



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
FAX: (541) 298-5490
Community Development Dept.

AGENDA CITY OF THE DALLES HISTORIC LANDMARKS COMMISSION

CITY HALL COUNCIL CHAMBERS
313 COURT SREET
THE DALLES, OREGON 97058
CONDUCTED IN A HANDICAP ACCESSIBLE MEETING ROOM

Wednesday, November 17, 2010 @ 4 P.M.

- I. Call to order**
- II. Roll Call**
- III. Approval of Agenda**
- IV. Approval of Minutes October 27, 2010**
- V. Public Comment for Items not on the Agenda**

VI. Public Hearings

Historic Landmarks Commission Application #124-10 of Scott Gayer, French and Co. Bank Building. This application is for a Historic Landmarks Commission hearing to gain approval to repair and upgrade the building interior and exterior so it is better weatherized and energy efficient, which will make it more attractive to prospective tenants. These repairs include a new roof, 2nd floor window upgrades, 1st floor storm windows, a roof deck with stair addition, and new mechanical.

- VII. Resolution 119-10**
- VIII. Pioneer Cemetery Discussion**
- IX. Staff and/or Commissioner Comments**
- X. Next meeting date: Wednesday, December 22, 2010**
- XI. Adjournment**

HISTORIC LANDMARK COMMISSION MINUTES

November 17, 2010

City Hall Council Chambers
313 Court Streets
The Dalles, OR 97058
Conducted in a handicap accessible room.

CALL TO ORDER

Chair Gleason called the meeting to order at 4:00 P.M.

ROLL CALL

The following Commissioners were present:

Eric Gleason
Bob McNary
Dixie Parker
Pat Smith
Dennis Davis

The following Commissioners were absent: none

Staff present:

Dawn Hert, Associate Planner
Carolyn Wood, City Councilor
Brenda Green, Admin. Secretary

APPROVAL OF AGENDA

Commissioner McNary moved to approve the agenda as submitted. Commissioner Smith seconded the motion. The motion carried unanimously.

APPROVAL OF MINUTES

Commissioner Parker moved to approve the minutes of October 27, 2010 as submitted. Commissioner Smith seconded the motion. The motion carried unanimously.

PUBLIC HEARINGS

Historic Landmark Commission Application #124-10 of Scott Gayer to repair and upgrade the building interior and exterior so it is better weatherized and energy efficient, with a goal of making it more attractive to prospective tenants. These repairs include a new roof, 2nd floor window upgrades, 1st floor storm windows, a roof deck with stair addition, and new mechanical. The structure is located at 300 E 2nd St, and is further described as 1N 13E 3 BD tax lot 4800. The historic name of this structure is The French and Co. Bank Building. The property is classified as secondary in the National Historic District Registry.

Chair Gleason read the rules for conducting a public hearing. There were no ex-parte contacts, bias, or conflicts of interest by the Commissioners. There were no challenges from the audience. Gleason opened the public hearing and asked for the Staff Report.

Associate Planner Hert presented the staff report. Hert informed the commission that although the building is listed as the French and Co. Bank, Scott Gayer had pointed out to her that the French and Co. Bank building was destroyed by a fire; the current building is actually the National Citizen's Bank building. Hert will be working on getting the name changed.

Associate Planner Hert went over each of the findings and pointed out that although it's preferable to repair rather than replace, the second floor windows might need to have the sashes replaced with working window mechanisms due to the egress requirements from Building Codes. Hert explained that the applicant is proposing that a replacement sash be installed that will be near exact to the existing windows. Hert stated that one of the conditions of approval will read; vinyl windows will not be allowed and replacement sashes will be required to be wood if the existing sashes are not repairable.

Associate Planner Hert stated that staff is recommending approval of the application with nine conditions of approval. Hert went over each of the conditions and pointed out that condition number two should be changed to read "The applicant is responsible to notify the appropriate authorities if any archaeological resources are found with the restoration project."

Councilor Wood asked why the property's historic status was considered Secondary rather than Primary. Chair Gleason explained that the distinction is a separation of time periods not importance. Associate Planner Hert added that anything built before 1900 is considered Primary.

Proponent: Scott Gayer, PO Box 420, The Dalles OR 97058 introduced himself as the applicant. Mr. Gayer explained about the building actually being the Citizens National Bank building. He then stated that he had recently found out that the building would need to be sprinkled so the egress windows may not be an option. He shared that his main concern was weatherizing the building and stressed that he does not want to change the looks of the building.

Chair Gleason stated that he had done quite a bit of research in regards to windows and shared that adding interior storm windows to the current set up provides adequate weatherization. Gayer described how several of the leaded glass panes had slipped and assured the Commission that his architect and contractors were helping him find a solution. Gleason provided Gayer the contact information for the person who repaired the windows at the Fort Dalles Museum.

Commissioner Parker asked for more information about the applicant's plans for the second floor. Mr. Gayer described his plan and explained that he would be targeting medium to short term tenants that are looking for higher quality rentals; such as visiting physicians.

Mr. Gayer and the Commissioners had a discussion which clarified details on the drawings that had been submitted; including which windows were being changed, where the original vault was located, and the steel bars that used to be across the windows. Gayer stated that he had a tenant for the first floor that would like to start doing business by April 2011.

David Bearss, 508 Washington St, The Dalles OR 97058 introduced himself as the architect. He clarified that only the upstairs windows would be potentially replaced; the downstairs windows would just be repaired.

Councilor Wood commended the applicant for taking on the project. Commissioner Davis agreed and added that it will benefit the entire community.

Commissioner Smith asked the applicant about the reasoning for the proposed railing on the roof. Mr. Gayer explained that the purpose of the railing was to add an outdoor area on the roof for the tenants. There was a general discussion about different railing options.

Chair Gleason suggested moving the railing back two to three feet so that it would not be visible from the street. He pointed out that if it was not visible it could potentially be made out of less expensive materials. There was a discussion about what can be seen on roofs from the street level.

Commissioner Parker asked if the Gayer Jewelry signs would be being removed. Mr. Gayer responded no, the tenant would be resurfacing them rather than removing them.

Commissioner McNary asked if there was a basement. Mr. Gayer replied that there was a very small basement that housed a furnace room and an old vault. McNary pointed out that the current building would have been built after the fill was put in on Second Street.

Mr. Gayer shared that although the previous building and the current one look very similar, if the pictures are overlaid, it's obvious that the current building is not the French and Company building. Gayer pointed out several differences such as the floors being at different levels, the pilings not lining up, and the roof at different levels. Gayer also stated that he had articles saved from The Chronicle that documented when it was torn down, and when the new building was started. He also pointed out that if the building had still been the French and Company building it would have been considered primary rather than secondary.

Opponent: none

Chair Gleason closed the public testimony portion of the hearing.

DELIBERATION:

Commissioner Parker agreed with Chair Gleason that moving the railing back so as to not be visible from the street would be a good idea.

Commissioner McNary commended the endeavor and stated that it was a step forward for the City.

Chair Gleason suggested modifying condition number two as stated by Associate Planner Hert and modifying condition number six to add a requirement that the applicant retains the original windows. The Commissioners showed general agreement that condition number two should be changed as suggested. Commissioner McNary agreed that the original windows were important but didn't want to make the conditions so tight that the cost would be prohibitive. Hert pointed out the egress requirements of Building Codes in order to allow a residential use. She also stressed that Mr. Gayer is leading the way for The Dalles to once again utilize the Second floors of buildings. Hert also pointed out that although Historic Landmarks Commission can trump some things, they cannot trump fire/life safety.

Mr. Gayer stated that his preference is to save and utilize what is currently there. Commissioner Davis pointed out that when they redid the windows at the Fort Dalles Museum they found that it was cheaper to refurbish than replace. Chair Gleason added that windows are the eyes of the building.

After further discussion, the Commissioners agreed to change the wording of condition number six to "strongly encourage the retention of the existing original windows."

Chair Gleason suggested adding language to condition number nine which would require that the roof railing be set back. Associate Planner Hert asked the applicant how they would feel about that modification. Mr. Bearrs pointed out that the plan was to attach the railing to the parapet, if they are required to set it back, they would need to attach it to the roof surface which would compromise the roof.

Mr. Bearrs described the walk able deck surface that was planned for the roof. Mr. Gayer added that the sections had to be removable so that maintenance could be done on the roof. Chair Gleason pointed out that a wrought iron fence on the roof line was not the look from the 1920s. Gayer brought up the idea of using glass or other material. Councilor Wood suggested painting the railing the same color of the building. Commissioners Davis and Parker both liked the idea of a similar paint color.

Associate Planner Hert suggested adding wording to condition nine that would read "the roof railing is required to be installed so as to minimize the visual impact from the street". Hert explained that with general wording, the decision of if the applicant's plan meets the conditions will be left up to staff. There was general agreement among the Commissioners to utilize Hert's suggested wording.

Commissioner Parker moved to approve application HLC 124-10 with nine conditions of approval including the proposed changes to numbers two, six and nine. Commissioner Davis seconded, and the motion carried unanimously.

RESOLUTIONS

Commissioner McNary moved to adopt Resolution 119-10 approving HLC 124-10 with nine conditions as modified. Commissioner Parker seconded the motion and it carried unanimously.

PIONEER CEMETERY DISCUSSION

Chair Gleason stated that the Cemetery is looking good.

Associate Planner Hert shared that she had received final reports and pictures from the consultant, Sally Donivan, after the headstone resetting workshop. Chair Gleason reported that after the two work parties, all of the nine obelisks were now attached and numerous other headstones had been cleaned and raised. Gleason shared that Commissioner McNary had made a discovery of marble fragments around one of the obelisks. According to Gleason, they were able to find about half of the pieces to what they believe would have been a skirt that went under the obelisk. Hert added that under the same contract another workshop is planned for the Spring when more headstones will be worked on.

Councilor Wood asked if the fencing was complete. Associate Planner Hert reported that work is continuing on the fencing.

Associate Planner Hert reported that she will be asking media contacts to feature a story about the Pioneer Cemetery and the work being done there. The Commissioners shared their agreement about the importance of having the work publicized as well as documented for future reference. Hert stated that she would talk to Lorna Elliott at the library about storing documents so that they are maintained in more than one location.

Commissioner McNary asked about the status of maps of all of the local cemeteries. Associate Planner Hert reported that she had looked into the possibility of having the information on the City's website, and found that it was possible. Hert described her vision of what the final result would be. Hert also informed the Commission that she would be working with the City Manager's Executive Secretary to have all of The City's historic pictures digitalized and available for viewing on the website.

Associate Planner Hert shared that she had talked to City Councilor Dan Spatz, about requesting an easement for a pedestrian right of way from the college. Spatz felt that it would be appropriate to go ahead with the next step which would be getting the legal description. Hert will talk to Tenneson Engineering and City Attorney Parker about getting the description.

STAFF/COMMISSIONER COMMENTS

Chair Gleason asked about the changes at Klindt's Annex. Associate Planner Hert reported that Lisa Wallace purchased it and will be moving her resale business there. Hert stated that the exterior modifications were approved by Building Codes without any questions to City Planning about possible historic reasons to not allow modifications. She explained that the details of the sales agreement were being examined to see if exterior modifications were allowed.

Councilor Wood did not remember there being any specific restrictions set by City Council and added that there had been some question of the arches being original. Wood shared that she had visited with the new owners and was impressed with their improvements. She reported that the owners are purchasing or replicating items such as trim and ceiling tiles in an attempt to match as much of the original work that they could. Wood also discussed the grillwork that had been removed which was not original either.

Associate Planner Hert stated that she would research some of the concerns that had been reported such as the aluminum door.

Councilor Wood reported that at one time the Annex used to be the bus stop, and Helzer's Café. She also pointed out that at one time it was an open walk through. Wood said that City Council had been attempting to determine from old photographs what the front used to look like, but that in the sales agreement, City Council had only required that it remain compatible with the other buildings in the neighborhood.

There was a general discussion regarding how long the annex had been in use. Commissioner Smith remembered that it was still Helzer's Café forty nine years ago.

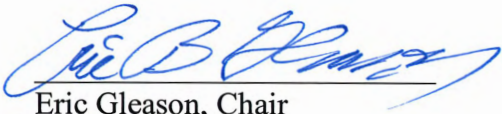
Associate Planner Hert shared that the request for proposals for the Rock Fort project had been issued.

Commissioner McNary asked if the backside of The ClockTower Pub had been looked at lately. Associate Planner Hert pointed out that they were required by Building Codes to do a certain amount of modifications. There was a discussion about modifying historic buildings in ways that meet building code requirements but retain the historic value. The general agreement was that the modifications are necessary and that for the most part they should be contained to the least visible sides of buildings.

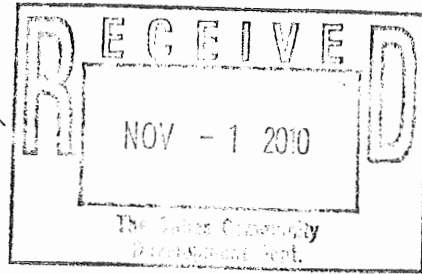
NEXT MEETING: The next meeting date is December 22, 2010. Associate Planner Hert asked if the Commissioners were willing to meet on the 15th instead. She also stated that she is unaware of any hearings at this time. The Commissioners preferred to leave the meeting date on the twenty-second.

ADJOURNMENT: The meeting was adjourned at 5:19 pm

Submitted by Brenda Green, Administrative Secretary



Eric Gleason, Chair
Historic Landmark Commission



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HLC# 124-10

HISTORICAL LANDMARKS APPLICATION

Application is required for modifications and/or alterations to the exterior of certified historic structures and all structures within certified historic districts. Additionally, new construction within established historic districts are also required to appear before the City of The Dalles Historic Landmarks Commission.

Name:	SCOTT GAYER
Address	PO BOX 420 THE DALLES 97058
Site Address	300 EAST 2ND STREET
Map and Tax Lot	01N13E03BD LOT 4800
Telephone	541-980-7598
Zoning	CBC

Please describe your project goals.

REPAIR AND UPGRADE THE INTERIOR & EXTERIOR SO THAT IT IS BETTER WEATHERISED & ENERGY EFFICIENT AND BETTER ABLE TO ATTRACT TENANTS. NEW ROOF, UPGRADE 2ND FLOOR WINDOWS, 1ST FLOOR STORM WINDOWS, ROOF DECK AND STAIR ADDITION, NEW MECHANICAL.

How will your project affect the appearance of the building and or site?

EXTERIOR IS EITHER UNCHANGED OR WILL MATCH EXISTING AS CLOSELY AS POSSIBLE. NEW WINDOWS TO MATCH EXISTING, ROOF DECK RAILING & STAIR WILL BE VISIBLE BUT DESIGNED TO BLEND WITH HISTORICAL CHARACTER.

What efforts are being made to maintain the historic character of this structure?

WINDOW SASH REPLACEMENTS MAINTAIN EXISTING FRAMES. ROOF RAILING TO BE WROUGHT IRON TO MIMIC PERIOD. STAIR TO BE CLAD IN MATERIAL SIMILAR TO EXISTING IN COLOR AND TEXTURE.

What is the current use of this property?

VACANT, HISTORICAL BANK WITH OFFICES UPSTAIRS

Will the use change as a result of approval of this application? Yes/No

List any known archeological resources on site.

The review criteria for each application are the Secretary of the Interior's Standards. These standards have been adopted by City Ordinance 94-1194 as local review criteria.

I certify that the above information is correct and submit this application with nine (9) copies of a site plan drawn to scale, nine (9) copies of detailed, elevation drawings with proposed changes, and nine (9) current color photographs (4X6 inch minimum) of the building/structure front.

Scott Cray
Applicant

11-1-10
Date

Owner (if not the applicant)

I have reviewed the above application and certify that it is complete and accepted for processing.

Secretary, Historical Landmarks Commission

=====

For Office Use Only

Historical Classification Secondary
(Primary, Secondary, Historical, Etc.)

Historic Building/Site ☒ Historic District: Trevitt ☐ Commercial ☒

Historic Name French - CO Bank

(If any)
Year(s) Built 1926-27

STAFF REPORT
HISTORIC LANDMARKS REVIEW #124-10
Gayer Building/French & Co. Building

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Associate Planner
Community Development Department



HEARING DATE: August 27, 2008

ISSUE: Scott Gayer is applying to restore and rehabilitate the historic French & Co. Bank building. The applicant is proposing to make repairs to the interior and exterior of the building to provide a weatherized and more energy efficient building as well as attract tenants for the upper unused space in the historic building.

SYNOPSIS:

APPLICANT	Scott Gayer
PROPERTY OWNER	Scott Gayer
LOCATION	300 East Second Street
ZONING	CBC
EXISTING USE	Vacant, previously Gayer Jewelers
SURROUNDING USE	Commercial
HISTORIC STATUS	Secondary Historic – The Dalles National Commercial Historic District #58

NOTIFICATION: Published advertisement in local newspaper; notification to property owners within 100 feet, SHPO.

RECOMMENDATION: Approval, with conditions, based on the following findings of fact.

BACKGROUND: The historic name of this structure is the French & Co. Bank, more commonly known as The Gayer Building. The structure was built circa 1926-27. Scott Gayer plans to install a new roof; upgrade the second floor windows to functioning windows to meet egress requirements; install interior storm windows on the first floor; and construction of a new roof deck; construction of a stair addition and new mechanical room. The structure is classified as Secondary in The Dalles Commercial Historic District.

ANALYSIS: The Historic Landmarks Commission is responsible for conducting hearings dealing with proposed alterations to designated historic landmarks. City of The Dalles

General Ordinance 94-1194 will serve as a tool to help the Commission make these decisions. The purpose of the Historic Landmarks Commission, the Historic Ordinance and the review criteria are to:

- *Protect historic and cultural resources from destruction, inappropriate alteration, and incompatible adjacent development;*
- *Stabilize and improve property values in historic districts and citywide;*
- *Enhance the city's attractiveness to visitors and residents, and stimulate business, industry and tourism;*
- *Educate The Dalles' citizens and visitors concerning the city's heritage;*
- *Preserve the historic housing stock of The Dalles;*
- *Comply with The Dalles comprehensive Plan regarding historic resources under Statewide Planning Goal 5.*

CITY OF THE DALLES GENERAL ORDINANCE 94-1194—AN ORDINANCE RELATING TO HISTORIC RESOURCES WITHIN THE CITY OF THE DALLES

Section 7, Subsection A. Review Criteria:

“Secretary’s Standards. Commission decisions shall be based on the Secretary of the Interior’s Guidelines for the Treatment of Historic Properties.” The following are pertinent standards from the “Guide”.

1. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

FINDING A-1: The use for this site will change from specialty retail to offices, and the second floor will be used as residential. Historically, the upper floors of downtown buildings were used as offices and residential. Interior modifications will be made to accommodate these new uses. Criterion met.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alterations to features and spaces that characterize a property shall be avoided.

FINDING-A2: The repairs to the exterior will not remove any historical materials that characterize the property. The second floor windows will replace the sash only with working window mechanisms that will meet the egress requirements for residential and office uses. The main floor windows will have storm windows installed to provide a more energy efficient commercial space. Care will need to be taken with the materials to ensure that other building materials are not destroyed during the upgrades. Criterion will be addressed as a condition of approval.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

FINDING-A3: This property is recognized as a physical record of its time. The applicant will be required to follow the historic guidelines to ensure that the repairs and window work will be an appropriate fit for the historic district. The materials will be required to be similar in mass, scale and materials as approved by the

Secretary of Interior's Standards for Rehabilitation. This will be addressed as a condition of approval.

4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.

FINDING-A4: No such changes are proposed with this application. Criterion met.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

FINDING-A5: This proposal does not seek to alter any of the above, the building owner is working towards restoration of the building and plans to restore the entire building as close to original as possible. All distinctive features and finishes will remain. Criterion met.

6. 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.

FINDING-A6: The applicant is repairing or replacing the windows throughout the building. The second floor windows will need to have the sash and glass replaced as the windows are deteriorated and inoperable. The applicant is proposing that a replacement sash be installed that will be near exact to the existing windows. The replacement sashes will be double hung and match the existing window sashes. The main floor windows will have storm windows installed and/or window sash and glass replaced depending on the state of the window. Criterion will be addressed as a condition of approval.

7. Chemical or physical treatments, such as sandblasting that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

FINDING-A7: The applicant is not proposing any chemical or physical treatments. If any cleanings are planned they will be required to meet the standards set forth by the Secretary of Interior. Criterion will be addressed as a condition of approval.

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

FINDING A8: No archaeological resources are expected to be affected by this proposal. The applicant is responsible to notify the appropriate authorities if any archaeological resources are found with the rehabilitation of the building. This criterion will be addressed as a condition of approval.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

FINDING-A9: The exterior alterations to the historic structure will be required to follow the historic design guidelines for the Commercial Historic District. The work will differentiate from the old and will be compatible in massing and size of the project. The fabricated railing will allow for the roof area to be used by the tenants and provide a buffer for the new stairwell and mechanical equipment planned to be installed with the rehabilitation of this historic building. Criterion will be addressed as a condition of approval.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

FINDING-A10: Addition of the roof railing, stairwell and mechanical will have a minimal impact to the historic structure. The railing will be installed so that if removed in the future the essential form and integrity of the structure will be protected and minimally altered. Criterion will be addressed as a condition of approval.

B. Comprehensive Plan (June 1994):

Goal #5 Open Spaces, Scenic and Historic Areas, and Natural Resources lists a City goal applicable to this project as follows:

Goal

- 1. To recognize, protect and enhance the historical importance of the community, and to promote increased public awareness and participation in historic preservation.*

Policies

- 5. Adopt design standards for use by the Planning Commission and the Historic Landmarks Commission to ensure that appropriate infill takes place in historic districts.*
- 6. Promote incentives, such as appropriate building code exemptions, to encourage historic preservation efforts throughout the community.*

FINDING B-1: The modifications and repairs to this historic National Register District property will allow for years of continued use as well as re-use of existing unused second floor space. Having a prominent corner building being restored accurately helps promote the public awareness in historic preservation. Criterion met.

General Ordinance No. 96-1207 ~ Design Guidelines for The Dalles Commercial Historic District

MATERIALS

The sense of cohesiveness and continuity of The Dalles' commercial area derives in part from the consistent use of building materials in building facades. New construction and rehabilitation should use appropriate materials that provide scale making a more pedestrian friendly environment.

GUIDELINES:

- a. For building renovations, original materials should be restored wherever possible.*

- b. When materials need to be replaced for restoration they should be compatible in quality, color, texture, finish and dimension to the original materials (see page 2, Secretary of the Interior's Standards for Rehabilitation).*
- c. New construction should use materials compatible with the historic buildings in quality, color, texture, finish and dimension. Predominant materials of the commercial historic district are:*
 - brick*
 - stone*
 - cast iron*
 - glazed terra cotta*
 - cement plaster (stucco)*
- d. The use of wood for windows is recommended.*
- e. The use of reflective and smoked glass is prohibited.*
- f. Whenever possible, the natural color of the materials should be retained.*
- g. An ordinance prohibiting the painting of brick, unless it is damaged or has already been sandblasted, should be adopted.*
- h. Sandblasting of brick is prohibited as it severely damages the brick.*
- i. When painting a building the following color scheme is recommended:*
 - darkest-window sash*
 - medium-building*
 - lightest-trim, detail*

FINDING B-2: The requests being made by the applicant for rehabilitation will need to meet the historic design guidelines. Vinyl windows will not be allowed as they are not recommended and are not compatible with the original materials. When repairing the windows and replacing the sashes and rear door, the historic color scheme will need to be followed and materials will need to meet the recommended materials.

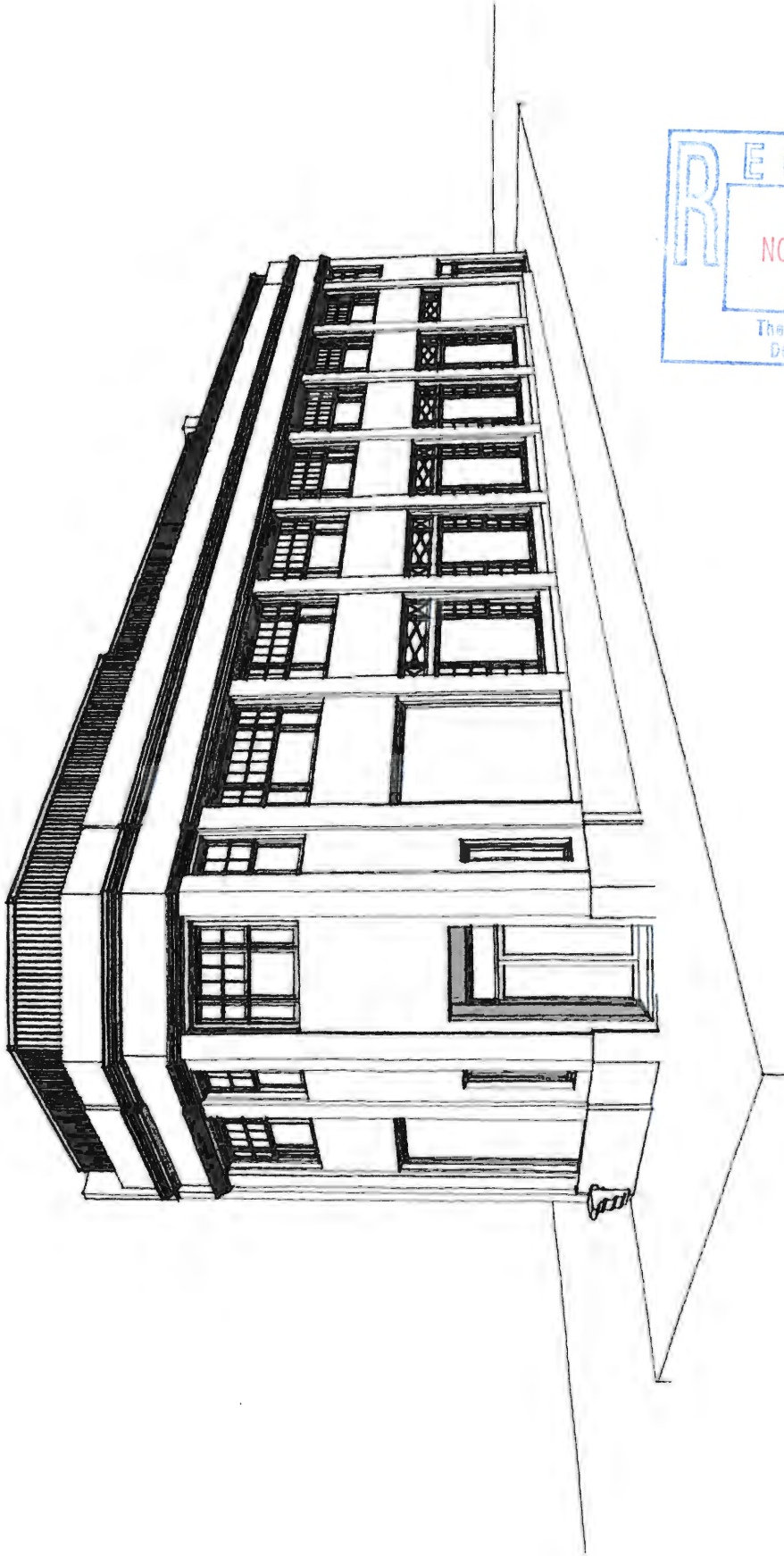
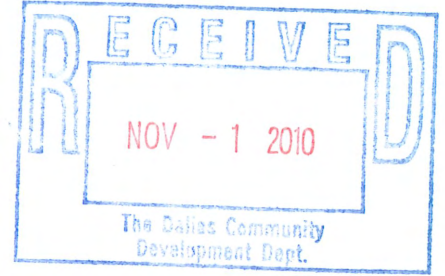
Railing materials are proposed to be constructed of wrought iron that will mimic the period of the 1926 building. Criterion can be met as a condition of approval.

CONCLUSIONS: Restoration of the windows, installation of the roof railing and installation of the roof stairs and mechanical is consistent with both General Ordinance # 94-1194 and The Dalles Comprehensive Plan. In all respects this application meets the standards of the Secretary of the Interior and the City of The Dalles General Ordinance No. 94-1194, as well as The Dalles Comprehensive Plan, with the following conditions:

Proposed Conditions of Approval:

1. Work will be completed in substantial conformance to the proposals as submitted and reviewed.
2. The applicant is responsible to notify the appropriate authorities if any archaeological resources are found with the repair and expansion of the existing deck and stairs.
3. The repair and addition work will be required to be similar in mass, scale and materials as approved by the Secretary of Interior's Standards for Rehabilitation.
4. The applicant will need to contact the local Building Codes Department to obtain permits for the proposed repairs/additions.

5. 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.
6. Vinyl windows are not allowed. Replacement sashes will be required to be wood if the existing sashes are not repairable.
7. Storm window installation is required to be on the interior of the windows.
8. Chemical or physical treatments, such as sandblasting that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
9. The roof railing is required to be installed so that if removed in the future, the essential form and integrity of the structure will be protected and minimally altered.



SOUTHWEST VIEW

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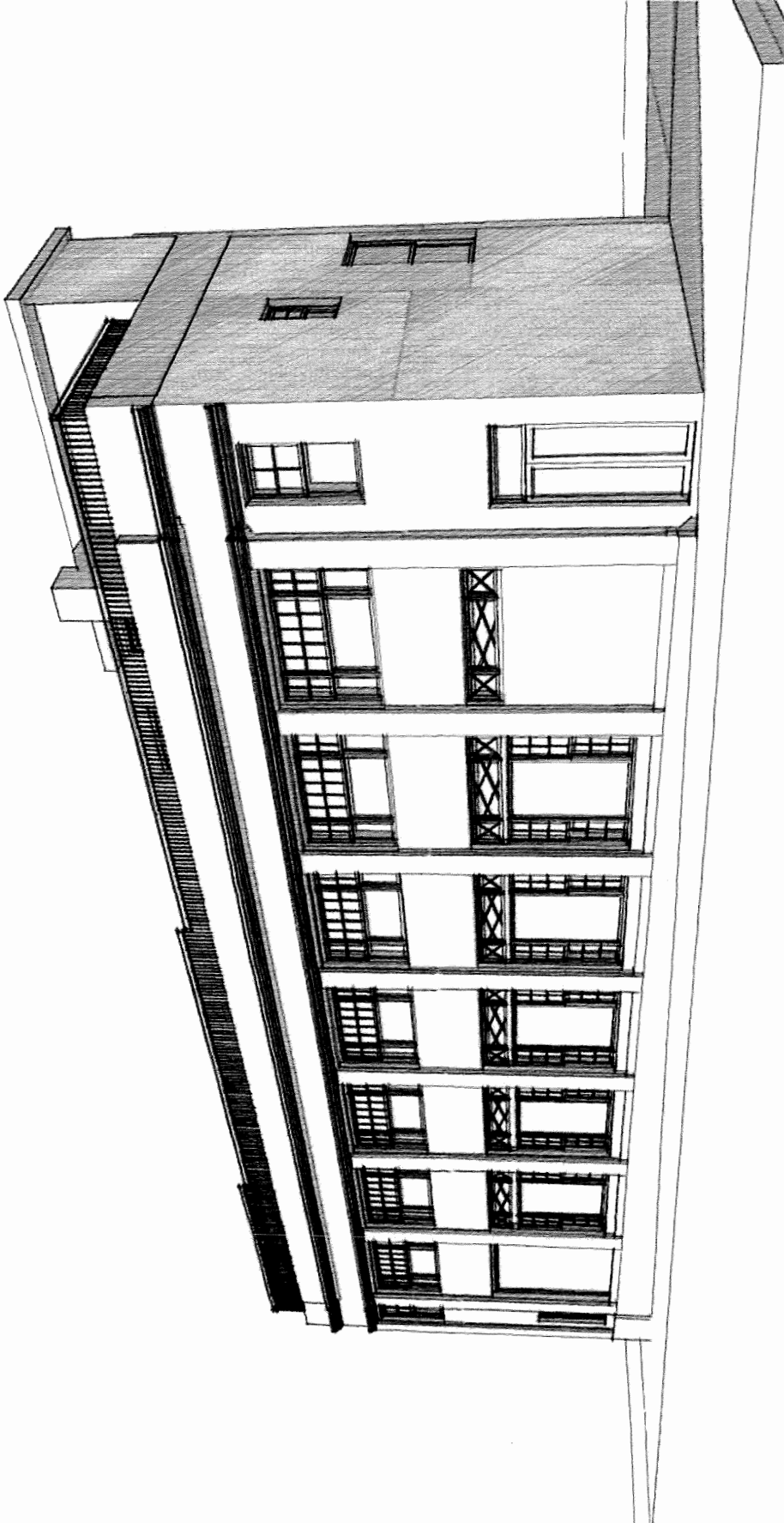
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Gayer Building
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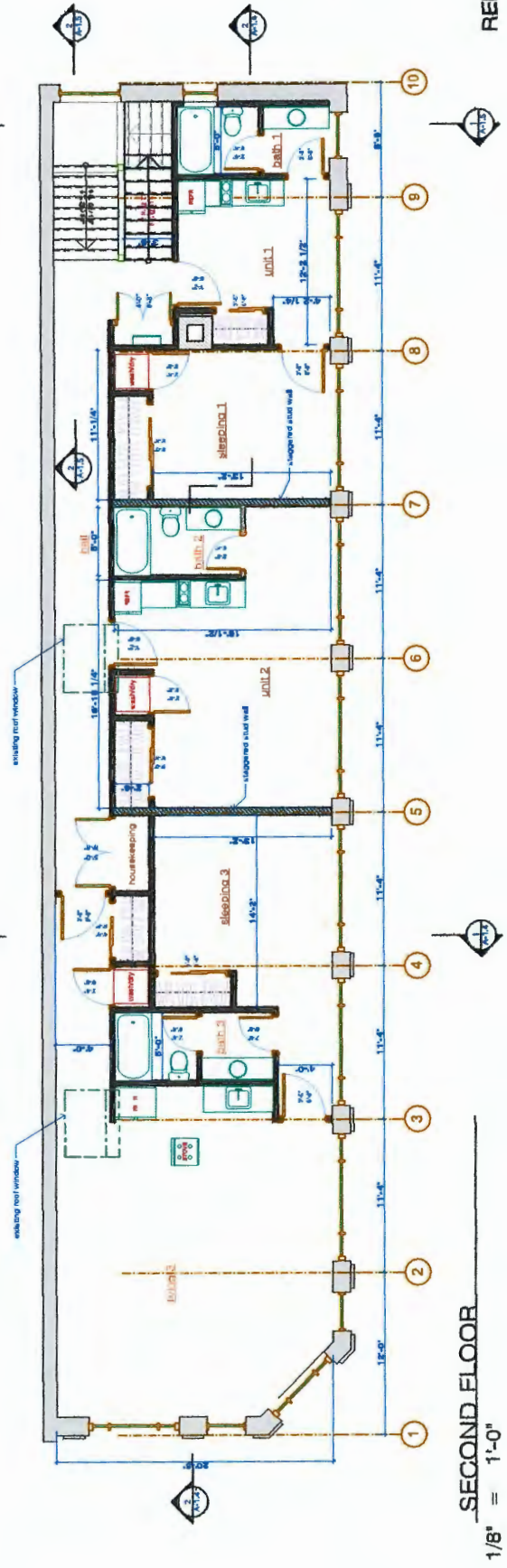
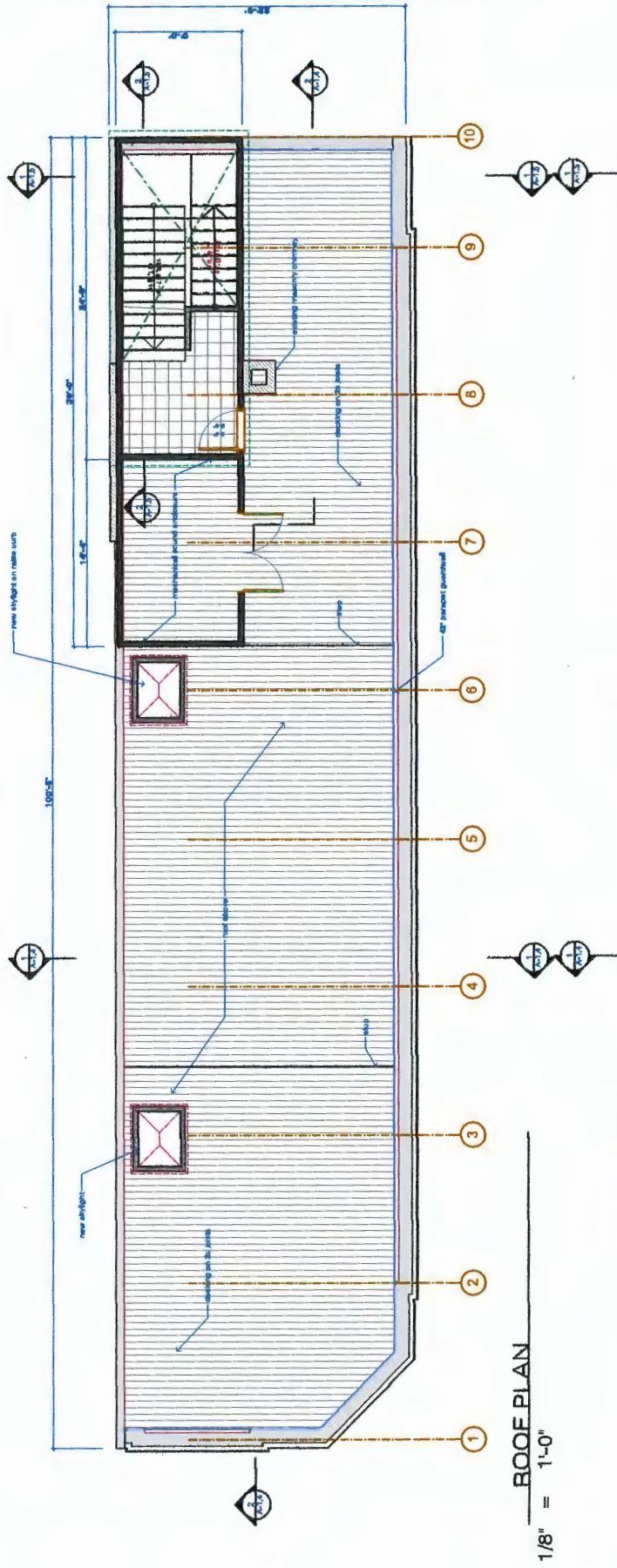
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issue date
11/1/2010





EXISTING SECOND FLOOR
1/8" = 1'-0"



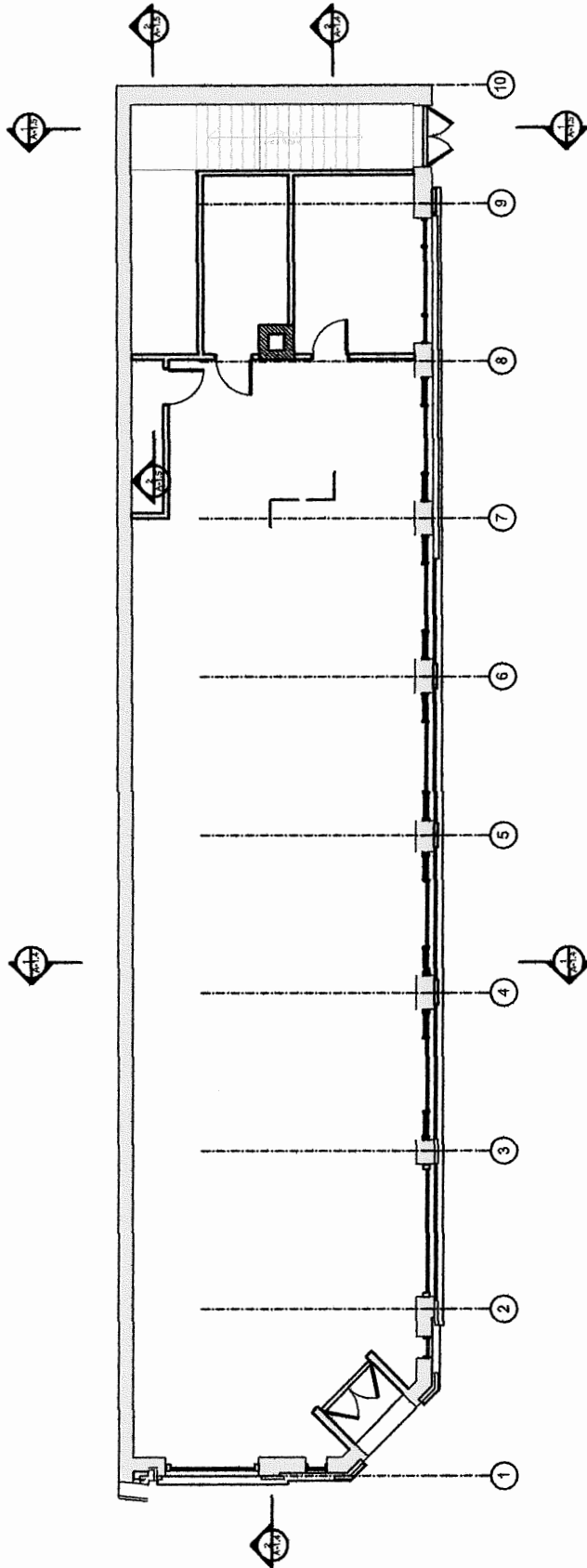
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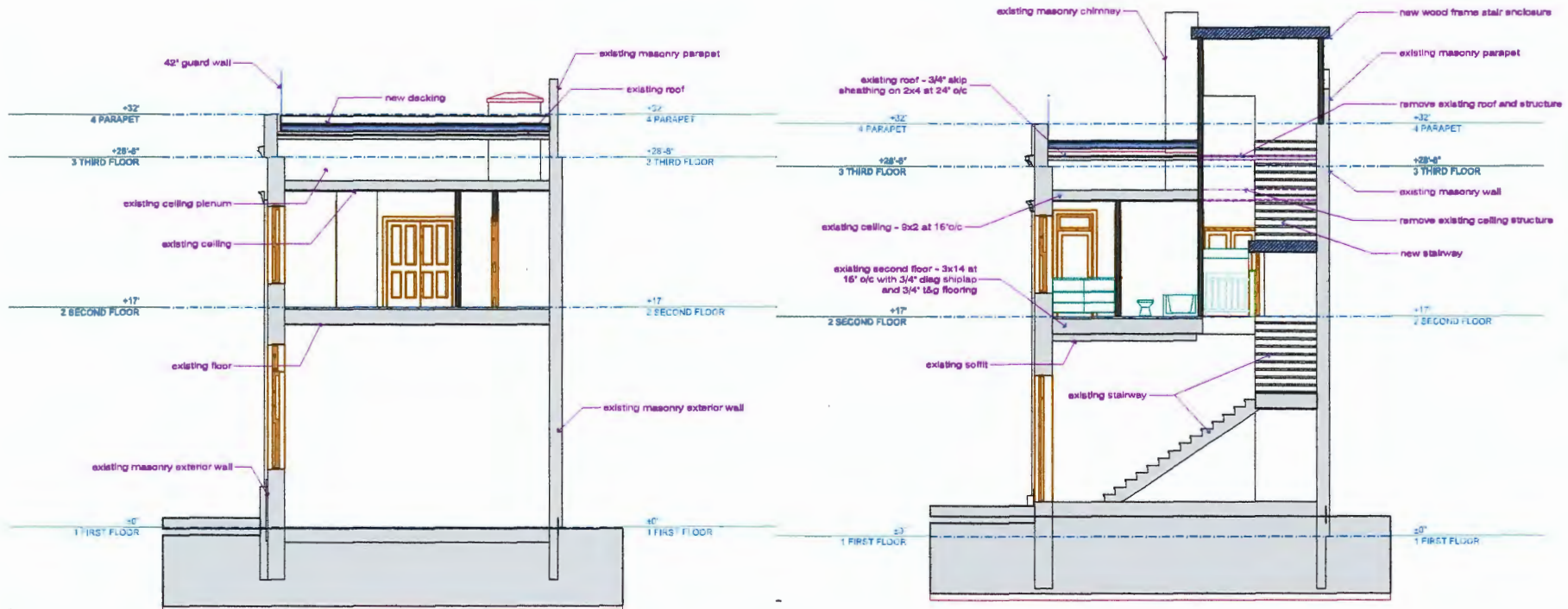
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97058

Gayer Building
300 East 2nd Street
The Dalles OR

sheet

CROSS SECTIONS

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

SE1/4 NW1/4 SEC. 3 T.1N. R.13E. W.M.
WASCO COUNTY

IN 13 3D
THE DALLES

1" = 100'
SEE MAP IN 13 3BA

SCALL 1/16 COR.
1" = 100'
100 200
SCALE 1/16 COR.

APPROX.
1/16 COR.

CANCELLED NO.'S
6300 6600A1
6400 9500A2
3300A1
3300A2
5200A3
5300A5
5700A1

SEE MAP IN 13 3BC

SEE MAP IN 13 3AC

100,500

12-1

12-1-1

APPROX.
1/16 COR.

APPROX.
CEN. SEC.

SEE MAP IN 13 3CA

Revised
6/6/2007, DBJ
IN 13 3BD
THE DALLES



LEGEND
 SANITARY SEWER
 STORM SEWER
 WATER LINE
 MANHOLE
 CLEANOUT
 WATER METER
 WATER VALVE
 CATCHBASIN
 RIGHT-OF-WAY LINE
 TAXLOT LINE
 SCALE: 1" = 30'

IN ORIGINAL DRAWING ENR IS ONE INCH, IF NOT ONE INCH ON THIS SHEET THEN ADJUST ACCORDINGLY
 DATE: 10/22/2010

2ND AND WASHINGTON



CITY OF THE DALLES
 PUBLIC WORKS
 DEPARTMENT
 1318 WEST 1ST STREET
 THE DALLES, OR 97058

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CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
FAX: (541) 298-5490
Community Development Dept.

HISTORIC LANDMARKS RESOLUTION NO. 119-10

Adopting The Dalles Historic Landmarks Commission Application #124-10 of Scott Gayer. This application is for a Historic Landmarks Commission hearing to gain approval to repair and upgrade the building interior and exterior so it is better weatherized and energy efficient, which will make it more attractive to prospective tenants. These repairs include a new roof, 2nd floor window upgrades, 1st floor storm windows, a roof deck with stair addition, and new mechanical. The historic name of this structure is The French and Co. Bank Building. The property is classified as secondary in the National Historic District Registry.

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on November 17, 2010 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 124-10 and the minutes of November 17, 2010, 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 124-10 of Scott Gayer is approved with the following Conditions of Approval:
 - 1. Work will be completed in substantial conformance to the proposals as submitted and reviewed.
 - 2. The applicant is responsible to notify the appropriate authorities if any archaeological resources are found with the repair and expansion of the existing deck and stairs.
 - 3. The repair and addition work will be required to be similar in mass, scale and materials as approved by the Secretary of Interior's Standards for Rehabilitation.
 - 4. The applicant will need to contact the local Building Codes Department to obtain permits for the proposed repairs/additions.

5. 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.
6. Vinyl windows are not allowed. Replacement sashes will be required to be wood if the existing sashes are not repairable.
7. Storm window installation is required to be on the interior of the windows.
8. Chemical or physical treatments, such as sandblasting that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
9. The roof railing is required to be installed so that if removed in the future, the essential form and integrity of the structure will be protected and minimally altered.

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 17th DAY OF NOVEMBER 2010.

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 meeting of the City Historic Landmarks Commission, held on November 17, 2010.

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

Dan Durow, Director Community Development Dept.