



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, MARCH 26, 2003
4 P.M.

- I. Call to order**
- II. Roll call**
- III. Approval of Agenda**
- IV. Approval of Minutes – February 26, 2003**
- V. Public comment: The public is invited to comment on any topic that does not appear on the agenda.**
- VI. Public Hearing – Quasi-Judicial**
 - A. Historic Landmarks Commission Application #79-03 of Owen Gann** to demolish the warehouse buildings at the west end of the Sunshine Biscuit Co. site. The property is located at 901 E. 2nd Street and is zoned "I"- industrial. The historic name of the site is the Wasco Warehouse Milling Company.
 - B. Historic Landmarks Commission Application #80-03 of Mike and Pat Fowler** to construct a historic looking residence and garage with an upstairs apartment on a vacant lot in the Trevitt's Historic District. The property is located at 212 W. 4th Street and is zoned "CBC"- Central Business Commercial. There is no historic name for this property.
- VII. Resolutions 76-03 and 77-03**
- VIII. Discussion Items**
 - Wasco County Courthouse Emergency Repairs
- IX. Commissioner Comments**
- X. Next meeting date: Wednesday, April 23, 2003**
- XI. Adjournment**



HISTORIC LANDMARK COMMISSION MINUTES

Wednesday, February 26, 2003

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

CALL TO ORDER

Chair Eric Gleason called the meeting to order at 4:00 P.M. Planner Hert introduced the new Commissioner, Daniel Dundon. Mr. Dundon shared his background with the Commission and Staff.

ROLL CALL

The following Commissioners were present: Eric Gleason, Anita Clason,
Dixie Parker, and Daniel Dundon

The following Commissioners were absent: Bob McNary

Staff present: Dawn Hert, Planner
Denise Ball, Administrative Secretary
Dorothy Davison, City Council Rep.

APPROVAL OF AGENDA

Parker moved that the agenda be approved. Clason seconded the motion. The motion was passed unanimously with McNary absent.

PUBLIC COMMENT - None

PUBLIC HEARING-Quasi-Judicial

Historic Landmarks Commission Application #78-03 of Daniel & Meleah Dundon to nominate the historic Davenport family home (Krauss Homeplace) for inventory designation to the local Historic Register.

Mr. Dundon is the applicant so he removed himself from the panel. He handed out pictures of the Krauss house for the Commission to see.

Chair Gleason read the rules for conducting a public hearing. No Commission member had any ex-parte contact or bias to declare.

Planner Hert presented the Staff Report and asked for questions.

Parker asked if the gate across the driveway was permanent.

Meleah Dundon said that particular gate was not permanent and is a temporary security measure. Eventually there will be a nice gate installed.

Commissioners and Staff discussed historic plaques. Hert said she recalled the cost is around \$400 and making this a condition of approval could be cost prohibitive to some applicants. Hert said SHPO grants were used previously to pay for half the price of the plaques.

Dundon said he planned on placing a historical plaque on his property.

Proponent Testimony

Daniel Dundon, 1826 W. Scenic Drive, The Dalles, spoke in favor of the application. He and his wife plan on making the home a historic Bed and Breakfast. The Dundon's are the first owners of the home outside of the Krauss/Davenport family. The home is in original condition with the exception of some minor changes. Mr. Dundon invited the Commission and Staff to come and visit the house.

Clason asked how many bedrooms there would be.

Meleah Dundon said there would be four large bedrooms upstairs. The downstairs bedroom will be converted into a game room. Mr. Dundon has a large collection of board games. Watching television will not be encouraged at the Bed and Breakfast.

Lou Davenport, Vancouver, WA, spoke next. Mr. Davenport is the grandson of the homebuilder. Mr. Davenport shared his family history with the Commission and Staff. He is pleased with the Dundon's plans for his family home.

Daniel Dundon said he plans on remodeling the caretaker cottage for he and his wife to live in. They also want to re-create the original dormers. The sleeping porch railing is too low currently. The Dundon's are looking at the possibilities for making that railing meet code.

Opponent Testimony

There were no opponents.

Commissioner Deliberation

The Commissioner's agreed this home should be on the local registry. Parker moved to approve HLC application 78-03 to place the Krauss Homeplace on the local historic registry and Clason seconded the motion. The motion carried unanimously with McNary absent and Dundon abstaining.

The Dundon's invited the Commission and Staff to come and look through their home. It was decided to meet at City Hall at 2:45 PM on Wednesday, March 26, 2003. Eric Gleason will pick everyone up in his Stanley Steamer car.

RESOLUTION

Clason moved to adopt Resolution 75-03 approving HLC 78-03 and Parker seconded the motion. The motion carried unanimously with McNary absent and Dundon abstaining.

APPROVAL OF MINUTES

Parker moved the minutes of January 22, 2003 be approved and Clason seconded. The motion passed unanimously with McNary absent.

DISCUSSION ITEMS

Sixth Street Bridge Plaque – An interpretive sign is to be placed on the bridge. The funding is available through Urban Renewal. The Commission directed Staff to prepare the language for the sign and to locate a company that will recreate a sign that looks like the local historic signs already in place.

Fourth Street Grade – An accident on Fourth Street Grade caused a good amount of damage to the rock barrier. The perpetrator was discovered at a local auto body repair. It is believed her insurance will cover the masonry repair. The rock barrier will be re-pointed at some point in the near future should the item be approved on the budget. It appears the stone was not damaged.

Grants – Hert will be applying for the next HLC Grant on March 25, 2003. The Committee directed Hert to proceed with a grant of \$3,500 for the preservation plan for the Pioneer Cemetery. Gleason asked Hert to put in for \$500 for Historic Plaques. Hert will also be applying for \$3000 for CLG support. These are all matching grants.


NEXT MEETING DATE

The next meeting is scheduled for March 26, 2003.

ADJOURNMENT


The meeting was adjourned at 5:11 P.M.

Respectfully submitted by Denise Ball, Administrative Secretary.


Eric Gleason, Chair
Historic Landmark Commission

STAFF REPORT
HISTORIC LANDMARKS REVIEW #79-03
Wasco Warehouse Milling Company Building

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Planner 
Community Development Department

HEARING DATE: March 26, 2003

ISSUE: Request to demolish an unsafe brick warehouse building to prepare the property for a parking lot or smaller new building. The existing 6-story building will be developed into office, condos, or retail – currently no land use application has been applied for or approved. The property owner will be required to go through a formal land use review for any proposed use at the site.

SYNOPSIS:

APPLICANT	Owen Gann
PROPERTY OWNER	Cereal Food Processors Inc.
LOCATION	901 E. 2 nd
ZONING	I – Industrial
EXISTING USE	Vacant
SURROUNDING USE	Industrial and Commercial
HISTORIC STATUS	Built in 1869

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

RECOMMENDATION: Approval of the request to demolish the unsafe brick warehouse.

BACKGROUND: The historic name of this facility is the Wasco Warehouse Milling Company Building. The facility was built in 1869. The building has been vacant for many years. The most current use was in the late 1980's – early 1990's by the The Dalles Convention and Visitor Center.

In May of 1990 the owner, T.G. Piester Co. hired Tenneson Engineering to inspect the warehouse building and make a professional determination as to the building's condition. A summary of that recommendation is "that a good portion of the building is in hazardous condition" and "to make a sound building" it "would have to be completely rebuilt." A copy of that May 22, 1990 report is attached.

On November 13, 1991 a demolition permit was issued. On November 20, 1991, the Historic Landmarks Commission meeting discussed the proposed demolition of the warehouse. The building is a local landmark and required an advisory review by the HLC. On May 28, 1992 the demolition permit was re-issued. In July 1992 the Company was in the process of applying for an Oregon Community Development Block Grant. Our information ends there.

ANALYSIS: The Historic Landmarks Commission is responsible for conducting hearings dealing with proposed demolition of 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 8, 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. *The state of repair of the landmark.*

FINDING A-1: This facility is in a hazardous state of deterioration. An inspection by Tenneson Engineering on May 22, 1990 (copy attached) spells out the areas of dry rot. The pictures supplied by the applicant show the continued deterioration that has taken place over the past 13 years. The brick in the building is a locally made brick, which is very soft and has seriously deteriorated. There is no foundation under the building. The trusses have fallen in and the roof is seriously damaged.

2. *The reasonableness of the cost of renovation or repair.*

FINDING-A2: The conclusion of the Tenneson Engineering report from 1990 was that a complete rebuild would be required to make a sound building. The exterior brick walls would have to be removed and replaced with new, or they would have to be reinforced with some system of concrete and steel at a substantial cost. The floors and roof would have to be completely replaced. It was Tenneson’s

conclusion it would be significantly less expensive to remove the existing structure and replace it with a new structure.

3. *The purpose of preserving such designated historical landmark.*

FINDING-A3: This warehouse was built in 1869. At the turn of the century this mill was one of the largest flourmills in Oregon. There was no success with efforts to restart the mill. At the present time, the warehouse is experiencing “demolition by neglect” and is unsafe.

4. *The criteria used in the original designation of the landmark.*

FINDING-A4: The mill was one of the largest flourmills in Oregon and contributed to the economy of The Dalles. The Times-Mountaineer noted: “The Wasco Warehouse & Milling company’s plant at White River, just completed, is the most modern and complete on the coast...”.

5. *The applicable provisions of the City’s Comprehensive Plan*

FINDING-A5(a): Goal 5 Policy No. 12 states that owners of historical buildings and sites that have been identified by the Historic Landmarks Commission or the State Inventory of Historic Properties shall be encouraged to maintain the historic integrity of their properties. The previous owners of this building have allowed the building to deteriorate to the point of demolition by neglect. The warehouse building appears to have deteriorated beyond what could be considered a reasonable financial expense necessary to maintain it’s historic integrity.

FINDING-A5(b): Goal 9 Policy No.4 states that we should encourage investment in The Dalles Central Business District, and support project activities in the Columbia Gateway/Downtown Urban Renewal Plan. Located just outside the Central Business District, this site is one of the first buildings seen by tourists and visitors entering our City. It is a vital piece of the East Gateway /Transition Project. A new business operating on this site and an additional parking area would be a great improvement to the blight that greets our visitors now as they enter our historic downtown.

The Commission needs to examine the other criteria, including the structure’s state of disrepair, the excessive cost of renovation or repair, and the character of the surrounding neighborhood and determine if approving the demolition permit is in the City’s best interest.

6. *The character of the surrounding neighborhood*

FINDING-A6: The Wasco Warehouse Milling Company Building is located at the easterly end of E. 2nd Street at the intersection of Taylor Street and E. 2nd. Related grain elevator silos are located on the east side of the property. The vacant 6-story mill building was previously used as a flourmill and the prospective buyer has ideas for developing the 6-story building into offices, condos, or retail – no firm plan has been established at this time. Surrounding business include automotive repair, food services, a lumber company, a nail salon, and a service station. The railroad line and I-84 parallel the structures on the north side. A portion of the Cherry Growers operation is located to the northeast.

COMMISSION OPTIONS:

OPTION 1(Staff's Recommendation): The Commission move to grant the demolition permit. After examining the review criteria, the Commission determines it is not in the public interest to preserve the warehouse structure.

Mitigation Measures, which should be implemented if demolition is approved:

City: If a demolition permit is issued for the Wasco Warehouse Milling Company Building, mitigation measures may be necessary on a local level. According to The Dalles Historic Ordinance (General Ordinance 94-1194) under Section 8-D, insofar as practicable and as funds are available, The Dalles Historical Landmarks Commission shall keep a pictorial and graphic history of the landmark be undertaken and request that any artifacts such as equipment be salvaged from the structures. This might include taking black and white photographs, and color slides of the structure (exterior and interior), scaled drawings (if none exist), and detail drawings. A description of the construction method and mechanical systems may also be requested. The Commission may include this pictorial and graphic history as a condition of approval for the applicant.

OPTION 2: The Commission could move to suspend the application for the demolition permit, for a period of up to 120 days from the original date of the application (February 19, 2003), if the Commission determines that suspension is in the interest of preserving historical values. If the decision is delayed, the Commission provides this time to see if a program could be established to maintain and restore the structure.

OPTION 3: The Commission could move to continue the hearing and wait on making a decision.

If this option is selected, the Commission is advised that the 120-day clock is still running. The demolition application was submitted on 2/19/03 and will be issued on 6/18/03, if the Commission takes no further action.

ENGINEERING REPORTS

BUILDING DESIGN

LAND SURVEYS

CONSULTING
Engineers TENNESON ENGINEERING CORPORATION

May 22, 1990

PHONE (503) 296-9177

409 LINCOLN STREET

THE DALLES, ORE. 97058

T. G. Piester Company
One Ward Parkway, Suite 140
Kansas City, Missouri 64112

Attention: Tom Piester

Reference: Structural Inspection of Old Warehouse
Old Wasco Mill

Gentlemen:

On May 21, 1990, Don Rohde and I inspected the old warehouse west of the flour mill known as the Wasco Mill in The Dalles, Oregon. The main focus of our attention was given to the wood floor, roof structure and brick walls.

The wood floor structure of the first and second floors had deteriorated by dry rot to the point that a good portion of the building is in hazardous condition. Several of the roof trusses on the north half of the building have significant dry rot. One truss had deteriorated to the point it had dropped down approximately five inches, and is in hazardous condition. This truss could drop any moment and cause significant damage to the roof and walls. The roof sheeting is in substantially poor condition due to dry rot.

Over all, it is our recommendation, in order to make a sound building for use as per your needs, the building would have to be completely rebuilt. The exterior brick walls would have to be removed and replaced with new, or they would have to be reinforced with some system of concrete and steel at a substantial cost. The floors and the roof would have to be completely replaced. It is, therefore, our conclusion it would be significantly less expensive to remove the existing structure and replace it with a new structure.

Sincerely,

TENNESON ENGINEERING CORPORATION

Michael N. McAllister, P.E.

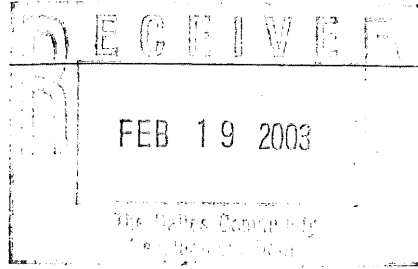


CITY of THE DALLES

313 COURT STREET

THE DALLES, OREGON 97058

(541) 296-5481

HLC# 79-03

HISTORICAL LANDMARKS APPLICATION

DEMOLITION 2-19-03

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	Owen Gann
Address	16933 S.E. Evergreen Vancouver, WA
Site Address	901 East 2nd St.
Telephone	298-2121 Phil Hammond

Please describe your project goals.

Remove unsafe building. Prepare for parking for the 6-story Mill site (nearly 50,000 sq. ft. building). May include a pad site for small new building. Looking into development for the 6-story building, i.e. offices, condos, retail. No firm plan at present time.

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

Removing the hazardous brick buildings and clearing land for future use, i.e. parking, landscape, maybe a pad site.

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

None. Please see photos.

Largest part of structure is warehouse.
What is the current use of this property? Vacant. Tourism office used about 1000 sq. ft. of the structure about 2 years. Otherwise the structure has been empty for 30+ yrs. Largest part has some light, no heat.
Will the use change as a result of approval of this application? Yes/No

It will provide convenient parking for future use of the 6-story building. The 6-story bldg. has been vacant for 10+ yrs. and cannot be used as a flour mill.

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.

Owen H. Gunn
Applicant

2-18-03
Date

Owner (if not the applicant)

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

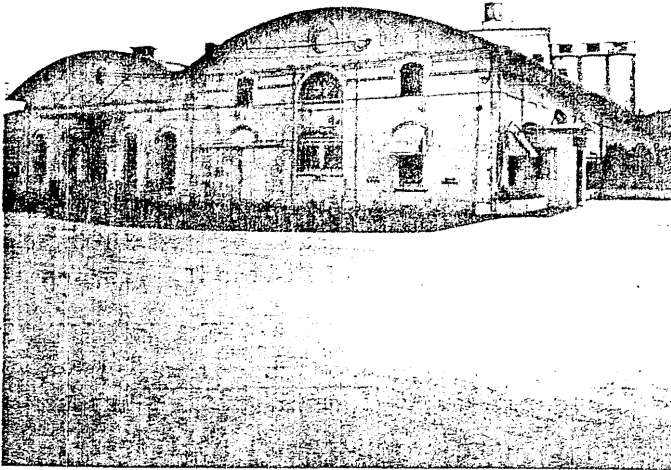
[Signature]
Secretary, Historical Landmarks Commission

=====

For Office Use Only

Historical Classification PRIMARY - STATE HISTORIC INVENTORY
(Primary, Secondary, Historical, Etc.)
Historic Building/Site ☒ Historic District Trevitt ☐ Commercial ☐
Historic Name WASCO Warehouse MILLING COMPANY BUILDING
(If any)
Year(s) Built 1869

STATE OF OREGON INVENTORY
OF HISTORIC PROPERTIES
State Historic Preservation Office
Oregon State Parks, Salem, OR 97310



County Wasco

Theme manufacturing and processing

Name
(Common) Sunshine Biscuit Co. Building
Wasco Warehouse
(Historic) Milling Company Building

Address 901 East Second St.
The Dalles, OR 97058

Present Owner Interior Elevator Co.

Address P. O. Box 517, The Dalles, Ore.

Original Use Warehouse and offices

Date of Construction 1869

Physical description of property and statement of historical significance:

The Wasco Warehouse Milling Company Building is a large, two story brick building which extends over one block along the railroad tracks on the east end of The Dalles, Oregon. The building consists of two major sections, each possessing a dome roof surmounted with a series of louvered cupolas. Port hole windows are located in the south (side) elevation. The windows on the west (front) elevation are mostly four-over-four, double hung sash. All of the windows, including the port hole windows, have decorative brick "eyebrows".

Related grain elevator silos are located on the east side.

A biography of banker Joshua W. French, born in 1830, noted that he was a director of the Wasco Warehouse Milling Company. At the turn of the twentieth century this company was one of the largest flour mills in Oregon. On January 2, 1902 the Times-Mountaineer noted: "The Wasco Warehouse & Milling Company's plant at White River, just completed, is the most modern and complete on the coast. . . ."

Writing about 1953, William H. McNeal noted that the Wasco Warehouse was incorporated in 1883 by J.W. French, S.L. Brooks, and E.B. McFarland. Wentworth Lord served as manager. The firm handled wool, hides, pelts, hay, and grain.

continue on back if necessary

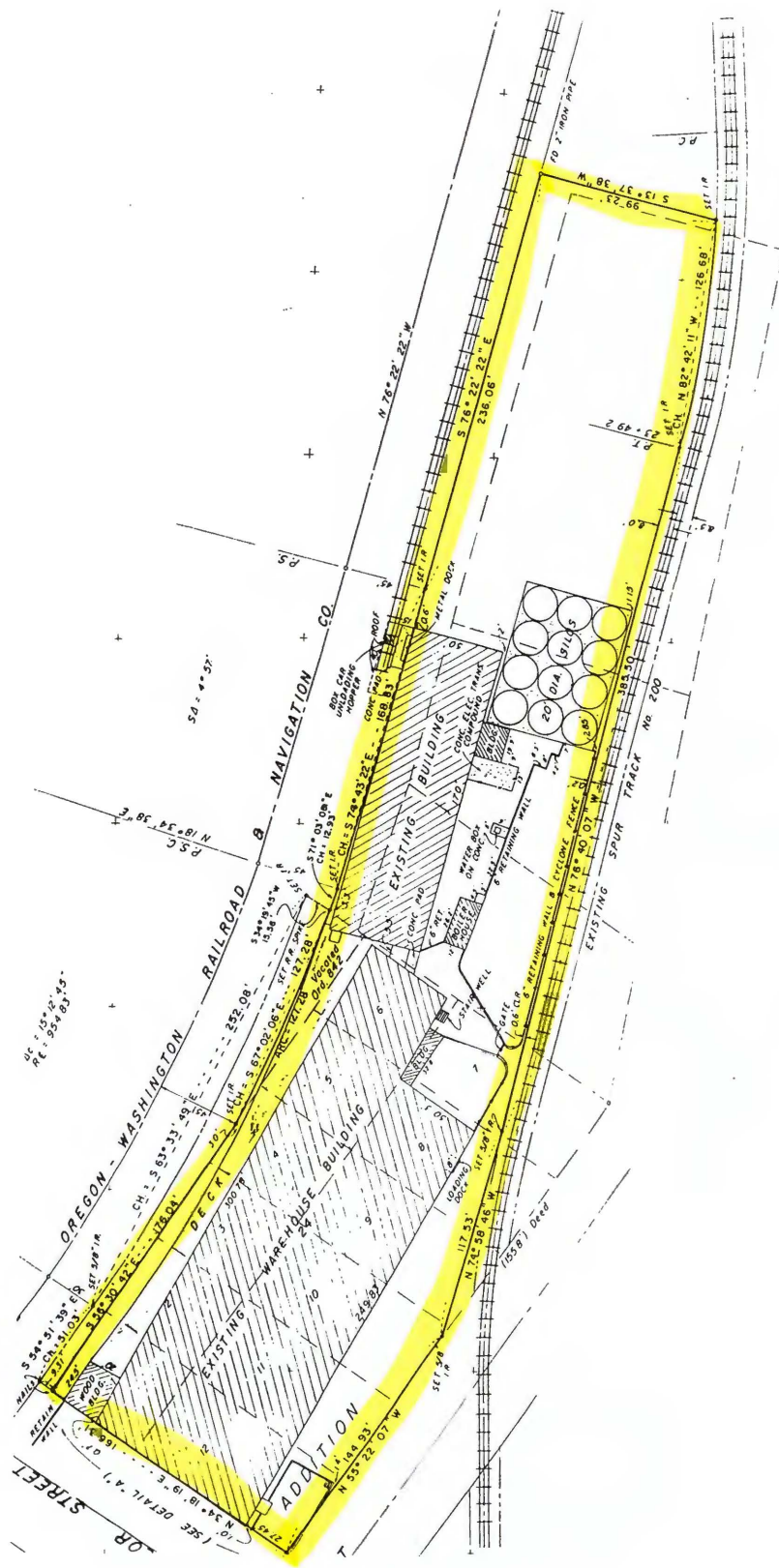
Recorded by Stephen Dow Beckham Date 7 July 1976
Updated by City Planning Department 2/85

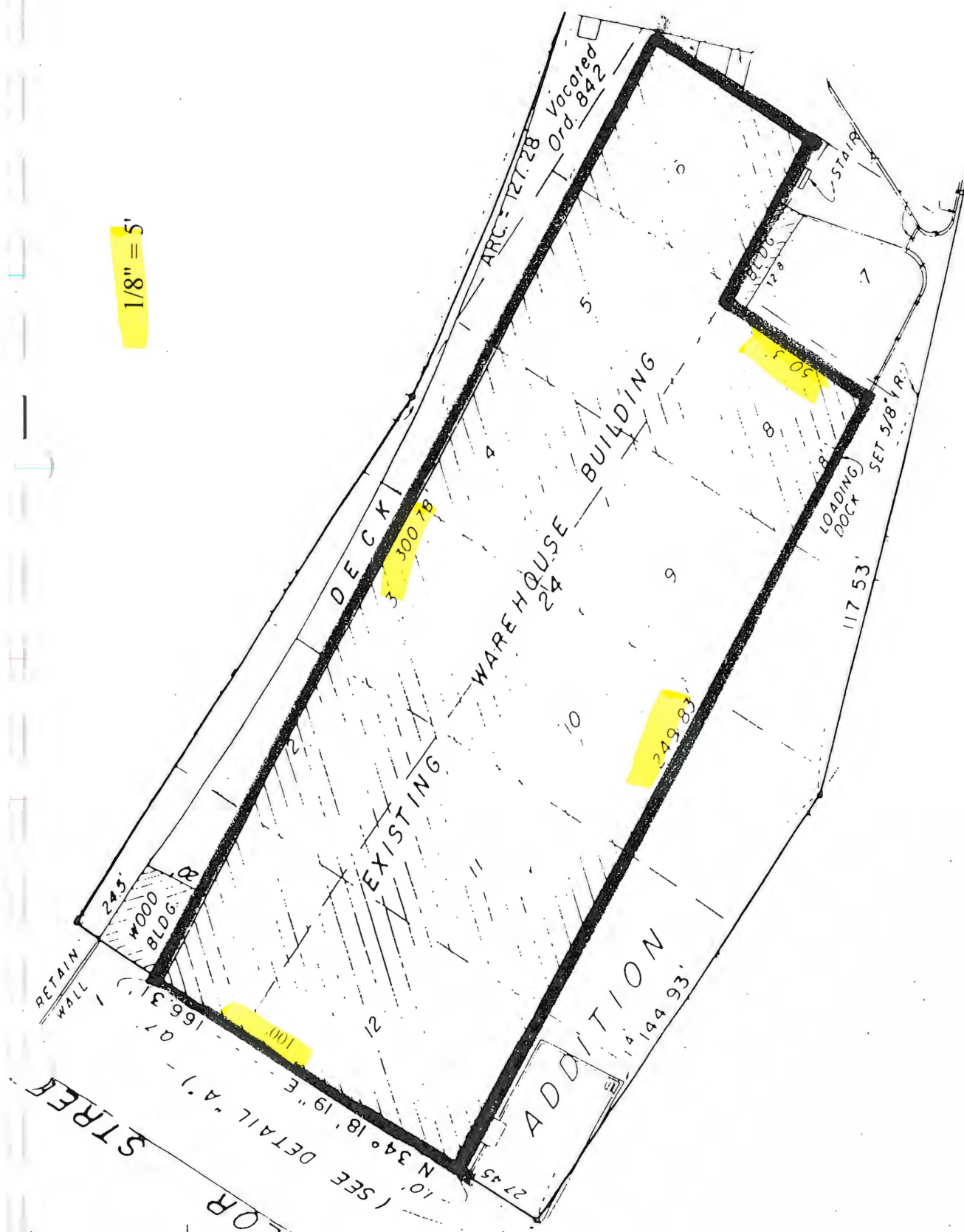
Sources consulted (continue on back if necessary):

Illustrated History of Central Oregon. Spokane, Wash.: Western Historical Publishing Co., 1905, p. 147.

Please enclose map. Township 1 ^(N) _S 13 ^(E) _W Section 3DA
Roll 7, frame 8. State Inventory No. 14

1/8" = 100'



$1/8" = 5'$ 



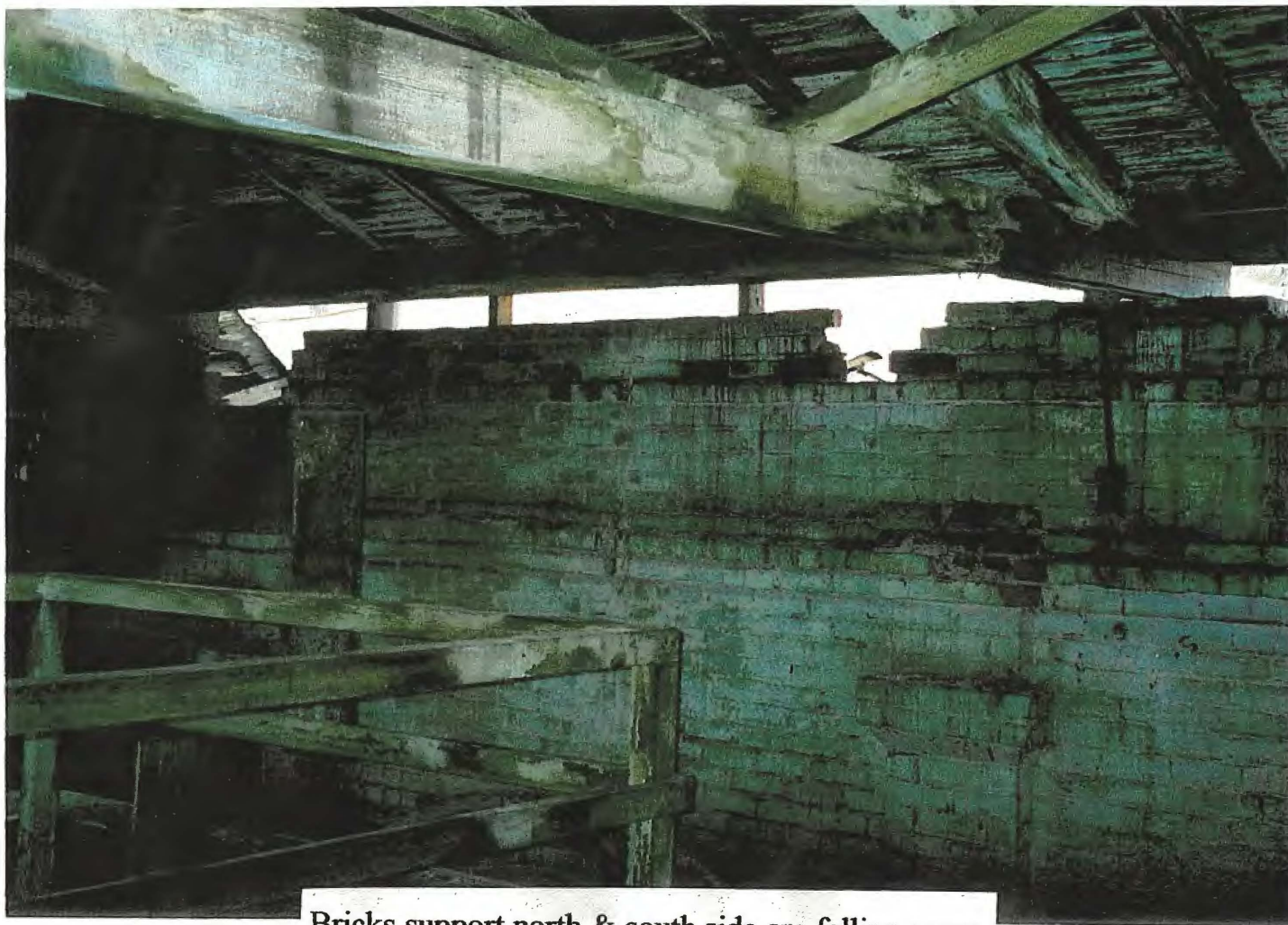
South side of subject.



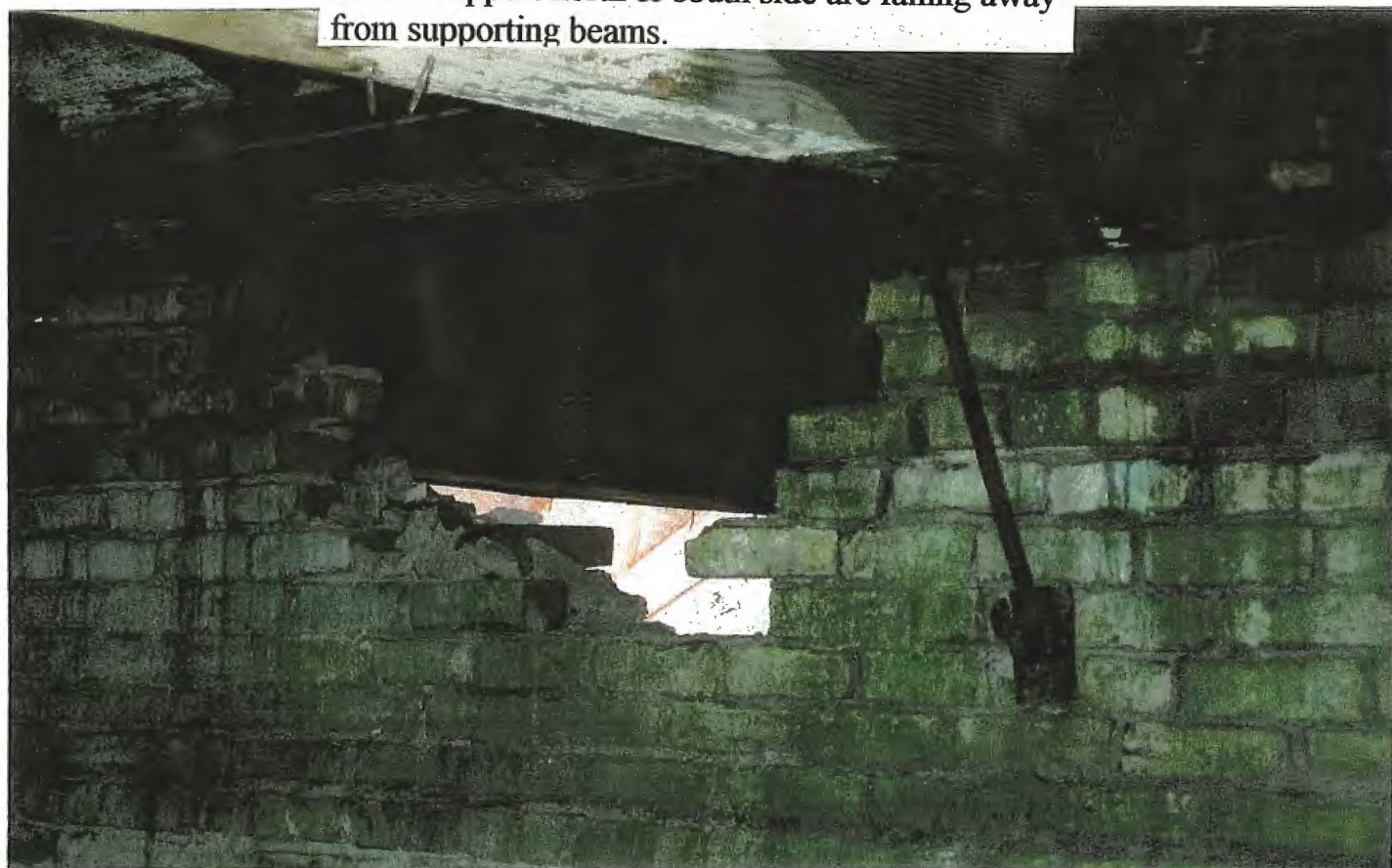
West end of subject.

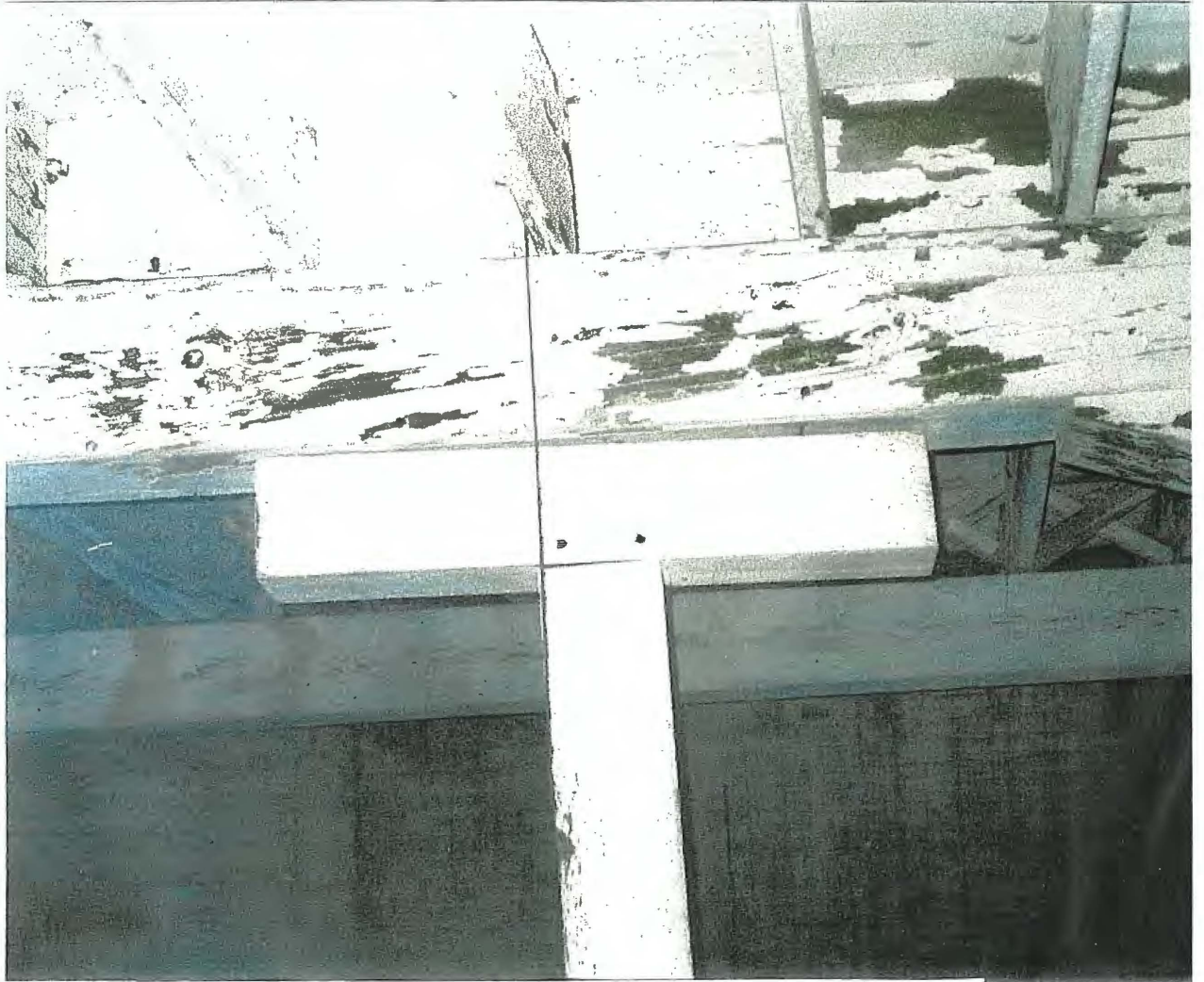


North side of subject.



Bricks support north & south side are falling away from supporting beams.

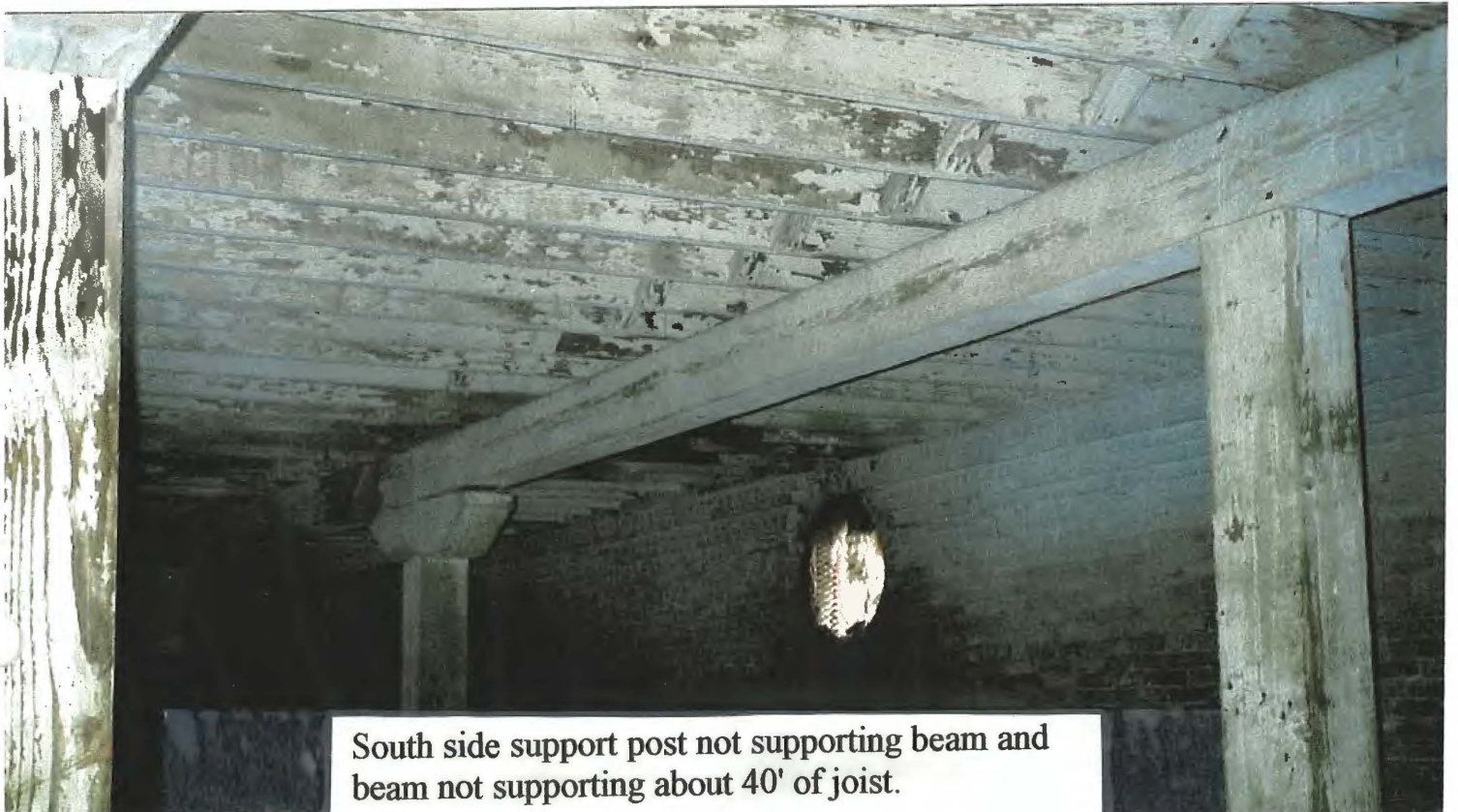




South side another temporary support post has dropped away from beam.



South side floor joist are not resting on the support beam. The support beam has dropped about 3 inches.



South side support post not supporting beam and beam not supporting about 40' of joist.

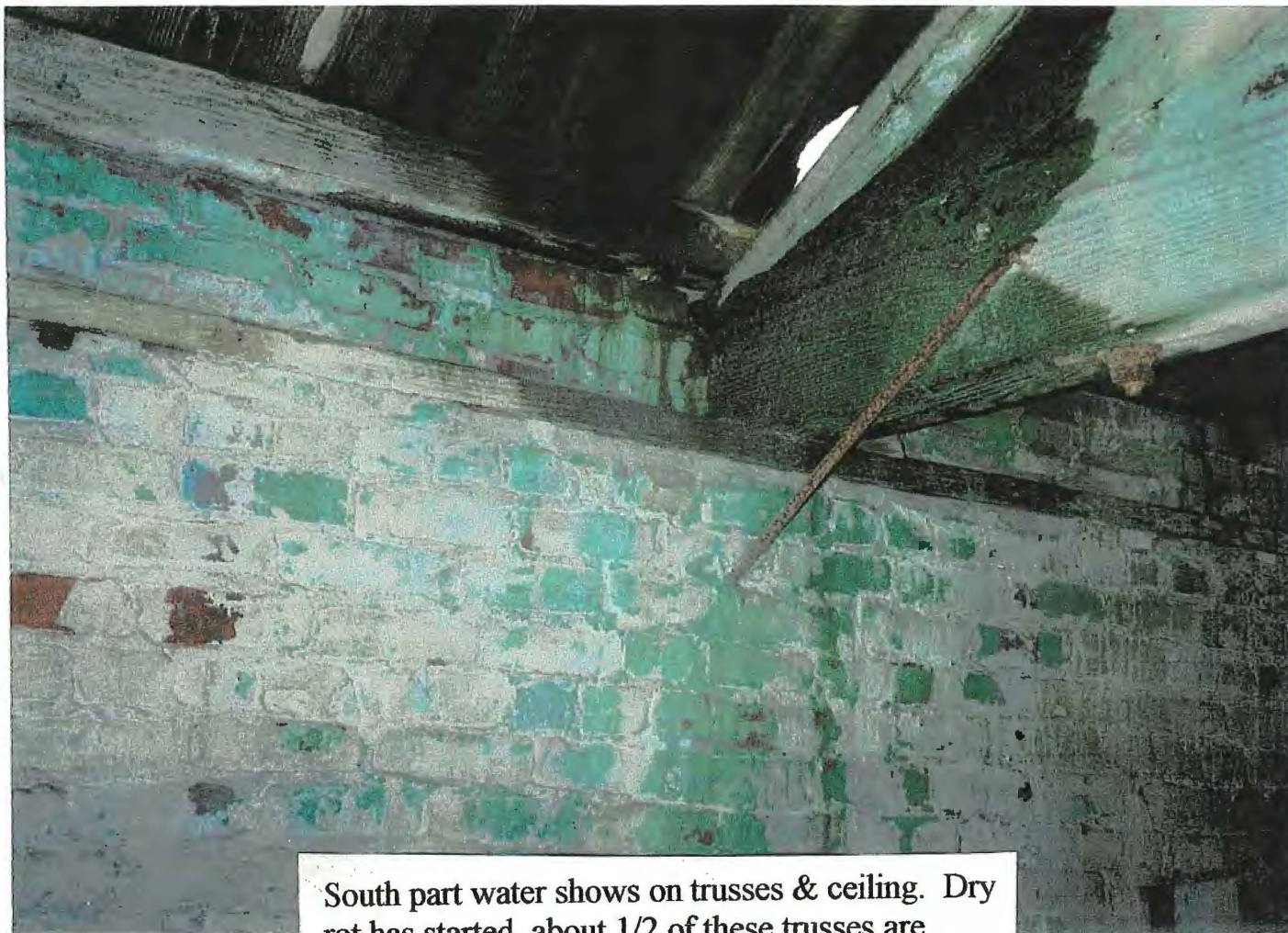


South side post has rotted and floorboards rotted away, area of 30 x 50 that floorboards removed.



Row of 7 trusses that have fallen (north side).





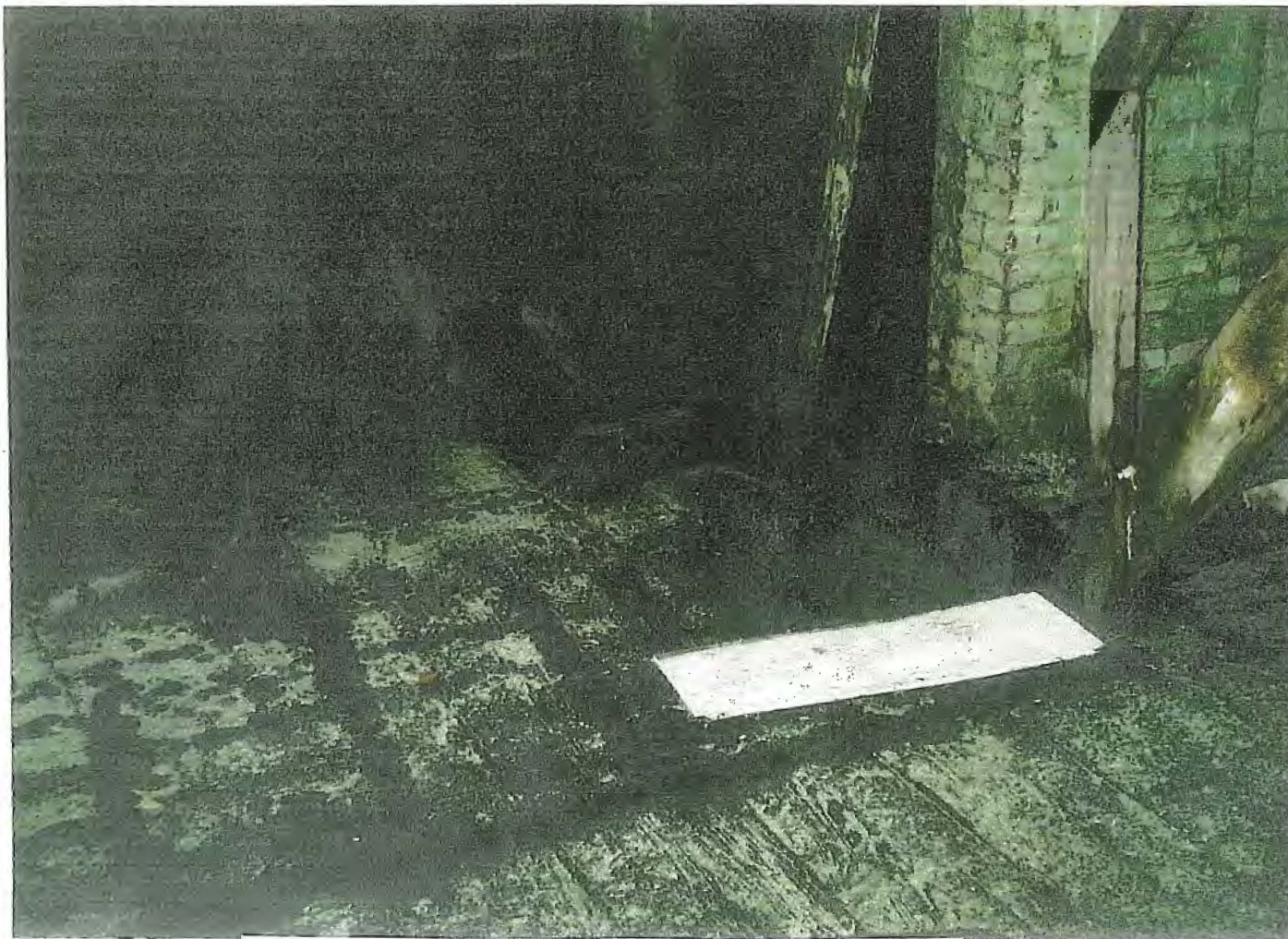
South part water shows on trusses & ceiling. Dry rot has started, about 1/2 of these trusses are starting to rot.



About 20 more trusses have dropped 2" to 10", it's



South side floor dry rot and beams lack support as well as dry rot.



North side floor dry rot and caving in.





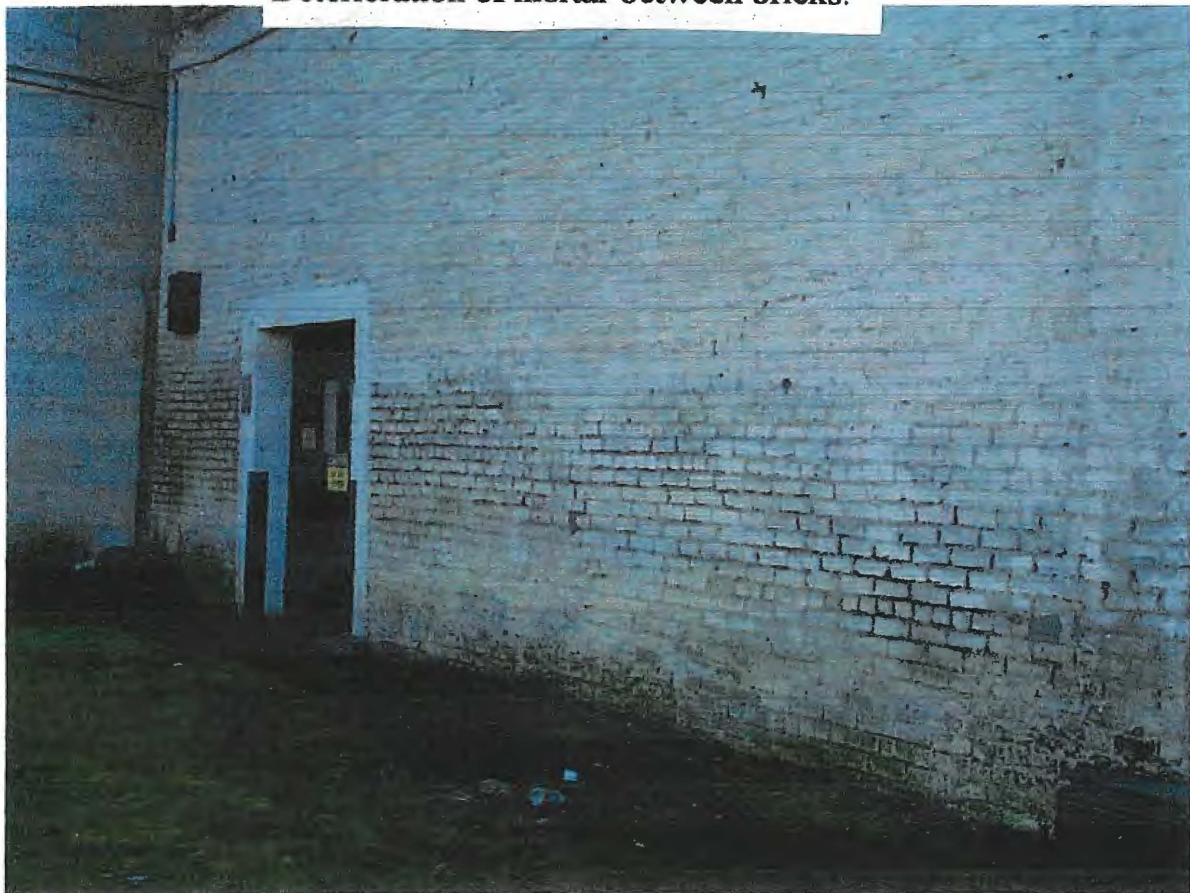
North side floor caving in.



Deterioration of mortar between bricks.



Deterioration of mortar between bricks.





inside view of fallen trusses & dry rotted floor,
floors are all wood (north side).



View of subjects roof showing where trusses have fallen.

**STAFF REPORT
HISTORIC LANDMARKS REVIEW #80-03**

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Planner

HEARING DATE: March 26, 2003

ISSUE: The property owner is applying to construct a historic looking residence and garage with an upstairs apartment on a vacant lot in the Trevitt's Historic District.

SYNOPSIS:

APPLICANT	Mike and Pat Fowler
PROPERTY OWNER	Mike and Pat Fowler
LOCATION	212 W. 4 th Street, The Dalles, OR 97058
ZONING	"CBC" – Central Business Commercial
EXISTING USE	Vacant
SURROUNDING USE	Commercial and Residential
HISTORIC STATUS	N/A

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:

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: This site will be used for residential purposes. According to existing utilities to the site, the previous use for this site was also for a residential use. 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: There are currently no structures on the site. A condition of approval will be added to address removal of any historical materials on this site. This criterion can be met 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 proposing to site and construct a new duplex at the existing vacant lot. The building description of the proposed structure is similar to the Queen Anne Victorian style. With current off-street parking requirements, the applicant has tried to find a way to meet these requirements without being too obvious. No structures exist on the site, therefore, no false changes/alterations are proposed. Criterion does not apply.

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

FINDING-A4: There are no existing structures or significant features to the vacant lot. No changes are proposed. Therefore, this criterion does not apply.

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

FINDING-A5: There are no existing features, finishes, or construction techniques because there is no existing structure on site. This 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: No existing structures exists on site, therefore, this criterion does not apply.

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: No existing structures exists on site, therefore, this criterion does not apply.

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. However, due to the proposed excavation, the applicant is responsible to notify the appropriate authorities if an archaeological resource is found. 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: There are currently no known existing historic materials on site. The proposed new residences will follow the Trevitt's Design Guidelines in detail (see below). There will be no mixed work at the site; all materials for the construction of the new residences will be new. Therefore, this criterion does not apply.

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: In order to meet current standards (parking) set forth in the City's Land Use and Development Ordinance, the applicant will need to do some excavation of the existing site. If the residences are removed at a later date, the site could be brought back to it's current state by adding fill. The proposal is anticipated to be a part of the neighborhood for years to come. This site has been vacant since the early 1990's. Replacing the vacant site with a new residence will bring the neighborhood back to the original state. Criterion met.

B. CITY OF THE DALLES GENERAL ORDINANCE 96-1207—AN ORDINANCE AMENDING SECTION 10(A) OF GENERAL ORDINANCE 94-1194, ESTABLISHING DESIGN GUIDELINES FOR HISTORIC RESOURCES.

Pages 17-21 ~BUILDING DESCRIPTIONS

"The primary period of significance for Trevitt's Addition is 1864-1902. This marks the earliest settlement and development of the residential areas and the commercial core. The secondary period of significance is 1903-1937 which is due to changes resulting from the motor age, electricity and telephone systems..."

"The historic homes in the Trevitt's Addition fall into a broad range of styles. Not every home will fit within a specific style, some buildings may combine features of several styles, as well as being in a vernacular form..."

"QUEEN ANNE (1880-1910) - steeply pitched roof of irregular shape, usually with a dominant front-facing gable; patterned shingles, cutaway bay windows, and other devices used to avoid a smooth walled appearance; asymmetrical facade with partial or full-width porch which is usually one story high and extended along one or both side walls..."

FINDING-B1: The applicant has submitted a rendering of the proposed residences. The style that is proposed is similar to the Queen Anne. The Trevitt's Addition, as stated above, has a broad range of housing styles. The design guidelines also state that some buildings combine several different styles. The applicant is proposing a garage to be attached to the Victorian looking home, the actual roofline shown on the rendering show two different roof styles. The applicant stated that they plan to match the two rooflines, but still need to allow for the additional height in the attached apartment above the garage. The proposed rendering falls within the building descriptions that the Trevitt's Historic District allows, as well as blending in with the size, style, massing and height of the neighboring properties. Staff will address the garage roof style as a condition of approval.

Page 22 ~ LANDSCAPING

"Yards in the Trevitt's Addition vary as a result of the topography and in general the houses are setback from the sidewalk in contrast with the commercial district. They have three zones; sidewalk, front yard and house. New construction and rehabilitation should maintain the alignment of houses in the district and the historic character of the yards.

GUIDELINES:

- a. *New construction should be set back from the street property line a minimum of 15 feet.*
- b. *Street facing portions of the property should be preserved so that the public's visual access is not obstructed.*
- c. *Shrubs, trees, and foundation plantings should not dominate the appearance of the house; rather, they should be complimentary and highlight important features of the building.*
- d. *Preserve and maintain all mature landscaping, remove only if diseased or presenting a life safety hazard.*
- e. *New construction should keep landscaping low near the building using flowers and low shrubs with larger plants and trees further away from the building.*
- f. *In choosing landscaping elements the following should be considered:*
 - style of house*
 - climate appropriate plantings*
- g. *Use of fences is recommended provided they are in keeping with the style of the house and the scale of the neighborhood.*
- h. *The use of historic photographs for reference is recommended."*

FINDING-B2(a): The proposed structure is setback 37', and the proposed attached garage is setback 25'. Criterion met.

FINDING-B2(b): As shown on the submitted landscaping plan, medium growing shrubs are planned to provide a buffer from the parking area. The applicant is

proposing one Dogwood tree in front of the main residence; this is consistent with the surrounding properties and will not obstruct the public's visual access. Criterion met.

FINDING-B2(c): The landscape plan submitted shows minimum height, and medium height shrubs. The number of shrubs shown does not dominate the appearance of the proposed house. Criterion met.

FINDING-B2 (d): The existing vacant lot only has a few volunteer trees that are not significant to the site and will be removed with construction. No other mature landscaping exists on the site. Criterion met.

FINDING-B2 (e): The submitted landscape plan shows low landscaping near the building, which includes bedding plants, lawn, and hydrangea plants. The only tree shown on the plan is set away from the building. Criterion met.

FINDING-B2 (f): The applicant submitted a landscape plan that is appropriate for both the style of the house as well as climate appropriate. Criterion met.

FINDING-B2 (g): No fences are shown on the landscaping plan. The adjacent properties to each side of the subject parcel do not have fences. If a fence is planned in the future, the applicant will need to get the Planning Directors approval prior to constructing the fence. Criterion will be addressed as a condition of approval.

FINDING-B2 (h): No historic photos of the previous structure are available. Therefore, this criterion does not apply.

Page 23 ~ PORCHES

"Porches are a prevalent aspect in Trevitt's Addition and they vary from small stoops to grand verandas. The porch is an integral part of the home in that it serves as both a functional and decorative element. It provides the transition from outdoor to indoor, public to private. New construction and rehabilitation should retain the neighborhood's historic character through the porches' proportion, scale, materials, and style.

GUIDELINES:

- a. *Preservation of defining features such as columns, entablature, railings and other details is important to maintaining the overall character of the house.*
- b. *When original elements are too damaged to restore or rehabilitate, the materials and craftsmanship used to repair the porch should replicate the original construction (see page 2, Secretary of the Interior's Standards for Rehabilitation).*
- c. *When adding or remodeling a porch on a historic home the use of photographs for reference is recommended.*
- d. *Retain all representative distinctive damaged material as a future record.*
- e. *Preventive maintenance can help avoid costly repairs. Annual inspection should include checking:*
 - proper roof drainage*
 - integrity of roofing material*
 - blistering paint (water leakage)*
 - damp areas*
 - substructure for water and insect damage*
- f. *New construction should use a simple design with hip or shed roof with simple posts and handrails.*
- g. *The following materials are prohibited:*
 - corrugated fiberglass*
 - metal siding*
 - wrought iron porch supports*

*prefabricated trellis
plywood
exposed concrete block”*

FINDING-B3 (a): There is no existing porch to preserve; therefore, this criterion does not apply.

FINDING-B3 (b): There is no existing porch to preserve; therefore, this criterion does not apply.

FINDING-B3(c): There is no existing structure to preserve or add to; therefore, this criterion does not apply.

FINDING-B3(d): There is no existing structure to preserve or add to; therefore, this criterion does not apply.

FINDING-B3(e): There is no existing structure to preserve or maintain, therefore, this criterion does not apply.

FINDING-B3(f): The proposed porch is a small wrap around porch with simple double columns and a balustrade. The roof over the porch is a hip roof and is appropriate to the style of the proposed home. Criterion met.

FINDING-B3(g): The applicant is not proposing to use any of the above listed materials. Criterion met.

Page 24 ~ROOFING

“Roof forms contribute to the character of Trevitt's Addition in their form. They are predominantly gables with an assortment of gambrels and hips. New construction and rehabilitation should maintain the residential nature of the roof forms of the historic neighborhood.

GUIDELINES:

- a. Wherever possible preserve, repair and protect existing materials and forms (see page 2, Secretary of the Interior's Standards for Rehabilitation).*
- b. New construction should use roof forms that are consistent with the residential buildings in the neighborhood.*
- c. Gable, hip, and gambrel roof forms are recommended.*
- d. Flat roof forms for new construction are not recommended and are usually associated with commercial buildings.*
- e. Both new construction and rehabilitation should use wood or asphalt shingles.*
- f. Metal roofing and wood shakes are not recommended, unless original (St. Peter's Catholic Church).*
- g. If replacement or repair is necessary, retain a portion of original roofing for future information.*
- h. The use of historic photographs for reference is recommended.”*

FINDING-B4(a): This application is for new construction, therefore, this criterion does not apply.

FINDING-B4(b): The proposed roof form is similar to the adjacent properties, it has a prominent front facing gable. The garage shown has a gambrel type roofline. Staff's discussions with the applicant are to have the garage roof match the primary residence's roofline. As stated above, this will be addressed as a condition of approval.

FINDING-B4(c): As stated above, the applicant is proposing a gabled roofline. The garage shown has a gambrel roof. As stated above, this will be addressed as a condition of approval.

FINDING-B5(g): The new construction will use a composite siding that has the appearance of wood. Staff supports this choice of siding, because it looks like wood and has wood fibers in the actual boards. Criterion met.

FINDING-B5(h): The applicant is not proposing the use of aluminum, vinyl, or plywood siding. Criterion met.

Page 26 ~WINDOWS & DOORS

"Windows and doors serve in giving character to the American house. They provide proportion and scale to the elevation. In Trevitt's Addition windows are predominantly double-hung sash. Door styles vary throughout the neighborhood. New construction and rehabilitation should try and preserve the historic character of the windows and doors through proportion, scale, and rhythm.

GUIDELINES:

- a. *When dealing with historic windows and doors it is best to repair before replacing (see page 2, Secretary of the Interior's Standards for Rehabilitation).*
- b. *Replacement of the original windows and doors is not recommended. However, when replacement is necessary the material, size, proportion, scale, and detail of the original should be matched in order to preserve the historic integrity.*
- c. *Original muntin configuration should be kept as it gives scale and proportion to the overall reading of the window.*
- d. *If no original material exists the use of historic photographs is recommended.*
- e. *The use of thermal shutters and shades is recommended for weatherization as it does not affect the original windows, providing a non-impacting solution.*
- f. *Interior storm windows are recommended.*
- g. *Weatherstripping and caulking should be checked regularly to ensure good weatherization.*
- h. *New construction should use double-hung, one over one, or two over two windows with simple flat trim.*
- i. *The use of vinyl windows is not recommended.*
- j. *Reflective glass is prohibited."*

FINDING-B6(a): There is no existing structure with windows to preserve or repair, therefore, this criterion does not apply.

FINDING-B6(b): There is no existing structure with windows to preserve or repair, therefore, this criterion does not apply.

FINDING-B6(c): There is no existing structure with windows to preserve or repair, therefore, this criterion does not apply.

FINDING-B6(d): There are no existing photographs of the original structure. This criterion does not apply.

FINDING-B6(e): The applicant is not proposing shutters or shades, therefore, this criterion does not apply.

FINDING-B6(f): The applicant is not proposing storm windows, therefore, this criterion does not apply.

FINDING-B6(g): The applicant is going to be installing new windows; therefore, this criterion does not apply.

FINDING-B6(h): The applicant is proposing double hung, one over one windows with flat trim. Criterion met.

FINDING-B6(i): The applicant is proposing the use of vinyl windows. The Oregon State Uniform Building Code requires certain thermal ratings for one and two family homes; a "u-value" needs to be met in order for the window to be approved.

Discussions with the local State Building Code Department made it evident that using a solid wood window or partial wood window makes it difficult to meet the State's minimum thermal rating requirements. Staff is comfortable with the applicant's request to install vinyl windows. The proposed windows are appropriate in proportion, scale, and historic character with the proposed building and the surrounding homes. Criterion met.

FINDING-B6(j): The applicant is not proposing reflective glass. Criterion met.

*Page 27~***COLOR**

"Trevitt's Addition has a varied range of building colors which contributes to the liveliness of the neighborhood. New paint should maintain an overall image of variety, without providing a strict palette, allowing for flexibility and freedom, which created the current appearance of the neighborhood.

GUIDELINES:

- a. *Research and replication of original paint colors is recommended.*
- b. *As a rule it is recommended that three colors be used:*
 - darkest-window sash*
 - medium-building*
 - lightest-trim, detail*
- c. *In choosing a color scheme for a house, consult the local hardware stores, which have historic paint palettes for suggested styles.*
- d. *In general earth tones are recommended.*
- e. *Lighter colors used for smaller homes help to give them more presence.*
- f. *Houses should use varying color palettes in an effort to retain the sense of variety in the neighborhood."*

FINDING-B7(a): There is no historical data known of the previous home colors. This application is for a proposed structure and not repainting an original structure. Therefore, this criterion does not apply.

FINDING-B7(b): The applicant has submitted color choices for the proposed structure. The proposed house color is Silver Fox, which is a gray color with a purple undertone. The proposed trim detail is a color called Violet Crush, which is a light violet color. The proposed window sash is a color called Mountain Lavender, which is a darker lavender color. In order to meet the guidelines stated above the applicant will need to either darken the building color, or lighten the trim color chosen. The Planning Director can approve the final colors administratively; therefore this criterion will be addressed as a condition of approval.

FINDING-B7(c): The paint chips supplied to the Planning Department are loose and not included in a historic color palette. Staff will suggest that the applicant consult with the local hardware stores to aid in the final color selection for the proposed two-family home. Criterion will be addressed as a condition of approval.

FINDING-B7(d): The proposed colors are not what staff would consider "earth tones", however, earth tones are only recommended, not required.

FINDING-B7(e): The proposed structure will not be considered a "smaller home". Therefore, this criterion does not apply.

FINDING-B7(f): The proposed colors are different than the surrounding properties. The surrounding properties have varying colors: greens, blues, creams, burgundy, gray, taupe and white. The final color choice will be confirmed by staff and will be suggested to differentiate from the existing surrounding buildings. Criterion will be met as a condition of approval.

CONCLUSIONS: The proposed two-family home will be a beautiful addition to the Historic Trevitt's Addition. 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 General Ordinance No. 96-1207, 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.
2. Discovered archeological resources or materials will need to be professionally evaluated prior to excavation at the site.
3. Prior to a building permit being issued, the applicant will need to submit revised elevations drawings showing the attached garage having a similar, complementary roof style to the primary residence.
4. Any future plans for fencing or landscaping will require review and approval by the Planning Department Director.
5. The final color scheme for the home will need to be reviewed and approved by the Planning Department Director. The color scheme should be chosen from a historic palette, and should vary from the surrounding properties.
6. The applicant will need to go through a formal Site Plan Review prior to approval of the final construction plans for the subject site.

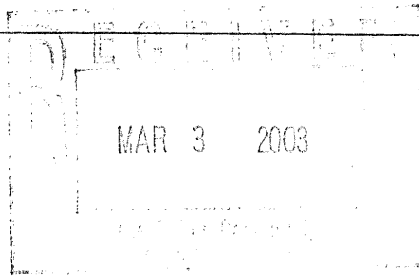


CITY of THE DALLES

313 COURT STREET

THE DALLES, OREGON 97058

(541) 296-5481



HLC# 80-03

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:	Mike & Pat Fowler
Address	P.O. Box 549 ; The Dalles OR 97058
Site Address	212 W 4th St.
Telephone	296-5214

Please describe your project goals.

To construct a historic looking home & garage with
upstairs apartment on a vacant lot in the Trevitt's
Historic District

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

VACANT LOT WILL have a residence on it

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

N/A

What is the current use of this property?

VACANT

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.

See Site Plan Review Application
Applicant

1-24-03
Date

Same

Owner (if not the applicant)

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

Dawn Marie Hurt by Denise Ball
Secretary, Historical Landmarks Commission

For Office Use Only

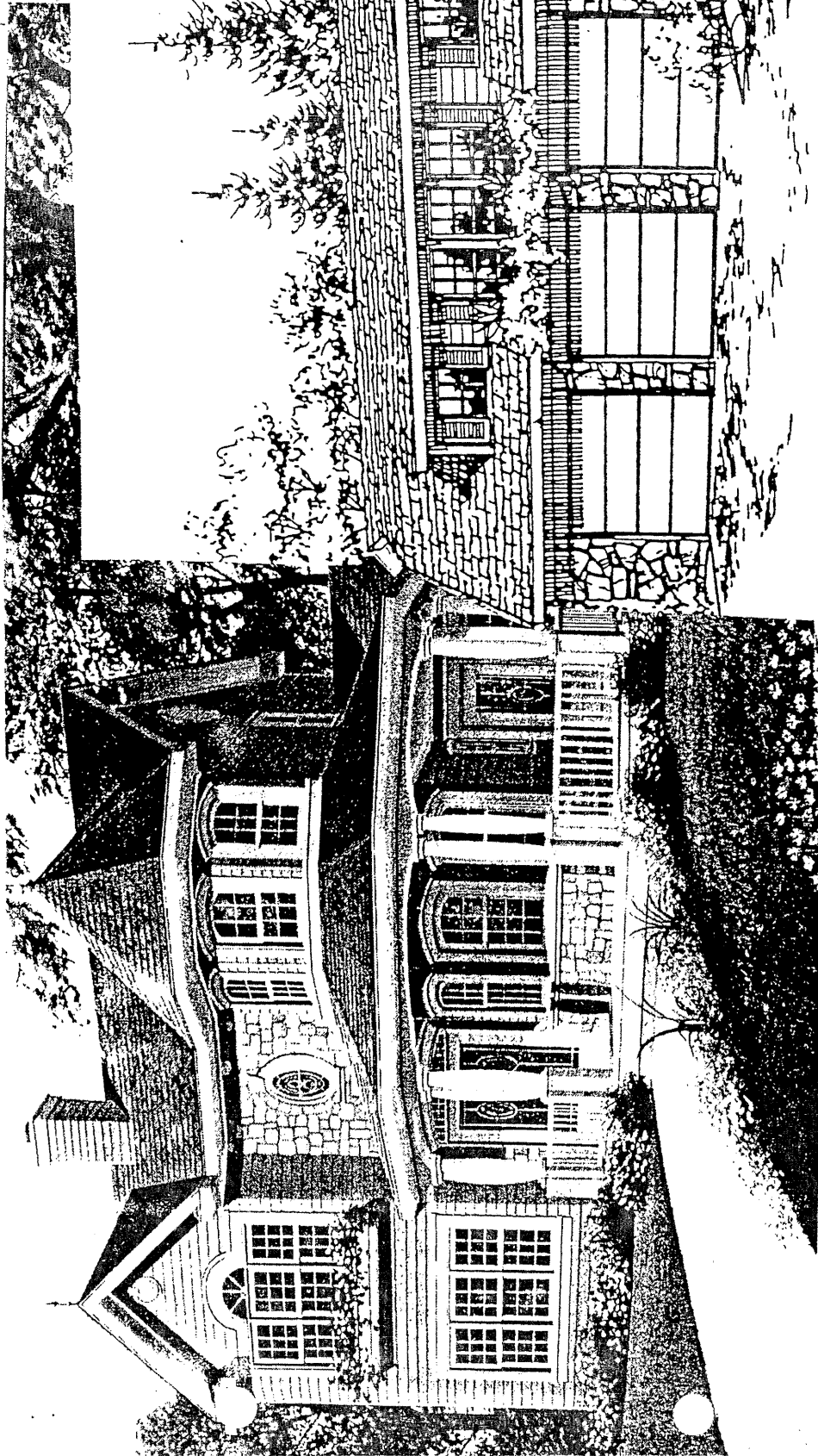
Historical Classification	<u>N/A</u>
	(Primary, Secondary, Historical, Etc.)
Historic Building/Site <input type="checkbox"/>	Historic District Trevitt <input checked="" type="checkbox"/> Commercial <input type="checkbox"/>
Historic Name	
	(If any)
Year(s) Built	

Hecker

RECEIVED

MAR 3 2003

The Office Building is
located at 1000 N. 1st St.

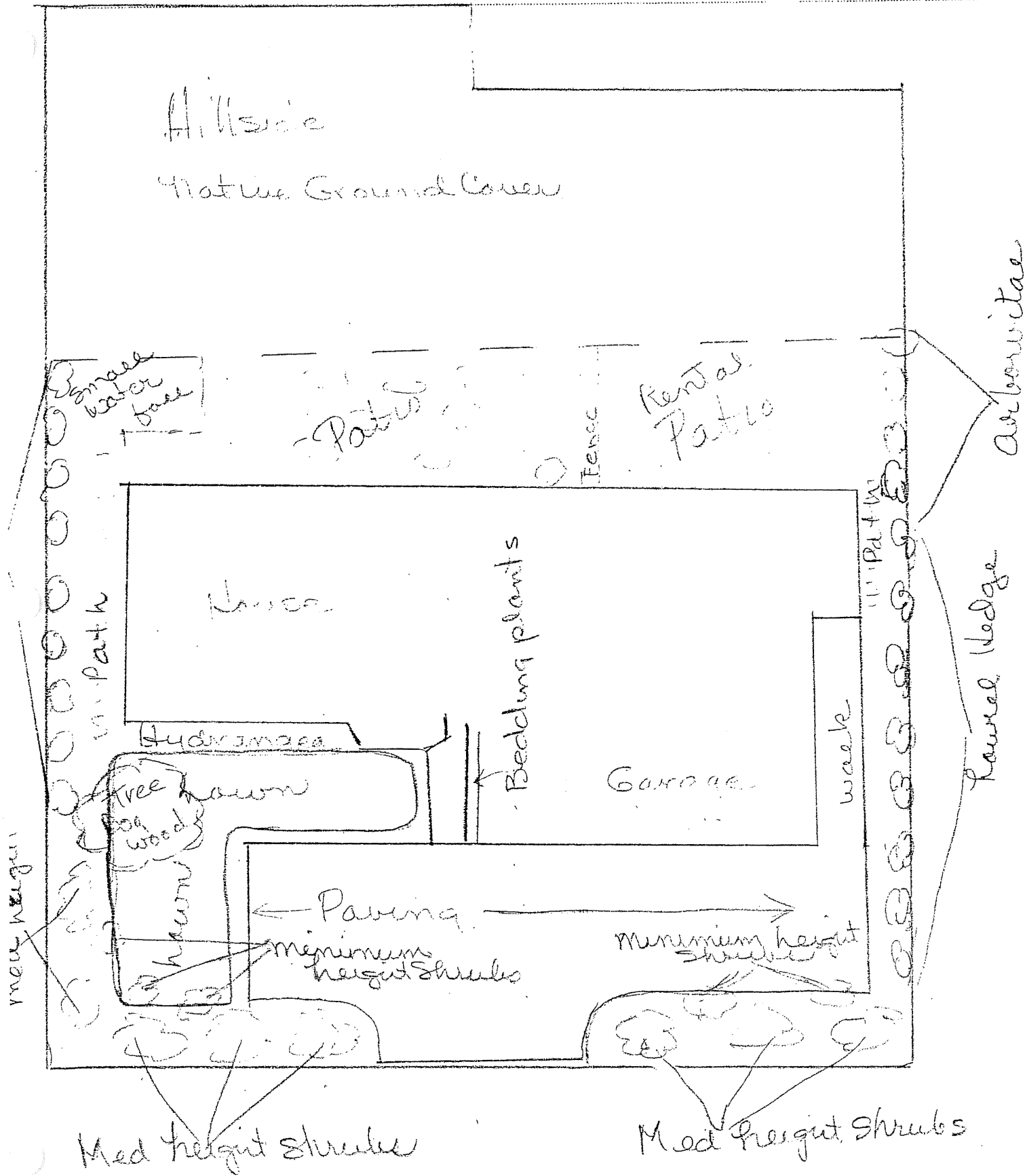


No fireplace planned, (achieved)

No stone - will be siding.

wood siding + vinyl windows per city building codes.

average to match
house price of 100k.



Mike & Pat Fowler 4th Street Property

These are some of the shrubs that we would like to have:

Tree

Cornus Florida (dogwood)

Ground Cover

Knick-Knick

Mahonia (Oregon Grape)

Cotoneaster

Tall Shrubs

Arborvitae (some are existing)

Med Shrubs

Laurel Hedge

Syringa (Lilac)

Spiraea

Viburnum Caricephalum (snowball bush)

Choisya Ternata (mock orange)

Small Shrubs

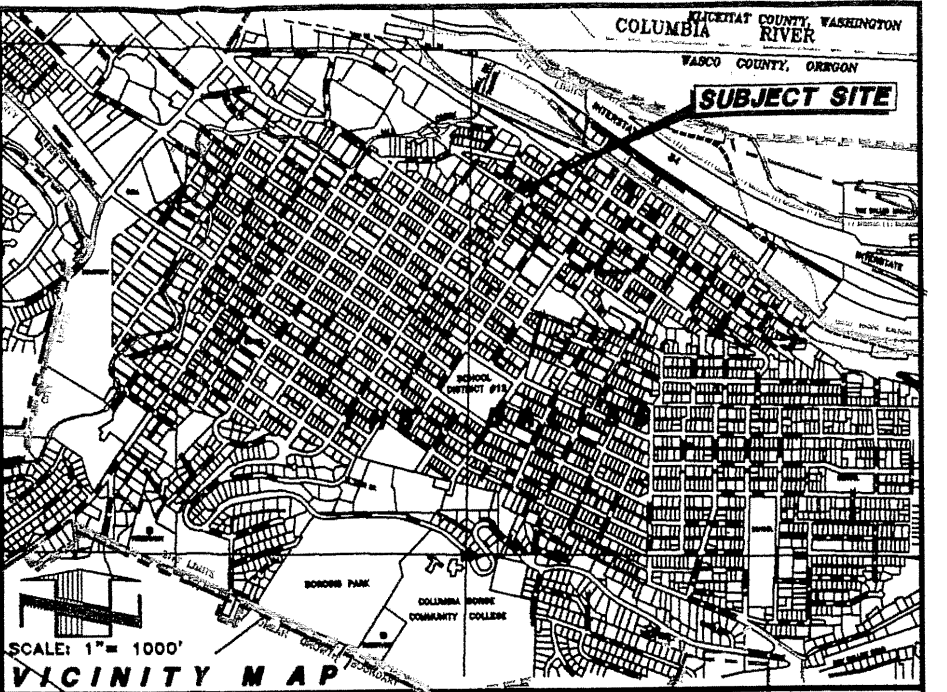
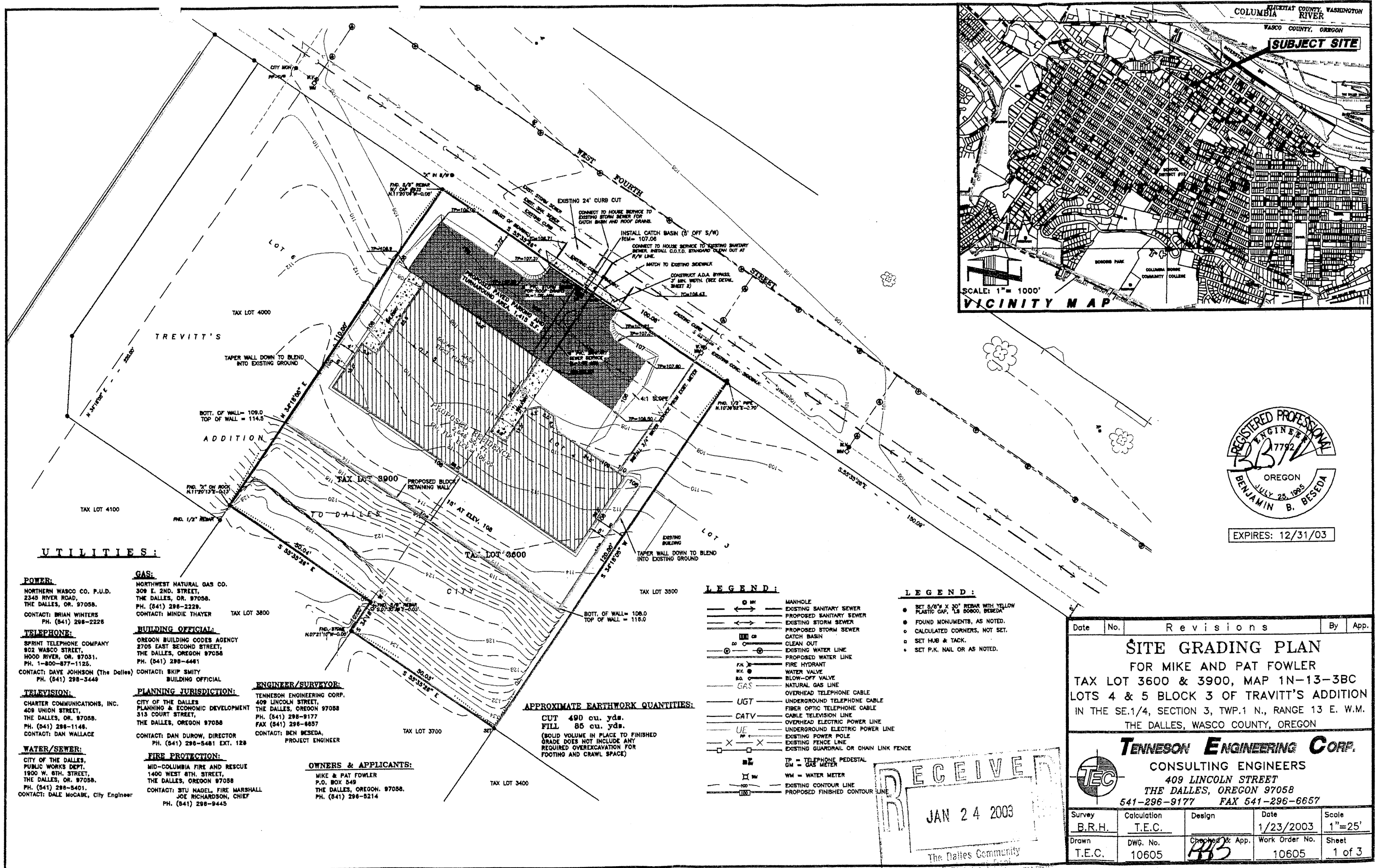
Hydrangea

Rhododendron

Azalea

Bedding Plants

I usually plants annuals that vary from year to year, something that looks good with the color of the house and surrounding plants.



EXPIRES: 12/31/03

UTILITIES:

- POWER:**
NORTHERN WASCO CO. P.U.D.
2345 RIVER ROAD,
THE DALLES, OR. 97058.
CONTACT: BRIAN WINTERS
PH. (541) 298-2228
- TELEPHONE:**
SPRINT TELEPHONE COMPANY
802 WASCO STREET,
HOOD RIVER, OR. 97031.
PH. 1-800-877-1125.
CONTACT: DAVE JOHNSON (The Dalles)
PH. (541) 298-3449
- TELEVISION:**
CHARTER COMMUNICATIONS, INC.
409 UNION STREET,
THE DALLES, OR. 97058.
PH. (541) 298-1146.
CONTACT: DAN WALLACE
- WATER/SEWER:**
CITY OF THE DALLES,
PUBLIC WORKS DEPT.
1900 W. 8TH STREET,
THE DALLES, OR. 97058.
PH. (541) 298-5401.
CONTACT: DALE MCCABE, City Engineer
- GAS:**
NORTHWEST NATURAL GAS CO.
309 E. 2ND STREET,
THE DALLES, OR. 97058.
PH. (541) 298-2228.
CONTACT: MINDIE THAYER
- BUILDING OFFICIAL:**
OREGON BUILDING CODES AGENCY
2705 EAST SECOND STREET,
THE DALLES, OREGON 97058
PH. (541) 298-4441
CONTACT: SKIP SMITH
BUILDING OFFICIAL
- PLANNING JURISDICTION:**
CITY OF THE DALLES
PLANNING & ECONOMIC DEVELOPMENT
313 COURT STREET,
THE DALLES, OREGON 97058
CONTACT: DAN DUNOW, DIRECTOR
PH. (541) 298-5481 EXT. 128
- FIRE PROTECTION:**
MID-COLUMBIA FIRE AND RESCUE
1400 WEST 8TH STREET,
THE DALLES, OREGON 97058
CONTACT: STU NAGEL, FIRE MARSHALL
JOE RICHARDSON, CHIEF
PH. (541) 298-9445
- ENGINEER/SURVEYOR:**
TENNESON ENGINEERING CORP.
409 LINCOLN STREET,
THE DALLES, OREGON 97058
PH. (541) 298-9177
FAX (541) 298-6657
CONTACT: BEN BESEDA,
PROJECT ENGINEER
- OWNERS & APPLICANTS:**
MIKE & PAT FOWLER
P.O. BOX 549
THE DALLES, OREGON. 97058.
PH. (541) 298-8214

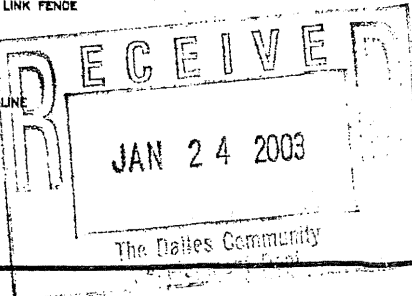
APPROXIMATE EARTHWORK QUANTITIES:
CUT 490 cu. yds.
FILL 85 cu. yds.
(SOIL VOLUME IN PLACE TO FINISHED
GRADE DOES NOT INCLUDE ANY
REQUIRED OVEREXCAVATION FOR
FOOTING AND CRAWL SPACE)

LEGEND:

- MANHOLE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- CATCH BASIN
- CLEAN OUT
- EXISTING WATER LINE
- PROPOSED WATER LINE
- FIRE HYDRANT
- WATER VALVE
- BLOW-OFF VALVE
- NATURAL GAS LINE
- OVERHEAD TELEPHONE CABLE
- UNDERGROUND TELEPHONE CABLE
- FIBER OPTIC TELEPHONE CABLE
- CABLE TELEVISION LINE
- OVERHEAD ELECTRIC POWER LINE
- UNDERGROUND ELECTRIC POWER LINE
- EXISTING POWER POLE
- EXISTING FENCE LINE
- EXISTING GUARDRAIL OR CHAIN LINK FENCE
- TP = TELEPHONE PEDESTAL
- GM = GAS METER
- WM = WATER METER
- EXISTING CONTOUR LINE
- PROPOSED FINISHED CONTOUR LINE

LEGEND:

- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, 18" DEEP.
- FOUND MONUMENTS, AS NOTED.
- CALCULATED CORNERS, NOT SET.
- SET HUB & TACK.
- SET P.K. NAIL OR AS NOTED.



Date	No.	Revisions	By	App.
SITE GRADING PLAN FOR MIKE AND PAT FOWLER TAX LOT 3600 & 3900, MAP 1N-13-3BC LOTS 4 & 5 BLOCK 3 OF TRAVITT'S ADDITION IN THE SE.1/4, SECTION 3, TWP.1 N., RANGE 13 E. W.M. THE DALLES, WASCO COUNTY, OREGON				
TENNESON ENGINEERING CORP. CONSULTING ENGINEERS 409 LINCOLN STREET THE DALLES, OREGON 97058 541-296-9177 FAX 541-296-6657				
Survey	Calculation	Design	Date	Scale
B.R.H.	T.E.C.		1/23/2003	1"=25'
Drawn	DWG. No.	Checked & App.	Work Order No.	Sheet
T.E.C.	10605	B.B.	10605	1 of 3

HISTORIC LANDMARKS RESOLUTION NO. 76-03

APPROVING THE DALLES HISTORIC LANDMARKS COMMISSION NO. HLC 79-03

The applicant, Owen Gann is requesting to demolish the warehouse buildings at the west end of the Sunshine Biscuit Co. site.

The property is located at 901 E. 2nd Street and is zoned "I"-Industrial.

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on March 26, 2003, conducted a public hearing to consider the above request.
- B. A Staff report was presented, stating findings of fact and conclusions of law.
- C. Staff Report number 79-03 and the minutes of March 26, 2003, upon approval, provide the basis for this resolution and are herein attached by reference.

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

- A. In all respects as set forth in Recitals, Part "I" of this resolution.
- B. Historic Landmarks Review No. HLC 79-03 of City of The Dalles is hereby approved with the following conditions:
 - 1. A pictorial and graphic history of the buildings will be provided to the City Planning Office for their files.
 - 2. Discovered archeological resources will need to be professionally evaluated prior to continuing demolition at the site.
 - 3. Any artifacts such as equipment shall be salvaged from the structure.
 - 4. This demolition permit is valid for six months from the date of this resolution.

III. APPEALS, COMPLIANCE AND PENALTIES:

- A. Any party of record may appeal a decision of the Historic Landmarks Commission to the City Council for review. Appeals must be made in accordance to Section 9(a) of the Historic Landmarks Ordinance No. 1194, and must be filed with City Clerk within ten (10) days of the date of mailing of this Order.

- B. Failure to exercise this approval within the time line set either by Order or by Ordinance will invalidate this permit.

APPROVED AND ADOPTED THIS 26th DAY OF MARCH 2003.

Eric Gleason, Chairman
Historic Landmarks Commission

I, Dan Durow, Director of the Community Development Department of the City of the Dalles, hereby certify that the foregoing Order was adopted at the special meeting of the City Historic Landmarks Commission, held on March 26, 2002.

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

Dan Durow, Director Community Development Dept.

HISTORIC LANDMARKS RESOLUTION NO. 77-03

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

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

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

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on March 26, 2003, conducted a public hearing to consider the above request.
- B. A Staff report was presented, stating findings of fact and conclusions of law.
- C. Staff Report number 80-03 and the minutes of March 26, 2003, upon approval, provide the basis for this resolution and are herein attached by reference.

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

- A. In all respects as set forth in Recitals, Part "I" of this resolution.
- B. Historic Landmarks Review No. HLC 80-03 of City of The Dalles is hereby approved with the following conditions:
 - 1. Work will be completed in substantial conformance to the pictures and proposals as submitted and reviewed.
 - 2. Discovered archeological resources or materials will need to be professionally evaluated prior to excavation at the site.
 - 3. Prior to a building permit being issued, the applicant will need to submit revised elevations drawings showing the attached garage having a similar, complementary roof style to the primary residence.
 - 4. Any future plans for fencing or landscaping will require review and approval by the Planning Department Director.
 - 5. The final color scheme for the home will need to be reviewed and approved by the Planning

Department Director. The color scheme should be chosen from a historic palette, and should vary from the surrounding properties.

6. The applicant will need to go through a formal Site Plan Review prior to approval of the final construction plans for the subject site.

III. APPEALS, COMPLIANCE AND PENALTIES:

- A. Any party of record may appeal a decision of the Historic Landmarks Commission to the City Council for review. Appeals must be made in accordance to Section 9(a) of the Historic Landmarks Ordinance No. 1194, and must be filed with City Clerk within ten (10) days of the date of mailing of this Order.
- B. Failure to exercise this approval within the time line set either by Order or by Ordinance will invalidate this permit.

APPROVED AND ADOPTED THIS 26th DAY OF MARCH 2003.

Eric Gleason, Chairman
Historic Landmarks Commission

I, Dan Durow, Director of the Community Development Department of the City of the Dalles, hereby certify that the foregoing Order was adopted at the special meeting of the City Historic Landmarks Commission, held on March 26, 2002.

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

Dan Durow, Director Community Development Dept.