



## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

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

### ***HISTORIC LANDMARKS RESOLUTION NO. 166-20***

**Adopting The Dalles Historic Landmarks Commission Application #177-20 of Todd Carpenter and Carla McQuade.** This application is for a Historic Landmarks Commission hearing to gain approval to clean and complete a façade restoration with wood to return structure to 1900s era style. The property is located at 211, 213, 215 E. Second Street, The Dalles, Oregon and is further described as 1N 13E 3 BD tax lots 3400, 3500 and 3600. Property is located in the National Commercial Historic District and zoned “CBC” – Central Business Commercial.

#### I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on May 27, 2020, 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 #177-20 and the minutes of the May 27, 2020, 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 177-20, Todd Carpenter and Carla McQuade, is ***approved*** with the following conditions:
  - 1. Work shall be completed in substantial conformance to the pictures and proposals as submitted, reviewed and modified.
  - 2. The use of wood for windows is recommended.
  - 3. Double hung second story windows are recommended.
  - 4. The use of reflective and smoked glass is prohibited.
  - 5. Whenever possible, the natural color of the materials should be retained.
  - 6. The modification to the façade shall not alter the essential form and integrity of the historic property. Utmost care will be taken with new façade construction and awning installation.
  - 7. The applicants shall submit plans for a building permit to Wasco County Building Codes.
  - 8. Cleaning of the historic structure requires the applicants to use the gentlest means possible. No harsh chemical or sandblasting will be allowed.

9. Painting will be required to follow the historic guidelines and be approved by Community Development Department staff prior to work starting. The following color scheme is recommended: darkest-window sash; medium-building; lightest-trim, detail.
10. 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.
11. Replacement materials necessary for restoration should be compatible in quality, color, texture, finish and dimension to the original materials.
12. The applicants are required to notify the Community Development Department of any alteration of the approved plans.

### 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 27<sup>TH</sup> DAY, MAY, 2020.

  
Robert McNary, Chair  
Historic Landmarks Commission

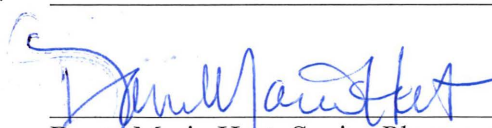
I, Dawn Marie Hert, Senior Planner and Historic Landmarks Secretary for the Community Development Department of the City of the Dalles, hereby certify that the foregoing Order was adopted at the meeting of the City Historic Landmarks Commission, held on May 27, 2020.

AYES: Gleason, McNary, Leash, Ercole, one position vacant

NAYS: —

ABSENT: —

ABSTAIN: —

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