

HISTORIC LANDMARKS RESOLUTION NO. 108-09

Adopting The Dalles Historic Landmarks Commission Application #113-09 of Wasco County to install an ADA ramp at the rear door, remove chimney per safety recommendation, repair or replace old windows with same style and color wood framed windows on the Court Street and E. 5th Street frontages. The stained glass will be reinstalled as before. Property is located at 202 E. 5th St. and is further described as 1N 13E 3BC tax lot 7700. Property is zoned "CBC"- 3 – Central Business Commercial District.

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on February 25, 2009 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 number 113-09 and the minutes of February 25, 2009, 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 No. HLC 113-09 of is approved with the following Conditions of Approval:
 - 1. Work will be completed in substantial conformance to the pictures and proposals as submitted and reviewed, excluding the installation of the vinyl windows.
 - 2. The applicant will need to check with the local Building Codes Department to obtain permits for the proposed restoration.
 - 3. The materials used for all the proposed restoration will need to meet the recommended list stated in the Design Guidelines for the Commercial Historic District and Trevitt's Historic District.
 - 4. The vinyl windows on Court Street and E. 5th Street frontage are to be replaced with wood windows, using the remaining original windows where possible. The applicant has up to ten years to complete this requirement.

5. The replacement windows should match the original windows as close as possible with like materials. The window installation will need to incorporate the original stained glass windows. Paint colors for the windows will need to meet historic palate and be approved by the Planning Director.

6. Care should be taken in the removal of the chimney. Repairs to the roof will need to blend with the existing roofing material.

7. If any archeological resources or materials are discovered during excavation for the ADA ramp, the applicant will need to stop excavation and have the site professionally evaluated prior to continued excavation for the project.

8. Care needs to be taken when installing/constructing the ADA ramp that will connect to the historic building.

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 Section 9(a) of the Historic Landmarks Ordinance No. 1194, and must be filed with 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 Ordinance will invalidate this permit.

APPROVED AND ADOPTED THIS 25th DAY OF FEBRUARY 2009.


~~Eric Gleason, Chairman~~ *Robert McNary, Vice-Chair*
Historic Landmarks Commission

I, Dan Durow, Director of 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 February 25, 2009.

AYES: Gleason, McNary, Parker, Hashizume, Smith

NAYS: None

ABSENT: None

ABSTAIN: None

ATTEST:


Dan Durow, Director Community Development Dept.

Resolution No. 108-09

Wasco County Youth Dept.

Page 2 of 2