



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

**AGENDA
CITY OF THE DALLES
HISTORIC LANDMARKS COMMISSION**

Wednesday, January 27, 2021

4:00 PM

Via Zoom

Join Zoom Meeting

<https://zoom.us/j/99788979345?pwd=MXU1UXNrMHkwNk5pMTQySXBGUU5KQT09>

Meeting ID: **997 8897 9345** Passcode: **665556**

Dial by your location: 669-900-6833 or 253-215-8782

- I. Call to Order**
- II. Roll Call**
- III. Pledge of Allegiance**
- IV. Approval of Agenda**
- V. Election of Officers**
- VI. Approval of Minutes** – November 18, 2020
- VII. Public Comments** – During this portion of the meeting, anyone may speak on any subject which does not later appear on the agenda. Five minutes per person will be allowed.
- VIII. Public Hearing**
HLC Application 184-20, Matthieu Alirol, 515 W. Third Place
Request: Approval to site and construct a detached garage at rear of property.
- IX. Resolution**
Resolution HLC 173-21: Approval of HLC 184-20, Matthieu Alirol
- X. 2021 Goal Setting**
- XI. Staff/Commissioner Comments**
- XII. Next Meeting Date** – February 24, 2021
- XIII. Adjournment**

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CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

**MINUTES
SPECIAL MEETING
CITY OF THE DALLES
HISTORIC LANDMARKS COMMISSION**
CITY HALL COUNCIL CHAMBERS
313 COURT STREET
THE DALLES, OREGON 97058
MEETING HELD VIA ZOOM

Wednesday, November 18, 2020
4:00 PM

CALL TO ORDER

Chair McNary called the meeting to order at 4:00 p.m.

ROLL CALL

Commissioners Present: Bev Eagy, Forust Ercole, Eric Gleason, Doug Leash and Bob McNary

Commissioners Absent:

Others Present:

Others Absent: City Councilor Scott Randall and Museum Commission
Representative Donna Lawrence

Staff Present: Senior Planner Dawn Hert and Secretary Paula Webb

PLEDGE OF ALLEGIANCE

Senior Planner Hert led the Pledge of Allegiance.

APPROVAL OF AGENDA

It was moved by Ercole and seconded by Gleason to approve the agenda as presented. The motion passed 5/0; Eagy, Ercole, Gleason, Leash and McNary in favor, none opposed.

APPROVAL OF MINUTES

It was moved by Gleason and seconded by Leash to approve the minutes of October 28, 2020, as written. The motion passed 5/0; Eagy, Ercole, Gleason, Leash and McNary in favor, none opposed.

PUBLIC COMMENT

None.

PUBLIC HEARING

HLC Application 183-20, StarTouch, Inc., 400 Scenic Drive

Chair McNary read the rules of a public hearing. He then asked if any Commission members had ex parte contact, conflict of interest, or bias which would prevent an impartial decision. Hearing none, he opened the public hearing at 4:14 p.m.

Senior Planner Hert presented the staff report.

Chair McNary invited comment from proponents.

Joamme Talento, StarTouch, Inc., 454 W. Stuart Rd., Bellingham, WA 98226

Ms. Talento stated their proposal was to mount antennas on Building 1 of Columbia Gorge Community College to provide internet service to the area.

Commissioner Ercole asked if the antennas would create harmful waves. Ms. Talento could not answer the question specifically, but said they were the same type of antennas currently in use on the building.

Commissioner Ercole asked if the antennas were for a specific provider. Ms. Talento said they were for a specific provider in order to extend service to unserved areas outside the campus.

Chair McNary invited comment from opponents.

Kelly Ferguson, 1824 Jefferson St., The Dalles, Mailing Address: PO Box 2713, Sitka, AK 99835

Ms. Ferguson stated the EMF wave frequencies emitted by the microwave wireless antennas would cause "antenna sickness." Antennas must be located 400 meters or more from residential areas to reduce the risk of cancer. Ms. Ferguson did not support any form of microwave devices facing the community; it is a severe safety issue.

Senior Planner Hert explained the Commission's role and review criteria deals with historic preservation and the integrity of the building in terms of historic components. This application will also go through the Conditional Use Permit process. Should the Historic Landmarks Commission (HLC) approve the application for placement, the applicant will then go to Planning Commission for approval to place the antennas on the roof. This public hearing process will deal with Ms. Ferguson's concerns.

Ms. Ferguson said she does not support the placement of antennas on a historic building.

Senior Planner Hert stated although Ms. Talento was unable to reply to health concerns, Ms. Ferguson's comments will remain a part of the record for the Conditional Use Permit that will go before the Planning Commission.

Ms. Talento invited her manager to the meeting to respond specifically to questions.

Damien Belvin, Director, StarTouch, Inc., 454 W. Stuart Rd., Bellingham, WA 98226

Senior Planner Hert explained there was an opponent to the application due to potential health hazards. Hert invited Mr. Belvin to comment, but reiterated the HLC reviewed only the placement on the historic building.

Mr. Belvin said the antenna array proposed was already in use by a different provider. The antennas are low-level microwaves that do not pose a health hazard to the community. Mr. Blevin said he had documentation to back that up.

Chair McNary said before Commission discussion, the Commission should agree to consider only the installation of antennas on a historic building.

Chair McNary closed the public hearing at 4:34 p.m.

Commission consensus was to approve the application.

It was moved by Ercole and seconded by Leash to approve HLC Application 183-20. The motion passed 5/0; Eagy, Ercole, Gleason, Leash and McNary in favor, none opposed.

RESOLUTION

Resolution HLC 172-20, Approval of HLC 183-20, StarTouch, Inc.

It was moved by Gleason and seconded by Leash to approve HLC Resolution 172-20 with Conditions of Approval as written. The motion passed 5/0; Eagy, Ercole, Gleason, Leash and McNary in favor, none opposed.

STAFF / COMMISSIONER COMMENTS

Senior Planner Hert is working on the list of HLC applications approved in the past few years.

The next regularly scheduled meeting is on Wednesday, December 23, 2020. Commission consensus was to cancel the December meeting and schedule Goal Setting for the January 27, 2020 meeting.

Commissioner Gleason attended the virtual Certified Local Government (CLG) meeting. One topic was preservation plans for individual cities. A preservation plan for The Dalles may be something funded by a CLG grant.

Commissioner Ercole said he had not yet followed up with Commissioner Gleason regarding the Gitchell Building.

Commissioner Leash submitted three proposals to the City's 50/50 Sidewalk Program to replace portions of sidewalk around St. Peter's Landmark.

ADJOURNMENT

It was moved by Ercole and seconded by Leash to adjourn the meeting. The meeting adjourned at 4:48 p.m.

Respectfully Submitted
Paula Webb, Secretary
Community Development Department

Robert McNary, Chair

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**STAFF REPORT
HISTORIC LANDMARKS REVIEW #184-20**

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Senior Planner

HEARING DATE: January 27, 2021

ISSUE: The property owner is requesting approval to site and construct a new garage to the rear of the historic Donnell House.

SYNOPSIS:

APPLICANT	Matthieu Alirol
PROPERTY OWNER	Same
LOCATION	515 West Third Place, The Dalles, OR 97058
ZONING	“RH” – Residential High Density
EXISTING USE	Residential
SURROUNDING USE	Primarily Residential
HISTORIC STATUS	Secondary Contributing in Trevitt’s National Historic District

NOTIFICATION: Published advertisement in local newspaper; notification to property owners within 100 feet and the Oregon State Historic Preservation Office.

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

BACKGROUND: The Donnell House was built circa 1905 and remodeled extensively in circa 1927 with elements of the Shingle Style/Vernacular. The property is located in the Trevitt’s National Historic District and is classified as Secondary, Contributing.

In 2008, the applicant purchased the house with plans of restoration. During their interior restoration project, they found the picture windows installed circa 1927 were obviously not original. The applicant replaced the unrepairable windows, repaired the deteriorating porches and painted the home. Prior to completion of their restoration project the house had a fire with extensive damage. The homeowners repaired as much of the original materials as possible.

This request is to site and construct a new three-car garage that will be accessed from the rear of the property. No alterations are planned to the historic house or the front and side yards fronting on West 3rd Place. The garage is planned to be 40 feet wide by 34 feet deep, with three garage door openings and a loft bonus room, 30± feet by 19± feet, which will be accessed via an exterior stairway. The materials used for the garage will include lap siding, shingles, and a window similar in style to the main residence.

The west elevation will include a man door to the garage and a man-door, window and staircase for the loft bonus room. The north elevation will face the rear access to the property and will be set back 29 feet from the edge of the Mill Creek bank and over 50 feet from the rear property line.

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

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

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

Section 11.12.070, Subsection A. Review Criteria:

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

1. *“A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.”*

FINDING A-1: The property with the existing home was constructed as a residence in circa 1905 and has continued to be used as a residence over the years. Criterion met.

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

FINDING A-2: The request does not include removing any historic materials from the site or historic home. Criterion met.

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

FINDING A-3: There are no plans for additions that would create a false sense of historical development. This new garage will be built to complement the existing house and use similar materials. There are no plans to add conjectural features or architectural elements that are incompatible with the style of the house. Criterion met.

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

FINDING A-4: No known changes are planned for removal. Criterion does not apply.

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

FINDING A-5: There are no plans for removal of any historic features. Criterion does not apply.

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

FINDING A-6: The applicant does not plan to alter any historic features to the historic home. Criterion does not apply.

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

FINDING A-7: There are no plans for any surface cleaning of the existing historic home. Criterion does not apply.

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

FINDING A-8: Only minor ground disturbance is planned for the installation of the driveway and fencing. Criterion will be addressed as a condition of approval.

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

FINDING A-9: The applicant is proposing to site and construct a new garage to the rear of the property. The proposed garage will not be physically connected to the historic house. The structure is proposed to be compatible in size and scale and will be differentiated from the circa 1905/1927 house. The applicant has provided renderings that indicate a complimentary style to the primary house.

The garage will be accessed to the rear of the property. No modifications will be made to the front yard; the garage will be minimally visible from W. 3rd Place. Criterion met.

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

FINDING A-10: The new garage will not be connected to the house and will be located to the rear of the property. No modifications are planned to the historic structure. The garage will be constructed using the natural slope of the land; if removed in the future, the essential integrity of the historic property will be easily returned to its current state. Criterion met.

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

P. Trevitt’s Addition

4. ROOFING

a. Roof forms contribute to the character of Trevitt’s Addition in their form. They are predominantly gables with an assortment of gambrels and hips. New construction and rehabilitation should maintain the residential nature of the roof forms of the historic neighborhood.

b. Guidelines.

- i. Wherever possible preserve, repair and protect existing materials and forms (see Subsection D, Secretary of the Interior’s Standards for Rehabilitation).*
- ii. New construction should use roof forms that are consistent with the residential buildings in the neighborhood.*
- iii. Gable, hip, and gambrel roof forms are recommended.*
- iv. Flat roof forms for new construction are not recommended and are usually associated with commercial buildings.*
- v. Both new construction and rehabilitation should use wood or asphalt shingles.*
- vi. Metal roofing and wood shakes are not recommended, unless original (St. Peter’s Catholic Church).*
- vii. If replacement or repair is necessary, retain a portion of original roofing for future information.*
- viii. The use of historic photographs for reference is recommended.*

FINDING B-1: The applicant is proposing the garage be complimentary to the historic home. The applicants plan to construct the garage with a gable roof form with asphalt roofing materials. Criterion met.

5. **SIDING**

a. The sense of cohesiveness and continuity of Trevitt's Addition derives in part from the consistent use of building materials in building facades: horizontal wood siding, brick, and stucco. New construction and rehabilitation should use materials that provide scale and relate to the historic residential character.

b. Guidelines.

- i. Wherever possible preserve, repair and protect existing materials (see Subsection D, Secretary of the Interior's Standards for Rehabilitation).*
- ii. If necessary, siding should be replaced with in-kind materials (see Subsection D, Secretary of the Interior's Standards for Rehabilitation).*
- iii. The use of materials appropriate to the building style is recommended.*
- iv. Be consistent with the original siding in terms of style and exposure.*
- v. When replacing shingle siding it is recommended to use shingles with the same texture, exposure, pattern and to install with the same construction technique.*
- vi. In general all buildings should have wood siding that is painted.*
- vii. For new construction the use of stucco, brick and wood siding is recommended.*
- viii. The use of aluminum, vinyl and plywood siding is prohibited.*

FINDING B-2: The applicant is proposing the garage be constructed of wood materials, lap siding, and painted to match the historic home. Criterion met.

6. **WINDOWS AND DOORS**

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

b. Guidelines.

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

- vii. *Weather stripping and caulking should be checked regularly to ensure good weatherization.*
- viii. *New construction should use double-hung, one over one, or two over two windows with simple flat trim.*
- ix. *The use of vinyl windows is not recommended.*
- x. *Reflective glass is prohibited.*

FINDING B-3: The applicant plans to construct the garage with the same windows used on the primary house, which will be primary wood materials. The windows are proposed to have muntin (grids) that follow the design of the house. The doors are also planned to have windows with muntin to match the windows. Criterion met.

7. **COLOR**

- a. *Trevitt’s Addition has a varied range of building colors which contributes to the liveliness of the neighborhood. New paint should maintain an overall image of variety, without providing a strict palette, allowing for flexibility and freedom, which created the current appearance of the neighborhood.*
- b. *Guidelines.*
 - i. *Research and replication of original paint colors is recommended.*
 - ii. *As a rule it is recommended that three colors be used:*
darkest-window sash
medium-building
lightest-trim, detail
 - iii. *In choosing a color scheme for a house, consult the local hardware stores which have historic paint palettes for suggested styles.*
 - iv. *In general earth tones are recommended.*
 - v. *Lighter colors used for smaller homes help to give them more presence.*
 - vi. *Houses should use varying color palettes in an effort to retain the sense of variety in the neighborhood.*

FINDING B-4: The applicant is proposing the garage be painted to match the historic house, which is a grey tone with white trim. There is no third color with the existing house. Criterion met.

CONCLUSIONS: The proposed garage improvement will be within the historic design guidelines. The addition of the new garage will have very minimal impact to the existing street façade as it is located/accessed to the rear of the property. These changes to the site will allow the applicant to provide enclosed parking and encourage the continued use of this residential historic landmark, while affording the applicant a current day accessory building type. In all respects this application meets the standards of the Secretary of the Interior and The Dalles Municipal Code, Title 11.12 Historic Resources with the following conditions:

Recommended Conditions of Approval:

1. Work will be completed in substantial conformance to the pictures and proposals as submitted and reviewed.

2. If any archeological resources or materials are discovered during excavation, the applicants shall stop excavation and have the site professionally evaluated prior to continuing work.
3. The applicant shall complete the building permit process with the City and upon approval, complete the permitting process with the local Building Codes Department.

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CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

HLC # _____

HISTORIC LANDMARKS APPLICATION

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

Applicant Name _____

Mailing Address _____

Phone _____

Business Name _____

Site Address _____

Phone _____

Map and Tax Lot _____

Zoning _____

Please describe your project goals.

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

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

What is the current use of this property?

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

List any known archeological resources on site.

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

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

Applicant

Date

Owner (if not the applicant)

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

Secretary, Historical Landmarks Commission

=====

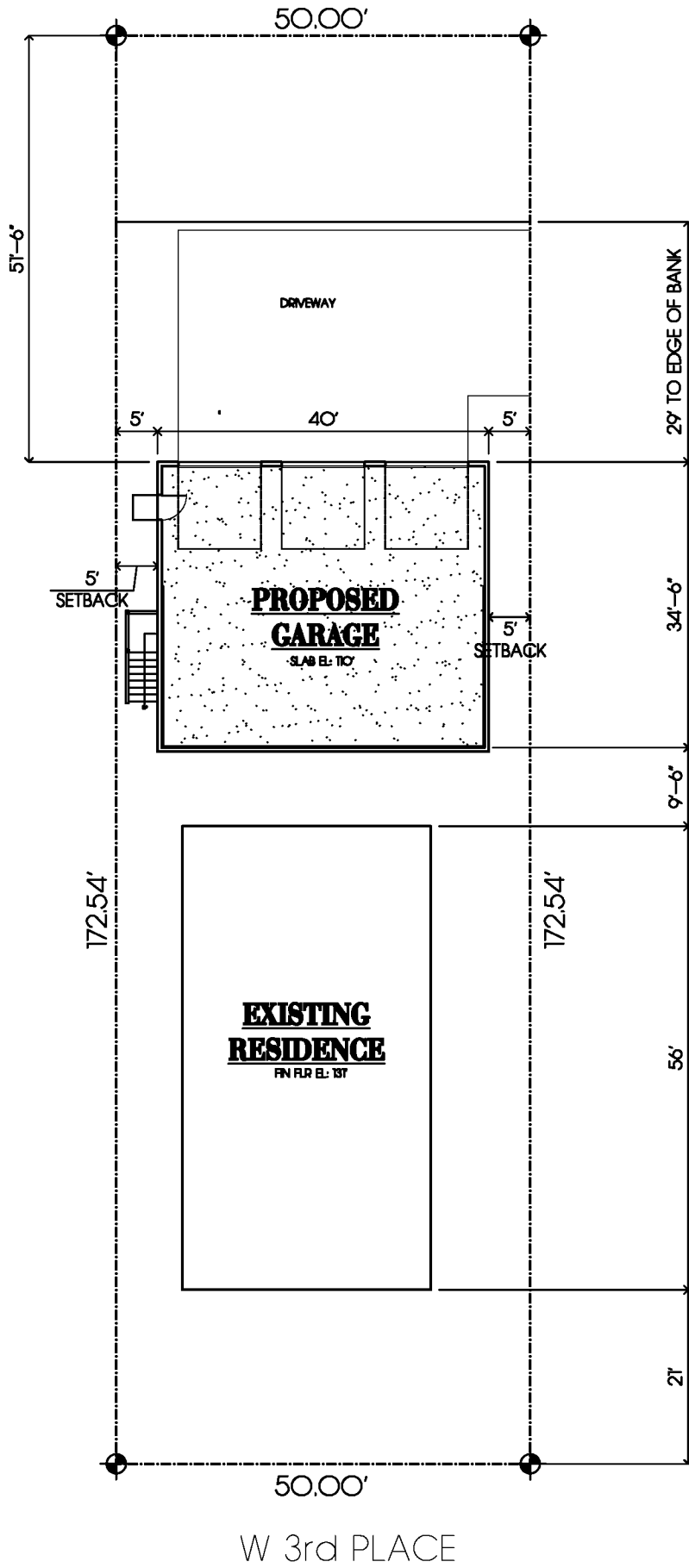
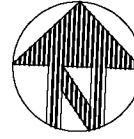
For Office Use Only

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

Historic Building/Site Historic District: Trevitt Commercial Other

Historic Name (if any) _____

Year(s) Built _____



PINNACLE CONCEPTS, LLC ● 515 W 3rd PLACE, THE DALLES, OR.



SCALE: 1" = 20'

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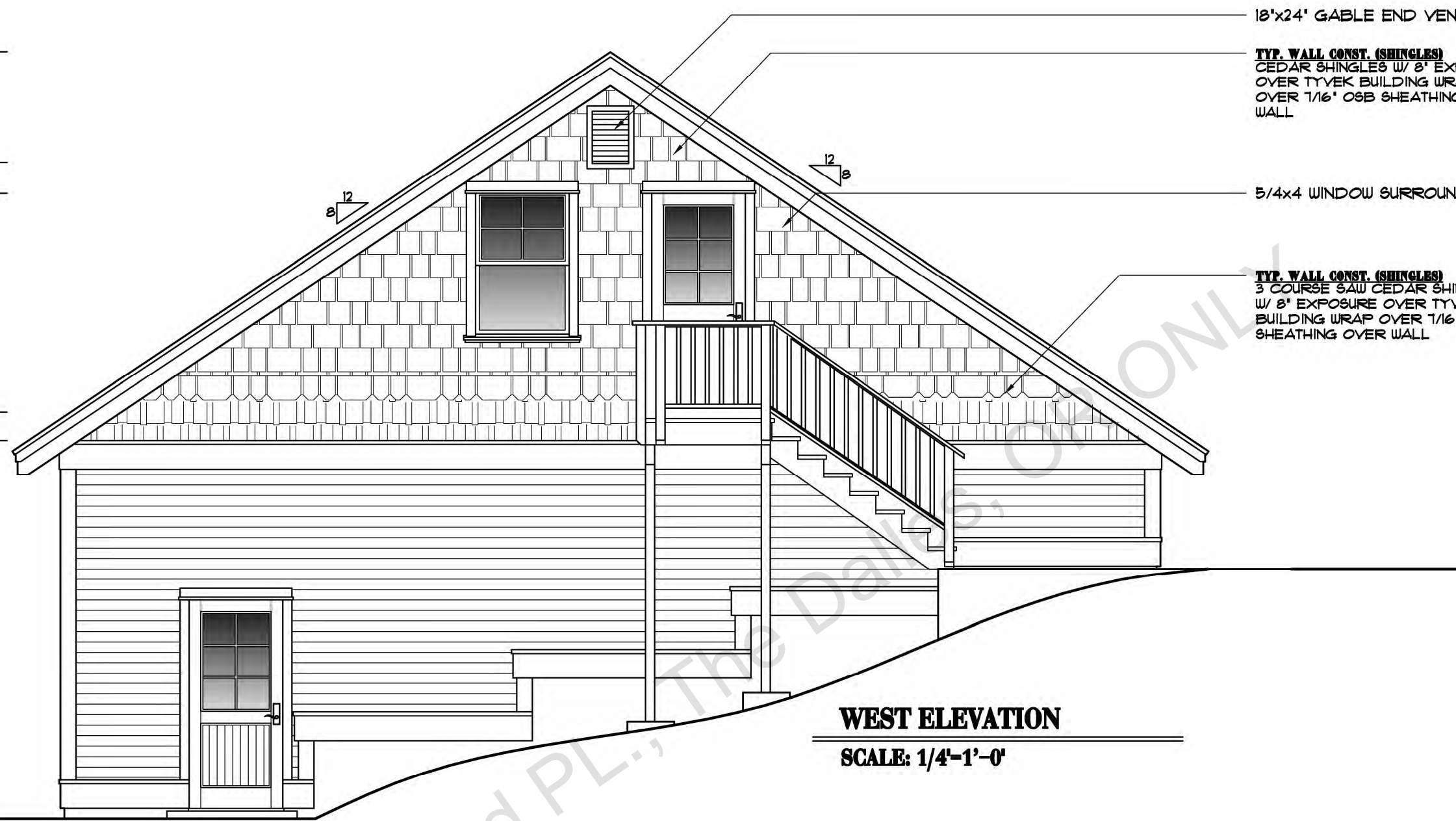
16865 BOONES FERRY ROAD
SUITE 201
LAKE OSWEGO, OR 97035

PLAN NO: GARAGE
SHEET DESCRIP: PLOT PLAN
JOB NAME: GARAGE
DATE: 10/2017 KAK
REV: PINNACLE
SHEET NO: P

A NORTHWEST DESIGN

SUNTEL HOME DESIGN, INC. IS NOT LIABLE FOR THE ACCURACY OF THE TOPOGRAPHY INFORMATION. IT IS THE SOLE RESPONSIBILITY OF THE BUILDER TO VERIFY ALL SITE CONDITIONS, INCLUDING ANY FILL PLACED ON THE SITE, AND INFORM OWNERS OF ANY POTENTIAL FIELD MODIFICATIONS.

- T.O. RIDGE
124'-6 1/2"
- T.O. INT. CLG
121'-0"
- T.O. WINDOW R.O.
120'-0"
- T.O. SUBFLOOR
113'-0"
- T.O. TOP PLATE
112'-1 1/8"
- T.O. GARAGE SLAB
100'-0" VERIFY



- 18"x24" GABLE END VENT
- TYP. WALL CONST. (SHINGLES)
CEDAR SHINGLES W/ 8" EXPOSURE
OVER TYVEK BUILDING WRAP
OVER 1/16" OSB SHEATHING OVER WALL
- 5/4x4 WINDOW SURROUND
- TYP. WALL CONST. (SHINGLES)
3 COURSE SAW CEDAR SHINGLES
W/ 8" EXPOSURE OVER TYVEK
BUILDING WRAP OVER 1/16" OSB
SHEATHING OVER WALL

WEST ELEVATION
SCALE: 1/4"-1'-0"

- T.O. RIDGE
124'-6 1/2"

TYP. TRUSSED ROOF CONST.
ARCH COMPOSITION ROOFING
OVER ONE LAYER 15" A&F. BASE
OVER 5/8" SHEATHING OVER
TRUSSES

- T.O. SUBFLOOR
113'-0"
- T.O. TOP PLATE
112'-1 1/8"

TYP. WALL CONST. (LAP SIDING)
4" EXPOSURE CEDAR LAP
SIDING OVER TYVEK OR EQUAL
BLDG. WRAP OVER 1/16" OSB
SHTG. OVER 2x STUDS

- T.O. GARAGE SLAB
100'-0" VERIFY



NORTH ELEVATION
SCALE: 1/4"-1'-0"

515 W 3RD PL THE DALLES, OREGON
THE DALLES GARAGE

Sunteil
DESIGN INC.
16865 Boones Ferry Road, Suite 201, Lake Oswego, Oregon 97035
Tel: (503) 624 0555 • Fax: (503) 624 0155
www.sunteilhomedesign.com

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PLAN NAME: PINNACLE
DATE: 09/17

1

TYP. TRUSSED ROOF CONST.
 ARCH COMPOSITION ROOFING
 OVER ONE LAYER 15° A.S.F. BASE
 OVER 5/8" SHEATHING OVER
 TRUSSES

TYP. WALL CONST. (LAP SIDING)
 4" EXPOSURE "CEDAR" LAP
 SIDING OVER TYVEK OR EQUAL
 BLDG. WRAP OVER 1/16" OSB
 SHTG. OVER 2x STUDS

T.O. RIDGE
 124'-6 1/2"



SOUTH ELEVATION

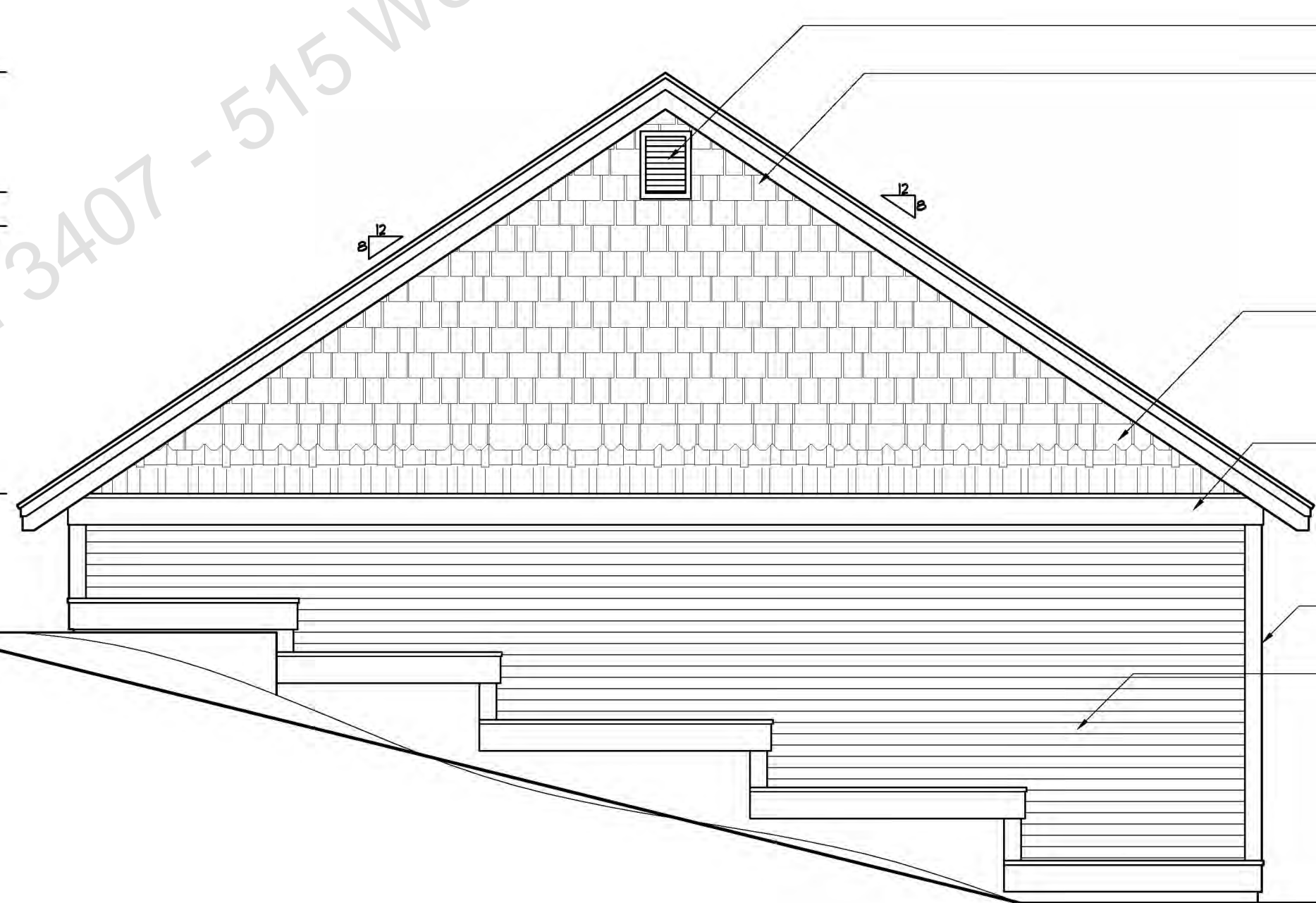
SCALE: 1/4"-1'-0"

T.O. RIDGE
 124'-6 1/2"

T.O. INT. CLG
 121'-0"

T.O. WINDOW RO.
 120'-0"

T.O. TOP PLATE
 112'-1 1/8"



18"x24" GABLE END VENT

TYP. WALL CONST. (SHINGLES)
 CEDAR SHINGLES W/ 8" EXPOSURE
 OVER TYVEK BUILDING WRAP
 OVER 1/16" OSB SHEATHING OVER
 WALL

TYP. WALL CONST. (SHINGLES)
 3 COURSE SAW CEDAR SHINGLES
 W/ 8" EXPOSURE OVER TYVEK
 BUILDING WRAP OVER 1/16" OSB
 SHEATHING OVER WALL

5/4x12 TRANSITION BAND

5/4x6 CORNER

TYP. WALL CONST. (LAP SIDING)
 4" EXPOSURE "CEDAR" LAP
 SIDING OVER TYVEK OR EQUAL
 BLDG. WRAP OVER 1/16" OSB
 SHTG. OVER 2x STUDS

EAST ELEVATION

SCALE: 1/4"-1'-0"

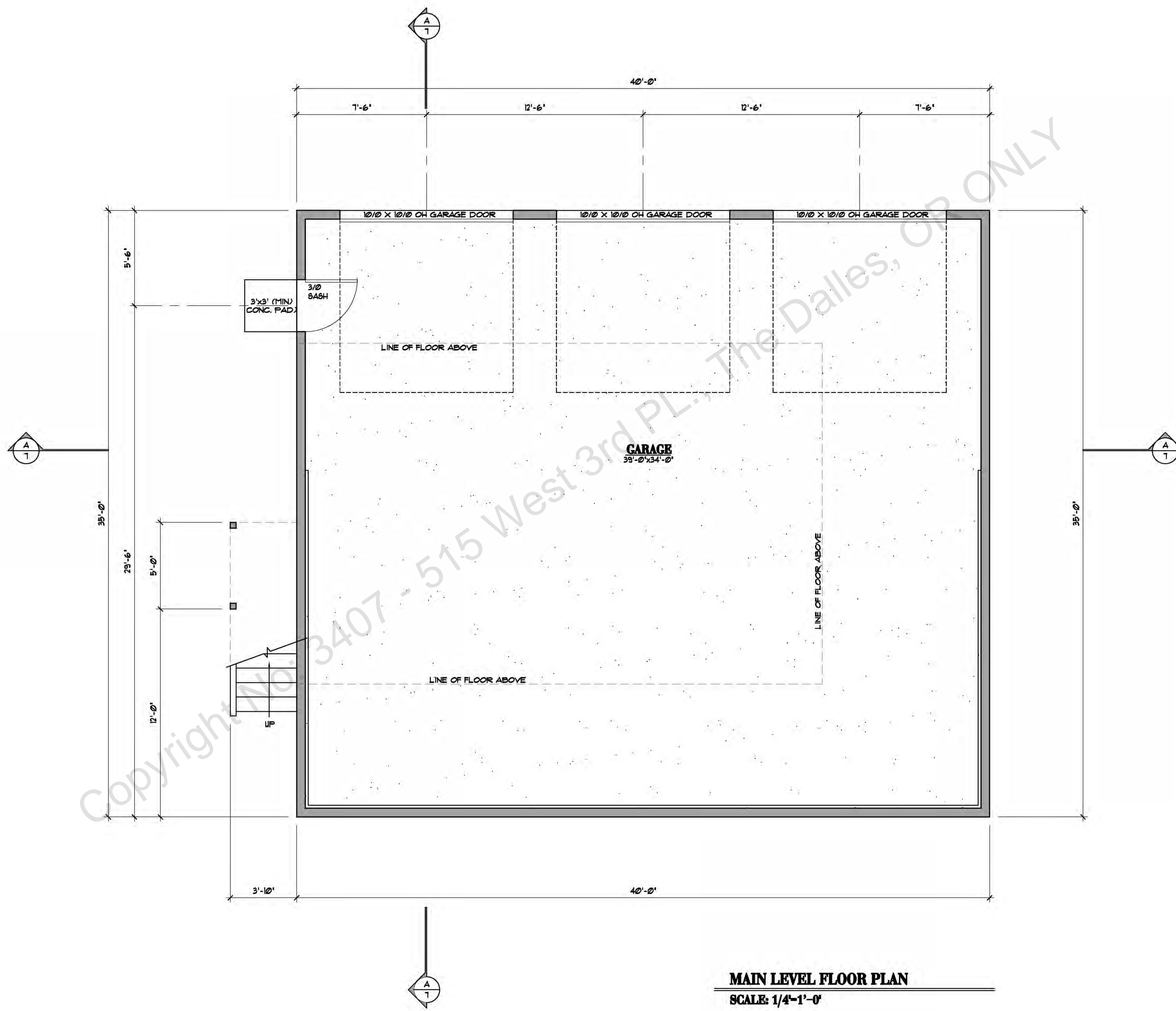
515 W 3RD PL THE DALLES, OREGON
THE DALLES GARAGE

Suntec
 DESIGN INC.
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PLAN NAME: PINNACLE
 DATE: 09/17

2



MAIN LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"

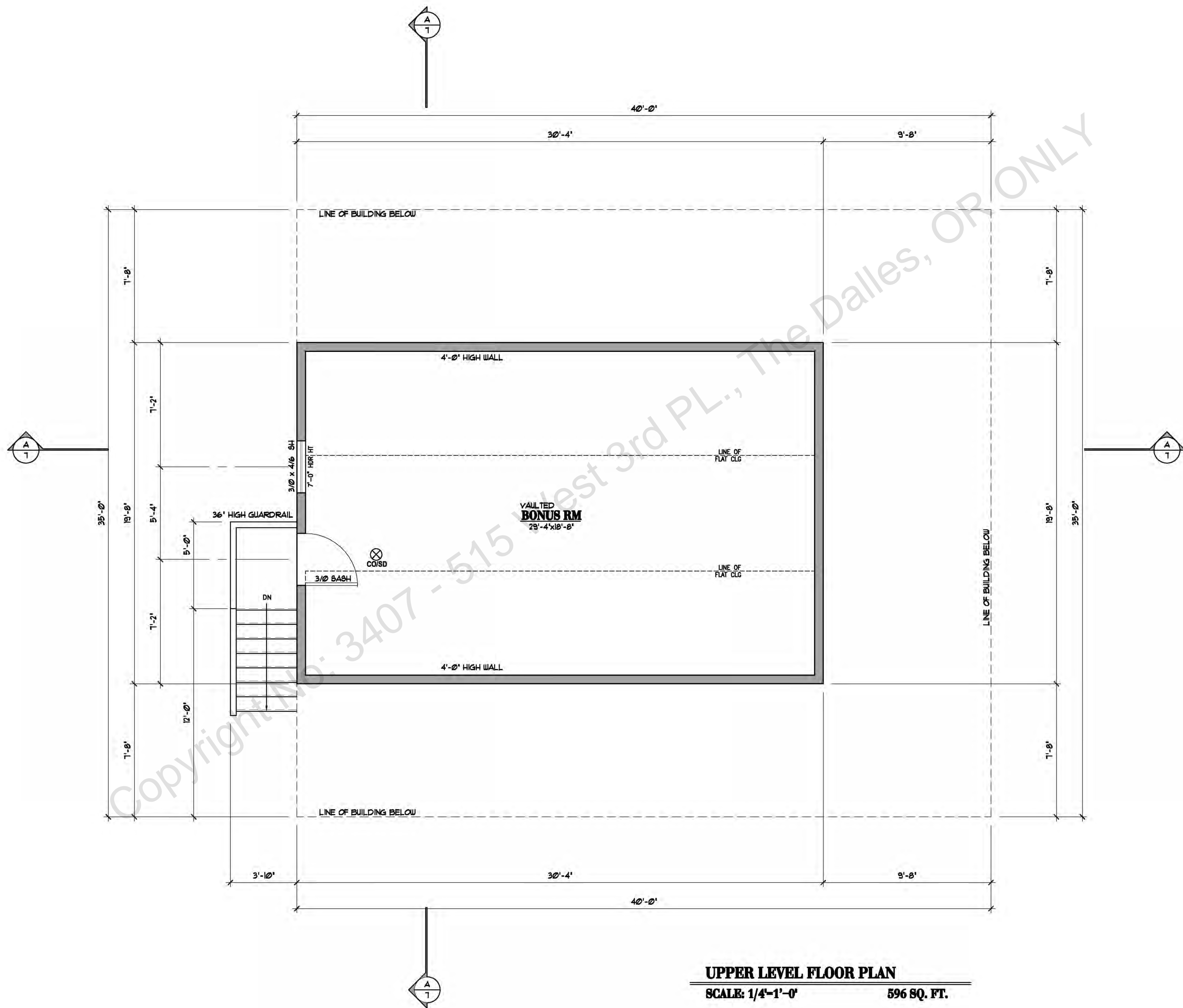
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THE DALLES GARAGE

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PLAN NAME: PINNACLE
 DATE: 09/17

3



UPPER LEVEL FLOOR PLAN
 SCALE: 1/4"=1'-0" 596 SQ. FT.

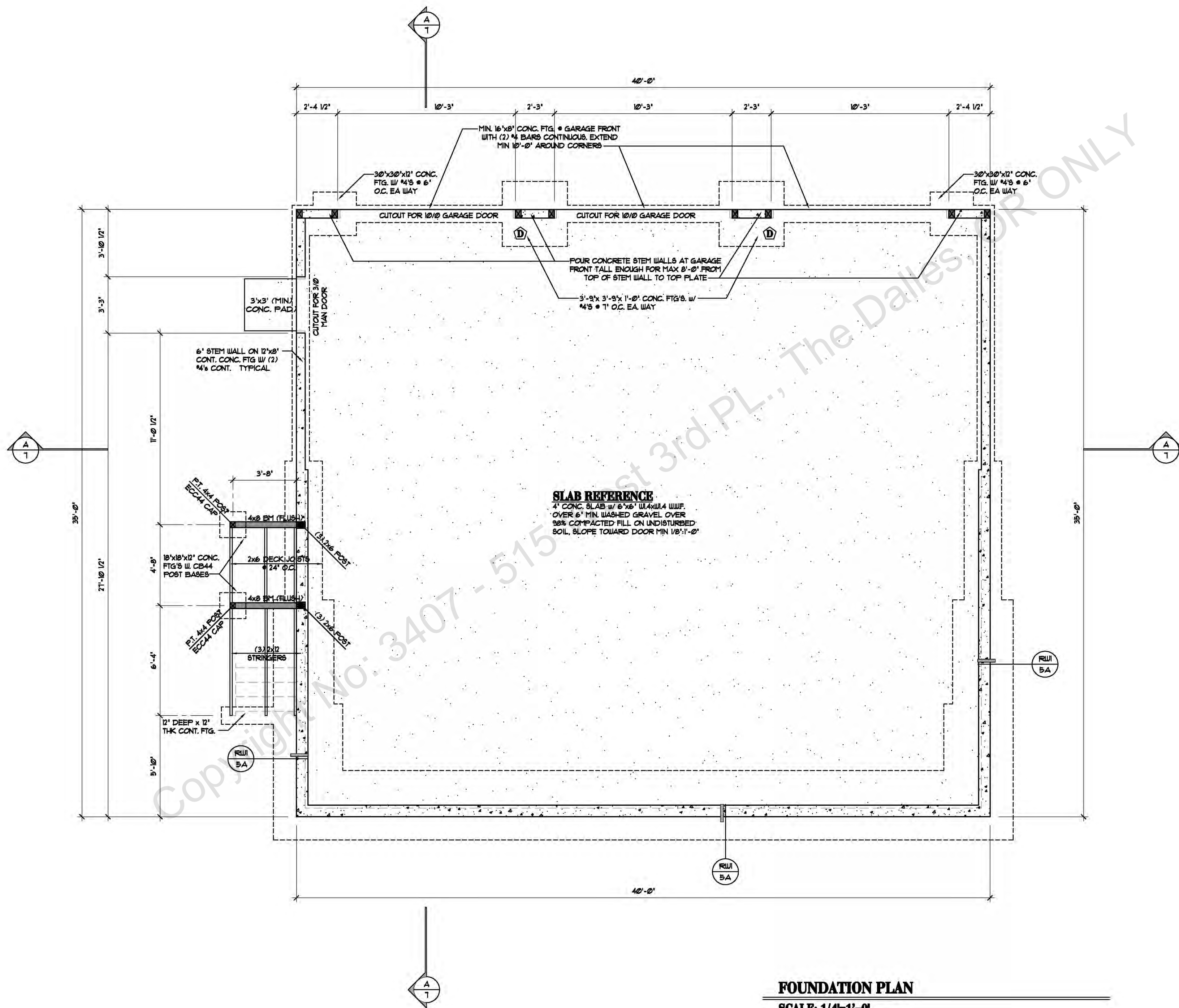
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PLAN NAME: PINNACLE
 DATE: 09/17

4



FOUNDATION PLAN
 SCALE: 1/4"=1'-0"

THE DALLES, OREGON

515 W 3RD PL

THE DALLES GARAGE



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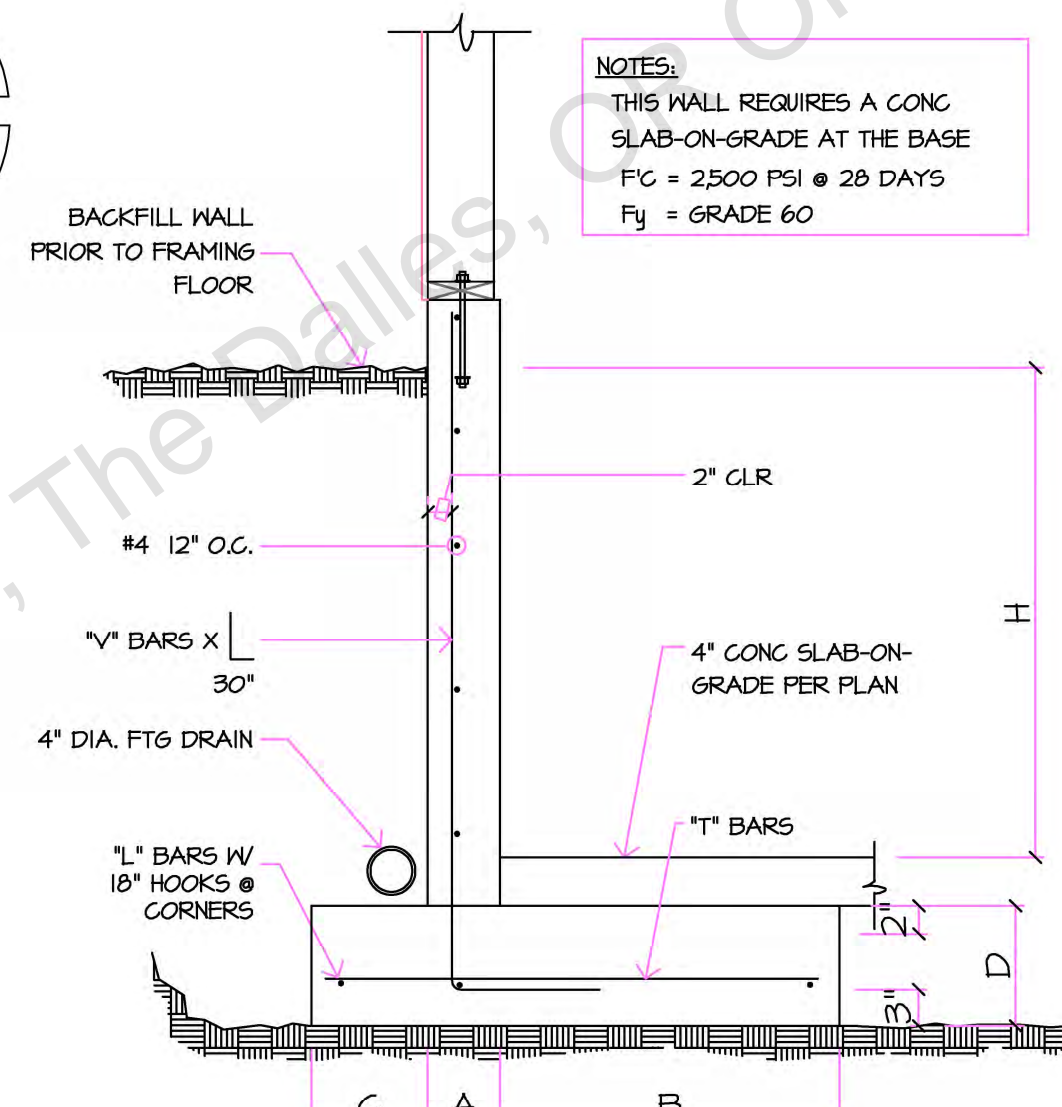
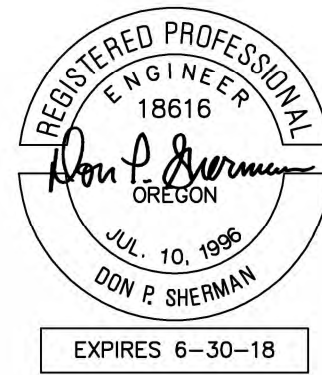
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PLAN NAME: PINNACLE

DATE: 09/17

5



NOTES:
 THIS WALL REQUIRES A CONG
 SLAB-ON-GRADE AT THE BASE
 FC = 2,500 PSI @ 28 DAYS
 Fy = GRADE 60

RETAINING WALL SCHEDULE							
H (FT)	A	B	C	D	"V" BARS	"T" BARS	"L" BARS
5'-0"	8"	1'-3"	1'-0"	12"	#4 @ 10"	#5 @ 10"	4-#4
6'-0"	8"	2'-0"	1'-0"	12"	#4 @ 10"	#5 @ 10"	5-#4
7'-0"	8"	2'-0"	1'-9"	12"	#4 @ 10"	#5 @ 10"	6-#4
8'-0"	8"	2'-8"	2'-10"	12"	#5 @ 12"	#5 @ 10"	8-#4
9'-0"	8"	3'-8"	3'-6"	12"	#5 @ 10"	#5 @ 10"	10-#4
10'-0"	8"	4'-0"	3'-11"	12"	#5 @ 10"	#5 @ 8"	11-#4
11'-0"	12"	4'-6"	4'-3"	14"	#5 @ 8"	#5 @ 8"	13-#4
12'-0"	12"	5'-6"	4'-10"	14"	#5 @ 6"	#5 @ 8"	13-#4

RW1 TYP RETAINING WALL
 RW4B SEISMIC SCALE: NOT TO SCALE

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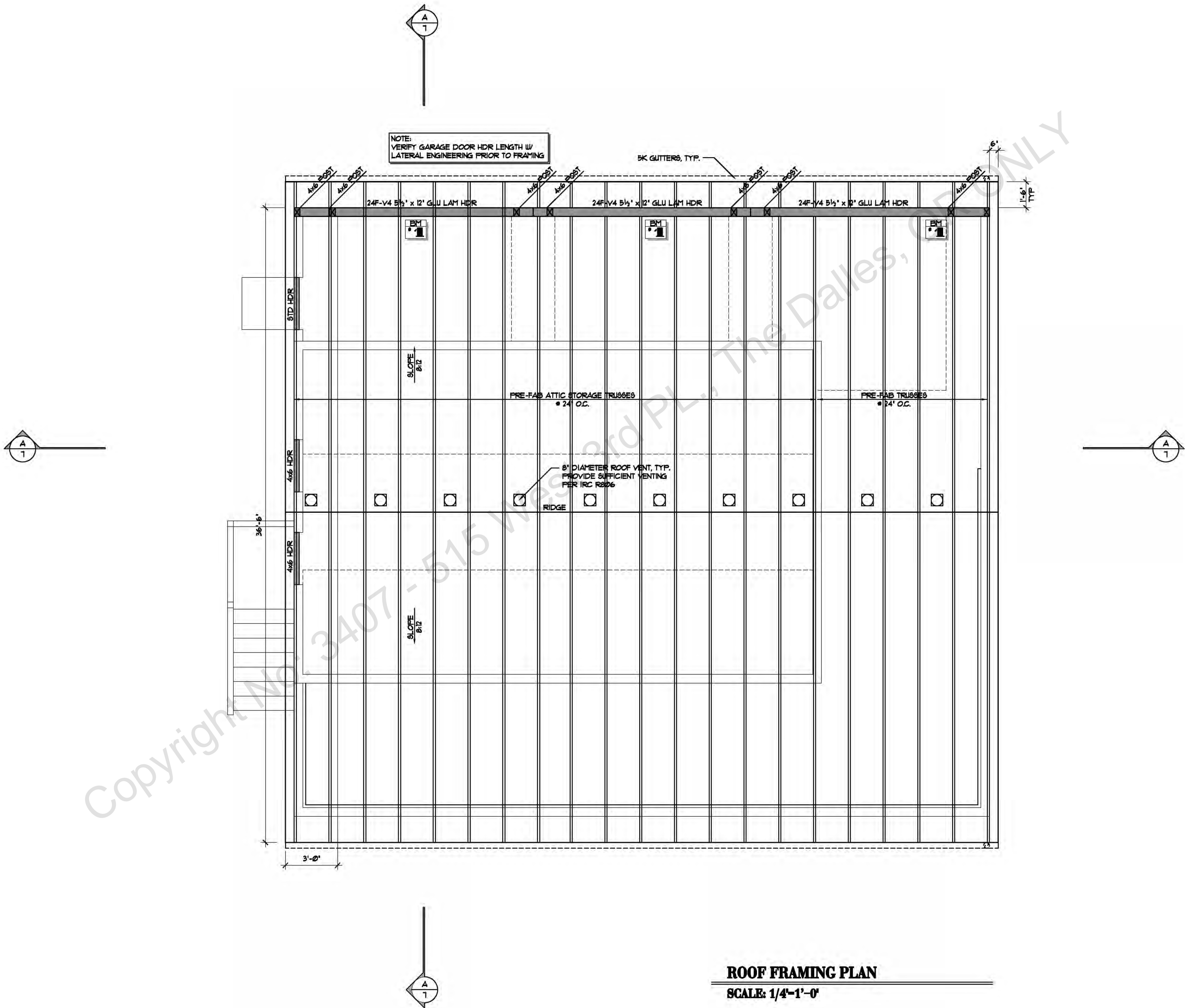
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PLAN NAME: PINNACLE
 DATE: 09/17

5A



NOTE:
VERIFY GARAGE DOOR HDR LENGTH W/
LATERAL ENGINEERING PRIOR TO FRAMING

5K GUTTERS, TYP.

PRE-FAB ATTIC STORAGE TRUSSES
• 24' O.C.

PRE-FAB TRUSSES
• 24' O.C.

8" DIAMETER ROOF VENT, TYP.
PROVIDE SUFFICIENT VENTING
PER IRC R202.6

RIDGE

ROOF FRAMING PLAN

SCALE: 1/4"=1'-0"

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DATE: 09/17

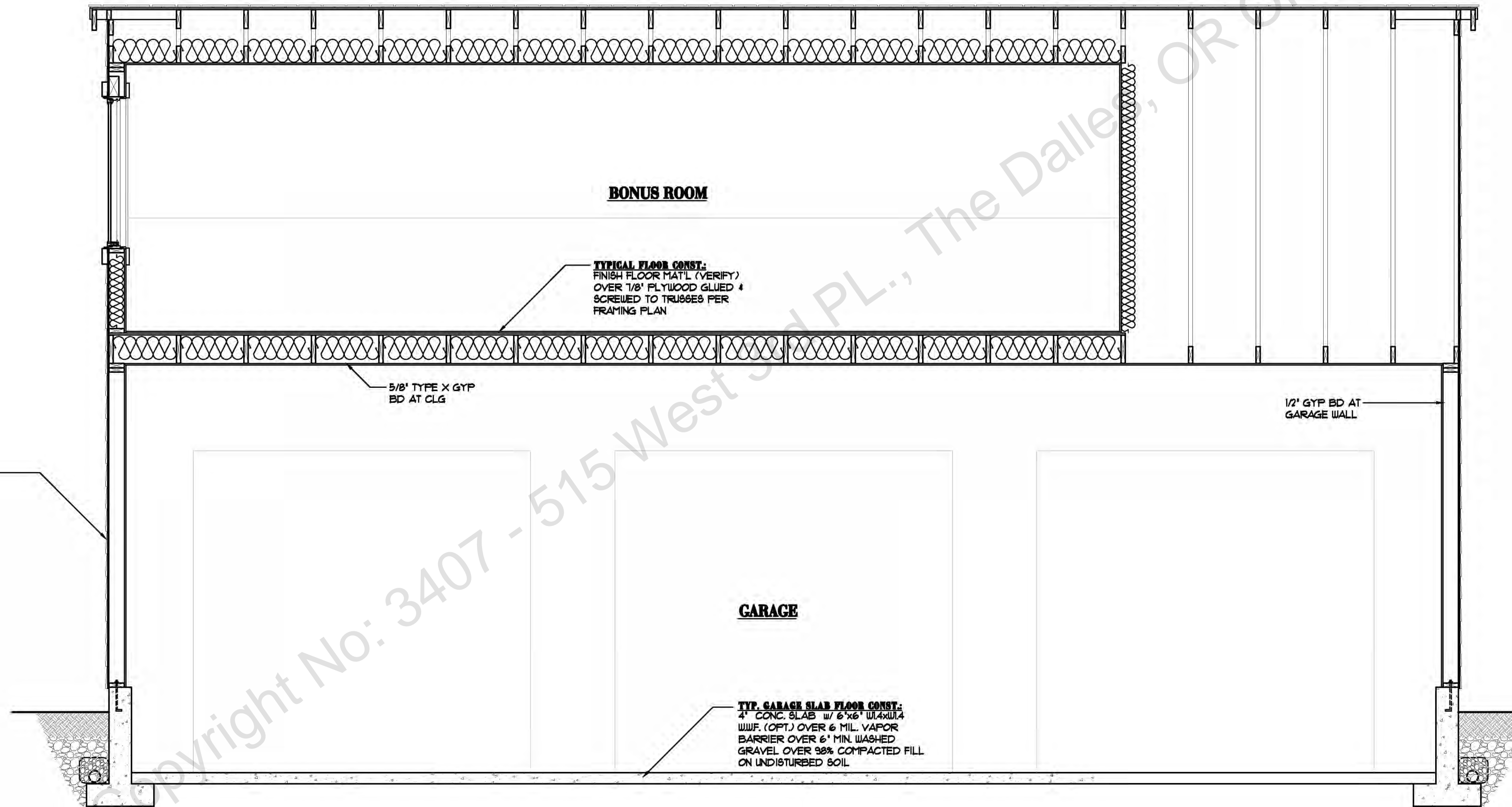
6

T.O. RO.
120'-0"

T.O. SUBFLOOR
113'-0"
T.O. DBL. FLT.
112'-1 1/8"

TYP. WALL CONST. (LAP SIDING)
4" EXPOSURE CEDAR LAP
SIDING OVER TYVEK OR EQUAL
BLDG. WRAP OVER 1/16" OSB
SHTG. OVER 2x STUDS

T.O. GARAGE SLAB
120'-0" VERIFY



A SECTION
7 SCALE: 3/8"-1'-0"

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PLAN NAME: PINNACLE

DATE: 09/17

7

T.O. RIDGE
124'-6 1/2"

T.O. INT. CEILING
121'-0"

T.O. R.O.
120'-0"

TYP. WALL CONST. (SHINGLES)
CEDAR SHINGLES 1/2" EXPOSURE
OVER TYVEK BUILDING WRAP
OVER 1/16" OSB SHEATHING OVER
WALL

PROVIDE 2x6 FURRING AT
UNDERSIDE OF TRUSSES

12
8

12
8

BONUS ROOM

TYPICAL FLOOR CONST:
FINISH FLOOR MAT'L (VERIFY)
OVER 1/8" PL-WOOD GLUED &
SCREWED TO TRUSSES PER
FRAMING PLAN

T.O. SUBFLOOR
113'-0"

T.O. DBL FLT
112'-1 1/8"

TYP. WALL CONST. (LAP SIDING)
4" EXPOSURE CEDAR LAP
SIDING OVER TYVEK OR EQUAL
BLDG. WRAP OVER 1/16" OSB
SHTG. OVER 2x STUDS

RUI
5A

LINE OF EXISTING GRADE

GARAGE

TYP. GARAGE SLAB FLOOR CONST:
4" CONC. SLAB w/ 6"x6" W14X14
W/WF. (OPT.) OVER 6 MIL. VAPOR
BARRIER OVER 6" MIN. WASHED
GRAVEL OVER 80% COMPACTED FILL
ON UNDISTURBED SOIL

T.O. GARAGE SLAB
120'-0" VERIFY

A SECTION
8 SCALE: 3/8"=1'-0"

THE DALLES, OREGON

515 W 3RD PL

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PLAN NAME: PINNACLE

DATE: 09/17

8

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

Section number 7 Page 102

Description: The rectangular building is one and one-half stories and has a swept gable roof. A tall brick chimney extends above the roof line on the eastern side. A wood shingle clad hip dormer with a tripartite window projects from the front elevation. The overhanging eaves are boxed. Decorative bands of wood shingles embellish the gable ends. A beltcourse separates the lower and upper stories. Windows are a combination of one over one double-hung wood sash and fixed-pane. The full front porch is recessed under the swept gable and is supported by slender paired square porch posts. The posts rest on a low paneled porch wall. An open side patio is located on the east elevation and a screened porch is on the rear elevation. The building is clad with shiplap siding and has a stone foundation. Alterations include the modification of the front windows and the addition of the side patio. A rock retaining wall is along the east edge of the small front lawn. The house has small perimeter plantings. In good condition, the building has minor-moderate alterations.

Historical Data: The earliest deed record found for this property shows J.M. Marden sold the parcel to Grace Donnell on March 12, 1895 (Book V:71). On May 1, 1895, Emile and Eliza Schanno sold a small wedge shaped parcel to Grace Donnell for \$50 (Book V:169).

The house was built c. 1905 during Grace Donnell's ownership. On September 22, 1919, Merrill Donnell and Wilma G. Donnell (Grace's children), both unmarried, sold the property to M. Z. Donnell (Book 66:328). The house was remodelled extensively with elements of the Shingle style c. 1927 under M.Z. and Nell Donnell's ownership. On February 7, 1929, M. Z. Donnell sold half interest of the property to his wife, Nell F. Donnell (Book 80:518).

The following is a brief biographical sketch of the historic owner of the house in chronological order according to the chain of title:

Merrill Martin Donnell (b. 1897) was born to Martin and Grace Donnell on August 3, 1897. Merrill was listed in the 1917 directory as a student rooming at 515 West 4th. In 1925 and 1928, Merrill was listed as manager of Donnell's Drugstore, married to Cecyle and living at 524 West 4th (Polk's 1917, 1925, 1928). Martin's first marriage was to Cecyle Metts, who was born in 1896 and died in 1937. His second marriage was to Jean Ann Campbell Troedson, who was born at Condon, Oregon. Merrill was a druggist, an Elk, a Mason, a Shriner, a Republican, and a member of the Congregational Church (Drake, 1994:3).

Wilma G. Donnell (1896-1974), Merrill's brother, in 1896. Wilma was listed in 1917 as a student rooming at 515 West 4th (Polk's, 1917). She

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

Section number 7 Page 103

was married to Halbert E. Selby. She died in California on June 18, 1974, and was buried in The Dalles IOOF Cemetery (Drake, 1994:3).

Martin Zelek Donnell (1872-1958) was born to Zelek M. and Camilla Thomson Donnell on April 27, 1872, in The Dalles (Crandall, 1990). Zelek M. Donnell was born in Indiana in 1829 to James Donnell (McNeal, 1953:279, 383). Zelek married Camilla on February 3, 1852, at Greensburg, Indiana, and the couple left for Oregon, settling near Brownsville, Linn County. Their first two children, Lulu and Orville, were born there. In 1858 they moved to Wasco County and settled on a stock ranch on Ten Mile Creek (now the lower Fifteen Mile). Another son, Lowry Tenny, was born on March 28, 1861. The winter of 1861-62 was so severe the Donnells had to move into town to survive, but returned to another place on Ten Mile afterwards (Crandall, 1990). The next child Martin Zelek was born in 1872. The family moved from the creek ranch to The Dalles for the children's education. Martin attended the Laughlin Street Log School and worked in the Snipes & Kinnersley Drug Store at 215 East 2nd Street and later became the manager of the Floyd & Company Drug Store at 313 East 2nd. Martin married Grace Marden, daughter of John Marden, on October 10, 1894. They had a son Merrill M. Donnell who became a partner in the Donnell Drug Store and a daughter Wilma Donnell who married Halbert E. Selby (Crandall, 1990; McNeal, 1953:279, 383). In 1880 Camilla, a widow, lived with Martin and her two grandchildren, Merrill and Wilma (1880 Census:46). In 1893 he purchased half interest in the Goldendale Drug Store owned by Simeon Bolton in Goldendale, Washington. Martin worked there until 1895 when he returned to The Dalles and opened the Donnell Drug Store located at 222 East Second (currently Penny's parking lot). The 1910 Polk's Directory listed Martin as a druggist working at 308 East 2nd and living at 515 West 4th. The 1917 directory listed Martin as a druggist working at 222 East 2nd. Grace died of the flu in 1918, and Martin married Nellie Matilda Fee in 1920 (McNeal, 1953:279, 383). The 1928 directory listed Martin and Nell as partners in Donnell Drugstore at 524 West 4th and living at 515 West 4th (now 515 W. Third Place) (Polk's, 1928). Martin helped his sister Lulu and W. H. McNeal prepare historical articles for publication and helped start, with Lulu and the women of the Fort Dalles Historical Society, the Wasco County Pioneers Association in 1922 (May, 1994; McNeal, 1975:5).

Auxiliary Building: None



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

HISTORIC LANDMARKS RESOLUTION NO. 173-21

Adopting The Dalles Historic Landmarks Commission Application #184-20 of Matthieu

Alirol. This application is for a Historic Landmarks Commission hearing to gain approval to site and construct a detached garage at rear of the property. The property is located at 515 W. Third Place, The Dalles, Oregon and is further described as 1N 13E 4 AA tax lot 1700. The Donnell House is a Shingle Style/Vernacular House built c.1905/c. 1927 and is a Secondary Contributing resource in Trevitt's National Historic District. Property is zoned High Density Residential (RH) with a Central Business Commercial, Sub-district CBC-1 Overlay.

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on January 27, 2021 conducted a public hearing to consider the above request.
- B. A Staff Report was presented, stating findings of fact and conclusions of law.
- C. Staff Report 184-20 and the minutes of the January 27, 2021 hearing, upon approval, provide the basis for this resolution and are herein attached by reference.

II. RESOLUTION: Now, therefore, be it FOUND, DETERMINED, and ORDERED by the Historic Landmarks Commission of the City of The Dalles as follows:

- A. In all respects as set forth in Recitals, Part "I" of this resolution.
- B. Historic Landmarks Review 184-20, Matthieu Alirol, is **approved** with the following conditions:
 1. Work will be completed in substantial conformance to the pictures and proposals as submitted and reviewed.
 2. If any archeological resources or materials are discovered during excavation, the applicants shall stop excavation and have the site professionally evaluated prior to continuing work.
 3. The applicant shall complete the building permit process with the City and upon approval, complete the permitting process with the local Building Codes Department.

III. APPEALS, COMPLIANCE AND PENALTIES:

- A. Any party of record may appeal a decision of the Historic Landmarks Commission to the City Council for review. Appeals must be made in accordance to Article 11.12.090

of The Dalles Municipal Code, Chapter 11.12 Historic Resources, and must be filed with the City Clerk within ten (10) days of the date of mailing of this Order.

- B. Failure to exercise this approval within the time line set either by Order or by The Dalles Municipal Code will invalidate this permit.

ADOPTED THIS 27TH DAY, JANUARY, 2021.

Robert McNary, Chair
Historic Landmarks Commission

I, Dawn Marie Hert, Senior Planner & Historic Landmarks Secretary for the Community Development Department of the City of the Dalles, hereby certify that the foregoing Order was adopted at the meeting of the City Historic Landmarks Commission, held on January 27, 2021.

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

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

City of The Dalles
Historic Landmarks Commission
2020 Goals

Short-Term Goals (1-2 years):

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

Long-Term Goals (3-5 years):

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

Continuous Goals:

- Facilitate educational assistance to help restorers with assessment and other historic preservation needs.
- Provide annual recognition of historic restorations, including onsite acknowledgement and media coverage.
- Encourage historic restoration for downtown by providing historic background research.
- Encourage the collection and preservation of local history, including irreplaceable oral and written histories.
- Update historic inventories and encourage new nominations to local and national registry districts.
- Maintain Certified Local Government status.
- Actively support historic month and local history.
- Assist with historic plaque costs and availability.

- Keep the Historic Walking Tour current in all formats.
- Increase communication on all Urban Renewal projects, vision and goals.
- Increase communication with Main Street for all projects, vision and goals pertaining to historic projects.