

HISTORIC LANDMARKS RESOLUTION NO. 77-03

APPROVING THE DALLES HISTORIC LANDMARKS COMMISSION NO. HLC 80-03

The applicants, Mike and Pat Fowler, are requesting to construct a historic looking home and a garage with an upstairs apartment on a vacant lot in the Trevitt's Historic District.

The property is located at 212 W. 4th Street and is zoned "CBC"- Central Business Commercial.

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on March 26, 2003, 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 80-03 and the minutes of March 26, 2003, 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 80-03 of City of The Dalles is hereby approved with the following conditions:
 - 1. Work will be completed in substantial conformance to the pictures and proposals as submitted and reviewed with the exception of the windows which should be one-over-one or two-over-two double hung sash.
 - 2. Discovered archeological resources or materials will need to be professionally evaluated prior to excavation at the site.
 - 3. Prior to a building permit being issued, the applicant will need to submit revised elevations drawings showing the attached garage having a similar, complementary roof style to the primary residence.
 - 4. Any future plans for fencing or landscaping will require review and approval by the Planning Department Director.

5. The final color scheme for the home will need to be reviewed and approved by the Planning Department Director. The color scheme should be chosen from a historic palette, and should vary from the surrounding properties.
6. The applicant will need to go through a formal Site Plan Review prior to approval of the final construction plans for the subject site.

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 26th DAY OF MARCH 2003.



Eric Gleason, Chairman
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 special meeting of the City Historic Landmarks Commission, held on March 26, 2003.

AYES: Gleason, Parker, Clason, McNary, Dunden

NAYS: NONE

ABSENT: NONE

ABSTAIN: NONE

ATTEST:



Dan Durow, Director Community Development Dept.