



**CITY of THE DALLES**

313 COURT STREET  
THE DALLES, OREGON 97058



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

HLC # 182-20  
Fee: \$25.00

**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 CHARLES AND CONNIE-MARIE SANDERS

Mailing Address 531 WEST 3RD PLACE THE DALLES, OREGON 97058

Phone 541-296-5095

Business Name N/A

Site Address 531 WEST 3RD PLACE THE DALLES, OREGON 97 58

Phone 541-296-5095

Map and Tax Lot 4921 1 N 13 E 4 AA 900

Zoning TREVITT HISTORICAL DISTRICT

Please describe your project goals.

① PUT IN DRIVEWAY IN ORDER TO ACCESS BACK YARD +

② Replace Front Yard Fence

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

① VERY LITTLE AS DRIVEWAY WILL BE FLAT AND BEHIND FENCE. PLEASE SEE ATTACHED INFORMATION.

② CURRENT FENCE IS IN DISREPAIR AND NEEDS TO BE REPLACED FOR BOTH SAFETY AND AESTHETIC REASONS

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

① DRIVE WAY WILL ASSURE THAT BACKYARD TO MILL CREEK CAN BE CLEAN, CLEAR AND LESS OF FIRE HAZZARD

② NEW FENCING WILL BE MORE REFLECTIVE OF THE ERA OF THE STRUCTURE

What is the current use of this property?

RESIDENTIAL

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.**

  
Applicant

7-6-20  
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

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**For Office Use Only**

Historical Classification Minor Compatible/Non-Historic/Non Contributing  
(Primary, Secondary, Historical, Etc.)

Historic Building/Site  Historic District: Trevitt  Commercial  Other

Historic Name (if any) None - Common Name: Merrill House

Year(s) Built '45-'46 (Inventory shows 1950)



ADENDUM - Project #1  
SANDERS APPLICATION FOR INSTATION OF DRIVEWAY TO BACK YARD  
531 WEST 3<sup>RD</sup> PLACE THE DALLES, OR

ALL THE HOUSES ON THE NORTH SIDE OF WEST 3<sup>RD</sup> PLACE HAVE VEHICLE ACCESS ALONG DOWN TO THE CREEK EXCEPT OUR HOUSE. CURRENTLY, THE VEHICLE ACCESS ENDS ON THE EAST SIDE OF OUR NEIGHBOR'S PROPERTY.

CONSEQUENTLY, THE WEED AND DEAD DEBRIS PILE UP. AS WELL AS THE LONG-ABANDONED YARD WORK THAT HAS BEEN NEGLECTED FOR SOMETIME.

THERE IS REALLY NO PRACTICAL WAY TO REMOVE ANY OF THE DEBRIS. WE DO HAVE A BURN PILE, BUT AS YOU KNOW THAT CAN NOT BE BURNED UNTIL FALL. SO, ALL SUMMER LONG WE HAVE THIS LARGE FIRE HAZZARD IN OUR BACK YARD, NOT TO MENTION HAVING TO LOOK AT IT.

MANY YEARS AGO, WHEN MY FATHER PURCHASED THE PROPERTY, HE WORKED VERY HARD TO CLEAN UP THE BACKYARD AREA AND MAINTAIN THE AREA DOWN TO THE CREEK. TO THAT END, HE RECEIVED SEVERAL CITY BEAUTIFICATION AWARDS.

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THEN THE BIG FLOOD CAME---AND REALLY WASHED AWAY MUCH OF MY FATHER'S LANDSCAPING. AFTER ALL THE DAMAGE HE BECAME VERY DISHEARTENED AND NEVER REALLY DID MUCH AFTER THAT.

THAT BRINGS US TO TODAY. THERE IS MUCH WORK THAT NEEDS TO BE DONE. IVY HAS TAKEN OVER THE HILL SIDE AND DAMAGED MANY OF THE TREES. MUCH CLEARING AND PRUNING NEEDS TO BE DONE. WE ARE WILLING TO DO THE WORK, BUT WE WOULD VERY MUCH LIKE TO HAVE ACCESS TO GET OUR PICK-UP AND LAWN MOWER AND OTHER TOOLS EASILY DOWN THE HILL AND THE GARBAGE BACK UP.

THE DRIVEWAY WILL GO ACROSS THE FRONT YARD AND DOWN THE HILL ALONG THE SIDE AND TO THE BACK OF THE HOUSE RETAINING WALL. IT WILL NOT BE USED FOR VEHICLE PARKING, BUT AS A ROADWAY DOWN THE HILL. THE DRIVEWAY WILL NOT BE WITHIN A 100' OF THE CREEK. BUT IF NEEDED, THE DRIVEWAY WILL ALSO PROVIDE ACCESS TO FIRE OR CITY EQUIPMENT IF THERE WERE A NEED TO GET TO THE CREEK.



Project #1  
Driveway

Proposed  
Driveway  
10' wide  
2' Form  
Fence

House  
↓

Garage  
↓

Cement  
↓  
Driveway

↓ Fence

SIDE WALK

WEST 3RD PLACE



# Plot Plan

City of The Dalles  
Community Development  
Department

4921

Map, Tax Lot: 1N 13E 4 AN 900

Applicant: SANDERS

Owner(s): SANDERS

Address: 531 WEST 3RD PLACE  
THE DALLES, OR

Phone #: 541-296-5095

Date: JULY 6, 2020

Scale: (select one)

One Inch = 10 Feet

One Inch = 20 Feet

One Inch = 50 Feet

3 SQUARES = 1 unit

Planning Department Only:

File #: \_\_\_\_\_

Approval Date: \_\_\_\_\_

Signature: \_\_\_\_\_

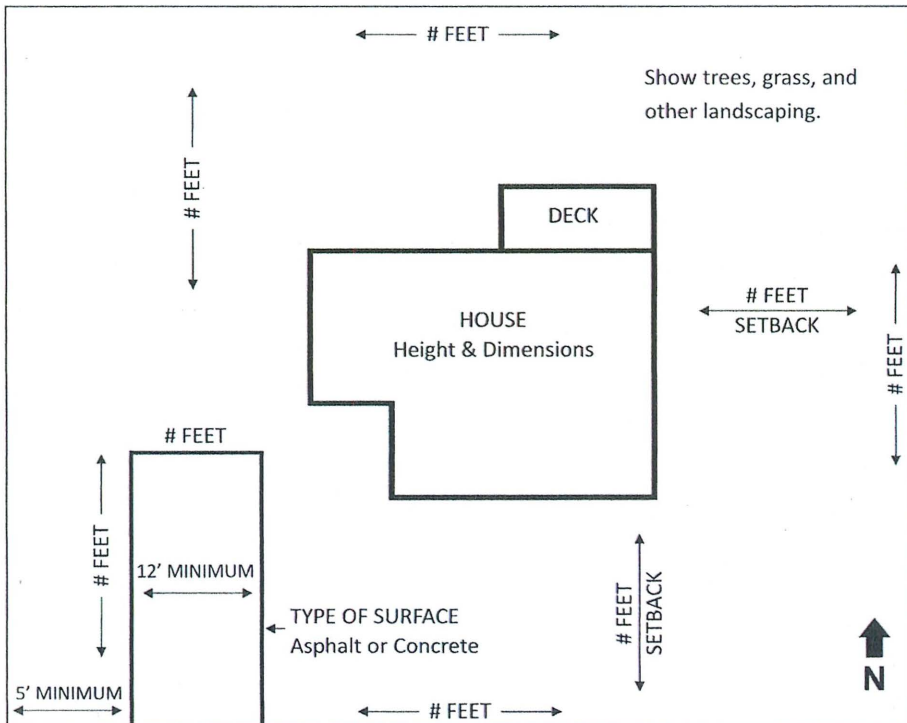


Project #1 - Driveway

6.010.020 Definition

- A. For the purposes of this Section and this Ordinance, unless otherwise specified, 'landscaping' shall mean a minimum of 40% of the required landscape area be planted with live plant material. Trees on the recommended tree list, which are 2.5 inch caliper 5 feet above the ground at time of planting shall each be considered to cover 250 square feet. Trees smaller than 2.5 inch caliper shall be considered to cover the area under the tree's drip line. Dry landscaping may cover up to 60% of the required landscape area. Dry landscaping shall not include crushed rock, pea gravel, or similar material as determined by the approving authority. Parking areas may require additional landscaping. See Article 10.7.030.040.
- B. Single family dwellings, including manufactured homes, shall landscape the undeveloped portions of the front yard, as defined in this Ordinance, within the first 6 months after occupancy. For purposes of this subsection, landscaping may be live plant material, dry landscaping, or a combination of live plant material and dry landscaping.

SAMPLE PLOT PLAN



PLOT PLAN CHECKLIST

All Plot Plans must show:

- Legal Description (Map and Tax Lot Number)
- Applicant and/or Owner name and address
- Scale of site plan (select one)
- Property dimension in feet
- Setback distances to all:
  - Side, front and rear property lines
  - Roadways or easements
  - Waterways, irrigation ditches

ON SITE DEVELOPMENT

- Existing structures with location, size and height
- Proposed structures with location, size and height  
Include all porches, decks, and landings for entrances/exits
- Utilities (proposed and existing)
- Driveway length, width and surface type: asphalt, concrete, or pavers  
Minimum width 12' — Maximum width 24' Residential. Shall not be closer than 5 feet to any property line.

OTHER PLAN VIEWS

- Landscaping Plan (See Article 10.6.010.020 B. and show on plot plan)
- Elevation Drawing (for all buildings over 400 sq. ft.)

**PLEASE NOTE;  
CURRENTLY, OUR CONTRACTOR IS ILL AND NOT  
AVAILABLE. THUS, THE DIAGRAMS ARE NOT AS  
PROFESSIONAL AS THEY SHOULD BE.**



Project #1







Project #1 Photos - Driveway



**ADDENDUM - Project #2**  
**SANDERS APPLICATION FOR FENCE REPLACEMENT**  
**531 WEST 3<sup>RD</sup> PLACE THE DALLES, OR**

**REPLACEMENT OF FENCE WILL PROVIDE MULTIPLE SERVICES.**

**CONSTRUCTION WILL CONSIST OF MULTIPLE PANELS. 4' X 10' LASER CUT METAL PANELS CONNECTED TO WOODEN POSTS.. POSTS WILL BE 4" BY 4" PRESURE TREATED WOOD. COLOR WILL BE HAMMERED COPPER METAL AND BROWN CEDAR STAIN ON POSTS. POSTS WILL BE TOPPED WITH COPPER SOLAR LIGHT CAPS. FENCE WILL HAVE MULTIPLE FLOWER POTS ALONG IT' LENGTH, WITH SEASONAL FLOWERS.**

**WE HAVE PUT UP A SAMPLE PANEL IN ORDER TO TAKE PICTURES FOR THIS APPLICATION. WE HAVE HAD MANY PEOPLE STOP BY TO SAY HOW MUCH THEY LIKE IT. NO ONE HAS STOPPED TO SAY THEY DID NOT LIKE IT.**

**THE CURRENT FENCE WAS CONSTRUCTED 20 PLUS YEARS AGO AND DID NOT REALLY RELECT THE MID-CENTURY DESIGN OF THE HOUSE, BUT MORE THE SINGLE-STORY RANCH STYLE IT ALSO IS. THE NEW FENCE WILL RELECT THE MID-CENTURY ERA.**

**WE FEEL IT ALSO WILL SHOW A WONDERFUL CONTRAST TO THE VICTORIAN HOUSE ACROSS THE STREET. IT WILL HAVE A FEELING OF SCULPTURE AND OUTDOOR ART. IT WILL ALSO BE A WONDERFUL USE OF RECYCLED MATERIALS. THE METAL PANELS ARE ACTUALLY THE SKELETONS OF LASER CUT METALS.**

**WE ARE NOT FANATICAL ABOUT RECYCLE, BUT WE TRY TO USE REPURPOSED MATERIALS AS MUCH AS WE CAN.**

**WE REALIZE THAT THIS FENCE PROJECT WILL STAND OUT AS BEING DIFFERENT FROM THE NORM. BUT WE FEEL THAT IT WILL BEAUTIFUL, EVERCHANGING WITH THE SEASONS AND FOR THE MOST PART WELL RECEIVED BY THE COMMUNITY AND VISITORS.**



Project #2  
Fence





Project #2  
Fence

Proposed  
Driveway  
10' wide  
21' from  
Fence

House

Garage

Cement  
DRIVE

Fence

SIDE WALK

WEST 3RD PLACE



# Plot Plan

City of The Dalles  
Community Development  
Department

4921

Map, Tax Lot: 1N 13E 4 AN 900

Applicant: SANDERS

Owner(s): SANDERS

Address: 531 WEST 3RD PLACE

THE DALLES, OR

Phone #: 541-296-5095

Date: JULY 6, 2020

Scale: (select one)

One Inch = 10 Feet

One Inch = 20 Feet

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3 SQUARES = 1 inch

Planning Department Only:

File #: \_\_\_\_\_

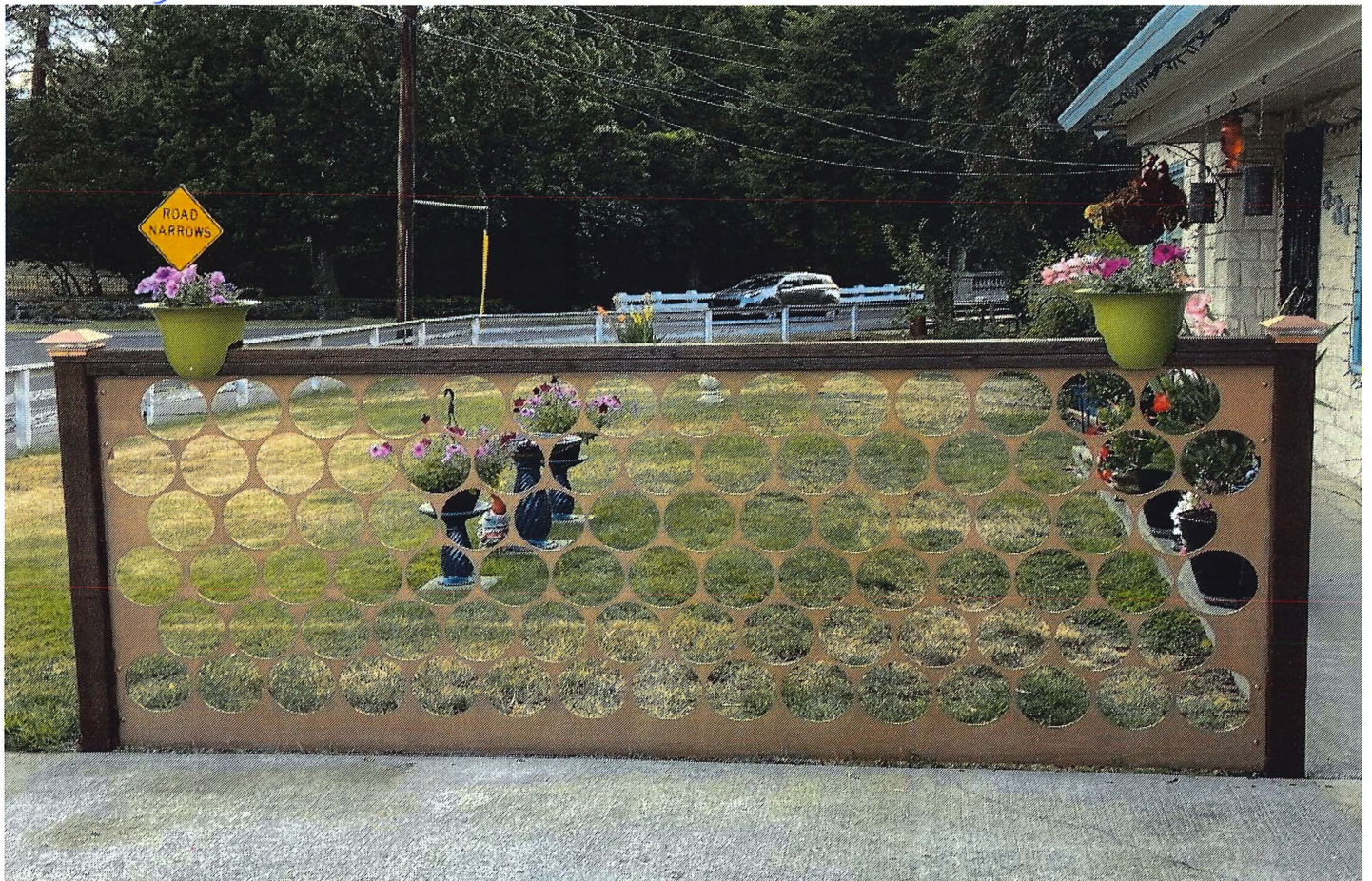
Approval Date: \_\_\_\_\_

Signature: \_\_\_\_\_





Project #2 Photos - fence





United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 94

steel suspension bridge had been built across Mill Creek. The county market road became part of the state-owned Columbia River Highway, built in 1913-21 between Troutdale and The Dalles, and the existing Mill Creek Bridge was constructed as part of the scenic highway project in 1920. In 1935, the Columbia River Highway (U.S. Route 30) was realigned from its route along West Sixth Street and West Third Place to West Second Street. The old route and bridge went into city ownership at that time.

Auxiliary Building: None

#56	Address: Vacant Lot south of 531 W. 3rd St. Historic Name: NA Common Name: NA Year Built: NA Architect: NA Style: NA Use: Vacant Alterations: NA Vacant	Owner: Dalles City City Offices The Dalles, OR 97058 Map No: 1N 13 4AA Reference No: 14022 Plat: Trevitt's Addition Block: 50 Lot: C, D, E, and F Tax Lot: 1900
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#57	Address: 531 West Third Place Historic Name: NA Common Name: Merrill House Year Built: 1950 <i>45'46</i> Architect: Unknown Style: Ranch Use: Residential Alterations: Minor Compatible/Non-Historic/ Non-Contributing	Owner: L Clifford 531 West Third Place The Dalles, OR 97058 Map No: 1N 13 4AA Reference No: 4921 Plat: Trevitt's Addition Block: NA Lot: NA Tax Lot: 1700
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*Builder: Mid State Construction built for  
Donel Merrill  
-dag stone near  
peny's  
\*\*See Page  
85  
Section  
7*

Description: The one-story building is rectangular in plan and has a hip roof covered with composition asphalt shingles. The house is faced with a light colored cut-ashlar stone. A wide overhang shelters the front entrance. The windows are a combination of fixed-pane and two over two double-hung wood sash windows. The house has a wooden deck on the rear elevation. The house has small perimeter plantings, larger shrubs on the western property line. A concrete parking pad is on the east side of the driveway. The house is in good condition.

Auxiliary Building: None





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

DRIVE WAY WILL ASSURE THAT BACKYARD TO MILL CREEK CAN BE CLEAN, CLEAR AND LESS OF FIRE HAZZARD

*ORIGINAL Two  
Combined  
2 apps  
into one*



What is the current use of this property?

RESIDENTIAL

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

List any known archeological resources on site.

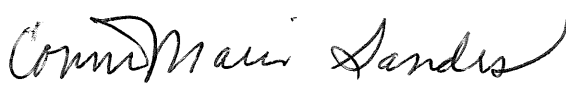
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**ADENDUM**

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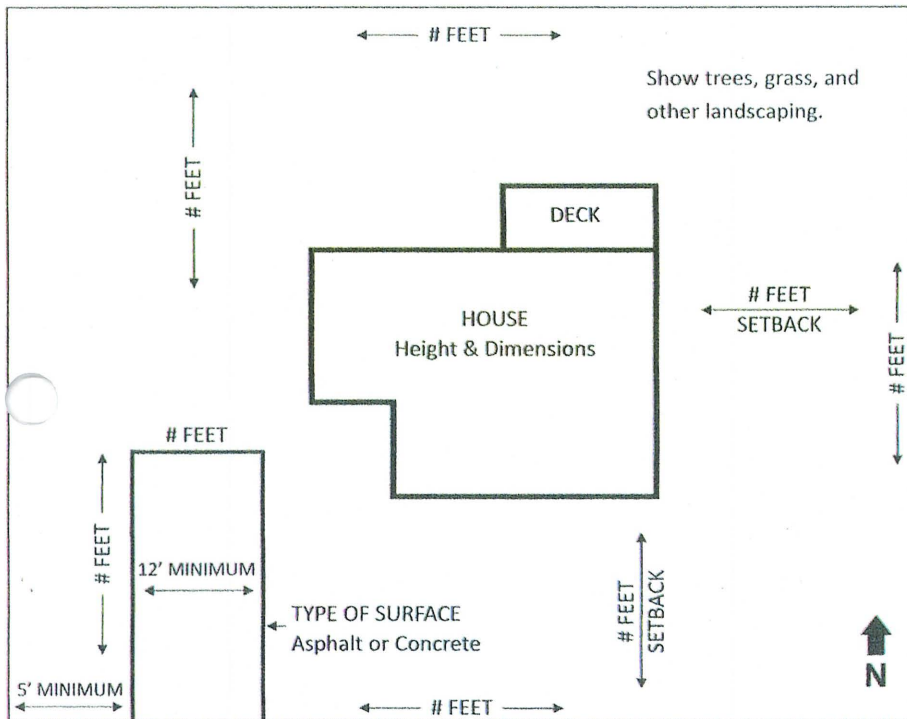
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SAMPLE PLOT PLAN



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All Plot Plans must show:

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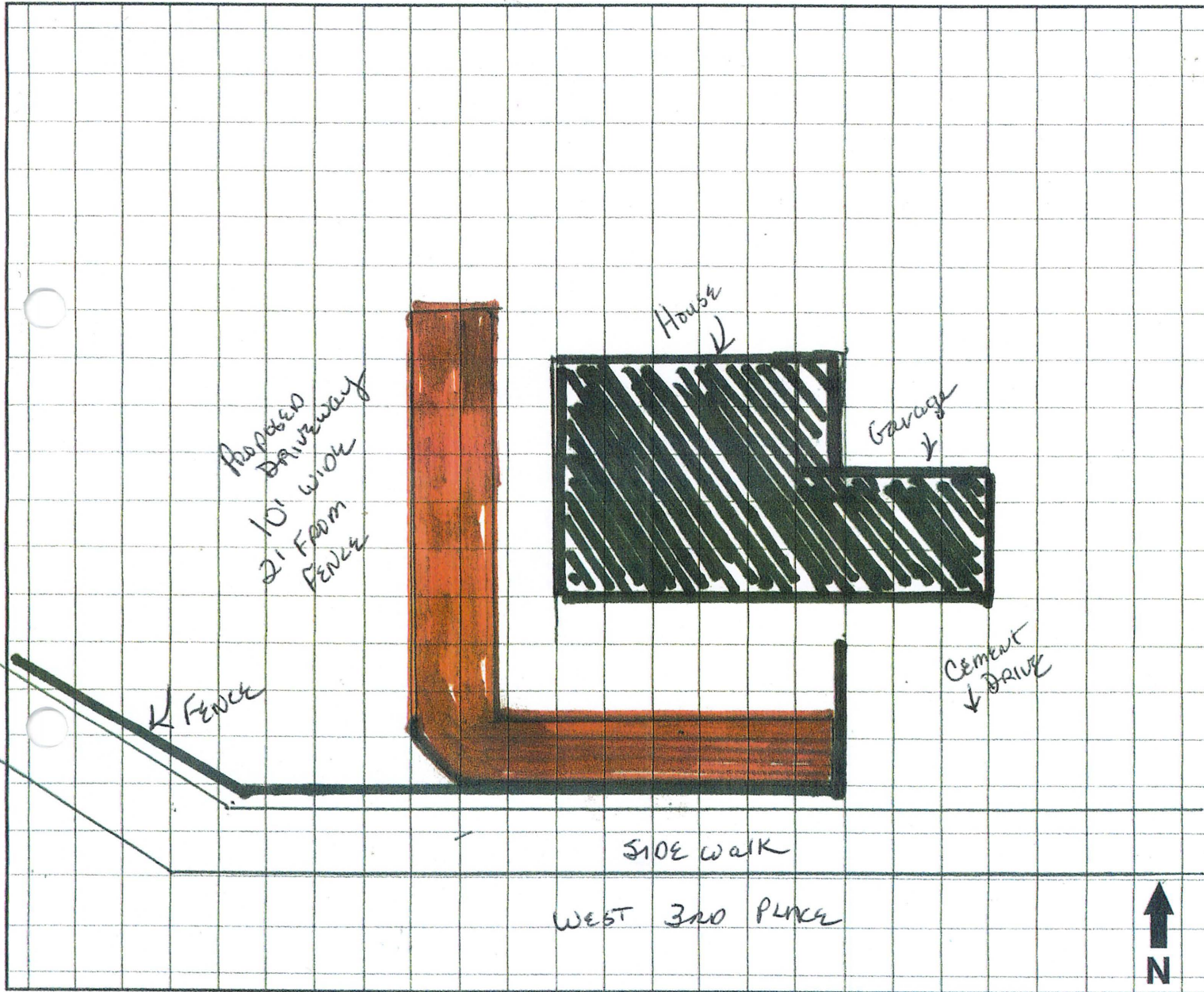
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Community Development  
Department

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Planning Department Only:

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Year(s) Built \_\_\_\_\_



**ADDENDUM  
SANDERS APPLICATION FOR FENCE REPLACEMENT  
531 WEST 3<sup>RD</sup> PLACE THE DALLES, OR**

**REPLACEMENT OF FENCE WILL PROVIDE MULTIPLE SERVICES.**

**CONSTRUCTION WILL CONSIST OF MULTIPLE PANELS. 4' X 10' LASER CUT METAL PANELS CONNECTED TO WOODEN POSTS.. POSTS WILL BE 4" BY 4" PRESURE TREATED WOOD. COLOR WILL BE HAMMERED COPPER METAL AND BROWN CEDAR STAIN ON POSTS. POSTS WILL BE TOPPED WITH COPPER SOLAR LIGHT CAPS. FENCE WILL HAVE MULTIPLE FLOWER POTS ALONG IT' LENGTH, WITH SEASONAL FLOWERS.**

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**THE CURRENT FENCE WAS CONSTRUCTED 20 PLUS YEARS AGO AND DID NOT REALLY RELECT THE MID-CENTURY DESIGN OF THE HOUSE, BUT MORE THE SINGLE-STORY RANCH STYLE IT ALSO IS. THE NEW FENCE WILL RELECT THE MID-CENTURY ERA.**

**WE FEEL IT ALSO WILL SHOW A WONDERFUL CONTRAST TO THE VICTORIAN HOUSE ACROSS THE STREET. IT WILL HAVE A FEELING OF SCULPTURE AND OUTDOOR ART. IT WILL ALSO BE A WONDERFUL USE OF RECYCLED MATERIALS. THE METAL PANELS ARE ACTUALLY THE SKELETONS OF LASER CUT METALS.**

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