioner McNary remarked that historic preservation requires ongoing attention and stewardship and that the Commission plays an important role in encouraging property owners to maintain and improve historic buildings. He noted that it is encouraging to see projects completed in a way that respects the community's architectural heritage while also keeping buildings functional and viable for modern use.

Chair Ercole thanked Commissioners and staff for their continued work supporting historic preservation in The Dalles and noted that the Commission's efforts help maintain the community's historic identity while encouraging appropriate reinvestment in historic properties.

Museum Representative Reynolds commented on the importance of documenting and preserving oral histories and historic records within the community. She asked where collected

oral histories would ultimately be archived and preserved and noted the importance of ensuring that recorded historical materials have a long-term repository. Reynolds referenced past efforts to record local oral histories and emphasized the value of coordinating with organizations such as the Columbia Gorge Discovery Center and other institutions that maintain historical archives.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:50 p.m.

Meeting conducted in a room in compliance with ADA standards.

Submitted by/
Crystal Sayre, Administrative Assistant
Community Development Department

SIGNED: _____

Forust Ercole, Chair

ATTEST: _____

Crystal Sayre, Administrative Assistant
Community Development Department



City of The Dalles Historic Landmarks Commission

WEDNESDAY, FEBRUARY 25, 2026 | 4:00 PM

HLC 224-25, 412 WASHINGTON ST

HLC No. 224-25

Applicant: Scott Austin

Address: 412 Washington Street

Assessor's Map and Tax Lot: 1N 13E 3CB taxlot 800

Zoning District: "CBC" Central Business Commercial

Overlay: CBC-1

Historic District: Downtown Commercial

Proposal: Applicant is requesting approval for the demolition of a non-contributing, accessory building along the alleyway and to the rear of the primary building on the subject site, an historic structure formerly known as Webber's Cleaners located along Washington Street.

HLC No. 224-25



Vicinity Map



Historic Status

Building A – Webbers Cleaners

- **1993 National Register Nomination:** Historic / Non-Contributing
- **1997 National Register Update:** Secondary
- **Oregon State Inventory:** Eligible / Contributing
- *Not part of this application*

Building B – Rear Accessory Structure

- Connected to Building A by a wood-framed, flat-roofed breezeway
- **1993 National Register Nomination:** No listed classification
- **1997 National Register Update:** No listed classification
- **Oregon State Inventory:** No listed classification
- *Minimal historic documentation; referenced only as an accessory structure with no identified architectural significance*

Building B

- Rear, utilitarian structure; no architectural similarity to Building A
- Connected to Building A by wood-framed breezeway
- 2020 repairs and partial demolition approved by HLC but never completed
- Foundation failure and major structural cracking
- Separation occurring between building sections



Building B



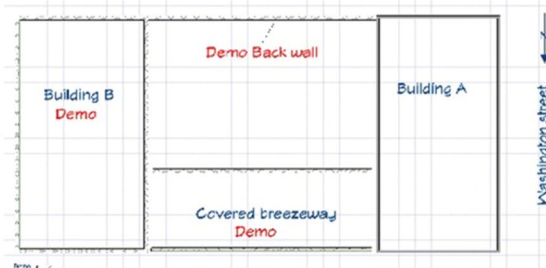
Repair vs. Demolition

- Estimated repair cost: \$250,000 – \$300,000
- Cost excludes interior improvements
- Construction costs continue to rise (~\$6 - \$10k since 2020 estimate)
- Applicant states repair is economically unreasonable



Proposed Outcome

- Demolish Building B and covered breezeway
- Retain historic Building A
- Create approximately 6–7 parking spaces
- Improve usability and marketability



City of The Dalles Historic Landmarks Commission

WEDNESDAY, FEBRUARY 25, 2026 | 4:00 PM
HLC 224-25, 412 WASHINGTON ST



STAFF REPORT

Historic Landmarks Commission 226-26

APPLICANT: Shayna Newsome

PROPERTY OWNER: Dick II William G ET AL

PROPERTY ADDRESS: 308 E. 2nd Street

ASSESSOR'S MAP: 1N 13E 3 BD

TAX LOT: 5000

ZONING DISTRICT: Central Business Commercial (CBC)

HISTORIC DISTRICT: Commercial Historic District

HISTORIC STATUS: Primary Significant

PROCEDURE TYPE: Administrative

HEARING DATE: August 26, 2026

PREPARED BY: Joshua Chandler, Community Development Director

DATE PREPARED: August 19, 2026

REQUEST: Applicant requests approval to rehabilitate the front façade of the commercial building located at 308 E. 2nd Street. The proposed work includes repair of deteriorated exterior finishes, restoration of the storefront transom area, reconstruction of the storefront columns, and repainting of the front façade using a historically appropriate color palette.

BACKGROUND: The Maier Building is a three-story commercial building located at 308 E. 2nd Street in downtown The Dalles. The building is located within The Dalles Commercial Historic District and is identified by the Oregon State Historic Preservation Office (SHPO) as a contributing resource. SHPO's current site information identifies the building's construction date as 1881, while the 1976 State Historic Properties Inventory identifies a construction date of 1890. SHPO identifies the building's primary architectural style as Vernacular, with a secondary International style.

The building's principal façade is organized into four bays, with one-over-one, double-hung sash windows on the second and third stories. Decorative elements include fan-shaped

ornamentation around the upper-story window openings, decorative metal detailing, and cast-iron elements incorporated into the façade. SHPO identifies stucco as the primary exterior finish and cast iron as a secondary material.

The historic documentation indicates that the building's first floor has been significantly altered from its historic appearance. The 1976 inventory specifically identifies alterations to the first-floor façade while documenting the upper-story window arrangement and decorative elements. This history of alteration is relevant to the proposed rehabilitation of the storefront and transom areas.

PUBLIC NOTICE: Published advertisement in the local newspaper, The Columbia Gorge News, appearing on August 12, 2026, as well as notification to property owners within 100 feet on August 14, 2026 and SHPO.

COMMENTS RECEIVED: No comments received as of the date of this report.

FINDINGS:

CITY OF THE DALLES MUNICIPAL CODE, CHAPTER 11.12 HISTORIC RESOURCES

SECTION 11.12.070 CRITERIA FOR REVIEW OF PROPOSED ALTERATIONS TO DESIGNATED HISTORIC LANDMARKS.

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.*

FINDING #1: The proposed project involves rehabilitation of the front façade of the commercial building at 308 E. 2nd Street, including repair of deteriorated exterior finishes, restoration of the storefront transom area, reconstruction of the storefront columns, and repainting of the front façade. The proposal is therefore subject to the Secretary of the Interior's Standards for Rehabilitation. The applicable standards are addressed in Findings #3 through #12 below.

Criterion met.

5. Alterations.

- a. *Addition/Removal. Applications may be approved conditioned upon certain treatments of the resource to ensure compatibility with the secretary's standards*

FINDING #2: The proposed work includes alterations to the existing front façade, including repair and repainting of existing features, removal of the existing covering at the storefront transom area, and proposed reconstruction of the storefront columns.

The application materials contain differing depictions of the upper portion of the façade. *Exhibit A, Page 4* depicts repainting of the existing upper façade treatment, while *Exhibit A, Page 5* depicts additional architectural treatment at the upper portion of the façade that is not present in the current building photographs or historic documentation. Furthermore, *Exhibit A, Page 5* identifies this additional upper façade treatment as "Not Included."

The additional treatment appears to include projecting ornamental corbels and other decorative elements. Staff therefore has not included these elements in the proposed scope evaluated in this report. If the Commission is presented with information indicating that these elements are

intended to be included in the project, the Commission should consider them under Finding #5 and the applicable historic preservation standards.

The Secretary of the Interior's Standards and the applicable Commercial Historic District design guidelines are addressed in the findings below. Where necessary, conditions of approval are recommended to ensure that the work ultimately completed is consistent with the approved scope and applicable historic preservation standards. **Criterion met with conditions.**

ARTICLE 11.12.095, DESIGN GUIDELINES FOR THE DALLES COMMERCIAL HISTORIC DISTRICT AND TREVITT'S ADDITION

D. Secretary of the Interior's Standards for Rehabilitation.

- 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 #3: The subject property is an existing commercial building within The Dalles Commercial Historic District. The proposed project is limited to exterior rehabilitation and does not include a change in use. The work will retain the building's established commercial function and defining characteristics. **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 #4: The proposal is primarily focused on rehabilitation of the existing front façade. Proposed work includes repair of deteriorated exterior finishes, repainting, restoration of the storefront transom area, and treatment of the existing storefront columns.

Applicant proposes to remove the existing covering at the storefront transom area to determine whether historic transom elements remain beneath the covering. If historic elements are present and recoverable, Applicant proposes to restore them. If historic transom elements are not present, Applicant proposes to repair and repaint the existing covering. Removal of a later covering to expose a potentially historic feature is consistent with preservation of the building's historic character, provided that any historic material discovered beneath the covering is retained and restored where feasible.

The existing storefront columns present a separate issue. Applicant proposes to remove the existing columns and reconstruct them based upon the existing, historically intact columns at 310 E. 2nd Street. Applicant has identified matching architectural detailing between the two buildings and notes that both properties are Primary/Contributing resources within The Dalles Commercial Historic District, with construction within the district's primary period of significance. Applicant is also pursuing additional documentation regarding a potential shared architect and construction date.

The direct adjacency of the two buildings, the matching architectural detailing, and the apparent continuity of the storefront treatment provide a reasonable historic basis for considering the architectural features at 310 E. 2nd Street when evaluating the proposed reconstruction at 308 E. 2nd Street. The Commission may consider any physical, documentary, or pictorial evidence in the record regarding the relationship between the two buildings when determining whether the proposed reconstruction is sufficiently supported.

The application material references deterioration of the existing columns, although the extent to

which the existing material can be repaired has not been fully established. The Commission may consider additional information regarding the condition, deterioration, or repairability of the existing columns that is presented as part of the application record.

Staff recommends that existing historic material that can reasonably be retained be preserved and incorporated into the rehabilitation. Where replacement is determined to be necessary, the replacement columns should be based upon the documented architectural detailing of the adjacent building and any additional physical, documentary, or pictorial evidence in the record.

The proposed repainting and repair work, standing alone, will retain rather than remove historic façade features. **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 #5: The proposal includes restoration of the storefront transom area and reconstruction of the storefront columns. Applicant proposes to use the existing columns at 310 E. 2nd Street as the basis for reconstructing the columns at 308 E. 2nd Street. Applicant has identified matching architectural detailing between the two buildings and notes that both properties are Primary/Contributing resources within The Dalles Commercial Historic District and date to the district's primary period of significance. The record also identifies a potential shared architect and construction history between the buildings.

The use of an architectural feature from another building requires consideration under this criterion because Standard 3 provides that changes creating a false sense of historical development, including conjectural features or architectural elements from other buildings, shall not be undertaken. In this case, the buildings are directly adjacent, exhibit matching architectural detailing, and appear to have a related storefront treatment. These factors provide a reasonable basis for considering the existing features at 310 E. 2nd Street as physical evidence when evaluating the proposed reconstruction at 308 E. 2nd Street.

Staff therefore finds that the proposed column reconstruction is not, on the current record, simply the addition of an unrelated architectural feature from another building. The Commission should determine whether the evidence in the record is sufficient to establish the proposed columns as an appropriate reconstruction of the subject property's historic storefront. Any additional physical, documentary, or pictorial evidence regarding the relationship between the two buildings may be considered by the Commission.

Exhibit A, Page 5 also depicts projecting ornamental corbels and other decorative elements at the upper façade. The application identifies this additional treatment as "Not Included," and staff has therefore not evaluated these elements as proposed work.

If the Commission is presented with information indicating that the corbels or other additional upper façade elements are intended to be included in the project, the Commission should consider whether those elements are supported by the historic record and whether their addition would create a false sense of historical development under Standard 3. The current historic documentation does not establish that these features were present on the original building. Unlike the proposed storefront columns, which have a physical reference in the directly adjacent building and matching architectural detailing, the record does not currently provide comparable evidence establishing the projecting upper façade elements as historic features of 308 E. 2nd Street. **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 #6: The proposal includes removal of existing material covering the storefront transom area. Applicant has indicated that the covering may conceal original transom elements and that the purpose of removing the covering is to determine whether historic material remains.

Removal of a later covering to expose a historic feature is consistent with preservation of the building's historic character, provided that any historic material discovered beneath the covering is retained and restored where feasible.

The existing storefront columns also appear to be existing architectural features of the building. Applicant proposes reconstruction based upon the adjacent building at 310 E. 2nd Street and has provided documentation identifying matching architectural detailing between the two buildings. The record therefore provides a basis for considering the columns at 310 E. 2nd Street as evidence of the historic treatment at 308 E. 2nd Street.

Staff recommends preservation and repair of existing historic material where feasible. The Commission may consider information in the record regarding the condition and repairability of the existing columns when determining whether removal and reconstruction is warranted. If reconstruction is determined to be appropriate, the replacement should be based upon the documented architectural detailing and other physical, documentary, or pictorial evidence in the record. **Criterion met with conditions.**

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

FINDING #7: The front façade contains decorative architectural features, including storefront columns, window surrounds, decorative trim, cornice elements, and other façade detailing. The proposal is intended to rehabilitate these features rather than substantially alter the building's overall façade composition.

The proposed transom work is intended to reveal and restore potentially historic material currently concealed by later covering.

The proposed repainting is intended to retain the existing architectural articulation of the façade by distinguishing the building field, trim, window elements, and decorative features through the use of a historically appropriate color palette. The proposed palette consists of a cream field color, deep navy blue trim, gold/ochre accents, and muted sage green window sashes. Applicant states that the palette is intended to reflect the Italianate commercial architecture characteristic of the district's primary period of significance rather than restore a documented historic color scheme for this specific building. Staff finds the proposed palette to be compatible with the historic character of the building and the Commercial Historic District.

With respect to the storefront columns, preservation principles favor retention and repair of historic material where feasible. Where replacement or reconstruction is determined to be necessary, the proposed treatment should be based upon the documented architectural evidence described in Findings #4 through #6. **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 #8: This criterion is particularly applicable to the proposed storefront columns and transom area.

Applicant proposes to reconstruct the storefront columns based upon the columns at 310 E. 2nd Street. Applicant has identified matching architectural detailing between the two buildings, and the record identifies a potential shared architect and construction history. As discussed in Findings #4 through #6, the relationship between the two buildings provides a reasonable basis for considering the existing columns at 310 E. 2nd Street as physical evidence when evaluating the proposed reconstruction at 308 E. 2nd Street.

The application material reference deterioration of the existing columns, although the extent to which the existing material can be repaired has not been fully established. The Commission may consider information in the record regarding the condition, deterioration, and repairability of the existing columns when determining whether removal and reconstruction is warranted.

Staff recommends that existing historic material be retained, repaired, and restored where feasible. If replacement or reconstruction is determined to be necessary, the replacement columns should match the documented historic design in material, configuration, scale, and detailing and should be supported by the physical, documentary, or pictorial evidence in the record.

The transom area presents a different situation. Applicant proposes to remove the existing covering to determine whether historic transom elements remain. If original elements are uncovered and are repairable, they should be retained and restored. If the original elements are missing or beyond repair, any replacement should be based upon available physical, documentary, or pictorial evidence. **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 #9: Applicant's project narrative indicates that the façade will be pressure washed, followed by paint scraping and removal of failing paint, caulking around windows and siding, priming, and application of new finish coats.

No sandblasting is proposed. However, because the building contains historic exterior materials and decorative features, including stucco and cast-iron elements, staff recommends that surface preparation be undertaken using the gentlest means possible. Pressure washing should be limited to methods and pressures that will not damage historic materials. Abrasive cleaning, sandblasting, or other methods that may damage historic surfaces should not be permitted.

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 #10: The proposal is limited to exterior façade rehabilitation and does not include excavation or other ground-disturbing work. Because no ground disturbance is proposed, the project is not expected to affect archaeological 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 #11: The proposed project consists of exterior rehabilitation of the existing front façade, including removal of the existing covering at the storefront transom area, repair and repainting of existing exterior features, and treatment of the storefront columns. No addition or new construction is identified in Applicant's stated request.

Exhibit A, Page 5 also depicts additional upper façade treatment, including projecting ornamental corbels and other decorative elements. The application identifies this treatment as "Not Included," and staff has therefore not included these elements in the proposed scope evaluated in this report. If the Commission is presented with information indicating that these elements are intended to be included in the project, the Commission should consider whether the proposed treatment is supported by the historic record and compatible with the applicable historic preservation standards.

The proposed rehabilitation will retain the existing building form and façade composition. Removal of the transom covering is intended to determine whether historic material remains beneath it, and the proposed rehabilitation is intended to preserve and restore existing architectural features. Consistent with Findings #4 through #8, historic materials and features should be retained and repaired where feasible, with replacement or reconstruction limited to features demonstrated to require replacement and supported by physical, documentary, or pictorial evidence.

Subject to the conditions requiring preservation and repair of historic materials and appropriate documentation for any replacement or reconstructed features, the proposed exterior alterations will not destroy historic materials that characterize the property and will remain compatible with the building's existing massing, scale, and architectural features. **Criterion met with conditions.**

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 #12: Applicant's stated request does not include a new addition, adjacent construction, or related new construction. The additional upper façade treatment depicted in the supplemental rendering, including projecting ornamental corbels and other decorative elements, is identified as "Not Included." If these elements are determined to be part of the proposed work, the Commission should consider whether this criterion applies to the proposed treatment, including whether the elements constitute a new addition or related new construction.

Because no new addition or related new construction is proposed as part of the stated request, removal of the proposed work in the future would not involve removal of a new building addition or related construction that could impair the essential form or integrity of the historic property. **Criterion not applicable.**

F. *New Construction and Rehabilitation.*

FINDING #13: The proposed project is primarily rehabilitation of the existing commercial building and does not include an addition or change to the building footprint. The proposed façade work includes repair and restoration of existing features, reconstruction of the storefront

columns, restoration or repair of the storefront transom area, and repainting of the existing façade. *Exhibit A, Page 5* also depicts additional upper façade treatment, including projecting ornamental corbels and other decorative elements. The application identifies this treatment as “Not Included.” If the treatment is determined to be part of the proposed work, the Commission should consider whether the proposed elements are compatible with the historic character of the building and consistent with the applicable rehabilitation guidelines.

The proposed restoration of the storefront transom area, treatment of the storefront columns, repair of deteriorated exterior finishes, and repainting of the façade are intended to rehabilitate the existing building rather than conceal or substantially alter its historic character. The proposed work is therefore consistent with the guideline's direction that rehabilitation maintain the character of The Dalles while making improvements sympathetic to historic buildings and the surrounding town form. **Criterion met with conditions.**

G. *Streetscape*

FINDING #14: The proposed project is limited to the building's front façade and does not include changes to the sidewalk, street, streetlights, landscaping, or other streetscape elements. The rehabilitation of the building's storefront and façade will maintain and improve the existing pedestrian-oriented commercial frontage. No new streetscape elements are proposed that would conflict with the historic character or pedestrian environment of downtown The Dalles. **Criterion not applicable.**

H. *Building Setback*

FINDING #15: The proposal does not include construction of a new building, expansion of the existing building footprint, or alteration of the building's established relationship to the sidewalk. The existing building alignment along the sidewalk will remain unchanged. Because the project is limited to exterior rehabilitation of the existing façade, the proposal maintains the historic building setback and sidewalk edge. **Criterion not applicable.**

I. *Building Height*

FINDING #16: The proposed project does not include an addition, vertical expansion, or other work that would alter the height of the existing building. The existing roofline and overall building height will remain unchanged. The proposal therefore maintains the existing building height and does not alter the established variation in building heights along the downtown commercial street. **Criterion not applicable.**

J. *Building Width*

FINDING #17: The proposed project does not alter the width of the existing building or its relationship to the adjacent properties. The existing storefront width and façade composition will remain in place. The proposed rehabilitation will retain the existing commercial frontage and its established rhythm of storefront elements. No new construction across additional lots or changes to the building width are proposed. **Criterion not applicable.**

K. *Materials*

FINDING #18: The proposed work includes repair of deteriorated exterior finishes, preparation and repainting of the front façade, restoration or repair of the storefront transom area, and treatment of the existing storefront columns. Applicant's proposed rehabilitation is therefore

subject to the guideline's direction to restore original materials where possible and to use compatible materials when replacement is necessary.

The proposed repainting will use the color palette shown in *Exhibit A, Page 4*, consisting of a cream field color, deep navy blue trim, gold/ochre accents, and muted sage green window sashes. Applicant states that the palette is intended to reflect the Italianate commercial architecture characteristic of the district's primary period of significance rather than restore a documented historic color scheme for the subject property. As discussed in Finding #7, staff finds the proposed palette to be compatible with the historic character of the building and the Commercial Historic District.

Where historic materials are retained, they should be repaired and restored where feasible. Where replacement is determined to be necessary, replacement materials should be compatible with the original materials in quality, color, texture, finish, and dimension. Subject to the conditions addressing repair, replacement, and surface preparation, the proposed work is consistent with the applicable materials guidelines. **Criterion met with conditions.**

L. Roof Form

FINDING #19: The proposed project is limited to rehabilitation of the front façade and does not include alterations to the existing roof form, parapet, cornice, or other roof-related features. Because no changes to the roof form are proposed, the existing commercial roof form and its relationship to the historic downtown streetscape will remain unchanged. **Criterion not applicable.**

M. Commercial Front

FINDING #20: The proposed work is focused on rehabilitation of the building's existing commercial front. The project includes restoration of the storefront transom area, treatment of the storefront columns, repair of deteriorated façade finishes, and repainting of the façade.

The proposed work will retain the existing storefront configuration and the distinction between the storefront and upper façade. Restoration of the transom area will help retain or recover historic storefront features, while staff recommends that the existing columns be retained and repaired where feasible. Any reconstruction or replacement of the columns should be supported by physical, documentary, or pictorial evidence consistent with Findings #4 through #8. The proposed color treatment will distinguish the storefront and decorative elements without substantially altering the existing façade composition. The proposed palette is shown in the submitted color elevation and is evaluated in Findings #7 and #18.

Subject to the conditions requiring preservation and repair of historic storefront features where feasible, the proposal is consistent with the applicable Commercial Front guidelines. **Criterion met with conditions.**

N. Awnings

FINDING #21: The proposed project does not include the installation, replacement, or alteration of an awning or canopy. The existing façade and storefront will otherwise remain unchanged with respect to awning-related features. Because no awning or canopy work is proposed as part of this application, the applicable awning design guidelines do not apply. **Criterion not applicable.**

O. Signs

FINDING #22: The proposed project does not include the installation, replacement, or alteration of any sign. The application is limited to rehabilitation of the existing front façade, storefront transom area, storefront columns, and exterior finishes. Because no sign work is proposed, the applicable sign design guidelines do not apply to this application. **Criterion not applicable.**

RECOMMENDATION: Based on the findings contained in this report, staff recommends approval of Historic Landmarks Commission 226-26, subject to the following Conditions of Approval.

Staff's recommendation is based on the application materials and information available for review at the time of preparation of this report. The Commission may consider additional information presented as part of the application record when making its determination and may modify, add, or remove conditions as appropriate based on the evidence presented at the hearing.

Staff recommends:

1. Retention and repair of existing historic materials where feasible.
2. Reconstruction of the storefront columns, if determined necessary, based upon the physical evidence provided by the directly adjacent building at 310 E. 2nd Street, matching architectural detailing, and other physical, documentary, or pictorial evidence in the record.
3. Implementation of the proposed exterior color palette substantially as shown in the *Exhibit A, Page 4*.
4. Surface preparation and painting methods that protect historic exterior materials.

The additional upper façade treatment depicted on *Exhibit A, Page 5* of the application material rendering, including projecting ornamental corbels and other decorative elements, is identified in the application as "Not Included" and has not been included in staff's recommended approval. If the Commission receives information indicating that these elements are intended to be included in the project, the Commission should evaluate them under Findings #5, #11, #12, and #13 and the applicable historic preservation standards.

CONDITIONS OF APPROVAL:

1. Work shall be completed in substantial conformance with the plans and proposals approved by the Commission. Any material alteration to the approved plans, materials, colors, or architectural features shall be reviewed by the Community Development Department to determine whether additional Historic Landmarks Commission review is required prior to implementation.
2. Exterior painting shall be completed in substantial conformance with the color palette and color elevation submitted with the application and approved by the Commission. Any material change to the approved color scheme shall be reviewed and approved by the Community Development Department prior to painting.
3. Existing historic storefront columns and historic transom materials, if present, shall be retained and repaired where feasible. Where replacement or reconstruction of the storefront columns is determined to be necessary, replacement columns shall be based

upon the documented architectural detailing of the existing columns at 310 E. 2nd Street and any additional physical, documentary, or pictorial evidence supporting the proposed design.

4. Surface cleaning and preparation of historic materials shall be undertaken using the gentlest means possible. Pressure washing shall be limited to methods and pressures that will not damage historic materials. Sandblasting, abrasive cleaning, or other treatments that may damage historic materials shall not be permitted.
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 Archaeologist.
6. Applicant shall notify the Community Development Department of any proposed material alteration to the approved plans, materials, colors, or architectural features prior to implementation.

COMMISSION ALTERNATIVES:

1. **Staff recommendation:** *Move to adopt Resolution No. HLC 209-26, a resolution approving Historic Landmarks Commission No. 226-26, based upon the findings of fact and conclusions of law set forth in the Agenda Staff Report, with all conditions of approval outlined below.*
2. **Approval with modifications:** If the Historic Landmarks Commission desires to approve the application based upon additional findings and conclusions, or with different or additional conditions of approval, move to adopt Resolution No. HLC 209-26, a resolution approving Historic Landmarks Commission No. 226-26, based upon the findings of fact and conclusions of law set forth in the Agenda Staff Report, as modified by the Commission, with all conditions of approval outlined below, as amended by the Commission.
3. **Denial:** If the Historic Landmarks Commission desires to deny the application, move to direct staff to prepare a resolution denying Historic Landmarks Commission No. 226-26, identifying the specific criteria the Commission determines are not met and the findings supporting the denial.

EXHIBITS:

- **Exhibit A:** *HLC 226-26 Application Material*



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

Application #: HLC 226-26
 Filing Fee: \$103
 Receipt #: 321687224
 Deemed Complete: _____
 Ready to Issue: _____
 Date Issued: _____

Received: 7/10/2026

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: Shayna Newsome

Address: 515 Liberty the dalles 97058

Phone #: 541 300 7239

Email: ShaynaRaepaints@gmail

Legal Owner (if different than Applicant)

Name: DICK II WILLIAM

Address: 601 WASHINGTON

Phone #: 541 980 5287

Email: billdick2@earthlink.net

Property Information

Address: 308 2nd st the dalles OR ⁹⁷⁰⁵⁸

Zone: Commercial

Current Use: Beau Toi SPA

Map and Tax Lot: 1N 13E 3BD

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:

Restoring original transom windows concealed beneath plywood cladding and reconstructing the exterior columns to match original period-correct architecture

Will the use change as a result of this application?

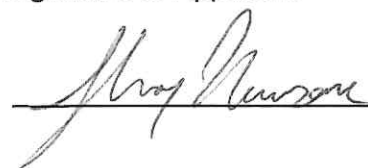
☐ Yes

☒ 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



Date
2/11

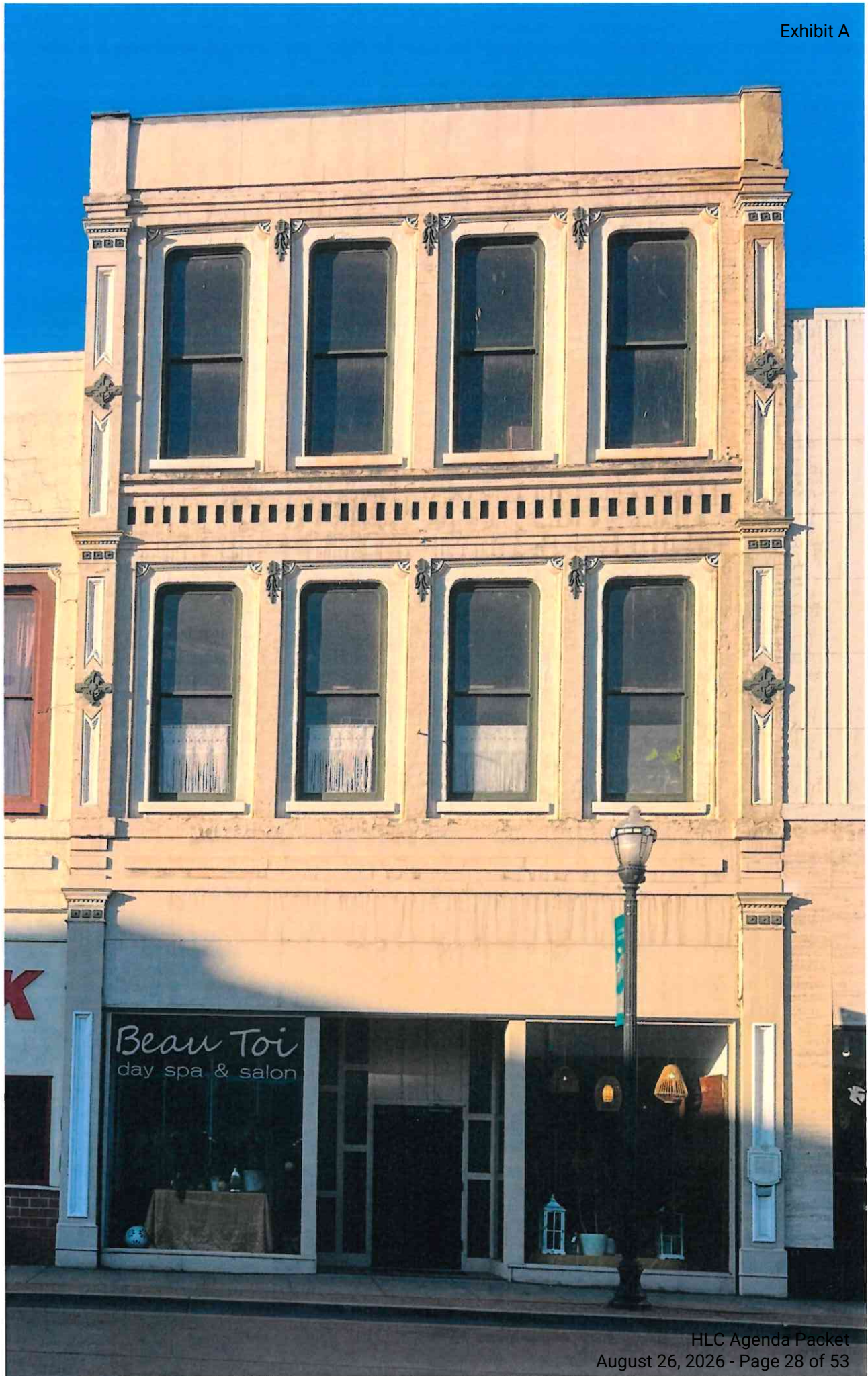
Signature of Property Owner


MAIER BLDG

7-10-26

Date

Current
Conditions





Rendering with
transom windows

NOT
INCLUDED

Rendering
without transom
windows









From: [Various Artists](#)
To: [Joshua Chandler](#)
Cc: [shayna rae](#)
Subject: Re: Historic Landmarks Application – 308 E. 2nd Street
Date: Monday, August 17, 2026 8:58:36 AM
Attachments: [BeauToi_ColorElevation_v003_Approval.jpg](#)
[BeauToi_Design.jpeg](#)

WARNING: Email from external source. Links and attachments could pose security risks. Investigate sender and think before you click.

Hi Joshua,

Here are the items requested for the staff report. Attached:

- BeauToi_ColorElevation_v003_Approval.jpg – proposed color elevation
- BeauToi_Design.jpeg – proposed facade rendering
- column_current_001.JPG, column_current_002.JPG, column_current_003.JPG – current condition of the storefront column

1. Elevation drawings/renderings (existing and proposed conditions): The attached color elevation and rendering show the proposed condition. The attached column photos (001–003) show the existing condition for comparison.

2. Column and transom documentation: The proposed columns are designed to replicate the existing, historically intact columns at the neighboring building at 310 E. 2nd Street. Both 308 and 310 E. 2nd Street are listed as Primary/Contributing resources in The Dalles Commercial Historic District (NRHP #86002953), placing their construction within the district's primary period of significance (1860–1899). This is supported by matching architectural detailing visible on both buildings and historic markers posted on each. We are pursuing further confirmation of a shared architect and construction date through the National Register nomination's individual property records and will forward that documentation once obtained.

Portions of the storefront facade are currently covered with particle board, and there is a possibility that original transom window openings exist beneath this covering. The project scope includes removal of this covering to assess the condition and presence of any historic transom elements. If transoms are found intact or recoverable, they will be restored and painted according to the attached elevation. If transom elements are not present, the existing covering material will be repaired and painted according to the same elevation.

3. Materials and paint colors: The proposed palette consists of a cream field color, deep navy blue trim (window surrounds, cornice band, and storefront base), gold/ochre accenting on cornice brackets, capitals, and decorative banding, and a muted sage green on window sashes, as shown in the attached color elevation. This is not a restoration of a documented historical scheme for this specific building; rather, it reflects a color palette appropriate to the Italianate commercial architecture typical of the district's primary period of significance (1860–1899). The palette was also selected to align with the branding of the current tenant, Beau Toi, to be visually cohesive with the palettes proposed for other facades in the downtown corridor, and for overall visual character. The building's current exterior (a plain cream field with dark,

unornamented trim) does not reflect this historic-era styling.

4. Narrative – Secretary of the Interior's Standards and Downtown Commercial Historic District design guidelines: The proposed column reconstruction is based on the Standards for Reconstruction, which call for replacement of missing historic features to be based on accurate documentation — in this case, physical evidence from a directly adjacent resource of shared date, style, and construction history. The proposed color palette and painting scope are consistent with the design guidelines' intent to reinforce the architectural character of the district's historic commercial buildings.

Let us know if anything further is needed at least 5 business days ahead of the August 26 meeting.

Best,
Shayna



column_current_001.JPG



column_current_002.JPG



column_current_003.JPG

Exhibit A

STATE OF OREGON INVENTORY
OF HISTORIC PROPERTIES
State Historic Preservation Office
Oregon State Parks, Salem, OR 97310



County Wasco

Theme Service and Distribution of Goods

Name
(Common) Maier Building

(Historic) Same

Address 308 E. Second Street
The Dalles, Oregon

Present Owner c/o Dick, Mrs. John H.
2197 Oakmont Way

Address Eugene, OR 97401

Original Use Commercial

Date of Construction 1890

Physical description of property and statement of historical significance:

The Maier Building is a three story brick structure which faces north on Second Street in The Dalles. Erected in 1890, this building has four bays of one-over-one, double hung sash windows on its second and third stories on the front elevation. The first floor has been significantly altered. Decorative metal panels are located on the east and west sides of the front elevation on the first and second stories.

continue on back if necessary

Recorded by Stephen Dow Beckham Date 7 July 1976

Sources consulted (continue on back if necessary): "The Dalles Landmark List", MS Typescript, Planning Office. City of The Dalles, The Dalles, Oregon.

Please enclose map. Township 1 ^N_S 13 ^E_W Section 3BD
Roll 6, frame 3

JUL 76



Physical

The Maier Building is a three story brick structure which faces north on Second Street in The Dalles. Erected in 1890, this building has four bays of one-over-one, double hung sash windows on its second and third stories on the front elevation. The first floor has been significantly altered. Decorative metal panels are located on the east and west sides of the front elevation on the first and second stories.

This building presently in 1976 houses Monahans Jewelry.

STATE OF OREGON INVENTORY
HISTORIC SITES AND BUILDINGS
State Historic Preservation Office
Oregon State Parks, Salem, 97310

County Wasco
Theme 6-D
Name
(Common) Maier () Building
(Historic) (same)
Address 308 Second St.
The Dalles, Oregon
Present Owner Maier Family Heirs
(Address) The Dalles, Oregon
Original Use Commercial
Date of Construction 1890

historical significance:

Continue back if necessary

Recorded by Stephen Dow Beckham Date 7 July 1976 Sources Consulted:

Oregon State Historic Preservation Office "The Dalles Landmark List," MS Typescript,
Planning Office. City of The Dalles,
Please enclose map Township 1 S Range 13 W Section 3 The Dalles, Oregon.



M. Z. DONNELL DRUG STORE
308 E. 2nd St.
THE CLUB Saloon
310 E. 2nd St.
A. M. Williams Store
on right

UrbanRenewal Expense Quote Beau Toi Facade Paint and Restoration

308 2nd st - Beau Toi

GRAND TOTAL: \$ 26,197.16						
TASK	DESCRIPTION	HOURS	RATE	LABOR	SUPPLIES	TOTAL
Phase 1.; Design	Color Elevations, Historic Palette Alignment & Mapping, and Column Blueprints	8	\$ 65.00	\$ 520.00	Direct Costs: \$ 150.00	\$ 22,664.00
Phase 1.; Project Management	Pre-Construction Management: Subcontractor Procurement & Scheduling	0	\$ 45.00	-	\$650.00	\$ 650.00
Phase 1.; Permits	City of The Dalles Public Works: Right-of-Way (ROW) Sidewalk Enclosure Permit	0	-	-	\$250.00	\$ 250.00
Phase 1.; LEGAL	Historic District Landmarks Commission (HDLC): Administrative Facade Review Fee	0	-	-	\$0.00	-
Phase 1.; LEGAL	Building Division: Structural Window Framing & Alteration Base Permit Fee	0	-	-	\$450.00	\$ 450.00
Phase 1.; LEGAL	State of Oregon BCD: Standard Mandated 12% Building Code Surcharge	12	12.00%	\$ 54.00	\$0.00	\$ 54.00
Phase 2.; Environmental	Site Prep & Safety: Pedestrian Protection Staging & Canopies	2	\$ 35.00	\$ 420.00	\$250.00	\$ 670.00
Phase 2.; Equipment	Lift: 2 Weeks Mid-Size Boom/Man Lift Rental	0	\$ 1,300.00	\$ 2,600.00	\$0.00	\$ 2,600.00
Phase 2.; Paint	Supplemental Equipment: Heavy-Duty Frame Scaffolding & Outrigger Staging	0	-	-	\$1,200.00	\$ 1,200.00
Phase 2.; Paint	Facade Scraping & Cleaning: High-Pressure Wash & Loose Lead Paint Collection	24	\$ 35.00	\$ 840.00	\$300.00	\$ 1,140.00
Phase 2.; Paint	Architectural Trim & Detail Prep: Window Sashes Caulking & Surface Masking	32	\$ 35.00	\$ 1,120.00	\$530.00	\$ 1,650.00
Phase 2.; Paint	Primer Application: High-Adhesion Block-Filler/Stabilizing Primer Coat	24	\$ 35.00	\$ 840.00	\$450.00	\$ 1,290.00
Phase 2.; Paint	Facade Finish Paint: 2 Coats Elastomeric Grade Paint on Concrete & Plaster	130	\$ 35.00	\$ 4,550.00	\$1,800.00	\$ 6,350.00
Phase 2.; Paint	Detail Painting	40	\$ 65.00	\$ 2,600.00	\$600.00	\$ 3,200.00
Phase 2.; Restoration	Window Framing Repair & Flashing	40	\$ 35.00	\$ 1,400.00	\$400.00	\$ 1,800.00
Phase 2.; Restoration	Window Installation & Sealing	16	\$ 35.00	\$ 560.00	\$850.00	\$ 1,410.00
Phase 4.; Project Management	Project Closeout & Compliance: Final Inspections & Warranty Execution	4	\$ 65.00	\$ 260.00	\$0.00	\$ 260.00
LEGAL	Project Specific General Liability Insurance		2.50%		\$0.00	\$ 369.60
LEGAL	Consolidated Insurance Program (CIP)		1.00		\$0.00	\$ 782.00
		\$ 14,784.00				
		782				
*Note: Up to a 10% variance should be expected across budget line items or totals for unforeseen site conditions (contingency).						
Project Contingency	Unforeseen Site Condition Reserve		\$ -	\$ -	\$ 2,381.56	\$ 2,381.56

Property and Project Description

Property Description

Briefly describe the current use(s) and condition of the Property. This may include utility information, existing improvements, business uses and names of current commercial/industrial tenants, and number of current residential units.

Located at 308 2nd ST, The Dalles, OR 97058, the subject commercial property currently houses the Beau Toi day spa and salon. The planned exterior improvements feature structural patching of stucco corners and the sanding and painting of existing features. Additionally, the project entails removing failing columns and constructing new, historically accurate replacements using durable, period-appropriate materials. Finally, the facade will undergo a comprehensive, Historic Board-approved paint redesign aimed at accentuating the building's historic architectural elements and enhancing the visual impact of the downtown corridor.

Project Narrative and Schedule

Briefly describe the proposed project and schedule of project completion. This may include business(es) committed to occupying the new/improved area, a description of the current development phase, estimated construction start/end dates, and type of work already completed.

This proposed project focuses on the comprehensive exterior painting and historic facade restoration of the Beau Toi building. The work will require a two-week lift rental alongside heavy-duty outrigger staging. The primary scope of work includes high-pressure washing, failing paint scraping and removal, caulking around windows and siding, and new facade paint. Contractors will apply a primer coat, followed by two finish coats of high-quality paint on surfaces. The restoration involves removal of previous, inaccurate column modifications. Specialized craftspeople will sculpt and install historically accurate, replicated columns that faithfully restore the facade's original design intent. Additionally, the project will prioritize reversing other non-historic alterations, with the goal of reinstating the original transom window features, subject to hidden field conditions

Eligible Projects

Please choose all that apply.

- ☐ Development of new residential units.
- ☒ Restoration, reuse, or upgrades to historically listed buildings, including adapting historic or culturally significant existing buildings in the Area to new uses. Such improvements must first receive Historic Landmarks Commission approval prior to Application submission.
- ☐ Temperature or ventilation system upgrades (e.g., HVAC); however, *like-for-like* replacements are ineligible.



CITY OF THE DALLES

Community Development Department

313 COURT STREET
THE DALLES, OREGON 97058
(541) 296-5481 ext. 1125

MEMORANDUM

TO: Historic Landmarks Commission

FROM: Joshua Chandler
Community Development Director

DATE: August 19, 2026

SUBJECT: First Street Streetscape Project – Sidewalk Markers Design Project

Project Context and Discussion

The City is currently reconstructing First Street between Union and Laughlin Streets as part of the First Street Streetscape Project. The project area is historically and archaeologically sensitive and is subject to a Memorandum of Understanding (**MOU**) with the Oregon State Historic Preservation Office (**SHPO**). As part of the MOU, the City is incorporating cultural interpretation into the new streetscape, including recognition of the historic Chinatown district and its significance to the history of First Street.

The project also includes the preservation and incorporation of historic physical features. Existing historic sidewalk stamps have been removed and preserved for future display and interpretation. A historic metal storage door set into the sidewalk has also been removed and will be reinstalled within the reconstructed streetscape. A historic building façade remnant will be retained in place, and new interpretive signage will be incorporated into the streetscape. The project will also include new sidewalk elements featuring the Chinese name for The Dalles at multiple locations.

The City has contracted with Suenn Ho Design to assist with research, cultural interpretation, design, preparation of design files, and coordination related to the proposed sidewalk elements and other surface-integrated interpretive elements. Suenn Ho has extensive experience in culturally sensitive urban design, public space development, and interpretive projects, including work in historically and archaeologically significant environments. Her experience includes work on an MOU mitigation project with ODOT in Oakland, Oregon, the first city in the state to be listed on the State Historic Register; prior work in Portland's Chinatown; collaboration with Metro as a cultural design consultant on the creation of a Chinese memorial Garden at the historic Lone Fir Cemetery in Portland; and serving as the designer of the award-winning Garden of Surging Waves in Astoria, which honors the Chinese community.

Suenn's experience is particularly relevant to this project because the work requires consideration of complex cultural narratives and coordination with cultural stakeholders. With

the assistance of local historians Eric Gleason and Jacqui Cheung, as well as other historians and community resources, she has already begun coordination regarding the historical interpretation of the site, including discussions of discrepancies in source materials and appropriate Chinese-language text.

Suenn will present the concepts currently being developed for the sidewalk elements. The presentation will provide the Commission with additional historical context and visual information regarding potential approaches to interpreting the former Chinatown district and other aspects of the area's history.

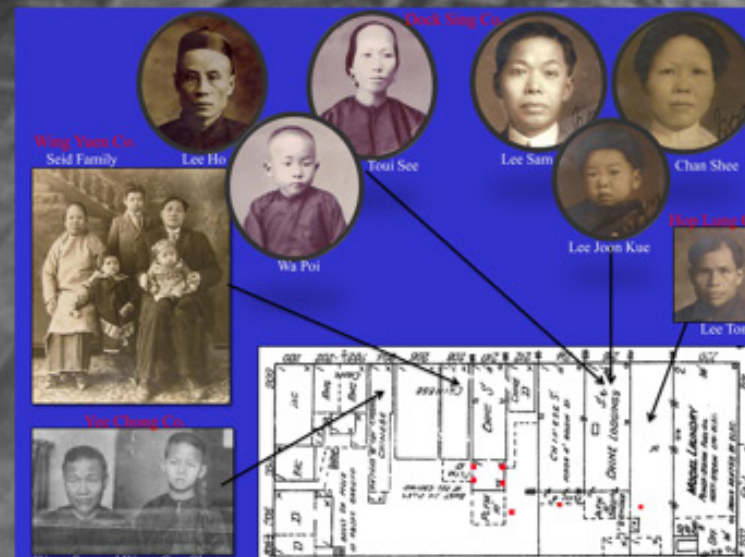
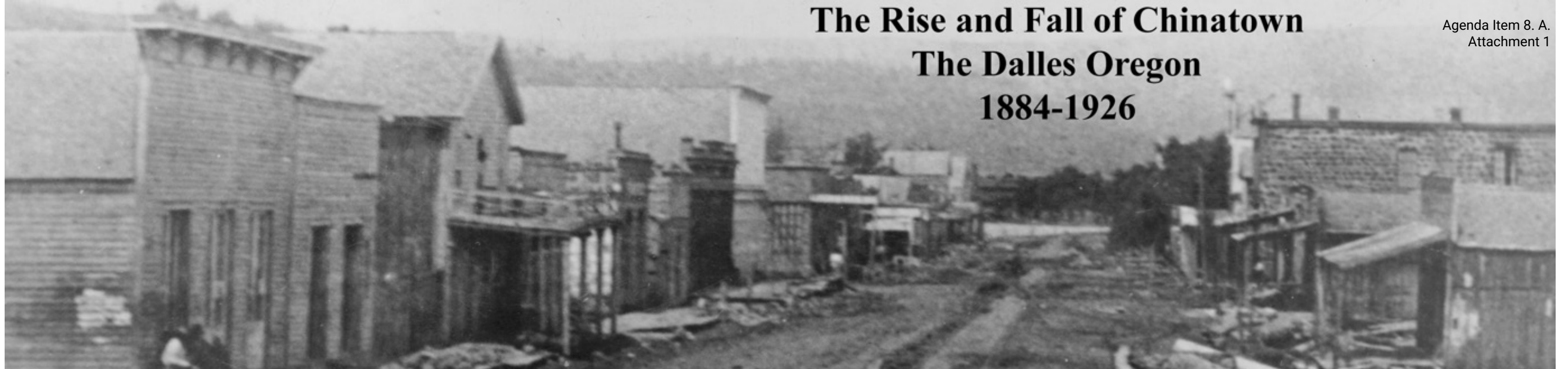
Staff is continuing to coordinate with the project team and contractor regarding fabrication and installation. The City has previously met with Columbia Gorge Community College regarding fabrication of the sidewalk elements, and the current goal is to have students participate in and complete the fabrication work as part of their coursework. Staff will coordinate the fabrication schedule with the College, with the goal of completing the work during the upcoming winter term. Installation of the elements will be coordinated with the project contractor and is anticipated to occur toward the end of the construction project, subject to the overall project schedule.

This item will be presented to the Historic Landmarks Commission at its August 26, 2026, meeting for discussion only. No formal action or approval is requested at this time. Staff is seeking the Commission's feedback on the concepts presented by Suenn Ho Design and any historical or preservation considerations the Commission believes should be incorporated as the project moves forward.

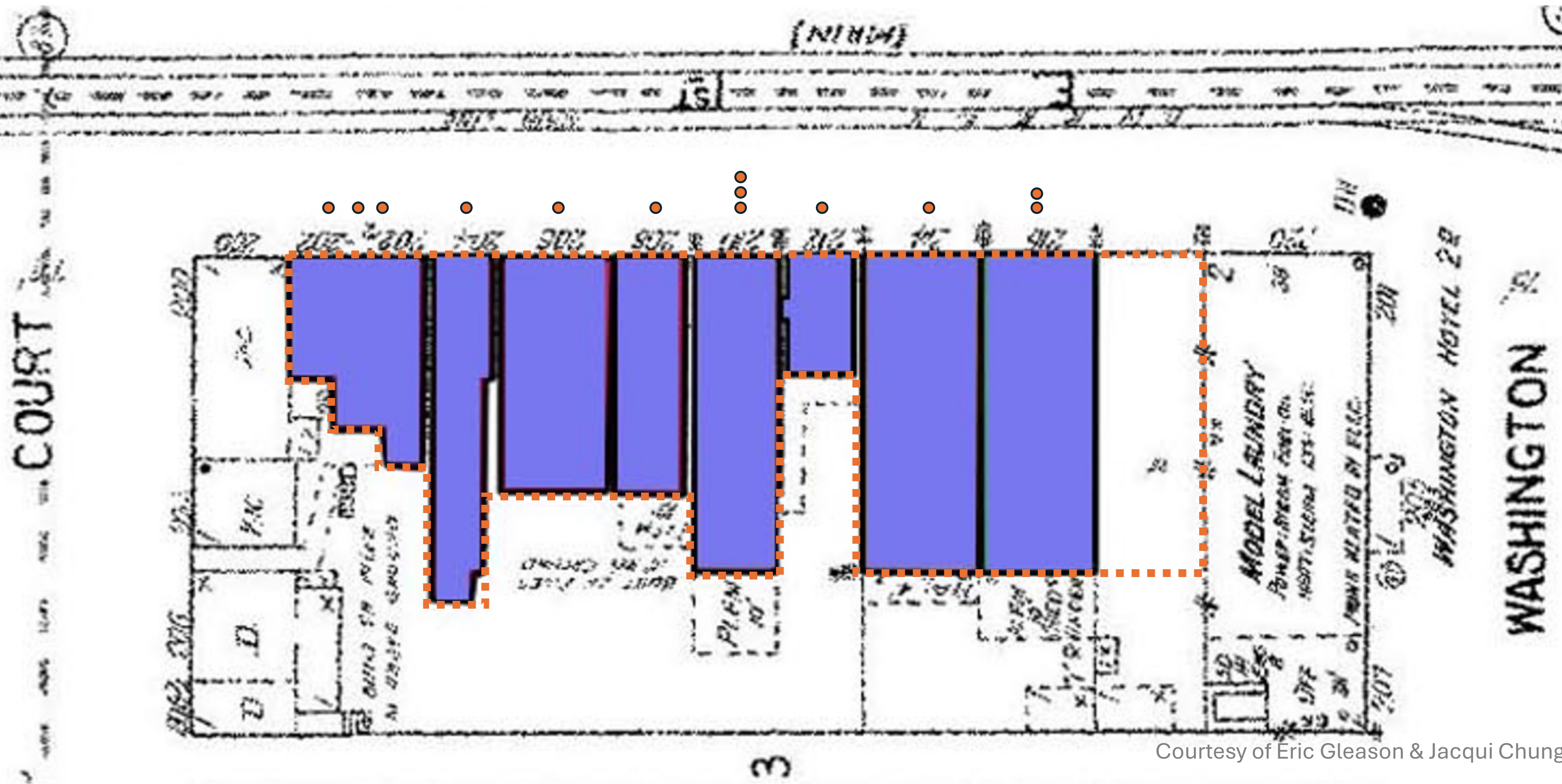
The Rise and Fall of Chinatown

The Dalles Oregon

1884-1926



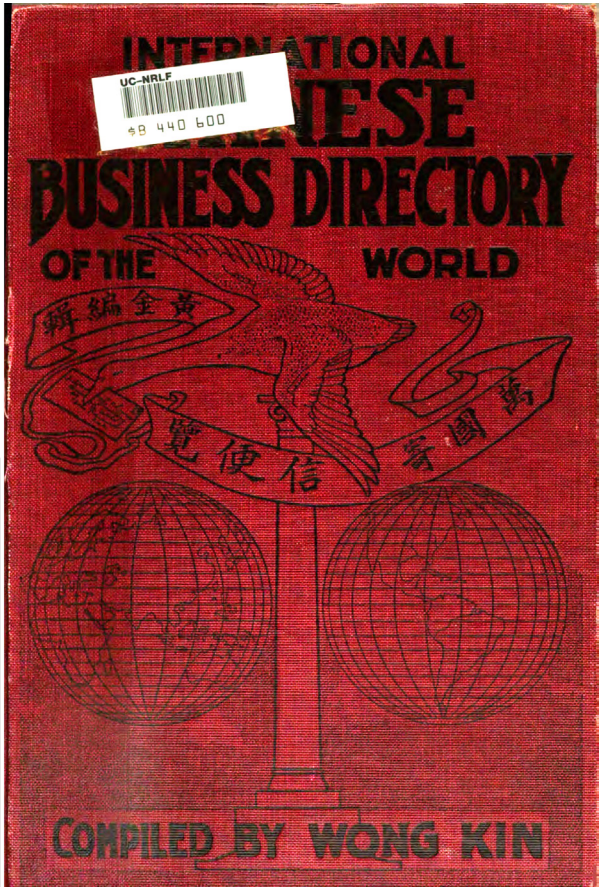
Courtesy of Eric Gleason & Jacqui Chung



Courtesy of Eric Gleason & Jacqui Chung

Discrepancy in Historic Records

1901	M	
迫架埠	246	
BAKER CITY, BAKER COUNTY, OREGON.		
O. R. & N., (Union Pacific) 357 miles east of Portland.		
同泰	Hong Tai & Co., Chinese Merchandise,	P. O. Box 314
茂合園	Mow Hop Yuen & Co.,	Fruit and Vegetable Planters
安安號	On On & Co., Oriental Fancy Goods, Dry Goods, Furnishing Goods and Manufacturers Ladies' Apparel,	1918 Court St
廣和益	Quong Wo Yick & Co., Chinese Merchandise,	P. O. Box 45
生隆合記	Sang Lung Hop Kee & Co., Chinese Merchandise,	P. O. Box 251
遂源隆	Suey Yuen Lung & Co., Chinese Merchandise,	P. O. Box 306
永興源	Wing Hing Yuen & Co., Chinese Merchandise,	P. O. Box 131
怡源	Yee Yuen & Co., Chinese Merchandise,	P. O. Box 418
CANON CITY, GRANT COUNTY, OREGON.		
O. R. & N., (Union Pacific) to Baker City, stage 82 miles.		
項寅埠		
錦華昌	Kim Wah Chong & Co.,	Chinese Merchandise
廣源隆	Kim Yuen Lung & Co.,	Chinese Merchandise
DALLES, WASCO COUNTY, OREGON.		
O. R. & N. (Union Pacific) 88 miles east of Portland.		
姐里埠		
超記	Chew Kee & Co., Chinese Merchandise,	P. O. Box 255, 130 Main St
德盛	Duck Sing Wing Kee & Co., Chinese Merchandise,	P. O. Box 373 136 Main St
永同泰	Wing Hong Hai & Co., Chinese Merchandise,	P. O. Box 448 120 Main St
EUGENE, LANE COUNTY, OREGON.		
Southern Pacific, 149 miles south of Portland.		
天振埠		
進利	John Lee & Co.,	Chinese and Japanese Fancy Goods
HUNTINGTON, BAKER COUNTY, OREGON.		
O. R. & N., (Union Pacific) 404 miles east of Portland.		
坦定頓埠		
昌隆記	Chong Lung Kee & Co., Chinese Merchandise,	P. O. Box 155



1530

Hop

INTERNATIONAL CHINESE BUSINESS DIRECTORY.

Win

1913

美國柯利近省

OREGON, U. S. A.

店名

生意

門牌號數街名

Name.

Business.

No. Street.

埃市左利埠

ASTORIA—(Continued)

HOP SING LUNG, General Merchandise.....

376 Bond St.

HOP YICK, Gen. Mdse.....

P. O. Box 858; 363 Bond St.

King Yen Low & Co., Restaurant.....

P. O. Box 372

Kwong Wing & Co., Gen. Mdse...

P. O. Box 840; 318 Bond St.

Lum Quong Bros., Gen. Mdse.....

373½ Bond St.

ME GIN JOHN CO., General Merchandise.....

P. O. Box 134; 354 Bond St.

Quong Chong & Co., General Merchandise....

314 Bond St.

Quong Mee Wo., General Merchandise.....

336 Bond St.

Wah Hang Jan, General Merchandise.....

360 Bond St.

Wah Sing & Co., Gen. Mdse.....

622 Commercial St.

Wing Sang & Co., Gen. Mdse...P. O. Box 831; 372 Bond St.

Yee On, General Merchandise.....

306 Bond St.

碧架埠 BAKER CITY (Baker County)

Chung Hwa National Club....

P. O. Box 171; 1922 Resort St.

Hop Hing & Co., Laundry.....

2019 Center St.

Sang Lung Wo Kee, General Merchandise

1792 Auburn Ave.

Sing Lee & Co., Gen. Mdse.....

P. O. Box 859

Suey Kee & Co., General Merchandise....

1784 Auburn Ave.

Wing Hing Yuen & Co., General Merchandise.....

P. O. Box 171, 1722 Resort St.

Yee Yuen & Co., Gen. Mdse.....

P. O. Box 418

打鱈市埠 DALLAS (Polk County)

Chew Kee & Co., Gen. Mdse.....

130 Main St.

Chung Hwa National Club.....

DUCK SING WING KEE & CO., General Merchandise

216 First St.

Yee Chong & Co., General Merchandise.....

110 First St.

坦靜頓埠 HUNTINGTON (Baker County)

Chung Hwa National Club.....

216 First St.

Chew Lee & Co., General Merchandise.....

Fong Lee & Co., General Merchandise.....

Sun Sing Yuen, Gen. Mdse.....

P. O. Box 106

Wing Lee, General Merchandise.....

合興

油雜貨

合益

雜貨

瓊宴樓

酒樓

廣榮

雜貨

林廣

雜貨

美珍棧

油雜貨

廣昌

雜貨

廣美和

雜貨

華興棧

雜貨

華盛

雜貨

永生

雜貨

裕安

雜貨

國民黨

會所

合興

衣館

生隆和記

雜貨

昇利

雜貨

瑞記

雜貨

永興源

雜貨

怡源

雜貨

紹記

雜貨

國民黨

會所

德盛

雜貨

裕昌

雜貨

國民黨

會所

昭利

雜貨

宏利

雜貨

新盛源

雜貨

永利

雜貨

姐里埠

DALLES, WASCO COUNTY, OREGON.
O. R. & N., (Union Pacific) 88 miles east of Portland.

超記 Chew Kee & Co., Chinese Merchandise, P. O. Box 255, 130 Main St

德成 Duck Sing Wing Kee & Co., Chinese Merchandise, P. O. Box 373
136 Main St

永同泰 Wing Hong Hai & Co., Chinese Merchandise, P. O. Box 448
120 Main St

紹記 雜貨
國民黨 會所
德盛 雜貨

打罇市埠 DALLAS (Polk County)

裕昌 雜貨

Chew Kee & Co., Gen. Mdse.....130 Main St.

Chung Hwa National Club.....

DUCK SING WING KEE & CO., General Merchandise
.....216 First St

Yee Chong & Co., General Merchandise.....110 First St.



Courtesy of Eric Gleason & Jacqui Chung





Same Town – Different Names

The town was first named "**Dalles**", then briefly "Wascopam" and then formally named "**The Dalles**" in 1860. It was changed to The Dalles to avoid confusion with Dallas in Polk County

Oregon Geographic Place Names



6" dia.

Same Street – Different Names

1884 map: **Main**
1889 map: **E. Main** or Front
1892 map: **E. Front** or Main
1900 map: Front or Main
1910 map: Main
1926 map: **E. 1st** Street
1925 city directory: E. 1st Street



4" dia.

6” medallion

4” medallions

6” medallion

Records of Chinese businesses





CITY OF THE DALLES

Community Development Department

313 COURT STREET
THE DALLES, OREGON 97058
(541) 296-5481 ext. 1125

MEMORANDUM

TO: Historic Landmarks Commission

FROM: Ann Moorhead
Community Development Analyst
Joshua Chandler
Community Development Director

DATE: August 19, 2026

SUBJECT: Sustainable City Year Program (SCYP) – Historic Preservation Projects

Background

In spring 2026, the City entered into a contract with the University of Oregon's Sustainable City Year Program (**SCYP**) to collaborate through multiple classes across the next two academic years (2026–27 and 2027–28) in topics such as historic preservation, economic development, and housing. In addition, four initial classes relating to walkability in The Dalles and the Federal Street/Tony's Lot area were conducted in Spring 2026 as initial pilot courses in advance of the formal two-year program period and concluded in June 2026. This memo aims to summarize the historic preservation projects currently planned, and request the Commission's feedback and participation as these projects move forward.

While three courses have been confirmed, each course is still in the process of being developed in collaboration with University of Oregon faculty. The project descriptions below represent the current direction of each class and are expected to continue to evolve over the coming months. Staff are seeking the Commission's input now to help guide that evolution so that the courses align as closely as possible with local preservation priorities and produce the most useful deliverables for the City.

Sustainable City Year Program

The SCYP is a partnership between the University of Oregon and communities throughout the state that connects faculty and students with real-world planning, preservation, environmental, and community development projects. The program began in 2009 and has since partnered with more than 25 communities on over 300 projects. Through coursework, students apply their academic knowledge to local challenges while communities receive research, analysis, and recommendations that can help advance long-term goals.

The City of The Dalles' two-year agreement with SCYP will include several projects related to historic preservation. These projects are intended to supplement the City's ongoing preservation efforts by providing additional research, documentation, and fresh perspectives.

Each class is ten weeks long, followed by a final exam week, for a total of eleven weeks. Following each class, a final report on that class's activities and findings is compiled by the University and sent to the City. Class topics may also be repeated or extended into subsequent courses if beneficial.

Planned Historic Preservation Projects

Potential and confirmed SCYP historic preservation projects currently include:

- **HP-1:** Historic Preservation Ordinance and Design Standards Review (*Confirmed; January–March 2027*)
- **HP-2:** Historic Landmark Inventory Updates and Digitization (*Confirmed; January–March 2027*)
- **HP-3:** Pioneer Cemetery Documentation Project (*Confirmed; September–December 2026*)
- **HP-4:** Rock Fort Heritage Site Activation (*Future project; no course currently scheduled*)

Funding

The City has also been awarded a Certified Local Government (CLG) Grant from the Oregon State Historic Preservation Office (SHPO) in the amount of \$16,000 to support SCYP historic preservation coursework (specifically HP-1 & HP-2) during the 2026–2027 academic year. The City also applied for the Historic Cemeteries Grant from SHPO to support HP-3, but the grant was not awarded.

Final costs will depend on the final scope of work, number of students, required site visits, and other course-specific factors and are determined on a class-by-class basis. Costs have not yet been finalized but based on current estimates, the grant is expected to cover the cost of approximately one and a half of the confirmed courses. All other SCYP related work has been budgeted in the City's FY 2026/27 budget.

Confirmed Courses

HP-3: Pioneer Cemetery Documentation Project

Students will visit the Pioneer Cemetery during two scheduled site visits to document existing conditions and conduct a high-level assessment of monuments and grave markers.

Working alongside a professional materials conservation expert, students will also participate in cleaning and stabilization of a few markers. This portion of the project may potentially be opened up to provide an opportunity to demonstrate proper preservation techniques to interested community volunteers.

Expected deliverables include:

- A general inventory and condition assessment of cemetery markers,
- Documentation of preservation methods and findings, and
- A digital poster or presentation summarizing the cemetery's history, the documentation process, and preservation recommendations.

HP-2: Historic Landmark Inventory Updates and Digitization

This course will focus primarily on improving the City's existing historic landmark documentation. The goal of this class is to update photographs of designated properties, improve property descriptions, clarify which structures and features contribute to each historic designation, and organize information into a more complete and usable inventory.

The existing inventory was completed in 1984–85, with an update in 1997, and has never been digitized. As a result, much of the information is outdated, difficult to access and use, and does not consistently reflect current conditions, alterations, or the historic significance of individual properties and features. Updating and digitizing the inventory will provide the City, property owners, the HLC, and the public with a more accurate and accessible foundation for ongoing historic preservation, project review, and future planning efforts. Staff has completed the initial work with Wasco County GIS to establish the inventory within the County's GIS system. Once the inventory updates are finalized, staff will coordinate with the County to finalize the GIS resource and make the information available to the public.

The project would likely need to be structured as two separate courses, with one course focused on the Commercial Historic District and the other on Trevitt's Addition. Within each course, students would be assigned a subset of the district's historic listings for review. Because there is not enough time within a single term to complete a full review of both districts, the intent would be to address one district during the upcoming academic year and the other in the following year. This approach would allow for a more comprehensive update of both districts while providing flexibility in how and when the second district is completed.

Note: There is also potential for a future course focused on identifying and evaluating properties that may be eligible for designation as historic landmarks. Student research could include preliminary documentation of potentially significant properties, evaluation of historic significance and integrity, and identification of resources that may warrant further consideration for local historic landmark designation. Staff would welcome the Commission's input on whether this would be a useful area for future student research.

HP-1: Historic Preservation Ordinance and Design Standards Review

This course is intended to evaluate how applicants experience the City's historic preservation regulations and identify opportunities to improve clarity and usability. Another focus of this evaluation would be to identify minor decisions and activities that can be reviewed administratively by staff without going before the HLC, and to help structure and formalize those review processes. For example, the City currently handles reasonable changes in paint color through an informal staff review process. The course could help document and formalize this process, while also identifying other minor activities that may be appropriate for staff-level review and developing clear thresholds and procedures for when HLC review is required.

Student teams may examine specific topics such as windows, doors, color, exterior alterations, storefronts, or other common project types by:

- Reviewing applicable code requirements and design standards.
- Identifying areas that are unclear, repetitive, or difficult to interpret.
- Researching visual examples that illustrate appropriate and inappropriate treatments.
- Walking through common project scenarios from an applicant's perspective to better understand the review process.

The work products would ideally include two primary deliverables, though this may need to be

scaled down to match the timeline:

- Applicant Guidance Materials - Students will develop user-friendly educational materials explaining historic preservation requirements through illustrations, examples, and step-by-step guidance for common project types. These materials are intended to improve applicant understanding of the review process and reduce confusion before applications are submitted.
- Historic Review Process Assessment - Students will document recurring questions, procedural challenges, and areas where existing codes, design standards, and review procedures may be confusing or difficult to navigate. By identifying opportunities for future discussion, this work would provide the foundation for future actions or resources such as:
 - A frequently asked questions document
 - Guidance for future code amendments
 - Identifying thresholds for HLC review for staff and the public (i.e. what should or should not trigger a review), or
 - Educational materials that improve consistency for applicants, staff, and the Historic Landmarks Commission.

Historic Landmarks Commission Involvement

The HLC possesses invaluable local knowledge that cannot be replicated through academic research alone. As these classes continue to develop, staff anticipates that the Commission will serve as a subject matter resource for faculty and students, including by:

- Helping to provide historical information and documentation as available.
- Providing background and context on local historic resources and past historic preservation efforts.
- Identifying priorities or issues that students should consider.

Depending on the course and instructor, there may also be opportunities for interested Commissioners to participate in one or more student site visits or field activities. Dates have not yet been established, but staff will share those opportunities as schedules are finalized.

Request for Feedback

As course planning continues, staff would appreciate the Commission's feedback on the proposed projects, including:

- Whether these project scopes address the Commission's priorities and any recommended changes,
- Historical resources or reference materials students should consult, and
- Any concerns or recommendations that should be shared with University faculty as course syllabi are finalized.

The Commission's input will help ensure that these projects produce meaningful and practical outcomes for the City while providing students with a valuable educational experience.