



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

CERTIFICATE OF MAILING

I hereby certify that I served the attached

Notice of Public Hearing Decision

regarding:

HLC 204-22 – Todd Carpenter and Carla McQuade

On April 29, 2022, by mailing a correct copy thereof, certified by me as such, contained in a sealed envelope, with postage paid and deposited in the post office at The Dalles Oregon on said day. Between the said Post Office and the address to which said copy was mailed, there is a regular communication by US Mail.

DATED: April 29, 2022

Secretary
Community Development Department

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Sent via email:
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COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF PUBLIC HEARING DECISION

Historic Landmarks Commission 204-22

Todd Carpenter and Carla McQuade

DECISION DATE: April 29, 2022

APPLICANT: Todd Carpenter and Carla McQuade

REQUEST: Approval to restore original windows on street level alley, add safety railing, and restore doorway access with a roll-up door to second level patio area.

LOCATION: The property is located at 215 E. Second Street, further described as 1N 13E 3 BD tax lot 3500. Property is a non-compatible, non-contributing resource located in the National Commercial Historic District. Property is zoned CBC – Central Business Commercial with a CBC-1 and CBC-2 Overlay.

PROPERTY OWNER: City of The Dalles

AUTHORITY: The Dalles Municipal Code, Chapter 11.12 Historic Resources

DECISION: Based on the findings of fact and conclusions in the staff report of HLC 204-22, and after a hearing in front of the Historic Landmarks Commission on April 27, 2022 the request by Todd Carpenter and Carla McQuade is hereby **approved** with the following conditions:

1. Work shall be completed in substantial conformance to the pictures and proposals as submitted, reviewed and modified.
2. The use of reflective and smoked glass is prohibited.
3. Whenever possible, the natural color of the materials should be retained.
4. The modification to the rear façade shall not alter the essential form and integrity of the historic property. Utmost care will be taken with new construction.
5. The applicants shall submit plans for a building permit to City of The Dalles and then Wasco County Building Codes.
6. Cleaning of the historic structure requires the applicants to use the gentlest means possible. No harsh chemical or sandblasting will be allowed.

7. Replacement materials necessary for restoration should be compatible in quality, color, texture, finish and dimension to the original materials.
8. The applicants are required to notify the Community Development Department of any alteration of the approved plans.
9. Applicant will be given the option to make a final decision on door replacement. Either a metal roll-up door or wood-clad French style door will be allowed.

Signed this 29th day of March, 2022 by



Dawn Marie Hert, Senior Planner
Historic Landmarks Commission Coordinator
Community Development Department

APPEAL PROCESS: The Commission's approval, approval with conditions, or denial is the final decision, and may be appealed to the City Council if a completed Notice of Appeal is received by the City Clerk no later than 5:00 p.m. on **May 9, 2022**, the 10th day following the date of the mailing of the Notice of Decision. The following may file an appeal of decisions:

1. Any party of record to the particular action.
2. A person entitled to notice and to whom no notice was mailed. (A person to whom notice is mailed is deemed notified even if notice is not received.)
3. The Historic Landmarks Commission, the Planning Commission, or the City Council by majority vote.

A complete record of application is available for review upon request during regular business hours, or copies can be ordered at a reasonable price, at the City of The Dalles Community Development Department. A Notice of Appeal form is available at The Dalles Community Development Department. The fee to file a Notice of Appeal is \$500.00. **The appeal process is regulated by The Dalles Municipal Code Chapter 11.12.090.**