AGENDA
CITY OF THE DALLES
HISTORIC LANDMARKS COMMISSION

CITY HALL COUNCIL CHAMBERS
313 COURT STREET
THE DALLES, OREGON 97058
CONDUCTED IN A HANDICAP ACCESSIBLE MEETING ROOM

Special Meeting -Wednesday, November 16, 2016
4:00 PM

I. Call to Order

II. Roll Call

III. Pledge of Allegiance

IV. Approval of Agenda

V. Approval of Minutes – October 26, 2016

VI. Public Comments - During this portion of the meeting, anyone may speak on any subject which does not later appear on the agenda. Five minutes per person will be allowed.

VII. Public Hearing – HLC 155-16 Chamber of Commerce
To restore the historic Chamber of Commerce Building to near original state.
Property is located at 404 West Second Street, and is further described as 1N 13E 3BB tax lot 1100.

VIII. Resolution – 145-16
Approving HLC 155-16 application for the Chamber of Commerce.

IX. Pioneer Cemetery Discussion

X. Staff/Commissioner Comments

XI. Next Meeting Date – December 28, 2016

XII. Adjournment

DRAFT

MINUTES
CITY OF THE DALLES
HISTORIC LANDMARKS COMMISSION

CITY HALL COUNCIL CHAMBERS
313 COURT STREET
THE DALLES, OREGON 97058
CONDUCTED IN A HANDICAP ACCESSIBLE MEETING ROOM

Wednesday, October 26, 2016
4:00 PM

I. Call to Order - Meeting was adjourned at 4:00 by Chairman Eric Gleason.

II. Roll Call – Absent Doug Leash.

III. Pledge of Allegiance – Pledge allegiance led by Eric Gleason

IV. Approval of Agenda – It was moved to be approved by Robert McNary pending discussion of next meeting date due to Thanksgiving. Motion was seconded by Bisset. Motion was carried unanimously. Leash absent.

V. Approval of Minutes – June 22, 2016 – Motion to approve the minutes as written by Bisset. Seconded by Davis. Motion was carried unanimously. Leash absent.

VI. Public Comments -
Carolyn Wood, PO Box 820, The Dalles, Oregon stated that the Art Deco presenter Ellen Chapley was going to be a guest speaker at February forums. Carolyn said that she would like more examples to expand on styles and eras represented within The Dalles.

Carolyn Wood stated that the Historical Society to do inventory of signs, memorials, and unique features within The Dalles and Wasco Valley, taking pictures and creating a notebook with locations indicated. She stressed the importance to not only documenting historically relevant markers, but also the need to be cognizant of those that will become important to document in the future. The book is to be displayed in the Discovery Center and Museum. May be made available later in an electronic copy.

VII. Pioneer Cemetery Discussion
Senior Planner Hert talked about the maintenance for Pioneer Cemetery being shared with the local Armory. Hert is currently working with Srgts. Hall, Ivan, and Mendez to come up with a schedule. Ty and Terry from Maintenance are concerned with the times patrons come to show their respects, i.e Memorial and Veteran's Day. They are also concerned about the ongoing relationship with the city to remove the brush, clean-up materials.

Hert explained that the National Guard has received guidelines from the city, but will not be allowed to do any cleaning of the headstones without proper training. They understand if they

unearth anything, they need to report the finding. The city will be working on preparing a memorandum of understanding between the City of The Dalles and the National Guard, per the City Attorney's recommendation.

Commissioner Bisset voiced a concern about the guidelines and memorandum being passed to the next person "in line" or to new management.

Hert noted that at this time Planning is unsure of the chain of command, but will clarify when moving forward, perhaps examining memo annually. Additionally there is a plaque that will be placed in Pioneer Cemetery, as soon as that memorandum of understanding has been reached. As inquired by McNary, the discussions between the City and the National Guard have been that they will not be permitted use of City equipment. The National Guard will be using their own or borrowed equipment to do the clean-up. This should not be too burdensome, as most of the clean-up is predominately labor. The National Guard will be notifying the City of the times they will be doing clean-up, so there will be an opportunity to meet with them during weekdays before improvements are started.

Barbara Pashek, 1332 West 10th Street, representing the Columbia Gorge Genealogical Society, asked about the process to get Elizabeth Buehler's name on the large headstone. There is currently a quote from a headstone company in Vancouver for $300.00. The Genealogical Society asked if they, the City, and/or the Historical Society could potentially share the responsibility for paying the bill. In previous discussion there had been talk of a company willing to do the work at no charge, but at this time no one is willing to do the work pro-bono.

Hert stated that the Planning Department would look into how the City can share responsibility, and work with the Genealogical Society to finalize the project.

VIII. Staff/Commissioner Comments

Senior Planner Hert introduced the new Director of Planning: Steve Harris, to the committee.

Hert told the Commission that she would be attending the Certified Local Government training on November 2nd in Salem with Eric Gleason, Robert McNary.

Hert mentioned that the Main Street committee is looking to put benches down on 2nd and 3rd Street located in the historical district. They want to construct the benches out of pallets and asked the committee to consider the design. The committee is willing to consider the design and give an opinion. Hert explained that the commission would not have the final say, but the committee was asking for their input.

Commissioner Bisset gave an update on the craftsman house on 2nd Place that had come before the commission months before. Bisset said that the house has been sold, and they have made improvements. Bisset also mentioned that the Zimmerman house has been painted, and has cameras and no trespassing signs installed. In the spring they will be placing a privacy fence, as well as the picket fence in front.

Hert stated that she was aware of the fence and is working with the owner to make sure it meets the requirements.

The commission discussed looking further into the improvements being made on a house on 3rd, across from the bakery. Hert stated that as of yet no one has approached Planning about improvements.

Hert detailed the recent Planning Commission approval for the change of use of the historic Herbring House owned by Victor Johnson. The historic structure will be mixed use residential with a small coffee/ice cream shop on the 3rd street side. There will be no outside remodeling.

Commissioner Bisset mentioned that on November 12th there would be an invasive species identification workshop at the Discovery Center.

The Commission discussed the option of providing information to tourists about the Tribal fishing season. The Commission decided against any definitive action at this time.

Hert reiterated that SHPO will no longer fund historic plaques made of baked ceramics. A potential solution moving forward would be vinyl-type lettering on sheet metal.

Bisset gave an update on the walking tour project for the Chamber. She stated the brochure has been completed, and they have applied for a grant for production. Unofficially, the Chamber was given notice of receipt to print.

Bisset also updated the commission on Trish Neil's commitment to finish a book, upgraded from "Houses on our Street." First draft has gone to press and will be available via print-on-demand.

IX. Next Meeting Date – Staff will be contacting the commission if an application needs reviewed. Typically the November meeting date is difficult to have a quorum due to the Thanksgiving holiday being the following day. A special meeting date may be scheduled for November 16, 2016. The next regularly scheduled meeting will be December 28, 2016.

X. Adjournment – Eric Gleason adjourned the meeting at 5:00pm.

Respectfully submitted via audio transcription by Jamie Jensen, Administrative Secretary.

_____

Eric Gleason, Chair
Historic Landmark Commissions

STAFF REPORT
HISTORIC LANDMARKS REVIEW # 155-16

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Senior Planner

HEARING DATE: Wednesday, November 16, 2016 – Special Meeting

ISSUE: The Chamber of Commerce is applying to restore the building to near original state. Restoration plans include repairing damaged windows and construct a new stairway that is similar to the original, but with the addition of an ADA ramp.

SYNOPSIS:

APPLICANT	Lisa Farquharson, Director of The Chamber of Commerce
PROPERTY OWNER	The Chamber of Commerce
LOCATION	404 W 2nd Street, The Dalles, OR 97058
ZONING	"CBC" – Central Business Commercial
EXISTING USE	The Chamber of Commerce
SURROUNDING USE	Commercial and Residential
HISTORIC STATUS	Secondary, Contributing in Trevitt's Addition National Historic District.

NOTIFICATION: Published advertisement in local newspaper; notification to property owners within 100 feet, SHPO.

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

BACKGROUND: The building was originally constructed in 1937 for the Chamber of Commerce. Minor alterations have been made over the years, but the building is considered to be in good shape. The L-shaped building is considered Art Moderne and the builder was Lyle Hickock.

The applicant's plans include façade improvements to help bring the building back to its near original state. The addition of stairs that are similar to the original, a new ADA ramp, landscaping and site lighting is planned. The applicant was able to locate original photos to assist in the design of the stairs and worked diligently with a professional architect to help bring back the façade. The building colors will be changed to provide a more historic look.

ANALYSIS: The Historic Landmarks Commission is responsible for conducting hearings dealing with proposed alterations to historic buildings. City of The Dalles General Ordinance 94-1194 as well as General Ordinance 96-1207 establishing design guidelines

for Historic Resources will serve as a tool to help the Commission make these decisions. The purpose of the Historic Landmarks Commission, the Historic Ordinance 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.*

A. CITY OF THE DALLES GENERAL ORDINANCE 94-1194—AN ORDINANCE RELATING TO HISTORIC RESOURCES WITHIN THE CITY OF THE DALLES.

1. *"A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships".*

FINDING A-1: This site has been used as the Chamber of Commerce since construction. This application does not propose any use change or changes to the existing building. Criterion met.

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

FINDING-A2: The applicant has submitted plans that include restoration of windows, installing a new ADA ramp, adding landscaping, and construction of new stairs to match historic design and historically appropriate direct building and sign lighting. The restoration and alterations proposed to the site are consistent with the historic design guidelines in General Ordinance 96-1207. Criterion met. The applicant does not propose to remove any historic features from this building, unless they are beyond repair. The historic character of this property will be retained. The photos and plans submitted show that the alterations will bring back a similar stairway and not detract from the integrity of the building. 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-A3: This property is recognized as a physical record of its time and no changes either conjectural or otherwise are proposed. Criterion met.

4. *"Changes to a property that have acquired historic significance in their own right shall be retained and preserved."*

FINDING-A4: There are no known features that have acquired historic significance. Plans include removing stairs that have not acquired historic significance. Criterion met.

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

FINDING-A5: Minor alterations have occurred over the years. The applicant plans to preserve all distinctive features, finished, and construction techniques. Criterion met.

6. *"Deteriorating historical features shall be repaired rather than replaced. Where the severity of deterioration requires 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 and physical evidence."*

FINDING-A6: The applicant does not propose to remove any historic features from this building, unless they are beyond repair. These repairs and restoration plan will help bring the original exterior closer to its 1937 appearance.

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-A7: No chemical or physical treatments have been proposed. Therefore, this criterion does not apply.

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-A8: No archaeological resources are expected to be affected by this proposal. Minimal ground disturbance is planned with the landscaping alterations. Criterion met.

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-A9: This application proposes to remove non-historic stair and an ADA ramp that was added to the exterior. All proposed alterations will not destroy any remaining historic elements. The proposed stairs, ADA ramp, landscaping and building lighting is shown to be compatible with the massing, size, scale and architectural features of the building and the adjacent buildings. 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-A10: The proposed alterations will remove some of the non-historic additions to the building. The new additions will not be impairing the historic property, but will return it to its near original state. Criterion met.

B. CITY OF THE DALLES GENERAL ORDINANCE 96-1207—AN ORDINANCE AMENDING SECTION 10(A) OF GENERAL ORDINANCE 94-1194, ESTABLISHING DESIGN GUIDELINES FOR HISTORIC RESOURCES.

Page 22 ~ *LANDSCAPING*

"Yards in the Trevitt's Addition vary as a result of the topography and in general the houses are setback from the sidewalk in contrast with the commercial district. They have three zones; sidewalk, front yard and house. New construction and rehabilitation should maintain the alignment of houses in the district and the historic character of the yards.

GUIDELINES:

a. *New construction should be set back from the street property line a minimum of 15 feet.*
b. *Street facing portions of the property should be preserved so that the public's visual access is not obstructed.*
c. *Shrubs, trees, and foundation plantings should not dominate the appearance of the house; rather, they should be complimentary and highlight important features of the building.*
d. *Preserve and maintain all mature landscaping, remove only if diseased or presenting a life safety hazard.*
e. *New construction should keep landscaping low near the building using flowers and low shrubs with larger plants and trees further away from the building.*
f. *In choosing landscaping elements the following should be considered:*
   style of house
   climate appropriate plantings
g. *Use of fences is recommended provided they are in keeping with the style of the house and the scale of the neighborhood.*
h. *The use of historic photographs for reference is recommended."*

FINDING-B1 (a): The proposed stair and ramp addition is located to the front and meets land use setback regulations. Criterion met.

FINDING-B1(b): As shown on the submitted site plan, landscaping is planned for the entire site. The applicants will need to ensure that the landscaping does not obstruct the public's visual access to the historic structure. Criterion will be addressed as a condition of approval.

FINDING-B1(c): The landscape plan will need to be submitted showing minimum height, and medium height shrubs. The number of shrubs should not dominate the appearance of the proposed house. Criterion will be addressed as a condition of approval.

FINDING-B1 (d): There are no intentions of removing mature landscaping. Criterion met.

FINDING-B1 (e): The submitted landscape plan will need to show low landscaping near the building, and trees will need to be shown to be set away from the building. Criterion will be addressed as a condition of approval.

FINDING-B1 (f): The applicants' landscape plan will need to be appropriate for both the style of the building, as well as climate. Criterion will be addressed as a condition of approval.

FINDING-B1 (g): No fences are shown on the site plan. Criterion does not apply.

FINDING-B2 (h): Historic photographs of the Chamber were available. The applicants architect used the photos as reference for the project. Criterion met.

Page 26 ~*WINDOWS & DOORS*

"Windows and doors serve in giving character to the American house. They provide proportion and scale to the elevation. In Trevitt's Addition windows are predominantly double-hung sash. Door styles vary throughout the neighborhood. New construction and rehabilitation should try and preserve the historic character of the windows and doors through proportion, scale, and rhythm.

GUIDELINES:

a. *When dealing with historic windows and doors it is best to repair before replacing (see page 2, Secretary of the Interior's Standards for Rehabilitation).*
b. *Replacement of the original windows and doors is not recommended. However, when replacement is necessary the material, size, proportion, scale, and detail of the original should be matched in order to preserve the historic integrity.*
c. *Original muntin configuration should be kept as it gives scale and proportion to the overall reading of the window.*
d. *If no original material exists the use of historic photographs is recommended.*
e. *The use of thermal shutters and shades is recommended for weatherization as it does not affect the original windows, providing a non-impacting solution.*
f. *Interior storm windows are recommended.*
g. *Weather-stripping and caulking should be checked regularly to ensure good weatherization.*
h. *New construction should use double-hung, one over one, or two over two windows with simple flat trim.*
i *The use of vinyl windows is not recommended.*
j. *Reflective glass is prohibited."*

FINDING-B5 (a-j): The applicant is proposing to preserve the historic character of the windows. There are no plans to replace any windows unless they are beyond repair. If any need to be replaced, the applicants are proposing to follow the design guidelines for replacement. Criterion will be addressed as a condition of approval.

CONCLUSIONS: The proposed façade improvement to the Chamber of Commerce building will allow for continued use and access to this historic building located in the Historic Trevitt's Addition. In all respects this application meets the standards of the Secretary of the Interior and the City of The Dalles General Ordinance No.94-1194, as well as General Ordinance No. 96-1207, with the following conditions:

Recommended Conditions of Approval:

1. Work will be completed in substantial conformance to the pictures and proposals as submitted and reviewed.
2. Any archeological resources or materials that are discovered during excavation, the applicants will need to stop excavation and have the site professionally evaluated prior to continued excavation at the site.
3. The applicants will take the utmost care in the new stair and ramp additions and how they are attached to the historic building in such a manner that, if removed in the future, the essential form and integrity of the historic building and its environment would be unimpaired.
4. A detailed landscape plan will need to be submitted to the Planning Department for review and approval. The landscape plan will need to meet the historic guidelines.

Any future plans for fencing or landscaping will require review and approval by the Planning Department Director.

5. The final color scheme for the building will need to be reviewed and approved by the Planning Department. The color scheme should be chosen from a historic palette and should vary from the surrounding properties.
6. The applicants will need to submit plans for a building permit to the local State Building Codes Department.
7. Cleaning of the historic structure will require the applicants to use the gentlest means possible. No harsh chemical or sandblasting will be allowed.
8. The materials used for the stair and ramp addition will need to be similar to the historic structure and meet the historic design guidelines material list. Utmost care will need to be taken with the addition to ensure that if removed in the future the essential integrity of the building would be unimpaired.
9. If any windows or doors need to be replaced, the historic design guidelines will be required to be followed for the replacement. The applicants will need to notify the Planning Department of any alteration of the approved plans.

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

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

HLC#_____

HISTORICAL LANDMARKS APPLICATION

Application is required for modifications and/or alterations to the exterior of certified historic structures and all structures within certified historic districts. Additionally, new construction within established historic districts are also required to appear before the City of The Dalles Historic Landmarks Commission.

Name:	Lisa Farquharson, Chamber Director
Address	404 West 2nd Street, The Dalles, OR 97058
Site Address	-same-
Map and Tax Lot	1N 13 3BB: Map # 1100 Plat: Trevitt's Addition
Telephone	(541) 296-2231
Zoning	

Please describe your project goals.
1) Restore Chamber building to a look consistent with original design. 2) To repair damaged windows and bring exterior to condition that prevents damage. 3) Meet ADA and safety standards to provide safe environment for employees & visitors.

How will your project affect the appearance of the building and or site?
It will bring look of site back to original art deco design by accentuating design features, replacing a wooden deck that is damaged and out of integrity with site.

What efforts are being made to maintain the historic character of this structure?
Use of original photos - removal of recent add-ons (decks) that are ugly and not appropriate aesthetically. Repair of historic windows to save them from further damage.

What is the current use of this property?

Chamber of Commerce

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

List any known archeological resources on site.

none

The review criteria for each application are the Secretary of the Interior's Standards. These standards have been adopted by City Ordinance 94-1194 as local review criteria.

I certify that the above information is correct and submit this application with nine (9) copies of a site plan drawn to scale, nine (9) copies of detailed, elevation drawings with proposed changes, and nine (9) current color photographs (4X6 inch minimum) of the building/structure front.

Applicant 10/24/16 Date

Owner (if not the applicant)

I have reviewed the above application and certify that it is complete and accepted for processing.

Secretary, Historical Landmarks Commission

For Office Use Only

Historical Classification _____
(Primary, Secondary, Historical, Etc.)

Historic Building/Site ☐ Historic District: Trevitt ☐ Commercial ☐

Historic Name _____
(If any)

Year(s) Built _____

probably dates from that time period. In 1975 when the building was moved to its present location, the rear addition was removed, and restoration/rehabilitation of the building began. A flag pole was added to the top of the porch roof.

Historical Data: The Wasco County Courthouse is one of two remaining courthouses which date to Oregon's Territorial period. Completed in 1859 at the corner of Third and Court streets, the courthouse was built in response to a citizen petition. Although a vernacular adaptation of the style, the courthouse displays stylistic elements of the Federal Style. The Wasco County Courthouse, which cost $2,500 to build, provided the first county-owned jail and office space. John Marden helped build the courthouse, making the windows for the building. The courthouse served as the county seat for Wasco County. The county once encompassed 130,000 square miles including parts of the states of Idaho, Montana, Oregon, and Wyoming.

The building served as the county courthouse until 1881-82 when a new courthouse, designed by Warren H. Williams, was constructed nearby. After the completion of the new courthouse, the first courthouse served as The Dalles City Hall until circa 1907. In 1909, the building was moved across the street while the new city hall was being constructed. One year later, the building was again moved to Third Street and converted into a boarding house. In 1961, the building was threatened with demolition, but the community saved the building by moving it west of town to the Lewis and Clark Plaza where it awaited restoration. In 1971, the building was moved to prevent its destruction. The new site was owned by The Dalles Chamber of Commerce (National Register nomination, August 9, 1976). The original Wasco County Courthouse was listed in the National Register of Historic Places in 1977.

Auxiliary Building: None

#1B Address: 404 West Second Street
Historic Name: Chamber of Commerce
Common Name: The Chamber
Year Built: 1937
Architect: Hickock (builder)
Style: Art Moderne
Use: Chamber of Commerce
Alterations: Minor
Secondary/Contributing

Owner: Chamber of Commerce
404 West Second Street
The Dalles, OR 97058
Map No: 1N 13 3BB
Reference No: 13954
Plat: Trevitt's Addition
Block: NA
Lot: NA
Tax Lot: 1100

Description: The L-shaped, one-story rectangular building has a flat roof with slightly corbelled banding at the cornice line. A corbelled chimney caps the building. The eastern building volume is higher than the west side ell. Windows are a combination of one over one double-hung wood sash windows and two over two horizontally split double-hung windows. The front elevation is accentuated by a recessed entrance. The entrance door is capped with a double-hung window and is flanked with stacked pairs of double-hung windows. Raised fluted pilasters separate the side windows from the entrance door. A flat roof shelters the recessed entrance. Projecting stringcourses in horizontal bands flank the end windows on the north elevation. The exterior of the building is covered with stucco. A narrow projecting watertable defines the foundation level. Alterations include the enclosure of two doors on the east elevation. Junipers and evergreen shrubs line the perimeter of the building and mature deciduous trees are in the back part of the lot. A parking lot is to the north and east. The building is in good condition with minor alterations.

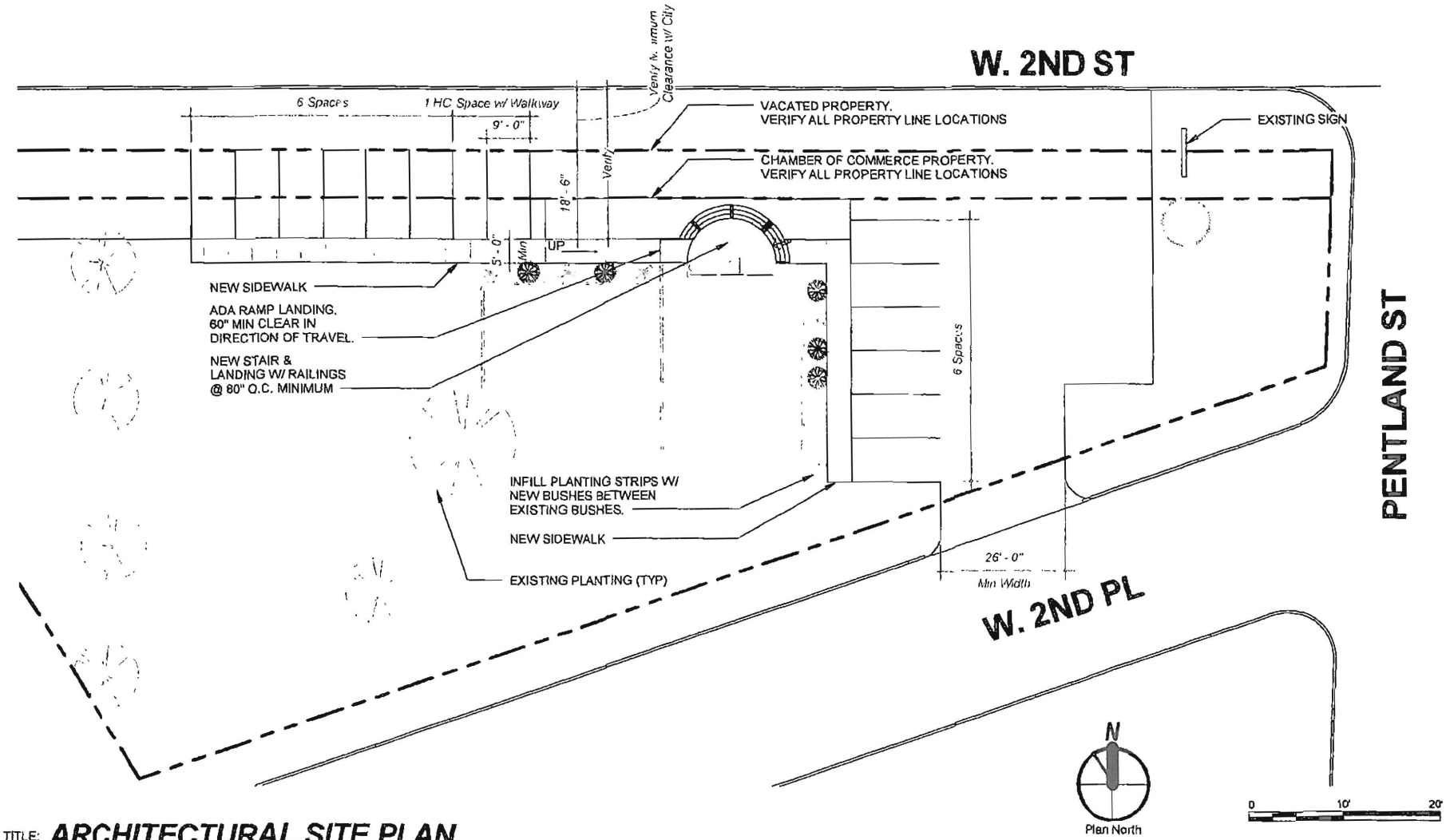
Historical Data: The Chamber of Commerce building was constructed in 1937 to house the The Dalles Chamber of Commerce. Lyle Hickock was the general contractor for the building. Prior to the construction of the new facility, the Chamber of Commerce was located on the corner of First and Liberty streets. After the Columbia River Highway was realigned in 1935 to West Second Street, the Chamber moved their offices so the building would be more visible at the west entrance to the city.

Auxiliary Building: None

#2 Address: 406 West Second Place
Historic Name: NA
Common Name: Zimmerman House
Year Built: c. 1879-80
Architect: Unknown
Style: Vernacular
Use: Residential
Alterations: Minor
Primary/Contributing

Owner: F. & N. Kjeilmus
PO Box 653
Manzanita, Oregon 97103
Map No: 1N 13 3BB
Reference No: 3412
Plat: Trevitt's Addition
Block: 6 1/2
Lot: 8 & 9
Tax Lot: 1400

Description: This rectangular one-story building has a moderately-pitched gable roof with shallow boxed eaves. The building as two brick chimneys. A shed roof extension on the front elevation shelters the front porch which is supported with slender square porch posts. Windows are primarily two over two double-hung wood sash and are trimmed with simple boards. Shiplap siding, finished with cornerboards, sheaths the majority of the building; the back shed addition (historic) is clad with



SHEET TITLE: **ARCHITECTURAL SITE PLAN**

LRS ARCHITECTS
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Portland OR 97209
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503.221.2077
www.lrsarchitects.com

PROJECT NAME: *The Dalles Chamber of Commerce Renovation*
PROJECT NUMBER: *215211*
DRAWN BY: *RLW*
DATE CREATED: *08.19.16*

SHEET: **A001**

8/24/2016 9:45:23 AM

OPEN

CHAMBER OF COMMERCE

SHEET TITLE: **EXTERIOR RENDERING - OPTION 2**

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PROJECT NAME: *The Dalles Chamber of Commerce Renovation*
PROJECT NUMBER: *216211*
DRAWN BY: *RLW*
DATE CREATED: *08/19/16*

SHEET:
A991
CONCEPTUAL DESIGN
08.19.16

8/24/2016 9:48:08 AM

DRAFT

HISTORIC LANDMARKS RESOLUTION NO. 145-16

Adopting The Dalles Historic Landmarks Commission Application #145-16 of The Dalles Chamber of Commerce to to restore the building to near original state. Restoration plans include repairing damaged windows and construct a new stairway that is similar to the original, but with the addition of an ADA ramp. The structure is located at 404 West Second Street, and is further described as 1N 13E 3BB tax lot 1100. The historic name of this structure is the Chamber of Commerce. The building is located in the Trevitt's Addition National Historic District and is classified as Contributing.

I. RECITALS:

A. The Historic Landmarks Commission of the City of The Dalles has, on November 16, 2016 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 number HLV 155-16 and the minutes of November 16, 2016 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 No. HLC 155-16 of The Dalles Chamber of Commerce is approved with the following Conditions of Approval:

1. Work will be completed in substantial conformance to the pictures and proposals as submitted and reviewed.
2. Any archeological resources or materials that are discovered during excavation, the applicants will need to stop excavation and have the site professionally evaluated prior to continued excavation at the site.
3. The applicants will take the utmost care in the new stair and ramp additions and how they are attached to the historic building in such a manner that, if removed in the future, the essential form and integrity of the historic building and its environment would be unimpaired.
4. A detailed landscape plan will need to be submitted to the Planning Department for review and approval. The landscape plan will need to meet the historic guidelines. Any future plans for fencing or landscaping will require review and approval by the Planning Department Director.

5. The final color scheme for the building will need to be reviewed and approved by the Planning Department. The color scheme should be chosen from a historic palette and should vary from the surrounding properties.
6. The applicants will need to submit plans for a building permit to the local State Building Codes Department.
7. Cleaning of the historic structure will require the applicants to use the gentlest means possible. No harsh chemical or sandblasting will be allowed.
8. The materials used for the stair and ramp addition will need to be similar to the historic structure and meet the historic design guidelines material list. Utmost care will need to be taken with the addition to ensure that if removed in the future the essential integrity of the building would be unimpaired.
9. If any windows or doors need to be replaced, the historic design guidelines will be required to be followed for the replacement. The applicants will need to notify the Planning Department of any alteration of the approved plans.

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 Section 9(a) of the Historic Landmarks Ordinance No. 1194, and must be filed with 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 Ordinance will invalidate this permit.

APPROVED AND ADOPTED THIS 1ST DAY OF OCTOBER 2008.

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Eric Gleason, Chairman
Historic Landmarks Commission

I, Dawn Marie Hert, Senior Planner of the Planning Department for the City of the Dalles, hereby certify that the foregoing Order was adopted at the meeting of the City Historic Landmarks Commission, held on November 16, 2016.

AYES:
NAYS:
ABSENT:
ABSTAIN:

ATTEST: _____
Dawn Marie Hert, Senior Planner, Planning Department