

HISTORIC LANDMARKS RESOLUTION NO. 92-06

Approving The Dalles Historic Landmarks Commission Application #97-06 of HoodCreek LLC to site and construct a new real estate office on a vacant downtown parcel. Property is located at 304 E. 3rd Street and is currently a parking lot.

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on August 23, 2006 conducted public hearings to consider the above request.
- B. A Staff report was presented, stating findings of fact and conclusions of law.
- C. Staff Report number 97-06 and the minutes of August 23, 2006, upon approval, provide the basis for this resolution and are herein attached by reference.

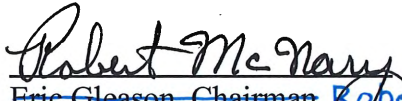
II. RESOLUTION: Now, Therefore, be it FOUND, DETERMINED, and ORDERED by the Historic Landmarks Commission of the City of The Dalles as follows:

- A. In all respects as set forth in Recitals, Part "I" of this resolution.
- B. Historic Landmarks Review No. HLC 97-06 of Hood Creek, LLC is hereby approved with the following conditions:
 - 1. Work will be completed in substantial conformance to the pictures and proposals as submitted and reviewed.
 - 2. The applicant will need to complete the Site Plan Review Approval process and then submit plans for a building permit to the local State Building Codes Department.
 - 3. If any archeological resources or materials are discovered during excavation, the applicant will need to stop excavation and have the site professionally evaluated prior to continued excavation at the site.
 - 4. The materials used for the new structure need to meet the recommended list stated in the Design Guidelines for the Commercial Historic District.
 - 5. Preservation of adjacent building to the west will need to be considered. Steps shall be taken to protect the eastern wall of the adjacent building as the law allows.

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 23rd DAY OF AUGUST 2006.



~~Eric Gleason, Chairman~~

Historic Landmarks Commission

Robert McNARY, vice chairman

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 August 23, 2006

AYES: Gleason, McNary, Parker, Hashizume

NAYS: None

ABSENT: None

ABSTAIN: None

ATTEST:

Dan Durow, Director, Community Development Dept.