

AGENDA

HISTORIC LANDMARKS COMMISSION

May 24, 2023

4:00 p.m.

City Hall Council Chambers
313 Court Street, The Dalles, Oregon

Via Zoom

<https://us06web.zoom.us/j/83000976030?pwd=Y3NwM1NPVUk3anVPUjNTdythYW1sZz09>

Meeting ID: **830 0097 6030** Passcode: **22217**

Dial: 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 – April 26, 2023
6. PUBLIC COMMENT – During this portion of the meeting, anyone may speak on any subject that does not later appear on the agenda. Five minutes per person will be allowed.
7. PUBLIC HEARING
 - A. HLC 213-23, Bethany Stelzer, 315 Federal Street
Request: Approval to upgrade the façade, add awnings, two new entrances on E. 3rd Street, and an additional entrance opening to the alley.
8. RESOLUTION
 - A. HLC Resolution 199-23, Approval of HLC 213-23, Bethany Stelzer
9. STAFF COMMENTS
10. COMMISSIONER COMMENTS
11. ADJOURNMENT

Meeting conducted in a room in compliance with ADA standards.

Prepared by/
Paula Webb, Secretary
Community Development Department

MINUTES

HISTORIC LANDMARKS COMMISSION MEETING

April 26, 2023
4:00 p.m.

CITY HALL COUNCIL CHAMBERS
313 Court Street, The Dalles, Oregon 97058
Via Zoom / Livestream via City Website

PRESIDING: Forust Ercole, Vice Chair

COMMISSIONERS PRESENT: Bev Eagy, Forust Ercole, J. Scott Stephenson

COMMISSIONERS ABSENT: Robert McNary, Eric Gleason

OTHERS PRESENT: Museum Commission Representative Julie Reynolds

OTHERS ABSENT: City Councilor Scott Randall

STAFF PRESENT: Associate Planner Kaitlyn Cook, Director Joshua Chandler,
Secretary Paula Webb

CALL TO ORDER

The meeting was called to order by Vice Chair Ercole at 4:10 p.m.

PLEDGE OF ALLEGIANCE

Commissioner Eagy led the Pledge of Allegiance.

APPROVAL OF AGENDA

It was moved by Eagy and seconded by Stephenson to approve the agenda as presented. The motion carried 3/0; Eagy, Ercole, and Stephenson voting in favor, none opposed, Gleason and McNary absent.

APPROVAL OF MINUTES

It was moved by Eagy and seconded by Stephenson to approve the minutes of December 14, 2022 and January 25, 2023 as submitted. The motion carried 3/0; Eagy, Ercole, and Stephenson voting in favor, none opposed, Gleason and McNary absent.

PUBLIC COMMENT

None.

PRESENTATIONS

Joshua Chandler, Director, Community Development Department, presented Urban Renewal Agency (Agency) project updates.

Tony's Building Demolition Update

Director Chandler provided a brief overview of the structure's history. He added the Agency purchased the property in hopes of redeveloping a major portion of the downtown core. Multiple plans were considered and subsequently discarded. Inspections and surveys highlighted the high cost of necessary building repairs and noted hazardous materials through the structure.

Early in 2021, the Agency directed Staff to pursue demolition to create a "shovel-ready" opportunity for development. In August 2021, the Historic Landmarks Commission (HLC) approved demolition. As a condition of approval, the HLC required the Agency to obtain an archeological assessment in coordination with the State Archeologist.

Urban Renewal Agency Staff issued an Invitation to Bid solicitation for hazardous materials abatement and demolition in March 2023. The building is scheduled for demolition by the end of 2023.

First Street Renovation Project Update

In 2008, the Agency received a \$1.62M federal grant for the Downtown Riverfront Connection Project, which included rebuilding First Street from Union to Madison Streets, adding upgraded sidewalks, ADA ramps, new water/sewer/storm water lines, asphalt and street furniture. This project was administered by the Oregon Department of Transportation ("ODOT") and designed by KPFF Consulting Engineers. The project has experienced many modifications and setbacks during that time.

In 2022, the City and ODOT mutually agreed to terminate the partnership, and discontinue federal grant funding awarded for the project. This termination resulted in a cost savings of approximately \$940,000, excluding project construction costs.

In 2023, the City entered into a new contract solely with KPFF Consulting Engineers with a revised scope. The project began in March 2023. The new contract assumes a 24-month schedule to finalize construction plans. One of the largest expected delays is coordination with Union Pacific Railroad (UPRR). A land swap with UPRR is an 18-month process.

Director Chandler added after design completion, the project would go out to bid. Construction is expected to begin in 2025 or 2026.

In response to Museum Representative Reynolds' inquiry regarding dust, Director Chandler replied at this point, mitigation will dampen dust. Staff had hoped demolition would begin in the winter to reduce dust and airborne particles. Two seasons to complete the work were missed due to the wait for a Business Oregon grant that was later denied.

DISCUSSION ITEM

Tony's Building Mitigation

Associate Planner Cook provided background on the Tony's Building, and mitigation options due to the demolition. The presentation is Attachment 1.

Options include a sidewalk stamp, historic plaque, a web page, documentation, or no mitigation.

Commissioner Eagy was in favor of a sign with the site's history. Vice Chair Ercole was in favor of a sidewalk stamp or interpretive sign similar to an existing sign at 313 E. 2nd Street. Director Chandler added the plaques were relatively small and easily attached. Planner Cook noted the applicant would come before the Commission for approval.

Planner Cook stated the Commission would make a final determination when a future proposal is submitted for historic review. Staff is looking for direction on how we should mitigate, or if mitigation is required per the State Historical Preservation Office's (SHPO) recommendation. Director Chandler added SHPO left the decision up to the Commission. SHPO stated it was best practice to have a decision prior to demolition of the structure.

It was moved by Stephenson and seconded by Eagy to require mitigation for the Tony's Building. The motion carried 3/0; Eagy, Ercole, and Stephenson voting in favor, none opposed, Gleason and McNary absent.

STAFF COMMENTS

Pioneer Cemetery Grant Update

Associate Planner Cook submitted a grant application for the Pioneer Cemetery. Chair McNary and Planner Cook worked together to identify appropriate trails to be resurfaced with bark chips. Many of the trails have degraded over time. The Pioneer Cemetery Preservation Management Plan provided a trail map, and identified necessary actions. The grant passed technical review, and will be further reviewed on May 11, 2023. Planner Cook will provide the results at the next meeting.

Walking Tour Update

Planner Cook gave a huge thank you to Julie Reynolds, and Bev and Alan Eagy, for reading scripts for the Walking Tour app. The scripts provide history on Tour locations. Cook also thanked Scott Stephenson for his assistance in coordinating the recordings.

Planner Cook suggested the Commission keep an eye out for Walking Tour signage. She urged the Commission to download the Otocast app; it will soon be updated with the recordings.

Commissioner Stephenson added the Walking Tour is already live, the update is an expansion. He added his appreciation of Planner Cook's efforts, and stated she did a great job.

COMMISSIONER COMMENTS

Museum Representative Reynolds stated the cruise ships will return this season, providing a huge benefit to the Fort Dalles Museum.

Commissioner Eagy added Mr. Alan Eagy received matching funds to repair the sidewalk adjacent to St. Peter's Landmark.

ADJOURNMENT

Being no further business, the meeting adjourned at 4:51 p.m.

Meeting conducted in a room in compliance with ADA standards.

Submitted by/
Paula Webb, Secretary
Community Development Department

SIGNED:

Robert McNary, Chair

ATTEST:

Paula Webb, Secretary
Community Development Department

Welcome to the Historic Landmarks Commission

4-26-23

1

Discussion: Tony's Building Mitigation



2

Mitigation Options

- ☐ Sidewalk stamp
- ☐ Historic Plaque
- ☐ Web page
- ☐ Documentation
- ☐ No mitigation



3

Mitigation Options

- ☐ Sidewalk stamp
- ☐ Historic Plaque
- ☐ Web page
- ☐ Documentation
- ☐ No mitigation



Interpretive panel at the
Rock Fort in The Dalles



City Hall Historic Plaque

4

Mitigation Options

- ☐ Sidewalk stamp
- ☐ Historic plaque
- ☐ Web page
- ☐ Documentation
- ☐ No mitigation

Memorial Clinic building (demolished)

Location: 529 4th Ave W
Worklet; mid-Century modern




Memorial Clinic building, 1948, Thurston County Assessor, Washington State Archives

Memorial Clinic building in 2013, photo by Deb Rose

The Memorial Clinic building was designed by local architect father and son team Robert and Joseph Worklet and built in 1948. The photograph at above left was taken shortly after it was completed, and a close inspection reveals the Capitol Dome in the background still under repair after the 1949 earthquake. The clinic was an innovative concept at the time, grouping several physicians and specialists under one roof. It was located near downtown but hardly close to [St. Peter Hospital, 1000 1st Avenue Street](#). Accordingly, when the current St. Peter Hospital was built in the 1970s, the clinic moved to remain close by. The building then served as the Thurston County Department of Health until the 2000s. It was demolished in 2015.

Additional resources:
[Olympia Heritage Inventory](#)
[Department of Archaeology and Historic Preservation, mid-Century modern buildings](#)
[Looking Back feature, photos interior](#)

Copyright © 2022 Debra Rose

Latest Notes

 @glenwheat
The Olympia Heritage House (HWH) will have a display about the building in the house on 14, 2023. The all children is accompanied April 26, 2023.

Looking Back

 Talon Roth
Throughout the history of Olympia, the original of Talon's house, in the heart of the Olympia area, some were in the heart of the city. Street (now 1st Street) was closed to traffic. April 23, 2022.

 Charlotte Kim
A 1948 building. Throughout the history of French and French, that is the area in the heart of the city. Charlotte was to visit. April 23, 2022.

5

Mitigation Options

- ☐ Sidewalk stamp
- ☐ Historic plaque
- ☐ Web page
- ☐ Documentation
- ☐ No mitigation

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 113

#92 HISTORIC NAME: NA
COMMON NAME: Tony's Clothing
ADDRESS: 401 East Second Street
RESOURCE TYPE: Building
OWNER'S NAME AND ADDRESS:
Anthony Foote
P.O. Box 261
The Dalles, Oregon 97058
ASSESSOR'S MAP: 1N-13E-3BD BLOCK: 5 LOT: 12 TAX LOT: 2380
ADDITION: Laughlin's Addition
YEAR BUILT: ca. 1920
STYLE: Altered
ALTERATIONS: Major; Extensive alterations to the main facade
USE: Retail
CLASSIFICATION: Historic Non-Contributing

PHYSICAL DESCRIPTION: This two-story brick building has stucco curtain wall as the exterior wall finish. The roof is flat and built up. The building is of a compatible scale, but extensive alterations have been made to the facade, including aluminum storefront doors and windows and the installation of Roman brick over the bulkhead. A parking area is in the back (north) of the building. A mural depicting the Lewis and Clark Expedition is painted on the south facade (1993). The building is in good condition.


HISTORICAL DATA: This building was rebuilt in 1992 after the 1891 fire in downtown The Dalles that destroyed much of the downtown businesses. By 1905, the First National Bank occupied the building as well as an agricultural implements and a saloon (still occupied the building in 1909). In 1924, an auto sales and auto repair shop was located in the building.

Long-time owners of the property were the Raymond F. Kelly family (1916 to the 1950s). Tony's Town and County purchased the building in 1977. The building was extensively remodeled most likely in the 1970s, incorporating the adjacent building into the new design.

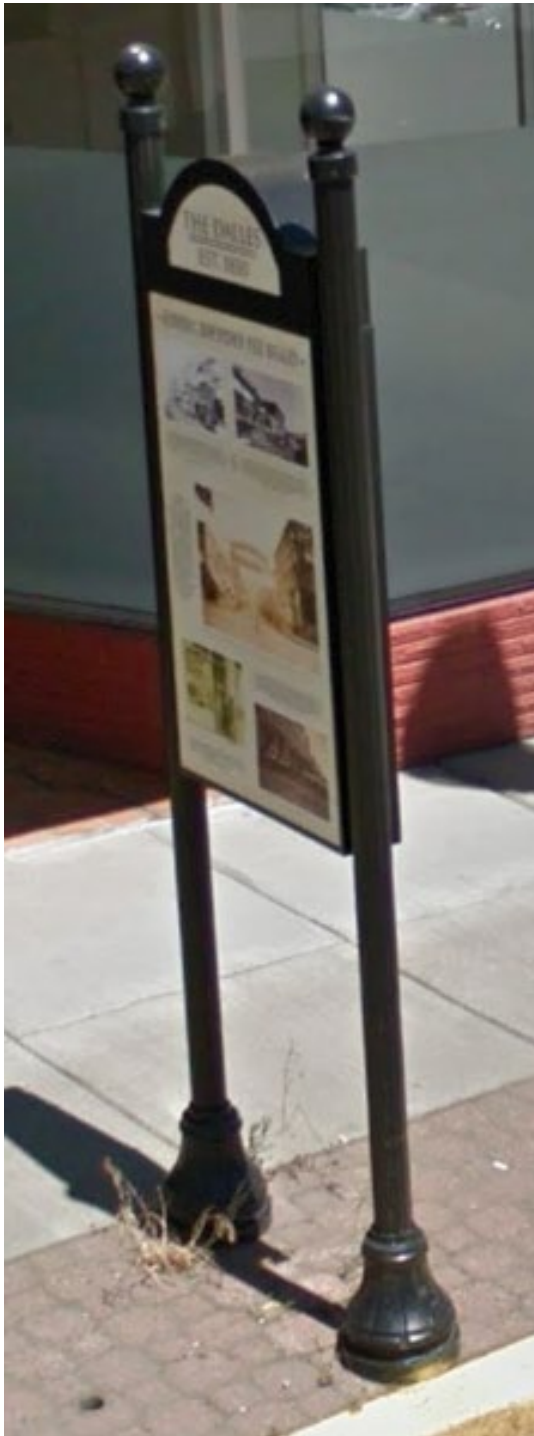
6

Mitigation Options

- ☐ Sidewalk stamp
- ☐ Historic plaque
- ☐ Web page
- ☐ Documentation
- ☐ No mitigation



7



Interpretive sign located at 323 E. Second Street

**CITY of THE DALLES**

313 COURT STREET
THE DALLES, OREGON 97058

**STAFF REPORT
HISTORIC LANDMARKS REVIEW
HLC 213-23**

TO: The Dalles Historic Landmarks Commission

FROM: Kaitlyn Cook, Associate Planner

HEARING DATE: Wednesday, May 24, 2023

ISSUE: Approval to upgrade the façade, add awnings, two new entrances on E. Third Street, and an additional entrance opening to the alley.

SYNOPSIS:

APPLICANTS	Bethany Stelzer
PROPERTY OWNER	Stelzer Enterprises, LLC
LOCATION	315 Federal Street
ZONING	“CBC-1 and CBC-2” – Central Business Commercial, Commercial Historic District
EXISTING USE	Commercial
SURROUNDING USE	Commercial
HISTORIC STATUS	Non-Compatible, Non-Contributing

NOTIFICATION: Published advertisement in local newspaper, notification to property owners within 100 feet, and the State Historic Preservation Office (SHPO).

RECOMMENDATION: Approval, with conditions, based on the following findings of fact.

BACKGROUND: This parcel was the original site of the Vogt Opera House and other businesses. In 1909 an opera house, skating rink, and another commercial building were located on this parcel. By 1929, much of the block was rebuilt; the skating rink and opera house were altered for an auto use and a small storage/furniture warehouse was constructed. The building

was completely remodeled in the 1960s and is considered a non-contributing, non-compatible resource within the Commercial Historic District.

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 11.12.095, Subsection D.

1. A property shall be used for its historic purpose or be placed in a new use that required minimal change to the defining characteristic of the building and its site and environment.

FINDING #1: The Applicant received approval with conditions for a Site Plan Review (SPR 522-23) from the Community Development Department to convert the existing, vacant, building into a multi-use development including six businesses in food service, retail, and health/wellness. The building currently features metal awnings, plaster, metal storefront windows, one gable, and glass storefront doors. This building, classified as non-contributing and non-compatible within the Commercial Historic District, does not have any historic characteristics on the street façade to maintain. The Applicant is proposing installation of a new awning, the addition of two entryways on E. 3rd Street, paint, and the addition of an entry in the alley. These entryways will include new windows and storefront elements to be discussed in the subsequent findings. This proposed multi-use development will create the appearance of many smaller storefronts that complement the pedestrian streetscape of the Commercial Historic District. Staff found the proposed use does not change any defining historic characteristics of the building as there are none to maintain. **Criterion met.**

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.

FINDING #2: The subject property is non-contributing, non-compatible resource located in The Dalles Commercial Historic District. Therefore, no historic material shall

be altered as a result of the proposed modifications. The proposed alley entryway will remove non-historic cement blocks. The two proposed entryways on E. 3rd Street will replace a portion of the plaster façade that is not historic, and replace non-historic metal windows. Staff found these proposed significant changes should not remove historic materials or features that characterize the property. **Criterion met with conditions.**

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 #3: Staff found changing the first floor to include additional commercial spaces does not create a false sense of historical development. This parcel was the location to many storefronts and uses such as an opera house, skate rink, and auto shop. While these proposed façade changes will not recreate the buildings that once stood in this location, it will create pedestrian friendly storefronts compatible with the Commercial Historic District. **Criterion met.**

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

FINDING #4: The subject building was completely remodeled in the 1960s according to The Dalles Commercial Historic District, National Register of Historic Places. Additional façade changes have occurred in subsequent years. These changes have not acquired historic significance requiring preservation efforts. The Applicant is proposing to retain façade elements that are complimentary to the Downtown Commercial Historic district such as the storefronts, cornice trim, and awnings. **Criterion met.**

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

FINDING #5: This building is considered non-compatible and non-contributing to the Commercial Historic District. Unfortunately, due to the building being remodeled in the 1960's, the building does not retain any examples of craftsmanship to be preserved. **Criterion met.**

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration required 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, physical, or pictorial evidence.

FINDING #6: Due to this building being non-historic and non-compatible, there are no historic features listed in the National Register of Historic Places for this structure to reference. Staff found the proposed façade improvements do not replace any historic material. **Criterion not applicable.**

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 #7: The Applicant is not proposing any sandblasting with this development. Any planned cleanings will be required to meet the standards set forth by the Secretary of Interior. **Criterion met with conditions.**

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 #8: No excavation or ground disturbance is indicated in this application. **Criterion not applicable.**

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 #9: All of the exterior modifications are similar in the massing, size and scale of features currently on the property. The proposed additional entryways shall match the existing entryways found on the existing façade. See the subsequent findings for the new façade features material compatibility analysis. **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 #10: No additions are proposed with this development proposal. The development shall maintain the essential form of the existing building. **Criterion met.**

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

F. New Construction and Rehabilitation.

1. *New construction is necessary to accommodate expanding and new needs of a healthy downtown. There are existing gaps in the downtown that should be filled. New construction should maintain the character of The Dalles by not hiding building additions but in making them sympathetic to the historic buildings and town form without imitating past architectural styles.*

2. Guidelines.

a. *New construction fronting streets should be in keeping with the original architectural character, color, mass, scale and materials of the neighboring buildings (see Subsection D, Secretary of the Interior's Standards for Rehabilitation).*

b. *Additions to existing buildings should be in keeping with the original architectural character, color, mass, scale and materials (see Subsection D, Secretary of the Interior's Standards for Rehabilitation).*

c. *New construction should fill in gaps in the urban fabric; tight to the sidewalk or vertical edge, reinforcing the enclosure of the street.*

d. Existing additions to historic buildings should be evaluated for their sympathy with the historic building and their contribution to the downtown character.

FINDING #11: No new additions are proposed with this development. This proposal is within the building envelope therefore, the criterion does not apply. **Criterion not applicable.**

G. Streetscape.

- 1. The Dalles' downtown is a pedestrian friendly environment resulting from the storefronts, width of sidewalks, and features such as street lights. New construction and rehabilitation should contribute in making downtown The Dalles an inhabitable place that is pleasant for walking, providing a buffer zone of parked cars between automobile traffic and pedestrians, while also reinforcing the rhythm of the street.*
- 2. Guidelines.*
 - a. Landscaping is not recommended because historically there was none.*
 - b. Historically appropriate street lights should be installed.*
 - c. Streetlights and other sidewalk elements should be placed so as not to obscure line of vision of automobiles.*
 - d. Garbage cans are unattractive and should not be part of the streetscape.*
 - e. A downtown maintenance program should be implemented to keep streets and sidewalks clean.*

FINDING #12: This development will establish multiple first floor commercial uses. These commercial uses shall retain a pedestrian friendly commercial front with the existing windows, updated façade improvements distinguishing each business additional entryways, and the addition of one awning. Facades shall be distinguished by contrasting paint colors and separate entryways. The Applicant is not proposing to change the existing streetscape surrounding the subject property other than replacing ADA ramps and drive approaches. A shared refuse area is located in the alley and will not be visible from the streetscape. All existing period streetlights that abut this development shall be retained.

To fulfill a condition of approval described in Site Plan Review application SPR 522-23, this proposal shall include a landscaping buffer within the parking area. Landscaping shall not be located within the public right-of-way. This landscaping provides a buffer between pedestrians and the auto parking area. Historically, there were no parking lots in the downtown, therefore, Staff found that landscaping is complimentary to the purpose of this chapter. **Criterion met.**

H. Building Setback.

- 1. The Dalles' buildings historically were aligned along the sidewalk, giving a sense of enclosure to the street and providing for a more pleasant pedestrian environment. New*

construction and rehabilitation should maintain the alignment of buildings along the sidewalk edge.

FINDING #13: This development will not affect the building footprint or setbacks, as it is an existing building. **Criterion not applicable.**

K. Materials.

- 1. The sense of cohesiveness and continuity of The Dalles' commercial area derives in part from the consistent use of building materials in building facades. New construction and rehabilitation should use appropriate materials that provide scale making a more pedestrian friendly environment.*
- 2. Guidelines.*
 - a. For building renovations, original materials should be restored wherever possible.*
 - b. When materials need to be replaced for restoration they should be compatible in quality, color, texture, finish and dimension to the original materials (see Subsection D, Secretary of the Interior's Standards for Rehabilitation).*
 - c. New construction should use materials compatible with the historic buildings in quality, color, texture, finish and dimension. Predominant materials of the commercial historic district are:*
 - brick*
 - stone*
 - cast iron*
 - glazed terra cotta*
 - cement plaster (stucco)*
 - d. The use of wood for windows is recommended.*
 - e. The use of reflective and smoked glass is prohibited.*
 - f. Whenever possible, the natural color of the materials should be retained.*
 - g. An ordinance prohibiting the painting of brick, unless it is damaged or has already been sandblasted, should be adopted.*
 - h. Sandblasting of brick is prohibited as it severely damages the brick.*
 - i. When painting a building the following color scheme is recommended:*
 - darkest-window sash*
 - medium-building*
 - lightest-trim, detail*

FINDING #14: The subject development proposes one new entryway on E. 3rd Street with an awning for a proposed yoga studio, a new entryway in the alley, a new entryway for the proposed market on E. 3rd Street that will replace an existing window, and replacement of an existing door for the market. These proposed changes should not replace any historic material. All siding materials shall remain.

The proposed dark bronze market door will replace an aluminum window, to match the existing windows found on the building. Since this building is non-compatible with the surrounding Commercial Historic District and the Applicant will not replace the entire storefront, Staff found installation of a dark bronze door to match the existing features is acceptable.

The proposed entryway in the alley will provide access to a bar. This alleyway access shall replace concrete block material that is not historic. The proposed door will be black aluminum with a transom window above the door, and a small window with a metal header beside it. This proposed entryway is found to be compatible with historic standards as it mimics some traditional storefront elements.

The proposed entryway for the yoga studio will feature a wood framed aluminum and glass door with coordinating wood casement storefront windows. This additional entryway will replace material that is not historic and non-contributing to the architectural design of the building. The additional storefront shall add architectural elements compatible with the proposed façade. Staff finds this proposed storefront is compliant with historic standards.

Staff will add as a condition of approval that all proposed windows and doors shall not utilize smoked or reflective glass. **Criterion met with conditions.**

M. Commercial Front.

1. The continuous commercial fronts of downtown The Dalles make a consistent, pedestrian friendly backdrop for a wide variety of businesses. The storefront is predominantly made up of glazing with only structure and decoration revealed. The upper stories consist mostly of wall with discreet window openings. New construction and rehabilitation should maintain the continuity of the multi-story buildings and the clear distinction between storefront and upper floor office or residences through facade treatment and articulation.

2. Guidelines.

- a. Primary entrances should be recessed, glazed and oriented to the street rather than to a rear or interior alley.*
- b. Tiled floors are highly effective in marking the recessed entrance.*
- c. The use of large, clear plate glass for display windows incorporated with transom windows is recommended.*
- d. The use of vertical, double-hung windows; either singly or in groups is recommended on the upper levels.*
- e. Window bulkheads of the historic type are recommended.*
- f. Identify and retain fragments such as earlier window systems and no longer used door locations which evoke a sense of the building's history.*
- g. The use of historic photographs for reference is recommended.*

h. Development and adoption of a Facade Improvement Plan is recommended.

FINDING #15: As mentioned in previous findings, the subject building is non-compatible and non-contributing to the Commercial Historic District. Due to significant remodeling, there are not many historic pictures to reference that are relevant to this building. The existing building does not feature recessed primary entrances. The Applicant is proposing installation of new entryways that complement the existing entryways with window bulkheads, large clear plate display windows, and transom windows. Currently, the building features two entrances facing E. 3rd Street. This development proposal will create additional business frontages adding to the commercial, pedestrian friendly atmosphere present in Commercial Historic District. **Criterion met.**

N. Awnings.

- 1. Awnings provide a “ceiling” for pedestrian traffic which helps to give a sense of enclosure to the street and protection from the elements. New construction and rehabilitation should maintain the horizontal datum line along the street, resulting from awnings which enliven the street, making it pedestrian friendly.*
- 2. Guidelines.*
 - a. The use of historic photographs is recommended for reference in replacement of awnings and canopies.*
 - b. Awnings and canopies should fit within window bays so as not to detract from architectural features of the building.*
 - c. Awnings and canopies should not obscure transom windows above display windows.*
 - d. Retractable fabric awnings were used historically and are recommended, as they add variety to the streetscape because they can be adjusted to varying conditions, such as light and weather.*
 - e. Awnings should have a slope of no more than 45 degrees.*
 - f. The color of the awning should be compatible with the building.*
 - g. Flat, horizontal metal canopies suspended by chains or rods, if original, should be used as they provide cover for pedestrians and shade within the store.*
 - h. The use of internally illuminated, plastic, barrel awnings are prohibited as they detract from architectural features with incompatible materials that are out of scale.*

FINDING #16: The existing building features metal awnings that will be retained with this development. The Applicant is requesting an additional metal flat horizontal awning on E. 3rd Street. This awning type is typical in the Commercial Historic District. While there are no original photos found to illustrate a metal canopy, the proposed awning matches the existing awning on the subject building and shall be a compatible color. The proposed awning would not obscure transom windows or detract from architectural features of the building. **Criterion met.**

O. Signs.

1. *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.*
2. *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 #17: Staff will apply historic signage requirements upon submittal of a sign permit application for each proposed business sign. No freestanding signs or murals are proposed with this development. Staff will add as a condition of approval that the applicant obtain an approved sign permit from the Community Development Department prior to erecting the sign. **Criterion met with conditions.**

CONCLUSIONS: Staff recommends approval based on the application materials. This proposal meets the standards of the Secretary of the Interior and The Dalles Municipal Code, Title 11- Planning, Chapter 11.12 Historic Resources, with the following conditions:

Recommended Conditions of Approval:

1. Work shall be completed in substantial conformance to the pictures and proposals as submitted, reviewed and modified.
2. All proposed windows and doors shall not utilize smoked or reflective glass.
3. The Applicant shall submit plans to obtain an approved building permit to City of The Dalles and then Wasco County Building Codes.

4. The Applicant is required to notify the Community Development Department of any alteration of approved plans.
5. No sandblasting is approved with this development. Any planned cleanings will be required to meet the standards set forth by the Secretary of Interior.

Ongoing Conditions:

1. The Applicant shall obtain an approved sign permit for all proposed signage with this development.
2. The conditions of approval outlined in the Site Plan Review Notice of Decision for this development shall be met.



City of The Dalles
Community Development Dept
313 Court Street
The Dalles, OR 97058
(541) 296-5481, ext. 1125
www.thedalles.org

RECEIVED

MAY 04 2023

Received: _____

City of The Dalles
Community Development Dept

Application #: HLC 213-23

Filing Fee: \$85.00

Receipt #: XBP 143893022

Deemed Complete: _____

Ready to Issue: _____

Date Issued: _____

Historic Landmarks Application

This application is required for all new construction, modifications, and/or alterations to the exterior of certified historic structures and all structures within certified historic districts and reviewed by the City of The Dalles' Historic Landmarks Commission. The review criteria for each application are the Secretary of the Interior's Standards. These standards have been adopted by The Dalles Municipal Code Chapter 11.12 Historic Resources as local review criteria.

Applicant

Name: Bethany Stelzer

Address: 404 W 12th Street

The Dalles, OR 97058

Phone #: 541-993-2813

Email: betsstelzer@gmail.com

Legal Owner (if different than Applicant)

Name: _____

Address: _____

Phone #: _____

Email: _____

Property Information

Address: 315 Federal Street

Map and Tax Lot: 1N 13E 3 BD 7200

Zone: _____

Current Use: Currently vacant, previous use was office and food service

List any known archeological resources on site:

None known

Department Use Only

Historic Name (if any): _____

Year(s) Built: _____

Historic Building/Site: ☐ Yes ☐ No

Historic Classification: _____

Historic District: ☐ Trevitt's Addition ☐ Downtown Commercial

Project Information

☐ New Construction ☒ Expansion/Alteration ☐ Demolition ☐ Landmark Designation

Briefly describe the proposed project:

The South East portion of 315 Federal will be renovated from office space to retail and kitchen. The proposed exterior upgrades include painting and a new entrance added to the 3rd street side. In the center of the building will be a new location for Flow Yoga, A well established business in Downtown the Dalles. The proposed exterior upgrades include painting and a new entrance added to the 3rd street side and a marquee awning over the new entrance. An egress will be added to the back alley as well.

Will the use change as a result of this application?

☒ Yes

☐ No

Please submit the following information with this application:

- ☒ Narrative #1: Description of the project consistent with the Secretary of Interior's Standards for Rehabilitation (page ?)
- ☐ Narrative #2: Explanation of the project consistent with the associated project type (pages ?):
 - ☐ Landmark Designation (#2-A)
 - ☐ Alterations/New Construction/Relocation (#2-B)
 - ☐ Demolition (#2-C)
- ☐ Narrative #3: Description of the project consistent with the associated district design standards: New Construction and Alteration (page ?)
 - ☐ The Dalles Commercial Historic District (#3-A)
 - ☐ Trevitt's Addition (#3-B)
- ☐ Narrative #4, Signs (if applicable): Description of the project consistent with the associated historic sign guideline criteria (page ?)
- ☒ Elevation drawings (existing vs. proposed)
- ☒ Current color photographs of the structure and/or site
- ☒ List of all proposed materials/colors (product brochures recommended)
- ☒ Site Plan (drawn to scale)
- ☐ Historic photographs/documentation of the structure and/or site (encouraged)
- ☐ Copy of all associated Historic Inventory information

Signature of Applicant

Signature of Property Owner

Date

2/11

Date



The new occupant to 315 Federal Street is The Farm Stand, a locally owned health food store and kitchen with a location in Hood River first established 14 years ago. The Farm Stand will occupy the southeast portion of the building going west to the end of the roof awning. The proposed exterior upgrades include painting and a new entrance added to the 3rd street side.



Stucco to be painted



Proposed paint color from Historic Color Palette



Farm Stand Parameters



Goal is to match current aesthetic of Farm Stand in Hood River while blending with downtown The Dalles



208 Court Street

Other Buildings with
A similar color within a
Few blocks of 315 Federal



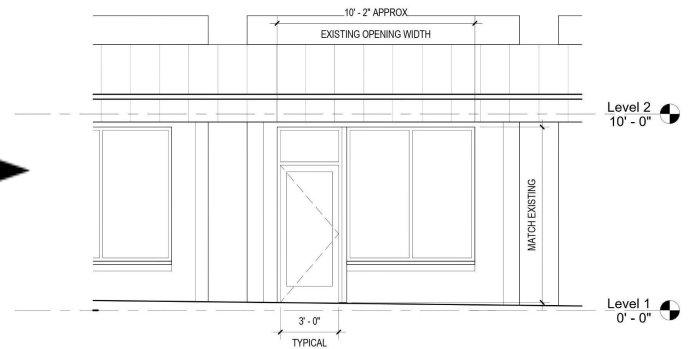
The Dalles Art Center 220 E 4th Street



312 Court Street



Location of door opening



1 Elevation - Seating Area Door
1/4" = 1'-0"

Engineered door to be added to existing window opening



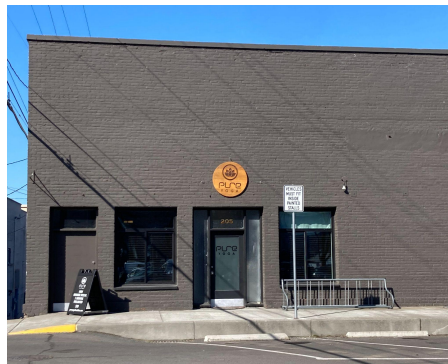
Door will be a Dark Bronze Anodized Finish
Commercial doorfront to match existing window
Frames and current doors into the building

Current Doors and Window Frames



The center of the building along 3rd Street is to be the new location for Flow Yoga, A well established business in Downtown the Dalles. The proposed exterior upgrades include painting and a new entrance added to the 3rd street side and a marquee awning over the new entrance.

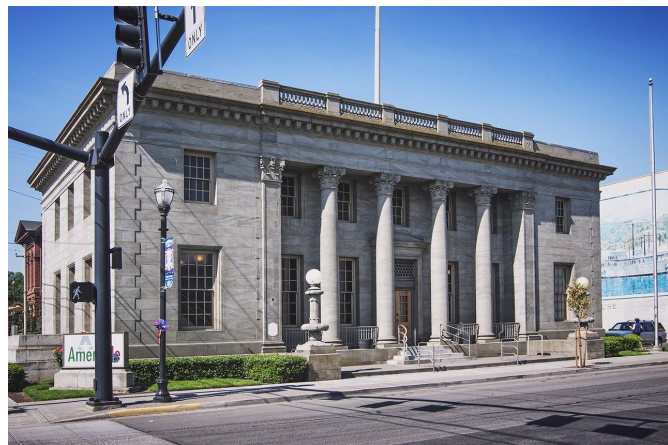
See Flow Yoga's current location



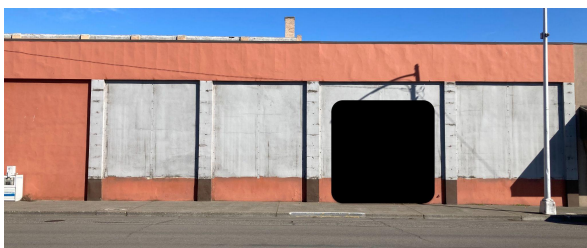


SW 2840
Hammered Silver
 Interior / Exterior

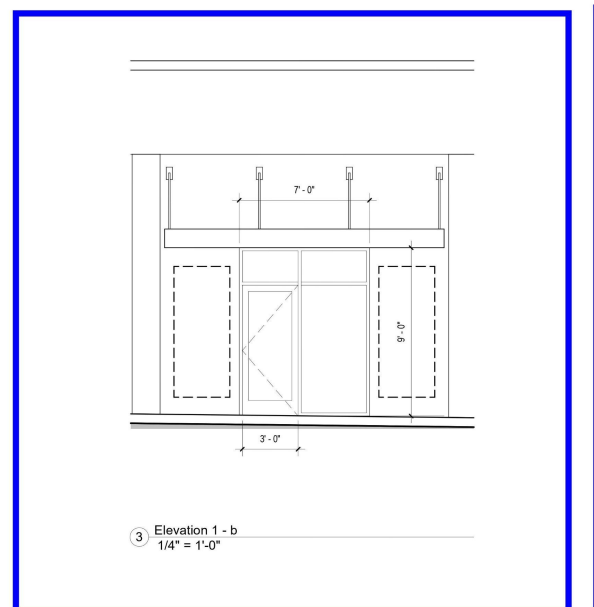
Proposed paint color is a Hammered Silver
 From Historic Color Palette to coordinate as
 A neutral color between Farm Stand's Red and
 The mercantile's white and Charcoal Gray

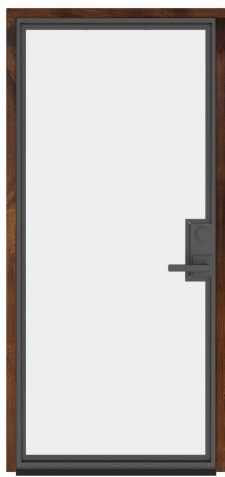


See other examples of gray in Downtown the Dalles

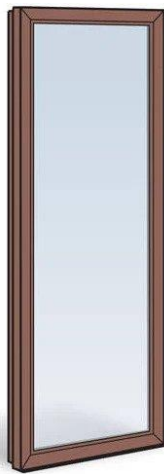


Location of new opening on building





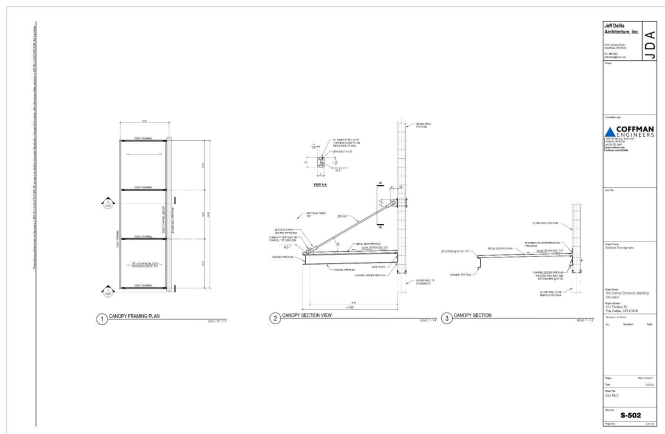
Aluminum and Glass door
With Wood Frame



Wood Casement Windows
to match door.



Proposed Awning is marquee style
With aluminum black materials to
Coordinated with other elements
of the building such as the doors
And windows all along 3rd street.



Structural engineering for Awning



312 Court Street

Marquese Style Awnings can be found all
Over downtown The Dalles, most notably
The entire street presence of the Commodore
Building and the I.O.O.F. Hall Building

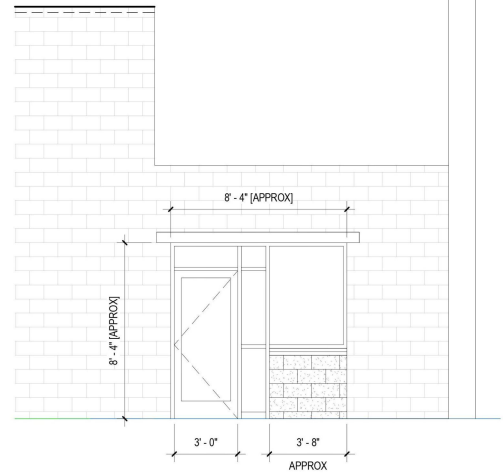


1915, 421 E 2nd Street

In the Alley behind the building an egress will be created.



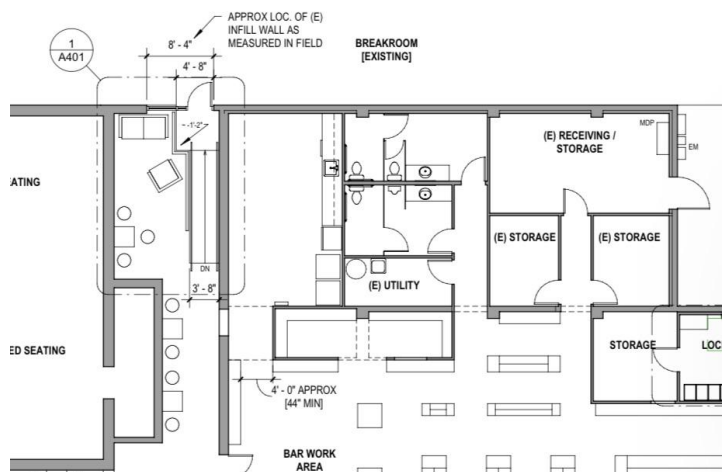
Location of egress Opening



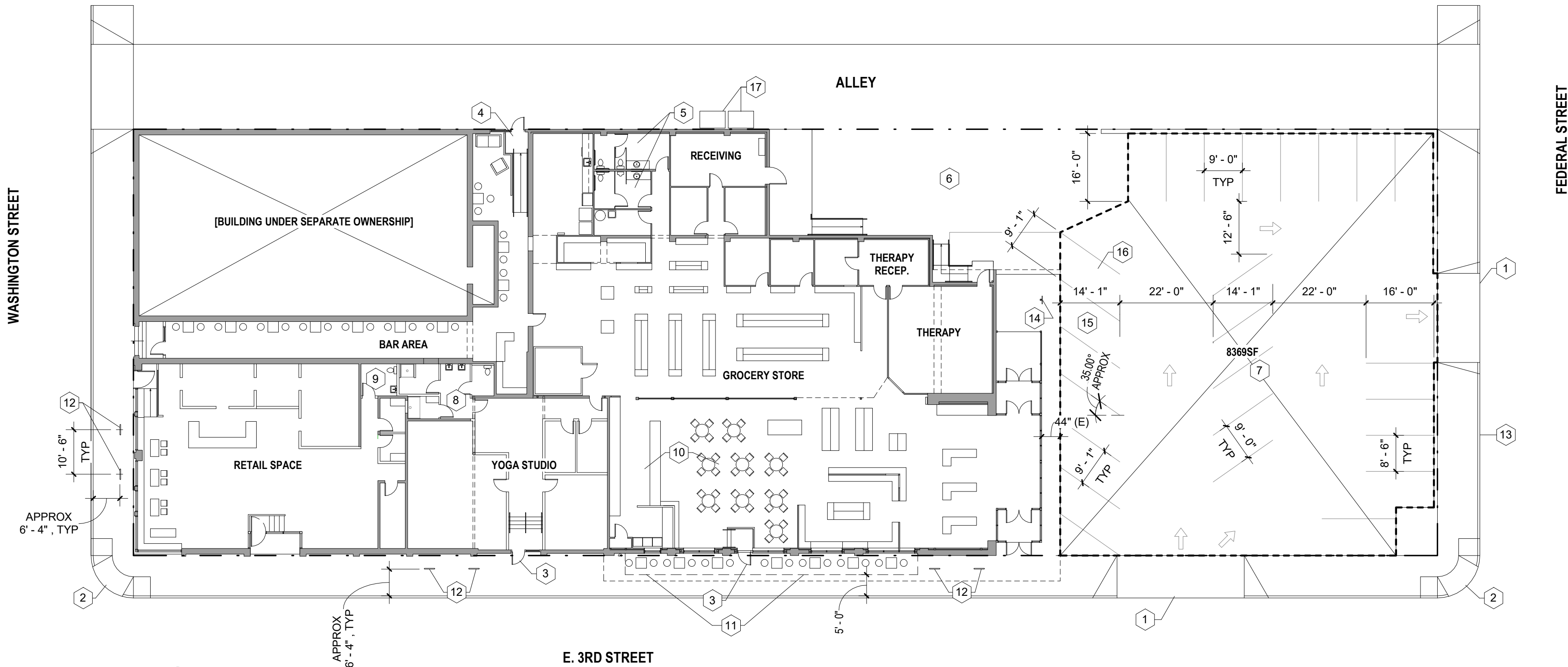
② Elevation - @ Ramp
1/4" = 1'-0"

Engineered plans for egress

Materials for egress will be commercial
Grade black aluminum framing with glass



Floorplan on North Side of building showing egress



1 Overall Compliance Plan
1" = 20'-0"

SHEET GENERAL NOTES

- A. PROTECT EXISTING NATURAL AND MAN-MADE FEATURES TO REMAIN.
B. PROVIDE TRACER WIRE AROUND ALL BURIED NON-METALLIC PIPES FOR FULL LENGTH. TERMINATE TRACER WIRE AT LOCATION VISIBLY RECOGNIZABLE ABOVE-GROUND NEAR TRACER WIRE TERMINATION POINT.
C. NO SURVEY WAS MADE AVAILABLE TO ARCHITECT BY OWNER. VERIFY EXISTING CONDITIONS IN FIELD AS REQUIRED PRIOR TO START OF WORK, AND ONGOING AS THE WORK PROGRESSES.
D. COORDINATE WITH CITY OF THE DALLES AS REQUIRED.

SHEET KEYNOTES

1. EXISTING DRIVE APPROACH TO BE REPLACED. NEW CURB RAMP TO CONFORM TO CITY STANDARDS AND ACCESSIBILITY REQUIREMENTS. FINAL DESIGN PENDING CIVIL ENGINEERING, COORDINATE WITH CITY ENGINEER AS REQUIRED.
2. EXISTING CURB RAMP TO BE REPLACED. NEW CURB RAMP TO CONFORM TO CITY STANDARDS AND ACCESSIBILITY REQUIREMENTS. FINAL DESIGN PENDING CIVIL ENGINEERING, COORDINATE WITH CITY ENGINEER AS REQUIRED.
3. NEW ENTRY DOOR AND INTERIOR STAIRS, SEE ELEVATIONS.
4. NEW ENTRY DOOR AND INTERIOR RAMP, SEE ELEVATIONS.
5. EXISTING RESTROOMS TO REMAIN. RESTROOMS ARE TO BE UTILIZED BY NEW BAR AREA, GROCERY STORE AND THERAPY STUDIO.
6. EXISTING LOADING ZONE TO REMAIN.
7. EXISTING PARKING AREA TO REMAIN.
8. NEW ACCESSIBLE RESTROOM AND SHOWER AREA TO SERVE YOGA STUDIO.
9. NEW ACCESSIBLE RESTROOM TO SERVE RETAIL SPACE.
10. COMMERCIAL KITCHEN AND SEATING AREA ASSOCIATED WITH GROCERY STORE. COMMERCIAL KITCHEN ALSO TO SERVE BAR AREA.
11. OUTDOOR SEATING AREA.
12. BICYCLE RACK (2 SPACES EACH RACK). BICYCLE PARKING AREA TO BE ILLUMINATED WITH NO LESS THAN 3 FOOTCANDLES AT THE FLOOR AROUND THE BICYCLE PARKING AREA.
13. DAMAGED SIDEWALK AREAS TO BE REPAIRED OR REPLACED AS REQUIRED. COORDINATE SCOPE OF SIDEWALK REPAIR AND REPLACEMENT WITH CITY ENGINEER.
14. EXISTING VAN-ACCESSIBLE PARKING SIGN TO REMAIN.
15. EXISTING ACCESSIBLE PARKING STALL, ACCESSIBLE ROUTE CRITERIA CONFORMANCE TO BE VERIFIED PRIOR TO BUILDING PERMIT SUBMITTAL.
16. EXISTING VAN-ACCESSIBLE AISLE TO BE STRIPED. ACCESSIBLE ROUTE CRITERIA CONFORMANCE TO BE VERIFIED PRIOR TO BUILDING PERMIT SUBMITTAL.
17. REFUSE AND RECYCLING BINS TO BE LOCATED IN ALLEYWAY.

ZONING CODE SUMMARY

BASE ZONE	CBC CENTRAL BUSINESS DISTRICT (CBC-2 SUB-DISTRICT)
USE	PROPOSED USES INCLUDE MARKETS/GROCERY STORES, RETAIL SALES, MEDICAL (ALTERNATIVE THERAPY), RECREATION FACILITIES (YOGA STUDIO), AND BARS, AND ARE ALL OUTRIGHT PERMITTED USES WITHIN THE CBC ZONE.
SETBACKS	NO NEW BUILDING AREAS PROPOSED.
BUILDING HEIGHT	NO NEW BUILDING AREAS OR HEIGHT INCREASES PROPOSED, EXISTING BUILDING IS LESS THAN 55' TALL.
ORIENTATION	EXISTING BUILDING ADDRESSES BOTH STREET FRONTAGES WITH ITS VARIETY OF ENTRY POINTS AND NEW/PROPOSED GLAZING.
PEDESTRIAN ACCESS	EXISTING SIDEWALK FRONTS THE BUILDING ON THREE SIDES AND AN ALLEY FRONTS IT ON THE FOURTH. EXISTING AND PROPOSED NEW ENTRANCES WILL HAVE CLEAR CONNECTIONS TO THE SIDEWALK/STREET SYSTEMS.
OFF-STREET PARKING	PROPERTY IS LOCATED WITHIN THE CBC-2 SUB-DISTRICT, THEREFORE THE MINIMUM/MAXIMUM OFF-STREET PARKING REQUIREMENT IS WAIVED. 23 PARKING SPACES EXIST ON THE SITE AND ARE TO REMAIN AS-IS.
BICYCLE PARKING	GROCERY 5919SF X 0.3 / 1000SF = 1.78 SPACES RESTAURANT (GROCERY FOOD SERVICE, RETAIL SEATING/KITCHEN, BAR AREA) 3204SF X 1 / 1000SF = 3.20 SPACES RETAIL 1950SF X 1 / 1000SF = 0.59 SPACES SPORTS CLUB (YOGA STUDIO) 1467SF X 0.5 / 1000SF = 0.73 SPACES OFFICE (SECONDARY OFFICE AREAS) 735SF X 0.5 / 1000SF = 0.37 SPACES CLINIC (ALTERNATIVE THERAPY AREA) 607SF X 0.3 / 1000SF = 0.18 SPACES TOTAL REQUIRED SPACES: 6.85 SPACES, 12 SPACES PROVIDED
LANDSCAPING	BUILDING IS NOT BEING EXPANDED, NO LANDSCAPING REQUIREMENTS APPLY.
EXTERIOR ELEVATIONS	NEW ENTRIES ALONG E. 3RD STREET WILL BE PROVIDED WITH CANOPIES COMPLYING WITH SUB-DISTRICT MATERIALS STANDARDS AND WILL COMPLEMENT EXISTING FEATURES.

Jeff Dellis
Architecture, Inc.

1219 Columbia Street
Hood River, OR 97031

541.386.3322
jeffmdellis@gmail.com

JDA

Stamp

Consultant Logo

Key Plan

Project Owner:
Steltzer Enterprises

Project Name:
The Dalles Chronicle Building
Alteration

Project Address:
315 Federal St.
The Dalles, OR 97058

Revisions to Sheet

No.	Revision	Date
-----	----------	------

Status: PRELIMINARY

Date: 2/23/23

Sheet Title
OVERALL COMPLIANCE SITE
PLAN

Sheet No.
A010

Project No. 230102

3/9/2023 9:46:35 AM

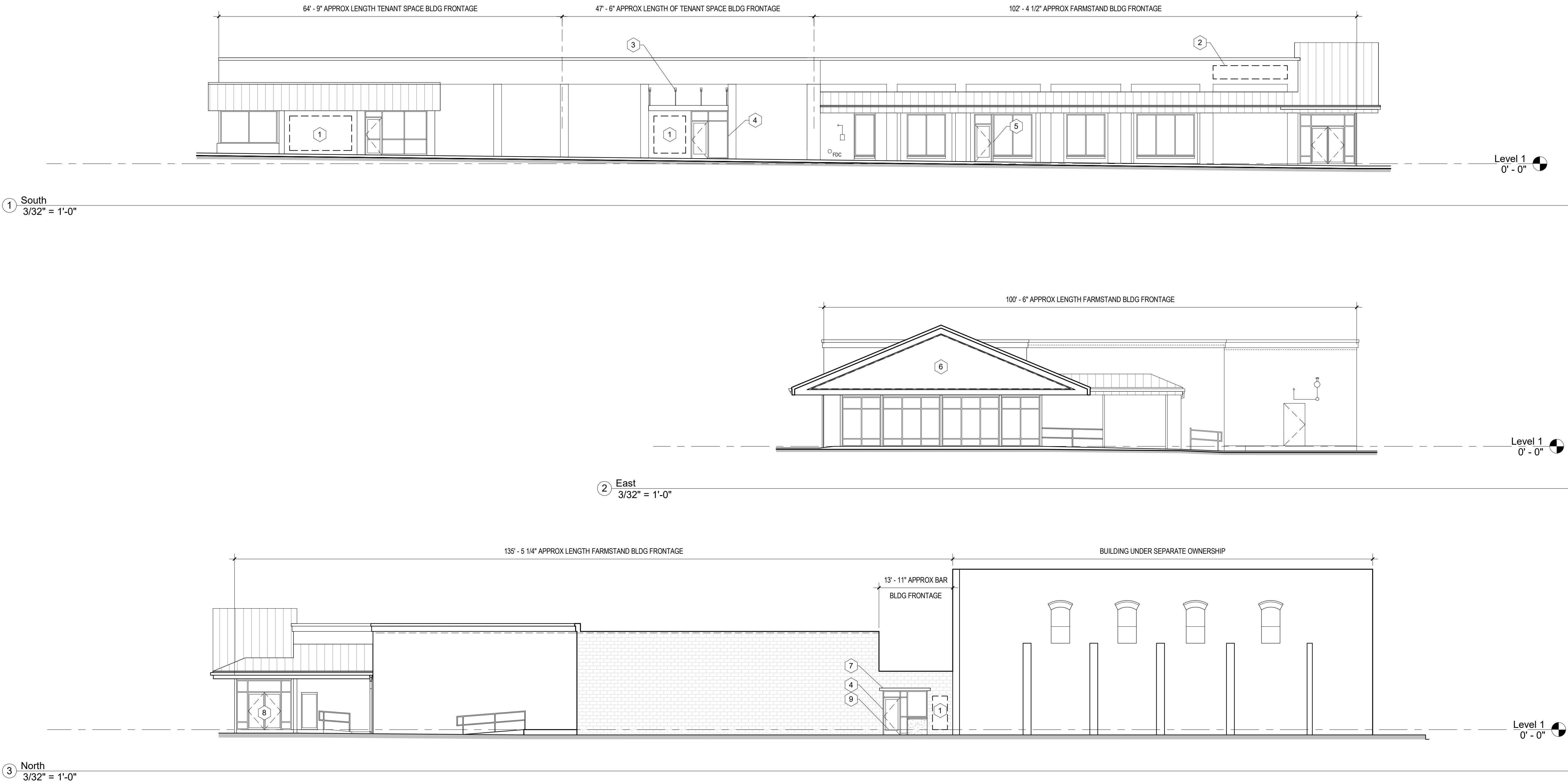
These drawings and their content are the property of JEFF DELLIS ARCHITECTURE, INC. and are to be utilized on this project. Reproduction of any part of this material, without the express written permission of JEFF DELLIS ARCHITECTURE, INC. is prohibited.

SHEET KEYNOTES

- 1. NEW PRINCIPLE SIGN FOR SOUTHWEST RETAIL SPACE. SIGN DETAILS TBD AND WILL BE PROCESSED UNDER SEPARATE SIGN PERMIT.
- 2. SECONDARY SIGN TO REPLACE EXISTING SECONDARY SIGN. SIGN DETAILS TBD AND WILL BE PROCESSED UNDER SEPARATE SIGN PERMIT.
- 3. NEW ROD & CLEVIS STYLE AWNING OVER YOGA STUDIO ENTRYWAY PENDING STRUCTURAL ENGINEERING AND FINAL DETAILS.
- 4. NEW STOREFRONT AREA AND ENTRY DOOR.
- 5. EXISTING STOREFRONT AREA MODIFIED FOR NEW EXTERIOR DOOR TO NEW EXTERIOR SEATING AREA, SEE PLANS FOR MORE INFORMATION.
- 6. NEW PRINCIPLE SIGN TO REPLACE EXISTING PRINCIPLE SIGN. SIGN DETAILS TBD AND WILL BE PROCESSED UNDER SEPARATE SIGN PERMIT.
- 7. NEW STRUCTURAL HEADER DETAIL PER FUTURE ENGINEERING DETAILS. TENTATIVELY OPENING HEADER WILL BE MADE OF STEEL ANGLE LINTEL BOLTED INTO EXISTING MASONRY, WEATHERPROOFED WITH DECORATIVE METAL FLASHING.
- 8. EXISTING ACCESSIBLE ENTRYWAY.
- 9. ACCESSIBLE RAMP BEYOND ENTRY DOOR LEADING TO BAR AREA FROM ALLEY.

SHEET GENERAL NOTES

A. PLACEHOLDER.



Jeff Dellis
Architecture, Inc.

12119 Columbia Street
Hood River, OR 97031

541.386.3322
jeffmdellis@gmail.com

JDA

Stamp

Consultant Logo

Key Plan

Project Owner:
Steltzer Enterprises

Project Name:
The Dalles Chronicle Building
Alteration

Project Address:
315 Federal St.
The Dalles, OR 97058

Revisions to Sheet

No.	Revision	Date
-----	----------	------

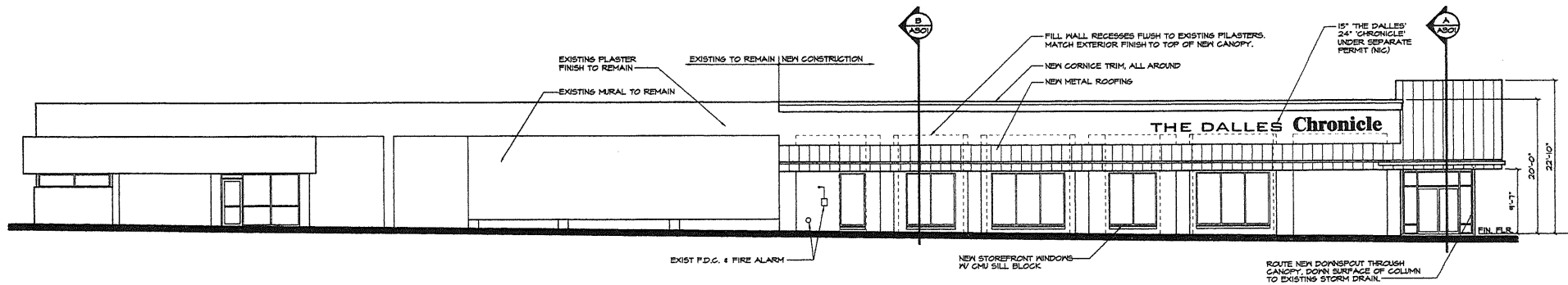
Status: PRELIMINARY

Date: 2/23/23

Sheet Title
BUILDING ELEVATIONS

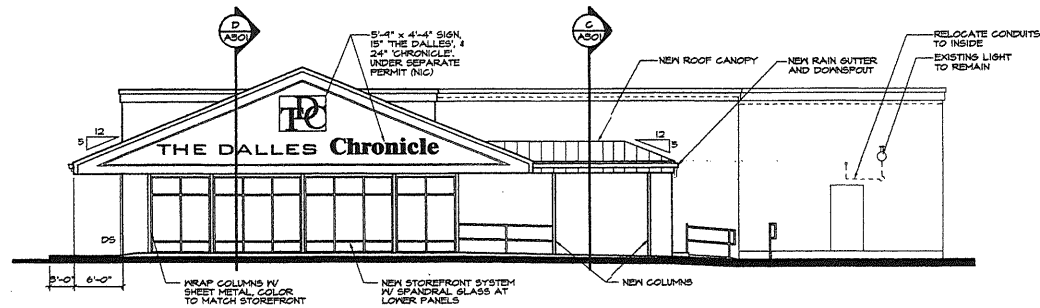
Sheet No.
A201

Project No. 230102



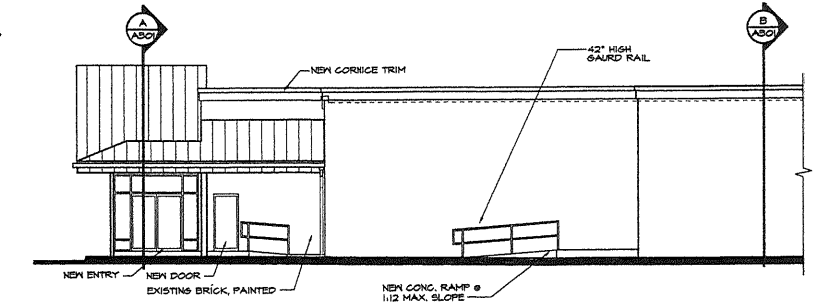
SOUTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 67

OWNER'S NAME AND ADDRESS:

Gary Hackman
P.O. Box 737
Madras, Oregon 97741

ASSESSOR'S MAP: 1N-13E-3BD BLOCK: 5 LT: 7-10. S 1/2 11, 12

TAX LOT: 7200

ADDITION: Bigelow Addition

YEAR BUILT: c. 1960

STYLE: Other

USE: Commerce: Retail

PREVIOUS HISTORIC LISTING: None

CLASSIFICATION: Non-Compatible Non-Contributing

PHYSICAL DESCRIPTION: This one-story building is constructed of concrete and brick, with a stucco wall finish with brick trim. The roof is flat, built up. There is a metal canopy on the main (south) elevation at the entrance. Corrugated metal covers the spandrel. Raised stucco pilasters and a door are still intact on west elevation. The bays on the south elevation are still evident and are separated by pilasters. The building is in good condition.

HISTORICAL DATA: This parcel of land was the original site of the Vogt Opera House and other businesses. The 1909 Sanborn Fire Insurance Map indicates that the opera house, a skating rink, and another commercial building are located on the land now occupied by the present structure. By 1926, much of the block had been rebuilt; the skating rink was altered for use as a auto garage, the opera house removed and a auto repair and storage business built, and a small furniture warehouse constructed.

The former Vogt Opera House was constructed by Maximillian Vogt following a fire in 1888. It was noted in the January 1, 1889 *Times-Mountaineer* that Vogt "had two brick buildings under construction - These included a building at Second and Federal streets in the Vogt Block and an elegant theater at Third and Washington streets". The theater, which featured traveling shows on its stage, housed the city band in its orchestra pit. This structure burned in 1891, and was replaced by another building the same year.

Maximillian and Frank Vogt was a general merchant and operated his major retail outlet with his sister, Phillipine (Vogt) Chapman. The building was completely remodeled in the 1960s to the current configuration.



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

HISTORIC LANDMARKS RESOLUTION NO. 199-23

Adopting The Dalles Historic Landmarks Commission Application #213-22 of Bethany Stelzer. This application is for a Historic Landmarks Commission hearing to gain approval to upgrade the façade, add awnings, two new entrances on E. 3rd Street, and an egress opening to the alley. The property is located at 315 Federal Street, further described as 1N 13E 3 BD tax lot 7200. Formerly known as The Dalles Chronicle building, the structure is a non-compatible, non-contributing resource in The Dalles Commercial Historic District. Property is zoned CBC – Central Business Commercial with a CBC-1 and CBC-2 Overlay.

RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on May 24, 2023 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 213-23 and the minutes of the May 24, 2023 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 213-23, **Bethany Stelzer**, is *approved* with the following conditions:
 - 1. Work shall be completed in substantial conformance to the pictures and proposals as submitted, reviewed and modified.
 - 2. All proposed windows and doors shall not utilize smoked or reflective glass.
 - 3. The Applicant shall submit plans to obtain an approved building permit to City of The Dalles and then Wasco County Building Codes.
 - 4. The Applicant is required to notify the Community Development Department of any alteration of approved plans.
 - 5. No sandblasting is approved with this development. Any planned cleanings will be required to meet the standards set forth by the Secretary of Interior.

Ongoing Conditions:

- 1. The Applicant shall obtain an approved sign permit for all proposed signage with this development.

2. The conditions of approval outlined in the Site Plan Review Notice of Decision for this development shall be met.

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 24TH DAY, MAY 2023.

Robert McNary, Chair
Historic Landmarks Commission

I, Kaitlyn Cook, Associate 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 August 24, 2022.

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

ATTEST: _____
Kaitlyn Cook, Associate Planner & Historic Landmarks Commission Secretary
City of The Dalles Community Development Department