

AGENDA**HISTORIC LANDMARKS COMMISSION**

October 22, 2025

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**

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Contact the City Clerk at (541) 296-5481 ext. 1119, or amell@ci.the-dalles.or.us.

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES – August 27, 2025
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. PRESENTATION
Roberts Rules of Order – Amie Ell, City Clerk
8. PUBLIC HEARING

A. HLC Application 223-25, City of The Dalles, 201 Federal Street

Request: The City of The Dalles is proposing a public plaza on Federal Street between First and Second Streets in the Commercial Historic District. Plans include shaded seating, landscaping, an interactive water feature, and other amenities to provide a public gathering space.

9. RESOLUTION

A. HLC Resolution 206-25, City of The Dalles, 201 Federal Strret

10. STAFF COMMENTS

11. COMMISSIONER COMMENTS

12. ADJOURNMENT

Meeting conducted in a room in compliance with ADA standards.

Prepared by/
Crystal Sayre, Administrative Assistant
Community Development Department

MINUTES

HISTORIC LANDMARKS COMMISSION MEETING

August 27, 2025
4:00 p.m.

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

PRESIDING: Bob McNary, Chair

COMMISSIONERS PRESENT: Forust Ercole, Eric Gleason, and Victor Johnson

COMMISSIONERS ABSENT: Tom Giamei

OTHERS PRESENT: Museum Commission Representative Julie Reynolds, City Councilor Scott Randall, and KPFF Engineer Paul Schmidtke

STAFF PRESENT: Director Joshua Chandler, Senior Planner Sandy Freund, and Administrative Assistant Crystal Sayre

CALL TO ORDER

The meeting was called to order by Chair McNary at 4:01 p.m.

PLEDGE OF ALLEGIANCE

Commissioner Johnson led the Pledge of Allegiance.

APPROVAL OF AGENDA

It was moved by McNary to approve the agenda as presented. The motion carried 4/0, Ercole, Gleason, Johnson, and McNary voting in favor, none opposed, Giamei absent.

APPROVAL OF MINUTES

Commissioner Ercole noted a correction regarding Councilor Randall's attendance. Randall confirmed he had been absent.

It was moved by Ercole and seconded by Johnson to approve the minutes of June 25, 2025 as amended. The motion carried 4/0, Ercole, Gleason, Johnson, and McNary voting in favor, none opposed, Giamei absent.

ELECTION OF OFFICERS

Chair McNary explained that he had spoken with the Mayor and intended to step down due to health concerns. He expressed his willingness to continue serving as a member but felt it was time for new leadership.

It was moved by Gleason and seconded by Johnson to elect Ercole as Chair, and to elect McNary as Vice Chair. The motion carried 4/0, Ercole, Gleason, Johnson, and McNary voting in favor, none opposed, Giamei absent.

PUBLIC COMMENT

Carolyn Wood, *1709 Liberty Way The Dalles*, shared updates from the Discovery Center and provided historical context regarding the Downtown Transportation Center, historic lantern collections, fundraising bricks, and archives from the former Downtown Development Association. Commissioners expressed appreciation for the historical information.

PRESENTATION

The First Street Project

Director Chandler gave an overview of the First Street Project, noting it has been in planning for nearly two decades and carries forward past efforts to improve connections between downtown and the riverfront. He explained that First Street was originally the City's commercial corridor and later home to The Dalles' Chinese community. Today, the street contains one of the City's oldest water lines (dating to 1875), deteriorating retaining walls, and hollow sidewalk vaults near the Baldwin Saloon that have become safety hazards.

Chandler described the current project scope, which extends from Union Street to Laughlin Street. Planned improvements include new sidewalks, landscaping, bike facilities, stormwater upgrades, and realignment of parking. He noted that the project is designed to coordinate with the Federal Street Plaza for consistency. Renderings showed redesigned intersections at Court and Washington Streets and streetscape upgrades intended to reduce blight and improve accessibility.

He explained that archaeological review determined the project will have an adverse effect on historic resources, and the City is working with SHPO on mitigation measures. These include preserving certain façade remnants, salvaging materials, installing interpretive signage with QR codes, and stamping The Dalles' Chinese name into new sidewalks.

Chandler stated that structural engineers concluded the historic basalt walls could not be retained and will be replaced with gabion basket walls faced with basalt to reflect historic character. He also noted that salvaged wall rock may be stored or repurposed by the City.

The estimated cost of the project is \$6.92 million, with funding from both City reserves and Urban Renewal. Chandler emphasized that the project must be completed to satisfy the 2009 bond obligation. Final design completion is expected in fall 2025, with bidding and award later

this year. Construction is planned to begin in winter and continue for about one year, requiring full closure of First Street. The City has coordinated with the Chamber of Commerce, Pacific Coast Producers, and others to manage event and business impacts.

Engineer Paul Schmidtke from KPFF assisted with technical questions regarding bike lane design, wall durability, and construction methods.

Chair McNary raised concerns about community perception of project costs, long-term maintenance, and historic preservation. He recalled salvaged basalt stone from past projects that might be reused.

Commissioner Johnson questioned the design of the bike lanes, emphasizing that the plan labeled them “protected” but showed no vertical separation. He argued that true protected lanes are critical for cyclist safety and tourism, noting their potential to attract cycling visitors. He also described the project as an opportunity to reconnect The Dalles to the riverfront, aligning with past Blue Zones community values.

Commissioner Randall stressed the project’s role in improving connections to the riverfront and enhancing community pride.

Commissioner Reynolds inquired about SHPO coordination and expressed interest in the durability of gabion walls in wet climates. She also raised questions about the historic waterline replacement and SHPO staffing changes.

Commissioner Ercole asked whether Cherry Festival parking would be impacted. He later voiced concerns about the longevity of gabion walls compared to traditional stonework.

Commissioner Gleason provided historical context, noting he had served on the 2006 advisory committee. He expressed disappointment that the project had not involved the Historical Landmarks Commission earlier, particularly regarding the decision to replace historic stone walls with gabion baskets. He emphasized that gabion baskets were not consistent with the Secretary of the Interior’s Standards for historic preservation and lamented the permanent loss of original walls.

STAFF COMMENTS

Senior Planner Freund sought Commission input regarding whether replacement of deteriorating decks and railings on a non-contributing multifamily home in the Trevitt’s Addition could be processed as a minor alteration.

Commissioner Johnson asked clarifying questions about location and safety issues.

Commissioner Gleason supported treating it as a minor alteration since the building was non-contributing and the replacement would be in-kind.

Chair McNary and other commissioners generally agreed. Consensus was reached that staff could process the request as a minor alteration.

ADJOURNMENT

Being no further business, the meeting adjourned at 5:45 p.m.

Meeting conducted in a room in compliance with ADA standards.

Submitted by/
Crystal Sayre, Administrative Assistant
Community Development Department

SIGNED:

Forust Ercole, Chair

ATTEST:

Crystal Sayre, Administrative Assistant
Community Development Department

THE MAIN MOTION PROCESS

In formal meetings, presenting a motion follows a structured process to ensure clarity and order. Before starting, members must obtain permission to speak from the chairperson or presiding officer. The process then follows these steps:

1

Member makes a clearly worded motion to take action.

- “I move...”
- All motions are recorded in the minutes

2

Motion must be seconded.

- “I second the motion...”
- A second allows discussion to occur; it does not signify approval
- A motion without a second does not move forward

3

Chairperson restates the motion.

- “It has been moved by... and seconded by... that...”
- Provides any needed clarity

4

Discussion / Debate occurs

- Maker of the motion begins the discussion, Chairperson facilitates
- Amendments may be offered - return to step 1 to amend a motion: “I move to amend the motion by...”

5

Chairperson closes discussion and states the question / asks for vote

- “The question is on the adoption of the motion that...”
- Motion repeated word for word

6

Chairperson provides voting directions

- “Those in favor of the motion say aye”;
- “Those opposed, say no”

7

Chairperson announces the result of the vote

- “The ayes have it, and the motion is adopted”
- “The noes have it, and the motion is lost”
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AVOIDING COMMON ERRORS



Speaking Without Recognition:

Members must not address others to debate or make a motion without first being recognized by the chair. This rule prevents chaos and confusion by ensuring only one person speaks at a time.



Unclear Motion Phrasing:

When making a motion, members must clearly state the desired action, use correct language, and enunciate properly to avoid misunderstandings.



Not Seconding a Motion:

Going directly into debate without seconding a motion is a common error. Without a second, the motion cannot proceed.



Irrelevant Discussions:

Discussions should remain focused on the motion at hand and avoid straying into unrelated matters.



Failing to Take Proper Votes:

It should be clear what members are voting on, and results should be confirmed afterward to avoid confusion.

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STAFF REPORT
Historic Landmarks Commission
HLC 223-25

Applicant: City of The Dalles
Procedure Type: Quasi-Judicial
Assessor's Map: Township 1 North, 13 East, Section 3 BD
Tax Lots: *Adjacent to* 1200, 1300, 1400, 2300, and 2400
Address: None assigned
Zoning District: Central Business Commercial (CBC) with CBC-1 Overlay
Historic Status: N/A
Historic District: The Dalles Commercial
Existing Use: Federal Street right-of-way
Prepared by: Sandy Freund, Senior Planner
Hearing Date: October 22, 2025

REQUEST: Applicant proposes a public plaza on Federal Street between First and Second Streets in the Commercial Historic District. Plans include shaded seating, landscaping, an interactive water feature, and other amenities to provide a public gathering space. The project site is located on a recently vacated segment of Federal Street, extending from East Second to East First Street. It is adjacent to properties at 319–323 East Second Street, 401 East Second Street, and 201 Federal Street. The project site is zoned CBC – Central Business Commercial, with a CBC-1 Overlay.

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

BACKGROUND: The proposed plaza builds on past design concepts and is part of the broader initiative to enhance downtown revitalization. While not including the former Tony's building site, the plaza is designed to complement the existing Craigs building, accommodate future construction on adjacent properties, and incorporate improvements to the existing Transportation Building. Proposed improvements to the Transportation Building will include internal upgrades to support plaza infrastructure, a new pump room water feature equipment, and exterior enhancements to better align with the overall plaza design.

The proposed public plaza supports key goals in the City's 2040 Vision Action Plan, which includes the creation of economic vitality by enhancing public spaces and strengthening community life by providing a central hub for cultural activities. Community engagement has been a central focus of the Federal Street Plaza Ad Hoc Committee, which has guided the project through design review, public surveys, an open house, and ongoing meetings.

ANALYSIS: The Historic Landmarks Commission (Commission) is responsible for conducting hearings associated with proposed alterations to historic buildings. The Dalles Municipal Code (TDMC), 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 Commission, Chapter 11.12, and associated review criteria is to:

- *Protect historic and cultural resources from destruction, inappropriate alteration, and incompatible adjacent development;*
- *Stabilize and improve property values in historic districts and City-wide;*
- *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; and*
- *To comply with The Dalles Comprehensive Plan regarding historic resources under Statewide Planning Goal 5.*

REVIEW CRITERIA:

City of The Dalles Municipal Code, Chapter 11.12 Historic Resources

Article 11.12.070, Section 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. Findings #1 - #10 are pertinent standards from the Secretary of the Interior's Guidelines for the Treatment of Historic Properties.*
 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 subject site was formerly part of Federal Street right-of-way (ROW) and Tax Lot 1200, containing the existing Transportation Building which was constructed in 1989. The proposed public plaza would include converting the street into a community plaza while retaining the historic city block pattern, openness and pedestrian circulation. The converted area will still align with historic purposes of the space while preserving The Dalles defining characteristics of the streetscape. **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 proposed public plaza will not remove or alter any historic features. The non-historic Transportation Building will remain in place and be preserved with minimal alteration proposed, while the plaza design is intended to complement the historic streetscape without introducing intrusive or incompatible elements. **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 #3: The proposal does not include exterior modifications that would create a false sense of historical development. Minimal exterior enhancements to the Transportation Building are proposed (See Finding #4). All new elements of the public plaza will be contemporary and clearly interpretive, avoiding conjectural features or architectural elements from other historic buildings. **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 Transportation Building has not been identified in the Oregon Historic Sites Database. The building will remain largely unchanged, with only minimal exterior modifications planned—such as new doorways to provide access for additional uses, roof replacement, and the installation of a new HVAC system partially screened by landscaping. No historically significant structures will be altered or removed, ensuring the preservation of the historic environment. **Criterion not applicable.**

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

FINDING #5: The proposed project will not alter any existing distinctive features, finishes, or examples of craftsmanship. The plaza's materials—wood, steel, and stone—are selected to harmonize with the textures and finishes found in the historic district, while avoiding imitation of the historic fabric. **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: The proposal does not include the repair or replacement of historic features, as no elements require restoration. This approach ensures that any future preservation needs can be addressed consistent with the Secretary of the Interior standards. **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: No chemical or physical treatments to historic materials are proposed. **Criterion not applicable.**

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 significant archaeological resources are known to be present on the subject property. **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: The addition of the plaza does not affect historic materials within the streetscape. All new elements are freestanding and removable, ensuring that the underlying historic context remains intact and that the plaza could be modified or removed in the future without impacting surrounding historic resources. **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: The proposed plaza retains the city block pattern and pedestrian pathways. In the future, the area could be reverted to a street configuration without impairing the essential form, integrity, or visual character of the historic district. **Criterion met.**

Article 11.12.070, Section A. Review Criteria

5. Alterations, New Construction, Relocation

- b. New Construction in Historic Districts. The new construction must not adversely affect the character of the subject building or district. Efforts shall be made to ensure that the new construction is compatible in scale, height, volume, spacing, setbacks, roof pitch, color, and other characteristics typical of the district.*

FINDING #11: The proposed Federal Street Plaza is categorized as *New Construction* within the Historic Commercial District pursuant to The Dalles Municipal Code (TDMC) 11.12.020 (2) *Definitions*. The proposed project is designed in accordance with the Secretary of the Interior's Guidelines for the Treatment of Historic Properties and is compatible (where applicable) with the district in scale, height, massing, spacing, setbacks, roof forms, materials, and color. The plaza will preserve the sightlines, maintains the historic block pattern, and supports the rhythm and character of adjacent streets and buildings. Pedestrian amenities, including shade structures, seating, natural stone paving, landscaping, and historic-style lighting, enhance usability without altering historic materials or introducing false historical features. No relocations of designated landmarks are proposed. **Criterion met.**

Article 11.12.095, Design Guidelines for The Dalles Commercial Historic District and Trevitt's Addition

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 #12: The proposed development converts a vacated street ROW segment into a public plaza featuring shade structures, seating, and pedestrian amenities. No new building additions are proposed. The shade structures use pedestrian-scale design and materials—wood, stone, and steel—that align with the character of the historic district without mimicking historical styles. The design preserves sightlines, maintains the historic block pattern, and avoids introducing incompatible mass, scale, or color, thereby respecting the character of The Dalles Downtown Commercial Historic District. While the project does not involve traditional commercial buildings fronting the street or additions to existing structures, the plaza design fulfills the intent of the guidelines by enhancing the downtown environment in a manner that is compatible with neighboring historic buildings and the historic urban fabric. **Criterion met.**

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 #13: The proposed Federal Street Plaza will be developed on a vacated segment of Federal Street, between First and Second Streets, converting the area from a vehicular street to pedestrian-only space. This design reinforces the pedestrian-friendly character of The Dalles's downtown by maintaining the historic relationship between surrounding buildings and the street, as well as preserving entrances along Second Street, and supporting the rhythm of the block. Small-scale shade structures, benches, and play areas provide pedestrian amenities at a human scale, enhancing downtown livability while maintaining compatibility with the historic district.

The project introduces landscaping within the plaza, limited to pedestrian areas, with trees and plantings that will provide shade and improve the pedestrian experience without altering the historic streetscape pattern. Additionally, two period-style light fixtures, similar to what is used along Second Street, will be installed along the street frontage, positioned to avoid obstructing driver sightlines, consistent with historic district lighting standards. The plaza design aligns with the intent of the streetscape guidelines by creating an inhabitable, attractive, and safe pedestrian environment for the community. **Criteria 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.*
- 2. *Guidelines.*
 - a. *New construction should face the street and maintain the sidewalk edge.*

FINDING #14: See Finding #12. The proposed Federal Street Plaza does not include traditional building frontages. However, shade structures will be placed near the front property lines in a manner that contributes to the perception of enclosure along the street edge and reinforces the rhythm of the historic block. This design will enhance the pedestrian environment by providing shade, seating, and amenities at the sidewalk edge, while respecting the historic block configuration. **Criterion met.**

I. Building Height.

- 1. *The Dalles' historic building heights are varied, within a range of one story to four stories (Commodore Apartments). New construction should maintain this range of building heights through a minimum and maximum height limit which will allow for flexibility and contribute to the street environment in the rise and fall of cornice lines.*

2. *Guidelines.*

- a. A maximum building height of 55 feet, measured from the sidewalk to the highest portion of roof or cornice, is recommended.*
- b. A minimum building height of 20 feet is recommended.*

FINDING #15: The proposed plaza introduces shade structures scaled to pedestrians, which fall below the 20-foot minimum height recommended for commercial buildings. Because these elements are not intended to function as buildings, conventional height standards are not applicable. Nevertheless, the open plaza will maintain sightlines to adjacent historic structures, thus preserving the historic city block pattern, consistent with the guideline intent. **Criterion not applicable.**

J. Building Width.

- 1. The interest and variety of The Dalles' commercial streets is derived in part from the historic lot size which helped in creating a pedestrian friendly environment through the rhythm of windows, entrances, and structure. New construction and rehabilitation should maintain the commercial nature and lot width that dominates in The Dalles' in order to retain the definition and rhythm of the street front.*

2. *Guidelines.*

- a. New construction should build from side lot line to side lot line, especially when next to an alley.*
- b. If new construction is to take up more than one lot, some sense of division should be evident in the facade detailing through the use of adequate window frontage and rhythm of entrances.*

FINDING #16: The proposed project does not introduce new buildings; therefore, traditional building standards are not applicable. For reference, the proposed plaza design locates shade structures, seating, and pedestrian amenities in a way that preserve open sightlines throughout, while supporting the visual continuity and pedestrian character of the historic district. **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 #17: Because Section K is written for building rehabilitation and new building construction it is used a reference only. The proposed project does not introduce new buildings; therefore, traditional building standards are not applicable. The proposed plaza design locates shade structures, seating, and pedestrian amenities in a way that preserve open sightlines throughout, while supporting the visual continuity and pedestrian character of the historic district. The proposed project design applies the intent of the materials guidelines in a manner appropriate for public open spaces. Proposed materials include wood slats for the roofs of shade structures, black-painted steel supports designed to resemble cast iron, natural stone paving and seating, and wooden seating accents throughout the plaza. These materials are compatible with those found within The Dalles Commercial Historic District, keeping in the spirit for textures and finishes of stone, cast iron and brick without introducing incompatible elements. **Criterion not applicable**

L. Roof Form.

- 1. Roof forms contribute to the identity of The Dalles commercial district because historically they were flat with parapets, false fronts, or gables concealed by a parapet or false front, in contrast to the pitched roofs in the residential neighborhoods. New construction and rehabilitation should maintain the commercial nature of the downtown in the articulation of its roof forms along the street edge.*
- 2. Guidelines.*

- a. *Roof forms should be consistent with those commercial buildings of the historic period of downtown.*
- b. *Parapet and flat roof forms are recommended.*
- c. *Pitched roof forms associated with residential structures are not recommended, unless concealed by a parapet.*
- d. *Detailing of the parapets with patterned or relief cornices and stepping is highly recommended.*

FINDING #18: The roof guidelines above are primarily intended for new buildings or rehabilitation projects within The Dalles Commercial Historic District. The proposed project includes shade structures and not buildings, which will be designed to reflect the intent of the standards above. The proposed shade structures will incorporate flat roof forms, supported by black-painted steel framing, aligning with the predominant flat and parapet roof forms found throughout The Dalles Commercial Historic District. The approach will provide visual compatibility along the street edges, as well as reinforce the identity of the district. Applying the proposed roof form principles to the plaza elements rather than building facades supports the guideline intent to support the established commercial character of downtown. **Criterion met.**

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 #19: The commercial front guidelines are intended to regulate the design of multi-story buildings in The Dalles Commercial Historic District, in particular how storefronts and upper-story facades are articulated. **Criterion not applicable.**

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 #20: The awning guidelines are intended to regulate the treatment of building facades and storefronts by encouraging awnings and canopies that enhance pedestrian comfort while maintaining compatibility with historic building features. The proposed plaza does not include buildings and/or storefronts, but rather to provide pedestrian comfort, enclosure, and protection from the elements. **Criterion not applicable.**

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.*

FINDING #21: The proposed Federal Street Plaza will include two freestanding signs for the Gorge Bike Hub, located adjacent to First Street. The proposed signs are designed as wayfinding and informational elements rather than acting as a commercial feature. The proposed signs will utilize the same materials and finishes established for similar interpretive signage throughout the Columbia River Gorge. Located at the eastern

terminus of the Historic Columbia River Highway Trail, signage plays an important role in welcoming cyclists and visitors along their journey through the Gorge and to The Dalles. Connecting the proposed plaza to the larger Gorge-wide network of trails and cultural landmarks, the proposed signage can enhance the historic context by contributing to the vitality of the district. The proposed Bike Hub signage will be consistent with the intent of the Commission's signage guidelines, and represent an appropriate and supportive feature of the Federal Street Plaza.

RECOMMENDATION: Based on the application materials and findings demonstrating compliance with the applicable criteria, Staff finds this proposal meets the standards of the Secretary of the Interior and The Dalles Municipal Code, Title 11- Planning, Chapter 11.12 Historic Resources and **recommends *approval* of Historic Landmarks Commission No. 223-25 subject to the following conditions of approval.** This approval is based on the Applicant's written narrative, and supplemental application materials received by October 1, 2025.

Conditions of Approval:

1. Work shall be completed in substantial conformance to the pictures and proposals as submitted, reviewed and/or modified.
2. The applicant is required to notify the Community Development Department of any alteration of approved plans.
3. If historical artifacts over 75 years old are found on the site in relation to the proposed project, resulting from land disturbance, excavation, or grading activities, all applicable state laws and regulations shall be followed in accordance with the guidance of the State Archeologist.



CITY of THE DALLES
313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481
FAX (541) 296-6906

October 6, 2025

Federal Street Plaza
Historic Landmarks Commission Application Packet

Applicant Contact Information:

Matthew Klebes, City Manager
City of The Dalles
mklebes@ci.the-dalles.or.us

Property Owner: City of The Dalles

Project Description: The City of The Dalles is proposing the Federal Street Plaza on Federal Street between First and Second Streets in the Commercial Historic District. Plans include shaded seating, landscaping, an interactive water feature, and other amenities to provide a public gathering space. The project site is located on a recently vacated segment of Federal Street, extending from East Second to East First Street. It is adjacent to properties at 319–323 East Second Street, 401 East Second Street, and 201 Federal Street. The project site is zoned CBC – Central Business Commercial, with a CBC-1 Overlay.

The plaza builds on previous design concepts and is part of a broader initiative to enhance downtown revitalization. While the plaza will not include the former Tony's building site, it is designed to complement the existing Craigs building, accommodate future construction on adjacent properties, and incorporate updates to the Transportation Building. Improvements to the Transportation Building include internal upgrades to support plaza infrastructure, a new pump room for water feature equipment, and exterior enhancements to better align with the overall plaza design.

The project supports key goals in the City's 2040 Vision Action Plan, including creating economic vitality by enhancing public spaces and strengthening community life by providing a central hub for cultural activities. Community engagement has been a central focus through the Federal Street Plaza Ad Hoc Committee, which has guided the project through design review, public surveys, an open house, and ongoing meetings.

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

Application #: HLC 223-25
Filing Fee: N/A
Receipt #: N/A
Deemed Complete: _____
Ready to Issue: _____
Date Issued: _____

Received: 10/06/2025

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: Matthew Klebes
Address: 313 Court St
The Dalles, Oregon
Phone #: (541) 296 5481 ext 1119
Email: mklebes@ci.the-dalles.or.us

Legal Owner (if different than Applicant)

Name: City of The Dalles
Address: The Dalles, Oregon
The Dalles, Oregon
Phone #: (541) 296 5481
Email: same as applicant

Property Information

Address: 201 Federal Street
Zone: Central Business Commercial
Current Use: Federal Street Right-of-Way

Map and Tax Lot: 1N 13E 3 BD 1200

List any known archeological resources on site:
No known archaeological resources on site.

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 City of The Dalles is proposing the Federal Street Plaza on Federal Street between First and Second Streets in the Commercial Historic District. Plans include shaded seating, landscaping, an interactive water feature, and other amenities to provide a public gathering space. The project site is located on a recently vacated segment of Federal Street, extending from East Second to East First Street.

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



10/6/25

Date
2/11

Date



CITY of THE DALLES
313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481
FAX (541) 296-6906

Federal Street Plaza

Historic Landmarks Commission Application Packet

The following information is in response to the application requirements for the City of The Dalles' Historic Landmarks Application regarding the proposed Federal Street Plaza located between Second and First Streets in downtown The Dalles.

Relevant Criteria

The Dalles Municipal Code Title 11, Chapter 11.12 *Historic Resources*

Application Narrative #1 Secretary of the Interior's Standards for Rehabilitation (TMDC 11.12.095)

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.

Response #1: The subject property, formerly part of the Federal Street right-of-way and Tax Lot 1200, contains the existing Transportation Building constructed in 1989. The proposed project converts this portion of the street into a public plaza. The design respects the historic city block pattern, maintains open sightlines, and preserves pedestrian circulation, providing a new use that aligns with the historic purpose of the space while requiring minimal change to the defining characteristics of the streetscape.

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.

Response #2: The proposed project does not remove or alter any historic characteristics. The non-historic Transportation Building will remain in place, preserving the existing structure, while the plaza design complements the historic streetscape without introducing intrusive or incompatible elements.

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.

Response #3: No exterior modifications are proposed that would create a false

sense of historical development. All new elements are contemporary and clearly interpretive, avoiding conjectural features or architectural elements from other historic buildings.

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

Response #4: The Transportation Building is not listed as a contributing resource within The Dalles Commercial Historic District. The building will remain, with minimal exterior modifications proposed, including new doorways to provide access to additional uses, roof replacement, and a new HVAC system partially screened by proposed landscaping. No structures with historic significance will be altered or removed, ensuring the historic environment is preserved.

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

Response #5: The project does not alter existing distinctive features, finishes, or examples of craftsmanship. Plaza materials, including wood, steel, and stone, were selected to harmonize with the textures and finishes found within the historic district without imitating historic fabric.

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.*

Response #6: The proposal does not include the repair or replacement of historic features, as no elements require restoration. This approach ensures that any future preservation needs can be addressed consistent with Secretary of the Interior standards.

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.*

Response #7: No chemical or physical treatments that could damage historic materials are proposed.

8. *Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

Response #8: No significant archaeological resources are known to be present on the subject property.

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.*

Response #9: The addition of the plaza does not affect historic materials within the streetscape. All new elements are freestanding and removable, ensuring that the underlying historic context remains intact and that the plaza could be modified or removed in the future without impacting surrounding historic resources.

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.

Response #10: The proposed plaza retains the historic city block pattern and pedestrian pathways. In the future, the area could be reverted to a street configuration without impairing the essential form, integrity, or visual character of the historic district.

Narrative #2-B: Alterations, New Construction, Relocations (11.12.070)

A. Review Criteria.

Response #11: The Federal Street Plaza represents new construction within the Historic Commercial District rather than a minor alteration. The project is designed in accordance with the Secretary of the Interior's Guidelines for the Treatment of Historic Properties and is compatible with the district in scale, height, massing, spacing, setbacks, roof forms, materials, and color. The plaza preserves sightlines, maintains the historic block pattern, and supports the rhythm and character of adjacent streets and buildings. Pedestrian amenities, including shade structures, seating, natural stone paving, landscaping, and historic-style lighting, enhance usability without altering historic materials or introducing false historical features. No relocations of designated landmarks are proposed.

Narrative #3-A: Design Guidelines: *The Dalles Commercial Historic District* (11.12.095)

F. New Construction and Rehabilitation

Response #12: The proposed project converts a vacated right-of-way segment into a public plaza featuring shade structures, seating, and pedestrian amenities. No new building additions are proposed. The shade structures are designed at a human scale using materials such as wood, stone, and steel that are sympathetic to the historic district without imitating past architectural styles. The design preserves sightlines, maintains the historic block pattern, and avoids introducing incompatible mass, scale, or color, thereby respecting the character of downtown The Dalles. While the project does not involve traditional commercial buildings fronting the street or additions to existing structures, the plaza design fulfills the intent of the guidelines by enhancing the downtown environment in a manner that is compatible with neighboring historic buildings and the historic urban fabric.

G. Streetscape.

Response #13: The proposed Federal Street Plaza will be developed on a vacated segment of Federal Street, converting the area from a vehicular street to a

pedestrian-only space. This design reinforces the pedestrian-friendly character of downtown The Dalles by maintaining the historic relationship between surrounding buildings and the street, preserving entrances along West Second Street, and supporting the rhythm of the block. Small-scale shade structures, benches, and play areas provide pedestrian amenities at a human scale, enhancing downtown livability while maintaining compatibility with the historic district. The project introduces landscaping within the plaza, limited to pedestrian areas, with trees and plantings that provide shade and improve the pedestrian experience without altering the historic streetscape pattern. Two historic-style light fixtures will be installed along the street frontage, positioned to avoid obstructing driver sightlines, consistent with historic district lighting standards. The plaza design aligns with the intent of the streetscape guidelines by creating an inhabitable, attractive, and safe pedestrian environment.

H. Building Setback.

Response #14: The Federal Street Plaza does not include traditional building frontages. However, a shade structure is placed near the front property line in a manner that contributes to the perception of enclosure along the street edge and reinforces the rhythm of the historic block. The design enhances the pedestrian environment by providing shade, seating, and amenities at the sidewalk edge while respecting the historic block configuration.

I. Building Height.

Response #15: The proposed plaza introduces shade structures scaled to pedestrians, which fall below the 20-foot minimum height recommended for commercial buildings. Because these elements are not intended to function as buildings, conventional height standards are not applicable. Nevertheless, the open plaza maintains sightlines to adjacent historic structures and preserves the historic city block pattern, consistent with the guideline intent.

J. Building Width.

Response #16: The project does not introduce new buildings; therefore, traditional building width standards are not applicable. Instead, the design situates shade structures, seating, and pedestrian amenities in a way that preserves open sightlines, maintains the rhythm of adjacent street frontages, and supports the visual continuity and pedestrian character of the historic district.

K. Materials.

Response #17: The guidelines in Section K are primarily written for building rehabilitation and new building construction. While no buildings are proposed as part of this plaza project, the design applies the intent of the materials guidelines in a manner appropriate to a public open space. The proposed materials include wood slats for the roofs of shade structures, black-painted steel supports designed to resemble cast iron, natural stone paving and seating, and wooden seating accents throughout the plaza. These materials are consistent with the palette found within The Dalles Commercial Historic District, echoing the textures and finishes

of brick, stone, and cast iron without introducing incompatible elements. The wood and stone will remain in their natural colors, and no reflective or smoked glass is proposed. The project does not include painted brick, sandblasting, or other prohibited treatments. Instead, the natural tones and textures of the selected materials reinforce the pedestrian scale of the plaza, providing cohesion with the surrounding historic environment while supporting a comfortable, pedestrian-friendly atmosphere. In this way, the plaza's materials respect the intent of the guidelines by ensuring continuity with the established character of the district, even though the project is not a traditional building.

L. Roof Form.

Response #18: The roof form guidelines are primarily directed at new buildings or rehabilitation projects within the downtown commercial district. While this project does not include buildings, the proposed shade structures are designed to reflect the intent of the standards by incorporating flat roof forms consistent with the historic commercial character of The Dalles. The shade structures feature flat wood-slat roofs supported by black-painted steel framing, avoiding pitched roof types that would suggest a residential style. This approach aligns with the predominant flat and parapet roof forms found throughout the Commercial Historic District, maintaining visual compatibility along the street edge and reinforcing the identity of the district. By applying these roof form principles to plaza elements rather than building facades, the project honors the guideline intent to support the established commercial character of downtown.

M. Commercial Front.

Response #19: The commercial front guidelines are intended to regulate the design of multi-story commercial buildings in downtown The Dalles, particularly in how storefronts and upper-story facades are articulated. The proposed project, however, is the development of a public plaza, which does not include any commercial storefronts or multi-story buildings. As such, the specific standards regarding recessed entries, display windows, transoms, or upper-story fenestration do not apply. This portion of The Dalles Commercial Historic District lies within the CBC zoning district, where parks and open space are expressly permitted uses under The Dalles Municipal Code 10.5.050.030. Accordingly, the project complies with applicable zoning standards and contributes to the pedestrian-friendly character of downtown through public open space rather than through a traditional building front. The absence of commercial facades in this context maintains compatibility with the district while advancing its broader historic and community character.

N. Awnings.

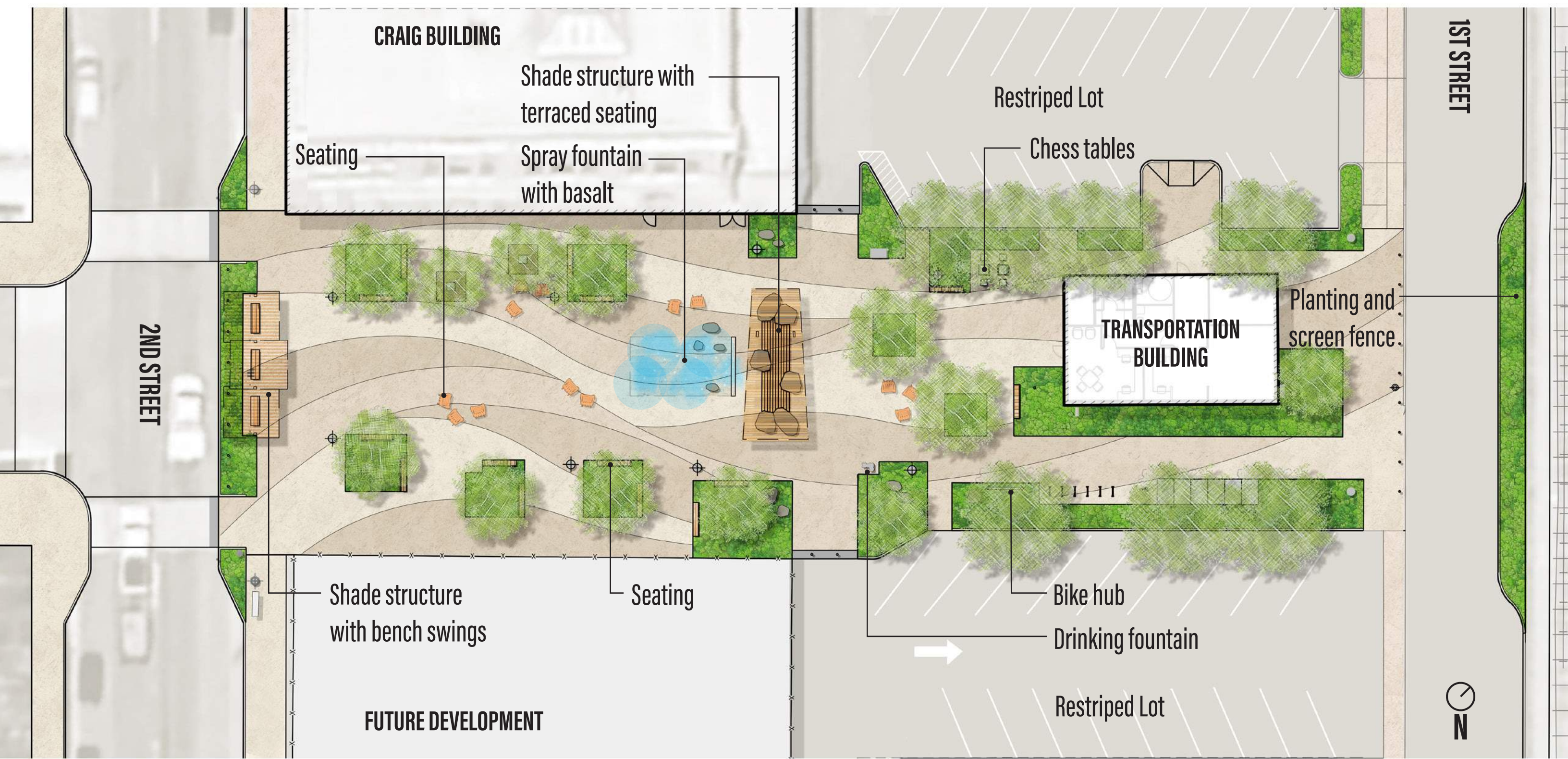
Response #20: The awning guidelines are intended to regulate the treatment of building facades and storefronts by encouraging awnings and canopies that enhance pedestrian comfort while maintaining compatibility with historic building features. The proposed plaza does not include any buildings or storefronts; therefore, traditional awning standards do not directly apply. Instead, the project

provides pedestrian comfort and a sense of enclosure through shade structures located along the street edge. These structures fulfill the intent of the awning guidelines by offering shelter, defining the pedestrian realm, and enhancing the walkability of the district, while avoiding false or inappropriate building treatments. Because no awnings or canopies are proposed and no historic building fabric is being altered, the project is consistent with the guideline intent without direct application of the specific standards.

O. Signs.

Response #21: The Federal Street Plaza will include two freestanding signs for the Gorge Bike Hub located adjacent to First Street. The signs are designed as a wayfinding and informational element rather than a commercial feature, and use the same materials and finishes established for similar interpretive signage throughout the Columbia River Gorge. This consistency makes it immediately recognizable as part of the region-wide system and ensures it complements, rather than competes with, the surrounding streetscape. Located at the eastern terminus of the Historic Columbia River Highway Trail, the sign plays an important role in welcoming cyclists and visitors as they complete or begin their journey in The Dalles. It orients users to the Federal Street Plaza and historic downtown, reinforcing the City's role as both a historic destination and a gateway to the Gorge. By connecting the plaza to the larger Gorge-wide network of trails and cultural landmarks, the sign enhances the historic context and contributes to the vitality of the district. Accordingly, the proposed Bike Hub sign is consistent with the intent of the Commission's signage guidelines and represents an appropriate and supportive feature of the Federal Street Plaza project.

SITE PLAN



VIEW FROM 2ND STREET



VIEW SOUTH TO 2ND STREET



2ND STREET SHADE STRUCTURE



CENTRAL SHADE STRUCTURE



VIEW FROM BIKE HUB



BIKE HUB SIGNAGE



SITE FURNISHINGS



BENCHES



BENCH SWINGS



ADIRONDACK CHAIRS



CHESS TABLES



LIGHT POLES (AT 1ST & 2ND STREEETS)



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

HISTORIC LANDMARKS RESOLUTION NO. 206-25

Adopting The Dalles Historic Landmarks Commission Application #223-25, City of The Dalles. This application is for a Historic Landmarks Commission hearing to gain approval of the proposal to site and construct a public plaza on Federal Street between First and Second Streets in the Commercial Historic District. Plans include shaded seating, landscaping, an interactive water feature, and other amenities to provide a public gathering space. The project site is located on a recently vacated segment of Federal Street, extending from East Second to East First Street. The project site is zoned CBC – Central Business Commercial, with a CBC-1 Overlay.

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on October 22, 2025 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 223-25 and the minutes of the October 22, 2025 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 223-25, **City of The Dalles**, is *approved* with the following conditions:
 - 1. Work shall be completed in substantial conformance to the renderings and proposals as submitted, reviewed and/or modified.
 - 2. The applicant is required to notify the Community Development Department of any alteration of approved plans.
 - 3. If historical artifacts over 75 years old are found on the site in relation to the proposed project, resulting from land disturbance, excavation, or grading activities, all applicable state laws and regulations shall be followed in accordance with the guidance of the State Archeologist.

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 22ND DAY OF OCTOBER, 2025.

Forust Ercole, Chair
Historic Landmarks Commission

I, Sandy Freund, Senior Planner and Historic Landmarks Commission Coordinator 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 October 22, 2025.

AYES: _____
NAYS: _____
ABSENT: _____
ABSTAIN: _____

ATTEST: _____
Sandy Freund, Senior Planner and Historic Landmarks Commission Coordinator
Community Development Department, City of The Dalles