

AGENDA

HISTORIC LANDMARKS COMMISSION

May 26, 2021

4:00 p.m.

VIA ZOOM

<https://zoom.us/j/94336427215?pwd=Z3BIUFRqT2lNUU1NTXVsREZCV2pVdz09>

Meeting ID: **943 3642 7215** Passcode: **454777**

Dial by your location: 1-669-900-6833 or 1-253-215-8782

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES – March 24, 2021
6. PUBLIC COMMENT
7. STAFF COMMENTS
8. COMMISSIONER COMMENTS
9. PUBLIC HEARING
 - A. HLC 186-21, Kara Flath, North Wasco County School District #21, The Dalles High School Gymnasium (Kurtz Gym), 220 E. 10th Street
REQUEST: Approval to provide full voluntary seismic rehabilitation of The Dalles High School Gymnasium.
 - B. HLC 187-21, Lindsey and Thomas Giamei, 201 E. Second Street
REQUEST: Approval to place a 15’ by 15’ mural on the west facing wall.
10. RESOLUTION
 - A. Resolution HLC 175-21: Approval of HLC 186-21, North Wasco County School District #21
 - B. Resolution HLC 176-21: Approval of HLC 187-21, Lindsey & Thomas Giamei

11. ADJOURNMENT

This meeting conducted via Zoom.

Prepared by/
Paula Webb, Secretary
Community Development Department

MINUTES

HISTORIC LANDMARKS COMMISSION MEETING

March 24, 2021

4:00 p.m.

VIA ZOOM

PRESIDING: Robert McNary, Chair

COMMISSIONERS PRESENT: Bev Eagy, Forust Ercole, Eric Gleason, Doug Leash

COMMISSIONERS ABSENT:

OTHERS PRESENT:

OTHERS ABSENT: City Councilor Scott Randall

STAFF PRESENT: Senior Planner Dawn Marie Hert, Secretary Paula Webb

CALL TO ORDER

The meeting was called to order by Chair McNary at 4:00 p.m.

PLEDGE OF ALLEGIANCE

Commissioner Ercole led the Pledge of Allegiance.

APPROVAL OF AGENDA

It was moved by Eagy and seconded by Leash to approve the agenda as presented. The motion carried 5/0: Eagy, Ercole, Gleason, Leash and McNary voting in favor; none opposed.

APPROVAL OF MINUTES

It was moved by Ercole and seconded by Leash to approve the minutes of January 27, 2021 as submitted. The motion carried 5/0: Eagy, Ercole, Gleason, Leash and McNary voting in favor; none opposed.

PUBLIC COMMENT

None.

STAFF COMMENTS

Senior Planner Hert explained the HLC meeting format was changed in order to conform to the City Council format.

Pine trees at Pioneer Cemetery were examined by the maintenance crew and show no signs of infestation. Maintenance staff will follow up with an arborist.

Fort Dalles Museum:

- Staff was contacted regarding repairs to bars and signage. Staff determined no formal application to the Commission was required.
- Commissioner Gleason noted trees were lost to pine beetle infestation and asked if application for replacement was required. Hert replied as a landmarked site an application for replacement, or at least a discussion, would be appropriate.
- Commissioner Gleason stated the Museum is moving forward on a Historic Vehicle Display Building. Plans are in the early stages.

COMMISSIONER COMMENTS

Commissioner Ercole said while speaking with residents about the neon signs on historic buildings, he had received complaints about the “Flying A Service” sign on the front of the building [Optimo Cigar Store]. Although he received comments both in favor and against the signs, some grumbles were received about the misplaced sign. Senior Planner Hert replied she would be coordinating with Main Street to resolve the placement.

Commissioner Eagy was contacted with a request to use Trevitt House in a film about Ben Snipes. Dennis Morgan will play Ben Snipes in the film.

Commissioner Leash stated a new furnace was installed at St. Peter’s Landmark.

Commissioner Gleason stated interior repairs are progressing at the Fort Dalles Museum in response to storm damage. The Museum received a grant from the Wasco County Cultural Trust to provide interpretive signage. The Foundation held a fundraiser for interior windows in both the Surgeon’s Quarters and Anderson House. No modifications will be necessary to the outside of the buildings. The inserts will not be visible from the outside, but will block UV, preserve the collections, and improve energy efficiency.

Commissioner Leash noted the St. Patrick’s Day concert was held on YouTube.

Chair McNary asked if the neon signs were functional. Hert replied most are illuminated. Hert also received some negative feedback about the signs, but most of the feedback has been positive.

Chair McNary stated the meeting format should be changed so the applicant would not have to wait through comments prior to holding the Public Hearing.

PUBLIC HEARING

HLC Application 185-21, Chuck Gomez, Granada Theatre, 221 E. Second Street, The Dalles

Request: Approval to install historically appropriate awnings on the Granada Theatre.

Chair McNary read the rules of a public hearing. He then asked if any Commissioner had ex parte contact, conflict of interest or bias which would prevent an impartial decision. Hearing none, Chair McNary opened the public hearing at 4:22 p.m.

Senior Planner Hert presented the staff report, Exhibit 1.

Chair McNary invited comment from proponents.

Chuck Gomez, PO Box 1329, The Dalles

Gomez stated he wished to restore the building to its 1929 appearance, function, and profile with historically accurate and correctly designed awnings for the southern facing side of the Granada Theatre. He stated it would be a lovely addition to have the awnings as they were in 1929. Gomez requested approval in order to move forward with continued restoration and improvements to the historic Granada Theatre.

There were no comments from opponents.

Commissioner Eagy asked what color would be used for the awnings. Gomez replied one of the darker colors originally on the building. There may be a slightly different accent color thread in the seaming, but secondary colors will probably not be visible.

Commissioner Gleason asked if the awnings would be on a rigid frame. Gomez replied they would not be retractable, they would be mounted on a rigid frame.

Chair McNary closed the public hearing at 4:32 p.m.

Chair McNary invited deliberation.

Commissioner Gleason stated awnings would add to the appearance of the building.

It was moved by Leash and seconded by Eagy to approve Application HLC 185-21 with four Conditions of Approval. The motion carried 5/0: Eagy, Ercole, Gleason, Leash and McNary voting in favor; none opposed.

RESOLUTION

HLC Resolution 174-21, Approval of HLC 185-21, Chuck Gomez

It was moved by Ercole and seconded by Gleason to approve HLC Resolution 174-21, approving application HLC 185-21 of Chuck Gomez with four recommended Conditions of Approval. The motion carried 5/0: Eagy, Ercole, Gleason, Leash and McNary voting in favor; none opposed.

Chair McNary asked what was on the horizon for the next meeting. Hert replied there was nothing at this time.

Chair McNary requested an update on the Recreation Building. Hert replied the applicant, Todd Carpenter, is working with Urban Renewal and Community Development Staff. The engineering is now complete.

Chair McNary asked if funds were budgeted for the demolition of the Waldron Brothers Drug Store [Gitchell Building]. Hert replied Council was not proceeding with demolition at this time; she will confirm the details and report back to the Commission.

ADJOURNMENT

Being no further business, the meeting adjourned at 4:42 p.m.

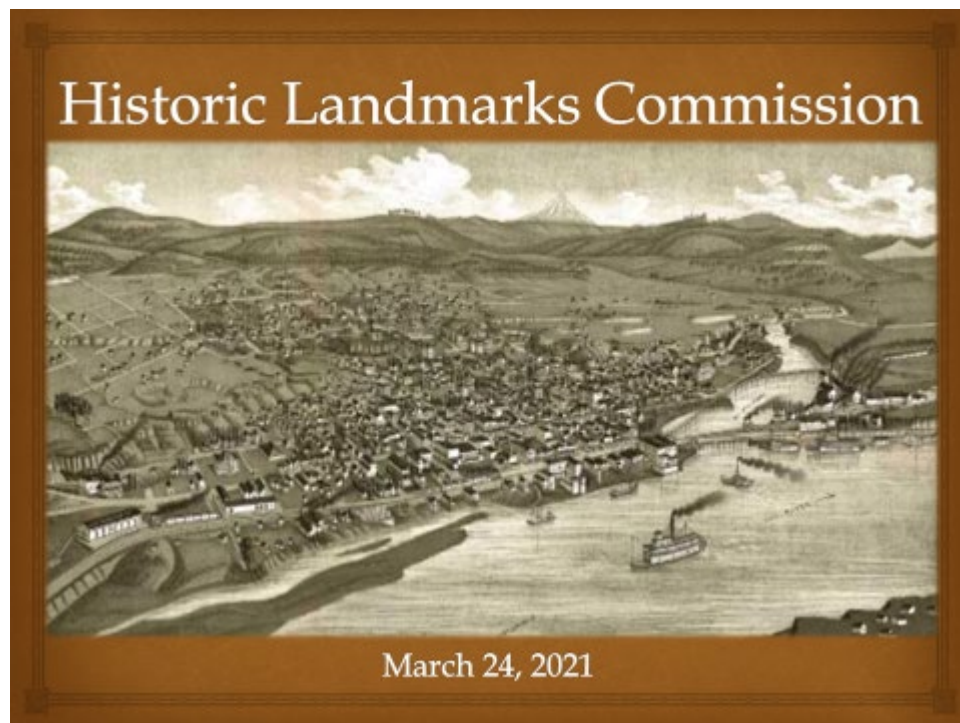
Submitted by/
Paula Webb, Secretary
Community Development Department

SIGNED:

Robert McNary, Chair

ATTEST:

Paula Webb, Secretary
Community Development Department



Public Hearing

☞ HLC Application #185-21

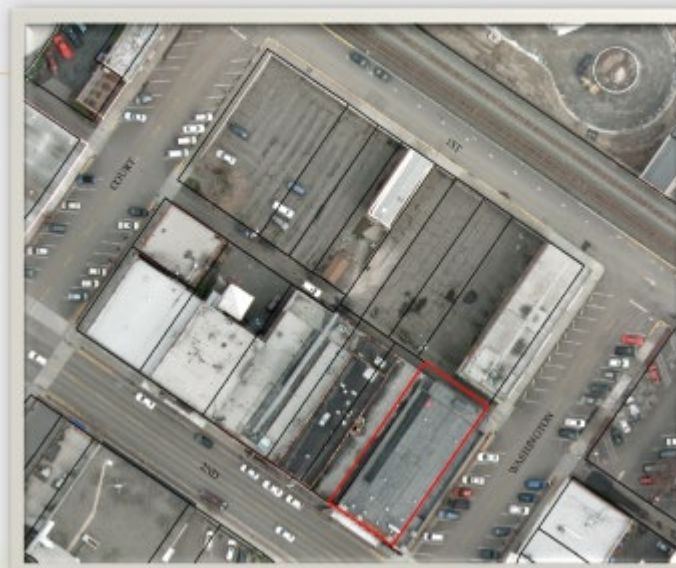
- ☞ Applicant: Chuck Gomez
- ☞ Address: 221 E 2nd Street

HLC 185-21 ~ The Granada Theatre



221 East 2nd Street - Chuck Gomez

Vicinity Map



Existing Conditions - The Granada Theatre



Previous/Existing Conditions - The Granada

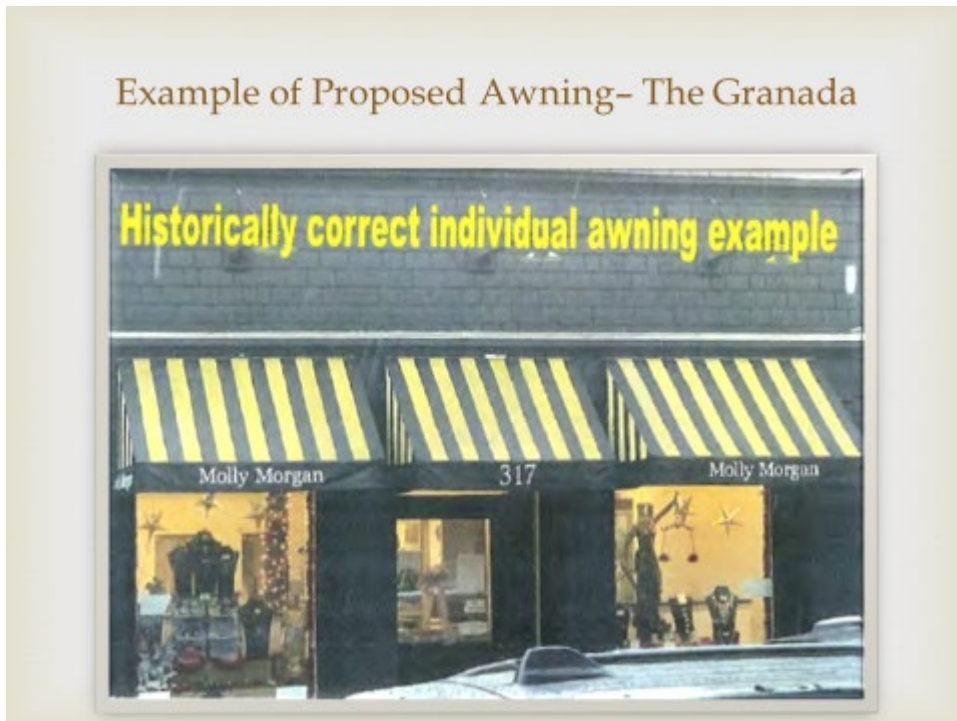


Historic Photo with Awnings - The Granada



Historic Photo with Awnings - The Granada







Recommendation & Conditions of Approval



MOTION:

Move to approve Application HLC #185-21 of Chuck Gomez to install historically appropriate awnings on the façade of The Granada Theatre, located at 221 East 2nd Street, with four recommended Conditions of Approval:

1. Work will be completed in substantial conformance to the proposals as submitted and reviewed.
2. The color(s) of the canopy will be required to be compatible with the building colors.
3. 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.
4. If applicable, the applicant will need to obtain a structural permit for the proposed awning installation from Wasco County Building Codes Services.

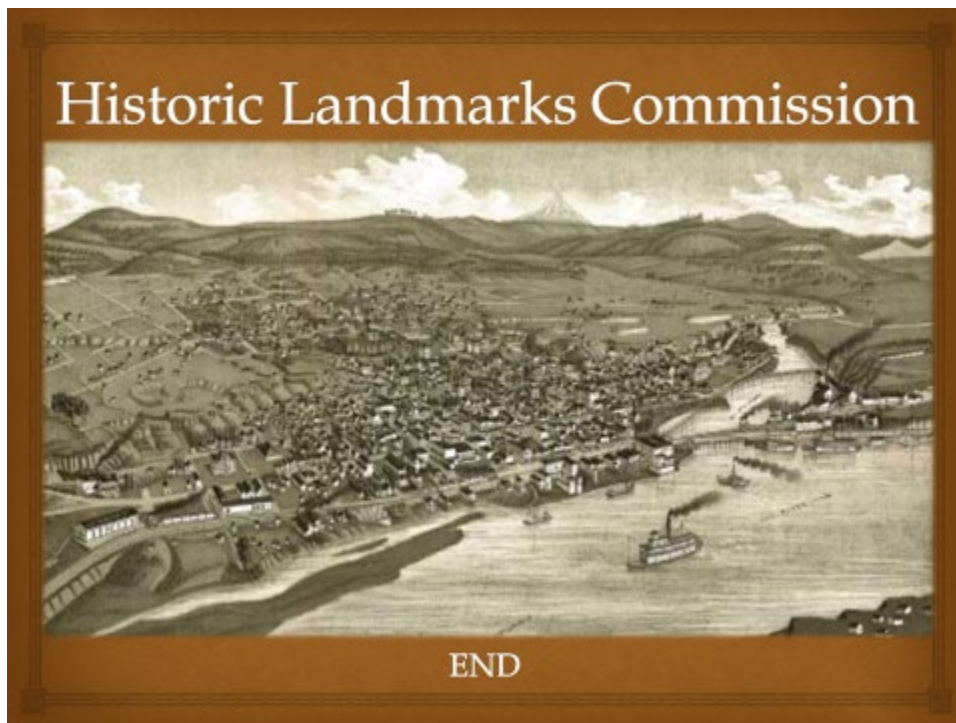
Resolution 174-21



MOTION:

Move to approve Resolution #174-21, approving application HLC #185-21 of Chuck Gomez with four recommended Conditions of Approval:

1. Work will be completed in substantial conformance to the proposals as submitted and reviewed.
2. The color(s) of the canopy will be required to be compatible with the building colors.
3. 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.
4. If applicable, the applicant will need to obtain a structural permit for the proposed awning installation from Wasco County Building Codes Services.



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STAFF REPORT
HISTORIC LANDMARKS REVIEW #186-21

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Senior Planner
Community Development Department

HEARING DATE: Wednesday, May 26, 2021

ISSUE: Request to provide full voluntary seismic rehabilitation of The Dalles High School Gymnasium (Kurtz Gym).

SYNOPSIS:

APPLICANT	Kara Flath of North Wasco County School District #21
PROPERTY OWNER	North Wasco County School District #21
LOCATION	220 East 10th Street
ZONING	RH/CFO
EXISTING USE	The Dalles High School
SURROUNDING USE	Residential
HISTORIC STATUS	Locally Landmarked

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 property is The Dalles High School. In 1915 the original The Dalles High School was constructed, the current building/campus was constructed in 1940 to replace the original structure that was destroyed by fire in February of that year. The campus has expanded over the years to provide for a larger student body and extra-curricular activities.

ANALYSIS: The Historic Landmarks Commission is responsible for conducting hearings dealing with proposed alterations to historic buildings. The Dalles Municipal Code, Title 11 Planning, Chapter 11.12 – Historic Resources provides process as well as established design guidelines to assist the Commission in making these decisions. The purpose of the Historic Landmarks Commission, the Historic Code 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.*

A. THE DALLES MUNICIPAL CODE – TITLE 11.12 – HISTORIC RESOURCES – CODE RELATING TO HISTORIC RESOURCES WITHIN THE CITY OF THE DALLES.

Section 11.12.070, Subsection A. Review Criteria:

3. “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: There are no plans for modifications to the existing school use of this property. Criterion does not apply.

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 seismic strengthening will consist of applying Fiber-Reinforced Polymer at certain locations, which will require removal of some concrete ornamentation on the wall piers between the windows on the north and south sides of the building. The north and south sides of the building are not street facing and the front face of the building will not be altered. After the wall strengthening has been applied, a concrete finish will be provided to conceal the strengthening material. The ornamentation between the windows will be restored using tile or precast concrete materials to maintain the current appearance. 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. These seismic upgrades will not create a false sense of historic development. Criterion met.

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 does not apply.

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. All distinctive features and finishes will remain. Criterion met.

6. Deteriorating historical features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.

FINDING-A6: This proposal seeks to rehabilitate the historic gymnasium by voluntarily providing a full seismic upgrade. Minor exterior alterations are planned to reinforce the windows on the north and south faces. All other historic features and finishes will remain. 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 is not proposing any chemical or physical treatments. Any planned cleanings 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 excavation or ground disturbance is indicated in this application submittal. Therefore, this criterion does not apply.

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 proposed exterior alterations plan to strengthen the exterior walls. The ornamentation between the windows will be restored with a compatible material, tile and precast concrete, to maintain the current appearance of the historic structure. Criterion met.

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: The essential form and integrity of the structure will be protected with the seismic upgrade project. The upgrades will allow for continued safe use of this historic gymnasium. The modifications are planned to be installed to ensure that the essential form and integrity of the historic property will be unimpaired. Criterion met.

CONCLUSIONS: In all respects this application meets the standards of the Secretary of the Interior and The Dalles Municipal Code, Title 11-12 Historic Resources with the following conditions:

Proposed Conditions of Approval:

1. Work will be completed in substantial conformance to the proposals as submitted and reviewed.
2. Chemical or physical treatments, such as sandblasting that cause damage to historic materials, shall not be used. The surface cleaning of the structure, if appropriate, shall be undertaken using the gentlest means possible.



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

HLC # 186-21

HISTORIC LANDMARKS APPLICATION

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

Applicant Name	<u>Kara Flath, North Wasco County School District</u>
Mailing Address	<u>3632 W 10th St, The Dalles, OR 97058</u>
Phone	<u>(541) 506-3424</u>
Business Name	<u>The Dalles High School</u>
Site Address	<u>220 E 10th St, The Dalles, OR 97058</u>
Phone	<u>(541) 506-3424</u>
Map and Tax Lot	<u>1N 13E 3 CB 10500</u>
Zoning	<u>RH</u>

Please describe your project goals.

The purpose of the project is to provide full voluntary seismic rehabilitation of The Dalles High School Gym (Kurtz Gym).

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

The seismic strengthening will consist of applying Fiber-Reinforced Polymer at certain locations, which will require removal of some concrete ornamentation on the wall piers between the windows on the north and south sides of the building.

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

After the wall strengthening has been applied, a concrete finish will be provided to conceal the strengthening material. The ornamentation between the windows will be restored using tile or precast concrete materials to maintain the current appearance.

What is the current use of this property?

High School Gymnasium

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

List any known archeological resources on site.

Unknown

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.

Kara Flath

4/30/2021

Applicant

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 _____
(Primary, Secondary, Historical, Etc.)

Historic Building/Site Historic District: Trevitt Commercial Other

Historic Name (if any) _____

Year(s) Built _____





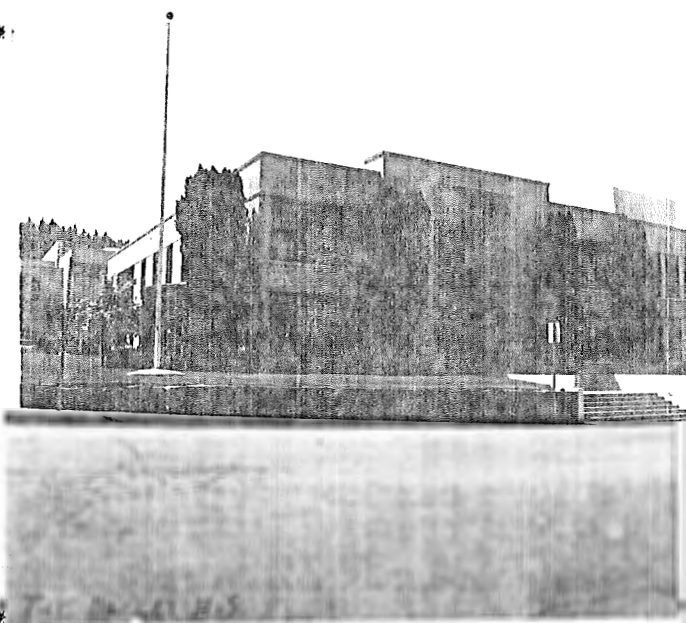






OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY SHEET

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***** Historic Name: The Dalles High School
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* School
*
* Common Name: The Dalles High School
*
*
* Address: 220 E. Tenth Street
* The Dalles, OR 97058
*
* Owner: The Dalles School District
* No. 12
*
* Address: 200 E. Tenth Street
* The Dalles, OR 97058
*
* Lot Block 28, 29, 32, 33
* Addition Gates
* Flat
***** Tax Lot 7600, 1N-13-3CB

Date of Construction 1940-41
Present use/function High School Original use/function: High School
Area of significance/study theme: Architecture, Education
Architectural style: Moderne Arch./Bldr., if known John W. Maloney

Plan type/shape: E11 No. of stories: Two
Foundation material: Concrete Basement (y/n): Yes
Roof form & materials: Flat BUR behind parapet
Wall construction: Architectural concrete Structural frame: Concrete and wood framing
Primary window type: 9/9 DH in sets.
Primary exterior surfacing materials: Painted architectural concrete
Outstanding decorative features: Cast trim moldings and streamline ornament, strong masses, sculptured bronze entrance tympaniums.
Condition: Excellent Good Fair Deteriorated Moved (date)

Associated Structures: Matching gym building on south side, new wing to west. Associated athletic field construction, Pulpit Rock Park developments.
Exterior alterations/additions (dated): West classroom addition. Others not noted.

Known archeological features of site:

Noteworthy landscape features: Random rubble basalt masonry yard retaining walls around site. Severe moderne landscaping at building. Adjoining park area on same block.

Recorded by: Al Staehli and Daniel Meader Date: 10/84 and 4/85
Negative No.: Roll 13, frame 8 Slide No.:

State Inventory No. 173

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY SHEET-TWO

Describe geographic location & immediate setting. A site of major importance which was the campground for immigrant pioneers and indians in the Territorial period. Natural springs on site. Pulpit Rock monument at south side, Twelfth Street. The block is at the toe of the steeply rising hill with Sorosis Park at the summit.

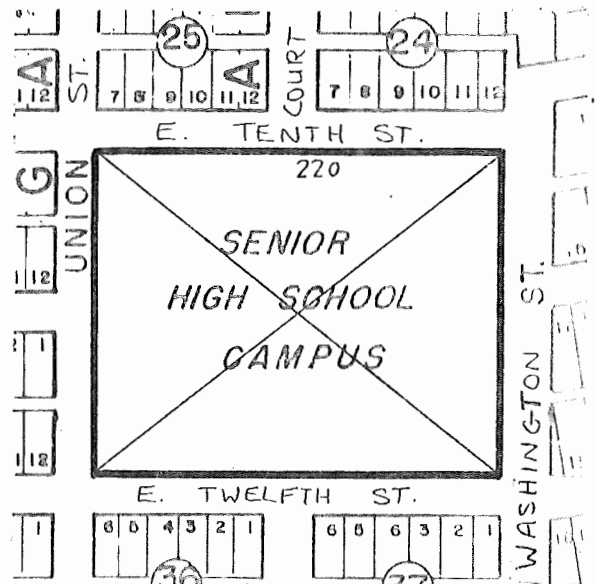
Statement of Significance (Historical and/or architectural importance, dates, events, persons, contexts): A major building done in the Moderne Style, sometimes called Streamline Modern or a variation of Art Deco. Design influence of the 1933 Chicago Century of Progress Exhibition and the 1939 New York City Worlds Fair. Very fine sculptured bronze entrance panels and doors.

The building was erected to replace a 25 year old structure destroyed by fire in February, 1940. The 1941 yearbook offered the following description: "All stairways, vestibules and foyers are floored with beautiful and durable terrazzo. Drinking fountains are placed in tiled recesses. Banisters and balustrades are of wrought iron, intricate in design. Marking the main entrance and featuring the history of this spot hallowed to education are bronze doorcases and limestone trim."

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

PLEASE PLACE HERE:

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



Sources:

The Dalles High School Yearbook, "Steelhead", 1941.

The New School Building

Located on a spot that has been dedicated to learning since 1838 stands the new senior high school, said by many to be one of the most modern in the Pacific Northwest. This new building, erected to replace one destroyed by fire in February, 1940, has cost nearly \$300,000 and, during the past months, has been visited by hundreds of local school patrons and educators from all parts of our state. Much credit is due to the taxpayers of this community who, always interested in education and the public schools, voted by an overwhelming majority the bond issue that made possible this high school, built for generations to come. It was not until after months of preliminary work and planning on the part of John W. Maloney, Architect, and Paul R. McCulloch, Superintendent, that actual construction was begun in October, 1940.

This building was designed specially for this community and this school system. The building is of concrete and steel throughout with all classroom floors and hallways covered with linoleum—about 28 tons. All stairways, vestibules and foyers are floored with beautiful and durable terrazzo. Drinking fountains are placed in tiled recesses. Banisters and balustrades are of wrought iron, intricate in design. Marking the main entrance and featuring the history of this spot hallowed to education are bronze door-cases and limestone trim.

While all of the new building is worthy of comment, to most of us there seem to be certain highlights: the library with its mahogany woodwork and specially designed furniture; the auditorium, beautiful in its simplicity, complete in its air-conditioning system, and comfortably seating nearly 1,000 persons. Always drawing words of praise from visitors is the Home Economics suite with its color scheme, modern design and equipment. Other rooms built with definite purpose are the art and mechanical drawing room; a physical science department; special rooms for both instrumental and vocal music including six sound-proof practice rooms, and a suite for the school nurse and girls' advisor has also been included in the plans. Provision was made for ample facilities in every department in the way of regular classrooms, and also for offices and storage.

During the year, students and faculty have shown pride in this fine new structure and in its appearance and upkeep. Adequate provision also was made in the planning that additions conveniently may be made, if necessary, as years go on and with coming generations of students giving proper care, our new D. H. S. will remain new in appearance and utility for years to come. Truly, the students are deeply grateful to the directors and citizens for such a privilege as we now enjoy.



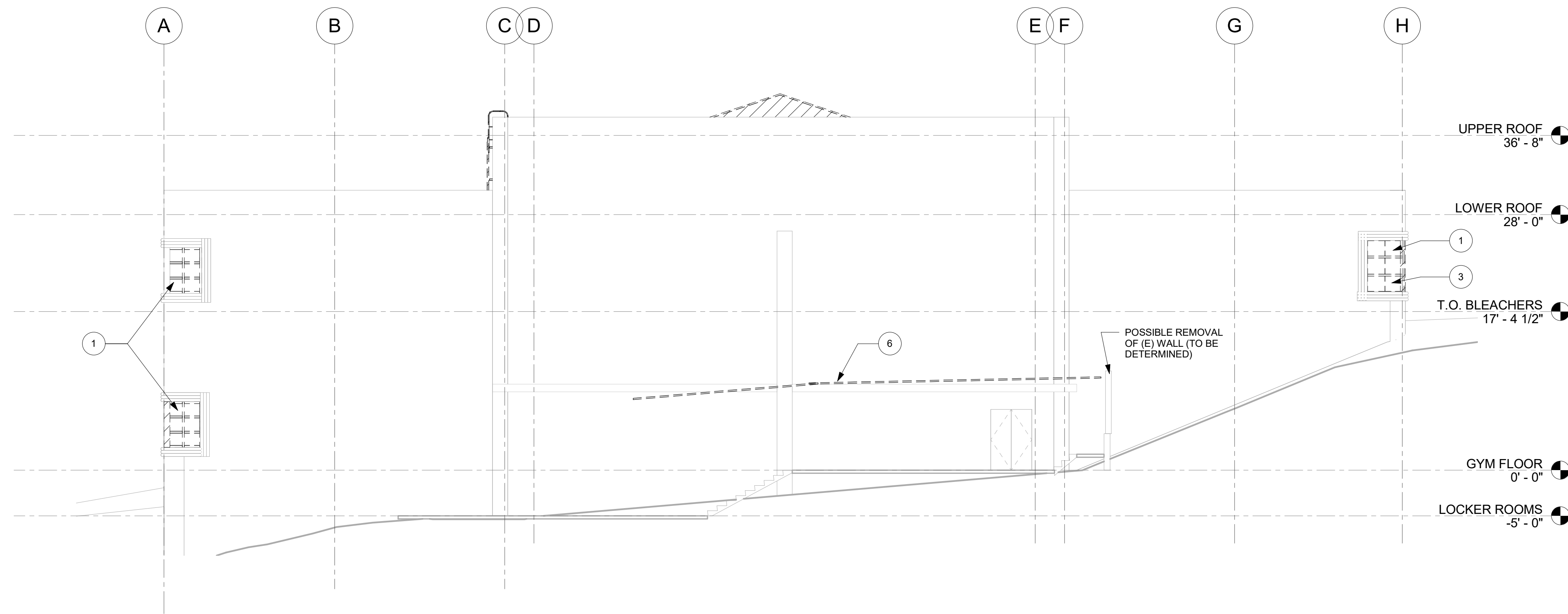
H. H. CLONINGER
Principal

Dedication

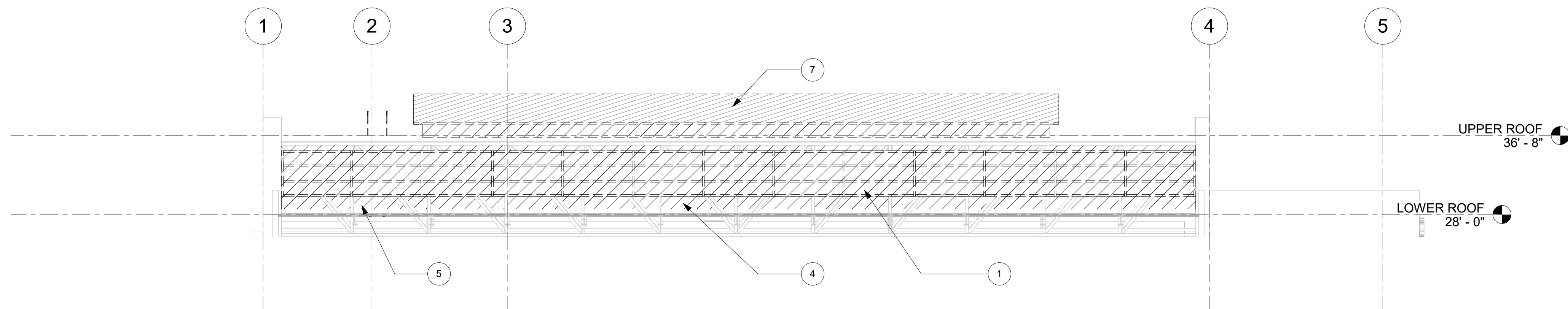
THE DALLES HIGH SCHOOL

"Erected by the people of this district and dedicated to the principle of education for all. It is an expression of the will of the people to provide full opportunity to all who enter its halls for the development of ability and character—that they may become sturdy, righteous citizens inspired by the ideal of unselfish service."

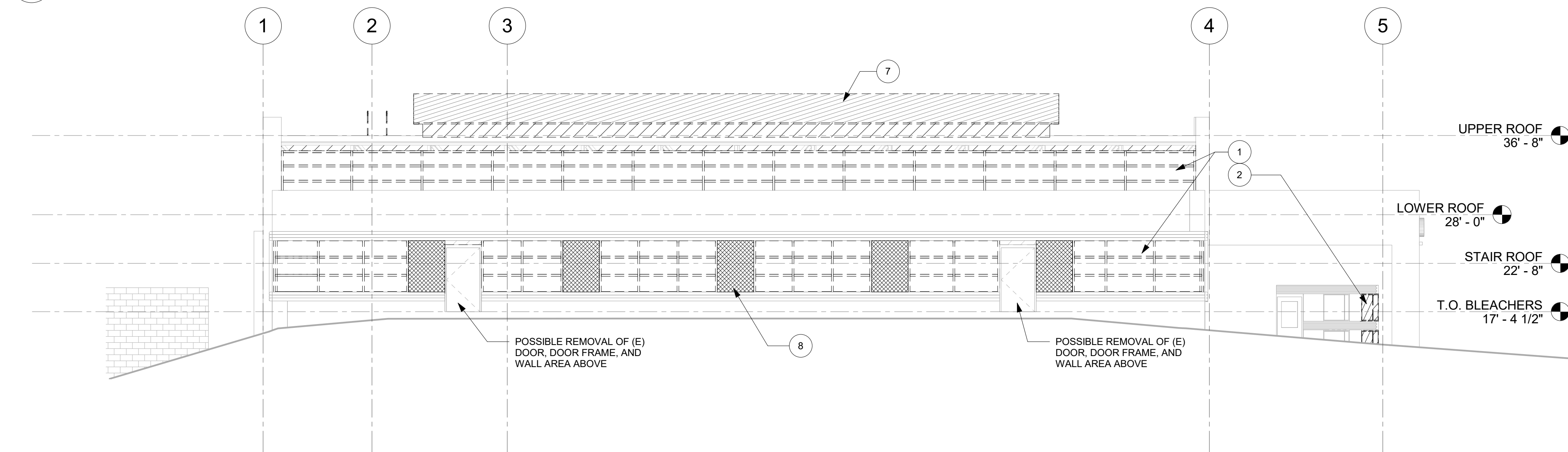
(At Right) THE BUILDING AT NIGHT



1 WEST ELEVATION
D3.1 1/8" = 1'-0"



2 CLERESTORY DEMO ELEVATION - SOUTH
D3.1 1/8" = 1'-0"



3 SOUTH ELEVATION
D3.1 1/8" = 1'-0"

KEYNOTE - DEMO ELEVATION

Keynote #	Keynote Description
1	REMOVE (E) WINDOWS
2	REMOVE (E) GLASS BLOCK WINDOWS
3	REMOVE (E) MECHANICAL LOUVERS AND ASSOCIATED DUCTWORK
4	REMOVE (E) CURB BELOW WINDOW
5	REMOVE (E) ROOF ACCESS LADDER
6	REMOVE (E) CANOPY STRUCTURE, PATCH AND REPAIR EXTERIOR WALLS TO MATCH SURROUNDING
7	REMOVE (E) PENTHOUSE STRUCTURE
8	REMOVE (E) WALL FINISH AND ROUGHEN FACE OF CONCRETE AN AVERAGE DEPTH OF 1/2" IN ALL HATCHED AREAS



524 Main Street, Suite 2, Oregon City,
Oregon 97045 | 503-659-2205

NORTH WASCO SCHOOL DISTRICT
220 E 10TH ST
THE DALLES, OR 97058

THE DALLES HIGH SCHOOL GYM SEISMIC RETROFIT



BLRB architects
PORTLAND
621 SW Morrison St, Suite 950
Portland, OR 97205
503.592.0270



REVISION ID:	DATE:

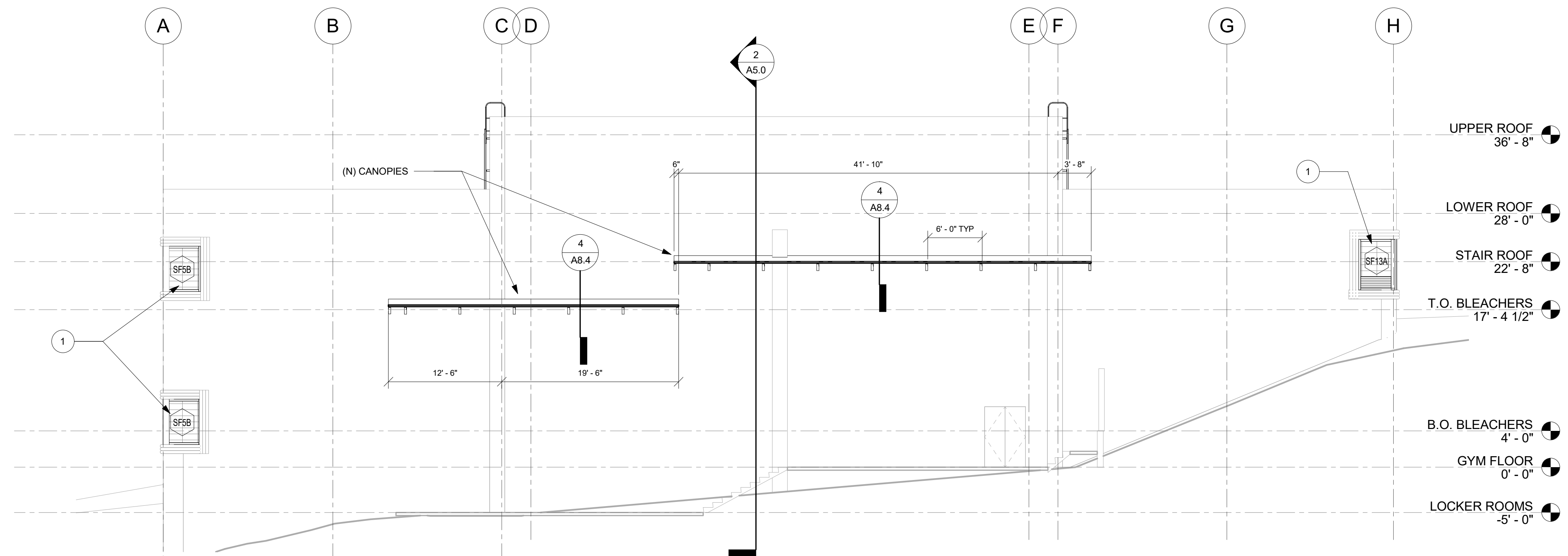
PROJECT NO. 21056
DRAWN: DHC
CHECKED:
DATE: 04-27-2021

EXTERIOR DEMO ELEVATIONS

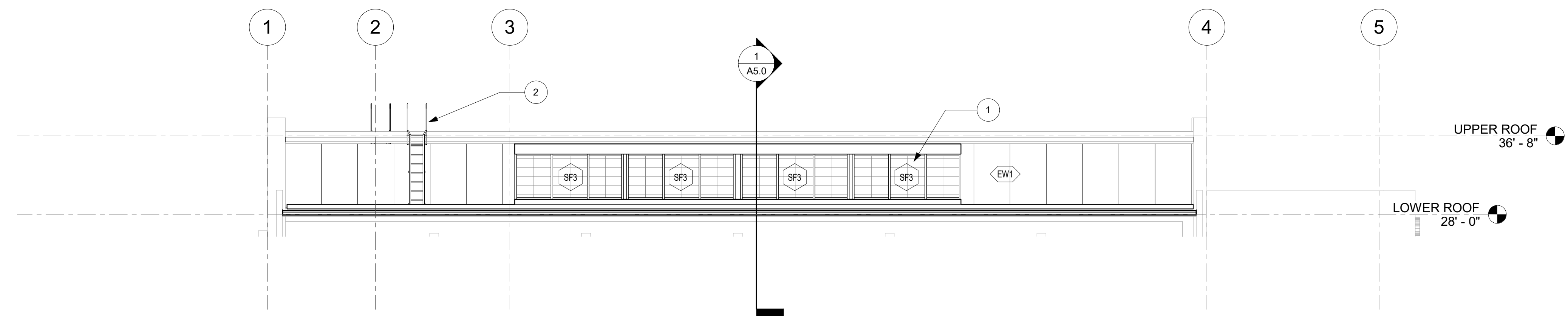
D3.1

PERMIT SET

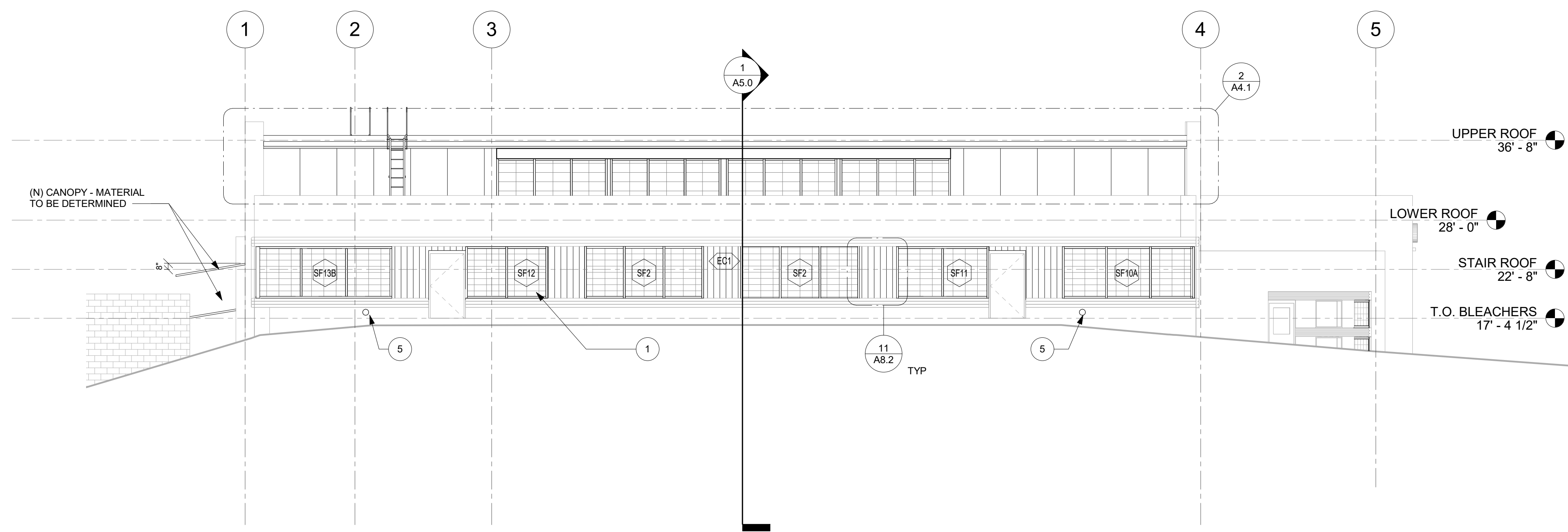
4/27/2021 7:44:43 AM
ONE INCH EQUALS FULL SCALE



1 WEST ELEVATION
A4.1 1/8" = 1'-0"



2 CLERESTORY ELEVATION - SOUTH
A4.1 1/8" = 1'-0"



3 SOUTH ELEVATION
A4.1 1/8" = 1'-0"

EXTERIOR ELEVATION NOTES

1. ALL EXTERIOR WALLS TO BE PAINTED

KEYNOTE - EXTERIOR...

Keynote #	Keynote Description
1	INSTALL (N) INSULATED TRANSLUCENT SANDWICH PANEL SYSTEM OR STOREFRONT
2	INSTALL (N) ROOF ACCESS LADDER
3	INSTALL (N) MECHANICAL LOUVER - SIZE AND LOCATION TO BE DETERMINED
4	RESTORE FINISHES AND DECORATIVE MOLDING TO MATCH EXISTING (HATCHED AREAS)
5	INSTALL (N) OUTLET NOZZLE FOR OVERFLOW DRAIN



524 Main Street, Suite 2, Oregon City,
Oregon 97045 | 503-659-2205

NORTH WASCO SCHOOL DISTRICT
220 E 10TH ST
THE DALLES, OR 97058

THE DALLES HIGH SCHOOL GYM SEISMIC RETROFIT



ONE INCH EQUALS FULL SCALE 4/27/2021 7:44:25 AM

BLRB architects
PORTLAND
621 SW Morrison St, Suite 950
Portland, OR 97205
503.592.0270



REVISION ID:	DATE:

PROJECT NO. 21056
DRAWN: DHC
CHECKED:
DATE: 04-27-2021

EXTERIOR ELEVATIONS
A4.1
PERMIT SET

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STAFF REPORT
HISTORIC LANDMARKS REVIEW #187-21

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Senior Planner
Community Development Department

HEARING DATE: Wednesday, May 26, 2021

ISSUE: The property owners are requesting approval to place a 15’x15’ mural on the west facing side of the property.

SYNOPSIS:

APPLICANT	Lindsey & Thomas Giamei
PROPERTY OWNER	Lindsey & Thomas Giamei
LOCATION	201 East Second Street
ZONING	CBC
EXISTING USE	The Dalles Workshop and Willow & Bark Retail
SURROUNDING USE	Commercial
HISTORIC STATUS	Secondary Historic – The Dalles National Commercial Historic District #76

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 Schanno Building, more commonly known as The American Legion Building. The structure was built circa 1892 and in circa 1915 the building was extensively remodeled. Stucco cladding was scored over the existing brick in an ashlar stone brick pattern, the front transoms have been boarded over, and the storefronts altered. The structure is classified as Secondary in The Dalles Commercial Historic District.

The applicants are requesting approval to place a 15’ by 15’ mural on the west facing wall. The building has been painted over the years. The applicant is requesting to have a Kelsey Montague original mural. At this time the design has not been determined for the location, but will be similar to Kelsey’s other works which are interactive photo opportunities. The Giamei’s hope this mural will draw people into our historic downtown businesses and be a precursor to the upcoming Wall Dogs event set for 2022.

ANALYSIS: The Historic Landmarks Commission is responsible for conducting hearings dealing with proposed alterations to historic buildings. The Dalles Municipal Code, Title 11 Planning, Chapter 11.12 – Historic Resources provides process as well as established design guidelines to assist the Commission in making these decisions. The purpose of the Historic Landmarks Commission, the Historic Code 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.*

A. THE DALLES MUNICIPAL CODE – TITLE 11.12 – HISTORIC RESOURCES – CODE RELATING TO HISTORIC RESOURCES WITHIN THE CITY OF THE DALLES.

Section 11.12.070, Subsection A. Review Criteria:

3. “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: There are no plans for modifications to the existing retail use of this building. The current use is the same as the historic use of the property. Criterion does not apply.

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 proposed mural will not remove any historic elements. Care shall to be taken with the mural painting. Criterion will be addressed as a condition of approval.

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

FINDING-A3: This property is recognized as a physical record of its time. This mural will not create a false sense of historic development. 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: No such changes are proposed with this application. Criterion met.

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

FINDING-A5: This proposal does not seek to alter any of the above; the building owner has worked towards restoration of the building over the past few years with plans to restore the entire building as close to original as possible. All distinctive features and finishes will remain. Criterion met.

6. *Deteriorating historical features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.*

FINDING-A6: This proposal does not seek to remove or replace any deteriorating features with this application request. All historic features and finishes will remain. 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 is not proposing any chemical or physical treatments. Any planned cleanings prior to painting of the mural 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 excavation or ground disturbance is indicated in this application submittal. Therefore, this criterion does not apply.

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 mural will be required to 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: The essential form and integrity of the structure will be protected with the mural project. There are no plans to remove historic materials, only painting the mural on the existing painted west face of the building. Criterion met.

B. THE DALLES MUNICIPAL CODE – TITLE 11.12.095 – HISTORIC RESOURCES – CODE RELATING TO DESIGN GUIDELINES FOR HISTORIC RESOURCES.

SIGNS

Signs should not be the dominant feature of a building or site, yet they are a key component in identifying businesses and contributing to the livelihood of the street with their individuality. New construction and rehabilitation should maintain a system in which signs identifying businesses are visible to both pedestrian and automobile traffic without detracting from the architecture or overpowering the streetscape.

GUIDELINES:

- a. Wall signs, window signs, canopy and projecting signs attached to buildings should be compatible in scale, without obscuring the architectural features.*
- b. Window signs should be at eye level to entice the pedestrian.*
- c. The window background should be treated as if it is a black surface in order for a painted sign to be readable.*
- d. The use of gold leaf window signs at an appropriate scale is recommended.*
- e. Hanging signs using front lighting are recommended.*
- f. Historic product signs painted on building sides should be preserved when possible, as they contribute to the character of the commercial area.*
- g. The use of historic photographs for reference is recommended.*
- h. Murals are not recommended on primary, secondary, and historic buildings as they lessen the integrity of the architecture and damage the building surface.*
- i. Free standing sign faces are not recommended.*
- j. Plastic sign faces are not recommended.*
- k. Can signs are not recommended.*

FINDING B-1: The building is classified as a Secondary historic building.

However, the building has been painted and no longer has exposed brick that the guidelines listed above are intended to protect. Staff has found that the request to paint the mural on an existing painted face of the building will not lessen the integrity or damage the surface of the building. The ultimate design/artwork of the mural will need to be approved by staff prior to being installed/painted. Criterion will be addressed as a condition of approval.

CONCLUSIONS: In all respects this application meets the standards of the Secretary of the Interior and The Dalles Municipal Code, Title 11-12 Historic Resources 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 ultimate design/artwork of the mural will need to be approved by Community Development Department prior to being installed/painted.
3. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of the structure, if appropriate, shall be undertaken using the gentlest means possible.

4. The alteration/addition of the mural to the historic structure will be required to follow the historic design guidelines for the Commercial Historic District. The mural will be required to be compatible in massing and size of the building and care shall be taken with the painting.

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CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

HLC # 187-21

HISTORIC LANDMARKS APPLICATION

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

Applicant Name	<u>Lindsey Giamei</u>
Mailing Address	<u>1022 E 13th St. The Dalles, OR 97058</u>
Phone	<u>610-216-0875</u>
Business Name	<u>The Workshop</u>
Site Address	<u>201 E. 2nd St. The Dalles, OR 97058</u>
Phone	<u>541-300-8088</u>
Map and Tax Lot	<u>Old Schanno Building/American Legion</u>
Zoning	<u>Commercial</u>

Please describe your project goals.

We were going to be a part of the Wall Dogs Mural initiative that has been postponed. We wanted to keep the momentum going and kick off a mural to be placed on the side of our building giving a nod to the presence of cherries in our area.

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

A 15x15ft. mural will be placed on the west facing side of the building on Court St.

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

Currently the wall on the side of the building is a blank wall. We would like to be able to paint directly on the building so we could still see the texture of the concrete squares, while also making sure to only place the mural on the bottom half of the

+

What is the current use of this property?

Retail

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

List any known archeological resources on site.

N/A

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.



Digitally signed by Lindsey Giamei
Date: 2021.05.03 13:05:28 -07'00'

5/3/2021

Applicant

Date

Owner (if not the applicant)

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

Dawn Marie Hert,
Senior Planner

Digitally signed by Dawn Marie Hert, Senior Planner
Date: 2021.05.19 11:27:19 -07'00'

Secretary, Historical Landmarks Commission

=====

For Office Use Only

Historical Classification Secondary

(Primary, Secondary, Historical, Etc.)

Historic Building/Site Historic District: Trevitt Commercial Other

Historic Name (if any) The Schanno Building

Year(s) Built 1892/1915

Mural Proposal



201 E.2nd St.
The Dalles, OR

Mural Placement

- Mural would be placed on the west facing wall of the building on Court St.
- Size would be 15 ft by 15 ft.
- 15 feet in height goes from the sidewalk to split between the floors.
- The entire width of the wall is 50 ft.
- Mural will be centered along the wall





Proposed Design

- Artist: *Kelsey Montague*
- Theme: Cherry Tree
- Reference - Peach Tree in Savannah Georgia, but a cherry tree version with The Dalles, OR in the black sign above.



Next Steps

- Approval by HLC
- Signed agreement with Kelsey Montague with 50% down payment
- Estimated timeline to put up: September 2021





KELSEY MONTAGUE **ART**

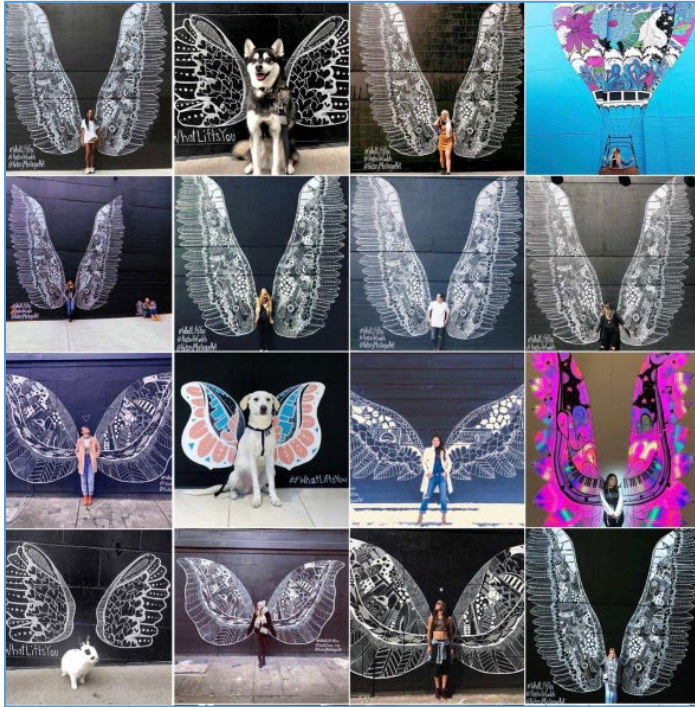


“My murals specifically invite people into a piece and then encourage them to share their experience online.

I want people to become living works of art.

I also believe that art should not be separated from the human experience. Instead the human experience should have a hand in creating the art itself.”

-Kelsey Montague



*a few of the 150,000+ photos tagged #whatliftsyou

“What Lifts You’ is so powerful because we are so rarely asked, 'What is truly important in your life?' 'What do you value? '

I love watching the creative ways people take flight as they answer this question on social media.”

-Kelsey Montague

PARTNERS

AT RIGHT:
HORTON PLAZA,
SAN DIEGO



Parkland High School

Teachers from Parkland asked Kelsey to create an uplifting set of wings to help reclaim their space. We were so happy to do this.

These wings are called 'a growing meadow' to honor one of the students lost and to help the healing process for all of the survivors.



SUPER BOWL 2020 NFL

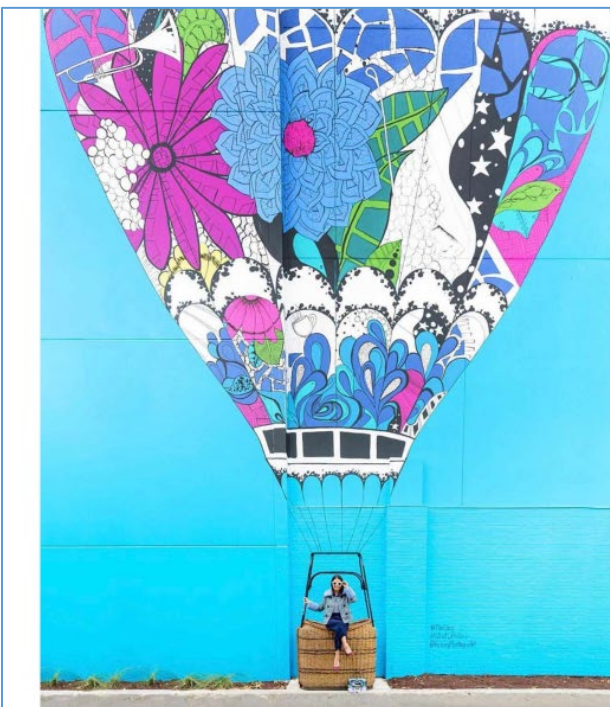
The NFL asked Kelsey (the only female asked) for 2 pieces to engage fans for the Super Bowl 2020.





Universal Studios CityWalk, LA

CityWalk wanted a show stopping set of wings for their guests as they enter CityWalk/Universal Studios.



The Cleo in East Nashville

Developer Spy Glass commissioned Kelsey to create a hot air balloon in East Nashville. This is the largest piece Kelsey has in the US.





Wroclaw, Poland

We worked with an art council in Poland to create a massive mural that is beautiful, fun and interactive.



Taylor Swift Launch of Single 'ME!'

"The butterfly mural was painted by Kelsey Montague who painted one of my favorite murals in New York"
-Taylor Swift





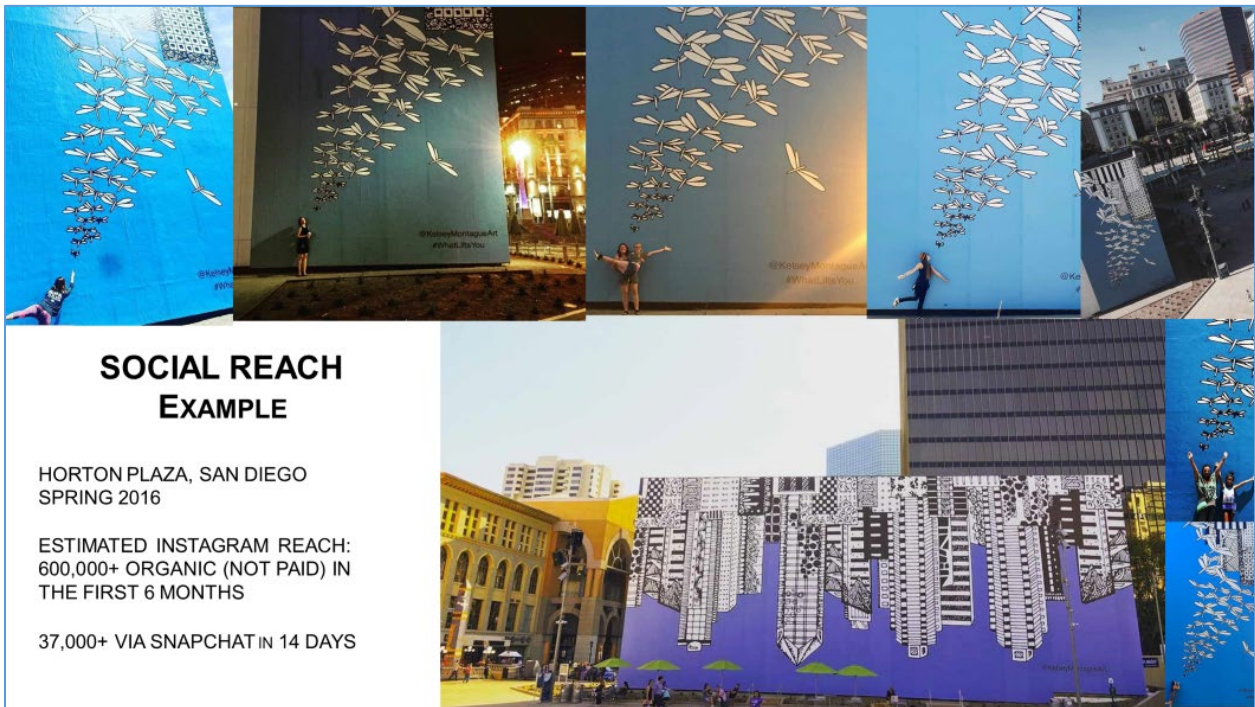
**SOCIAL REACH
EXAMPLE**

THE GULCH, NASHVILLE
SPRING 2016

ESTIMATED INSTAGRAM REACH:
10.5 MILLION ORGANIC (NOT PAID)
IMPRESSIONS IN YEAR ONE

6500+ VIA SNAPCHAT IN 2 DAYS

LINE, TYPICALLY 50 PEOPLE DEEP,
TO STAND WITH WINGS EVERY
DAY IN THE SUMMER



**SOCIAL REACH
EXAMPLE**

HORTON PLAZA, SAN DIEGO
SPRING 2016

ESTIMATED INSTAGRAM REACH:
600,000+ ORGANIC (NOT PAID) IN
THE FIRST 6 MONTHS

37,000+ VIA SNAPCHAT IN 14 DAYS

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 98

the new building in 1952. The power company maintained their offices in the building for many years.

#76 HISTORIC NAME: Schanno Building
COMMON NAME: American Legion Building
ADDRESS: 201-205 East Second Street
RESOURCE TYPE: Building
OWNER'S NAME AND ADDRESS:
c/o American Legion The Dalles Post #19
P.O. Box 459
The Dalles, Ore. 97058
ASSESSOR'S MAP: 1N-13E-3BD BLOCK: 3 LOT: S 1/2 Pt. 10 TAX LOT: 3900
ADDITION: Original Dalles City
YEAR BUILT: c. 1892, c. 1915
ALTERATIONS: Moderate
STYLE: Italianate
USE: Meeting hall; ground floor retail.
PREVIOUS HISTORIC LISTING: Oregon Historic Inventory (1984-85)
CLASSIFICATION: Secondary

PHYSICAL DESCRIPTION: The Schanno Building is a two-story brick building with basement, and a masonry foundation. The building measures 60'x 70' and is rectangular in plan. The roof is flat and has a short parapet wall with built-up coping. Corbelled chimneys cap the roof. The projecting cornice is supported by decorative modillions. A wide frieze extends around the sides of the building. The one over one double-hung wood sash second floor windows are capped with segmental arches. Raised quoins define the corners of the building. A corbelled stringcourse separates the first and second stories.

The building was extensively remodeled c. 1915 by the application of a concrete over the brick on the second floor. The stucco cladding was scored to look like ashlar stone blocks. Cast-iron pilaster can still be seen on the west and south elevations (some of the cast iron has been removed due to later alterations). The transoms on the front (south) elevation have been boarded over and the storefronts altered. The stairs to the basement and a door to the upstairs are located on the west elevation. With the exception of the extensive ground floor alterations, the building is in fair-good condition.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 99

HISTORICAL DATA: The Schanno Building was constructed c. 1892 after a fire destroyed many of the downtown buildings in 1891. The lower floor of the new two-story brick building was occupied by the S. & N. Harris merchandise store, and the Hayter and Williams Cigar Store for many years. The upper floor contained the Columbia River and Northern Railway Freight and ticket office, and the law firm of Bennett and Sinnott. The upper floor also served as an armory for the 3rd Regiment of the Oregon National Guard.

Alfred S. Bennett, later a judge, built his Queen Anne home on the east bank of nearby Mill Creek in 1899, a well maintained structure that still stands. Bennett's partner, Nicholas J. Sinnott, the son of Nicholas B., served as U.S. Representative from the 2nd Congressional District from 1912 to 1928.

Circa 1915, a major alteration occurred to the building with the installation of an exterior wall finish of ashlar patterned stucco over the existing brick and the addition of plaster rusticated quoins and a sheet metal cornice with modillions. The Schanno family owned the building until it was sold in 1948 to Harold Maier.

#77 **HISTORIC NAME:** Unknown
COMMON NAME: LeHarv / Chuckos
ADDRESS: 214 Court Street
RESOURCE TYPE: Building
OWNER'S NAME AND ADDRESS:
Boen DeLay
c/o Thomas Harth
804 W. 14th Street
The Dalles, Oregon 97058
ASSESSOR'S MAP: 1N-13E-3BD **BLOCK:** 3 **LOT:** N. 1.2 Lt. 10 **TAX LOT:** 3800
ADDITION: Original Dalles City
YEAR BUILT: c. 1950
USE: Retail
PREVIOUS HISTORIC LISTING: None
CLASSIFICATION: Non-Compatible Non-Contributing

PHYSICAL DESCRIPTION: This one-story concrete block building has a stucco surface with a roman brick veneer as the exterior wall material. Sheet metal covers the spandrel area. The entrances are recessed, with

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CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
COMMUNITY DEVELOPMENT DEPARTMENT

HISTORIC LANDMARKS RESOLUTION NO. 175-21

Adopting The Dalles Historic Landmarks Commission Application #186-21 of North Wasco County School District #21. This application is for a Historic Landmarks Commission hearing to gain approval to provide full voluntary seismic rehabilitation of The Dalles High School Gymnasium. The property is located at 220 E. Tenth Street, The Dalles, Oregon and is further described as 1N 13E 3 CB tax lot 10500. The Dalles High School is a Moderne Style school built in 1940-1941 and is a locally landmarked property. Property is zoned RH – High Density Residential with a Community Facilities Overlay (CFO).

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on May 26, 2021 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 186-21 and the minutes of the May 26, 2021 hearing, 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 186-21 of North Wasco County School District #21 is *approved* with the following conditions:
 1. Work will be completed in substantial conformance to the proposals as submitted and reviewed.
 2. Chemical or physical treatments, such as sandblasting that cause damage to historic materials, shall not be used. The surface cleaning of the structure, 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 Article 11.12.090 of The Dalles Municipal Code, Chapter 11.12 Historic Resources, and must be filed with the 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 The Dalles Municipal Code will invalidate this permit.

ADOPTED THIS 26TH DAY, MAY, 2021.

Robert McNary, Chair
Historic Landmarks Commission

I, Dawn Marie Hert, Senior Planner & Historic Landmarks Secretary for 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 May 26, 2021.

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

ATTEST: _____
Dawn Marie Hert, Senior Planner & Historic Landmarks Commission Secretary
City of The Dalles Community Development Department



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
COMMUNITY DEVELOPMENT DEPARTMENT

HISTORIC LANDMARKS RESOLUTION NO. 176-21

Adopting The Dalles Historic Landmarks Commission Application #187-21 of Lindsey and Thomas Giamei. This application is for a Historic Landmarks Commission hearing to gain approval to place a 15'x15' mural on the west facing side of the property. The property is located at 201 E. Second Street, The Dalles, Oregon and is further described as 1N 13E 3 BD tax lot 3900. The Schanno Building, commonly known as the American Legion Building, is an Italianate Style structure built c. 1892 and c. 1915 and is a Secondary Contributing resource in The Dalles Commercial Historic District and included on the National Register of Historic Places. Property is zoned CBC – Central Business Commercial with a Sub-district CBC-1 Overlay.

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on May 26, 2021 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 187-21 and the minutes of the May 26, 2021 hearing, 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 187-21 of Lindsey and Thomas Giamei is ***approved*** with the following conditions:
 1. Work will be completed in substantial conformance to the proposals as submitted and reviewed.
 2. The ultimate design/artwork of the mural will need to be approved by Community Development Department prior to being installed/painted.
 3. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of the structure, if appropriate, shall be undertaken using the gentlest means possible.
 4. The alteration/addition of the mural to the historic structure will be required to follow the historic design guidelines for the Commercial Historic District. The

mural will be required to be compatible in massing and size of the building and care shall be taken with the painting.

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Robert McNary, Chair
Historic Landmarks Commission

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AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

ATTEST: _____
Dawn Marie Hert, Senior Planner & Historic Landmarks Commission Secretary
City of The Dalles Community Development Department