

# Minor Change to a Director's Decision

## Summary of Application

<b>FILE NUMBER:</b>	Minor Change to C22-0012
<b>APPLICANT:</b>	Eric Becker
<b>ORIGINAL APPLICANT:</b>	Eric Becker
<b>LANDOWNERS:</b>	Carlo D'itri & Brian Rothman
<b>ORIGINAL PROPOSAL:</b>	The Columbia River Gorge Commission has received an application for a replacement single-family dwelling.
<b>MINOR CHANGE REQUEST :</b>	The same development as in the original approved Director's Decision with changes as follows :

1. Reconfigure the size and location of the single-family dwelling from 4,050 sq ft and 14 ft tall to 4,550 sq. ft. and 14 ft tall.

**LOCATION:** The subject parcel is 10 acres in size located adjacent to Courtney Road and is described as 03-11-3300-0001/00 in the NE 1/4 of Section 33, Township 3 North, Range 11 East, Willamette Meridian, Klickitat County, Washington.

**LAND USE DESIGNATION:** General Management Area (GMA)  
Small-Scale Agriculture (80)

Note: According to Section 8(o) of the National Scenic Area Act, the Forest Service designated the subject parcel General Management Area (GMA) Small-Scale Agriculture. For the purposes of this development review, the Special Management Area (SMA) guidelines no longer apply, and the parcel will be reviewed according to the applicable GMA land use and resource protection guidelines.

## Authority to Approve a Slight Change

This application was received and reviewed under Commission Rule 350-082. The proposed minor changes are therefore being reviewed pursuant to Commission Rule 350-082-0180.

Commission Rule 350-082-0180 states:

- (1) Any change to an Executive Director's decision shall be processed as a new action, except that the Executive Director may approve slight changes to findings, conclusions, and conditions of approval deemed to be consistent with the guidelines of Commission Rule 350-082 and the findings and conclusions for the original action.*
- (2) The Executive Director may approve a slight change only during the term that the Executive Director's decision has not expired pursuant to 350-082-0160(2), (3), or (6), or upon completion of an approved structure pursuant to 350-082-0160(5), whichever is earlier.*
- (3) If the Executive Director approves a slight change, they shall notify all the parties listed in the original decision that received a copy of the original decision, except that the Executive Director will notify only a new landowner if the property has sold since the date of the original decision. The slight change decision (not the original decision) is final and may be appealed in accordance with 350-082-0150(7) above.*

## Decision

Based upon the findings of fact in the Staff Report for Director's Decision C22-0012, the request for a slight change by Eric Becker, Carlo D'itri & Brian Rothman is consistent with the purposes of the Columbia River Gorge National Scenic Area Act (Act) and the standards in Section 6 of the Act, 16 U.S.C. §§ 544(a), 544d(d), the Management Plan for the Columbia River Gorge National Scenic Area (Management Plan), and Commission Rule 350-082, and is hereby approved.

## Amended Conditions of Approval

The following conditions of approval are given to ensure that the subject request is consistent with the standards of Section 6 and the purposes of P.L. 99-663, and the Management Plan and approvable under Commission Rule 350-082. Compliance with them is required. **This decision must be recorded in county deeds and records to ensure notice of the conditions to all successors in interest (Management Plan, Review Uses Guideline 1, pg. II-96).** *(Note: Conditions with changes are shown with ~~strikeout text~~ indicating deletions to the original condition and underlined text indicating additions to the original condition.)*

1. In accordance with Commission Rule 350-082-0150(3), the applicant shall record the Executive Director's decision and conditions of approval and approved site plan and elevation drawings in county deeds and records (at the Klickitat County

Auditor's Office) to ensure notice of the conditions to successors in interest. The record shall be associated with all tax lots and parcels that constitute the subject property. The applicant need not record the separate staff report document containing the relevant findings and conclusions. Once recorded, the applicants shall submit a copy of the recorded documents to the Executive Director.

2. This decision does not exempt the proposal from other non-National Scenic Area rules and regulations. It is the applicant's responsibility to ensure the use complies with all other applicable federal, state, and county laws and to obtain necessary approvals, including utility easement approvals.
3. Inspections Required, contact the Gorge Commission office to schedule:
  - A. Post-completion inspection required.
  - B. Applicants may request interim inspections, and the Gorge Commission staff may, at its discretion, conduct interim inspections.
4. Any new land uses or structural development, alterations, or grading not included in the approved application or site plan will require a new application and review.
5. All exterior building materials, including roof, doors, siding, trim, window casings and sashes, decks, and railings shall be dark earth-tone colors. Only approved dark earth-tone colors for exterior materials shall be used. The following colors submitted by the applicants for the exterior of the house are consistent with this condition and are hereby approved:

Exterior Wood: Nakamoto Forestry product Gendai (SKU# NM1673)  
~~Exterior Stone: Willamette Greystone, Midnight~~  
Roof: Black gravel ballast  
~~Bridgersteel, Rustic Rawhide~~  
Window Casings: Black  
Trim and Fascia: Bridgersteel, Rustic Rawhide

Any proposed changes to these colors shall be submitted to the Gorge Commission for consistency review with this condition of approval. The color of the development shall be maintained by painting and staining as necessary to maintain the approved color.

6. All exterior building materials including roofs, doors, siding, trim, window casing and sash, decks, and railings shall be nonreflective or have low reflectivity. Any exterior metal materials shall be painted with low-gloss black colored finish and maintained as necessary to ensure that the material is non-reflective.
7. All windows and glazing shall be composed of low-reflectivity glass. A reflectivity rating of 11% is required.

Wood screening shall be constructed as proposed in the approved elevation drawings. To provide permanent screening, the wooden screens may be operable as proposed in the approved elevation drawings, but the screens shall stay in alignment with the fenestration being screened.

8. All outdoor lighting shall be directed downward and sited, hooded, and shielded such that it is not highly visible as seen from Key Viewing Areas. Shielding and hooding materials shall be composed of non-reflective, opaque materials.
9. All The following mitigation measures are required to enhance Oregon white oak woodlands:
  - A. Do not cut Oregon white oak. The landowner is encouraged to reduce hazard fuels throughout parcel, including surface and ladder fuels, and by thinning out dense tree stands.
  - B. Promote “oak release” by removing overtopping and encroaching conifers from the vicinity of oak trees on the subject parcel, thereby reducing the competition for light, water, and nutrients.
  - C. Do not cut any tree containing a gray squirrel nest. WDFW recommends a 50-ft no-cut buffer around nest trees to maintain an interlocking tree canopy and minimize disturbance.
10. Except for dead trees or other dead vegetation that may pose a hazard, all existing mature vegetation in the vicinity, the site shall be retained and maintained for screening purposes and to overall visual character and appearance of the landscape is retained.
11. The site shall be reseeded with grasses from the Recommend Seed Mixes for East Side Environments. Disturbed areas shall be revegetated immediately upon completion of the project (or as soon as possible thereafter if the project is completed during the winter).
12. If cultural resources are discovered, all activities within 100 feet of the cultural resources shall immediately cease and the applicants shall notify the Gorge Commission within 24 hours of discovery and the State Physical Anthropologist, Dr. Guy Tasa at (360) 586-3534 or [guy.tasa@dahp.wa.gov](mailto:guy.tasa@dahp.wa.gov). The cultural resources shall remain as found and further disturbance is prohibited until permission is granted by the Executive Director of the Gorge Commission.
13. If human remains are discovered, all activities shall cease immediately upon their discovery. Local law enforcement, the Executive Director and Indian Tribal governments shall be contacted immediately. Further disturbance is prohibited until permission is granted by the Executive Director of the Gorge Commission.

DATED AND SIGNED THIS 12th day of August 2025 at White Salmon, Washington.



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Krystyna U. Wolniakowski  
Executive Director

### **Expiration of Approval**

Commission Rule 350-082-0160 governs the expiration of this Director's Decision.

***Expiration of this Director's Decision is automatic. The Executive Director does not notify applicants or landowners of decisions that are expired or may be close to expiring. This decision of the Executive Director becomes void on the 12th day of August 2027 unless construction has commenced in accordance with Commission Rule 350-082-0160(4).***

Commission Rule 350-082-0160(4) specifies that commencement of construction means actual construction of the foundation or frame of the approved structure.

Construction must be completed within two years of the date the applicant commenced construction. Commission Rule 350-082-0160(5) specifies that completion of the structure means completion of the exterior surface(s) of the structure and compliance with all conditions of approval in the National Scenic Area approval.

Once the applicant has commenced construction of one element in this decision, the applicant must complete all elements in this decision in accordance with Commission Rule 350-082-0160. The Gorge Commission does not use different commencement of construction dates for different elements in this decision.

The applicant may request one 12-month extension of the time period to commence construction and one 12-month extension to complete construction in accordance with Commission Rule 350-082-0160(6). The applicant must submit the request in writing prior to the expiration of the approval. If the applicant requests an extension of time to complete construction after commencing construction, the applicant shall specify the date construction commenced. The Executive Director may grant an extension upon determining that conditions, for which the applicant is not responsible, would prevent the applicant from commencing or completing the proposed development within the applicable time limitation. The Executive Director shall not grant an extension if the site characteristics or new information indicate that the proposed use may adversely affect the scenic, cultural, natural or recreation resources in the National Scenic Area.

## Appeal Process

**The appeal period ends on the 11th day of September 2025.**

The decision of the Executive Director is final unless the applicant or any other person who submitted comment files a Notice of Appeal with the Commission within thirty (30) days of the date of this decision. Commission Rule chapter 350, division 70 governs appeal of this decision. This rule is available on the Gorge Commission's website and at the Gorge Commission office. You may contact the Gorge Commission office if you have questions about appealing this decision.

### Notes

1. Any new land uses or structural development such as driveways, parking areas, garages, workshops, fences or other accessory structures; or additions or alterations not included in the approved application or site plan will require a new application and review. New cultivation also requires a new application and review.
2. This decision does not address local, state, or federal requirements that may be applicable to the proposed development. The landowner is responsible for obtaining all applicable county, state, or federal permits required for the development.

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In accordance with Commission Rule 350-082-0150(6), the Gorge Commission staff mailed notice of this decision to the following governments, agencies, and organizations and people who provided comment on the application:

Confederated Tribes and Bands of the Yakama Nation  
Confederated Tribes of the Umatilla Indian Reservation  
Confederated Tribes of Warm Springs Reservation of Oregon  
Nez Perce Tribe  
U.S. Forest Service National Scenic Area Office  
Washington Department of Archaeology and Historic Preservation  
Klickitat County Planning Department  
Klickitat County Building Department  
Klickitat County Public Works Department  
Klickitat County Health Department  
Klickitat County Assessor  
Washington Natural Heritage Program  
Washington Department of Fish and Wildlife  
Steve McCoy, Friends of the Columbia Gorge

#### Attachments:

Staff Report for C22-0012  
Approved site plans and elevation drawings

## Amended Findings of Fact and Conclusions and Analysis of Consistency of Proposed Changes

Note: Findings and Conclusions with changes are shown with strikeout text indicating deletions to the original findings and underlined text indicating additions to the original findings. Original, unchanged Findings and Conclusions are not included.

### A. LAND USE

- Existing development on the property includes a 14 ft x 60 ft (840 sq ft) mobile home and a gravel driveway, and development recently approved in Decision C22-0001 which includes a vineyard and agricultural building.

According to Klickitat County Assessor Records, the manufactured home was removed from the property on October 17, 2023.

The original owners constructed the agricultural building, but never initiated the agricultural use approved in Decision C22-0001. When the property was sold in 2025, the new owners did not want to initiate the agricultural use but wanted to keep the building and property compliant with Commission Rules. Commission Rule 350-082-0240(3)(e) allows accessory buildings on agricultural land when the combined footprints of all accessory buildings does not exceed 1,500 sq ft and the height of the buildings is under 24 feet. As constructed, the agricultural building is 1,500 sq ft (50 ft x 30 ft), 17 ft tall and is the only building on the property, consistent with CR 350-082-0240(3)(e).

- Commission Rule 350-082-0200(3) allows for the replacement of existing homes not damaged or destroyed by disaster. It states:

*Replacement of Existing Structures Not Damaged or Destroyed by Disaster. Except as provided in section (4) below, an existing structure may be replaced if a complete land use application for a replacement structure is submitted to the reviewing agency within one year of the date the use of the original structure was discontinued. The replacement structure shall comply with the following standards:*

*(a) The replacement structure shall have the same use as the original structure.*

*(b) The replacement structure may have a different size or location than the original structure. An existing manufactured home may be replaced with a framed residence and an existing framed residence may be replaced with a manufactured home.*

*(c) The replacement structure shall be subject to the scenic, cultural, recreation and natural resources guidelines; the treaty rights guidelines; and the land use designations guidelines involving agricultural buffer zones, approval criteria for fire protection, and approval criteria for siting of dwellings on forest land.*

*(d) The original structure shall be considered discontinued if a complete land use application for a replacement structure is not submitted within the one-year time frame.*

Commission Rule 350-082-0070(73) defines “existing use or structure” as:

*Any use or structure that was legally established and that has continued to operate lawfully and has not been discontinued. "Legally established" means:*

- (a) The landowner or developer obtained applicable land use and building permits and complied with land use regulations and other laws that were in effect at the time the use or structure was established, or that were in effect at the time the landowner or developer corrected an improperly established use or structure;*
- (b) The use or structure was initially operated or constructed according to those applicable permits, land use regulations and other laws, or has been operated or constructed according to permits obtained to correct an improperly established use or structure; and*
- (c) Any changes to the original use or structure must comply with all applicable permit requirements, land use regulations and other laws that were in effect at the time the change was established.*

The existing mobile home was approved by the Gorge Commission on October 16, 2000, with Director's Decision CC-00-0007-K-S-11. The existing mobile home is a legally established existing structure.

The Gorge Commission received a complete land use application for the replacement dwelling from Lori Hendren. The original approval for C22-0012 was issued on December 21, 2022. The original expiration date of December 21, 2024, was extended to December 21, 2025, at the request of the then owner Lori Hendren on December 19, 2024. Carlo D'itri and Brian Rothman purchased the property from Lori Hendren on May 8, 2025 (Klickitat County Auditor No. E99501).

The existing dwelling has not been discontinued and will be removed before construction of the replacement dwelling begins. The replacement dwelling will be used in the same manner, for the same purpose and is sited in the same location as the original dwelling. The replacement dwelling will be 4,550 ~~4,050~~ sq ft, which is larger than the original dwelling, and in a different location.

The replacement dwelling is subject to the scenic, cultural, recreation and natural resources guidelines; the treaty rights guidelines; and the land use designations guidelines involving agricultural buffer zones. The proposed development follows the standards for the replacement of existing structures not damaged or destroyed by disaster, consistent with this rule.

### **Land Use Conclusion:**

The proposed development are allowed review uses, subject to Commission Rules 350-082-0600 through 350-082-0720 that protect scenic, cultural, natural, and recreation resources.

### **Analysis of Consistency of Proposed Change:**

This finding is hereby amended to accurately describe the proposed changes. The amended findings continue to support the conclusion that the project is consistent with Commission Rule 350-082.

## B. SCENIC RESOURCES

2. Commission Rule 350-082-0600(1)(b) states:

*New buildings and expansion of existing development shall be compatible with the general scale of existing nearby development. New buildings that are 1,500 square feet or less are exempt from this guideline. Findings addressing this guideline shall include, but are not limited to:*

*(A) Application of the landscape setting design guidelines, if applicable.*

*(B) A defined study area surrounding the development that includes at least ten existing buildings, not including existing buildings within urban areas or outside the National Scenic Area.*

*(C) Individual evaluations of scale for each separate proposed building in the application and each separate building in the study area, including:*

*(i) All finished above ground square footage;*

*(ii) Total area of covered decks and porches;*

*(iii) Attached garages;*

*(iv) Daylight basements;*

*(v) Breezeways, if the breezeway shares a wall with an adjacent building; and*

*(vi) Dimensions, based on information from the application or in Assessor's records.*

*(D) An overall evaluation demonstrating the compatibility of proposed development with surrounding existing development and development approved but not yet constructed. Buildings in the vicinity of the proposed development that are significantly larger in size than the rest of the buildings in the study area should be removed from this evaluation.*

The landscape setting for the subject parcel is Oak-Pine Woodland. Commission Rule 350-082-0600(3)(c) contains applicable guidelines for the proposed development in this landscape setting.

To determine compatibility of the proposed development, Commission staff looked at development surrounding the subject parcel within a quarter mile. Staff chose the quarter mile study area because the parcels are within the same Oak-Pine Woodland landscape setting as the subject property and have similar visibility from KVAs (Key Viewing Areas). Additionally, many of the parcels in the area are developed with single-family dwellings.

Of the 24 parcels in the study area, staff identified fourteen parcels with development. There are currently 34 known buildings in the study area. These buildings include sixteen single-family dwellings, and eighteen other buildings which include garages, agricultural buildings, and smaller accessory structures. Buildings range in size from 64 to 5,136 sq ft.

The proposed replacement dwelling is a 14 ft tall, single-story building that is ~~4,050 sq ft~~ 4,550 sq ft, which includes ~~1,766~~ 2,750 sq ft of living space, and ~~2,284~~ 1,200 sq ft of roof covered areas including an attached ~~888~~ 600 sq ft carport. Nearby dwellings range

in height up to two stories and 31 ft tall. The general scale of the proposed replacement dwelling – including the square footage and height – is compatible with the general scale of existing nearby development, consistent with Commission Rule 350-082-0600(1)(b).

8. Commission Rule 350-082-0600(2)(c) states:

*The extent and type of conditions applied to a proposed development to achieve visual subordination to its landscape setting shall be proportionate to its potential visual impacts as visible from key viewing areas. Conditions may include, and shall be applied using the following order of priority, with (A) being the first condition to require and (F) being the last condition to require if the prior conditions do not achieve visual subordination:*

*(A) Screening by existing topography.*

*(B) Siting (location of development on the subject property, building orientation, and other elements).*

*(C) Retention of existing vegetation on the applicant's property.*

*(D) Design and building materials (color, reflectivity, size, shape, height, architectural and design details and other elements).*

*(E) New landscaping on the applicant's property.*

*(F) New berms or other recontouring on the applicant's property, where consistent with other applicable provisions.*

The site is visible from the five KVAs listed above in Finding B.4 and not visible in the foreground of any KVA. Factors contributing to the visual subordination of the development include the siting, size, shape, dark earth-tone colors, low reflective building materials, distance from KVAs and existing topography and vegetation.

The proposed building is compatible in size with existing development. The development will be most visible from the HCRH and I-84. The elevation of the site is significantly higher than these KVAs, and vegetation between the development and KVAs helps to provide screening. From KVAs further away, such as Rowena Plateau, the development is difficult to see because vegetation and natural topography help obscure the view. From these KVAs further away, development will appear insignificant in the landscape.

There are several groups of mature oak pine and fir trees within 200 ft of the development surrounding it from the east, south and southwest that help provide partial screening from KVAs to the south and southeast. The applicants propose to site the building in the northwest quarter of the property on a flat portion of the parcel to reduce grading, and to site the replacement dwelling back over 300 ft from the southern property line, which is also over 650 from the edge of the bluff to the southwest and 900 ft from the edge of the bluff to the south.

The KVAs to the south and southeast of the development are substantially lower in elevation than the development site. The elevation of the bluff and the distance of the development from the bluff's edge, over 900 feet, provide some topographic screening for these KVAs. As seen from KVAs from the southeast, the development site is more

topographically visible because the gentle downward slope of the mountain angles towards these KVAs.

No trees are proposed to be removed, and no new landscaping is required by this Decision. However, a condition of approval is included requiring the applicants to retain existing tree cover screening the development to ensure that the overall visual character and appearance of the landscape is retained. To mitigate for alterations to the vegetative cover and natural characteristics of the site, a condition of approval is included requiring the applicants to reseed all exposed and bare soils after the development is completed.

The applicants have proposed vertical wooden siding with a dark stain, ~~dark brown stone~~ for the walls of the building, and gravel ballast roof textured metal for the roof. These dark earth-tone colors are found within the shadows of the surrounding landscape and the building materials are nonreflective. The project has some large expanses of glass, but they are screened by wooden screens and existing vegetation and topography.

With these conditions included in the Director's Decision, the proposal will be visually subordinate as viewed from KVAs and consistent with the design guidelines for the Oak-Woodlands Landscape Setting. Staff finds these conditions to be proportionate to the development's potential visual impact as seen from KVAs.

12. Commission Rule 350-082-0600(2)(h) states:

*Unless expressly exempted by other provisions in 350-082-0600, colors of structures on sites visible from key viewing areas shall be dark earth-tones found at the specific site or in the surrounding landscape. The specific colors approved by the reviewing agency shall be included as a condition of approval.*

The applicants have proposed Nakamoto Forestry product Gendai (SKU# NM1673) for the exterior walls of the replacement dwelling. Gendai is a Shou Sugi Ban charred wood treatment that stains and seals the wood siding a dark black color. The dark black color is consistent with Commission Rule 350-81-520(2)(l). The applicants propose a gravel ballast roof. This type of roof uses a PVC membrane that is covered by dark gravel. The gravel is a dark earth-tone color and has low reflectivity. The roof also has a flat design which does not angle towards any KVAs. The roof fascia will be composed of Bridgersteel Rustic Rawhide roofing, and the color is Rustic Rawhide, a dark earth-tone brown color. These dark earth-tone browns are found within the shadows of the surrounding landscape. A condition of approval requires the exterior surfaces of the replacement dwelling including the walls, doors, siding, trim, window casing and sash, decks, and railings to be black or an dark earth tone color approved by the Gorge Commission to ensure consistency with Commission Rule 350-81-520(2)(l).

13. Commission Rules 350-082-0600(2)(i) states:

*The exterior of buildings on lands visible from key viewing areas shall be composed of non-reflective materials or materials with low reflectivity. Continuous surfaces of glass shall be limited to ensure visual subordination. The*

*Scenic Resources Implementation Handbook includes a list of recommended exterior materials and screening methods.*

The applicants propose using wooden siding and masonry stone for the siding of the replacement dwelling. Both materials are non-reflective and are consistent with this rule. The vertical wood siding and gravel ballast roof are not highly reflective because they are natural materials with a rough texture and will be dark earth-tone colors.

~~The applicants requests a metal roof. The metal roof proposed is a product called Rustic Rawhide, from Bridgersteel. Rustic Rawhide is a textured, painted product designed to replicate natural weathering steel. The texture brings depth and reduces the reflectivity of the metal roof, helping ensure compliance with this rule.~~

The replacement dwelling also has several large expanses of glass windows exposed to KVAs. The *Scenic Resources Implementation Handbook* recommends limiting continuous unscreened glass to 50 sq ft to prevent adverse impacts to scenic resources but suggests larger areas of glass may be used if visual impacts are reduced by other measures. As proposed, some of the glass arrangements are larger than 50 sq ft as defined by the handbook. The *Scenic Resources Implementation Handbook* suggests that the use of glass with 11 percent reflectivity may be allowable when development is located beyond the foreground of KVAs and when partially screened by topography and vegetation. As proposed, the largest windows are placed on the eastern, southern, western elevations but are shaded by deep eaves and screened by vertical wooden slats at the end of the eaves that extend from the eave to the ground. The wooden slats serve as screening to break up the appearance of continuous glass. The eaves extend 12 to 28 feet on the southern side of the replacement dwelling and 6 to 12 feet on the eastern and western sides.

A condition of approval requires all exterior surfaces of the proposed development, including roof, doors, siding, trim, window casing and sash, decks, and railings to be composed of non-reflective materials to ensure consistency with this rule.

### **Scenic Resources Conclusion:**

The proposed development is consistent with Commission Rule 350-082-0600 that protects scenic resources in the National Scenic Area.

### **Analysis of Consistency of Proposed Change:**

This finding is hereby amended to accurately describe the proposed changes. The amended findings continue to support the conclusion that the project will be consistent with Commission Rule 350-082-0600.

## **C. CULTURAL RESOURCES**

7. Commission Rule 350-082-0620(2)(g)(B)(i) states the cultural resource protection process may conclude when the following conditions exist:

*The proposed use does not require a reconnaissance or historic survey, no cultural resources are known to exist in the project area, and no substantiated*

*concerns were voiced by interested persons within 30 calendar days of the date that a notice was mailed.*

The project notice was mailed on December 11, 2023, and the comment period ended on January 1, 2024. As explained above, the proposed use did not require a reconnaissance or historical survey, and no comments were received regarding cultural resource concerns. Pursuant to Commission Rule 350-082-0620(2)(g)(B)(i), the cultural resource protection process may conclude.

While reviewing the minor change request, Gorge Commission staff contacted Luciano Legnini, USFS Archaeologist, who concluded in message dated August 1, 2025, the proposed changes to the replacement dwelling do not change the original survey determination.

**Cultural Resources Conclusion:**

With conditions protecting unknown cultural resources and human remains discovered during construction, the proposal is consistent with the guidelines in Commission Rule 350-082-0620 that protects cultural resources in the National Scenic Area.

**Analysis of Consistency of Proposed Change:**

This finding is hereby amended to accurately describe the proposed changes. The amended findings continue to support the conclusion that the project will be consistent with Commission Rule 350-082-0620.

BG  
FIND0012.22MC1



**D'ITRI ROTHMAN** RESIDENCE  
250 COURTNEY RD.  
WHITE SALMON, WA 98672

GORGE SCENIC  
REVIEW SET /MODIFIED  
6.12.25  
MINOR MODIFICATION

**CS**

MINOR MODIFICATION REVIEW - 250 COURTNEY RD

**PROJECT /SITE INFORMATION**

PARCEL\_NUM: 0311330000100  
 LEGAL: N2NENE1/4, SWNENE1/4, SENENE1/4, 23-3-11 JMH;  
 NAME: HENDREN, LORI  
 ADDRESS: 6501 SE RIVERSIDE DR VANCOUVER WA 98661

ACRES: 10.00  
 LAND: 170000  
 IMPRV: 13100  
 TOTAL\_AV: 183100  
 TAXCODE: 42  
 USECODE: 18

**OWNERS**

CARLO D'ITRI / BRIAN ROTHMAN  
 1046 W. EDGEWARE RD. R  
 LOS ANGELES, CA 98026

310.709.1917 - CARLO cell  
 c.ditri@gmail.com

**ARCHITECT**

ERIK BECKER  
 ob architecture + design llc  
 6631 NE GARFIELD  
 PORTLAND, OR 97211  
 erik.becker@gmail.com  
 503.734.8800  
 ob-arch.com




**SCOPE OF WORK:**

NEW CONSTRUCTION OF A 1700 SF SINGLE FAMILY RESIDENCE.

**DRAWING LIST**

- CS COVER SHEET
- 00 INFORMATION SHEET
- A1.1 ENLARGED AERIAL / CONTEXT MAP
- A1.2 SITE PLAN / TREE REMOVAL PLAN
- A1.3 AREA OF GRADING PLAN & SECTION
- A2.0 ORIGINAL APPROVED PLAN & PROPOSED DIAGRAMS
- A2.1 SF DIAGRAM / APPROVED VS. PROPOSED
- A2.2 PROPOSED FLOOR PLAN
- A2.3 ROOF PLAN
- A2.4 EXTERIOR LIGHTING PLAN
- A3.1 EXTERIOR ELEVATIONS
- A3.2 EXTERIOR ELEVATIONS
- A3.3 BUILDING SECTIONS

**LEGEND OF SYMBOLS**

-  BUILDING SECTION LINE OR WALL SECTION REFERENCE
-  EXTERIOR ELEVATION REFERENCE
-  **1** DRAWING REFERENCE NUMBER DRAWING NAME & SCALE



**01** AERIAL CONTEXT MAP OVERALL  
 plan

N.T.S.

MINOR MODIFICATION REVIEW - 250 COURTNEY RD



ob architecture + design  
 6631 NE GARFIELD  
 PORTLAND, OR 97211  
 503.734.8800  
 ob-arch.com

D'ITRI ROTHMAN  
 RESIDENCE  
 WHITE SALMON, WA

SCENIC REVIEW  
 6.12.25  
 MINOR MODIFICATION

INFORMATION  
 GENERAL NOTES

**00**



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Parcels

PARCEL_NUM	0111790000100
LEGAL	N2/2ENE1/2, S1/2ENE1/2, SENE1/2, E3-3-11 NW1/4
NAME	HENDREN, LORE
ADDRESS	6502 SE RIVERSIDE DR VANCOUVER WA 98663
SURVEY1	230023
SURVEY2	
SURVEY3	
AUDITOR_NO	
COMMENT	
ACRES	30.00

D'TRI ROTHMAN  
RESIDENCE

WHITE SALMON, WA

SCENIC REVIEW  
6.12.25  
MINOR MODIFICATION

ENLARGED  
AERIAL CONTEXT  
MAP

01 ENLARGED VICINITY MAP  
plan

N.T.S.



# A1.1

MINOR MODIFICATION REVIEW - 250 COURTNEY RD

APPROVED

*KW*  
8/12/2025



CLIENT: KATHLEEN & ANDREW  
PROJECT: 250 COURTNEY RD  
WHITE SALMON, WA

**SITE INFORMATION**

PARCEL\_NUM: 031130000100  
LEGAL: N2NEHEM, SEHEHE, SEHEHE, 33-3-11 JHH  
NAME: HENDREN, LORI  
ADDRESS: 6501 SE RIVERSIDE DR VANCOUVER WA 98661

ACRES: 18.00  
LAND: 170000  
IMPRV: 13100  
TOTAL\_AV: 183100  
TAXCODE: 42  
USECODE: 18

HEIGHT LIMIT: 24' FOR ACCESSORY STRUCTURES

SETBACKS: PER SMA GUIDELINES

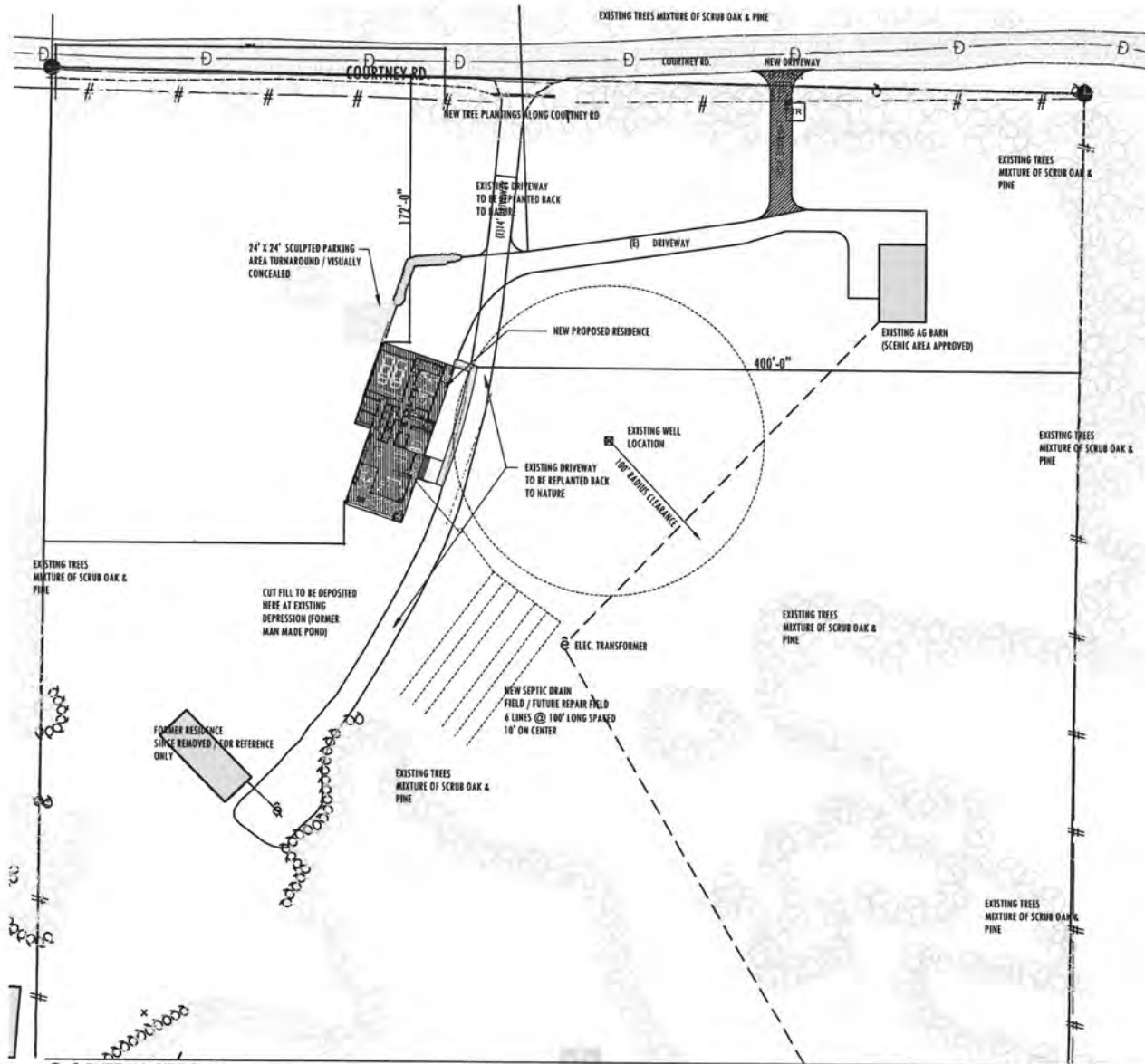
**KEY NOTES**

- TR TRES ON PROPERTY TO BE REMOVED  
TOTAL OF (2)
  - 1) 4" DIA EVERGREEN
  - 2) SCRUB OAK TREE BRUSH
- (PREVIOUSLY APPROVED 12-22-22)

D'ITRI ROTHMAN  
RESIDENCE  
WHITE SALMON, WA

SCENIC REVIEW  
6.12.25  
MINOR MODIFICATION

SITE PLAN /  
TREE REMOVAL  
PLAN



01 OVERALL SITE PLAN  
plan

1" = 70'-0"

MINOR MODIFICATION REVIEW - 250 COURTNEY RD

**A1.2**

# APPROVED

*kw*



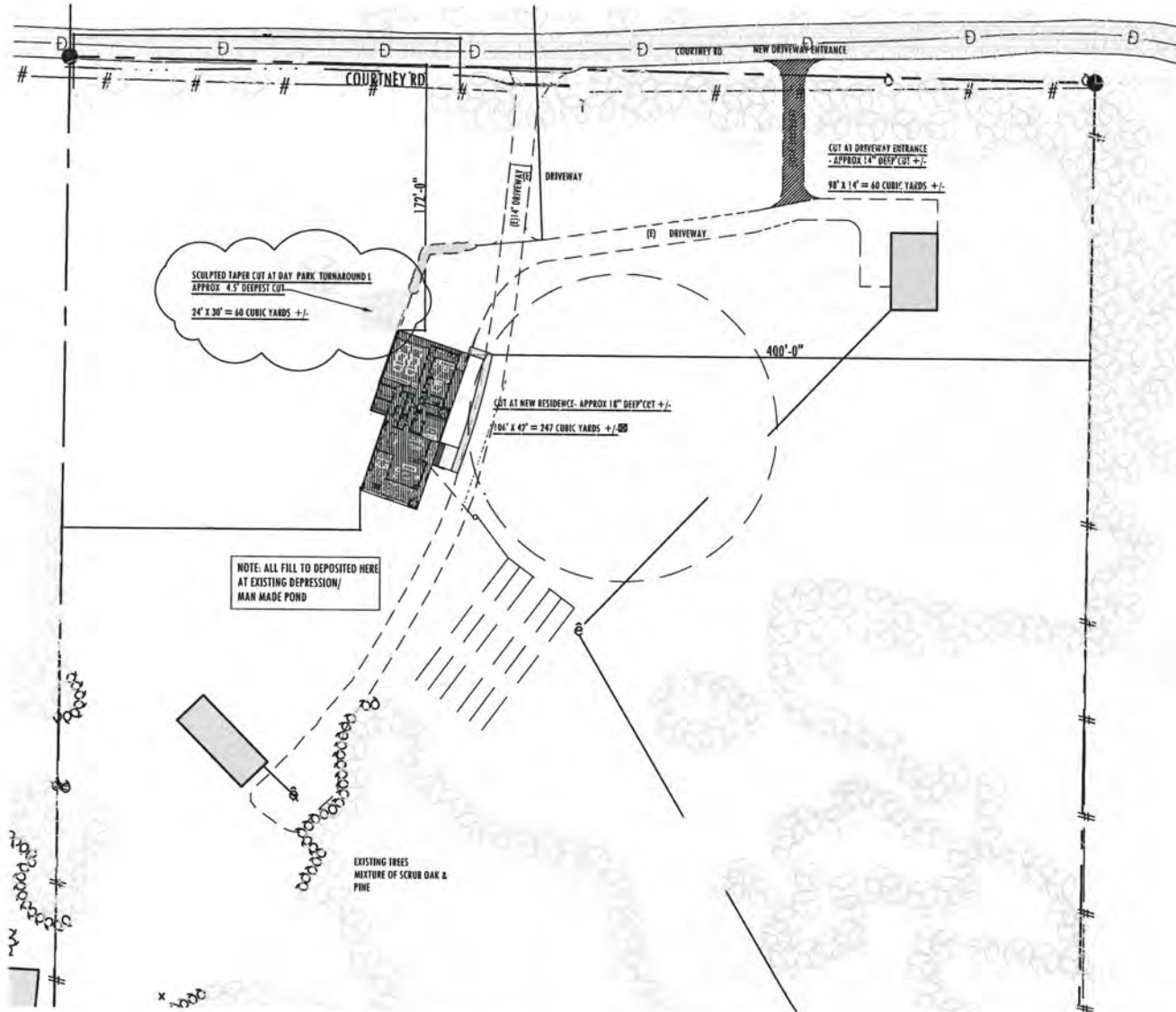
## SITE INFORMATION

PARCEL\_NUM: 6311330000100  
LEGAL: N2MENENE, SWMENENE, SENEMENE, 23-3-11 .MH.  
NAME: HENDREN, LORI  
ADDRESS: 6501 SE RIVERSIDE DR VANCOUVER WA 98661

ACRES: 18.90  
LAND: 170000  
IMPRV: 12100  
TOTAL\_AV: 183100  
TAXCODE: 42  
USECODE: 18

HEIGHT LIMIT: 24' FOR ACCESSORY STRUCTURES

SETBACKS: PER SMA GUIDELINES



NOTE: ALL FILL TO DEPOSITED HERE  
AT EXISTING DEPRESSION/  
MAN MADE POND

EXISTING TREES  
MIXTURE OF SCRUB OAK &  
PINE

01 GRADING PLAN  
plan

1" = 70'-0"

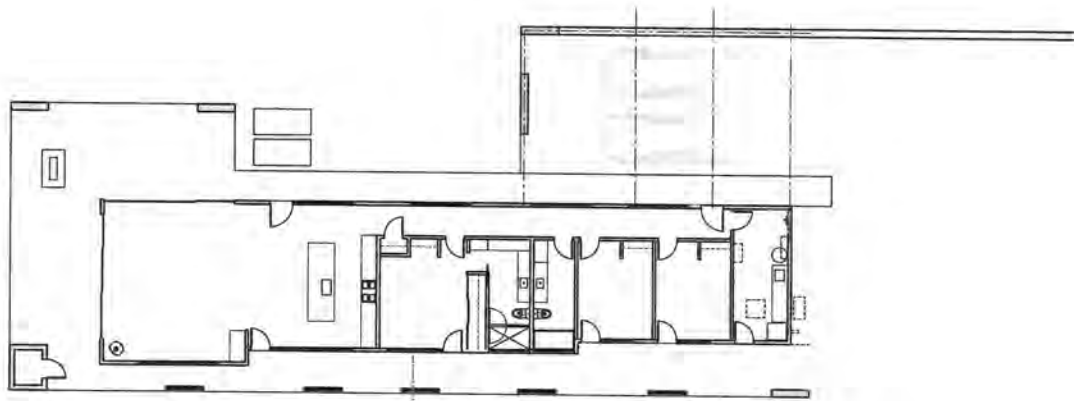
MINOR MODIFICATION REVIEW - 250 COURTNEY RD

# A1.3

D'TRI ROTHMAN  
RESIDENCE  
WHITE SALMON, WA

SCENIC REVIEW  
6.12.25  
MINOR MODIFICATION

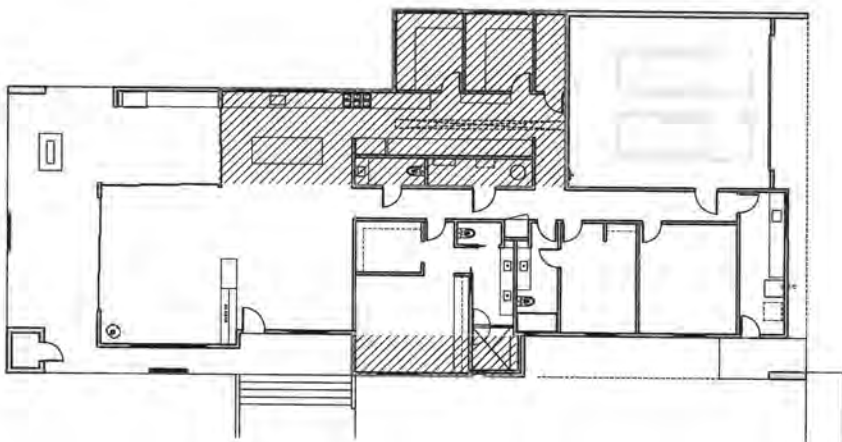
GRADING  
PLAN



**01** ORIGINAL APPROVED FLOOR PLAN 12-22-22  
plan

1/16"=1'-0"

D'ITRI ROTHMAN  
RESIDENCE  
WHITE SALMON, WA



\*ADDED 910 SF OF NEW CONDITIONED SPACE WITH  
ONLY 510 SF OF ROOF ADDED FROM PREVIOUS

**02** PROPOSED MODIFIED FLOOR PLAN  
plan

1/16"=1'-0"

SCENIC REVIEW  
6.12.25  
MINOR MODIFICATION

ADDED SF  
DIAGRAM

**A2.0**

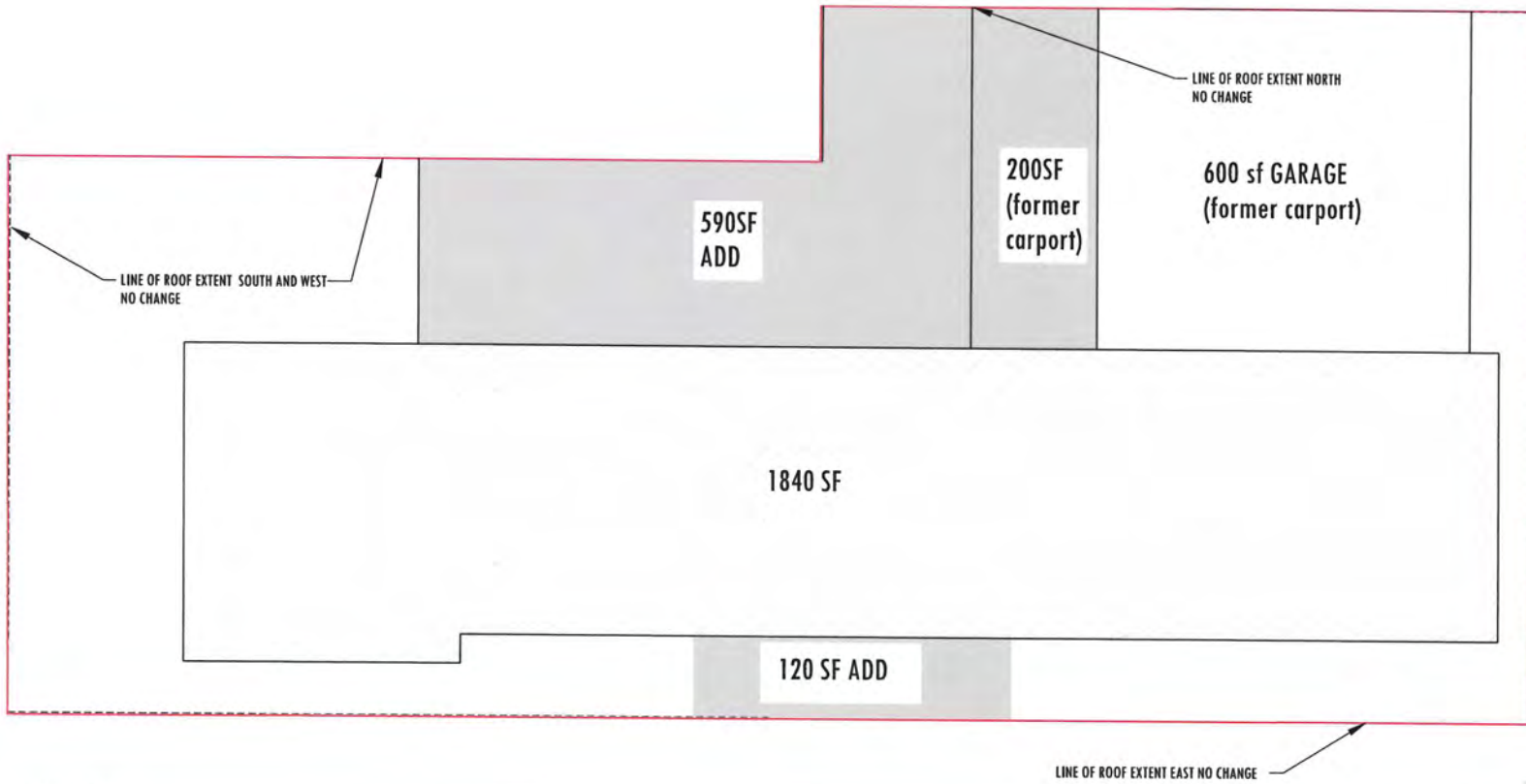
MINOR MODIFICATION REVIEW - 250 COURTNEY RD



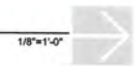
D'TIRI ROTHMAN  
RESIDENCE  
WHITE SALMON, WA

SCENIC REVIEW  
6.12.25  
MINOR MODIFICATION

ADDED SF  
DIAGRAM



**01** FLOOR PLAN  
plan

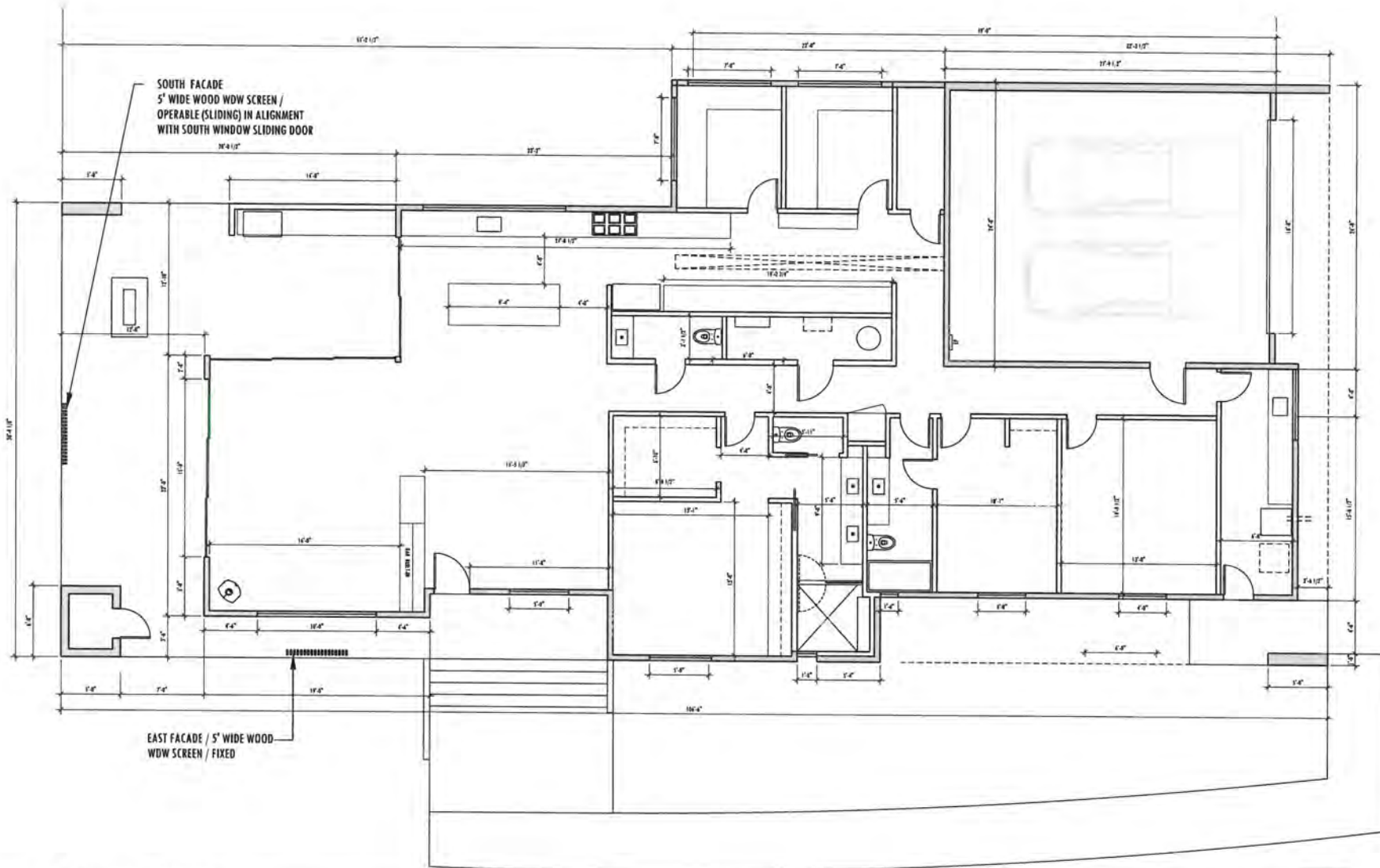


# A2.1

MINOR MODIFICATION REVIEW - 250 COURTNEY RD



ED ARCHITECTURE + DESIGN  
CREATING A PLACE TO LIVE  
THAT IS INSPIRED BY NATURE  
AND THE BEST OF ARCHITECTURE



D'ITRI ROTHMAN  
RESIDENCE  
WHITE SALMON, WA

SCENIC REVIEW  
6.12.25  
MINOR MODIFICATION

FLOOR PLAN  
NEW RESIDENCE  
(MODIFIED)

01 PROPOSED FLOOR PLAN  
plan

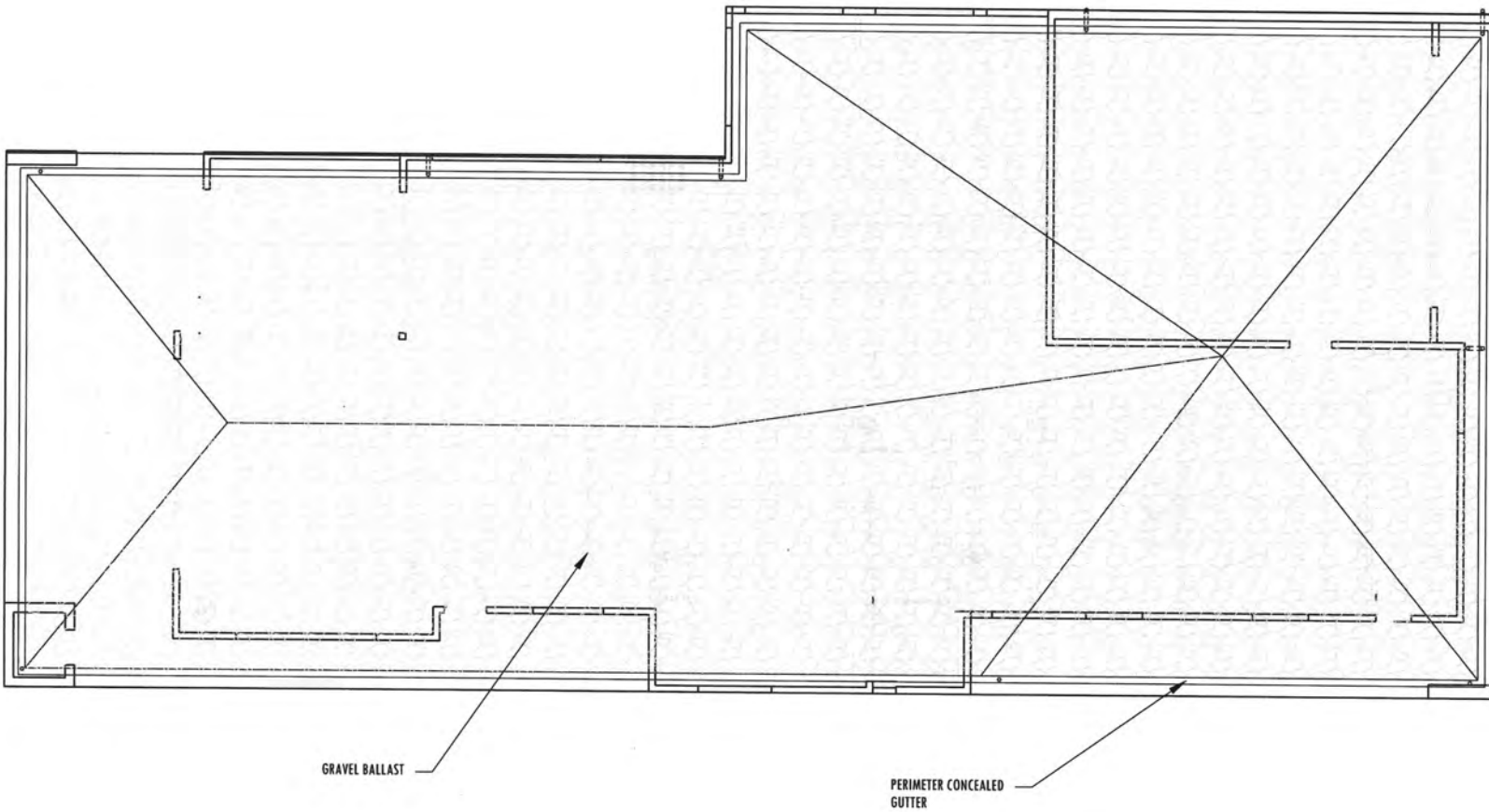
1/8"=1'-0"

**A2.2**

MINOR MODIFICATION REVIEW - 250 COURTNEY RD



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D'TRI ROTHMAN  
RESIDENCE  
WHITE SALMON, WA

SCENIC REVIEW  
6.12.25  
MINOR MODIFICATION

ROOF  
PLAN

**01** ROOF PLAN  
plan

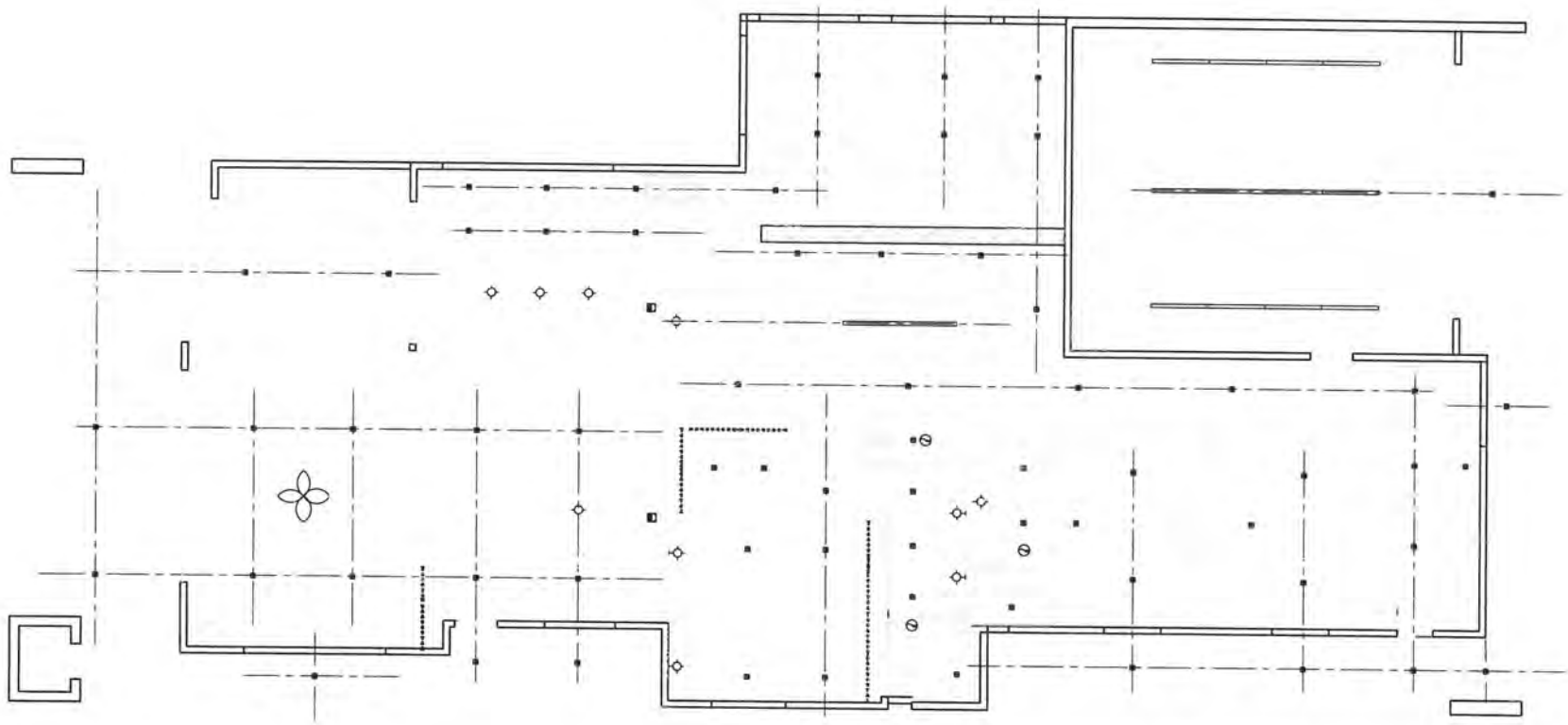
1/8"=1'-0"



**A2.3**  
MINOR MODIFICATION REVIEW - 250 COURTNEY RD



ARCHITECTURE  
+ DESIGN



D'ITRI ROTHMAN  
RESIDENCE  
WHITE SALMON, WA


SCENIC REVIEW  
6.12.25  
MINOR MODIFICATION

REFLECTED CEILING /  
LIGHTING PLAN

**\*\*ALL LIGHTING TO BE RECESSED FIXTURES AT EXTERIOR SOFFIT  
PLANE.**

# 01 REFLECTED CEILING PLAN

plan

1/8"=1'-0" 

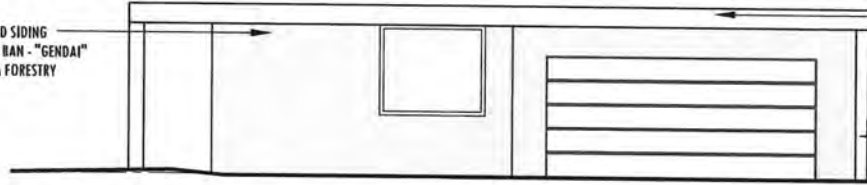
# A2.4

MINOR MODIFICATION REVIEW - 250 COURTNEY RD

APPROVED  
*kw*



VERT. WOOD SIDING  
SHOU SUGI BAN - "GENDAI"  
NAKAMOTA FORESTRY



"RAWHIDE" TEXTURED METAL PANEL  
FASCIA AT ROOF / CONCEALED FASTENERS

FOUNDATION WALL



"RAWHIDE" TEXTURED METAL PANEL  
FASCIA AT ROOF



VERT. WOOD SIDING  
SHOU SUGI BAN - "GENDAI"  
NAKAMOTA FORESTRY

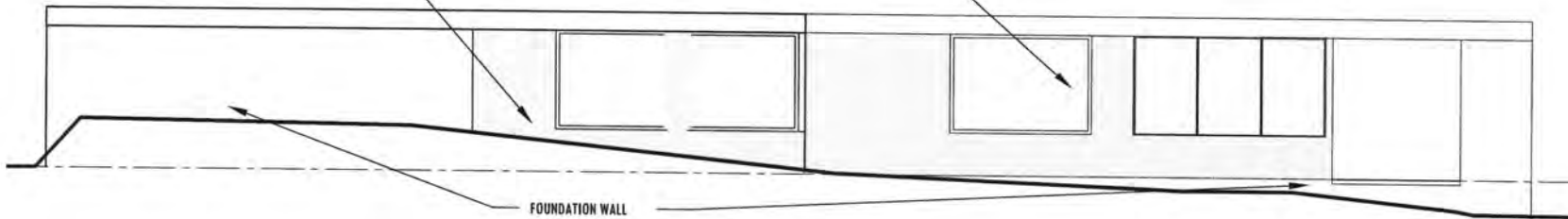
01 NORTH ELEVATION  
elevation

1/8"=1'-0"

D'ITRI ROTHMAN  
RESIDENCE  
WHITE SALMON, WA

VERT. WOOD SIDING  
SHOU SUGI BAN - "GENDAI"  
NAKAMOTA FORESTRY

CLAD EXTERIOR WDW & DOOR SYSTEM  
EXT. MATTE BLACK



FOUNDATION WALL

02 WEST ELEVATION  
elevation

1/8"=1'-0"



SCENIC REVIEW  
6.12.25  
MINOR MODIFICATION

BUILDING  
ELEVATIONS



MINOR MODIFICATION REVIEW - 250 COURTNEY RD

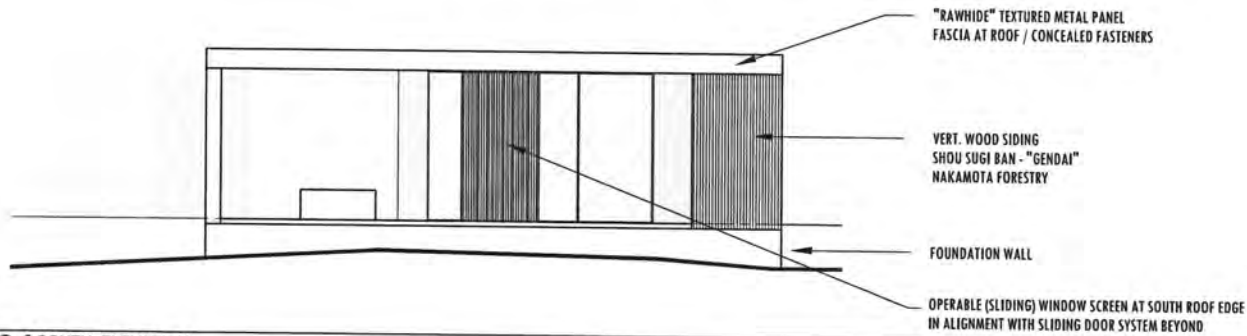
A3.1

APPROVED

*lv*



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This is a preliminary plan and  
intended for informational purposes  
only. It is not to be used for  
construction.



01 SOUTH ELEVATION  
elevation

1/8"=1'-0"

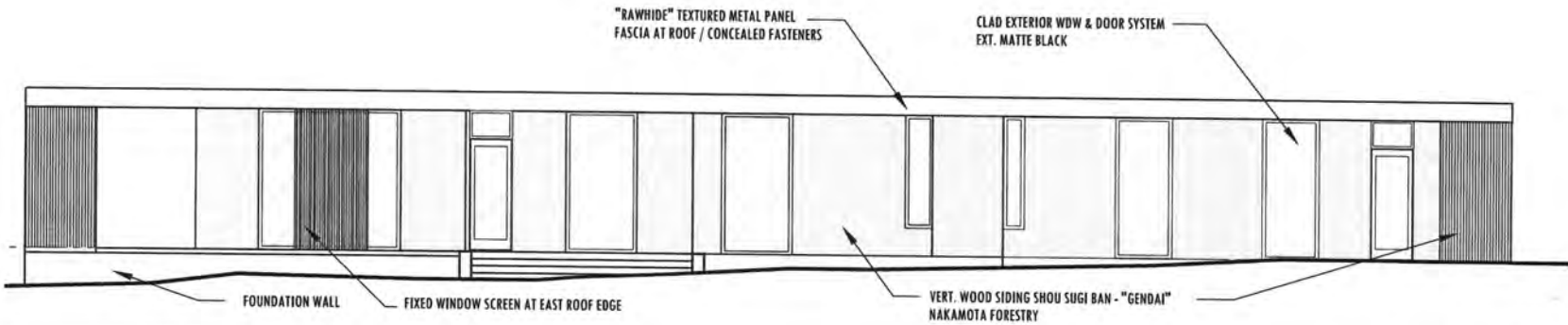


"RAWHIDE" TEXTURED METAL PANEL  
FASCIA AT ROOF



VERT. WOOD SIDING  
SHOU SUGI BAN - "GENDAI"  
NAKAMOTA FORESTRY

D'ITRI ROTHMAN  
RESIDENCE  
WHITE SALMON, WA



02 EAST ELEVATION  
elevation

1/8"=1'-0"



SCENIC REVIEW  
6.12.25  
MINOR MODIFICATION

BUILDING  
ELEVATIONS

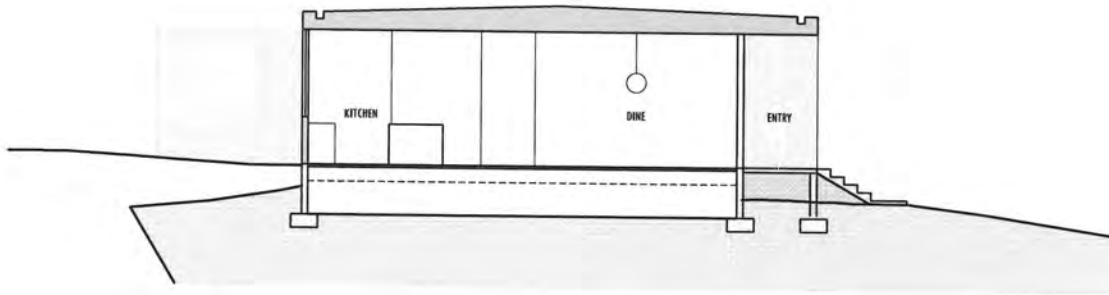


MINOR MODIFICATION REVIEW - 250 COURTNEY RD

A3.2



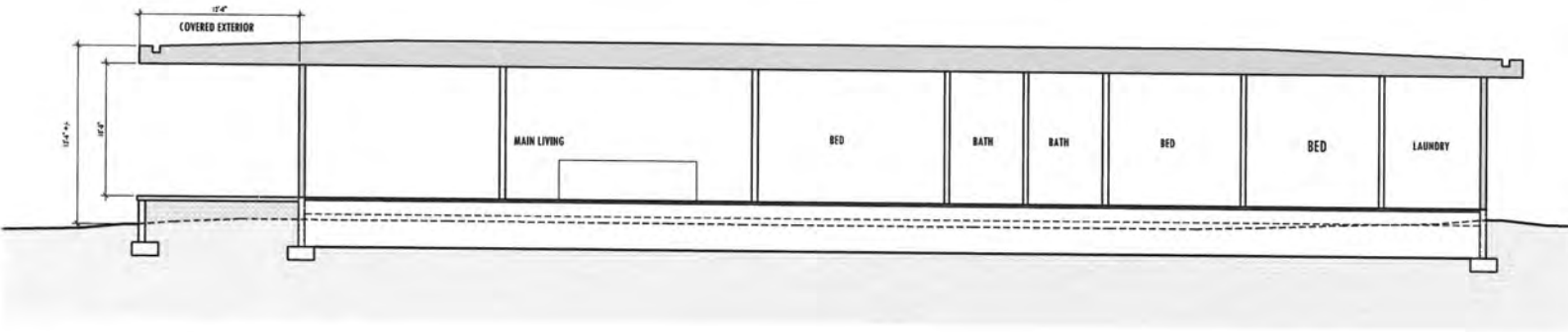
ARCHITECTURE + DESIGN



01 WEST EAST BUILDING SECTION  
section

1/8"=1'-0"

D'ITRI ROTHMAN  
RESIDENCE  
WHITE SALMON, WA



02 WEST EAST BUILDING SECTION  
section

1/8"=1'-0"



SCENIC REVIEW  
6.12.25  
MINOR MODIFICATION

BUILDING  
SECTIONS

MINOR MODIFICATION REVIEW - 250 COURTNEY RD

**A3.3**