



## **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, July 16, 2008 @ 4 P.M.**

- I. Call to order**
- II. Roll Call**
- III. Approval of Agenda**
- IV. Approval of Minutes: February 27, 2008**
- V. Public Hearing**  
**HLC 107-08**-This application is to allow a rear deck on an existing historic building, the Bank Hotel, commonly known as the Wagon Cafe. Property is located at 209 E. 2<sup>nd</sup> Street and is further described as 1N 13E 3BD tax lot 3700. Property is zoned "CBC" – Central Business Commercial and is located in the Downtown Historic District.
- VI. Resolution 102-08 Adopting HLC 107-08**
- VII. Northern Wasco County Park & Recreation Dist**
  - City Park Annual Report included in packet
- VIII. Pioneer Cemetery Discussion**
- IX. Next meeting date: Wednesday, August 27, 2008**
- X. Adjournment**



## **HISTORIC LANDMARK COMMISSION MINUTES**

**February 27, 2008**

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

### **CALL TO ORDER**

Vice Chair Bob McNary called the meeting to order at 4:02 P.M. Chair Gleason arrived at 4:07 and took over duties of the chair.

### **ROLL CALL**

The following Commissioners were present:

Eric Gleason (4:07)
Bob McNary
Dixie Parker
John Hashizume
Pat Smith

The following Commissioners were absent: None

Staff present:

Associate Planner Dawn Hert
City Councilor Carolyn Woods
Administrative Secretary Brenda Green

### **APPROVAL OF AGENDA**

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

### **APPROVAL OF MINUTES**

Commissioner Parker moved to approve the minutes of January 30, 2008. Commissioner Smith seconded the motion. The motion carried unanimously.

**PUBLIC HEARING - Historic Landmarks Commission Application #106-08 of Fly Shop of The Dalles** to remodel the existing non-compatible storefront with a recessed glass window storefront and entrance. The structure is located at 410½ East Second Street, and is further described as 1N 13E 3BD tax lot 5500. The historic name of this structure is unknown, and is commonly known as Booth & Kelly Insurance. The structure is classified as non-contributing and non-compatible and is located in The Dalles Commercial 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 informed the council that basically the applicant wants to remodel a non-contributing, non-compatible structure that is located in The Dalles Commercial Historic District. According to property owner Greg Weast, the building was built prior to 1958 but there have been major modifications done over the years. Regarding the plans submitted by the applicant, Hert stated that staff feels the alterations meet the commercial historic district guidelines as well as will be complimentary to the adjacent structures. Hert reviewed each of the conditions of approval that staff is recommending. Hert added that the Commissioners might consider updating condition number three to include "rehabilitation will be required to be similar in mass, scale and materials as the Commercial Historic District Standards as well as the Secretary of Interior's Standards for Rehabilitation".

Commissioner Parker asked for clarification of where Associate Planner Hert was making the addition to the conditions. Hert explained, and added that when the Building Permit is applied for; the applicant will be required to follow the Commercial Historic District Standards anyway, so it's up to the Commission if they want to add anything.

Chair Gleason asked for clarification of the Façade Improvement Plan. Associate Planner Hert explained that the property is included in The Commercial Historic District. The Façade Improvement Plan states that if modifying a portion of the building, the entire building facade should also be considered, with a long term plan also being developed. In relation to this application, some glass of the façade will remain; the question becomes what are the future plans for that glass portion? Hert added that she has had discussions with Director Durow regarding a Façade Improvement Plan for the entire downtown area. The goal is to have a plan in place so that if a structure is existing non-compatible, non-conforming, they are given a list of options that will fit into an overall City Plan.

Chair Gleason felt that an architectural façade plan is a good idea. Gleason added that perhaps new builds could also build to those specifications. Associate Planner Hert shared that the current plans are only conceptual, staff would like to see them include more details such as types of architecture, types of materials and an overall image of what is planned.

Chair Gleason stated that the special assessment also deals with re-creations. Consequently, if there are original photographs of some of those buildings that were on 1<sup>st</sup> Street, and people are willing to re-create what was there; they can be granted special assessment.

**Proponent:** Jeff Cottrell, 511 Union St, Mr. Cottrell is the owner of Fly Shop of The Dalles. Mr. Cottrell shared that they will be using all natural materials, with historic colored paints. Mr. Cottrell has looked for historic photos of the building but has been unable to find any. He proposes to add a parapet wall that will extend the height of the storefront up 6 feet, as well as construct a 4 foot recess with the plan to add café tables in the future. There will not be any major demolition. Regarding the transom window, there is only an 8' ceiling, consequently there is no place to go up on the interior. Mr. Cottrell stated that the store front will be metal with wood trim. If the storefront does need to be torn completely out, they will replace it with a wood transom.

Chair Gleason asked if the parapet will be open behind. Mr. Cottrell stated yes, it will tie back into the original storefront with minimal construction. They would like to leave the glass up above to let in natural light. They will use galvanized tin which Mr. Cottrell states is historic as well as very fashionable with businesses in areas like Portland. Gleason asked further about the extension wondering if it will line up with the music store. Mr. Cottrell replied they would like to have everything line up so that it's visually appealing. Mr. Cottrell would like to leave the brick showing. Regarding color they would like to go with Forest Green, natural wood, and tin as long as that will be historically accurate. Associate Planner Hert stated staff can help with colors.

Commissioner McNary asked how tall the windows are now. Mr. Cottrell replied they are at least 11 feet in height, when the parapet is added at least 5 feet will still be showing. Chair Gleason added that the glass is a corrugated/frosted glass which is believed to be original. Mr. Cottrell mentioned a petition wall inside that has the same glass. They are looking into possibly using that glass in the parapet.

Chair Gleason asked if the applicant's gallery will remain at The Gates House. Mr. Cottrell responded no, everything will be moved into the downtown location. They feel it is a better location and that they will be able to bring in new people to downtown.

Chair Gleason asked if the applicant had anything else to add. Mr. Cottrell stated that he would be willing to help with the drawings for the downtown façade plan.

**OPPONENT:** None

Chair Gleason closed the public testimony portion of the hearing.

**DELIBERATION:** Chair Gleason mentioned that he's not sure the tin is something that people would have put up during an historic period on a store front; however he didn't have a problem with the idea since it is a rehabilitation of a 1950's building.

Commissioner Parker stated that the application has similar issues to the La Petite Provence project; neither building has any original photographs to show what it should look like.

Chair Gleason brought up a point about the building's age. He stated that since the building was less than 50 years old when the inventory was made, it is not included. Now that the building is at least 50 years old, theoretically it is considered historic. Gleason added that considering the amount of modifications already done to this building; this application will not really affect any of the original 1950s fabric of the building.

Commissioner McNary asked if the city has any records of what might have been in that location before the great fire. Associate Planner Hert replied the city only has the sandbar maps which only show footprints.

Commissioner Smith asked if there were any historic postcards showing street scenes? Associate Planner Hert stated that the Oregon Historical Society has postcards of 1<sup>st</sup> & 2<sup>nd</sup> streets however; they

typically only look directly down the street, like during a parade, so they don't show the buildings except from a side view. Hert added that the Pioneer Association has approximately 9,000 photos of Wasco County that have not been catalogued. The idea is to perhaps help them with storage so that in return the City can have access to the pictures in order to make sound historic decisions.

Commissioner McNary stated that he doesn't have any misgivings, and added that he is sure there are at least two 8 foot ceilings in there someplace.

Associate Planner Hert commented on the idea of the building becoming historic. She talked to Director Durow about it and he stated the building was not historic when the district was created. According to Hert, the only piece on the building that might have a feel of the 1950's is the glass.

Commissioners Hashizume and Parker both agreed that the building does not have a historic feel.

Councilor Wood asked what was there before this building. Associate Planner Hert stated that there is not a record, however the owner believes the building is older than the recorded 1958. Councilor Wood stated that she believes Booth & Kelly have been in there since around 1958. Commissioner Smith suggested that Bill Booth would be a good resource.

Commissioner McNary suggested talking to John Lundell about his diaries. According to McNary, Mr. Lundell has a record of what every building has been used for. This list was taken over from somebody else and has been going on for approximately a century. McNary suggested that Mr. Cottrell follow up on some of these names to get more information. Mr. Cottrell stated that he would do that.

Councilor Wood asked if there is a property tax record. Associate Planner Hert stated that there should be and that those records are what were used when the historic district was formed. However there appear to be information holes in buildings that were catalogued as non-compatible through that study.

There was some general discussion about the possibility of an original ground floor being buried.

Commissioner McNary moved to approve application HLC106-08 with conditions of approval as submitted. Commissioner Hashizume seconded, and the motion carried unanimously.

**RESOLUTIONS** – Commissioner Parker moved to adopt Resolution 101-08 approving HLC 106-08. Commissioner Smith seconded the motion. The motion carried unanimously.

**PIONEER CEMETERY DISCUSSION** - Associate Planner Hert reported that she has told Nick to go ahead with the design of the arch, and that the grant has been received from the Oregon Commission on Historic Cemeteries. Hert reported that she has talked to Dick Johnson in Building Maintenance about putting up the fence for the perimeter. Mr. Johnson suggested talking to Eagle Scouts about possible scout projects. Commissioner McNary reported that he gave his name to the High School as a contact name for students to fulfill customer service hours.

Associate Planner Hert suggested scheduling a day, and trying to get as many people as possible to help on that day. She shared that Sawyer's has offered the use of a hand held post hole digger. After

general discussion by the commissioners they do not like the option of using the hand held post diggers because of how rocky the land is. Commissioner McNary stated that he can dig the post holes.

Associate Planner Hert reported that in preparation for next year, she talked with Loyal Quackenbush from The Dalles Iron Works regarding the wrought iron front. Mr. Quackenbush offered to donate his labor and only charge \$3,500 for the materials. This will not include the powder coating. Mr. Quackenbush is also offering to do the installation as a donation; his only request is that The City has all of the posts put in place prior to installation. Hert will be asking City Council for their support, if they are not willing, she will apply for a grant and use Mr. Quackenbush's labor donation as matching funds.

Associate Planner Hert reported that the sprinkler heads will be removed by March and that there will be a general clean up by Footscape Landscape.

Commissioner McNary requested that Associate Planner Hert call for a locate before post holes are dug.

Commissioner McNary shared that everything is ready if there is a group that wants to come in and put up the monument that will have the names of all the people who are known to have been buried there. Currently the Genecology Society is trying to raise more money; they are approximately half way there. Chair Gleason suggested putting a star next to names of the ones who have actual headstones.

#### **OTHER AGENDA ITEMS**

**GOAL SETTING FOR 2008** – Associate planner Hert stated that she has applied for a grant for support of Certified Local Government. Next year, in 2009, Hert's goal is to apply for a grant to go towards a larger project.

The Commissioners had a discussion about the short and long term goals of the Historic Landmark Commission. They put together a list of goals which are attached.

**COMMISSIONER/STAFF COMMENTS:** Associate Planner Hert stated that the Historic Train Depot bench is in the process of being restored by Frank LaRue. Commissioner Smith stated that she has the original pigeon hole from the original train depot in The Dalles and asked if she should donate it. Hert said she will do some research and possibly come look at it. Smith said it is quite large and was from her brother-in-law. Her brother-in-law was the clerk at the original train depot.

**ADJOURNMENT:** The meeting was adjourned at 5:45pm

Respectfully submitted by Brenda Green, Administrative Secretary.



Eric Gleason, Chair  
Historic Landmark Commission

# *Historic Landmarks Commission*

## *2008 Goals*

### Short Term Goals

1. Encourage restoration and preservation of the Pioneer Cemetery.
2. Provide educational assistance to help individual restorers by setting up a special assessment workshop.
3. Establish a Historic Resource Center/Site ie: Historic links on City Webpage.
4. Research grant opportunities to expand City's resources.
5. Assist in saving and completing the Lewis and Clark Memorial and making it a local landmark.
6. Update Historic Inventories.
7. Actively support Historic The Dalles Days.
8. Create Historic Designs for Downtown to aid in historic background research.
9. Establish an Archaeology Testing Plan for First Street.
10. Support and encourage the preservation and continued use of The Dalles High School building.
11. Encourage restoration of the Waldron Drug/Gitchell Building.

### Long Term Goals

1. Continued support for restoration and preservation of the Wasco County Courthouse #2.
2. Designate other qualified areas as national historic districts; specifically the East Gateway, The Dalles Bluff and 4<sup>th</sup> Street.
3. Encourage preservation and restoration of City Hall.
4. Maintain CLG status.
5. Support Civic Building restoration.
6. Continue to supply information on Historic Open Houses and encourage Open House visits during Historic The Dalles Days.
7. Continue to assist with historic plaque costs & availability.
8. Support and encourage the preparation of a Master Site Plan by the Fort Dalles Museum.
9. Encourage restoration and preservation of The Lewis and Clark Rock Fort.

**STAFF REPORT**  
**HISTORIC LANDMARKS REVIEW #107-08**  
**The Bank Hotel**

**TO:** The Dalles Historic Landmarks Commission

**FROM:** Dawn Marie Hert, Associate Planner  
Community Development Department

**HEARING DATE:** July 16, 2008

**ISSUE:** To replace and enlarge the existing rear deck to the lounge portion of the historic building. The deck faces the alley and First Street.

**SYNOPSIS:**

APPLICANT	Kase Construction
PROPERTY OWNER	Michael Leash
LOCATION	209 East Second Street
ZONING	CBC
EXISTING USE	Restaurant/Lounge
SURROUNDING USE	Commercial
HISTORIC STATUS	Secondary Historic – The Dalles National Commercial Historic District #78

**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 Bank Hotel, more commonly known as The Wagon. The structure was built circa 1926 and has moderate alterations to the south elevation; doors, windows. 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 remain the same; no change in use is requested. 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 existing stair and landing do not appear to be original. The deck replacement and expansion will not remove any historical materials that characterize the property. Criterion met.

***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 stair and deck will be an appropriate fit for the historic district. The deck and stair 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.

***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, as there is a minimal chance that any exist. Criterion does not apply.

***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 not repairing or replacing any missing historical features. The repairs and expansion of the deck will be complimentary to the historic building both in style and materials. Criterion met.

***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 proposes no 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 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. 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 deck will have minimal impact to the historic structure. The essential form and integrity of the structure will be protected and minimally altered. Criterion will be addressed as a condition of approval.

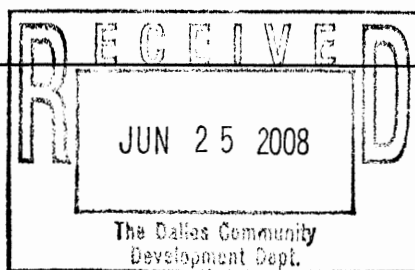
**CONCLUSIONS:** Repair and expansion of the existing deck/staircase to the building is consistent with both General Ordinance # 94-1194 and The Dalles Comprehensive Plan. In all respects this application meets the standards of the Secretary of the Interior and the City of The Dalles General Ordinance 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. 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.

**CITY of THE DALLES**313 COURT STREET  
THE DALLES, OREGON 97058

(541) 296-5481

HLC# **107-08****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:	Kase Construction
Address	215 Court St. The Dalles OR.
Site Address	209 East 2nd St The Dalles OR.
Telephone	541 296-9331

Please describe your project goals.

Remove existing landing and stair's and replace with a 16'x12' wooden deck and stairs. Provide 4 ea 24"x24"x8" Footing's, concrete.

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

New deck is located on the back side of the building where there is an existing landing and stair's

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

no change to existing building

What is the current use of this property?

Restaurant - Bar

Will the use change as a result of approval of this application?

Yes ☒ No ☐

List any known archeological resources on site.

none known

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.**

Dennis Garcia  
Applicant

7-2-2008  
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 Inventory # 78  
(Primary, Secondary, Historical, Etc.)  
Historic Building/Site ☒ Historic District Trevitt ☐ Commercial ☒  
Historic Name Bank Hotel  
(If any)  
Year(s) Built C 1926

## City of The Dalles Building Permit Application

CITY OF THE DALLES

Date Issued \_\_\_\_\_

Community Development Department

Building Permit Log # \_\_\_\_\_

313 Court Street

The Dalles, OR 97058

(541) 296-5481, ext. 1125

Fax (541) 298-5490

www.ci.the-dalles.or.us

### APPLICANT

### LEGAL OWNER (If Different than Applicant)

Name Kase Construction

Name Michael Leash

Address 215 Court St  
The Dalles OR 97058

Address 2003 View Ct.  
The Dalles OR 97058

Telephone # 541 296 9331

Telephone # 541 296 -9825

Email address darrisg@qgarge.net

### PROPERTY INFORMATION

Address 209 E 2nd

Map and Tax Lot 1N13E 3BD 3700

Zone District/Overlay CBC - Historic In City Limits X YES NO

Geohazard Zone C Flood Designation C

### GENERAL INFORMATION

Describe current use of the property Restaurant - Bar

Describe how proposal will change use of property no change to use of property

### INFORMATION REQUIRED Building Permit Application Review



1 and 2 family residential development: Scaled plot plan indicating property boundaries, setbacks, landscaping (section 6.010.020), building location(s) with orientation(s), garage/carport/parking location and surface material, height of structures, street address, utility locations if known.

OVER →

- ☐ All other development approved through a development review process: a final site plan including construction and landscape detail addressing all conditions of approval.
- ☐ 1 and 2 Family residential dwelling design checklist, where applicable.
- ☐ Completed Physical Constraints Permit, where applicable for flood plain, cut/fill, or geohazard issues.
- ☐ Completed Neighborhood Compatibility Review form, where applicable.
- ☐ Completed Systems Development Charges (SDC) forms for water and sewer, where applicable.

**Note:**

**The property owner is responsible for identifying the property lines and locating structures so that they do not violate The City of The Dalles Land Use and Development Ordinance. Should a violation occur, it will be the sole responsibility of the property owner to correct the violation.**

Signature of Applicant

*Daristarcen*

Date

Signature of Property Owner\* or Owners Agent

\_\_\_\_\_ Date

\*Notarized Owner Consent Letter may substitute for signature of property owner.

**STAFF REVIEW:**

ZONE DISTRICT: \_\_\_\_\_ GEOHAZARD ZONE: \_\_\_\_\_

HISTORIC DISTRICT/STRUCTURE: Yes/No FLOOD DESIGNATION: \_\_\_\_\_

PREVIOUS PLANNING ACTIONS: \_\_\_\_\_

ARE THERE EROSION CONTROL ISSUES? ACCESS ISSUES? DOES THIS PROPERTY HAVE ALL UTILITIES AND PUBLIC IMPROVEMENTS SUCH AS SIDEWALKS, SEWER AND WATER? ARE THERE ANY OTHER ITEMS THAT NEED ATTENTION?

\_\_\_\_\_  
\_\_\_\_\_

DATE OF SITE VISIT: \_\_\_\_\_ PLANNER: \_\_\_\_\_ PUBLIC WORKS: \_\_\_\_\_

PLANNING APPROVAL: \_\_\_\_\_

PUBLIC WORKS APPROVAL: \_\_\_\_\_



# APPLICATION FOR STRUCTURAL PERMIT

Mid-Columbia Building Codes Services  
312 Court St; Suite 415  
The Dalles, OR 97058

p: (541) 298-4461 f: (541) 298-2667

## DEPARTMENT USE ONLY

Permit #:  
Office:  
By: Issue Date:

Applicant must hold an Oregon registration to conduct a construction business or must be the property owner

JOB SITE INFORMATION	OWNER INFORMATION
Address: <u>209 East 2nd St</u>	I am the property owner doing my own work (INIT) _____
City: <u>The Dalles</u> County: <u>Wasco</u>	Name: _____
Directions to inspection site: <u>One lot East of the corner Court and 2nd St's. North side of 2nd St.</u>	Mailing Address: _____
Is property inside city limits: <u>(Y)</u> N	City: _____ State: _____ Zip: _____
	Phone: _____ Cell: _____
	Email: _____

## LOCAL GOVERNMENT APPROVALS

Zoning	Flood Plain	Sanitation
Information verified and approved? Y N	Y N	Information verified and approved? Y N
Signature: _____	Signature: _____	Signature: _____
Jurisdiction: _____	Jurisdiction: _____	Jurisdiction: _____
Date: _____ Tax Lot#: <u>1N13E3BD3700</u>	Date: _____	Date: _____

## STRUCTURAL PERMIT FEES

### (1) Valuation Information

- (a) Job Description 16' x 12' Wooden Deck
- (b) Occupancy \_\_\_\_\_
- (c) Construction Type Wood
- (d) Square Feet 192 sf
- (e) Cost/Sq ft \$31.25 per sf. or \$6000.00 total
- (f) New/Alteration/Addition ☐ New ☒ Alteration ☐ Addition
- (g) Is this a foundation ONLY permit? Y N
- (h) Is this a plan review ONLY? Y N
- (i) Total valuation \$6000.00

### (2) Building Fees

- (a) Permit Fee \_\_\_\_\_
- (b) 12% state surcharge \_\_\_\_\_

### (3) Plan Review Fees

- (a) Plan Review (permit fee X 0.65) \_\_\_\_\_
- (b) Fire & Life Safety (permit fee X 0.40) \_\_\_\_\_

Subtotal of fees above \_\_\_\_\_

### (4) Miscellaneous Fees

- (a) Seismic Fee (permit fee X 0.01) \_\_\_\_\_
- (b) Re-inspection (19.50/hr) \_\_\_\_\_
- (b) Investigation Fee (equal to permit fee) \_\_\_\_\_

Total Due \_\_\_\_\_

Contractor: <u>Kase Construction</u>
Address: <u>215 Court St</u>
City: <u>The Dalles</u> State: <u>OR</u> Zip: <u>97058</u>
Phone: <u>541 296 9331</u>
Email: <u>dgarcia@dgorge.net</u>
BCD License: _____
CCB License: _____
<input type="checkbox"/> VISA <input type="checkbox"/> Mastercard Phone: _____
Credit Card #: _____
Amount: \$ _____ Expiration: _____
Name shown on card: _____
Signature: _____

I hereby certify that, to my knowledge, the above information is true and correct. All work to be performed shall be in accordance with all governing laws and rules. I have read and do understand the attached "Information Notice to Property Owners About Construction Responsibilities"

Applicant Name: Kase Construction

Mailing Address: PO Box 1276

City: The Dalles State: OR Zip: 97058

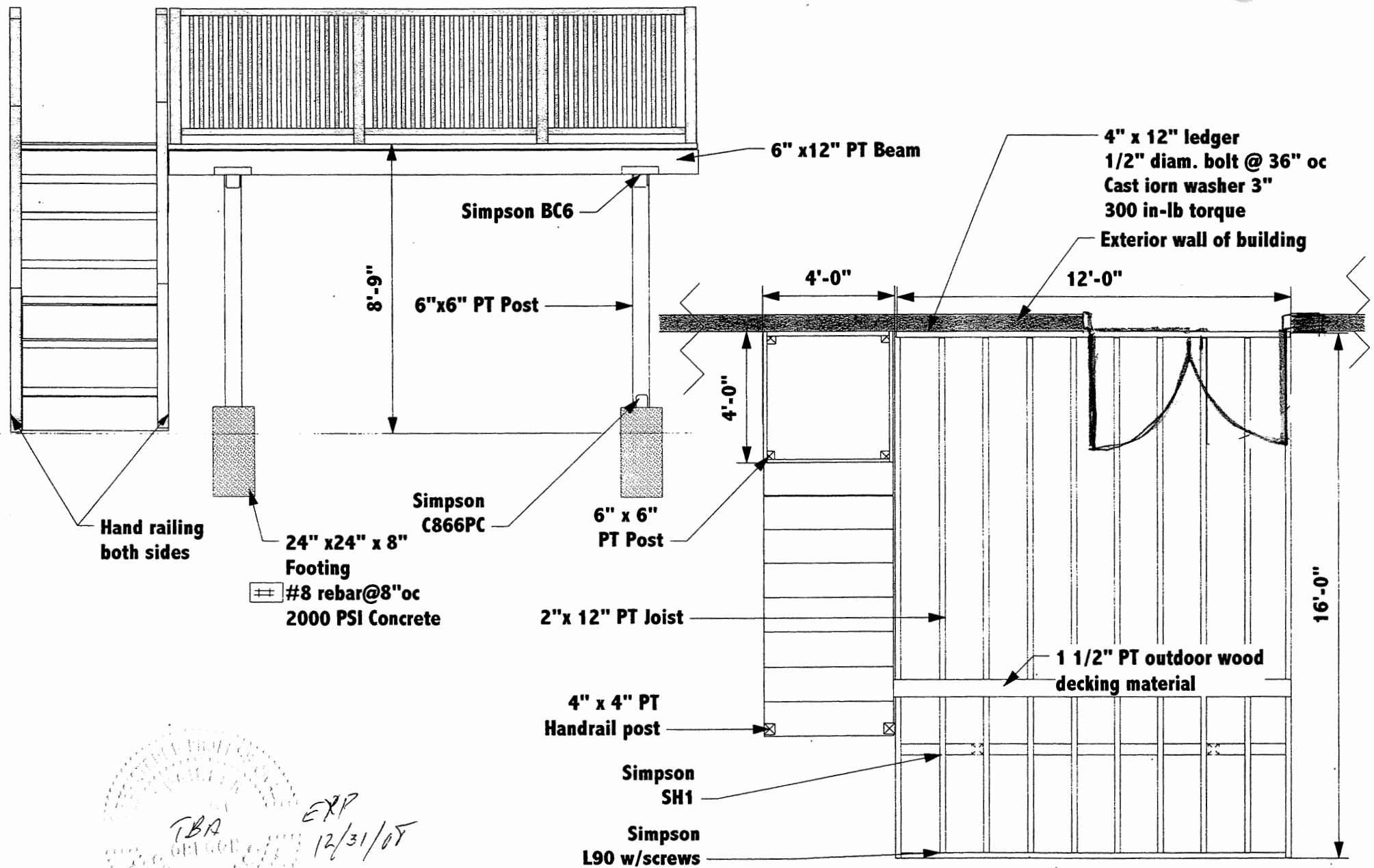
Phone: 541 296 9331

E-mail: darris.g@dgorge.net

Signature: Darris Garcia

Date: 7-2-08



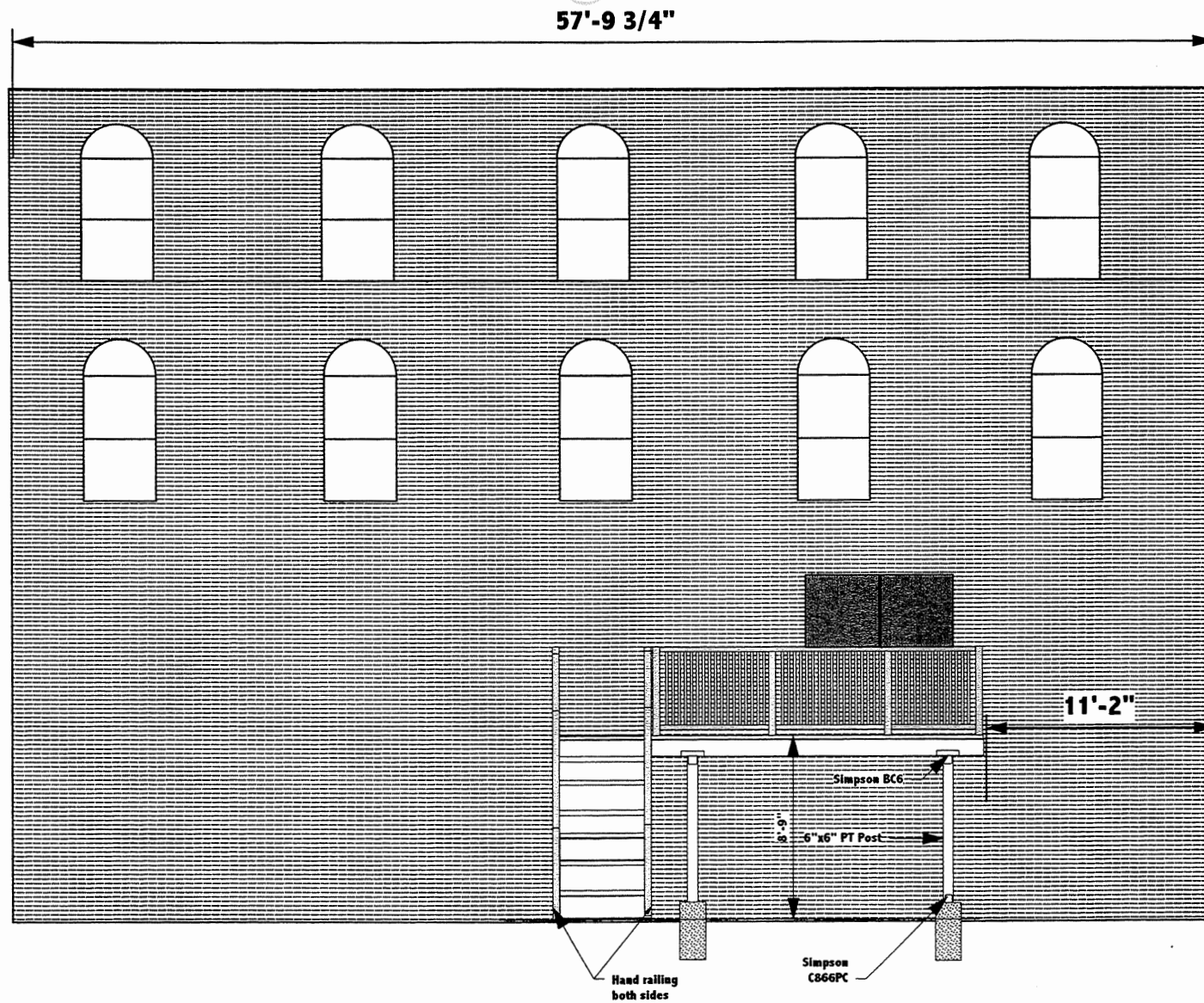


TBA  
 EXP  
 12/31/08

Kase Construction  
 215 Court ST  
 The Dalles OR  
 296-9331

Project: Wagon deck  
 2nd St  
 The Dalles OR

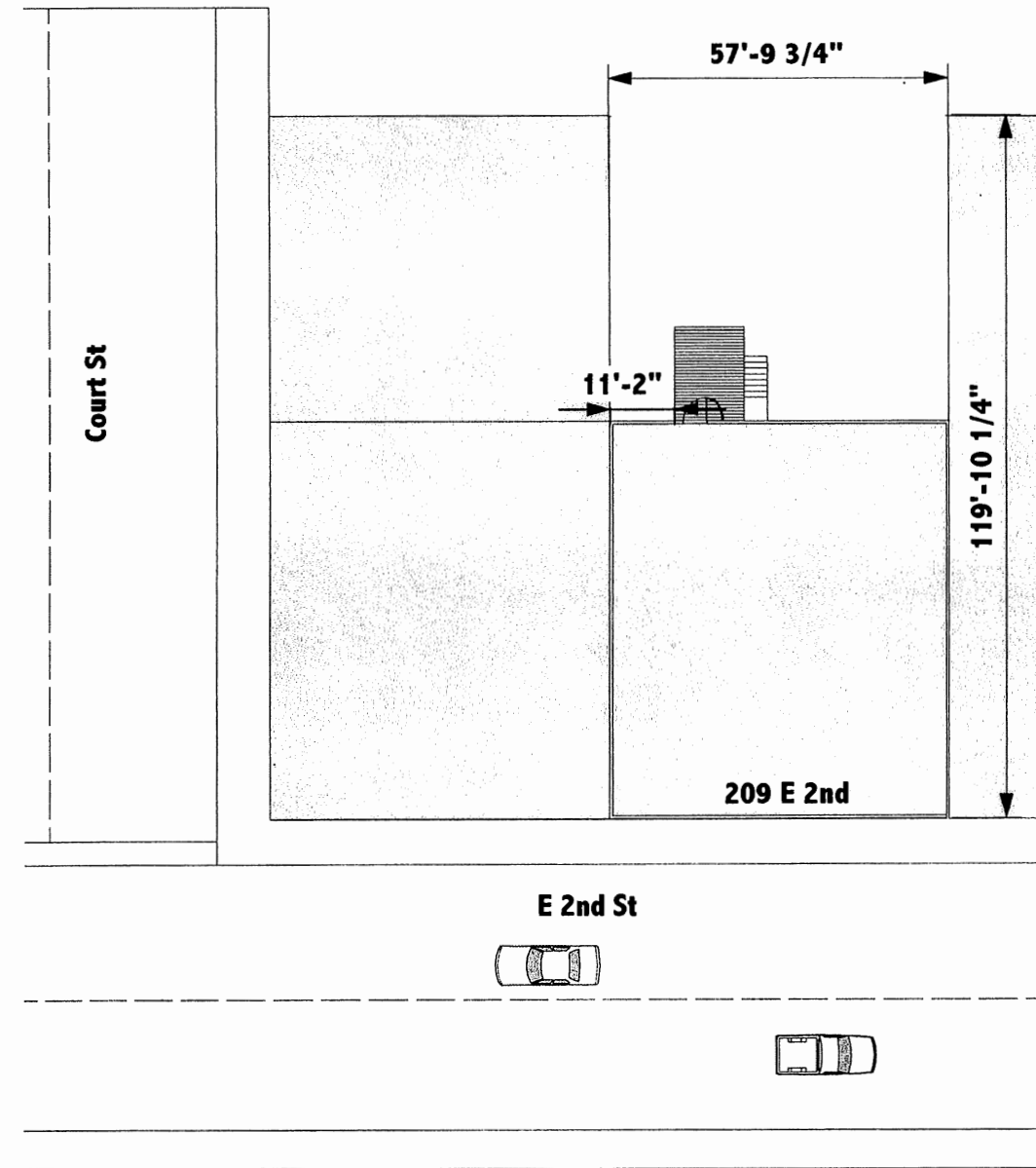
scale: 1/4" = 1"  
 Date: 6-18-08



**Kasse Construction**  
**Project: Wagon Deck**  
**215 Court St**  
**The Dalles, OR 97058**  
**541-266-9331**

**Scale : 1/8" = 1'**  
**June 24, 2008**

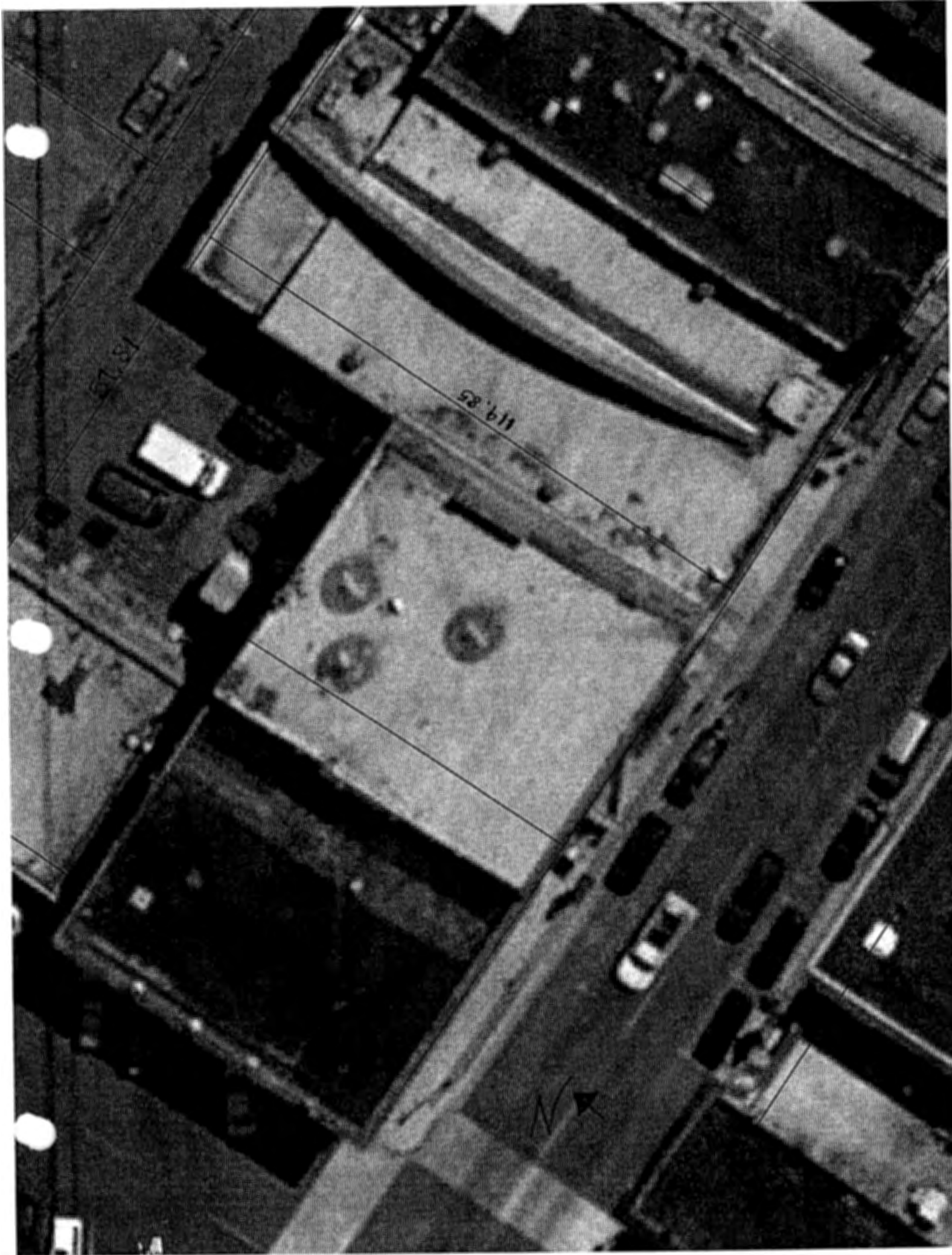


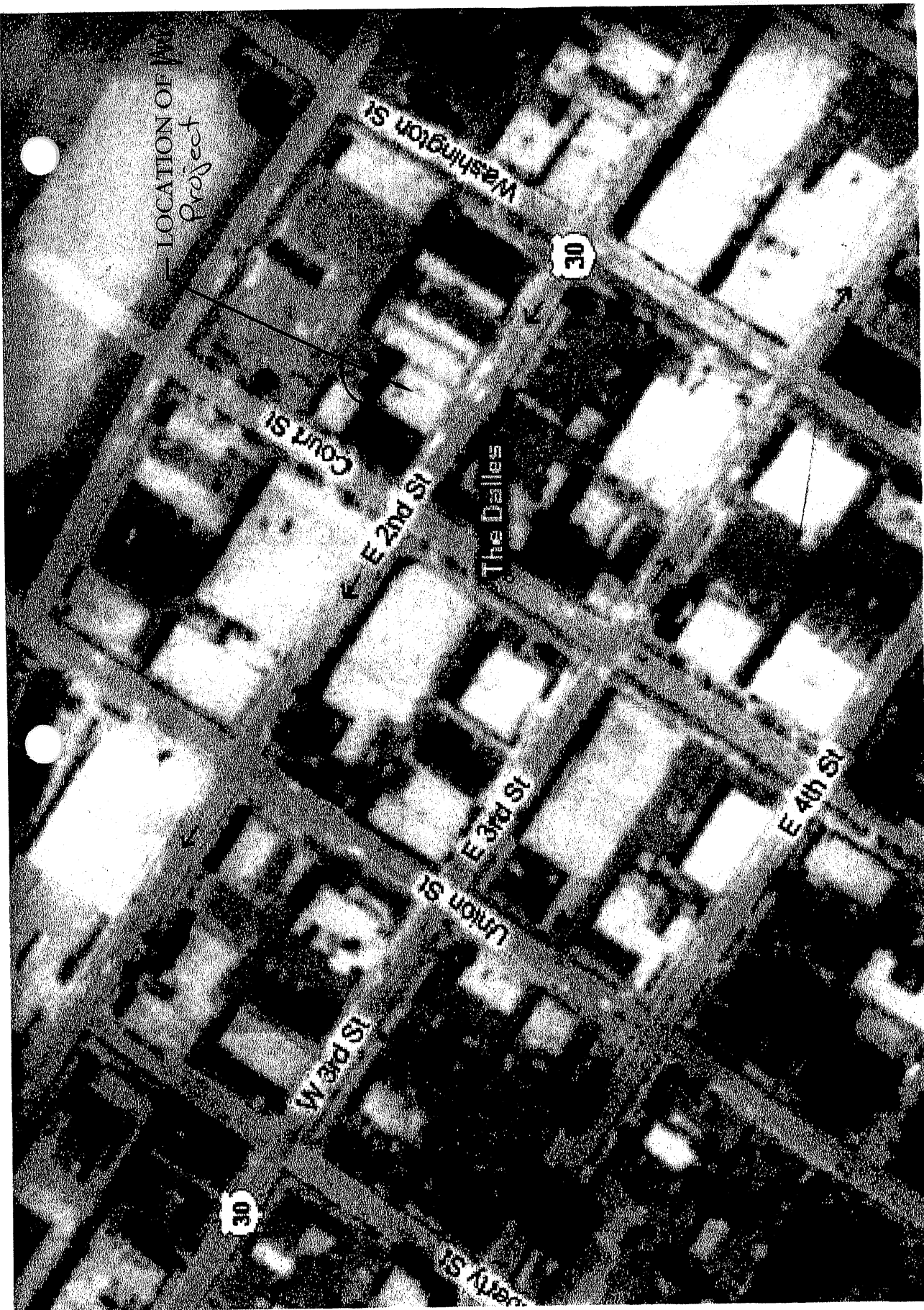


**Project: Wagon  
Kase Construction  
215 Court St  
The Dalles, OR 97058  
541-296-9331**

**Scale: 1/32" = 1'**

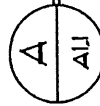






Vicinity Aerial Photo

No Scale



PROJECT  
NORTH  
TRUE  
N

**DRAFT**

**HISTORIC LANDMARKS RESOLUTION NO. 102-08**

**Adopting The Dalles Historic Landmarks Commission Application #107-08 of Kase Construction for Michael Leash** to allow a rear deck on an existing historic building, the Bank Hotel, commonly known as the Wagon Cafe. Property is located at 209 E. 2<sup>nd</sup> Street and is further described as 1N 13E 3BD tax lot 3700. Property is zoned “CBC” – Central Business Commercial and is located in the Downtown Historic District.

**I. RECITALS:**

- A. The Historic Landmarks Commission of the City of The Dalles has, on July 16, 2008 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 107-08 and the minutes of July 16, 2008, 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 “T” of this resolution.
- B. Historic Landmarks Review No. HLC 107-08 of Kase Construction for Michael Leash 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. 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.

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 16<sup>th</sup> DAY OF JULY 2008.

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 July 16, 2008.

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

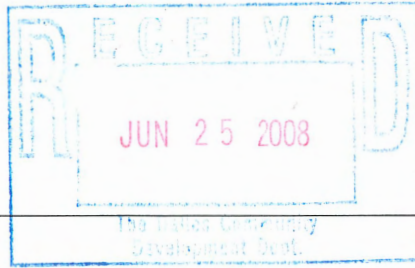
Dan Durow, Director Community Development Dept.



# Northern Wasco County Park & Recreation District

414 Washington Street Suite 1D  
The Dalles, Oregon  
97058

Phone: (541)296-9533  
Fax: (541)296-1239  
E-mail: [info@nwprd.org](mailto:info@nwprd.org)



May 21, 2008

To: The Dalles Historic Landmarks Commission

From: Scott, Executive Director  
Northern Wasco County parks and Recreation District

Re: Annual report/update on City Park

As I mentioned in a previous report the board of Directors for the district and I went through a strategic planning process. During the course of this planning, some significant changes have taken place. The Booth house has been removed and that site has reverted back to green space, in addition a small stage has been constructed for community entertainment.

With respect to the maintenance and care for plant material within the park, the removal, pruning and replacement of affected trees has been an on-going process, to the best of my knowledge. I have evaluated and updated the City park hazard tree assessment map and legend, which are enclosed for your information.

Sincerely,

Scott Green  
Executive Director  
NWCPRD  
[scott@nwprd.org](mailto:scott@nwprd.org)

