

THE DALLES HISTORIC LANDMARK COMMISSION ORDER NO. HLC 21-94

HISTORIC LANDMARK REVIEW NO. HLC 21-94
OF L & D HEHR TO REPAINT THE SCHANNO HOUSE (1918)

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on October 26, 1994 conducted public hearings to consider the above request for use of property described as:

Historic Schanno House (1918) located at 509 W. 3rd Place, described as Township 1 North, Range 13 East, Section 4AA, Tax Lot 1000, located in a "R-3" Multiple Family District.

- B. A staff report was presented, stating the findings of fact, conclusions of law, and a staff recommendation.
- C. Staff Report No. HLC 21-94 and the minutes of October 26th, 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 Landmark Review No. 21-94 of Laverne and Dawnolou Hehr is hereby approved based on the findings of fact as stated in the staff report and determined at the public hearing with the following conditions:

1. 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.

2. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used. Chemical treatments shall not be undertaken unless approved by the SHPO.

3. Color range presented to the Commission shall be finalized and approved by staff prior to application.


4. Applicant is granted a change of use to allow for a Bed and Breakfast Inn in the future, provided that any exterior alterations be reviewed by the Commission. Applicant will also need to obtain approval from the Planning Commission and meet Building and Fire Codes. Therefore, the current approval should not be construed as final.

III. APPEALS, COMPLIANCE, AND PENALTIES

- A. Any party of record may appeal a decision of the Historic Landmark Commission to the City Council for review. Appeals must be made according to Section 10(h) of the of Historic Landmarks Ordinance No. 880, and must be filed with City Clerk with in ten (10) days of the date of the Order.
- B. Failure to exercise this approval within the time limits set either by Order or by Ordinance will invalidate this permit.
- C. All conditions of approval must be met within the time limits set by this Order or by Ordinance. Failure to meet any condition will prompt enforcement proceedings that can result in: 1) permit revocation; 2) fines of up to \$2,500 per day for the violation period and/or imprisonment in the County jail for a term not to exceed one (1) year.

The Secretary of the Commission shall (a) certify to the adoption of the Order; (b) transmit a copy of the Order along with a stamped approved/denied site plan or plat to the applicant.

APPROVED AND ADOPTED THIS 26th DAY OF OCTOBER, 1994.


Eric Gleason, Chairman

I, Scott Keillor, Secretary to the Historic Landmarks Commission of the City of The Dalles, hereby certify that the foregoing Order was adopted at the regular meeting of the City Landmarks Commission, held on the 26th day of October, 1994.

AYES: May, Skirving, Gleason, Cheung
NOES: None
ABSENT: Kleiner
ABSTAIN: None

ATTEST:  Secretary