

**CITY OF LA GRANDE**  
**Landmarks Commission Regular Session**

**Thursday, December 8, 2022**  
**6:00 p.m.**

The meeting is available for viewing on Facebook Live at the following link:  
<https://www.facebook.com/LaGrandeCityManager>

**AGENDA**

**a. CALL TO ORDER/ROLL CALL**

**2. AGENDA APPROVAL**

*Chairperson asks if there are any additions or changes to the Agenda*  
**(NO MOTION NEEDED)**

**3. CONSENT AGENDA**

a. Consider: Approving Minutes of the November 10, 2022 meeting.

**4. PUBLIC COMMENTS**

*Individuals who wish to comment on any item printed on this Agenda may do so during the time that item is under discussion. Individuals who wish to speak about non-Agenda items may do so during this portion of the Agenda. Please print your name and address on the Public Comments Sign-in Sheet, located on the podium. When addressing the Commission, speak loudly and clearly and state your name. Persons interested in providing virtual public comments shall contact City Staff at [mboquist@cityoflagrande.org](mailto:mboquist@cityoflagrande.org) or by calling 541-962-1307 no later than 5:00pm the day prior to meeting to make arrangements. In the event the Chairperson does not announce a time limit for comments, each speaker is asked to confine their comments to three minutes in length, whether the comments are in-person or virtual.*

**5. NEW BUSINESS**

**6. PUBLIC HEARING**

a. Consideration of Historical Appropriateness  
File Number: 03-HLA-22  
Applicant: Front Office Solutions, Jeremy Kilpatrick

**7. OLD BUSINESS**

**8. CITY PLANNER COMMENTS**

**9. COMMISSION COMMENTS**

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Kendra VanCleave  
Landmarks Secretary

*All meetings of the La Grande Landmarks Commission are accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities should be made five days before the scheduled meeting by calling (541) 962-1307.*



**CITY OF LA GRANDE**  
**Landmarks Commission Meeting**

**Regular Session**

**Thursday, November 10, 2022**

**La Grande City Hall**  
**1000 Adams Avenue**

**MINUTES**

**COMMISSIONERS PRESENT:**

Lindsay Costigan  
Cassie Hibbert  
Katie Boula  
Rod Muilenburg

**COMMISSIONERS ABSENT EXCUSED:**

**DISCUSSION/DISPOSITION**

**STAFF PRESENT:**

Kendra VanCleave, Secretary  
Mike Boquist, City Planner

**CITIZENS PRESENT**

Anthony Hilton (applicant)  
Kimberly Hilton (applicant)  
Wayne Niche (contractor)

**CALL TO ORDER/ROLL CALL**

HIBBERT called this Regular Session of the Commission to order at 6:00 p.m., and asked for Roll Call; a quorum was determined to be present.

**AGENDA APPROVAL**

No changes. The Agenda was approved as presented.

**CONSENT AGENDA**

- a. Consider Minutes from November 18, 2021 meeting.

BOULA introduced the following Motion, with COSTIGAN providing the Second.

**MOTION:** The Minutes of the November 18, 2021 meeting be approved as presented.

**USC:** Unanimous

- b. Consider Minutes from September 8, 2022 meeting.

COSTIGAN introduced the following Motion, with MUILENBERG providing the Second.

**MOTION:** The be approved as presented

**USC:** Unanimous

HIBBERT asked for declarations and challenges, there were none.

HIBBERT asked for the staff report.

**NEW BUSINESS**

- a. *Consideration of Historical Appropriateness  
107 Elm Street, 02-HLA-22  
Anthony and Kimberly Hilton*

BOQUIST opened with the application for a façade improvement project that includes removing and replacing the existing business entry along Elm Street.

The project includes:

1. Removing the entire entry façade, including the entry way doors, windows, framing, etc.;
2. Framing a new 2x6 façade wall (recessed);

3. Installing a new 3' wide entryway door, centered
4. Installing 2 – 2'x4' aluminum side windows (dark bronze/black color), one on each side of the entryway door;
5. Install 3 – 2'6"x3'6" aluminum windows over the entry (dark bronze/black color);
6. Install a timber frames awning over the recessed entry, which projects out past the main building façade and 18" over the sidewalk.
  - a. Tongue and groom decking on rafters (visible as the ceiling within the recess);
  - b. Snap lock metal roofing (weathered copper color);
7. Exterior wall (siding) will be snap lock siding (black).
8. All exterior door and window trim will be metal J Trim (black)

BOQUIST continued the subject building is classified as **Non-Contributing**. The building was built in 1927 but the entire façade has been modernized. The proposed work is adjacent to and visible from the street, based on this the project is subject to Standards B and C of the Historic District Design Standards

HIBBERT asked for testimony from the applicants.

Kimberly HILTON commented 10 years ago they purchased the building. The entrance to the building had an eyebrow (awning) over the doorway which filled up with snow when the wind blows and created a significant snow accumulation. They took it down 2 years ago as it was rotting and cracked. Currently, the entrance area is cold in winter and warm in summer. Would like to take out the entire window portion and replace with a steel door with smaller windows to be more energy efficient. Additionally, put in an awning over entrance that draws the water away from the building. The old eyebrow (awning) dropped water down the inside brick then water trickles down and gets inside basement.

Anthony HILTON commented with the existing windows and the right wind, the water comes around the framework in the bricks. The proposal will help with that and seal the foyer. On the right inside wall there is a water stain that runs down the wood. By reducing the window size and adding an awning it should protect and keep snow away from building. When the water backs up, it goes down the side where an old electrical panel is in basement and cannot move panel because it's embedded in the concrete.

Kimberly HILTON added with the right wind, the door will open and sometimes will have to lock the door from

the outside. Anthony HILTON stated they replaced the trim around the door, but it is beyond its life span.

BOQUIST added the application was submitted with a sample of the metal material to be used for the siding and gave back to the applicants to share with the Commission at the meeting.

Applicants showed the Commission the sample.

Kimberly HILTON commented the front framing will be black metal and is a standing seam (no screws) and the awning will be covered with the dark copper metal.

Wayne NICHE asked if it would be possible to put in a solar bronze or tint the upper floor windows to reduce the summer heat in that part of the building.

BOULA commented the current exterior building doesn't match up with any of the historic district in terms of the outside, but there are the interior historic components. How are the standards applied to a noncontributing building when it is known there is a historic interior and dealing with the windows and tinting.

HIBBERT responded that the Commission has to apply the non-contributing building standards and street standards. Standard B outlines the non-contributing buildings and Standard C outlines work visible from the street on facade. In regards to the tinting in standard C.2 (e) it says to use clear and or slightly tinted glass, the intent of that is to allow for a solar coating to assist with the heat in the building but not to be a highly tinted or mirrored glass.

Kimberly HILTON commented the standard says storefront and the building is an office building and always has been. HIBBERT responded that it would still be considered a storefront.

The applicants discussed a couple of security issues they have experienced. There are several homeless that live behind building and starting it's starting to happen in front foyer and would like to be more secure.

HIBBERT commented the proposal before the Commission is addressing the security issues with the door replacement and didn't see anything in proposal about tinted glass.

NICHE responded correct they were trying to stay within the guidelines and wanted to see how much leeway they could get with the tinting. HIBBERT responded the guidelines are clear no tinted glass.

HIBBERT directed the group to go through each of the standards.

**B. STANDARD 'B' – NEW or NONHISTORIC CONSTRUCTION**

B.1. GROUND FLOOR

*Design new street-facing storefront bays to be similar in size and features to those in nearby contributing buildings. Allow for new ground floor openings that respect an existing buildings original use and style. Not applicable.*

B.2. BUILDING PROPORTION

*Reflect the general size proportion, and volume of the District's contributing buildings in new construction or in changes to no historic buildings. Not applicable.*

B.3 STREETScape & SETBACKS

*Construct street facing walls of the building to the common street building line or "street wall". Not applicable.*

**C. STANDARD 'C' – WORK VISIBLE FROM THE STREET**

C.1 MATERIALS

*Reflect existing historic materials and finishes in the District when selecting new or replacement materials, and maintain existing materials such as brick, wood and metal.*

BOULA asked about the material on the frame of windows. NICHE responded the frame of the windows is aluminum and a dark bronze/black for the color.

BOULA asked if the metal siding will be on the awning. NICHE responded there will be metal on the awning that will be the copper color and the metal siding down the sides in the entry will be black. There is very little metal siding as most of it will be the door and windows.



HIBBERT asked if the timber frame will be exposed under the soffit. NICHE responded yes the framing (timbers) itself will still be exposed. The ceiling will be a tongue and groove product on top and will be black stained.

There was consensus that this project was not in conflict with this standard.

### C.2. WINDOWS

*Preserve, repair, and retrofit existing wood or metal windows to improve energy efficiency. Use durable materials and visually matching finishes, profiles, and depths for any new windows.*

HIBBERT suggested the upper center window match the width of the entry door and be installed in alignment with the doorway. Also the upper left and right window match the width of the side windows, on each side of the entry door on the ground floor, and that these windows be installed in alignment with the ground floor windows.

There was consensus from the group this project was not in conflict with this standard.

### C.3. AWNING

*If awnings or canopies are proposed, place them to respect and highlight the storefront bay pattern of the building.*

BOULA asked if the awning will meet the height requirement for clearance. BOUQUST commented it is

a 7' clearance and they meet the clearance requirement.

HIBBERT asked if there is a gutter plan for the awning. NICHE responded no.

There was consensus that this project was not in conflict with this standard.

**C.4. SIGNS**

**C.5. FENCES/ACCESSOR STRUCTURES**

**C.6. ROOF & ROOFTOP ELEMENTS**

Standards C.4, C.5 and C.6 are not applicable.

BOULA asked about the door. Kimberly HILTON responded that the door is a steel door. Has a geometrical pattern and it's a right side open. The color will be a dark copper.

BOULA introduced the following Motion, with COSTIGAN provided the Second.

**MOTION:** I move that the Finding of Fact and Conclusions set forth in the Staff Report be amended and that the Project be deemed historically appropriate and approved with the following recommendation:

Recommendation: The Commission recommended that the upper windows be modified in size to match the width, alignment and spacing of the lower windows and main door so that they visually match. Specifically:

- That the upper left and right window match the width of the side windows, on each side of the entry door on the ground floor, and that these windows be installed in alignment with the ground floor windows.
- The upper center window matches the width of the entry door and be installed in alignment with the doorway.

**USC:** Unanimous

**STAFF COMMENTS:**

BOQUIST commented that he has been working with the Parks Director and Police Chief on an ordinance based on a court decision regarding homeless people being able to camp within a City. The City Council will have a work session to discuss this on November 14<sup>th</sup>. The way the ordinance is structured is based on the historic district as well as the city parks for no camping period. Anywhere else in the City between 9pm and 7am they can camp. It will go to the City Council on December 2<sup>nd</sup> for a vote

BOQUIST continued that the warming shelter has potentially found a new home behind the 4<sup>th</sup> Street clinic



which is in a residential zone. Emergency shelters are under a house bill protection and have until July 2023 to be able to locate anywhere in the City.

**COMMISSIONER COMMENTS:**

There was discussion among the group that tonight's application was the first for a non-contributing building and applying the new standards. The group discussed that the staff report lays out the framework for the applicable standards to apply and as Commissioners read through their packet and visit the site, to flag anything in the application that is not in alignment with the standards to better prepare for the meeting. The group conversed that it is also good to be able to discuss concerns at the meeting that may have been overlooked upon receiving their packet.

**There being no further business to come before this Regular Session of the Commission, HIBBERT adjourned the meeting at 7:02p.m. The Commission is scheduled to meet again in Regular Session, Thursday, December 8, 2022, at 6:00 p.m., in the Council Chambers of City Hall, 1000 Adams Avenue, La Grande, Oregon.**

**ATTEST:**

**APPROVED:**

\_\_\_\_\_

\_\_\_\_\_

**Kendra VanCleave, Department Secretary**

**Chairperson**

**DATE APPROVED: \_\_\_\_\_:**



CITY of LA GRANDE

LANDMARKS COMMISSION ACTION FORM

Commission Meeting Date: **December 8, 2022**

PRESENTER: **Michael J. Boquist, City Planner**

COMMISSION ACTION: **CONSIDERATION OF FACADE REPLACEMENT PROJECT  
for Jeremy Kilpatrick (1209 Adams Avenue)**

1. CHAIR: Request Commissioner declarations and challenges.
2. CHAIR: Request Staff Report
3. CHAIR: Invite Public Testimony from the Applicant, then those in Favor, in Opposition, Neutral to the proposed Application, and then Rebuttal by Applicant
4. CHAIR: Entertain Motion

**SUGGESTED MOTION:** I move that the Findings of Fact and Conclusions set forth in the Staff Report be amended and that the Project (be / not be) deemed historically appropriate and (approved / conditionally approved / denied).

- *(Identify Conditions of Approval required, if any.)*

5. CHAIR: Invite Further Commission Discussion
6. CHAIR: Ask for the Vote.

\*\*\*\*\*

**EXPLANATION:** See attached Landmarks Commission Decision Order, which includes a description of the project and the applicable Historic District Standards. The applicant is requesting a determination of Historic Appropriateness for a façade improvement project that includes removing and replacing the existing lava rock on the building façade with brick, along with repairing the awning structure and replacing the fabric with black canvass.

**For this review, the applicable standards are outlined in the Decision Order.** If all standards are met, the Commission should approve the request. If any standards are not met, the Commission may impose conditions of approval to satisfy the requirement, then conditionally approve the application; or, deny the application if the standard cannot be satisfied with any reasonable conditions of approval. When deliberating and issuing the decision, the Commission must be clear and concise when identifying any standards that are not met and the justification for such determination.

Upon issuing a decision, the Decision Order will be modified as needed to reflect and support the Commission's decision.

\*\*\*\*\*

**COMMISSION ACTION** (Office Use Only)

Motion Passed                       Motion Failed

Action Tabled: \_\_\_\_\_

Vote: \_\_\_\_\_

Recessed: \_\_\_\_\_

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# BEFORE THE CITY OF LA GRANDE LANDMARKS COMMISSION

**LAND USE APPLICATION(S):** Historic Landmarks Review, File Number 03-HLA-22

**APPLICANT(S):** Jeremy Kilpatrick

**SITE LOCATION:** 1209 Adams Avenue, T3S, R38E, Section 05CC, Tax Lot 1802

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## ORDER OF \_\_\_\_\_

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### I. NATURE OF APPLICATION

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The applicant is requesting a determination of Historic Appropriateness for a façade improvement project that includes the following:

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1. Removing all existing lava rock from entire building;

8

2. Installing a moisture barrier over exposed walls;

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3. Repair, reinforce or replace existing footings and stem walls as needed;

10

4. Install new brick and mortar over entire building, matching or similar to John Howard’s building;

11

5. Provide 1-inch minimum air space between brick and building and weep holes;

12

6. Slope window sills for water drainage, using existing flashing where possible, or add new flashing and caulk if needed;

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7. Clean building, where needed with mild acid solution;

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8. Replace perimeter sidewalk.

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### II. PUBLIC HEARING

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A public hearing will be held on the above application before the City of Landmarks Commission on December 08, 2022. The application, staff report and all testimony submitted is part of the record.

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**III. FINDINGS OF FACT**

**A. GENERAL FACTS**

1. The subject building is identified as **Site #52** in the National Register of Historic Places.
2. The subject building is classified as **Non-Contributing**.



3. A **Non-Contributing Resource** is defined as a building, site, structure, or object that does not add to the historic architectural qualities, historic associations, or archaeological values for which the district is significant. Typically, the building was simply constructed too recently (after 1948, in the case of the La Grande Commercial Historic District).
4. In this case, the subject building was **built in 1978**.
5. The proposed work in adjacent to and is **visible from the street**.
6. Based on Facts #2 and #5 above, the proposed project is subject to Standards B and C of the La Grande Commercial Historic District Design Standards (City Council Resolution 4825, Series 2022)

	If the site or property is:	If the site or property is:
	<ul style="list-style-type: none"> <li><span style="color: green;">■</span> National Register</li> <li><span style="color: pink;">■</span> Historic Contributing</li> <li><span style="color: blue;">■</span> Historic Non-Contributing</li> </ul>	<ul style="list-style-type: none"> <li><span style="color: yellow;">■</span> Non-Contributing</li> <li><span style="color: grey;">■</span> Vacant</li> </ul>
If the work proposed will be visible from the street:	USE STANDARDS A AND C	<b>USE STANDARDS B AND C</b>
If the work proposed is only visible from the alley:	USE STANDARDS A AND D	USE STANDARDS B AND D

39 **B. STANDARD 'B' – NEW or NONHISTORIC CONSTRUCTION**

40 **B.1. GROUND FLOOR**

41 ***DESIGN NEW STREET-FACING STOREFRONT BAYS TO BE SIMILAR IN SIZE AND FEATURES TO***  
42 ***THOSE IN NEARBY CONTRIBUTING BUILDINGS. ALLOW FOR NEW GROUND-FLOOR OPENINGS***  
43 ***THAT RESPECT AN EXISTING BUILDING'S ORIGINAL USE AND STYLE.***

44 The following can help achieve this standard:

- 45 a. Organize the design of new ground-floor level street-facing facades with a regular rhythm of
- 46 repeating storefront bays, using a proportion based on contributing buildings nearby.
- 47 b. Provide a similar height for new ground-level spaces as the site's contributing neighbors.
- 48 Generally, ground levels will be taller than upper levels.
- 49 c. Design bays with a solid bulkhead of a similar height to those of contributing buildings, with clear
- 50 glazing above.
- 51 d. Use small-scale details and textures that provide shadow lines and interest at ground-level
- 52 storefront or windows.
- 53 e. Set entry doors back from the building face to provide interest and weather protection.
- 54 f. Use transom windows across the top of each storefront bay.
- 55 g. If an existing building did not originally have ground floor storefronts or windows, new openings
- 56 that fit the style and original use of the building may still be appropriate to allow for an adaptive
- 57 reuse. Retain and respect original features and align new features with original features.

58 **LANDMARKS COMMISSION FINDING:**

59 *This section is a placeholder and will be filled in as part of the public hearing to support the*  
60 *Landmarks Commission's final decision.*

62

63 **B.2. BUILDING PROPORTION**

64 ***REFLECT THE GENERAL SIZE, PROPORTION, AND VOLUME OF THE DISTRICT'S CONTRIBUTING***  
65 ***BUILDINGS IN NEW CONSTRUCTION OR IN CHANGES TO NONHISTORIC BUILDINGS***

66 The following can help achieve this standard:

- 67 a. Use simple, "blocky" building forms that generally reflect the size and proportion of contributing
- 68 buildings nearby.
- 69 b. Align windows in new construction with existing windows of neighboring buildings. Align the height
- 70 or strong horizontal features with the height or horizontal features of a neighboring contributing
- 71 building.

72 **LANDMARKS COMMISSION FINDING:**

73 *This section is a placeholder and will be filled in as part of the public hearing to support the*  
74 *Landmarks Commission's final decision.*

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77 **B.3. STREETScape & SETBACKS**

78 **LANDMARKS COMMISSION FINDING:**  
79 *Not Applicable.*

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84 **C. STANDARD ‘C’ – WORK VISIBLE FROM THE STREET**

85 **C.1. MATERIALS**

86 **REFLECT EXISTING HISTORIC MATERIALS AND FINISHES IN THE DISTRICT WHEN SELECTING**  
87 **NEW OR REPLACEMENT MATERIALS, AND MAINTAIN EXISTING MATERIALS SUCH AS BRICK,**  
88 **WOOD, AND METAL.**

89 The following can help achieve this standard:

- 90 b. Clean masonry surfaces using the gentlest effective method when necessary to stop  
91 deterioration or to remove heavy soiling.
- 92 c. Use low pressure washing with detergents and scrub with natural bristle brushes. The use of  
93 destructive stripping or cleaning methods, such as sandblasting, power washing, high-  
94 pressure water blasting, or any other abrasive method that causes deterioration (i.e. chipping,  
95 eroding, or wearing away) or changes the color of the masonry or the mortar is prohibited.  
96 Consult Technical Preservation Services Brief 1: Assessing Cleaning and Water-Repellent  
97 Treatments for Historic Masonry Buildings.
- 98 d. Repair masonry features, surfaces, and details using appropriate repair methods including re-  
99 pointing, consolidating, piecing in, and patching. Do not cover historic exterior materials with a  
100 new applied material, unless temporarily necessary to stabilize damaged areas or prevent  
101 further damage. New masonry surfaces in new construction may be painted or sealed.
- 102 g. In new additions or new construction, consider designs that include brick patterning,  
103 corbelling, insets and projections, or other traditional decorative brickwork details, especially  
104 those that provide a change in plane. Brick size and texture, joint width, and other small-scale  
105 design features can provide a sense of continuity with the craftsmanship and texture of  
106 contributing buildings.
- 107 h. In new additions or new construction, use durable and repairable contemporary materials as  
108 secondary accents in combination with traditional primary wall materials such as masonry or  
109 concrete stucco.
- 110 i. Finish new materials in a similar way to contributing buildings with the same material; wood is  
111 painted, metal is powder-coated or painted in a non-metallic finish, concrete stucco is finished  
112 smooth rather than a highly sanded or troweled finish, and glass is clear or translucent.  
113

114 **Prohibited Materials or finishes:** Many modern materials are reasonable substitutes for historic  
115 materials and may be good options within the La Grande Commercial Historic District. However, several  
116 materials are **prohibited** and are discussed below.

- 117 1. **EIFS** (Exterior Insulation and Finish System)
- 118 2. **Elastomeric paints**
- 119 3. **Vinyl** windows (or siding)
- 120 4. **Unpainted “rustic” barn wood**
- 121 5. **Dark tinted or mirrored glass** (Light low-e glass coatings as well as standard green or blue  
122 tinted glass are generally acceptable, but ground floor window glazing in particular must allow  
123 visibility through the glass).
- 124 6. **Fiber cement siding such as Hardie siding or Hardie board with “fake grain”**
- 125 7. **Shiny metallic finishes such as anodized aluminum storefronts, chrome, polished**  
126 **stainless steel, or metallic-look paints.** Aluminum storefront systems are allowed if they are  
127 painted.  
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129 **LANDMARKS COMMISSION FINDING:**

130 *This section is a placeholder and will be filled in as part of the public hearing to support the*  
131 *Landmarks Commission’s final decision.*

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134 **C.2. WINDOWS**

135 ***PRESERVE, REPAIR, AND RETROFIT EXISTING WOOD OR METAL WINDOWS TO***  
136 ***IMPROVE ENERGY EFFICIENCY. USE DURABLE MATERIALS AND VISUALLY MATCHING***  
137 ***FINISHES, PROFILES, AND DEPTHS FOR ANY NEW WINDOWS.***

138 **LANDMARKS COMMISSION FINDING:**  
139 *Not Applicable. No changes to the windows are proposed.*  
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142 **C.3. AWNING**

143 ***IF AWNINGS OR CANOPIES ARE PROPOSED, PLACE THEM TO RESPECT AND HIGHLIGHT THE***  
144 ***STOREFRONT BAY PATTERN OF THE BUILDING.***

145 The following can help achieve this standard:

- 146 a. Fit new ground-level awnings within storefront bays on buildings with storefront bay openings.  
147 If existing storefront bays include inset entries, however, awnings may not be appropriate or  
148 necessary for weather protection.
- 149 c. Rather than arched, bubble-shaped or bull nose awning forms, choose simple “shed” awning  
150 forms with slope less than 45 degrees. The use of supporting chains or rods, as well as flat  
151 canopies or special entry canopy shapes are appropriate in some cases, especially at a  
152 special building entry.
- 153 e. Ensure that new awnings will not detract from or conceal the building’s architectural details or  
154 features, such as transom windows, ornamental brickwork, ghost signs, iron work, leaded  
155 glass, etc. Design new awnings and canopies to be in character with the original building and  
156 surrounding historic context.
- 157 f. The use of woven fabric materials for awnings, preferably in a single color, will be appropriate  
158 for most buildings in the historic district. The use of vinyl, plastic, or other shiny materials for  
159 canopies or awnings is prohibited. Entry canopies of metal, glass, or finished wood may be  
160 appropriate in some cases, especially at a special entry condition where a canopy existed  
161 originally.

162 **LANDMARKS COMMISSION FINDING:**  
163 *The framing of the existing awning is proposed to be removed and repaired, then recovered with*  
164 *a black canvas to match the adjacent building. (Note: The Commission may want to consider*  
165

166 *This section is a placeholder and will be filled in as part of the public hearing to support the*  
167 *Landmarks Commission’s final decision.*  
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170 **C.4. SIGNS**

171 **C.5. FENCES/ACCESSOR STRUCTURES**

172 **C.6. ROOF & ROOFTOP ELEMENTS**

173 **LANDMARKS COMMISSION FINDING:**  
174 *Not Applicable.*  
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**IV. CONCLUSIONS**

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Based on the Findings of Fact above, the Landmarks Commission concludes that the project (meets/does not meet) the Historic District Standards as established by City Council Resolution 4825, Series 2022, as discussed in the Findings above.

**V. ORDER AND CONDITIONS OF APPROVAL**

Based on the Findings of Fact above, the Landmarks Commission concludes that the project (is/is not) historically appropriate and (approves, conditionally approves, denies) the project:

# APPLICATION FOR HISTORIC LANDMARKS REVIEW

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning Division  
1000 Adams Avenue, P.O. Box 670  
La Grande, OR 97850  
(541) 962-1307  
Fax (541) 963-3333



## OWNER/APPLICANT INFORMATION

Applicant/Agent: Jeremy Kuparinen Land Owner: Jeremy Kuparinen  
 Mailing Address: 2601 Starlight Dr Mailing Address: 2601 Starlight Dr  
 City/State/Zip: La Grande OR 97850 City/State/Zip: La Grande OR 97850  
 Telephone: 541-805-8286 Telephone: 541-805-8286  
 Email: J.kuparinen@frontoffice-solutions.net Email: J.kuparinen@frontoffice-solutions.net

## PROJECT INFORMATION

Site Address: 1209 Adams Ave. National Register Site Number: 968  
 Legal Desc.: T 3 S, R 38 E, Section 05CC, Tax Lot 1802 Historic Building Name: N/A  
 Description: \_\_\_\_\_ Property Classification/Applicable Standards from  
 below Non contributing B and C

	If the site or property is:	If the site or property is:
	<input checked="" type="checkbox"/> National Register <input type="checkbox"/> Historic Contributing <input type="checkbox"/> Historic Non-Contributing	<input type="checkbox"/> Non-contributing <input type="checkbox"/> Vacant
If the proposed will be visible from the street:	USE STANDARDS A AND C	USE STANDARDS B AND C
If the work proposed is only visible from the alley:	USE STANDARDS A AND D	USE STANDARDS B AND D

I am interested in applying for (check all that apply):

Federal Tax Incentives  
 State Tax Incentives  
 State SHPO Grants

Urban Renewal Grant  
 Other Grants

**Notice:** For projects seeking to participate in State or Federal tax incentive programs, additional design standards and/or development requirements may apply. Please contact the Oregon State Historic Preservation Office for more information and to discuss your project at: Joy Sears, (971) 345-7219, joy.sears@oprds.oregon.gov

## APPLICANT SUBMITTAL CHECKLIST

**SHALL SUBMIT**

03-HLA-22

### 1. Project Narrative

- Describe your project.
- If an existing building:
  - Describe proposed modifications to the exterior of the building
  - What exterior elements are changing
  - What elements are not changing

2. Photos of existing conditions of building and project elements:
  - Photo of full façade (existing conditions)
  - Close-up of elements that are to be modified (bright and clear)
  - Elements that may be degraded and to be removed/demolished, photos clearly showing the damage and deterioration justifying removal.
  - Consider adding text/descriptions to describe what is in the photos, arrows to point at elements.
3. Historic photos of building (pre-1946)
  - Bring what you have
  - Staff has limited photos as a source
  - Public Library, EOU, University of Oregon (see page 41)
4. Project Documentation/Specifics (consult with your contractor or designer on the following)
  - Plan must include sufficient construction details to illustrate the following:
    - Window, door, fixture, other - manufacturer spec sheet
    - How will product be installed (e.g. widening door or window opening?)
  - Describe the proposed materials to be used in the project (brick, concrete, wood, metal, etc.)
    - Bring sample if available, especially if uncommon or custom material.
  - New construction, storefront restoration/replacement, other significant façade changes/replacement: provide dimensioned floorplan and elevation views of all exterior facades.
  - Provide close-up cross-section details, with dimensions or measurements, for each project area that shows the proposed improvement, construction method to be used, architectural design details, and proposed materials.
  - Historic Landmarks Fee \$75

**APPLICANT/OWNER CERTIFICATION**

**The applicant/owner understands and agrees that:**

- The applicant/owner assumes all legal and financial responsibilities for establishing and clearing marking the location of all necessary property lines as determined necessary by the City for the proposed development;
- Building setbacks shall be measured from an established property line, not from the street, curb, sidewalk, or other improvement that is not based on a recorded survey;
- Any approvals associated with this request may be revoked if found in conflict with information represented in this application;
- The approval of this request does not grant any right or privilege to erect, alter or demolish any structure or use any premises described for any purposes or in any manner prohibited by City of La Grande ordinances, codes or regulations;
- The applicant hereby authorizes City officials of the City of La Grande to enter the property and inspect activity in conjunction with the proposed development project.
- **ASBESTOS:** If the project includes demolition, Oregon law may require an asbestos inspection by an accredited inspector. The applicant/owner hereby understands and agrees to have an asbestos inspection performed, if required by law, and to have a copy of the inspection report available on-site for the duration of the project.

Burden of Proof: It is the responsibility of the applicant to provide sufficient information for the Commission to understand the project and to determine compliance with the historic preservation standards.

Applicant Signature: \_\_\_\_\_ Owner Signature: \_\_\_\_\_



1. Remove all existing lava rock and hand to approved land fill (RD measures)
2. Apply approved moisture barrier over wood frame walls or CMU walls
3. examine existing footing and replace if necessary with new footing & stem wall
4. Reinforce stem wall/footing where needed, epoxy down to existing foundation 2' o.c.
5. Lay new mutual used bricks in similar pattern to John Hancock Bldg.
6. Use type S preblended mortar
7. Slope to course Rowlock and sills for water drainage and project 1" on parking lot side. use existing flashing if possible, or add additional flashing & caulk with Dow 795 or approved equal
8. Cover at night to protect work when temperatures fall below 40°
9. Clean with mild acid solution
10. Replace sidewalk with 4000 PSI concrete with Fiber 4" thick over compacted 3/4 m.
11. Provide 1" minimum air space between Brick & Building & weep holes





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John J. Howard & Associates REAL ESTATE

2 HOUR PERMIT  
BILLS, CASHES,  
BAGS, PAPER BILLS  
ON SITE ONLY  
9 AM TO 5 PM

2 HOUR PERMIT  
BILLS, CASHES,  
BAGS, PAPER BILLS  
ON SITE ONLY  
9 AM TO 5 PM



es REAL ESTATE



BIKES, SKATEBOARDS, OR SKATEBOARDS PROHIBITED 9 AM TO 6 PM

2 HOUR PERMIT FOR PARKING

Remove and repair awning frame. Re cover with black canvas fabric to match the Rogers Building

**Kettle Corn N' More!**  
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Remove lava rock  
Replace with brick similar and compatible with the brick on the adjacent Rogers/phoenix building







Remove lava rock and replace with brick

Replace damaged sidewalk along Side wall