



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, February 25, 2009 @ 4 P.M.

I. Call to order

II. Roll Call

III. Approval of Agenda

IV. Approval of Minutes: January 28, 2009

V. Public Hearings

Historic Landmarks Commission Application #113-09 of Wasco County: This application is for a Historic Landmarks Commission hearing to install an ADA ramp at the rear door, remove chimney per safety recommendation, replace old windows with same style and color vinyl windows. The old windows that had not been previously replaced will be tagged and kept on site. 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.

VI. Resolutions

a. 108-09 Adopting HLC 113-09 with conditions of approval

VII. 2009 Goal Setting

VIII. Next meeting date: Wednesday, March 25, 2009

IX. Adjournment



HISTORIC LANDMARK COMMISSION MINUTES

January 28, 2009

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
John Hashizume
Pat Smith

The following Commissioners were absent: None

Staff present:

Associate Planner Dawn Hert
City Councilor Carolyn Woods
Planning Tech. Denise Ball

APPROVAL OF AGENDA

Commissioner Parker moved to approve the agenda. Commissioner Hashizume seconded the motion. The motion carried unanimously.

APPROVAL OF MINUTES

Commissioner Smith moved to approve the minutes of October 22, 2008. Commissioner Parker seconded the motion. The motion carried unanimously.

PUBLIC HEARING - Historic Landmarks Commission Application #112-09 of Mark Powell to restore the lower southeast area of the Wasco County Courthouse #2 building to the original 1884 appearance, add two interior restrooms, excavate basement, add a deck, and light the building and clock tower similar to St. Peter's Landmark. The existing funeral home use will be replaced with a brew pub. Property is located at 311 Union St. and is further described as 1N 13E 3BB tax lot 3200. Property is zoned "CBC" – Central Business Commercial/Downtown Historic District.

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. Chair Gleason opened the public hearing and asked for the Staff Report.

Associate Planner Hert presented the Staff Report. Hert told the Commission that Staff is very supportive of this application and is excited about the restoration of this landmark. This application is consistent with the General Ordinance #94-1194 and The Dalles Comprehensive Plan as well as meeting the standards of the Secretary of the Interior. Hert asked the Commission if they had any questions of Staff.

Commissioner Parker asked if the Masonic Lodge will remain in the building and Hert said they have a five year lease for the second floor of the building.

Commissioner McNary asked about the garage area and Hert explained that part of the footprint has historically been an accessory use. The proposed deck area has not been finalized as to materials to be used and can be approved by the Director at a later date.

Commissioner Gleason said he would like to have condition of approval #2 reworded due to the proposed excavation in the basement area. He would like the wording to be "The applicant shall consult with the state archaeologist on basement excavation plans."

PROPONENT: The applicant, Mark Powell, 916 Kelley Ave., explained that he wants to restore the exterior of the building to its original 1884 appearance. He plans to install two interior restrooms, an outdoor deck for seating, lighting the clock tower, and basement excavation. He intends to use the building as a Brew Pub. He explained that the basement housed two furnaces and currently there is 4 to 6 inches of soot, bottles, trinkets, and blown in papers. The original blueprints for the building say "dig to hard pan".

Commissioner McNary said he had been in the basement and it looked like stone mason debris from the basalt to him.

Commissioner Gleason asked the applicant about his time line and Mr. Powell said he would like to be open by this summer. Associate Planner Hert informed the Commission that the Conditional Use Permit application will be scheduled for the Planning Commission for February 19, 2009 due the need for a parking exemption.

Mr. Powell added that the clock tower has minimal dry rot and needs sealed and painted. The pole out of the top will also be restored. The tower will be lit and the clock will be repaired to keep accurate time. The strike may be activated to function during daylight hours.

Mr. Powell said the pub will have an assortment of 35 northwest micro brews as well as a light kitchen.

Councilor Wood asked if the mortuary door is original and Mr. Powell said no, originally there was a window in that location.

Roger Nichols, the Chronicle, thanked Mr. Powell and stated he had been calling for something like this over the past two years in his column.

Commissioner McNary stated he is very happy to see this historic building have a permanent home. Chair Gleason added that it is good to have the inappropriate addition removed.

OPPONENT: None

REBUTTAL: None

Chair Gleason closed the public testimony portion of the hearing.

DELIBERATION: Following a brief and supportive deliberation Commissioner Parker moved to approve HLC application 112-09, with amended Condition of Approval #2. Commissioner Smith seconded the motion and it carried unanimously.

RESOLUTIONS – Commissioner Smith moved to adopt Resolution 107-09 approving HLC Application 112-09 with amended condition of approval number 2. Commissioner McNary seconded the motion. The motion carried unanimously.

COMMISSIONER/STAFF COMMENTS: Commissioner Parker asked about the Granada ticket booth modifications. Associate Planner Hert had talked with the owner and he told her he was repairing water damage and the booth would be returned to original appearance.

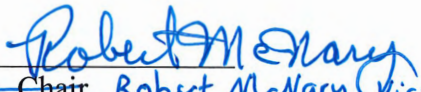
The Commission asked Hert about the “yellow” building, Kay Jewelers. Hert said she would send them another letter.

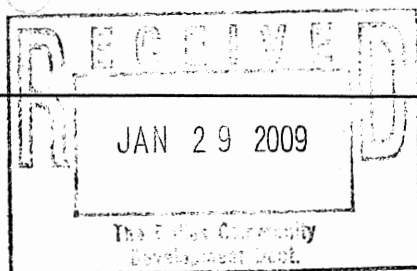
Wasco County’s historic building at 202 E. 5th has had vinyl windows installed even though City Planning had told the contractor he could not put vinyl windows in the building and the owner would need to have a HLC hearing. Hert said she spoke with the county Maintenance Director and he mentioned removing the building from the Historic Inventory. Hert said she would contact Judge Ericksen regarding the HLC application and hearing process.

Associate Planner Hert informed the Commission that the Pioneer Cemetery project photos will be on the SHPO Pioneer Cemetery website as a poster child. Hert praised Commissioner McNary and the rest of the Commissioners for their efforts in the cemetery’s preservation and beautification.

ADJOURNMENT: The meeting was adjourned at 4:55pm

Respectfully submitted by Denise Ball, Planning Tech.


~~Eric Gleason, Chair~~ Robert McNary, Vice-chair
Historic Landmark Commission



CITY of THE DALLES

313 COURT STREET

THE DALLES, OREGON 97058

(541) 296-5481

HLC# 113-09

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 Historical Landmarks Commission.

Name:	<u>WASCO COUNTY - DAN ERICKSEN</u>		
Address	<u>511 WASHINGTON ST</u>		
Site Address	<u>202 EAST 5TH ST</u>	<u>IN13E3BC 7700</u>	
Telephone	<u>(541) 506-2520</u>		

CBC

Please describe your project goals.

HOUSE WAS COMPLETELY GUTTED DUE TO EXTREME WATER DAMAGE

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

ADA RAMP TO BACK DOOR

CHIMNEY REMOVED PER RECOMMENDATION FOR SAFETY, MAIN FIREPLACE MAINTAINED
WINDOWS REPLACED, SAME STYLING + COLOR - ONLY VINYL WAS USED

OLD WINDOWS THAT HAD NOT PREVIOUSLY BEEN REPLACED WILL BE TAGGED + KEPT
What efforts are being made to maintain the historic character of this structure? ON SITE

OLD WINDOWS WILL BE KEPT ON SITE -

STAINED GLASS WILL BE REINSTALLED AS BEFORE

SOUTH AND EAST SIDE WINDOWS PREVIOUSLY DESTROYED BY FIRE - 2001 (+)
What is the current use of this property? (REPLACED WITH VINYL WINDOWS)

WASCO COUNTY JUVENILE DEPARTMENT

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

List any known archeological resources on site.

None

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.

Don Crickman
Applicant

1/29/09
Date

Wasco County
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 Oregon Inventory (see attached)
(Primary, Secondary, Historical, Etc.)
Historic Building/Site ☒ Historic District: Trevitt ☐ Commercial ☐
Historic Name _____
(If any)
Year(s) Built 1895

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY SHEET



***** Historic Name: _____
*
*
* Common Name: _____
*
*
* Address: 202 E. Fifth St.
*
* *New Wasco County*
* Owner: Lavene M. Jenkins and
* Rita E. Marshall
*
* Address: 9715 S.W. 53rd
* Portland, OR 97219
*
* Lot _____ Block 11
* Addition Original Dalles City
* Plat _____
***** Tax Lot 11200, 1N-13-3BC

Date of Construction 1895
Present use/function Residence/Offices Original use/function: Residence
Area of significance/study theme: Architecture
Architectural style: Late American Queen Anne Arch./Bldr., if known _____

Plan type/shape: Irregular Rectangle No. of stories: Two
Foundation material: Concrete Basement (y/n): Cellar
Roof form & materials: Gable and hip
Wall construction: Wood frame Structural frame: Wood frame
Primary window type: 1/1 DH tall and narrow
Primary exterior surfacing materials: Horizontal wood siding with imbricated gables
Outstanding decorative features: Pedimented porch and dormer gables, details, porch gable ornament carving.
Condition: X Excellent ___ Good ___ Fair ___ Deteriorated ___ Moved ___ (date)

Associated Structures: Garage in rear. Ensemble of landmark houses on block.

Exterior alterations/additions (dated): None noted.

Known archeological features of site: _____

Noteworthy landscape features: Well maintained, but overgrown shrubbery and mature trees.
Front concrete retaining wall and steps. "Boy" hitching post installed at front steps.

Recorded by: Al Staehli and Daniel Meader Date: 10/84 and 2/85
Negative No.: Roll 12, frame 3 Slide No.: _____

State Inventory No. 123

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY SHEET-TWO

Describe geographic location & immediate setting Corner lot at East Fifth and Court streets.
Sloping lot at base of basalt bluff area. Overlooks courthouse and other government service
offices.

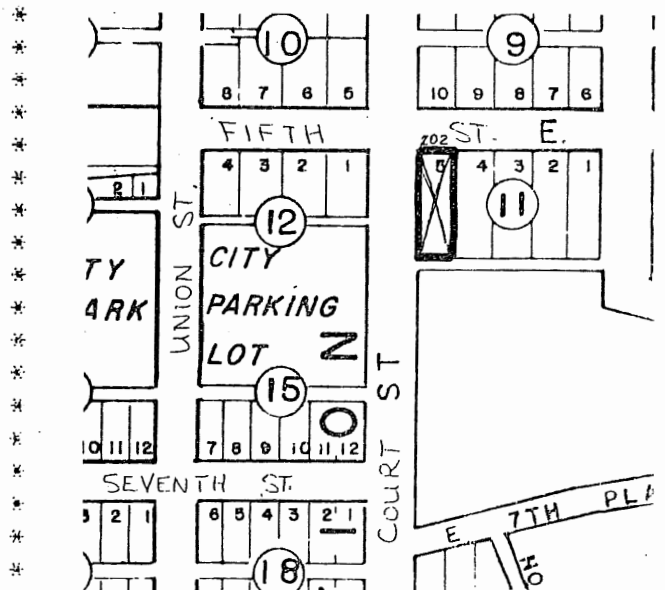
Statement of Significance (Historical and/or architectural importance, dates, events, persons, contexts): Very good example of its style in excellent condition. Very good
and attractive details. Art glass "icicle" globe front porch light fixture. Art glass
front transom and entrance sidelites.

Obarr House--had Obarr Hotel on East Second Street.

Quadrangle name: _____
Township 1N Range 13 Section 3BC

PLEASE PLACE HERE:

Site map schematic drawing showing inventoried bldg.(s) and including outbuildings, structures, roads, and historic landscaping, if appropriate. Indicate north by an arrow.



Sources:

Wasco County Assessor's Records

**STAFF REPORT
HISTORIC LANDMARKS REVIEW #113-09**

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Associate Planner

HEARING DATE: February 25, 2009

ISSUE: Wasco County is applying to continue with construction on the locally historically inventoried house. Plans to continue with the modifications include replacement of damaged windows, installation of an ADA ramp at the rear door, and remove chimney per safety recommendation.

SYNOPSIS:

APPLICANT	Wasco County, c/o Judge Dan Ericksen
PROPERTY OWNER	Same
LOCATION	202 East 5th Street, The Dalles, OR 97058
ZONING	"CBC-3" – Central Business Commercial
EXISTING USE	Wasco County Juvenile Department
SURROUNDING USE	Residential, Community Facility Uses
HISTORIC STATUS	Local inventory – 1984 & 1985

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

RECOMMENDATION: Approval for portions of the request with a denial on the installation of vinyl windows. The approval and denial, with conditions, are based on the following findings of fact.

BACKGROUND: It was brought to my attention by one of the City's Planning Commissioners that new vinyl windows were being installed on the Wasco County Juvenile Department building. Staff contacted the contractor that was working on the building, the contractor deferred to the Maintenance Director for Wasco County. Staff contacted the director and explained the process for the replacement of windows in historic buildings. The County was contacted by a Historic Landmarks Commissioner about applying for the alteration and following the required process.

Judge Ericksen inquired about the process for the window replacement and other repairs that were planned for the historic building. He said that in the fall, the building had a plumbing problem and the entire building was flooded. The damage was extensive on the interior of the building, destroying the lathe and plaster walls, flooring and ruining the wood windows.

The County was unaware that the historic building was locally landmarked, and proceeded without knowing that the work needed to be approved by the Historic Landmarks Commission.

ANALYSIS: The Historic Landmarks Commission is responsible for conducting hearings dealing with proposed alterations to historic buildings. City of The Dalles General Ordinance 94-1194 as well as General Ordinance 96-1207 establishing design guidelines for Historic Resources 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.*

A. 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 of this structure is not being changed. The current and proposed use for the Juvenile Department will remain the same as a community center. 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 applicant has removed the original wood windows and replaced them with vinyl. This should not be allowed. Removal of a non-used chimney due to safety reasons will be allowed. 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: The applicant is not proposing to add any conjectural features.

The windows will be required to be the same size and materials, the ADA ramp

will need to be attached to the historic structure with care. Criterion 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: Staff is not aware of any known features that have been made that have acquired historic significance. All alterations that are requested will need to meet the historic design guidelines. Criterion will be met as a condition of approval.

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

FINDING-A5: Construction techniques in the late 1900's did not include vinyl. The windows should be preserved and repaired not replaced if they are in repairable condition. The information provided to staff was that the windows were not repairable and would need to be replaced. Staff will address this criterion as a condition of approval.

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 old chimney needs to be removed for safety reasons, staff supports this request. The ADA access to the building needs to be provided, staff also supports this request. The request for vinyl windows in place of the original wood windows should not be allowed. If the wood windows are rotten and beyond repair, they will need to be replaced with like materials. If the existing wood windows are damaged beyond repair, the replacement should match the original as closely as possible with like materials. 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: This criterion does not apply; the applicant has not applied for any exterior repairs other than the window replacement.

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 major excavation is planned with this proposal. If any archeological resources or materials are discovered with the ramp installation, they will need to be professionally evaluated prior to continued excavation at the site. This 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 windows will need to be replaced with like sized, and materials. 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: Criterion does not apply.

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:

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

FINDING B-1: The modifications and repairs to this locally landmarked historic property will allow for years of continued use as an administrative office. Having a community use 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 guidelines. Therefore, the vinyl windows should not be allowed as they are not recommended and are not compatible with the original materials. When repairing the windows, the historic color scheme will need to be followed. Criterion can be met as a condition of approval.

CONCLUSIONS: Staff is recommending that the applicant repair the existing windows using techniques supported by both the State Historic Preservation Office as well as the Secretary of Interior Standards. If the windows are non-repairable, the applicant should replace the windows with like materials (wood windows). The installed vinyl windows should be removed.

Staff is bound by the laws for preservation, which does not allow for a deviation from the approved material lists. Staff is aware that preservation is expensive and that public funds are being used with this project. However, staff is unable to make findings that would allow for non-historic materials to be used based solely on cost savings to the applicant.

Staff is recommending approval of the removal of the chimney and installation of the ADA ramp to the rear of the structure.

The proposed modifications, with conditions will meet the requirements for The Dalles Commercial Historic District. 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 the City of The Dalles Comprehensive Land use Plan 1994, with the following conditions:

Recommended 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 recently installed vinyl windows will need to be removed and replaced with wood windows. No vinyl windows will be allowed.
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.

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. 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 recently installed vinyl windows will need to be removed and replaced with wood windows. No vinyl windows will be allowed.

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
Historic Landmarks Commission

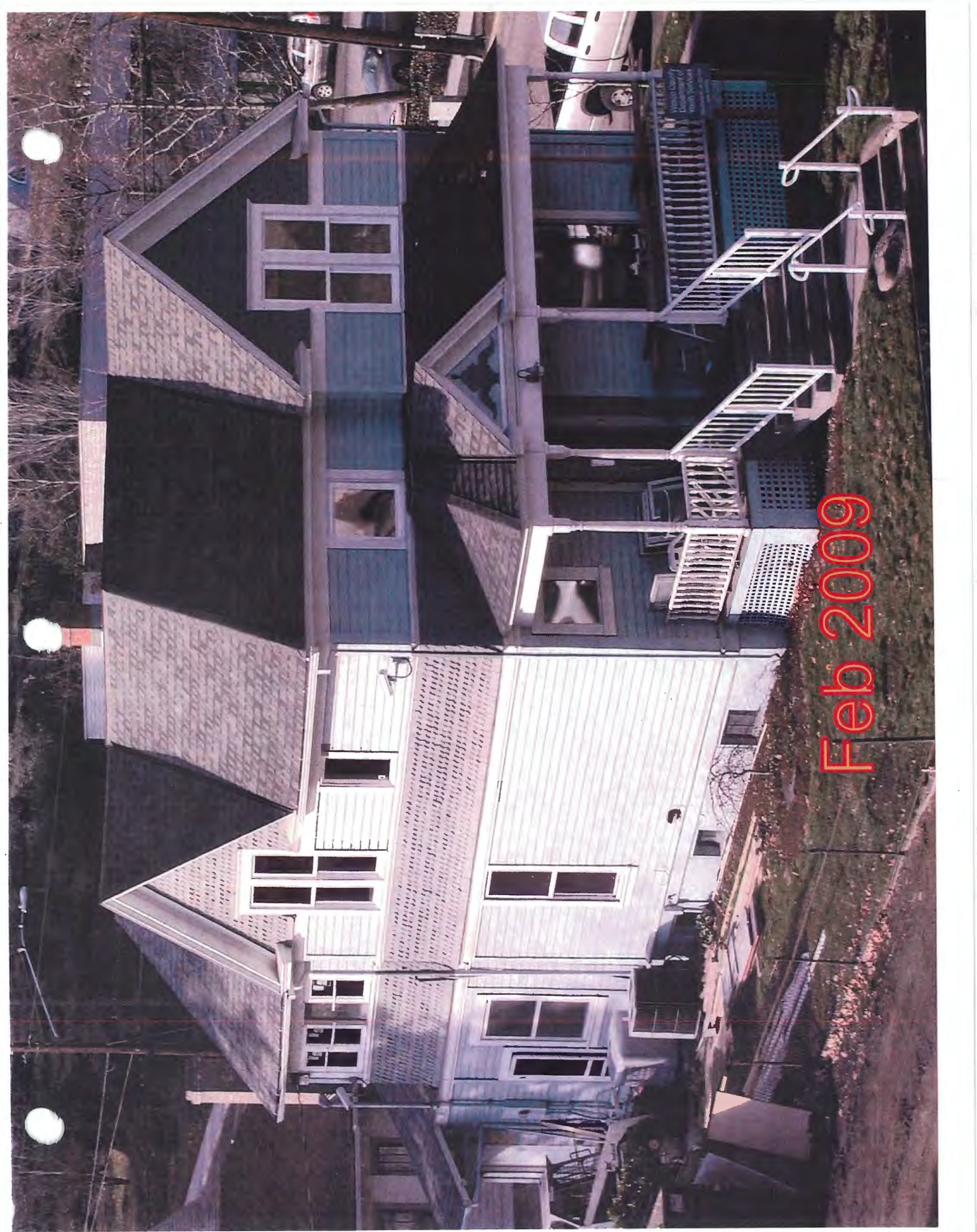
I, Dan Durow, Director of the Community Development Department of the City of the Dalles, hereby certify that the foregoing Order was adopted at the meeting of the City Historic Landmarks Commission, held on February 25, 2009.

AYES:
NAYS:
ABSENT:
ABSTAIN:

ATTEST:

Dan Durow, Director Community Development Dept.

Feb 2009





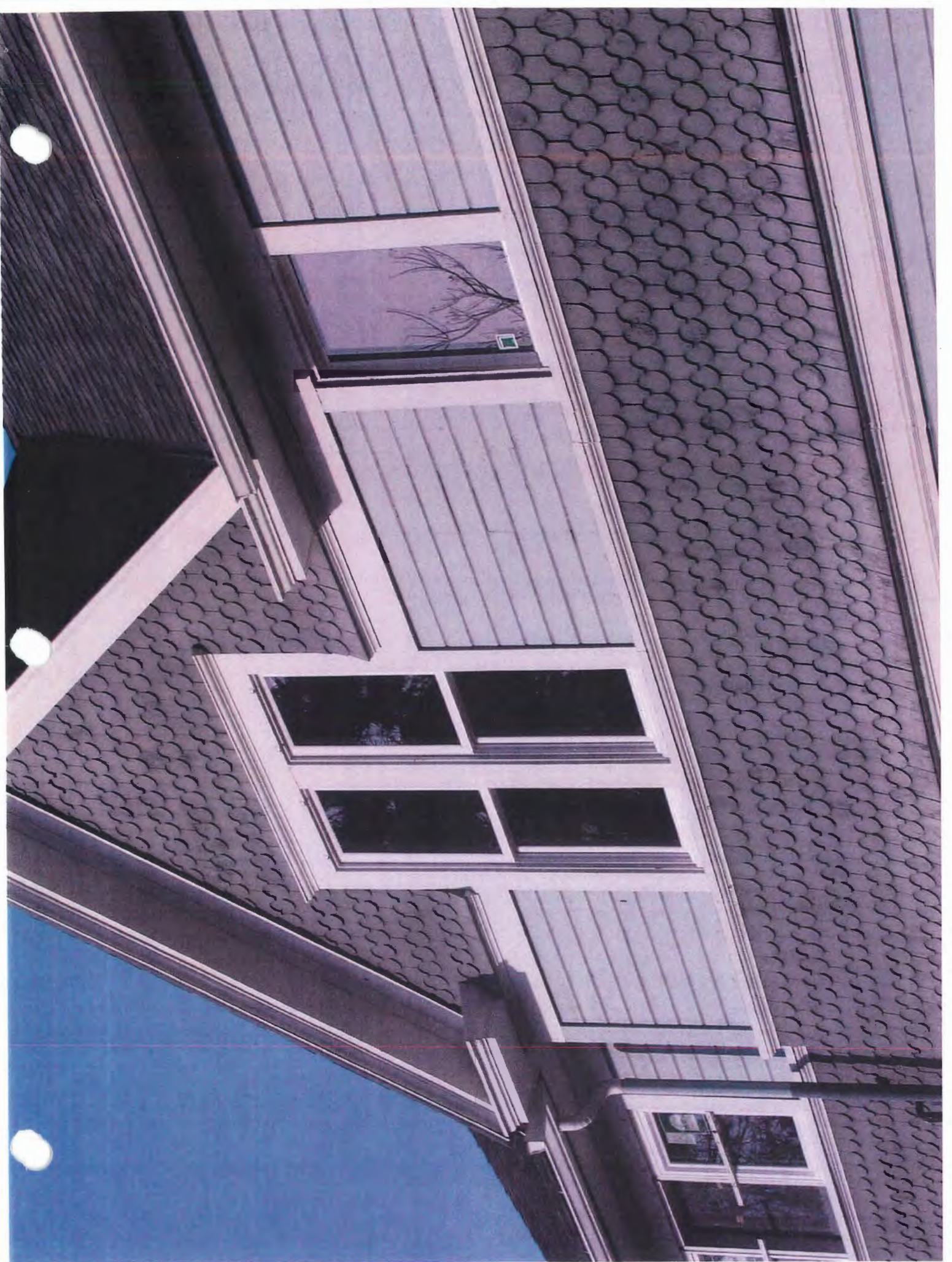
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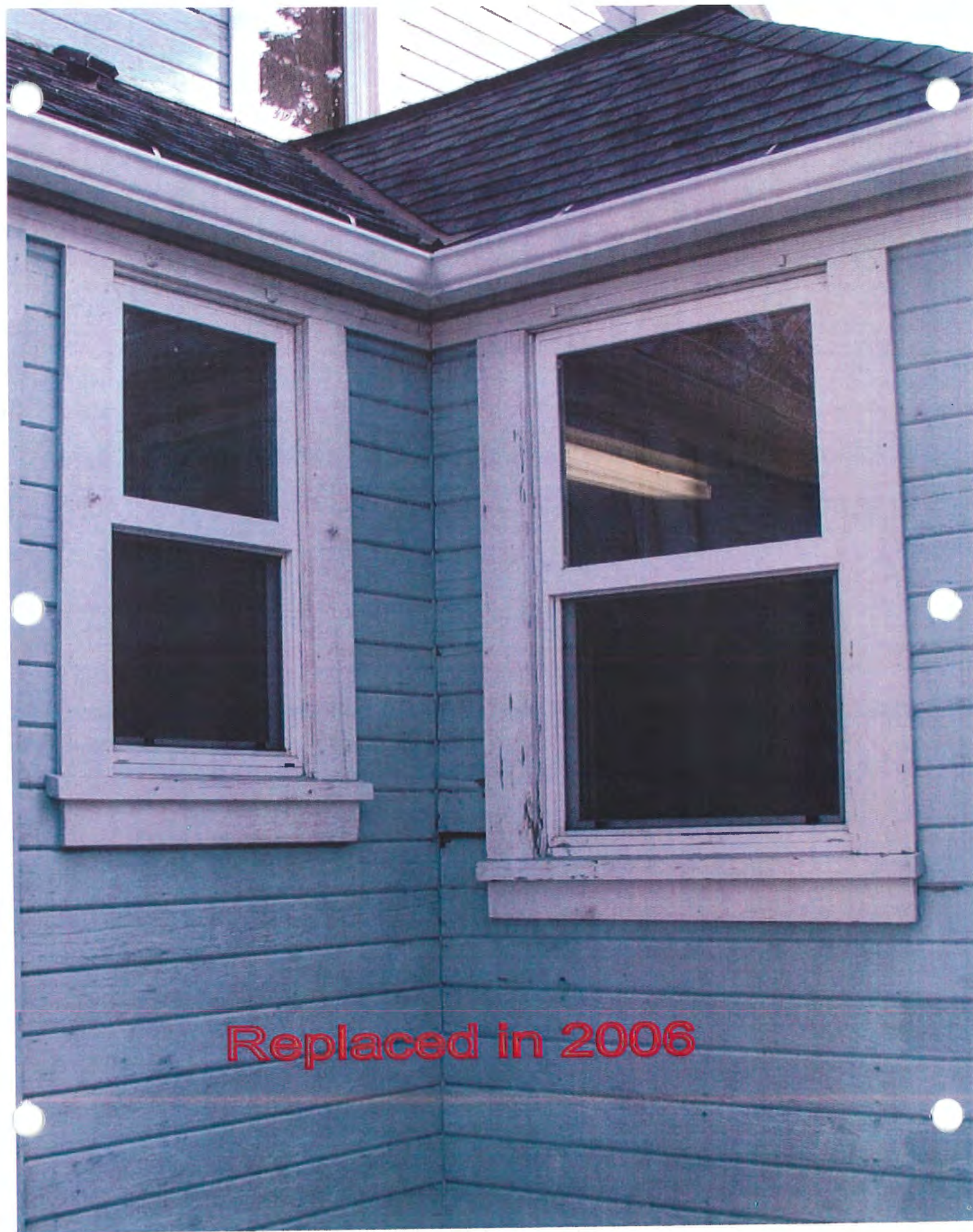












Replaced in 2006



Replaced in 2006