



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

SITE TEAM AGENDA

The information contained in this agenda is for preliminary comments/concerns only.

Thursday, July 25, 2024, 1:00 p.m.

Please note: Applicant start time is 2:00 p.m.

Meeting held via Zoom

<https://us06web.zoom.us/j/88316496257?pwd=VVdxVm5wQjRialdpOG9TdGFVeWF2QT09>

Meeting ID: **883 1649 6257** Passcode: **636603**

Dial: 1-669-900-6833 or 1-253-215-8782

Action Items

This item is for your review and comment. Please comment on or before the scheduled Site Team Meeting.

- A. **Claudia Leash and Michael Leash** – Site Plan Review. Applicant is requesting approval for interior residential improvements to create four apartments, and exterior improvements to restore the historic building façade and storefront. The property is located at 200 E. 2nd Street and further described as 1N 13E 3 BD tax lot 4200. Property is zoned CBC – Central Business Commercial, with a CBC-1 and CBC-2 Overlay.
Planner: Joshua Chandler

Next regularly scheduled Site Team meeting: Thursday, August 8, 2024.



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

Site Team #: ST 027-24
 Received: 07/19/2024
 Filing Fee: \$100.00
 Receipt #: 520693
 Meeting Date: 07/25/2024

Filing fee due with submittal

Site Team / Pre-Application Meeting

Adjustment	Mobile Home Park	Conditional Use Permit	Property Line Adjustment
Building Permit	Site Plan Review	Minor Partition/Replat	Planned Unit Development
Variance	Vacation (Street)	Comp Plan Amendment	Comp Plan/Zone Change
Subdivision	Zone Change	Other: _____	

Applicant

Name: _____
 Address: _____

 Phone #: _____
 Email: _____

Legal Owner (if other than Applicant)

Name: _____
 Address: _____

 Phone #: _____
 Email: _____

Property Information

Address: _____ Map and Tax Lot: _____

Project Description / Concept Plan (continue on next page if necessary)

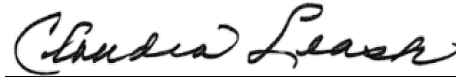
Application Policy

I certify that I am the applicant or owner identified below. I acknowledge that the final approval by the City of The Dalles, if any, may result in restrictions, limitations, and construction obligations being imposed on this real property. I understand that if the property is owned in part or totality by a trust, partnership, corporation or LLC, I will be required to present legal documentation listing all persons that make-up the entity, as well as proof of my authorization to act on the entity's behalf. I consent and hereby authorize City representative(s) to enter upon my property for any purpose of examination or inspection related to this application. I certify that all information provided is true and correct, and consent to the filing of the application, authorized by my original signature below.

The Site Team/Pre-Application meeting does not constitute an approved Land Use Application. The resulting Land Use Application must adhere to all applicable standards in effect at the time of application.

Signature of Applicant

Signature of Property Owner



Date

Date

Department Use Only

City Limits: Yes No Zone: _____ Overlay: _____ Airport Zone: Yes No

Geohazard Zone: _____ Flood Designation: _____

Historic Structure: Yes No Current Use: _____

Previous Planning Actions:

Erosion Control Issues? Access Issues? Utilities and Public Improvements? Items Needing Attention?

The building's exterior needs significant attention from a company like D&R Masonry Restoration to professionally repair where water intrusion has damaged the exterior and reinstate the amazing architectural features of the building. With their skilled craftsmanship and attention to detail, D&R can revive the building's stunning exterior and bring it back to life.

We'll work with a number of different contractors to fully renovate the main floor and the 2nd floor.

*Sigman's Flowers will occupy the first floor (entire 1st floor to be gutted to expose the brick and plank wood floors)

*The 2nd floor when completed will have a total of 4 housing units available for rent.

*Re-establishment of the entrance to the the 2nd level and restoring of doors and windows blocked in or lost over the years

1. Demo (Remove brick wall door passage, drywall, flooring, walls, ceilings going into stairway and over the ramp hallway)
2. Frame back in entry and restore original hotel entrance door (original door is storage upstairs)
3. Add security type Iron Rod doors to the passage between the buildings, to allow for security of businesses after hours
4. Rebuild the passage between the two buildings, and remove the ramp that connects the two buildings currently
5. Rebuild the lower stairs to ensure the entry meets current codes; may require some type of historical exception
6. Where possible match the current woodwork and wainscoting for historic
7. Replace and rebuilding the entryway to the flower shop with historically appropriate framing and door
8. Restore the two lost transom windows with approved wood material to closely match original windows
9. Restore the wood framed windows; one is currently blocked in with window insert air conditioner
10. Paint and stain to match other materials and colors
11. Install a locking system to allow access to 2nd floor

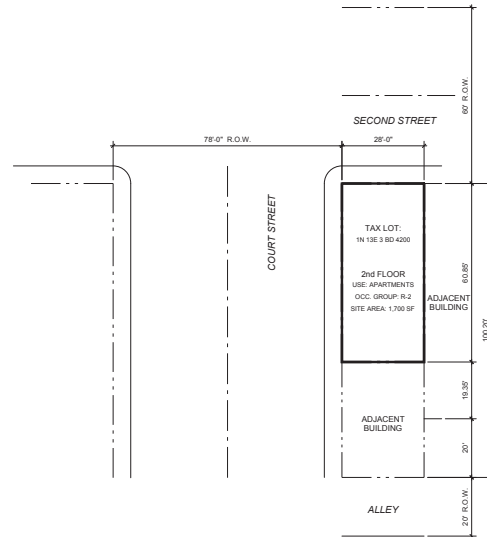
PRELIMINARY
 NOT FOR
 CONSTRUCTION

CONSULTANT:

PROJECT NUMBER: 2240AK

**SIGMANS FLOWERS
 OAKS HOTEL**

200 E. 2nd STREET
 THE DALLES, OR
 97058



1. Site Plan
 Scale: 1" = 20.0'



SHEET TITLE
SITE PLAN

DRAWN BY:

SHEET:
A101
 PRELIMINARY
 06.03.24

PRELIMINARY
 NOT FOR
 CONSTRUCTION

CONSULTANT:

PROJECT NUMBER: 224XXXX

**SIGMANS FLOWERS
 OAKS HOTEL**

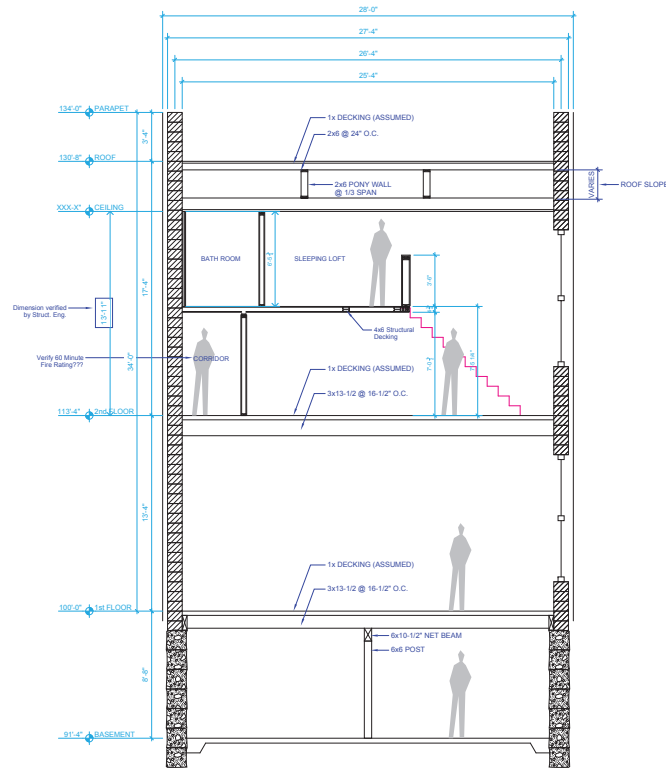
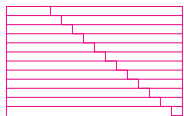
200 E. 2nd STREET
 THE DALLES, OR
 97058

SHEET TITLE:
**Building Cross
 Section**

DRAWN BY: ABB

SHEET:
A501
 PRELIMINARY
 04.04.24

LRS Architects, Inc. © 2024



SCALE: 1/4" = 1'-0"

1. Section

Scale: 1/4"=1'-0"



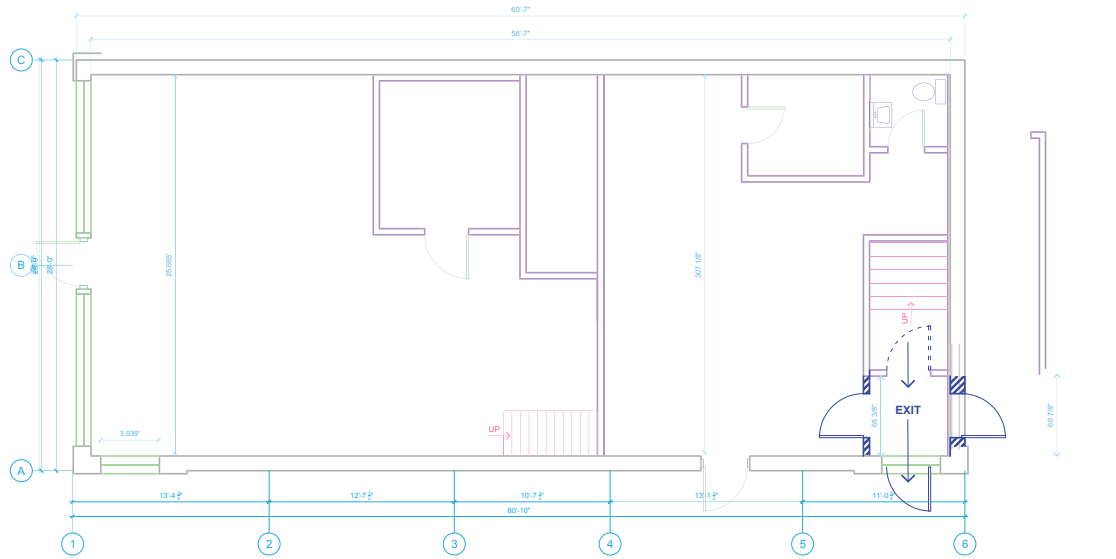
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**SIGMANS FLOWERS
 OAKS HOTEL**

200 E. 2nd STREET
 THE DALLES, OR
 97058



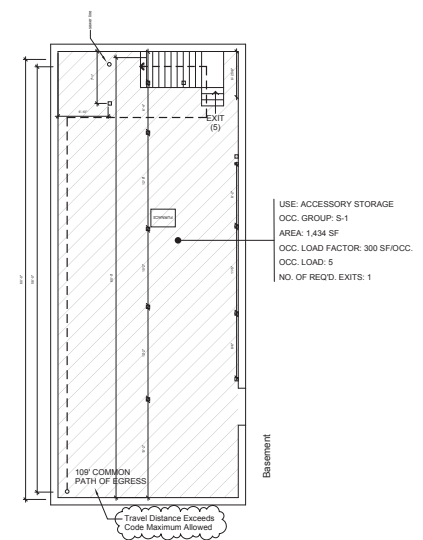
1. 1st Floor Plan
 Scale: 1/4"=1'-0"



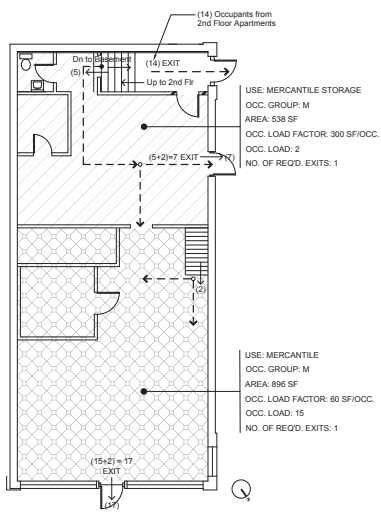
SHEET TITLE:
1st Floor Plan

DRAWN BY: ABB

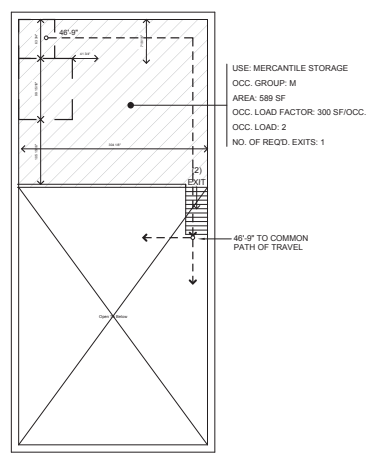
SHEET:
A201
 PRELIMINARY
 04.21.24



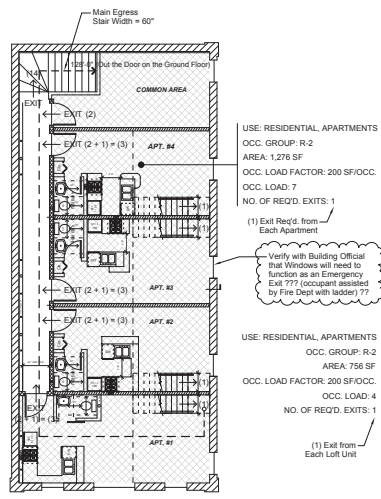
0. Basement Egress Diagram
 Scale: 1/8"=1'-0"



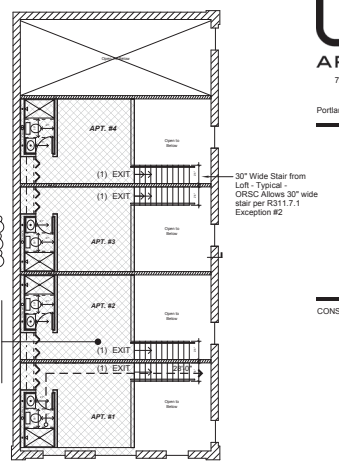
1. 1st Floor Egress Diagram
 Scale: 1/8"=1'-0"



1A. Mezzanine Egress Diagram
 Scale: 1/8"=1'-0"



2. 2nd Floor Egress Diagram
 Scale: 1/8"=1'-0"



2A. 2nd Floor Loft Egress Diagram
 Scale: 1/8"=1'-0"



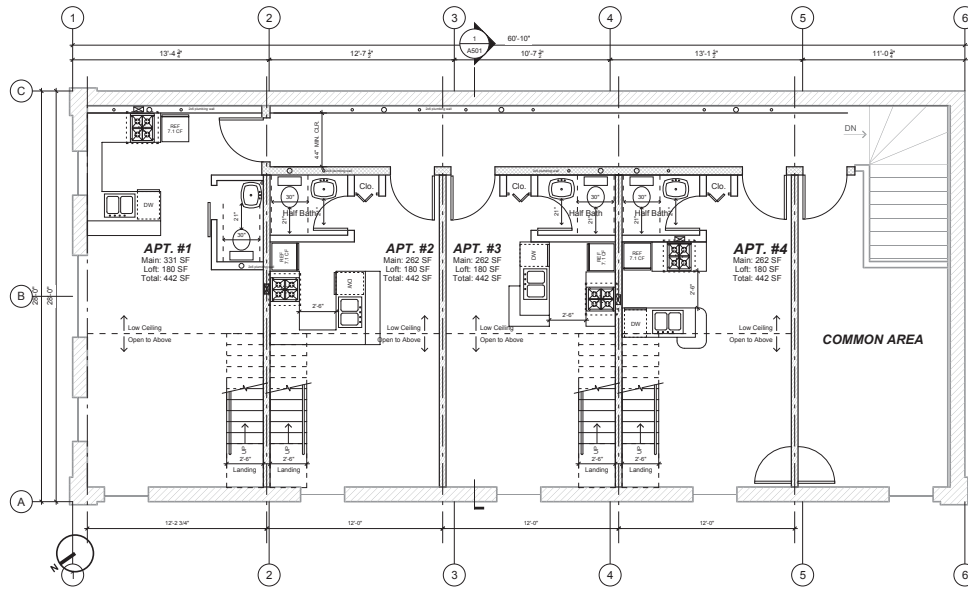
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**SIGMANS FLOWERS
 OAKS HOTEL**

200 E. 2nd STREET
 THE DALLES, OR
 97058



1. 2nd Floor Plan
 Scale: 1/4"=1'-0"

SHEET TITLE
2nd Floor Plan

DRAWN BY: ABB

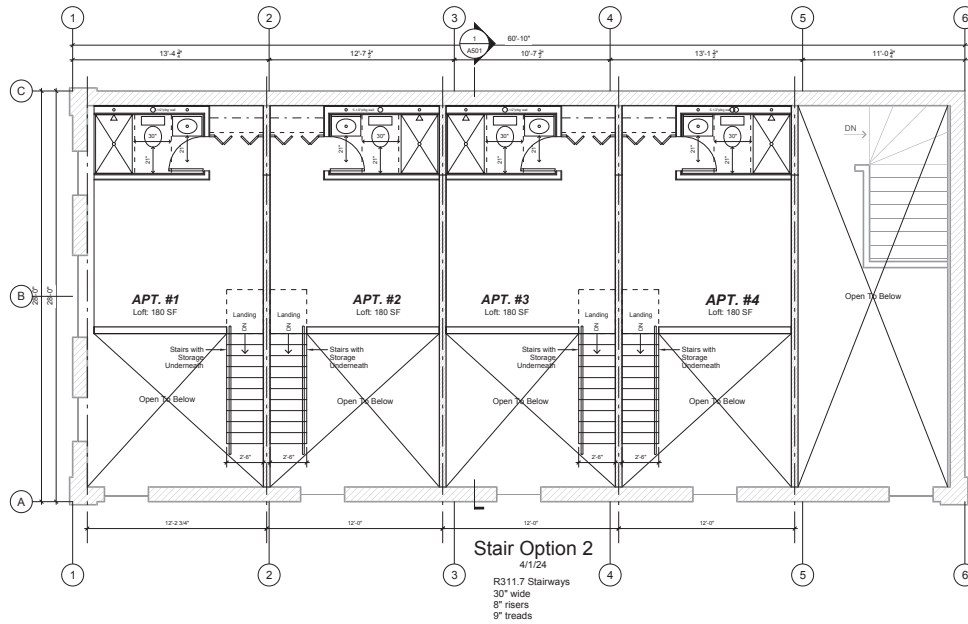
SHEET:
A202
 PRELIMINARY
 06.03.24

PRELIMINARY
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CONSULTANT:

PROJECT NUMBER: 2240AK
**SIGMANS FLOWERS
 OAKS HOTEL**

200 E. 2nd STREET
 THE DALLES, OR
 97058



1. Loft Floor Plan
 Scale: 1/4" = 1'-0"



SHEET TITLE
Loft Floor Plan

DRAWN BY: ABB

SHEET:
A203
 PRELIMINARY
 06.03.24

NORTH ELEVATION

Proposed Restoration for Oaks Hotel, The Dalles (known as Sigman's Flower Building)



WEST ELEVATION

Proposed Restoration for Oaks Hotel, The Dalles (known as Sigman's Flower Building)

