



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125

FAX: (541) 298-5490

Community Development Dept.

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

Wednesday, November 16, 2011 - 4 PM

- I. Call to Order**
- II. Roll Call**
- III. Approval of Agenda**
- IV. Approval of Minutes – August 24, 2011**
- V. 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.
- VI. Public Hearings**
 - A. Historic Landmarks Commission Application #133-11 – Eric R. Gleason;** Eric R. Gleason is applying to the Historic Landmarks Commission for approval to construct and install a front awning and restoration of front of the building as well as construct a new deck to the rear exterior of his historic building. The building is located at 210 East 1st Street and the historic name is The Chinese Building. The property is zoned CBC – Central Business Commercial.
 - B. Historic Landmarks Commission Application #134-11 – Jean and Robert Maxwell;** The Maxwells are applying to the Historic Landmarks Commission for approval to construct and install a wood deck and new stairs with a handrail to the rear exterior of their house located in the Trevitt's Historic District. The house is located at 408 Lincoln Street and the historic name is The Moody House II. The property is zoned CBC-1 – Central Business Commercial-1.
- VII. Resolutions**
 - A. Resolution #123-11 approving HLC 133-11 – Eric R. Gleason**
 - B. Resolution #124-11 approving HLC 134-11 – Jean and Robert Maxwell**

VIII. Pioneer Cemetery Discussion

IX. Staff/Commissioner Comments

X. Next meeting date: Wednesday, December 28, 2011

XI. Adjournment

HISTORIC LANDMARK COMMISSION MINUTES

August 24, 2011

City Hall Council Chambers
313 Court Street
The Dalles, OR 97058
Conducted in a handicap accessible room.

CALL TO ORDER

Acting Chair McNary called the meeting to order at 4:01 PM.

ROLL CALL

The following Commissioners were present:

Bob McNary
Pat Smith
Dennis Davis

The following Commissioners were absent:

Eric Gleason
Dixie Parker

Staff present:

Carolyn Wood, Councilor at Large
Dawn Marie Hert, Associate Planner
Carole Trautman, Administrative Secretary

APPROVAL OF AGENDA

It was moved by Smith and seconded by Davis to approve the August 24, 2011 agenda as submitted. The motion carried unanimously, Gleason and Parker were absent.

APPROVAL OF MINUTES

It was moved by Smith and seconded by Davis to approve the May 25, 2011 minutes as submitted. The motion carried unanimously, Gleason and Parker were absent.

PUBLIC COMMENTS

None

GRANTS DISCUSSION

Associate Planner Hert distributed the draft Planning Directions for the Rock Fort Campsite. Hert asked the commissioners to review the document and direct revisions to her. Hert stated she will send the final draft to the State Historic Preservation Organization (SHPO), and subsequently present it to City Council to have the document acknowledged.

Associate Planner Hert reported to the commission that Rock Fort was registered with the National Park Service. Hert also stated that the Park Service had tiers of classifications, and Rock Fort was categorized as a landsite. Hert learned, she stated, that there was more Native American evidence at the site than Lewis & Clark evidence. Councilor Wood commented that the National Park Service

wanted to be informed on how the site was being maintained, and she believed the Park Service would be agreeable to the City taking over the site management.

Associate Planner Hert pointed out to the commission that on page 24 of the report, Rock Fort was currently nominated as an A Resource only, and the research committee recommended it for an A and D Resource which would place it at a different tier. After a lengthy discussion with the committee, Hert said, the committee decided to include the recommendation in the report but not make it a top priority. Hert explained that the committee would not make any major changes for active management of the site.

Councilor Wood stated that the biggest detriment to the site was the inability to locate parking spaces. Commissioner McNary suggested that some parking spaces could be added along the driveway. Associate Planner Hert informed the commission that parking was available along the street, but it was not well marked.

Councilor Wood commented that she had no problem leaving the site as is, but it would be nice to get the weeds eliminated. Associate Planner Hert said the ground needed to be left "as is" as much as possible because it is Native American ground. Commissioner McNary brought up the fact that there was 10-20 yards of strange materials dumped on the east side of the site. Councilor Wood said some of that was fill, and there was some discussion to put mounds in there.

Associate Planner Hert reported that she was encouraged by City Manager Young to pursue grants for interpretational signage. Young suggested new signage for the new dock and festival park areas as well as directional signs to the Rock Fort area, Hert said. Hert stated she wishes to pursue the local Oregon Heritage Grant that provides Certified Local Government (CLG) support. Hert reported the grant process takes about 18 months, and she will ask for \$3,000 for staff and commissioner time. The match, Hert said, could be identified as staff time or City budget, and the City usually does a 50-50 match. Hert explained that City Manager Young budgeted money for a match for signage and possibly some maintenance in this area, and the City may have hold off for another budget cycle for parking.

Commissioner McNary stated that there could be 100% improvement at the site if there was some professional weed control. Associate Planner Hert explained that grant funds could not be used for routine maintenance, but grant funds might be able to be used for a particular cleanup project. Commissioner Wood suggested incorporating weed control into the Spring Cleanup volunteer campaign. McNary replied that he believed professional weed control was needed to kill the nap weed permanently.

Hert reported that the deadline for the grant application is in October, and she will work on the grant with Cooper Whitman, City Intern.

Hert also reported on the Historical Cemetery Grant. Dennis and Mary Davis suggested putting up a short wall to prohibit dirt at the sloughing off area at the entrance. Hert stated there was money for maintenance trimming and to wait until there is some water on the ground to do the work. Discussion followed about planting some Hens 'n Chicks plants. Commissioner Davis suggested a rock wall 3 ft. high made out of stone with a concrete cap or rock cap might be good for that location. Hert stated that

the Parks & Recreation Department has wood chips for purchase. Hert said she would look into getting the chips for the walkway, and she would also get some bids for a three-foot wall using native rock.

Hert reported on another grant, Preserving Oregon, (due the end of September) deals specifically with structures. Hert stated she was considering submitting a request for repair to the City Hall windows. Hert explained that she may double the grant money this year, obtain a Preserving Oregon grant, and attempt to schedule a wood restoration specialist to do the work. Hert reported the brick on the front of City Hall is a terra cotta color, and the windows are painted gray. She researched old pictures of City Hall, and it appeared that the door frames possibly matched the brick color. Hert said she called SHPO, and they confirmed the paint could have matched the brick color in that time period. Hert's suggestion was to paint the windows to match the cornice, and she asked the Commissioners to take a look and give her their opinions.

Associate Planner Hert will send Commissioner Davis the SHPO website link for the grants list since the museum has a 501(c)(3) tax status. Commissioner Davis said Julie Reynolds is on the museum board, and she might work on grants.

PIONEER CEMETERY

Commissioner McNary commented that a commercial clean up needed to be scheduled when the weather is conducive. Associate Planner Hert stated she talked to F.L.I., and the company agreed to schedule the work.

COMMISSIONER/STAFF COMMENTS

Commissioner McNary asked Associate Planner Hert if she talked to the Clock Tower property owner about the outside speakers. Hert said she looked at the speakers and debated about whether or not talk to the owner about them. She asked the commissioners if they wanted her to speak to the owner. McNary said it would be an improvement if the outdoor speakers were painted a color that blended with the building. After further discussion, Hert said she would talk to the owner in an informal manner rather than giving him official notice.

Commissioner McNary stated he talked to the county about the house that was flooded, located on the corner of 5th and Court Streets. The county, McNary said, was not concerned that time was running out to remove the house from the historic inventory. Associate Planner Hert will talk to County Commissioner Hege about the building.

Councilor Wood stated she had some historic maps and pictures that she would like to give to the City, and she scheduled a meeting with Director Durow.

ADJOURNMENT

The meeting was adjourned at 5:15 PM.

The next meeting is scheduled for September 28, 2011 at 4:00 PM.

Respectfully submitted by Carole Trautman, Administrative Secretary.

Eric Gleason, Chair
Historic Landmarks Commission

DRAFT

**STAFF REPORT
HISTORIC LANDMARKS REVIEW #133-11**

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Associate Planner

HEARING DATE: November 16, 2011

ISSUE: The property owner is applying to restore the front of his historic building to its 1880's appearance and construct a new deck on the back of the building to make the building a usable commercial space.

SYNOPSIS:

APPLICANT	Eric Gleason
PROPERTY OWNER	Same
LOCATION	210 E. 1 st Street, The Dalles, OR
ZONING	"CBC" – Central Business Commercial
EXISTING USE	Commercial
SURROUNDING USE	Commercial
HISTORIC STATUS	Primary

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: Eric Gleason has been restoring his historic property for years. In 2007 Eric Gleason moved a garage from the original Steers house lot to his property at 210 E. 1st Street. This new request is to continue with the restoration of the historic Chinese Building by adding an awning to the front and a new deck to the rear of the building.

Eric's request for the awning is to have posts installed in the sidewalk area. The sidewalk is a City owned right-of-way and no encroachments can be installed in the right-of-way. However, the City allows projections over the right-of-way that meets clearance requirements. Discussions with both City staff and SHPO has resulted in suggestions of the awning being modified to be cantilevered rather than posts.

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 tools 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.

Section 7, Subsection A. Review Criteria:

“Secretary’s Standards. Commission decisions shall be based on the Secretary of the Interior’s Guidelines for the Treatment of Historic Properties.” The following are pertinent standards from the “Guide”.

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 will continue to be used as a commercial building. The proposed restoration of the Chinese Building and will not change the use of the 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 historic character of the property is being retained and preserved. This application request will not remove or alter features that characterize the property. 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: The proposed changes to the site will not create a false sense of historical development. The awning is planned to be constructed similarly to the original, however, the original design included posts which will need to be modified to not include the encroachment into the right-of-way.

The deck to the rear will be placed in the similar footprint as the original building that was lost in a fire. The design of the deck will not create a false sense of history. With a modification to the front awning design, this criterion can be met.

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

FINDING-A4: No changes that have acquired historical significance are planned to be altered. Criterion met.

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

FINDING-A5: The proposed restoration and modifications are not modifying any existing distinctive features or finishes. 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 plan to modify or replace any historical features to the building. Criterion met.

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: There are no plans for surface cleaning of the historic structure; 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: Minimal excavation is planned with this proposal. The site has a current archeological permit in place with the SHPO and the owner is an Archeologist. All requirements set forth by the State will be required to be followed. Criterion will be addressed as a condition of approval.

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: The proposed additions will be constructed in a manner to not destroy historic materials that characterize the property. With the required modification to the front awning to not have posts in the right-of-way and the new deck to the rear, the work will be differentiated from the historic materials and will be constructed using compatible massing, size, scale, and features. 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 addition of the awning and deck to the rear will be constructed in a manner that will allow the essential form and integrity of the historic property to be unimpaired. The applicant will take the utmost care in construction of the awning and the deck. Criterion will be addressed as a condition of approval.

B. Comprehensive Plan (June 1994):

Goal #5 Open Spaces, Scenic and Historic Areas, and Natural Resources lists a City goal applicable to this project as follows:

- 13. Encourage the restoration and sympathetic renovation of historic properties throughout the City, and reserve historic integrity of the community.*

FINDING B-1: The modifications and repairs to this historic National Register District property will allow for use of an existing unused, vacant historic building. Having a prominent primary historic building being restored accurately helps promote the public awareness in historic preservation. Criterion met.

General Ordinance No. 96-1207 ~ Design Guidelines for The Dalles Commercial Historic District

NEW CONSTRUCTION & REHABILITATION

New construction is necessary to accommodate expanding and new needs of a healthy downtown. There are existing gaps in the downtown that should be filled. New construction should maintain the character of The Dalles by not hiding building additions but in making them sympathetic to the historic buildings and town form without imitating past architectural styles.

GUIDELINES:

- a. New construction fronting streets should be in keeping with the original architectural character, color, mass, scale and materials of the neighboring buildings (see page 2, Secretary of the Interior's Standards for Rehabilitation).*
- b. Additions to existing buildings should be in keeping with the original architectural character, color, mass, scale and materials (see page 2, Secretary of the Interior's Standards for Rehabilitation).*
- c. New construction should fill in gaps in the urban fabric; tight to the sidewalk or vertical edge, reinforcing the enclosure of the street.*
- d. Existing additions to historic buildings should be evaluated for their sympathy with the historic building and their contribution to the downtown character.*

FINDING B-2: As stated above, the size, scale, and mass of the new awning and deck will be complimentary to the historic building. The new construction of the deck will be differentiated yet compatible to the building and will follow the historic footprint of the original building. The new awning will replicate the original awning, but will be required to not have posts encroaching into the right-of-way. Criterion will be addressed as a condition of approval.

MATERIALS

The sense of cohesiveness and continuity of The Dalles' commercial area derives in part from the consistent use of building materials in building facades. New construction and rehabilitation should use appropriate materials that provide scale making a more pedestrian friendly environment.

GUIDELINES:

- a. For building renovations, original materials should be restored wherever possible.*
- b. When materials need to be replaced for restoration they should be compatible in quality, color, texture, finish and dimension to the original*

materials (see page 2, Secretary of the Interior's Standards for Rehabilitation).

c. New construction should use materials compatible with the historic buildings in quality, color, texture, finish and dimension. Predominant materials of the commercial historic district are:

*brick
stone
cast iron
glazed terra cotta
cement plaster (stucco)*

d. The use of wood for windows is recommended.

e. The use of reflective and smoked glass is prohibited.

f. Whenever possible, the natural color of the materials should be retained.

g. An ordinance prohibiting the painting of brick, unless it is damaged or has already been sandblasted, should be adopted.

h. Sandblasting of brick is prohibited as it severely damages the brick.

i. When painting a building the following color scheme is recommended:

*darkest-window sash
medium-building
lightest-trim, detail*

FINDING B-3: New construction should use materials compatible with the historic buildings in quality, color, texture, finish and dimension. Predominant materials of the commercial historic district will be required to be brick, stone, cast iron, glazed terra cotta, cement plaster (stucco). The drawing submitted show the design, however the materials are not listed. The applicant is willing to meet our design guidelines. This will be addressed as a condition of approval.

AWNINGS

Awnings provide a "ceiling" for pedestrian traffic which helps to give a sense of enclosure to the street and protection from the elements. New construction and rehabilitation should maintain the horizontal datum line along the street, resulting from awnings which enliven the street, making it pedestrian friendly.

GUIDELINES:

- a. The use of historic photographs is recommended for reference in replacement of awnings and canopies.*
- b. Awnings and canopies should fit within window bays so as not to detract from architectural features of the building.*
- c. Awnings and canopies should not obscure transom windows above display windows.*
- d. Retractable fabric awnings were used historically and are recommended, as they add variety to the streetscape because they can be adjusted to varying conditions, such as light and weather.*
- e. Awnings should have a slope of no more than 45 degrees.*
- f. The color of the awning should be compatible with the building.*
- g. Flat, horizontal metal canopies suspended by chains or rods, if original, should be used as they provide cover for pedestrians and shade within the store.*

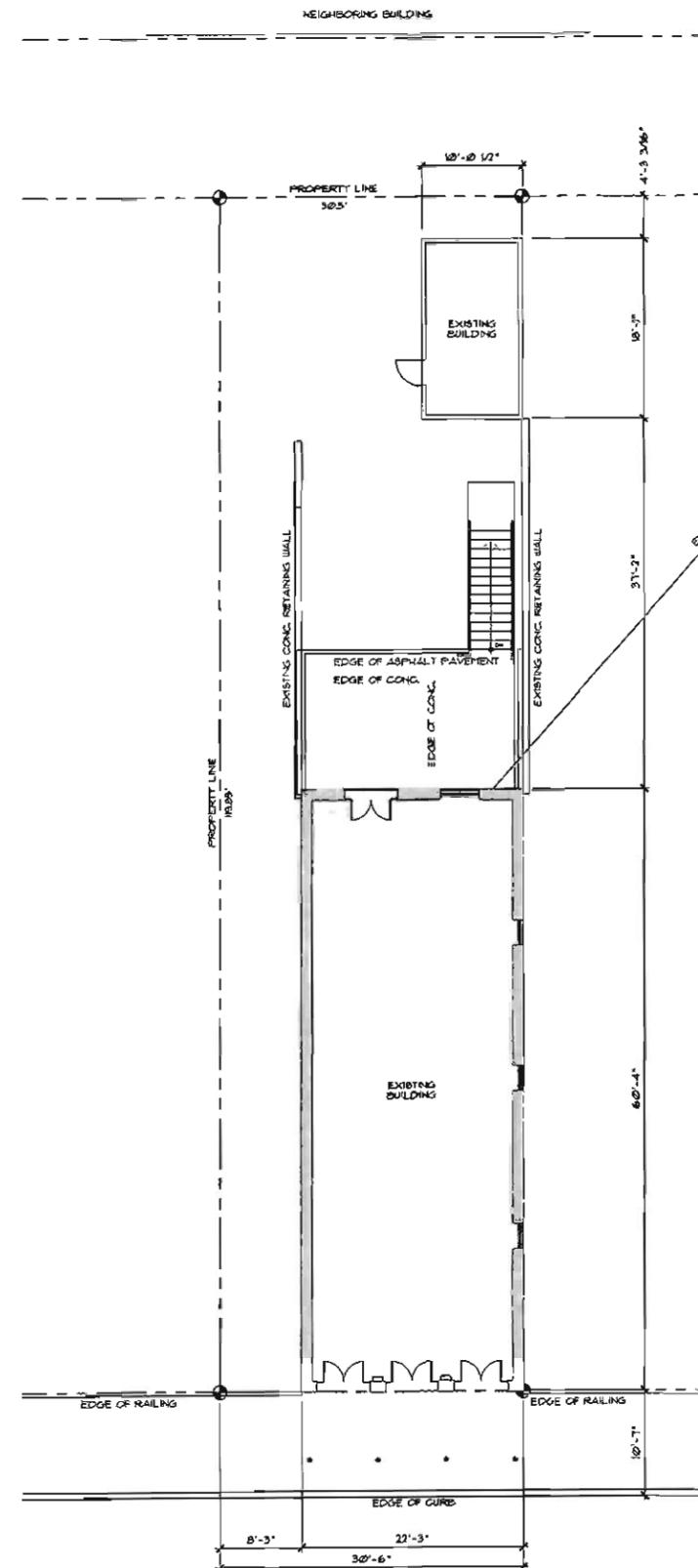
h. The use of internally illuminated, plastic, barrel awnings are prohibited as they detract from architectural features with incompatible materials that are out of scale.

FINDING B-4: Historic photos have been used for reference in the replacement of the proposed awning. The original awning had posts that were installed in the walkway below the awning. The City will not allow for encroachments to be placed in the City's right-of-way. A modification to the proposed design will need to be made in order to remove the posts. The awning is allowed to project over the City's sidewalk/right-of-way as long as it meets clearance requirements. The drawings submitted appear to meet the clearance requirements. A modification to the proposed awning design will need to be made in order for the City to sign off on the building permit. Criterion will be addressed as a condition of approval.

CONCLUSIONS: In all respects this application meets the standards of the Secretary of the Interior, the City of The Dalles General Ordinance No.94-1194, The Dalles Historic Design Guidelines 96-1207 and The City of The Dalles Comprehensive Land use Plan 1994, 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. The awning design will need to be modified so that it will not have posts encroaching into the City right-of-way.
3. The applicant may need to submit plans for a building permit to the local State Building Codes Department.
4. If any archeological resources or materials are discovered during construction, the applicant will need to follow all requirements set forth in the issued archaeological permit for the site.
5. The applicant will take the utmost care with the addition of the deck and the installation of the awning so that, if removed in the future, the essential form and integrity of the historic site/structure and its environment would be unimpaired.



PLAN: RETAIL LEVEL
SCALE: 1/8" = 1'-0"

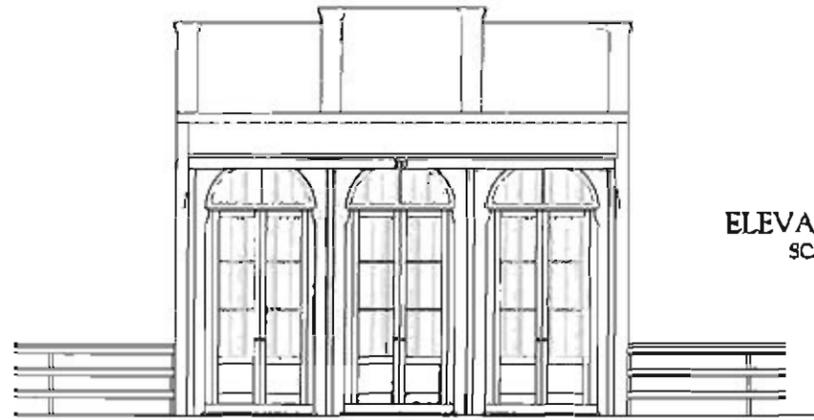
DECK & PORCH ADDITION

Gleason
Chinese Building
210 East 1st Street
The Dalles, Oregon 97058

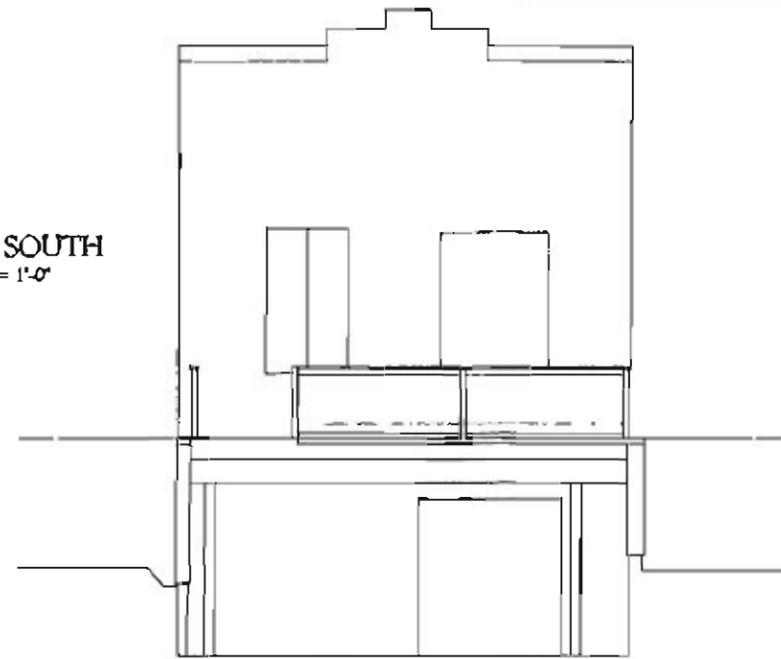
SHEET DESCRIPTION:
PLAN : MAIN LEVEL

DATE: July 14, 2011

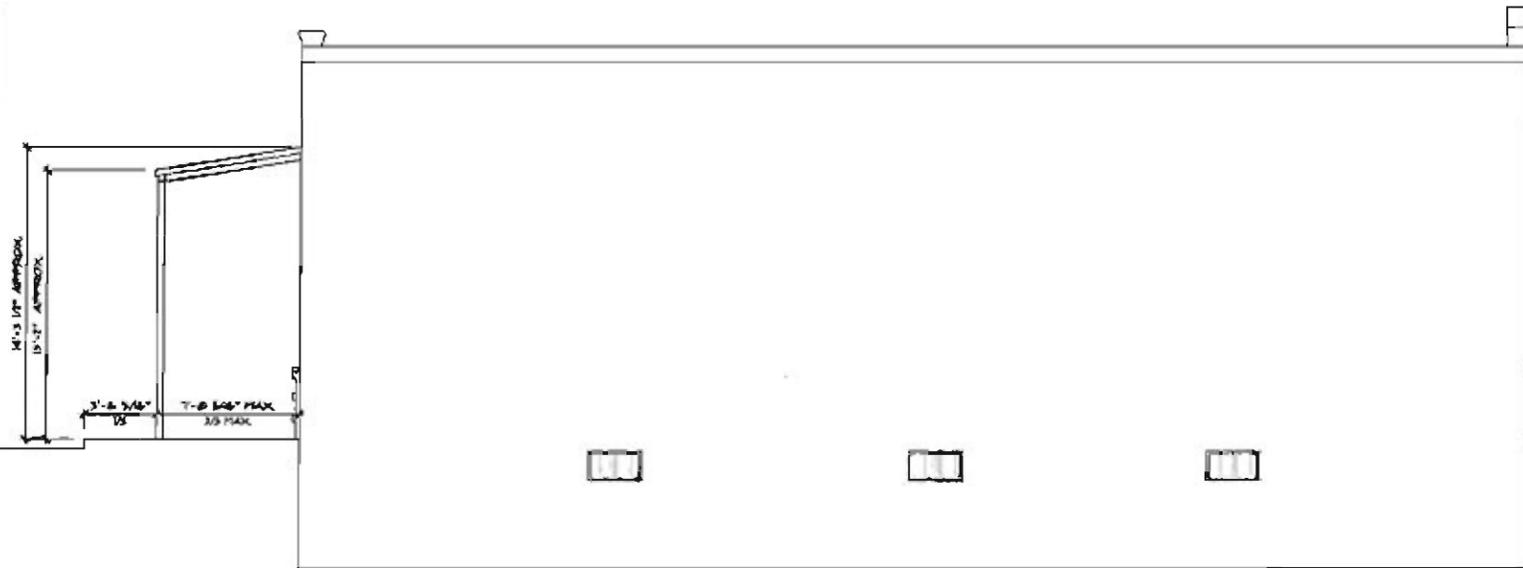
A 1
SCALE: 1/8" = 1'-0"



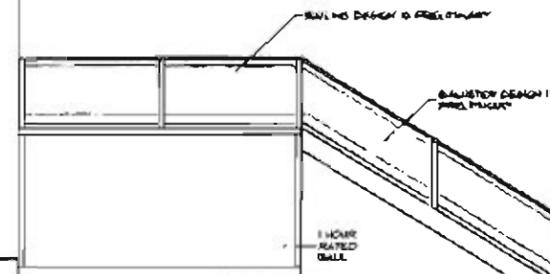
ELEVATION : NORTH
SCALE: 1/4" = 1'-0"



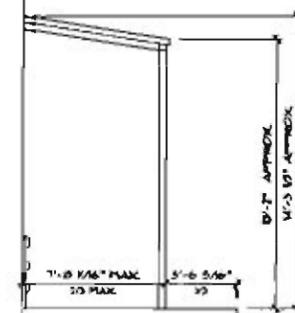
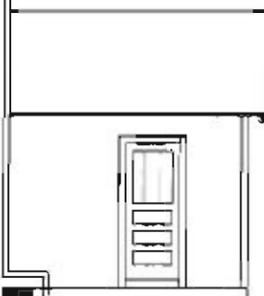
ELEVATION : SOUTH
SCALE: 1/4" = 1'-0"



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



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



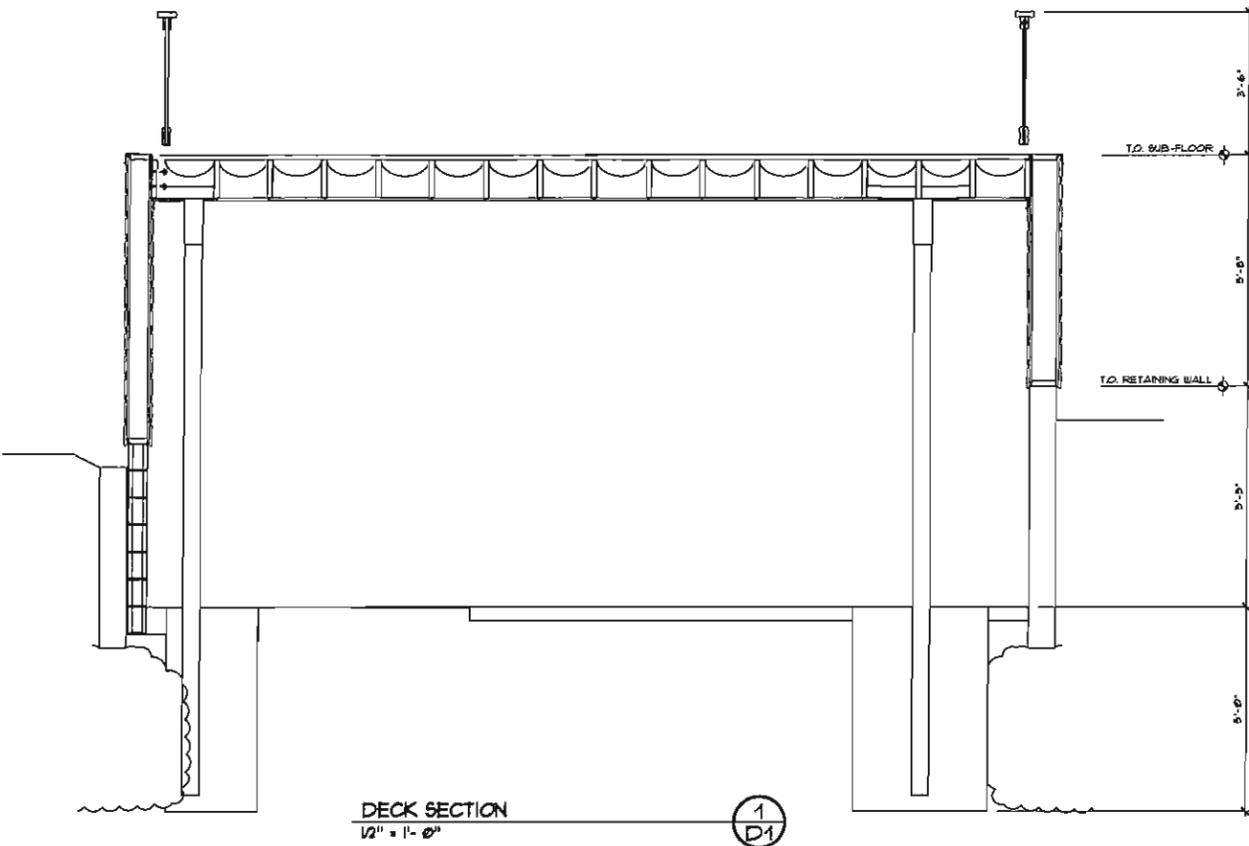
DECK & PORCH ADDITION

Gleason
Chinese Building
210 East 1st Street
The Dalles, Oregon 97058

SHEET DESCRIPTION:
ELEVATION : EXTERIOR

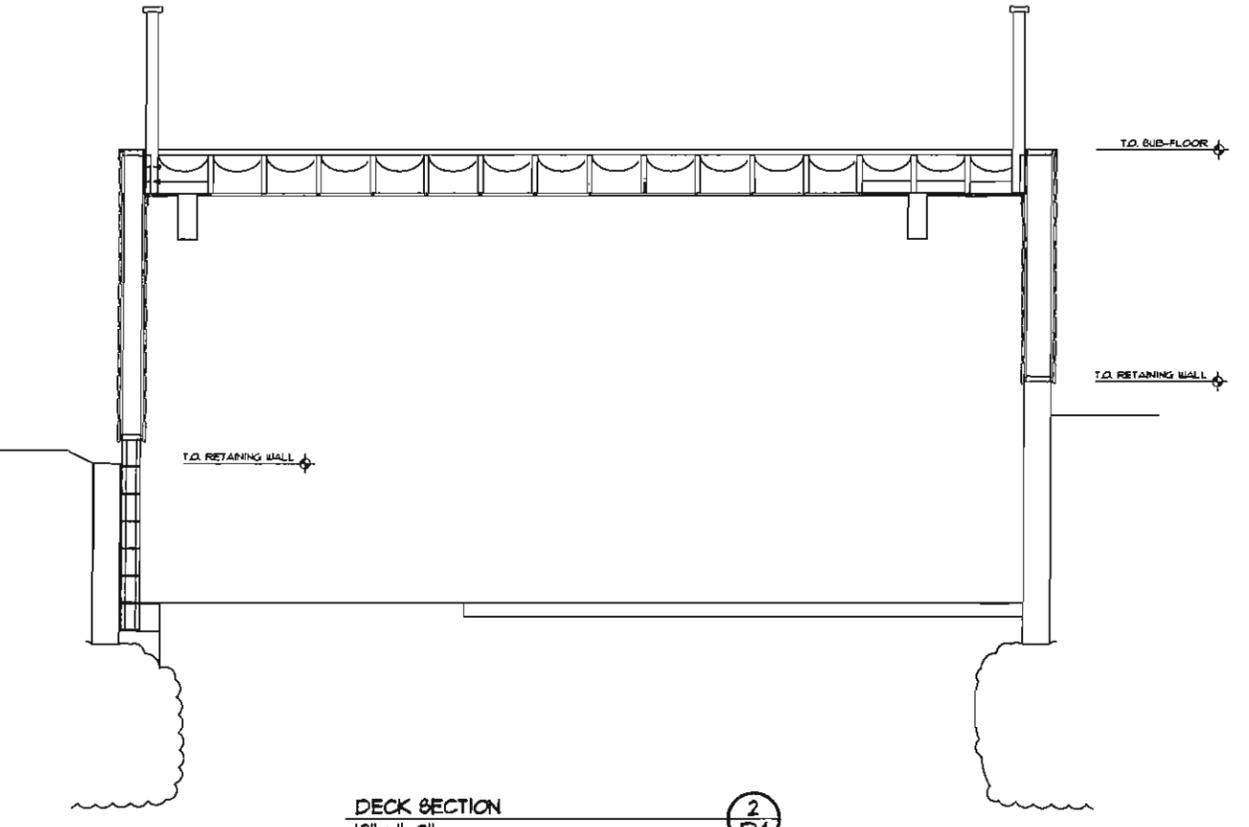
DATE: July 14, 2011

A 2
SCALE: 1/4" = 1'-0"



DECK SECTION
1/2" = 1'-0"

1
D1



DECK SECTION
1/2" = 1'-0"

2
D1

DECK & PORCH ADDITION

Gleason
Chinese Building
210 East 1st Street
The Dalles, Oregon 97058

SHEET DESCRIPTION:
CONSTRUCTION DETAILS

DATE: July 14, 2011

D 1
SCALE: 1/2" = 1'-0"

**STAFF REPORT
HISTORIC LANDMARKS REVIEW #134-11
Jean & Robert Maxwell ~ Moody House II**

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Associate Planner
Community Development Department

HEARING DATE: November 16, 2011

ISSUE: The owners of the historic Moody House II are applying to construct a wood deck and new stairs to the rear of the historic property

SYNOPSIS:

APPLICANT	Jean & Robert Maxwell
PROPERTY OWNER	Jean & Robert Maxwell
LOCATION	408 Lincoln
ZONING	CBC
EXISTING USE	Residential, previously used as an accounting office.
SURROUNDING USE	Commercial
HISTORIC STATUS	Primary Contributing – Trevitt's National Historic District #23B

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 historic name of this structure is the Moody House II. The structure was built circa 1875 and has had minor alterations over the years.

The owner was not able to locate any original photos of the house. The structure is classified as Primary Contributing in The Trevitt's Historic District.

ANALYSIS: The Historic Landmarks Commission is responsible for conducting hearings dealing with proposed alterations to designated historic landmarks. City of The Dalles General Ordinance 94-1194 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 regarding historic resources under Statewide Planning Goal 5.*

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

Section 7, Subsection A. Review Criteria:

“Secretary’s Standards. Commission decisions shall be based on the Secretary of the Interior’s Guidelines for the Treatment of Historic Properties.” The following are pertinent standards from the “Guide”.

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: The use for this site is planned to be residential, but may have a home occupation at a later date. A change of use would require a separate land use review. 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: Care will need to be taken with the materials to ensure that other building materials are not destroyed during the construction of the rear deck and stairs. Criterion will be addressed as a condition of approval.

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. The applicant will be required to follow the historic guidelines to ensure that the repairs and restoration will not harm the existing historic materials on the building. The applicant has no plans to create a false sense of historical development. Criterion met.

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

FINDING-A4: The applicant is not proposing to remove any historical materials. The deteriorated concrete stairs will remain under the newly constructed deck. Criterion met.

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

FINDING-A5: This proposal does not seek to alter any of the above, all distinctive features and finishes will remain. 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 rear stairs are in need of replacement and beyond repair. The applicant is proposing to keep the stairs in place and to build the new deck and stairs over the existing stairs. Criterion met.

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: The applicant is not proposing any chemical treatments. Minor cleaning may be involved in the construction plans for the building that is required to follow State and Federal guidelines for cleaning. Criterion met.

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: Digging posts for the deck may result in some small archaeological finds. In the event any significant archaeological resources are found, the applicant will be required to stop excavation immediately and follow the state and federal guidelines. Staff will address the criterion as a condition of approval.

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: The exterior alterations to the historic structure will be required to follow the historic design guidelines for the Trevitt's Historic District. Criterion will be addressed as a condition of approval.

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 addition of the deck is being undertaken so that if removed in the future, the essential form and integrity of the historic property would be unimpaired. Criterion will be addressed as a condition of approval.

B. Comprehensive Plan (June 1994):

Goal #5 Open Spaces, Scenic and Historic Areas, and Natural Resources lists a City goal applicable to this project as follows:

- 3. To recognize, protect and enhance the historical importance of the community, and to promote increased public awareness and participation in historic preservation.***

FINDING B-1: The modifications to this historic National Register District property will allow for years of continued use and enjoyment. Criterion met.

General Ordinance No. 96-1207 ~ Design Guidelines for The Dalles Commercial Historic District

PORCHES

Porches are a prevalent aspect in Trevitt's Addition and they vary from small stoops to grand verandas. The porch is an integral part of the home in that it serves as both a functional and decorative element. It provides the transition from outdoor to indoor, public to private. New construction and rehabilitation should retain the neighborhood's historic character through the porches' proportion, scale, materials, and style.

GUIDELINES:

- a. Preservation of defining features such as columns, entablature, railings and other details is important to maintaining the overall character of the house.*
- b. When original elements are too damaged to restore or rehabilitate, the materials and craftsmanship used to repair the porch should replicate the original construction (see page 2, Secretary of the Interior's Standards for Rehabilitation).*
- c. When adding or remodeling a porch on a historic home the use of photographs for reference is recommended.*
- d. Retain all representative distinctive damaged material as a future record.*
- e. Preventive maintenance can help avoid costly repairs. Annual inspection should include checking:
 - proper roof drainage*
 - integrity of roofing material*
 - blistering paint (water leakage)*
 - damp areas*
 - substructure for water and insect damage**
- f. New construction should use a simple design with hip or shed roof with simple posts and handrails.*
- g. The following materials are prohibited:
 - corrugated fiberglass*
 - metal siding*
 - wrought iron porch supports*
 - prefabricated trellis*
 - plywood*
 - exposed concrete block**

FINDING B-2: The request being made does not include the addition of a porch. The rear stairs are attached to what seems to be an enclosed back porch. The addition of a deck to the rear of the house will not distract from the historic curbside appeal. All materials used for the deck, railing and new stairs will be from the approved list of materials. Criterion will be addressed as a condition of approval.

CONCLUSIONS: In all respects this application meets the standards of the Secretary of the Interior, the City of The Dalles General Ordinance No.94-1194, The Dalles Historic Design Guidelines 96-1207 and The City of The Dalles Comprehensive Land use Plan 1994, with the following conditions:

Proposed Conditions of Approval:

1. Work will be completed in substantial conformance to the proposals as submitted and reviewed.
2. The applicant is responsible to notify the appropriate authorities if any archaeological resources are found during the project.

3. The applicant will need to contact the local Building Codes Department to obtain permits for the proposed deck and railing.
4. The materials used for all the proposed restoration will need to meet the recommended list stated in the Design Guidelines for the Commercial Historic District.
5. 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.

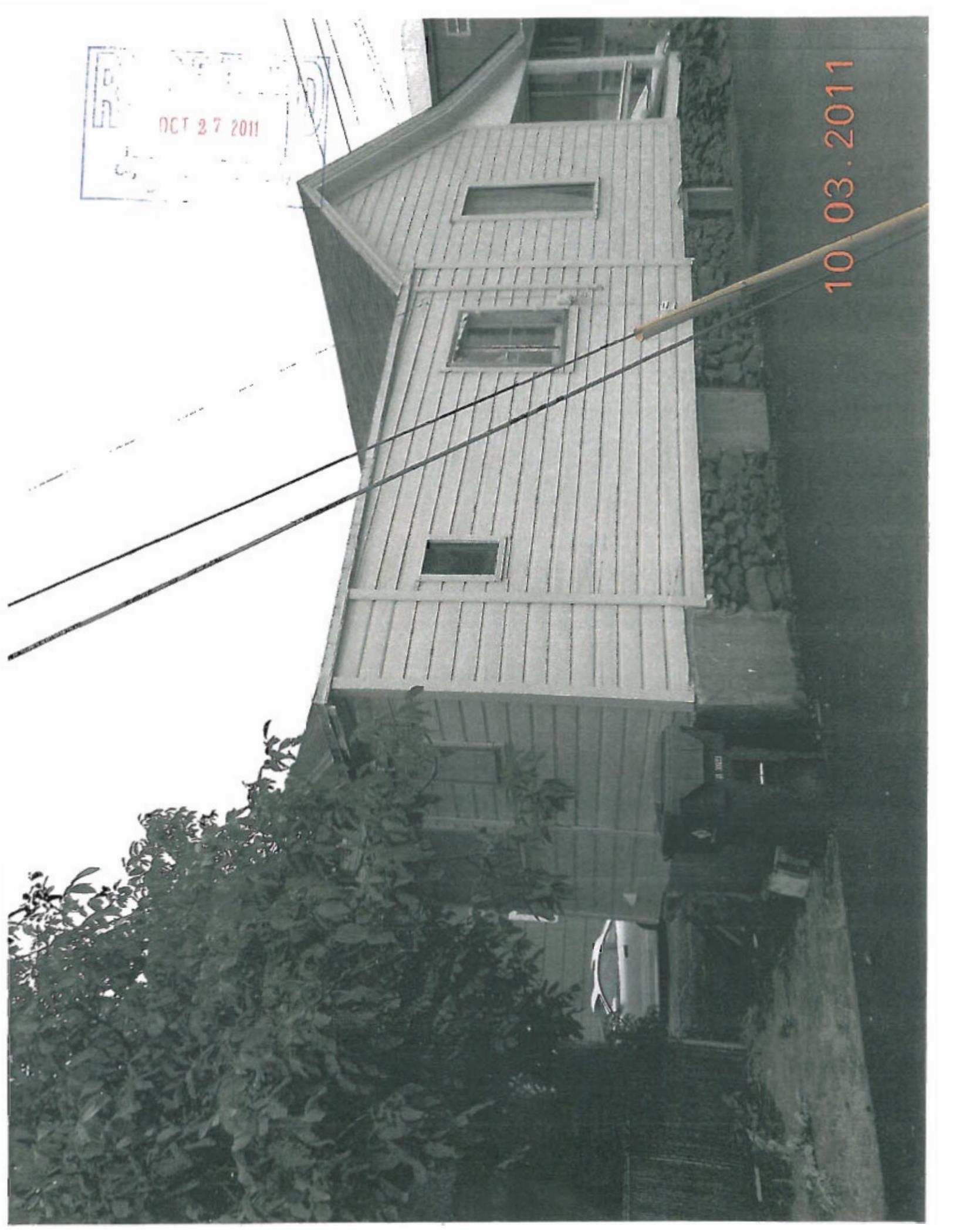


10.03.2011

R
OCT 27 2011
D

1000
OCT 27 2011

10.03.2011



RECEIVED
OCT 27 2011



Handwritten notes in the bottom left corner, including the words "Cabin" and "Bathroom".

Stamp: OCT 27 2011

Handwritten note: *Hand rail*

Handwritten note: *Staircase*

Handwritten note: *30"*



Handwritten label: *Door*

Handwritten label: *0*



Handwritten label: *DECK*

Handwritten label: *RAIL*

Handwritten label: *30"*

Handwritten label: *Window*

Handwritten notes: *1008*, *1009*, *1010*, *1011*, *1012*, *1013*, *1014*, *1015*, *1016*, *1017*, *1018*, *1019*, *1020*, *1021*, *1022*, *1023*, *1024*, *1025*, *1026*, *1027*, *1028*, *1029*, *1030*

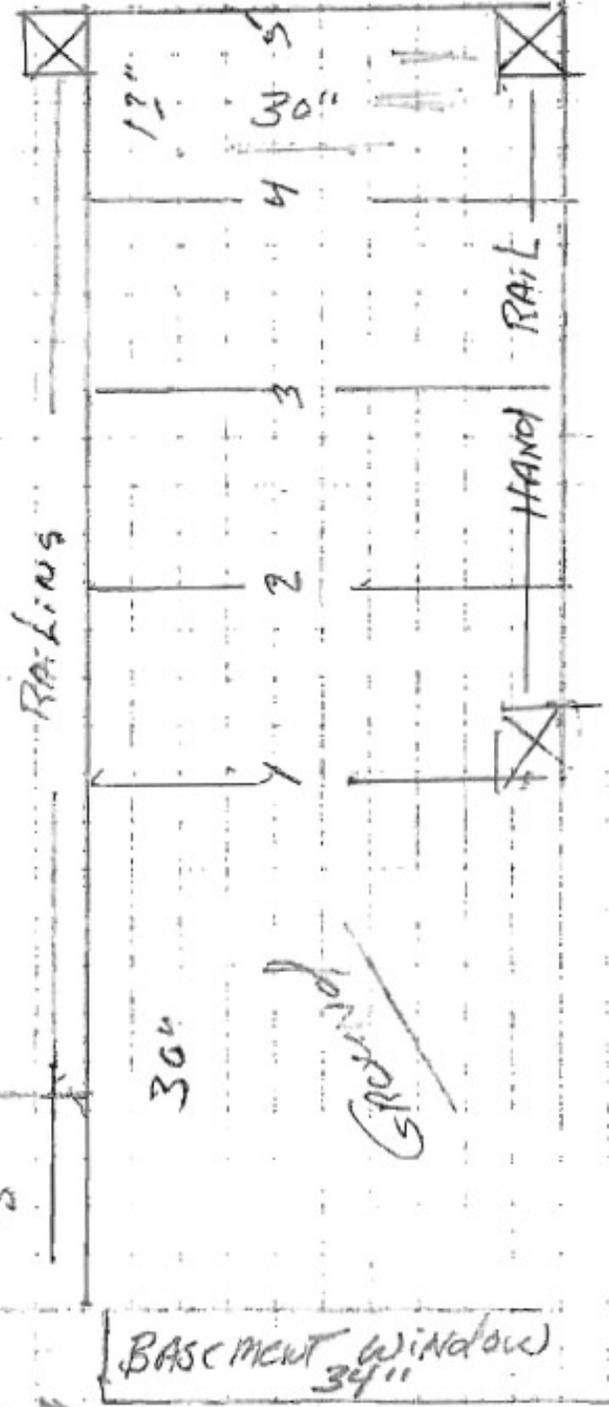
Vertical handwritten text: *Room*

Property Line

RAILING - (8")

GATE

(2x4 Fir Decking)
(Behr Stone Ridge Gray)



8'10" x 12'7" MINERAL
 1001
 19
 HOME
 SEAT

BASEMENT WINDOW
34"





HISTORIC LANDMARKS RESOLUTION NO. 123-11

Adopting The Dalles Historic Landmarks Commission Application #133-11 of Eric R. Gleason. This application is for a Historic Landmarks Commission hearing to gain approval to restore the front of his historic building to its 1880s appearance and construct a new deck on the back of the building to make the building a usable commercial space. The structure is located at 210 E. 1st Street. The structure is in the Central Business Commercial – CBC District. The historic name of this structure is the Chinese Building, and the historic status is Primary.

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on November 16, 2011, 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 133-11 and the minutes of November 16, 2011, 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 "T" of this resolution.
- B. Historic Landmarks Review No. 133-11 – Eric R. Gleason, with the following Conditions of Approval:
 - 1. Work will be completed in substantial conformance to the pictures and proposals as Submitted and reviewed.
 - 2. The awning design will need to be modified so that it will not have posts encroaching into the City right-of-way.
 - 3. The applicant may need to submit plans for a building permit to the local State Building Codes Department.

4. If any archaeological resources or materials are discovered during construction, the applicant will need to follow all requirements set forth in the issued archaeological permit for the site.
5. The applicant will take the utmost care with the addition of the deck and the installation of the awning so that, if removed in the future, the essential form and integrity of the historic site/structure and its environment would be unimpaired.

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 the City Clerk within ten (10) days of the date of mailing of this Order.
- B. Failure to exercise this approval within the time line set either by Order or by Ordinance will invalidate this permit.

APPROVED AND ADOPTED THIS 16th DAY OF NOVEMBER, 2011.

Bob McNary, Vice Chairman
Historic Landmarks Commission

I, Dan Durow, Director of the Community Development Department of the City of the Dalles, hereby certify that the foregoing Order was adopted at the meeting of the City Historic Landmarks Commission, held on November 16, 2011.

AYES:
NAYS:
ABSENT:
ABSTAIN:

ATTEST: _____
Daniel C. Durow, Director Community Development Dept.



HISTORIC LANDMARKS RESOLUTION NO. 124-11

Adopting The Dalles Historic Landmarks Commission Application #133-11 of Jean and Robert Maxwell. This application is for a Historic Landmarks Commission hearing to gain approval to construct a wood deck and new stairs to the rear of the historic property. The structure is located at 408 Lincoln and is further described as 1N 13 3BB t.l. 3800. The historic name of this structure is the Moody House II. The structure was built circa 1875, and is classified as Primary Contributing – Trevitt's National Historic District #23B.

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on November 16, 2011, 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 134-11 and the minutes of November 16, 2011, 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. 134-11 – Jean and Robert Maxwell, with the following Conditions of Approval:
 1. Work will be completed in substantial conformance to the proposals a submitted and reviewed.
 2. The applicant is responsible to notify the appropriate authorities if any archaeological resources are found during the project.
 3. The applicants will need to contact the local Building Codes Department to obtain permits for the proposed deck and railing.
 4. The materials used for all the proposed restoration will need to meet the

Recommended list stated in the Design Guidelines for the Commercial Historic District.

5. 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.

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 the City Clerk within ten (10) days of the date of mailing of this Order.
- B. Failure to exercise this approval within the time line set either by Order or by Ordinance will invalidate this permit.

APPROVED AND ADOPTED THIS 16th DAY OF NOVEMBER, 2011.

Eric R. Gleason, Chairman
Historic Landmarks Commission

I, Dan Durow, Director of the Community Development Department of the City of the Dalles, hereby certify that the foregoing Order was adopted at the meeting of the City Historic Landmarks Commission, held on November 16, 2011.

AYES:
NAYS:
ABSENT:
ABSTAIN:

ATTEST: _____
Daniel C. Durow, Director Community Development Dept.