



COLUMBIA GATEWAY URBAN RENEWAL AGENCY

CITY OF THE DALLES  
AGENDA

**Columbia Gateway Urban Renewal Agency**  
City Council Chamber  
313 Court Street, The Dalles, Oregon

*Meeting Conducted in a Handicap Accessible Room*

Monday, March 9, 2015  
Immediately Following the City Council Meeting

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. AUDIENCE PARTICIPATION

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. If a response is requested, the speaker will be referred to the City Manager for further action. The issue may appear on a future meeting agenda for Agency Board consideration.

- V. APPROVAL OF MINUTES
  - A. Approval of February 23, 2015 Regular Meeting Minutes
- VI. ACTION ITEMS
  - A. Approval of Facade Program Grant for Columbia Gorge Real Estate
- VII. ADJOURNMENT

## MINUTES

COLUMBIA GATEWAY URBAN RENEWAL AGENCY  
REGULAR MEETING  
OF  
FEBRUARY 23, 2015

CITY COUNCIL CHAMBER  
313 COURT STREET  
THE DALLES, OREGON

**PRESIDING:** Chair Steve Lawrence

**AGENCY PRESENT:** Dan Spatz, Tim McGlothlin, Linda Miller, Russ Brown, Taner Elliott

**AGENCY ABSENT:** None

**STAFF PRESENT:** City Manager Nolan Young, City Attorney Gene Parker, City Clerk Julie Krueger, Administrative Fellow Daniel Hunter, Business Development Director Gary Rains

### CALL TO ORDER

The meeting was called to order by Chair Lawrence at 6:45 p.m.

### ROLL CALL

Roll call was conducted by City Clerk Krueger; all members present.

### APPROVAL OF AGENDA

An Action Item to approve distribution of funds for the Lewis and Clark Fountain was added to the agenda.

It was moved by Elliott and seconded by McGlothlin to approve the agenda as amended. The motion carried unanimously.

### AUDIENCE PARTICIPATION

MINUTES (Continued)  
Urban Renewal Agency Meeting  
February 23, 2015  
Page 2

None.

### **APPROVAL OF MINUTES**

It was moved by Miller and seconded by Brown to approve the minutes of the February 9, 2015 meeting. The motion carried unanimously.

### **ACTION ITEMS**

#### **Consider Recommendation from Urban Renewal Advisory Committee Regarding Purchase of Elks Club Building**

Business Development Director Gary Rains reviewed the reasons for supporting the project, noting the Advisory Committee had unanimously recommended approval. He highlighted some of the answers to questions that had been asked by the Agency and the Advisory Committee. Rains introduced Dave Benko and Steve Burdick who were in attendance to help answer any further questions.

Administrative Fellow Daniel Hunter noted the assessed value of the property was listed at \$266,690, with current property taxes being approximately \$4,000 per year.

Rains talked about the future success of the proposed museum, saying it was realistic to expect between 10,000 and 15,000 visitors and provided figures for attendance at other local museums, including 34,000 per year at the Discovery Center, 40,000 at Western Antique Airplane and Auto Museum, and 40,000 at Maryhill over a seven month period. He said approximately 7 million cars pass by per year on Interstate 84.

Chair Lawrence said he had been asked once if you were driving on the freeway, what would make you stop in The Dalles. He said this made him think about needed signage so people knew what was worth stopping for.

Rains pointed out the fund raising for the project would be nation-wide, and in the Pacific Northwest and said the people involved were experts at fund raising. He said no one else had shown any interest in the building, nor had the ability to do a project like the one proposed. He said the greatest risk to the City was that no one purchased the building and it deteriorated to a point of requiring demolition. Rains said the potential from cruise ships alone would generate 14,000 visitors to the downtown.

In response to a question, Mr. Benko said the first year would be to raise the funds and the second year, to develop the museum. He said he believed this was a very reasonable time frame.

Spatz said he loved the concept of saving the building. He asked if an analysis for engineering and structural, electrical and seismic had been done. Mr. Rains said an engineer and architect had both looked at the building and had assisted in developing the cost for renovations. Spatz said he would be more comfortable with the proposal if there were firm figures.

Miller said no one else had shown an interest in developing the building and said it would cost a lot more if the City had to demolish it because it deteriorated too far.

Elliott said he supported the proposal, but wanted to know if other proposed Urban Renewal projects would be delayed or not pursued in order to fund this project.

Chair Lawrence said this was exactly the type of project that Urban Renewal funds should be used for.

Brown suggested the Washington Street Plaza project be scaled back to free up funds for the proposal.

City Manager Young said the purpose of Urban Renewal was to acquire debt to complete projects, which would create tax revenues to pay back the debt. He said it would take approximately seven and a half years to repay the cost of the project, through property taxes.

It was noted the building had been shown approximately 40 times in four years and only one person had looked at it more than one time.

McGlothlin said he supported the project, agreeing with Lawrence that this was an appropriate project for Urban Renewal to fund.

Elliott said he would like more time to consider and make sure this was the right choice.

Rains said there was the risk of losing the attention of the fund raisers if the project was delayed for too long.

Mr. Benko said once they filed for a non-profit status, they could begin to accept donations, as the application went through the process of being approved. He said they did need to have title to the building in order to move forward with the project.

Rodger Nichols, The Dalles, addressed the Agency, saying this was a small investment to restore a major asset in the downtown. He said there was no downside to the proposal and urged the Agency to approve the project.

MINUTES (Continued)  
Urban Renewal Agency Meeting  
February 23, 2015  
Page 4

Chair Lawrence said he had met the people involved in the project and was very impressed with their enthusiasm.

It was moved by Spatz and seconded by McGlothlin to proceed with the purchase of the Elks building from Steven Johnston for a maximum of \$245,000 and transfer the title to David Benko for development of a sign museum. The motion carried unanimously.

Approval to Disburse Funds for Construction of the Lewis and Clark Fountain

Administrative Fellow Hunter reviewed the staff report. It was noted the Advisory Committee had recommended approval to disburse the funds for the project and the funds were included in the current budget.

It was moved by McGlothlin and seconded by Spatz to approve distribution of \$100,000 for development of the Lewis and Clark Fountain. The motion carried unanimously.

**ADJOURNMENT**

Being no further business, the meeting adjourned at 7:48 p.m.

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Submitted by/  
Julie Krueger, MMC  
City Clerk

SIGNED:

\_\_\_\_\_  
Stephen E. Lawrence, Chair

ATTEST:

\_\_\_\_\_  
Julie Krueger, MMC, City Clerk

# AGENDA STAFF REPORT

## Urban Renewal Agency

MEETING DATE	AGENDA LOCATION	AGENDA REPORT #
March 9, 2015		

**TO:** Urban Renewal Agency

**FROM:** Eric Nerdin, Urban Renewal Contract Consultant  
Mid-Columbia Economic Development District, Loan Fund Manager

**THRU:** Nolan Young, Urban Renewal Manager

**DATE:** February 25, 2015

**ISSUE:** Urban Renewal Property Rehabilitation Façade Improvement Application Review and Recommendation to the Agency Board.

**BACKGROUND:** Columbia Gorge Real Estate, a long time The Dalles business, recently purchased the commercial building and real estate located at 235 East 3<sup>rd</sup> Street, The Dalles, Oregon as their new location for their business operations. TDRE, LLC is an Oregon Domestic Liability Company, which is “doing business as” Columbia Gorge Real Estate. The members of this LLC are Nanette Wimmers and Becky Schertenleib, and the tax identification number for the LLC is 47-1957000.

This building was constructed in 1964 as a bank branch building. It is “a one story red brick building with a flat roof” based on the physical description from the National Register of Historic Places, which classifies this building as “Non-Compatible Non-Contributing”. This building is located in The Dalles Urban Renewal Zone.

Columbia Gorge Real Estate has already performed Phase I of their planned building renovations. This \$39,400 of renovations was paid by the business. Please see the attached Columbia Gorge Real Estate’s Urban Renewal Agency Property Rehabilitation Grant and Loan Application for details on the work involved in Phase I renovations.

Phase II of building renovations include:

1. Two new exterior trellises placed near each exterior entrance to the building. These trellises will be permanently anchored and support and feature hanging plants and vines or lighting, depending on the season.
2. New paint scheme for the building.

3. Five cement planter boxes; permanently anchored.
4. Five hanging planters.
5. One sunshade over the 3<sup>rd</sup> Street Entrance; installed in tandem with the trellis.
6. Building parapet will be painted black and silhouettes of local landmarks will be placed at the base of the building's east windows.

These renovations are designed to “substantially improve and soften the building appearance on a very visible corner lot” on a major arterial street in downtown The Dalles. The total cost of Phase II renovations is \$15,400 and the work will be done by local contractors. Please see the attached Columbia Gorge Real Estate’s Urban Renewal Agency Property Rehabilitation Grant and Loan Application for additional details on the work involved in Phase II renovations.

**APPLICATION:** The application from Columbia Gorge Real Estate was received on January 20, 2015. This application is for a grant of \$10,100 to assist with the Phase II renovations. The applicant will contribute \$5,300 of the Phase II renovations to this building that total \$15,400. This exceeds the 50% match required of the grant applicant.

**Proposed Phase II Project Costs**

2 Custom Steel Trellises:	\$7,100.00
Paint Trellises	\$2,800.00
Sunshade	\$1,000.00
5 Hanging Planters	\$ 500.00
Local Landmark Imagery	\$1,000.00
Installation and Concrete Anchor Work	\$2,000.00
5 Cement Painters and Paint Work	<u>\$2,000.00</u>
<b>Total:</b>	<b>\$15,400.00</b>

**Proposed Fund Sources**

Applicant:	\$ 5,300.00
Urban Renewal Grant:	<u>\$10,100.00</u>
<b>Total:</b>	<b>\$15,400.00</b>

The proposed project costs are based on a summary of estimates from various local contractors provided by the applicant. This estimate summary is attached. This building is not a historic building and, therefore, does not need to be presented to the City of The Dalles Historic Landmarks Commission for compliance to historic design standards.

**BUDGET IMPLICATIONS:** The Dalles Urban Renewal Agency has \$283,027 available for new property rehabilitation and façade improvement grants and interest rate subsidies. If this \$10,100.00 grant application is approved, the remaining funds available would be \$272,927.

The Urban Renewal Advisory Committee considered this application at the February 17, 2015 meeting (draft minutes are attached). The Advisory Committee approved the following motion after discussing the application: *“It was moved by Kramer and seconded by Weast to recommend approval by the Urban Renewal Agency (Agency) Board of a \$10,100.00 Property Rehabilitation Façade Improvement Grant to Columbia*

*Gorge Real Estate for its Phase II project. Grossman, Kramer, Weast, Lincoln, Nelson, and Miller voted in favor; Willer abstained; Dewey absent. The motion carried.”*

**STAFF RECOMMENDATION:** *Move to approve a \$10,100.00 Urban Renewal Property Rehabilitation Façade Improvement Grant to Columbia Gorge Real Estate to be used for Phase II of building renovations, as presented, on the building located at 235 E. 3<sup>rd</sup> Street, The Dalles, Oregon.*

**ALTERNATIVE OPTION:** Move that the Urban Renewal Agency deny the grant request.



**Columbia Gateway Urban Renewal Agency Advisory Committee  
Tuesday, February 17, 2015**

**5:30 PM**

City Hall Council Chambers

313 Court Street

The Dalles, OR 97058

*Conducted in a handicap accessible room.*

CALL TO ORDER

Chair Grossman called the meeting to order at 5:30 PM.

ROLL CALL

Members Present: Gary Grossman, Steve Kramer, John Nelson, Atha Lincoln, Linda Miller, John Willer

Members Absent: \*Greg Weast, Jennifer Dewey

Staff Present: Urban Renewal Manager Nolan Young, Administrative Fellow Daniel Hunter, Administrative Secretary Carole Trautman

Others Present: Mid-Columbia Economic Development District (MCEDD) Loan Fund Manager Eric Nerdin, City of The Dalles Business Development Director Gary Rains, Main Street Program Director Matthew Klebes

PLEDGE OF ALLEGIANCE

Chair Grossman led the group in the Pledge of Allegiance.

Grossman introduced Dr. John Willer, Mid-Columbia Fire and Rescue representative for the Urban Renewal Advisory Committee (URAC).

ELECTION OF COMMITTEE VICE CHAIRMAN

Chair Grossman called for nominations for the Committee's Vice Chair position. It was moved by Kramer and seconded by Nelson to nominate Greg Weast. With no further nominations, Chair Grossman called for the vote. Grossman, Kramer, Nelson, Lincoln and Miller voted in favor, Willer abstained; Weast and Dewey were absent. Motion carried.

APPROVAL OF AGENDA

Chair Grossman asked if there were any additions or corrections to the agenda. None were noted.

APPROVAL OF MINUTES

It was moved by Nelson and seconded by Lincoln to approve the minutes as submitted. Grossman, Kramer, Nelson, Lincoln and Miller voted in favor, Willer abstained; Weast and Dewey were absent. Motion carried.

PUBLIC COMMENT

None.

ACTION ITEM – Urban Renewal Property Rehabilitation Façade Improvement Application Review and Recommendation to the Agency Board for Columbia Gorge Real Estate

**\*NOTE:** Weast joined the meeting at 5:33 PM.

MCEDD Loan Fund Manager Nerdin presented highlights of the staff report and pointed out that this was the first Urban Renewal (UR) Property Rehabilitation Façade Improvement Grant application since the formation of the program.

Applicant Nan Wimmers stated that a Phase III was planned for the project, the installation of an outdoor courtyard. Ms. Wimmers indicated no UR funds would be requested for Phase III.

Miller and Weast said they supported the project. Weast asked if the Agency would need to borrow money this fiscal year to recover funds. Urban Renewal Manager Young stated that there would be sufficient cash this year to fund projects, but the Agency would need to borrow funds for certain projects next fiscal year.

It was moved by Kramer and seconded by Weast to recommend approval by the Urban Renewal Agency (Agency) board of a \$10,100.00 Property Rehabilitation Façade Improvement Grant to Columbia Gorge Real Estate for its Phase II project. Grossman, Kramer, Weast, Lincoln, Nelson, and Miller voted in favor; Willer abstained; Dewey absent. The motion carried.

ACTION ITEM - Recommendation Concerning Funding for the Lewis and Clark Fountain Project

Administrative Fellow Daniel Hunter presented the highlights of the staff report. Hunter stated that the Agency had committed to a \$100,000 donation, and the project was at a point where they were ready to proceed. The bronze canoe sculpture design was created by artist Jeff Stewart and would be placed in the circular grass area on the south side of the park.

Urban Renewal Manager Young reported that the UR funds for the fountain had been in place for approximately four years, and the Agency would not need to borrow cash to fund the project this year. However, Young said, any money spent this year would mean less money available next year.

**Applicant: Columbia Gorge Real Estate**

**Points Awarded:**

**Project Selection Criteria:**

Priority consideration will be given to each proposed project. Points will be allowed for factors indicated by well-documented, reasonable plans, which, in the opinion of the Agency, provide assurance that the items have a high probability of being accomplished. If an application does not address one of the categories, it receives no points for that category. The possible points are listed for each.

- |  |          |
|--|----------|
| 1. The project contributes in the effort to place unused or underused properties in productive condition and eliminates blighted conditions. <b>(10 points)</b><br>Blighted Areas are defined in the Urban Renewal Plan in section 203. As part of that definition one of the conditions that characterize a blighted area is defined as follows:  | <b>0</b> |
| <p style="margin-left: 40px;"><i>A. The existence of buildings and structures, used or intended to be used for living, commercial, industrial or other purposes, or any combination of those uses, which are unfit or unsafe to occupy for those purposes because of any one or a combination of the following conditions:</i></p> <ul style="list-style-type: none"><li>1. <i>Defective design and quality of physical construction;</i></li><li>2. <i>Faulty interior arrangement and exterior spacing;</i></li><li>3. <i>Overcrowding and a high density of population;</i></li><li>4. <i>Inadequate provision for ventilation, light, sanitation, open spaces, and recreational facilities; or</i></li><li>5. <i>Obsolescence, deterioration, dilapidation, mixed character or shifting of uses;</i></li></ul> |          |
| 2. The project develops, redevelops, improves, rehabilitates or conserves property in ways which will:   |          |
| <p style="margin-left: 40px;"><b>A. Encourage expansion and development of jobs, (20 points)</b></p> <ul style="list-style-type: none"><li>1 job per \$10,000 or less granted – (20 points)</li><li>1 job per \$10,001 to 20,000 granted – (15 points)</li><li>1 job per \$20,001 to 35,000 granted – (10 points)</li><li>1 job per \$35,001 to 50,000 granted – (5 points)</li></ul>  |          |
| <p style="margin-left: 40px;"><b>B. Increase property values and tax base, (15 points)</b></p> <ul style="list-style-type: none"><li>Increase taxable value by \$50,000 or more – (15 points)</li><li>Increase taxable value by \$25,000 to \$49,999 – (10 points)</li><li>Increase taxable value by \$5,000 to 24,999 – (5 points)</li></ul>  |          |
| <p style="margin-left: 40px;"><b>C. Conserve historically significant places and properties, (25 points)</b></p>   |          |

D. Make The Dalles a more attractive and functional city in the following ways:		
i.	Shows significant aesthetic improvement to the property (10 points)	10
ii.	Provides needed services or community function (10 points)	0
iii.	Serves a significant portion of the community, (5 points)	0
iv.	Enhances the quality of life for residents of the city (5 points)	0
3. The project leverages other public and/or private sources of funding. (15 Points)		0*
	\$1 Urban Renewal grant to \$3 (or more) other funding – (15 points)	
	\$1 Urban Renewal grant to \$2 other funding – (10 points)	
	\$1 Urban Renewal grant to \$1 other funding – (5 points)	
	<i>* When combining applicant dollars spent in Phase I &amp; II this would be awarded 15 points, but is 0 points with only Phase I.</i>	
4. The Applicant shows that it is financially able to complete the project and maintain the property. (10 points)		10
5. Administrative – The Agency may assign additional points for project considerations which do not fit into one of the above categories, but which provide compelling evidence that the project will further the goals of the Agency; or, if the project meets one or more of the above factors in a way that is far beyond the norm for that category. The assignment of points in this category will be by memorandum stating the reasons and will be maintained in Agency files. (25 points)		10**
<i>** These Administrative points are awarded because of the work already completed in Phase I and the amount of sweat equity involved in both phases and the planned renovation of the courtyard. This level of sweat equity and work indicates that the applicant is committed to the well-being of this building and continues to do projects that enhance this building and increasing or at minimum maintaining its property value.</i>		
Note: The Dalles Main Street Coordinator, Matthew Klebes collaborated extensively with the grant applicant on this application. He met with them multiple times informing them of the programs available through Urban Renewal, assisted with completing the application, connecting them with an architect that provided pro bono work advice and drawings.		
<b>TOTAL</b>		<b>35</b>

JAN 20

# The Dalles Urban Renewal Agency

## Property Rehabilitation Grant and Loan Programs

### APPLICATION

Application Date 1/20/2015 Application Number \_\_\_\_\_

#### GENERAL INFORMATION

Applicant Columbia Gorge Real Estate

Contact person Nan Wimmers

Mailing Address 235 E 3rd St.

The Dalles, OR 97058

Property Address 235 E 3rd St.

The Dalles, OR 97058

Applicant is:  h Property owner  k Business leasing the property

Telephone # 541-296-5500 Fax # \_\_\_\_\_

Federal tax ID # or Social security # 47-1957000

Bank of account and contact Washington Federal 115 E 4th

Lisa Rundell

Name of Business \_\_\_\_\_  
(if different than applicant)

Mailing Address \_\_\_\_\_

Name of Principal \_\_\_\_\_

**PROJECT INFORMATION**

Site address	<u>235 E 3rd St., The Dalles, OR 97058</u>		
Legal Description	<u>The east 44 feet of Lot 6, Block 5 of Original Dales City,</u> <u>Wasco County, Oregon</u>		
Building age	<u>1964</u>	Square Footage	<u>2000</u>
Building use	<u>Office</u>		

Project description outline The first phase of the project has been completed utilizing Property Owner funds.

This phase included renovations to the interior of the property such as refinishing of oak doors, new tile, brick work, new signage, in addition to roof replacement. The first phase of the project cost 39,400.00.

The second phase of the project will be completed using Property Owner and Urban Renewal Facade Grant funds. This phase includes the construction of 2 new exterior trellises placed near each entrance, a new paint scheme for the building, cement planter boxes, hanging flower plants, sunshades, and permanent decorative photographs of local landmarks. The trellises will be made of steel with cement planter boxes at the base of each supporting post. The trellis will have hanging flower planters and flowering vines growing on it during warmer months and light decorations during colder months.

The trellis on the south side will also have sunshades over the entranceway. The building parapet will be painted black and silhouettes of local landmarks will run the base of the building's East windows. These improvements will be done by local contractors and will substantial improve and soften the buildings appearance on a very visible downtown corner lot.

Please include the following with your Application:

1. Project outline
2. Initial concept sketches
3. Proposed timeline
4. Final plans and specifications (prior to final certification)

**EXPECTED PROJECT COSTS**

<u>Cost Item</u>	<u>Est. cost</u>	<u>Source of Funds</u>
<u>Paint Trellis</u>	<u>\$ 2,800.00</u>	<u>Property Owner</u>
<u>Sunshades</u>	<u>\$ 1,000.00</u>	<u>Property Owner</u>
<u>Five Hanging Planters</u>	<u>\$ 500.00</u>	<u>Property Owner</u>
<u>Local Imagery (4 East Windows 30x70 inch wide)</u>	<u>\$ 1,000.00</u>	<u>Property Owner</u>
<u>Installation and Concrete Anchor Work</u>	<u>\$ 1,000.00</u>	<u>URA Grant</u>
<u>Concrete Planters and Paint Work</u>	<u>\$ 2,000.00</u>	<u>URA Grant</u>
<u>2 Custom Steel Trellises</u>	<u>\$ 7,100.00</u>	<u>URA Grant</u>
<u> </u>	<u>\$</u>	<u> </u>
<u> </u>	<u>\$</u>	<u> </u>
<u> </u>	<u>\$</u>	<u> </u>
<b>Total</b>	<b><u>\$ 15,400.00</u></b>	<u> </u>

**PROPOSED SOURCES OF FUNDING**

<u>Source</u>	<u>Amount</u>	<u>Rate</u>	<u>Term</u>
Equity (applicant)	<u>\$ 5,300.00 (50% Match Requirement Fulfilled)</u>	<u> </u>	<u> </u>
<u> </u> Bank	<u>\$</u>	<u> </u>	<u> </u>
Private loan	<u>\$</u>	<u> </u>	<u> </u>
Other:	<u>\$</u>	<u> </u>	<u> </u>
Urban Renewal Grant	<u>\$ 10,100.00</u>	<u> </u>	<u> </u>
Urban Renewal Loan	<u>\$</u>	<u> </u>	<u> </u>
<b>Total</b>	<b><u>\$ 15,400.00</u></b>	<b>(Must equal Total of expected costs)</b>	

Applicant hereby certifies that all information contained above and in exhibits attached hereto are true and complete to the best knowledge and belief of the applicant and are submitted for the purpose of allowing the full review by The Dalles Urban Renewal Agency and its agents for the purpose of obtaining the financial assistance requested in this application.

Applicant hereby consents to disclosure of information herein and the attachments as may be deemed necessary by MCEDD and its agents for such review and investigation.

I have read and understand the guidelines of The Dalles Urban Renewal Agency Property Rehabilitation Grant and Loan Programs and agree to abide by its conditions.

  
\_\_\_\_\_  
Signature (and Title if appropriate)

1/20/15  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature (and Title if appropriate)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature (and Title if appropriate)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature (and Title if appropriate)

\_\_\_\_\_  
Date

The following additional items will be required before the loan is approved:

1. Certificate of approval from agency (if required).
2. Letter of approval from Historic Landmarks Commission.
3. A summary of the project outlining the work to be done. ✓
4. Complete plans and specifications. ✓
5. Costs estimates or bids from contractor. ✓
6. Evidence that building permits or any other required permits are in place. *not needed*
7. Preliminary commitment of any other funds to be used in the project. ✓
8. Amount of loan requested and proposed terms being requested. *not needed - cash*
9. Bank's loan application and any other information the bank requires, such as current financial statements, including Balance sheets and Income statements. *not needed*

#### For Applicants under the Civic Improvements Grant Program:

The Grants will be awarded semi-annually on a competitive basis and based on the selection criteria as outlined in the accompanying Application Instructions. Be sure to address all of the selection criteria in your narrative and attach it to this application form. The deadlines for applications are July 31 and January 31 of each year.



Concrete Planters, Paint & installation Details.

Concrete planters to be purchased from The Dalles Concrete and to be painted to match trellis. Planters to be permanently anchored at the base of each trellis support post at 235 E. 3<sup>rd</sup> St. The Dalles OR, Columbia Gorge Real Estate Building

Five Planters at \$150 each	\$750
Painting & Installation	<u>\$250</u>
	\$1,000

Custom Sunshade to be made & installed by Ed Cannon Upholstery , Dallesport

The sunshade will be made of long wearing UV resistant material and permanently installed to the trellis & over walkway to 3<sup>rd</sup> street entrance of Columbia Gorge Real Estate Building 235 E 3<sup>rd</sup> St. The Dalles OR

\$1,000

Installation of Trellis Concrete Anchors to be completed by JJ Castro, 5573 Hwy 30, The Dalles. This work will vary depending on what is found once the anchor holes are drilled. It could be as simple as installing the anchors in the holes drilled in the concrete or if the concrete is too thin then removing, digging deeper & pouring new concrete to anchor to.

\$2,000

Five Hanging baskets & brackets \$500

Steel Trellis construction & assembly at 235 E 3<sup>rd</sup> The Dalles OR to be completed by Joe Powell Welding, 3001 E 2nd St, The Dalles. 3<sup>rd</sup> St side to be 34 feet in length and 2 feet deep with Three crossarm bars running the length ( front, back & center ) and Three 6 inch square support posts spaced as noted on drawing. The alley ( north) side will be a Four post frame 6 inch x 3 inch with Two rails 6 inch x 3 inch and fifteen 2 inch by 1 ½ inch slats on top for vine support. \$7,100

Painting of trellis by Terrary Harmon Painting , 1340 West 10th Street, The Dalles, OR 97058 (541) 296-6360 \$2800

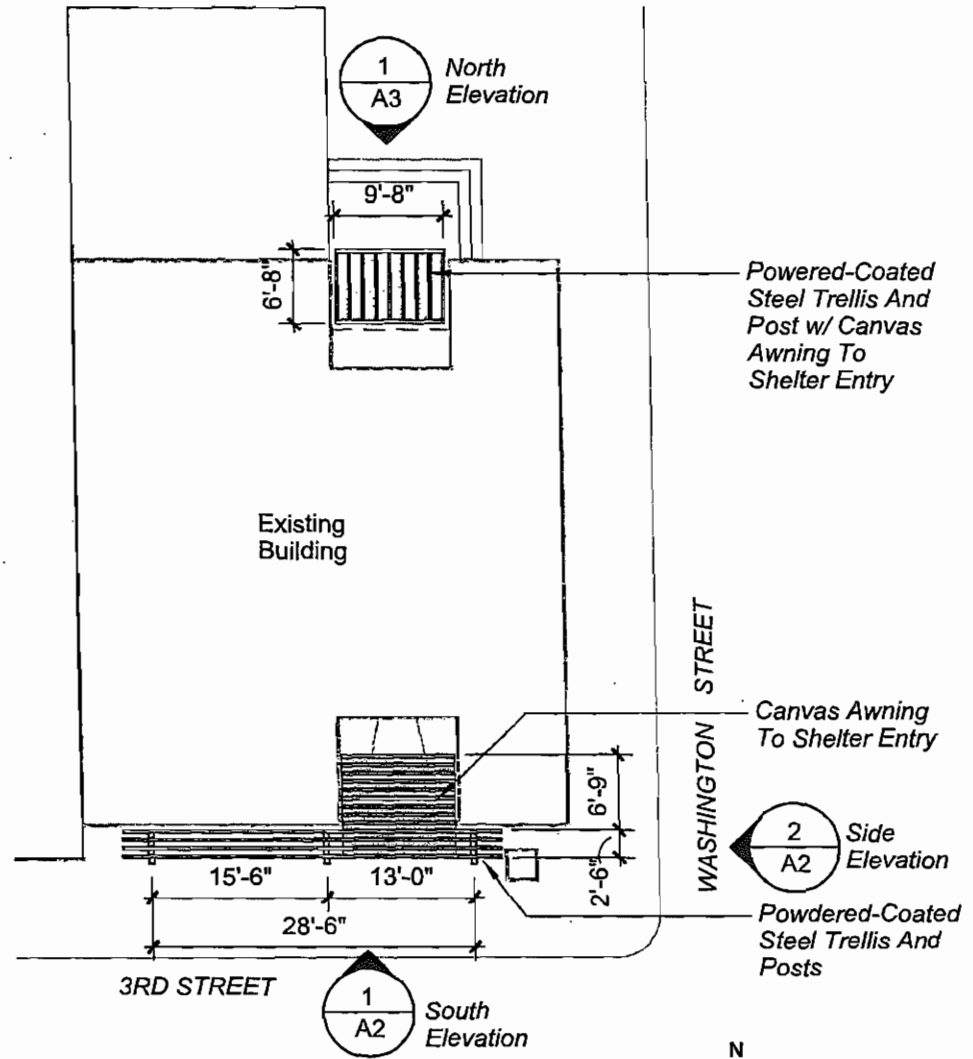
Columbia Gorge Real Estate , 235 E 3<sup>rd</sup> St, The Dalles OR

Steel trellis along South ( 3<sup>rd</sup> st.) side of building and over North ( 2<sup>nd</sup> alley)entrance

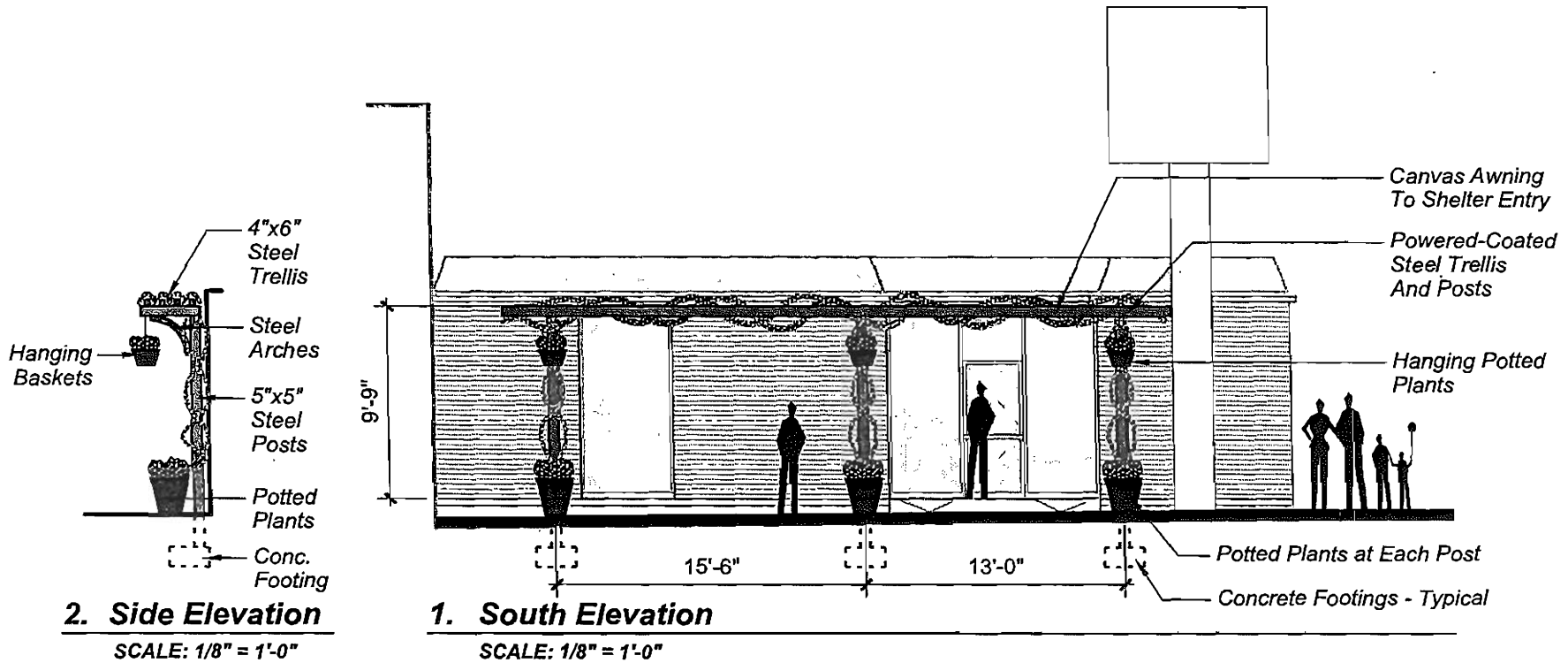
The trellis will have concrete or composite planters at the base with a hardy, flowering vine growing , in the winter there will be holiday lights as decorations. The trellis will allow for a shade cloth over the entry door in the summer, and hanging flower basket hooks.

Timeline: One commitment of grant funds is received, contractor will begin construction of trellis, the project will take 4 weeks to complete other than painting which will be determined as weather permits.





**1. Roof Plan**  
 SCALE: 1/16" = 1'-0"



**2. Side Elevation**

SCALE: 1/8" = 1'-0"

**1. South Elevation**

SCALE: 1/8" = 1'-0"

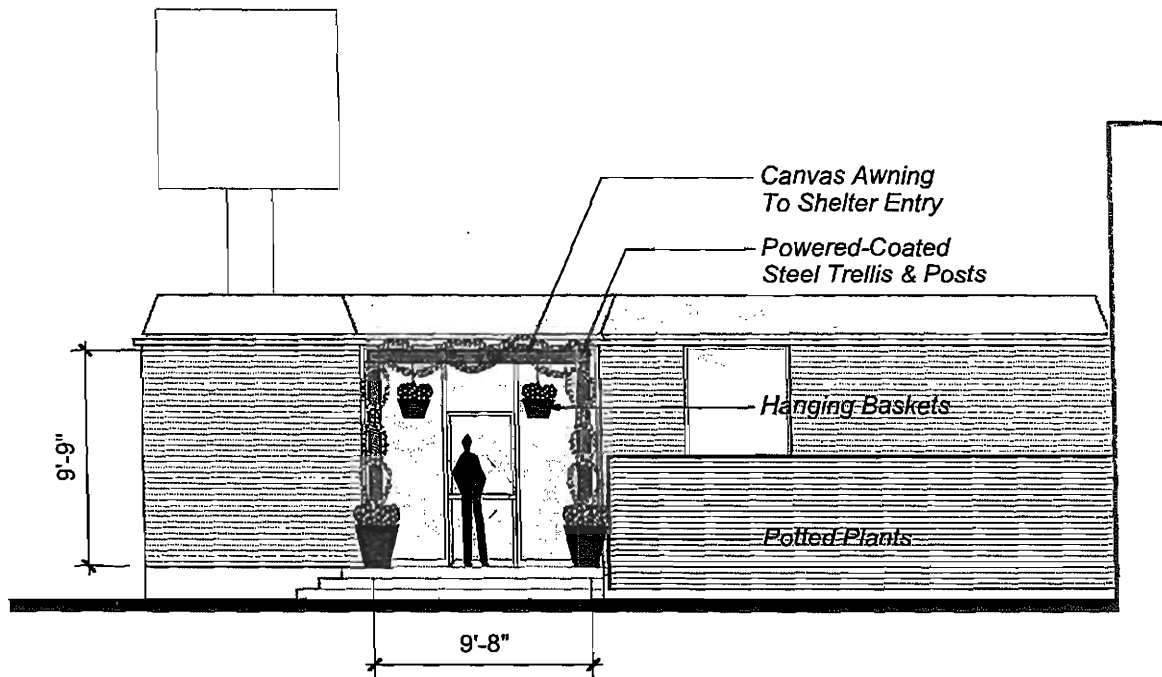
**LRS**  
**ARCHITECTS**  
 720 NW Davis    503.221.1121  
 Suite 300    503.221.2077  
 Portland, OR 97209    www.lrsarchitects.com

PROJECT NAME: COLUMBIA GORGE REAL ESTATE  
 235 E. 3rd STREET  
 THE DALLES, OR 97058

PROJECT NUMBER: 215xxx  
 DATE ISSUED: 01.11.15

SHEET:  
**A2**

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**1. North Elevation**

SCALE: 1/8" = 1'-0"



## CITY of THE DALLES


313 COURT STREET  
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125  
PLANNING DEPARTMENT

# MEMORANDUM

**City of The Dalles  
Planning Department**

To: Urban Renewal Advisory Committee

From: Dawn Marie Hert, Senior Planner & Historic Landmarks  
Commission Coordinator 

Cc: Nolan Young, City Manager

Date: February 11, 2015

Re: Urban Renewal property Rehabilitation Façade Improvement for  
Columbia Gorge Real Estate located at 235 East 3<sup>rd</sup> Street

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An application was presented to Planning staff for some exterior additions/modifications to the property located at 235 East 3<sup>rd</sup> Street. The property is located in the Commercial National Historic District and is classified as “Non-conforming / Non-contributing”. The building was constructed in 1964 as a bank branch building.

The new owners of the building have submitted drawings detailing their intention to add custom trellises to the insets of the building as well as planters and non-attached metal awnings for the two entrances. Staff has reviewed the application and made a determination that the modifications/additions do not need to be reviewed by the Historic Landmarks Commission (HLC) as they are not physically attached to the building and are minor in nature.

As allowed by the HLC, staff is given the authority to make decisions on non-compatible/non-historic building minor modifications, as well as maintenance and signage on all properties located in the two National Historic Districts and other locally landmarked properties.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 66

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PREVIOUS HISTORIC LISTING: None  
CLASSIFICATION: Non-Compatible Non-Contributing

PHYSICAL DESCRIPTION: The Moose Lodge is a one-story, flat roofed concrete building with red and gray marble facing around the recessed entry. The double glass doors in the entrance has a transom sign above. The wall to the west of the door has single pane aluminum windows (series of nine windows). The north side has a rear entrance with a glass block transom. The wall has several glass block filled openings.

#45 HISTORIC NAME: Freedom Federal Savings & Loan  
COMMON NAME: Washington Federal Savings  
ADDRESS: 235 East Third Street  
RESOURCE TYPE: Building  
OWNER'S NAME AND ADDRESS:  
Freedom Federal Savings and Loan  
Attn. Accounting Department  
425 Pike Street  
Seattle, Washington 98101  
ASSESSOR'S MAP: 1N-13E-3BD BLOCK: 5 LOT: pt. 6 TAX LOT: 7400  
ADDITION: Original Dalles City  
YEAR BUILT: 1964  
STYLE: Other  
USE: Commerce: Bank  
PREVIOUS HISTORIC LISTING: None  
CLASSIFICATION: Non-Compatible Non-Contributing

PHYSICAL DESCRIPTION: The bank is a one-story, red brick building with a flat roof. A distinctive feature is the large, 4-sided, free standing sign mounted on a column of brick. The roof has elements of the Mansard style and is clad with metal roofing. The south elevation has the main entrance door which is flanked by full height sidelights which are recessed about 12 ft. from the sidewalk.

#46A HISTORIC NAME: Site of Vogt Opera House  
COMMON NAME: Bakitchen Bakery  
ADDRESS: 303-309 East Third Street  
RESOURCE TYPE: Building