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

(541) 296-5481 ext. 1125
Planning Department

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, September 23, 2015
4:00 PM

I. **Call to Order**

II. **Roll Call**

III. **Approval of Agenda**

IV. **Approval of Minutes** – August 26, 2015

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 #149-15; Michiel Haley; Request: To site and construct a new single family house. The structure will front Fourth Street and include traditional front entry elements and meet the design guidelines for the Trevitt's National Historic District. Property is located at 402 West Fourth Street, The Dalles, Oregon, and is further described as 1N 13E 4 AA t.l. 3200. Property is zoned "CBC-1" – Central Business Commercial and is located in Trevitt's National Historic District.

VII. **Resolution** - #139-15 for HLC #149-15; Michiel Haley

VIII. **Pioneer Cemetery Discussion**

IX. **Staff/Commissioner Comments**

X. **Next Meeting Date** – October 28, 2015

XI. **Adjournment**

DRAFT

HISTORIC LANDMARK COMMISSION MINUTES

August 26, 2015

City Hall Council Chambers
313 Court Street
The Dalles, OR 97058
Conducted in a handicap accessible room.
4:00 p.m.

CALL TO ORDER

Acting Chair McNary called the meeting to order at 4:00 PM.

ROLL CALL

The following Commissioners were present:	Bob McNary Sandy Bisset Pat Smith Dennis Davis
The following Commissioner was absent:	Eric Gleason
Representative present:	Heather Hopkins, Ft. Dalles Museum
Representative absent:	Linda Miller, City Councilor
Staff present:	Dawn Marie Hert, Senior Planner Carole Trautman, Administrative Secretary

Others present: Main Street Director Matthew Klebes

APPROVAL OF AGENDA

It was moved by Smith and seconded by Bisset to approve the agenda as submitted. The motion carried unanimously; Gleason absent.

APPROVAL OF MINUTES

It was moved by Smith and seconded by Davis to approve the July 22, 2015 minutes as submitted. The motion carried unanimously.

PUBLIC COMMENTS

None.

PUBLIC HEARINGS

A. **Historic Landmarks Commission Application #148-15 – Michiel Haley; Request**: To site and construct a 4-unit townhouse with rear parking. The townhouses will front Fourth Street and include traditional front entry elements and meet the design guidelines for the Trevitt's

National Historic District. Property is located at 402 West Fourth Street, The Dalles, Oregon, and is further described as 1N 13E 4 AA t.l. 3200. Property is zoned "CBC-1" – Central Business Commercial, and is located in Trevitt's National Historic District.

Acting Chair McNary read the rules for a public hearing. He asked if the Commissioners had any ex-parte contact, conflict of interest, or bias that would hinder them from making an impartial decision to the application. None were noted.

McNary opened the public hearing at 4:08 PM.

Discussion:
Senior Planner Hert reported that the applicant had provided more detailed renderings of the project along with a list of proposed materials that included natural materials, as required.

Acting Chair McNary stated that the roofline looked different than the previous rendering. Applicant Michiel Haley, 201 N 15th, #206, Hood River, Oregon stated that the roofline was identical. The difference was that the second design was three dimensional. Commissioner Bisset asked if either drawings were to scale. Mr. Haley said they were not to scale, but they were proportionate. He said both drawings showed the same height elevation. The wall at the bottom was a retaining wall—not the rock wall, and the wing-like sides were three-dimensional drawings of the structure's eaves. Mr. Haley said the width of the structure was 56 feet, which was about the size of a single family home. The structure was 30 feet deep, 34 feet deep including the porch.

Commissioner Davis asked if Mr. Haley had calculated the actual height of the structure. Haley said the height was the same as was discussed in the last meeting, approximately 31-1/2 feet. His objective in the design was to have it resemble the Italianate house on West Second Street.

Testimony
Proponents:
Senior Planner Hert read a letter in favor of the project written by Carolyn Wood, The Dalles, Oregon. (Exhibit 1)

Opponents:
None.

Acting Chair McNary closed the public hearing at 5:52 PM.

Deliberation:
Heather Hopkins, Fort Dalles Museum representative, distributed and read her written comments in opposition to the proposed application. (Exhibit 2)

Bisset commented that she had concerns with the project meeting historic standard #9, mostly the second sentence. She felt this project would be similar in style, size and scale to the townhouses on East 10th Street. Bisset also stated that she took issue with the thought that the houses at the west end of West Second Place were similar in style to the proposed project.

Commissioner Smith said she felt it would require too much excavation, even though the applicant said the structure was 30 feet deep. She could not envision the usability of a driveway and turnaround for that size of a structure.

Hert clarified that the basic single family home in The Dalles was 30 to 50 feet in width, which would be about 2,500 square feet for a single floor. Therefore, she felt the footprint of this proposed structure was not much different. She reminded the Commission that there were other homes in Trevitt's Historic District that were the same height.

Regarding the rock wall and the structure, Hert said the applicant had stated that he would try to save them. Hopkins said neither the wall nor the spring house were shown in the drawing, and the spring house was a primary/contributing structure that could not be demolished. Hert said structures could be demolished, but to do so would require an applicant to request a demolition to the Commission.

Hert summarized the Commission's role in the decision by saying they should consider whether or not the application fits criteria, design guidelines and neighborhood design.

Hopkins read a portion from the National Historic Register regarding Trevitt's addition which stated, in essence, apartments and townhouses were an intrusion to the historic surrounding.

Davis said he sruggled with the proposed height of the structure. He could not envision enough space for 7 to 8 parking spaces in addition to the structure. He acknowledged that issue was not part of the Commission's criterion to consider. Davis recommended the application go to a public hearing for the Site Plan Review.

Discussion followed on the date or origin for the spring house. Hert said it was built after 1909, according to the Sanborn maps. Hopkins pointed out that the National Register declared the spring house, small stone building, was primary/contributing, circa 1895.

McNary said that the applicant would have to excavate down five feet in the area near the stone structure. There was evidence of a concrete foundation on the south side. McNary felt the new structure would come out quite a bit higher than what the applicant was thinking.

After further discussion, it was moved by Davis and seconded by Bisset to deny HLC application #147-15. With no further discussion, the motion carried unanimously; Gleason absent.

Senior Planner Hert asked the Commission to state the reasons for denial in case the decision was appealed.

The Commission listed the following reasons:

1. Secretary of Interior Standard #1 - The property is not being used as it was historically, and the new use requires more than minimal changes to the site's distinctive materials, features, spaces, and spatial relationships.

2. Secretary of Interior Standard #2 - The historic character of a property is not being retained and preserved. The Commission believes that there will be removal of historic materials, or alterations to features and spaces, that characterize a property.

3. Secretary of Interior Standard #9 - The new construction will destroy historic materials that characterize the property. The new work will not be compatible with the massing, size, scale, and architectural features that will protect the historic integrity of the property and its environment.

B. Historic Landmarks Commission Application #147-15; Alan and Bev Eagy; Request: Approval of historic restoration of the Victor Trevitt House. Restoraton to include kitchen and bathroom additions to the east and south sides of the structure that were previously removed; Property is located at 214 West Fourth Street, The Dalles, Oregon, and is further described as 1N 13E 3 BC t.l. 3600. Property is zoned "CBC-1" – Central Business Commercial District. The historic name of the structure is the Victor Trevitt House, and it is primary/contributing in the Dalles Trevitt's Historic District.

Senior Planner Hert highlighted the staff report. She pointed out that the State Historic Preservation Office approved the project for a special assessment program.

Testimony
Proponents:
Alan and Bev Eagy, 218 West Fourth Street, The Dalles, Oregon, stated that they appreciated how seriously the Historic Commission took its task. Mr. Eagy said that the Sanborn maps revealed that a significant portion of the original structure was removed, and their intent was to restore the parts that were removed. He pointed out that their contractor had significant experience with historic restoration projects.

Mrs. Eagy stated that she and her husband love history, especially restoring historic structures. She said they took on this project for the love of history, it was not a "money-maker project." It was a labor of love, and they wanted to do it properly.

Commissioner Davis commended the Eagys on their application, he appreciated the detail. Bisset concurred.

Mr. Eagy reported that the colors would be red highlights on a green house, colors to come from an historic palette.

Opponents:
None.

Acting Chair McNary closed the public hearing at 5:16 PM.

Deliberation:
With no further discussion, it was moved by Bisset and seconded by Davis to approve HLC application #147-15 based on the findings of fact in the staff report and to include the 9 conditions of approval. The motion carried unanimously; Gleason absent.

RESOLUTION
It was moved by Smith and seconded by Bisset to approve Historic Landmarks Commission Resolution #138-15 for Historic Landmarks Commission #147-15, Alan and Bev Eagy, as submitted. The motion carried unanimously; Gleason absent.

PIONEER CEMETERY
Acting Chair McNary reported that he recently walked through the cemetery, and it looked good.

Senior Planner Hert reported that City Attorney Parker was preparing final documentation for the headstone restoration.

McNary asked if the path should be restored. Hert indicated there was not much money for grounds keeping, but there may be extra money this year to purchase balsam chips. Bisset suggested using materials out of the chipper. Hert thought it would be rough. She said she might have the City Facility Maintenance crew install it. McNary said if they don't have the manpower to install it, drop the issue. Hert suggested a contractor could be hired.

COMMISSIONER/STAFF COMMENTS
Main Street Director Klebes reported that the Independent Order of Odd Fellows (IOOF) was working on a bid from D&R Masonry for the removal of the building demarcation. IOOF hoped to have that completed prior to the Main Street Workshop in October.

Hert reported that the window workshop would take place in conjunction with the Main Street event, and she hoped to place an ad in the newspaper and possibly ask for a feature article.

Hert also reported on the Certified Local Government training that was available on September 16 in Salem, Oregon.

Hert stated that Chair Gleason asked in an email if the Rorick House project required a building permit. She forwarded his question to the building codes agency.

Hert checked into the feasibility of the murals having a listing of sponsors. She and Director Gassman thought it would not be a problem, but it needed a bit more consideration before making a final determination.

NEXT MEETING
The next meeting is scheduled for September 23, 2015 at 4:00 PM.

ADJOURNMENT

Chair Gleason adjourned the meeting at 5:42 PM.

Respectfully submitted by Carole Trautman, Administrative Secretary.

_____

Bob McNary, Vice Chair
Historic Landmarks Commission

EXHIBIT 1

August 25, 2015

To: The Dalles City Historic Landmarks Commission

Re: Application #148-15 for 402 West Fourth Street

I have a conflicting meeting at the County Library Board at this time so may be too late for the continued hearing.

I want to express my support for this proposal of townhouses on this property for the following reasons:

1. This proposed building architecture fits in with the historic nature of the Historic District.

2. The nature of the architecture on 4th Street is both old and modern in style and the uses are residential, multi residential and business.

3. One of the city planning goals for downtown is residential infill to increase the viability of the businesses district. This location is within walking distance of downtown and the west side shopping area enhancing the livability of the Historic District.

4. New construction is important to maintaining the structural health of the historic district when done in a compatible style. As current historic buildings age the next generation of buildings are also aging.

In my travels this summer I observed that it is necessary to allow new construction while maintaining the historic nature to continue the period atmosphere. I became very aware that old wooden structures do not last forever and do have limited life.

I believe this is a wise and reasonable proposal for the Historic District.

Thank you,

Carolyn Wood

541-296-8052

Regarding Applicant #148-15, Michiel Haley (builder), Henry Tran & Kathleen Truong (property owners):

The Historic Landmarks Commission is responsible for conducting hearings dealing with proposed alterations to historic buildings.

City of The Dalles General Ordinance 94-1194, as well as General Ordinance 96-1207 establishing design guidelines for Historic Resources, will serve as a tool to help the Commission make these decisions.

The purpose of the Historic Landmarks Commission, the Historic Ordinance and the review criteria are to:

PROTECT historic and cultural resources from destruction, inappropriate alteration, and incompatible adjacent development; "PROTECT" is Directive Number One.

STABILIZE and IMPROVE property values in historic districts and citywide;
I do not think an enormous townhome in a historic district would be good for its neighbors' property values.

ENHANCE the city's attractiveness to visitors and residents, and STIMULATE business, industry, and tourism; A mega-townhome would certainly not enhance the city's attractiveness. It would surely dishearten a tourist that came to explore The Dalles' incredible history.

EDUCATE The Dalles' citizens and visitors concerning the city's heritage; The city's history and heritage that is left on this property would be bulldozed and removed in order to erect the townhome.

PRESERVE the historic housing stock of The Dalles;

COMPLY with The Dalles Comprehensive Plan regarding historic resources under Statewide Planning Goal 5.

The Design Guidelines for The Dalles Commercial Historic Districts and Trevitt's Addition serve as a reference for preserving the historic character and as a guide for new construction and rehabilitation. By state and local law, guidelines for historic districts must be in accordance with the Secretary of the Interior's Standards for Rehabilitation:

The Secretary of the Interior's Standards for Rehabilitation

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

"Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment. The Planning Department's Staff Report submitted to the Historic Landmarks Commission called the 1865 home that burned down a "duplex". I do not think that is a suitable or appropriate designation. It was a beautiful old PRIMARY and CONTRIBUTING historic home in The Dalles. One of the very earliest of the "Primary Period" homes in the Trevitt's Addition National Historic District. Over the 150 years of its life, it functioned almost exclusively as a single family home. Placing a massive 4 family, 3 story townhome on

this property would MUCH more than effect a "minimal change to the defining characteristics of this site and environment". Criterion not met.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. What is referred to as the "rock shed" in the staff report is actually the Spring House. It still stands, although it has been treated roughly lately. The roof has been removed, the lintel knocked down and the structure filled with rubble and garbage. This is not only sad, but improper. The Spring House is designated as a PRIMARY and CONTRIBUTING property on a historic site within Trevitt's Addition. There are also historic rock walls. Criterion not 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. It is not a "vacant lot", as stated in the Staff Report. Significant historic structures and features exist. Criterion not met.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved. Indeed. Homes burn down. The Spring House and the old rock walls endure. Criterion not met.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved. Criterion does apply and is not met.

6. Deteriorated historic 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, physical, or pictorial evidence. The staff report stated that rear parking would "reduce the visual impact of the new structure". I think that extra parking and traffic might be a secondary consideration to the person on the street, looking up at this proposed gigantic new building. Criterion does apply and is not 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. The plans submitted show the Spring House is intended for destruction to make way for the driveway. Even *cleaning the surface* of the structure is supposed to be "undertaken using the gentlest means possible". Criterion does apply and is not met.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken. Archeological resources will be affected by the proposal. Mitigation measures or "conditions of approval" would be insufficient to prevent this. Criterion not met.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. The Spring House and rock walls are all "historic materials that characterize the property", a very important property with defining, early The Dalles history. The home was built in 1865, for goodness sake. Criterion DOES apply and is not 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. Meeting this criterion is simply not possible if your intent is to construct a massive townhome complex. In order to build it, they would have to destroy everything that's left there- except the history.

I recommend that the Historic Landmarks Commission deny the proposal for a townhome. Applicant **#148-15.**

Thank you, Heather Hopkins
Fort Dalles Museum Representative of the Historic Landmarks Commission

STAFF REPORT
HISTORIC LANDMARKS REVIEW #149-15

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Senior Planner

HEARING DATE: September 23, 2015

ISSUE: The property owner is applying to construct a new single family home located in the Trevitt's National Historic District. The new home will include some distinct features from the original house that burned down.

SYNOPSIS:

APPLICANT	Michiel Haley
PROPERTY OWNER	Henry Tran & Kathleen Truong
LOCATION	402 W. 4th Street, The Dalles, OR 97058
ZONING	"CBC" – Central Business Commercial
EXISTING USE	Vacant – previously a duplex
SURROUNDING USE	Commercial and Residential
HISTORIC STATUS	Former house that burned down was classified as Primary in the Trevitt's Historic District

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

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

ANALYSIS: The Historic Landmarks Commission is responsible for conducting hearings dealing with proposed alterations to historic buildings. City of The Dalles General Ordinance 94-1194 as well as General Ordinance 96-1207 establishing design guidelines for Historic Resources will serve as a tool to help the Commission make these decisions. The purpose of the Historic Landmarks Commission, the Historic Ordinance and the review criteria are to:

- *Protect historic and cultural resources from destruction, inappropriate alteration, and incompatible adjacent development;*
- *Stabilize and improve property values in historic districts and citywide;*
- *Enhance the city's attractiveness to visitors and residents, and stimulate business, industry and tourism;*
- *Educate The Dalles' citizens and visitors concerning the city's heritage;*
- *Preserve the historic housing stock of The Dalles;*
- *Comply with The Dalles comprehensive Plan.*

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

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 be used for residential purposes. The previous use at this site was a duplex; this request is for a single family residence. 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: There are currently no structures on the site, existing rock work and accessory building remain on the lot and will remain. A condition of approval will be added to address removal of any historical materials on this site. This criterion can be met 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: The applicant is proposing to site and construct a new single family residence on the existing vacant lot. The building description proposed will be similar to the original house and will be Italianate in design. Parking will be to the rear of the structure to lessen the appearance and reduce the visual impact of the new structure. Only one accessory structure exists on the site and no false changes/alterations are proposed. Criterion met.

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

FINDING-A4: The only remaining structure is the accessory building to the rear of the lot and a rock wall. Staff will suggest that the applicant preserve the existing rock work if possible and that the accessory building remain. Criterion will be addressed as a condition of approval.

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

FINDING-A5: There are no existing features, finishes, or construction techniques because there is no primary structure on this building; this review is for a new single family residence. This criterion does not apply.

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: This application is for a replacement structure for the previous house that was destroyed by two fires. All construction will be new and will be required to meet historic design guidelines.

7. *"Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible."*

FINDING-A7: No existing structure work is planned; 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: The Dalles is rich in history as well as archaeological resources. The applicant is responsible to notify the appropriate authorities if an archaeological resource is found. This 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 new residence will follow the Trevitt's Design Guidelines in detail (see below). All materials for the construction of the new residences will be new. The accessory structure will be preserved. 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 new residence will be larger than the previous home and will provide on-site parking. The site originally had a single family. The proposal is anticipated to be a part of the neighborhood for years to come. This site has been vacant since the two fires in the past few years. Criterion met.

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

Pages 17-21 *~BUILDING DESCRIPTIONS*

"The primary period of significance for Trevitt's Addition is 1864-1902. This marks the earliest settlement and development of the residential areas and the commercial core. The secondary period of significance is 1903-1937 which is due to changes resulting from the motor age, electricity and telephone systems..."

"The historic homes in the Trevitt's Addition fall into a broad range of styles. Not every home will fit within a specific style, some buildings may combine features of several styles, as well as being in a vernacular form..."

ITALIANATE (1840-1885) - two or three stories (rarely one story); low-pitched roof with widely overhanging eaves having decorative brackets beneath; tall, narrow windows, commonly arched or curved above; windows frequently with elaborated crowns, usually of inverted U shape; many examples with a square cupola or tower.

FINDING-B1: The applicant has submitted a rendering of the proposed residence. The style that is proposed is similar to the Italianate. The Trevitt's Addition, as stated above, has a broad range of housing styles. The design guidelines also state that some buildings combine several different styles. The applicant is proposing an attached garage to be accessed from the rear. The proposed rendering falls within the building descriptions that the Trevitt's Historic District allows, as well as blending in with the size, style, massing and height of the neighboring properties. The area includes single and multi-family homes as well as businesses, both single and multi-tenant. The style meets historic guidelines; however, additional details will be required prior to construction. Criterion will be addressed as a condition of approval.

Page 22 ~ *LANDSCAPING*

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

GUIDELINES:

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

FINDING-B2 (a): The proposed structure is set back 15', and the proposed attached garage is located to the rear of the structure. Criterion met.

FINDING-B2 (b): As shown on the submitted landscaping plan, medium growing shrubs are planned to provide a buffer from the parking area. The applicant is proposing trees, shrubs, and azaleas plants in front of the main residence; this is consistent with the surrounding properties and will not obstruct the public's visual access. Criterion met.

FINDING-B2 (c): The landscape plan submitted shows minimum height, and medium height shrubs. The number of shrubs shown does not dominate the appearance of the proposed house. Criterion met.
FINDING-B2 (d): The existing vacant lot only has a few volunteer trees that are not significant to the site and will be removed with construction. No other mature landscaping exists on the site. Criterion met.
FINDING-B2 (e): The submitted landscape plan shows low landscaping near the building, which includes bedding plants, lawn, and flowering plants. The trees shown on the plan are set away from the building. Criterion met.
FINDING-B2 (f): The applicant submitted a landscape plan that is appropriate for both the style of the residences as well as climate appropriate. Criterion met.
FINDING-B2 (g): No fences are shown on the landscaping plan. The adjacent properties to each side of the subject parcel do not have fences. If a fence is planned in the future, the applicant will need to get the Planning Director's approval prior to constructing the fence. Criterion will be addressed as a condition of approval.
FINDING-B2 (h): The previous duplex was destroyed, and the plans are for a new single family residence. Historic photos are available, and will be encouraged to be used.

Page 23 ~ *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-B3 (a): There is no existing porch on a residence to preserve; therefore, this criterion does not apply.

FINDING-B3 (b): There is no existing porch on a residence to preserve; therefore, this criterion does not apply.

FINDING-B3 (c): There is no existing house structure to preserve or add to; therefore, this criterion does not apply.

FINDING-B3 (d): There is no existing house structure to preserve or add to; therefore, this criterion does not apply.

FINDING-B3 (e): There is no existing house structure to preserve or maintain, therefore, this criterion does not apply.

FINDING-B3 (f): The applicant's drawings show a traditional porch. Staff believes the details meet the historic guidelines. Criterion met.

FINDING-B3 (g): The applicant is not proposing to use any of the above listed materials. Criterion met.

Page 24 ~*ROOFING*

"Roof forms contribute to the character of Trevitt's Addition in their form. They are predominantly gables with an assortment of gambrels and hips. New construction and rehabilitation should maintain the residential nature of the roof forms of the historic neighborhood.

GUIDELINES:

a. *Wherever possible preserve, repair and protect existing materials and forms (see page 2, Secretary of the Interior's Standards for Rehabilitation).*
b. *New construction should use roof forms that are consistent with the residential buildings in the neighborhood.*
c. *Gable, hip, and gambrel roof forms are recommended.*
d. *Flat roof forms for new construction are not recommended and are usually associated with commercial buildings.*
e. *Both new construction and rehabilitation should use wood or asphalt shingles.*
f. *Metal roofing and wood shakes are not recommended, unless original (St. Peter's Catholic Church).*
g. *If replacement or repair is necessary, retain a portion of original roofing for future information.*
h. *The use of historic photographs for reference is recommended."*

FINDING-B4 (a): This application is for new construction; therefore, this criterion does not apply.

FINDING-B4 (b): The proposed roof form is a design that is recognized in the historic district, it has prominent front facing gables and a medium pitch.

FINDING-B4 (c): As stated above, the applicant is proposing a gabled roofline. Criterion met.

FINDING-B4 (d): This proposal does not include a flat roof form. This criterion does not apply.

FINDING-B4 (e): The applicant is proposing to use architectural composite shingles to compliment the house paint colors. Criterion met.

FINDING-B4 (f): Neither metal roofing nor wood shakes will be used on the roof. Criterion met.

FINDING-B4 (g): This application is for new construction; therefore, this criterion does not apply.

FINDING-B4 (h): This application is not for repair on an existing structure. The subject property is proposing composite roofing. The surrounding properties currently all have composite roofing. This criterion does not apply.

Page 24 ~ *SIDING*

"The sense of cohesiveness and continuity of Trevitt's Addition derives in part from the consistent use of building materials in building facades: horizontal wood siding, brick, and stucco. New construction and rehabilitation should use materials that provide scale and relate to the historic residential character.

GUIDELINES:

a. *Wherever possible preserve, repair and protect existing materials (see page 2, Secretary of the Interior's Standards for Rehabilitation).*
b. *If necessary, siding should be replaced with in-kind materials (see page 2, Secretary of the Interior's Standards for Rehabilitation).*
c. *The use of materials appropriate to the building style is recommended.*
d. *Be consistent with the original siding in terms of style and exposure.*
e. *When replacing shingle siding it is recommended to use shingles with the same texture, exposure, pattern and to install with the same construction technique.*
f. *In general all buildings should have wood siding that is painted.*
g. *For new construction the use of stucco, brick and wood siding is recommended.*
h. *The use of aluminum, vinyl and plywood siding is prohibited."*

FINDING-B5 (a): There is no existing structure to preserve or add to; therefore, this criterion does not apply.

FINDING-B5 (b): There is no existing structure to preserve or add to; therefore, this criterion does not apply.

FINDING-B5 (c): The applicant is proposing to use a siding called "hardy board", which is a concrete cellulose (wood fiber) composite material. The boards are fire-retardant and widely used in the construction industry today. The boards are fabricated to look like wood boards. There will be some rock work to the front to somewhat replicate the former structure. The materials proposed to be used with the construction of the residence are appropriate to the building style recommended. Criterion met.

FINDING-B5 (d): There is no existing structure to preserve or add to; therefore, this criterion does not apply.

FINDING-B5 (e): There is no existing structure to preserve or add to; therefore, this criterion does not apply.

FINDING-B5 (f): As stated above, the proposed structure will be using "hardy board" which has a component of wood and is fabricated to have a wood grain. The hardy board siding will be painted, and is very difficult to distinguish (unless very close to) that it is not wood. Staff supports the use of hardy board on these new proposed four-unit residences. Criterion met.

FINDING-B5 (g): The new construction will use a composite siding that has the appearance of wood. Staff supports this choice of siding, because it looks like wood and has wood fibers in the actual boards. Criterion met.

FINDING-B5 (h): The applicant is not proposing the use of aluminum, vinyl, or plywood siding. Criterion met.

Page 26 ~*WINDOWS & DOORS*

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

GUIDELINES:

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

FINDING-B6 (a): There is no existing structure with windows to preserve or repair, therefore, this criterion does not apply.

FINDING-B6 (b): There is no existing structure with windows to preserve or repair, therefore, this criterion does not apply.

FINDING-B6 (c): There is no existing structure with windows to preserve or repair, therefore, this criterion does not apply.

FINDING-B6 (d): There are no existing photographs of the original structure. This criterion does not apply.

FINDING-B6 (e): The applicant is not proposing shutters or shades; therefore, this criterion does not apply.

FINDING-B6 (f): The applicant is not proposing storm windows; therefore, this criterion does not apply.

FINDING-B6 (g): The applicant is going to be installing new windows; therefore, this criterion does not apply.

FINDING-B6 (h): Anderson windows are planned for the new residence. Staff will work with the applicant on the selection of the appropriate windows to ensure that they meet the historic design guidelines. The selection will also need to meet the building codes minimum requirements for thermal ratings. Criterion will be addressed as a condition of approval.

Criterion will be addressed as a condition of approval.

FINDING-B6 (i): The applicant is proposing Anderson or similar wood windows to be used for the house. The Oregon State Uniform Building Code requires certain thermal ratings for one and two family homes; a "u-value" needs to be met in order for the window to be approved. Discussions with the local State Building Code Department made it evident that using a solid wood window or partial wood window

makes it difficult to meet the State's minimum thermal rating requirements. Staff will work with the applicant to ensure that the window chosen meets the building codes requirements as well as provides a historic appearance. According to my conversations with building codes, vinyl windows may be required. The proposed windows are appropriate in proportion, scale, and historic character with the proposed building and the surrounding homes. Criterion met.

FINDING-B6 (j): The applicant is not proposing reflective glass. Criterion met.

*Page 27~**COLOR***

"Trevitt's Addition has a varied range of building colors which contributes to the liveliness of the neighborhood. New paint should maintain an overall image of variety, without providing a strict palette, allowing for flexibility and freedom, which created the current appearance of the neighborhood.

GUIDELINES:

a. *Research and replication of original paint colors is recommended.*
b. *As a rule it is recommended that three colors be used:*
   darkest-window sash
   medium-building
   lightest-trim, detail
c. *In choosing a color scheme for a house, consult the local hardware stores, which have historic paint palettes for suggested styles.*
d. *In general earth tones are recommended.*
e. *Lighter colors used for smaller homes help to give them more presence.*
f. *Houses should use varying color palettes in an effort to retain the sense of variety in the neighborhood."*

FINDING-B7 (a-f): The applicant has provided a Sherwin Williams Heritage color pallet for exterior paint. The color selection will be made from this palate. The proposed colors will be required to be different than the surrounding properties. The surrounding properties have varying colors: greens, blues, creams, burgundy, gray, taupe and white. The final color choice will be confirmed by staff and will be suggested to differentiate from the existing surrounding buildings. The Planning Director can approve the final colors administratively; therefore this criterion will be addressed as a condition of approval.

CONCLUSIONS: The proposed single family residences will be a welcome addition to the Historic Trevitt's Addition. In all respects this application meets the standards of the Secretary of the Interior and the City of The Dalles General Ordinance No.94-1194, as well as General Ordinance No. 96-1207, with the following conditions:

Recommended Conditions of Approval:

1. Work will be completed in substantial conformance to the pictures and proposals as submitted and reviewed.

2. Preservation of the existing rock wall and rock shed is required.

3. Removal of historic materials from the site will not be allowed. Use of historic materials, i.e. rock, on the new structure is recommended.

4. Discovered archeological resources or materials will need to be professionally evaluated prior to excavation at the site.

5. Prior to a building permit being issued, the applicant will need to submit window details that meet historic design guidelines and building codes standards for new construction.

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

7. The final color scheme for the home will need to be reviewed and approved by the Planning Department Director. The color scheme should be chosen from the Heritage Palette provided by the applicant, and should vary from the surrounding properties.

8. The applicant will need to go through a building permit process for approval prior to any construction at the subject site.

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

(541) 296-5481 ext. 1125
PLANNING DEPARTMENT

HLC# 149-15
FEE - $25.00

HISTORIC LANDMARKS APPLICATION

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

Applicant Name	Michial Haley
Address	301 N 15th #206 Hood River Or.
Phone	541-480-8713
Business Name	Haley Custom Homes
Site Address	402 W 4th The Dalles
Phone	
Map and Tax Lot	1N 13E 4AA 3200
Zoning	CBC-1

Please describe your project goals.

New Construction - Single Family Home

How will your project affect the appearance of the building and or site?

At the present time its a Vacant Lot

What efforts are being made to maintain the historic character of this structure?

Requiring the Guide Lines of Trevitt's Addition Historic Dist. Guide Line be Adhered to

What is the current use of this property? Vacant Lot

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

List any known archeological resources on site.

None

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

I certify that the above information is correct and submit this application with six (6) copies of a site plan drawn to scale, six (6) copies of detailed, elevation drawings with proposed changes, and six (6) current color photographs (4X6 inch minimum) of the building/structure front.

Applicant 9/8/15 Date

Hanny Tran and Kathleen Truong
Owner (if not the applicant)

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

C. Trautman
Secretary, Historic Landmarks Commission

FOR OFFICE USE ONLY

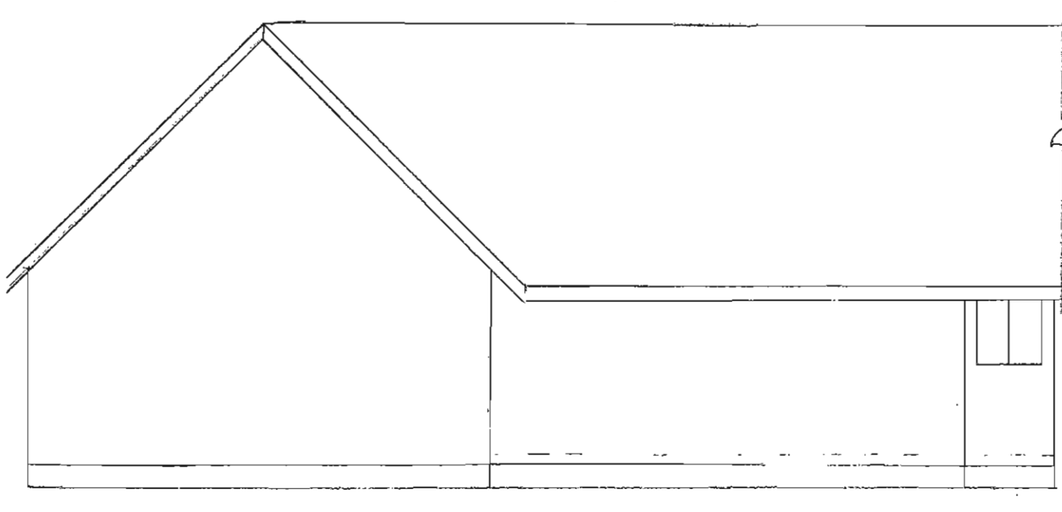
Historical Classification Primary/Contributing (structure no longer exists)
(Primary, Secondary, Historical, Etc.)

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

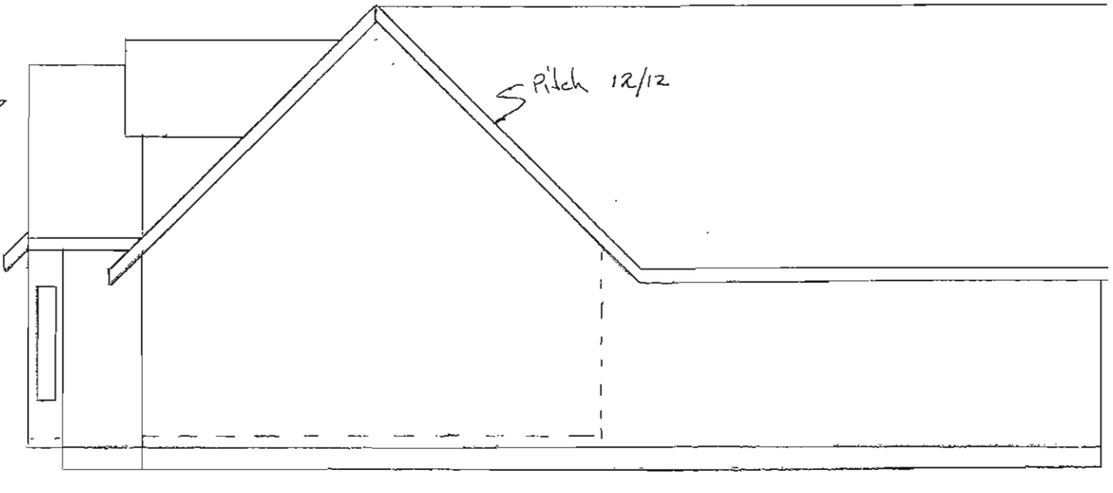
Historic Name (if any) Pentland House

Year(s) Built c. 1865

402 West Fourth
scale: 1/4" = 1'-0"

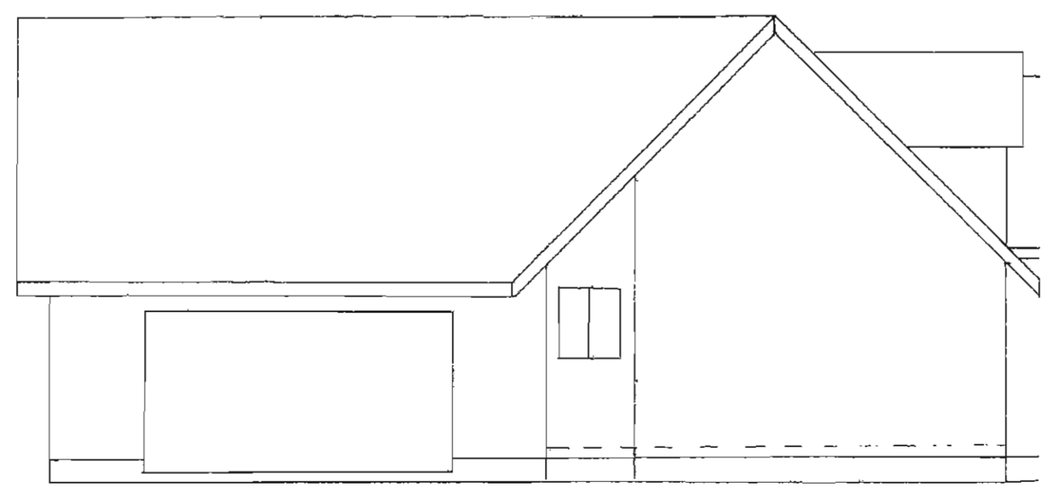


Rear Elevation
Scale: 1/4"=1'-0"

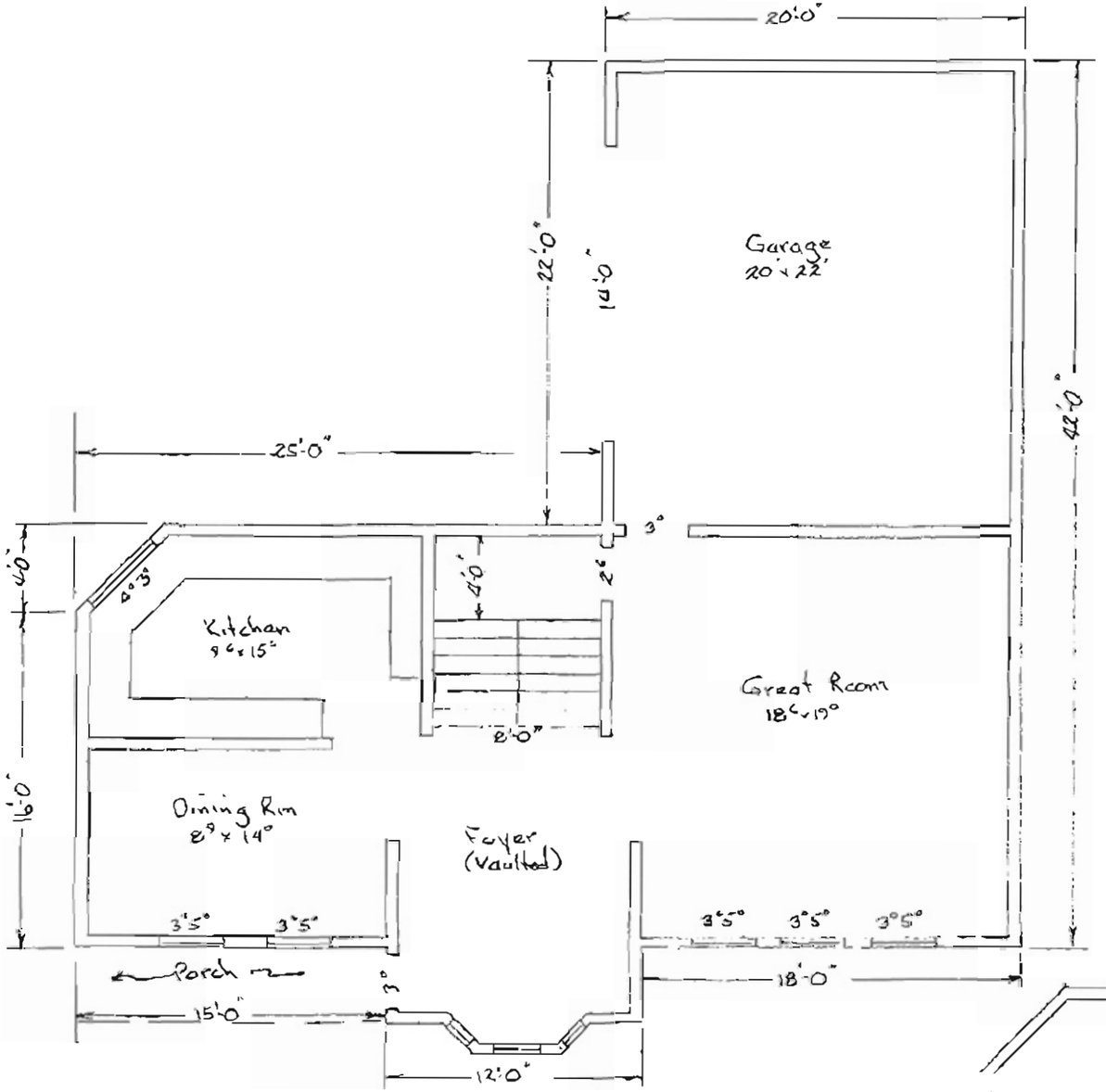


Right Elevation
scale: 1/4"=1'-0"

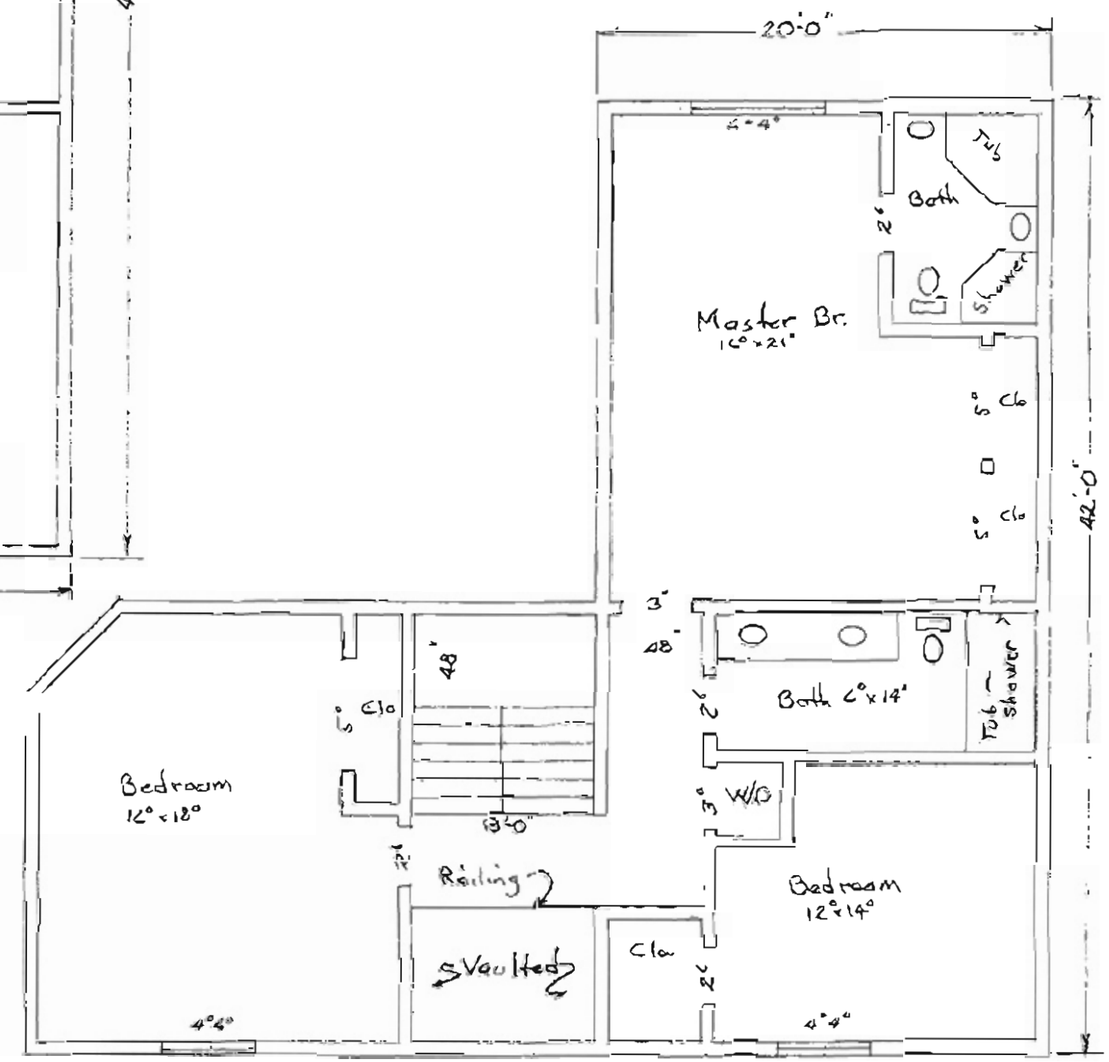
Front Elevation
scale: 1/4"=1'-0"



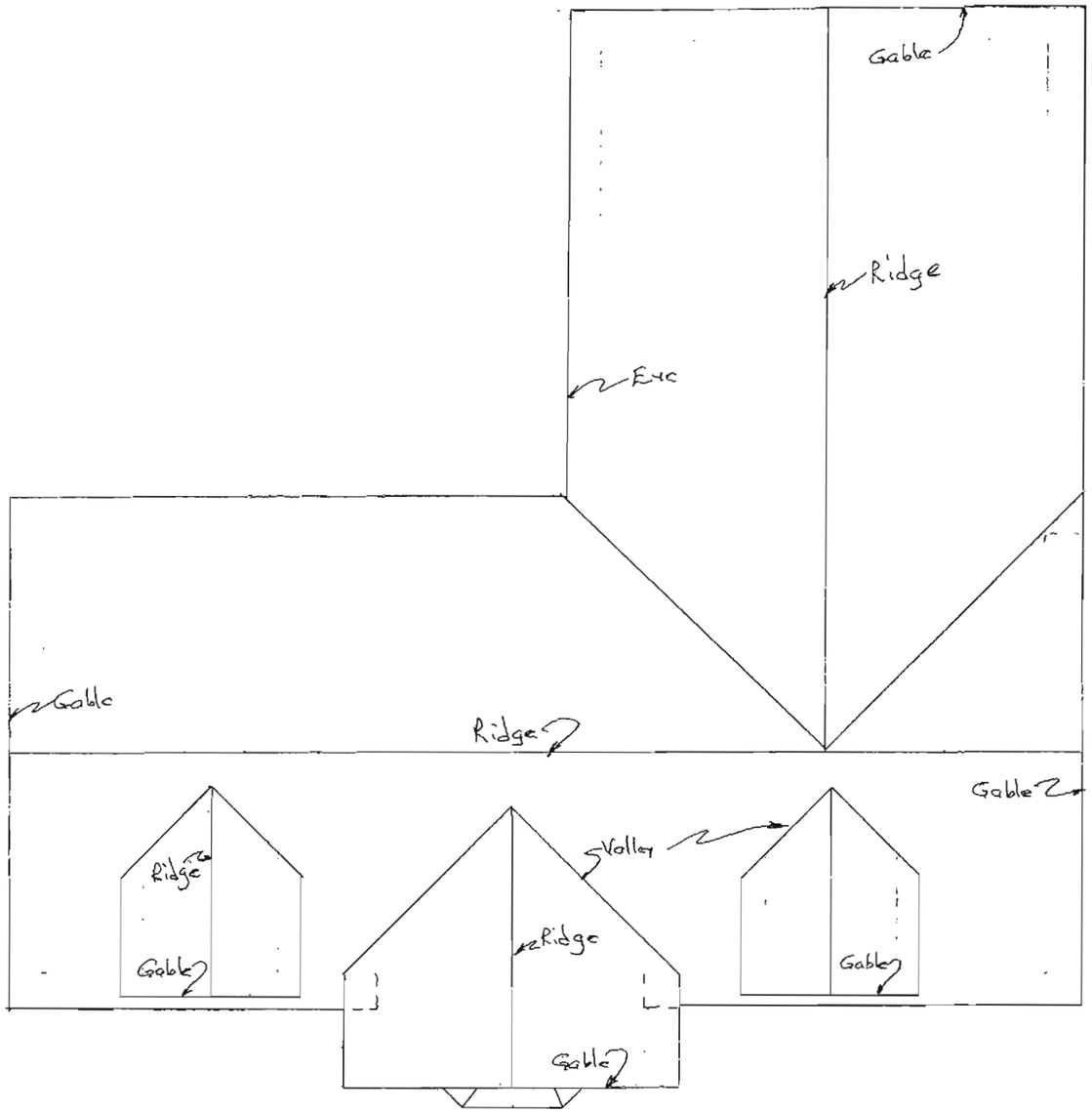
Left Elevation
Scale: 1/4"=1'-0"



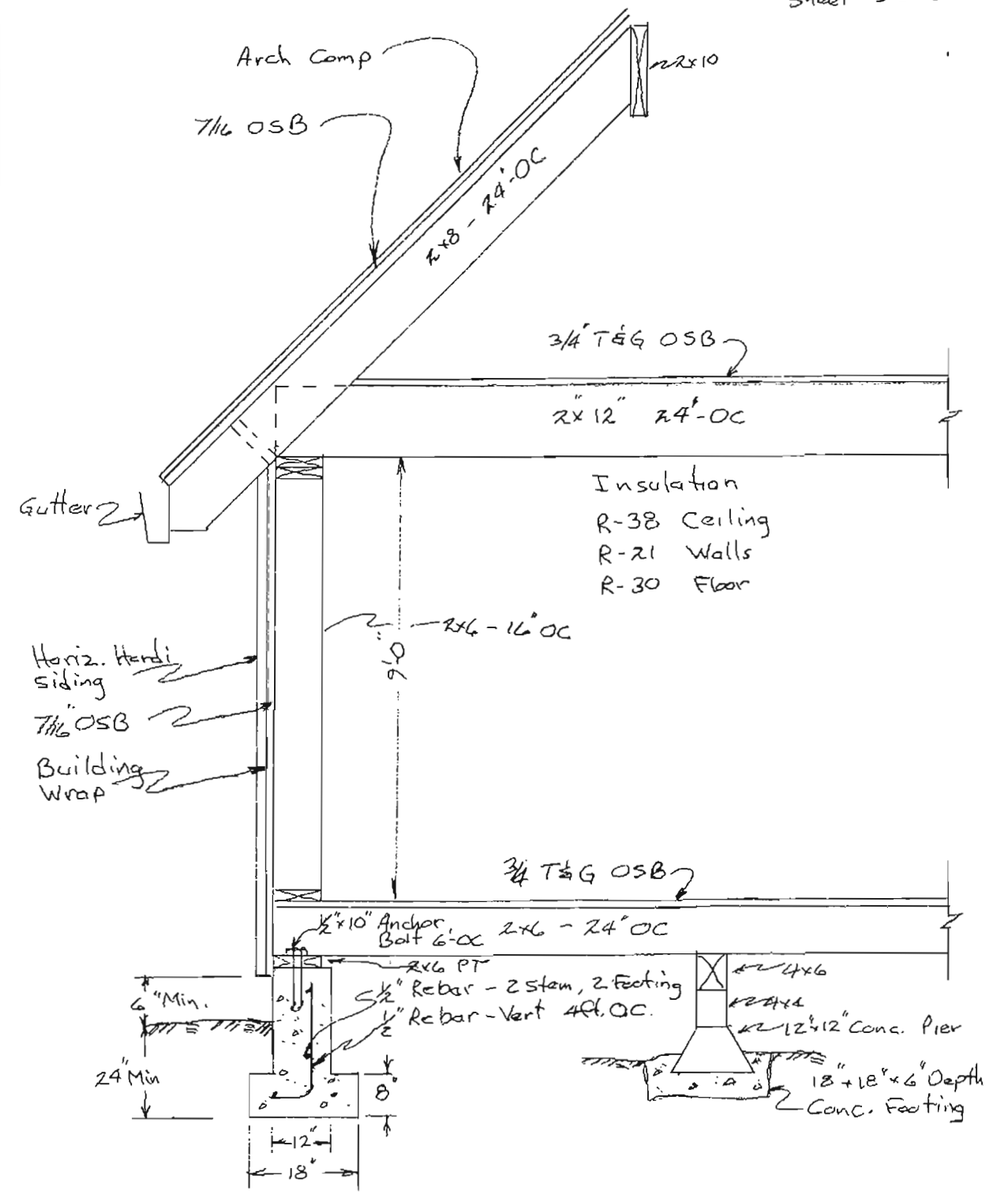
Main Level ~ Floor Plan
Scale: 1/4" = 1'-0"
(900 SF)
Total ~ 2240 SF



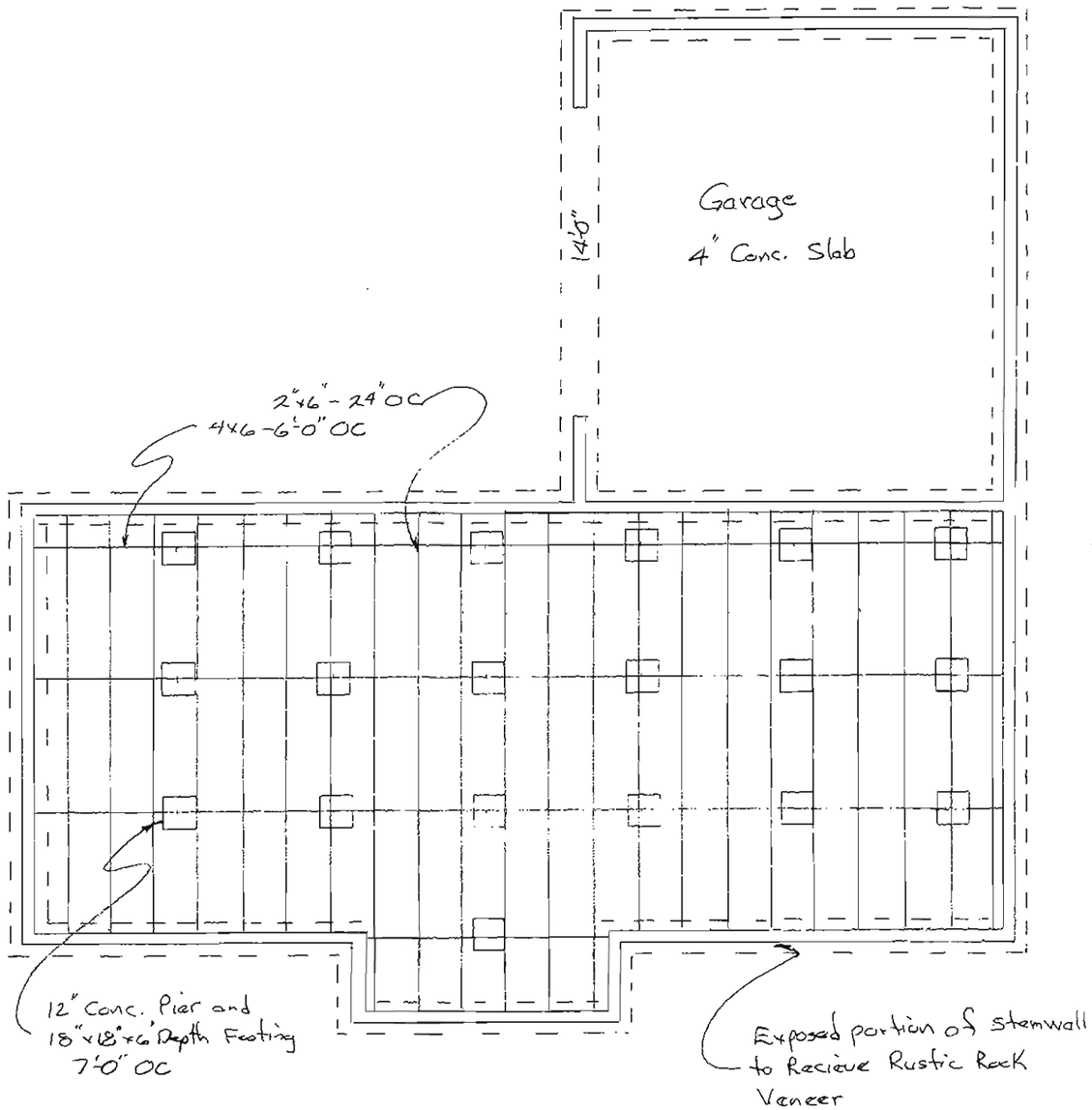
Upper Level ~ Floor Plan
Scale: 1/4" = 1'-0"
(1340 SF)



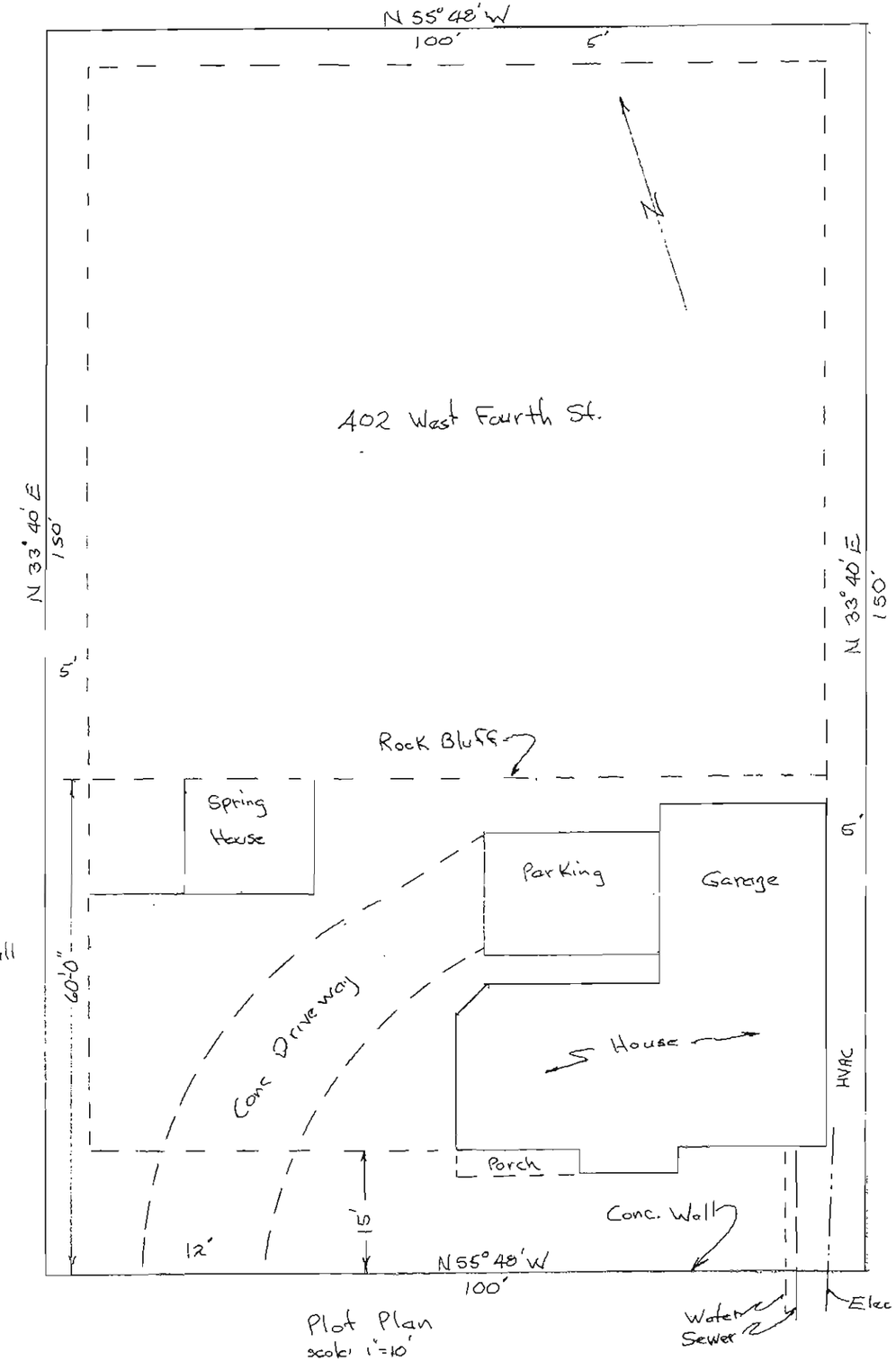
Roof Detail
Scale: 1/4" = 1'-0"



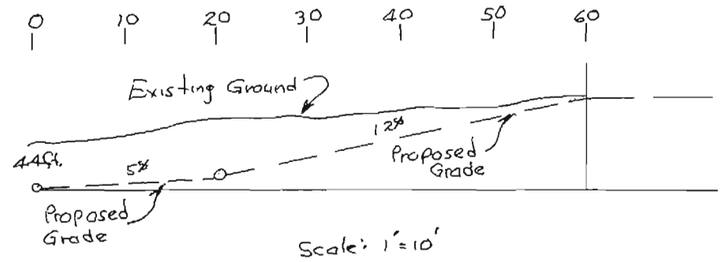
Framing Detail
No Scale



Foundation Detail
scale: 1/4" = 1'-0"

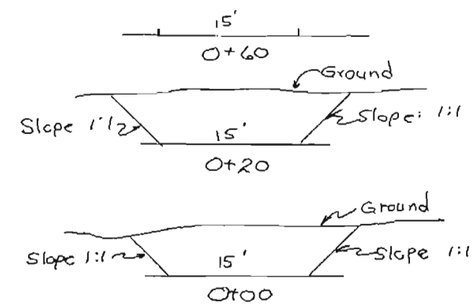


Plot Plan
scale: 1" = 10'

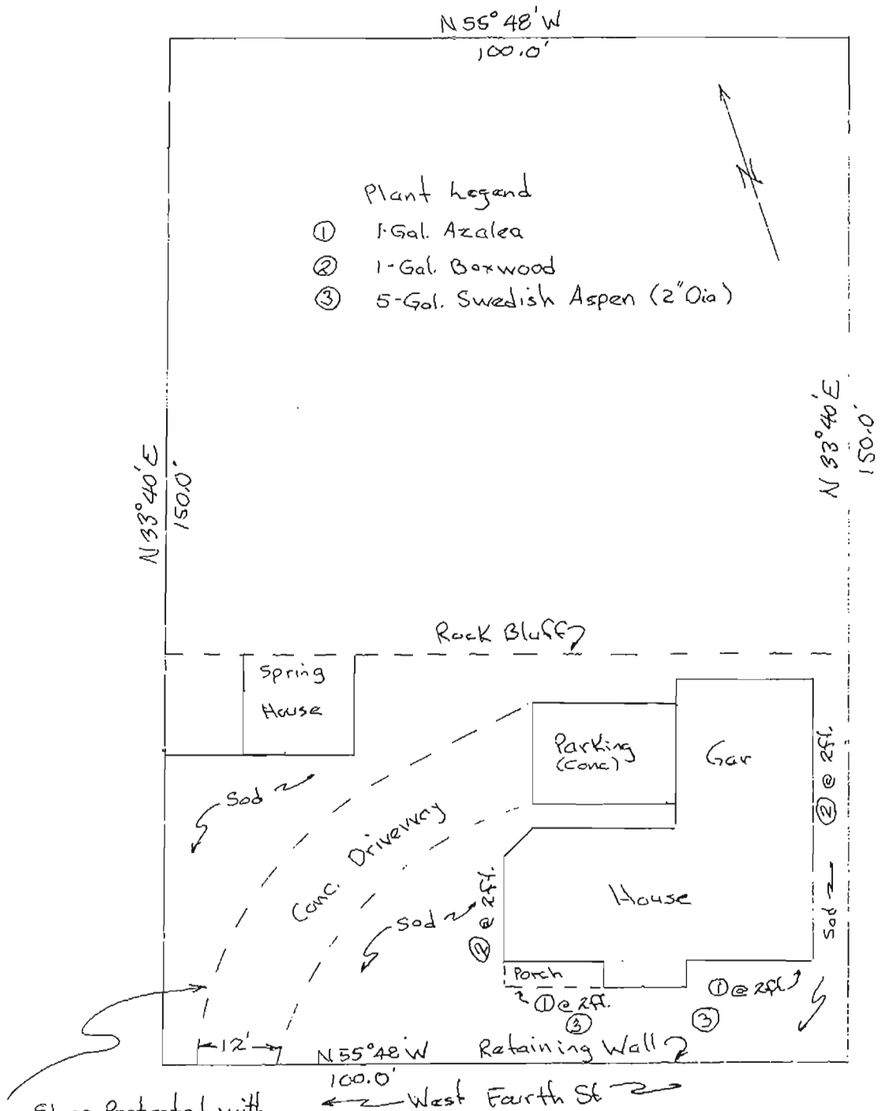


Scale: 1"=10'

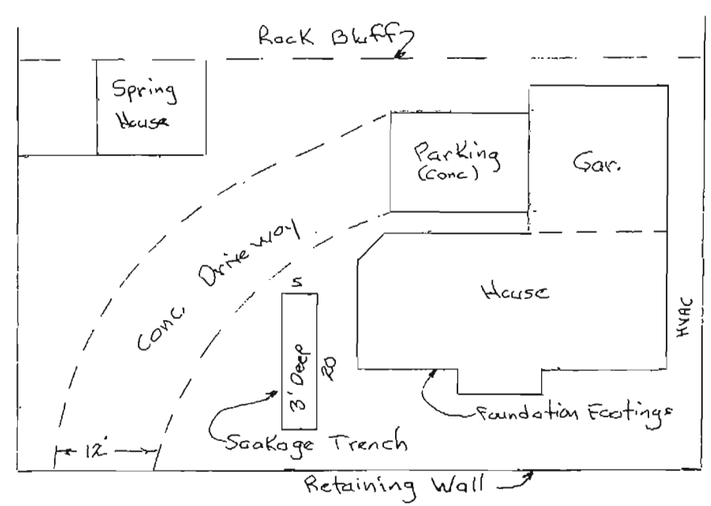
Driveway Profile



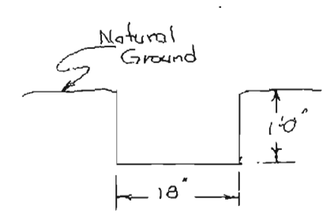
Driveway X-Sections
Scale: 1"=10'



Land Scape Detail
Scale: 3/4"=10'-0"



Scale: 3/4"=10'-0"

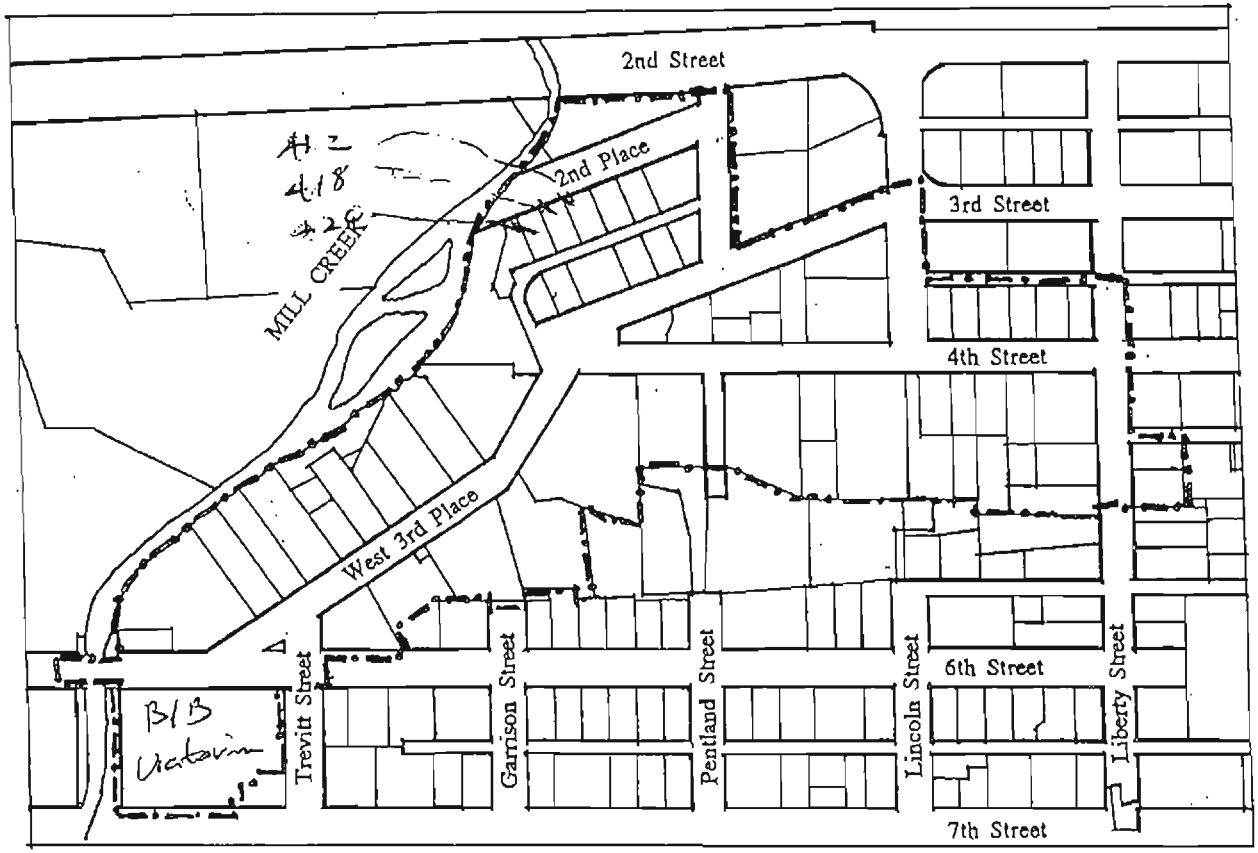


Foundation Footing
No Scale

Google earth feet 9 meters 2

402 W Fourth
The Dalles

1) Add Notes to Plans Referencing The Trevitts Addition Historic District Guide Lines



TREVITT'S ADDITION
HISTORIC DISTRICT

DISTRICT BOUNDARY

BUILDING DESCRIPTIONS

The primary period of significance for Trevitt's Addition is 1864-1902. This marks the earliest settlement and development of the residential areas and the commercial core. The secondary period of significance is 1903-1937 which is due to changes resulting from the motor age, electricity and telephone systems.

This section is written to help owners identify the style of their home (see also Trevitt's Addition District Nomination) and enable them to better understand the unique features that contribute to the overall building shape and detailing. A description of the predominant styles from Trevitt's Addition is given, along with examples from the district which are listed by their historic names.

The historic homes in the Trevitt's Addition fall into a broad range of styles. Not every home will fit within a specific style, some buildings may combine features of several styles, as well as being in a vernacular form. The following definitions are taken from A Field Guide to American Houses by Virginia and Lee McAlester (see Appendix B, Bibliography).

GOTHIC REVIVAL (1840-1880) - steeply pitched roof, usually with steep cross gables (roof normally side-gabled, less commonly front-gabled or hipped; rarely flat with castellated parapet); gables commonly have decorated vergeboards; wall surface extending into gable without break (eave or trim normally lacking beneath gable); windows commonly extend into gables, frequently having pointed-arch (Gothic) shape; one-story porch (either entry or full-width) usually present, commonly supported by flattened Gothic arches.
EXAMPLE: Schmidt House, c. 1878

3rd Pkw

TREVITT'S ADDITION

ITALIANATE (1840-1885) - two or three stories (rarely one story); low-pitched roof with widely overhanging eaves having decorative brackets beneath; tall, narrow windows, commonly arched or curved above; windows frequently with elaborated crowns, usually of inverted U shape; many examples with a square cupola or tower.
EXAMPLE: Thornbury House, c. 1880

120 2nd Ave

QUEEN ANNE (1880-1910) - steeply pitched roof of irregular shape, usually with a dominant front-facing gable; patterned shingles, cutaway bay windows, and other devices used to avoid a smooth walled appearance; asymmetrical facade with partial or full-width porch which is usually one story high and extended along one or both side walls.
EXAMPLE: Bennett House, c. 1899

Cor. 3rd/Trinit

TREVITT'S ADDITION

MISSION (1890-1920) - mission-shaped dormer or roof parapet (these may be on either main roof or porch roof); commonly with red tile roof covering; widely overhanging eaves, usually open; porch roofs supported by large, square piers, commonly arched above; wall surface usually smooth stucco.
EXAMPLE: Vogt Hall, 1921

4th

FALSE THATCHED ROOF (1890-1940) - this rare but very distinctive subtype of the Tudor attempt to mimic with modern materials the picturesque thatched roofs of rural England. Typically, composition roofing materials are rolled around eaves and rakes to suggest a thick layering of thatch. The original composition materials frequently had irregular surface textures, also suggesting thatch, but these have usually been replaced by later coverings with regular shingled patterns. Such roofs were occasionally used on Tudor houses of all types, from modest cottages to grand landmarks.
EXAMPLE: Stadelman House, 1925

3rd Place

418 2nd Pl

TREVITT'S ADDITION

NORMAN FARMHOUSE (1915-45) - a subtype of the "french eclectic" which is characterized by tall, steeply pitched hipped roof (occasionally gabled in towered subtype) without dominant front-facing cross gable; eaves commonly flared upward at roof-wall junction; brick, stone, or stucco wall cladding sometimes with decorative half-timbering.
EXAMPLE: Hudson House, 1937

SPANISH ECLECTIC (1915-1940) - one story (less commonly two stories) with low-pitched or flat roof; thick masonry walls of adobe brick or rubble stone (usually covered with protective stucco); originally with multiple external doorways and few small window openings, which were closed from the interior by solid wooden shutters; except in reconstructions, most such early windows have been altered to accommodate double-hung, glazed sashes and trim.
EXAMPLE: Coberth House, c. 1927-28

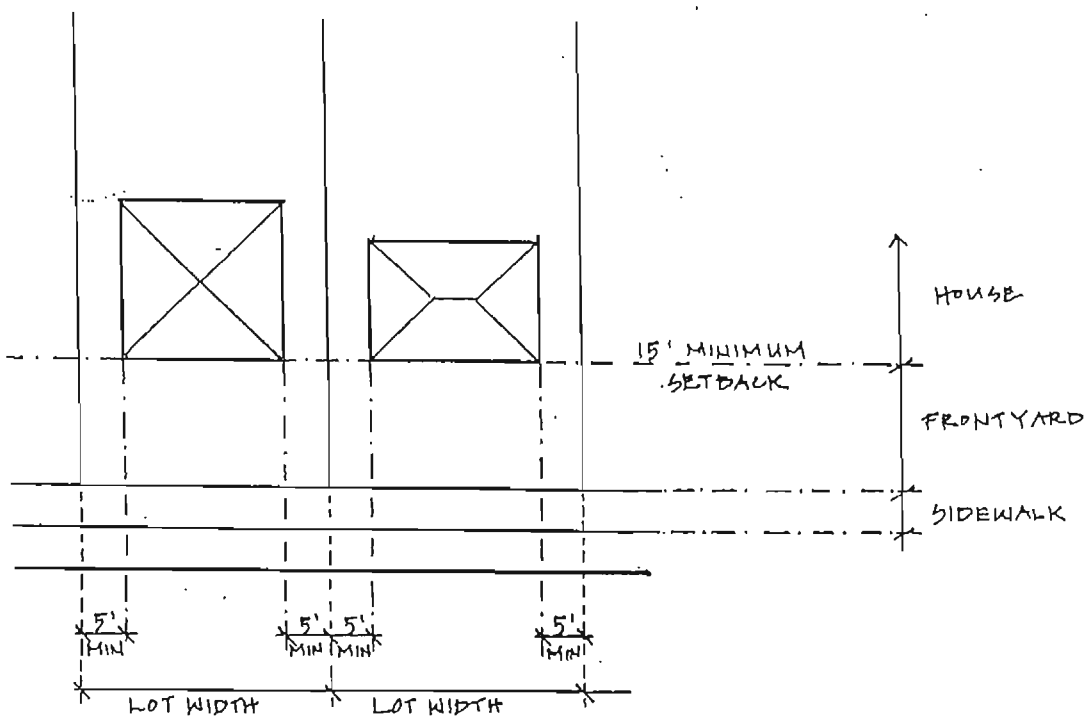
DUTCH COLONIAL REVIVAL (1895-1915) - About 10 percent of Colonial Revival houses have gambrel roofs. Most are one story with steeply pitched gambrels containing almost a full second story of floor space; these have either separate dormer windows or a continuous shed dormer with several windows. A full-width proch may be included under the main roof line or added with a separate roof. This subtype is known as Dutch Colonial, but very few examples closely follow early Dutch precedent. From about 1895 to 1915 the most common form has a front-facing gambrel roof, occasionally with a cross gambrel at the rear. These are influenced by the typical gambrels of the earlier Shingle style. Side gambrels, usually with long shed dormers, became the predominant form in the 1920's and 30's.
EXAMPLE: Bonn House, c.1920

CRAFTSMAN (1905-1930) - low-pitched, gabled roof (occasionally hipped) with wide, unenclosed eave overhang; roof rafters usually exposed; decorative (false) beams or braces commonly added under gables; porches, either full- or partial-width, with roof supported by tapered square columns; columns or pedestals frequently extend to ground level (without a break at level of porch floor).
EXAMPLE: Schanno House I, 1918

TREVITT'S ADDITION

LANDSCAPING

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

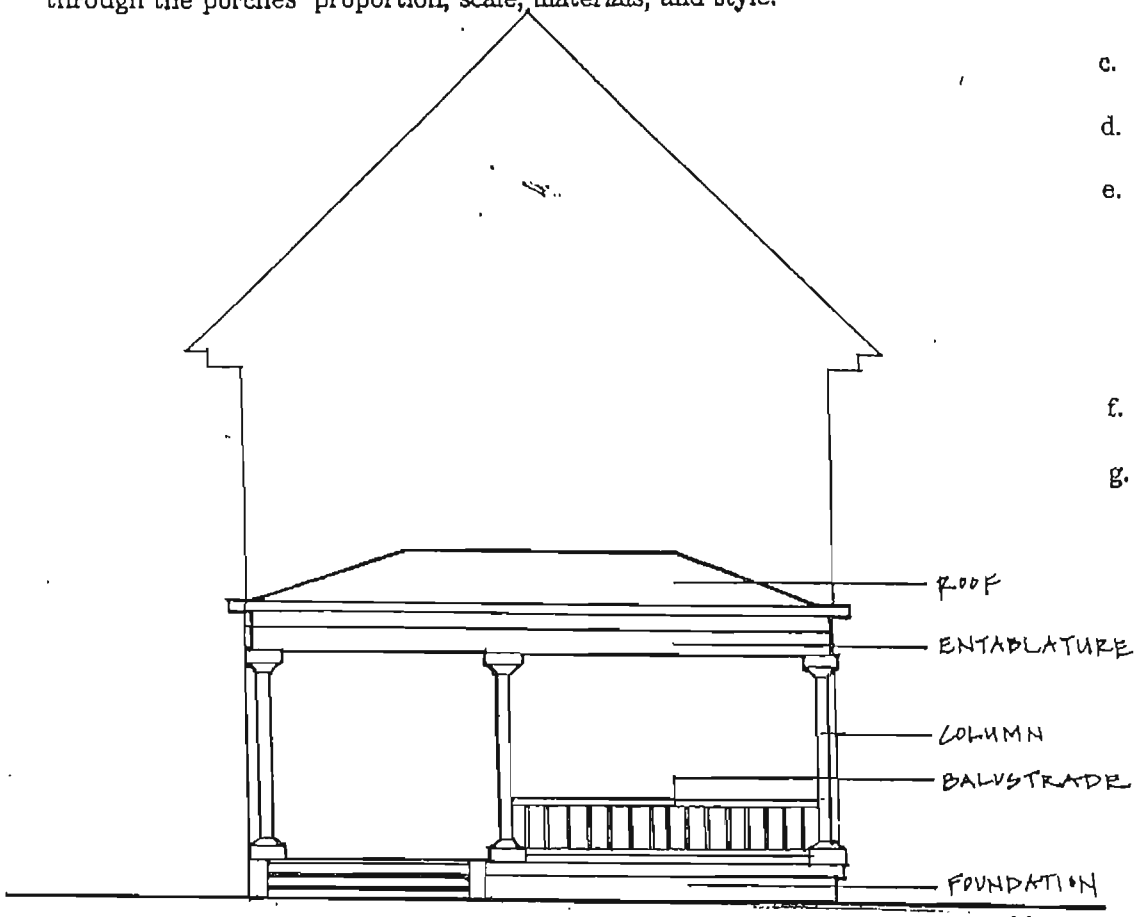


GUIDELINES:

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

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.

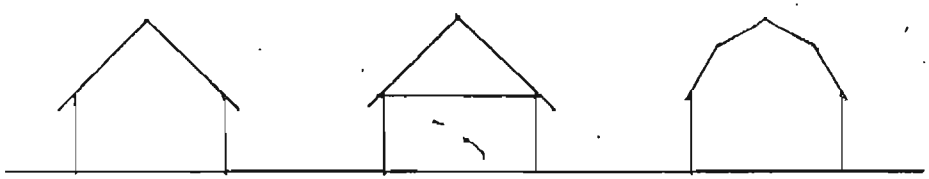


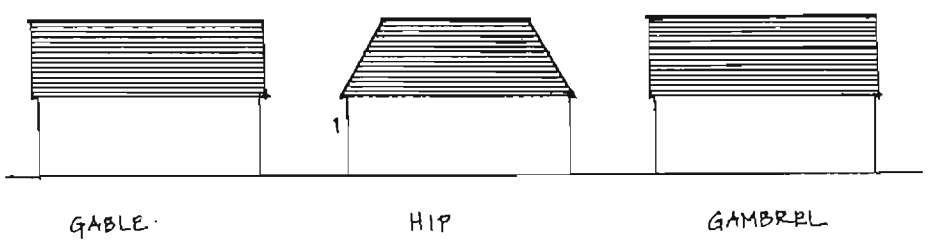
GUIDELINES:

a. Preservation of defining features such as columns, entabla railings and other details is important to maintaining the ov character of the house.
b. When original elements are too damaged to restore or rehabili the materials and craftsmanship used to repair the porch sh replicate the original construction (see page 2, Secretary of Interior's Standards for Rehabilitation).
c. When adding or remodeling a porch on a historic home the u photographs for reference is recommended.
d. Retain all representative distinctive damaged material as a fu record.
e. Preventive maintenance can help avoid costly repairs. An 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 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

ROOFING

Roof forms contribute to the character of Trevitt's Addition in their form. They are predominantly gables with an assortment of gambrels and hips. New construction and rehabilitation should maintain the residential nature of the roof forms of the historic neighborhood.





GUIDELINES:

a. Wherever possible preserve, repair and protect existing materials and forms (see page 2, Secretary of the Interior's Standards for Rehabilitation).
b. New construction should use roof forms that are consistent with the residential buildings in the neighborhood.
c. Gable, hip, and gambrel roof forms are recommended.
d. Flat roof forms for new construction are not recommended and are usually associated with commercial buildings.
e. Both new construction and rehabilitation should use wood or asphalt shingles.
f. Metal roofing and wood shakes are not recommended, unless original (St. Peter's Catholic Church).
g. If replacement or repair is necessary, retain a portion of original roofing for future information.
h. The use of historic photographs for reference is recommended.

TREVITT'S ADDITION

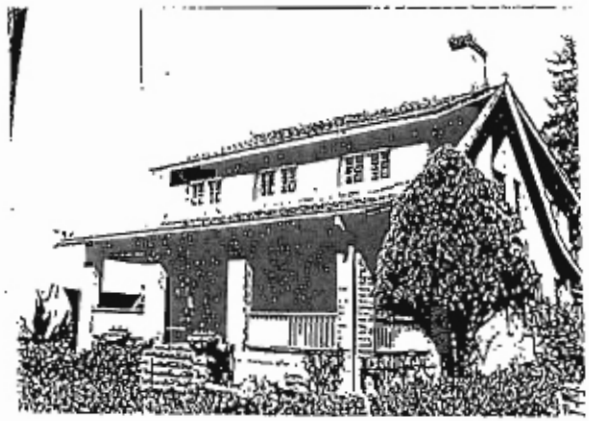
SIDING

The sense of cohesiveness and continuity of Trevitt's Addition derives in part from the consistent use of building materials in building facades: horizontal wood siding, brick, and stucco. New construction and rehabilitation should use materials that provide scale and relate to the historic residential character.

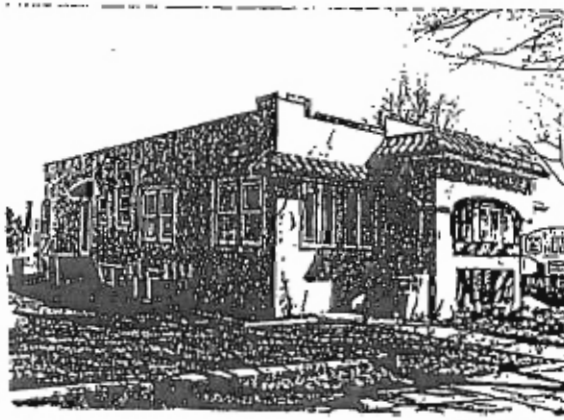
GUIDELINES:

a. Wherever possible preserve, repair and protect existing materials (see page 2, Secretary of the Interior's Standards for Rehabilitation).
b. If necessary, siding should be replaced with in-kind materials (see page 2, Secretary of the Interior's Standards for Rehabilitation).
c. The use of materials appropriate to the building style is recommended.
d. Be consistent with the original siding in terms of style and exposure.
e. When replacing shingle siding it is recommended to use shingles with the same texture, exposure, pattern and to install with the same construction technique.
f. In general all buildings should have wood siding that is painted.
g. For new construction the use of stucco, brick and wood siding is recommended.
h. The use of aluminum, vinyl and plywood siding is prohibited.

Example of horizontal wood si



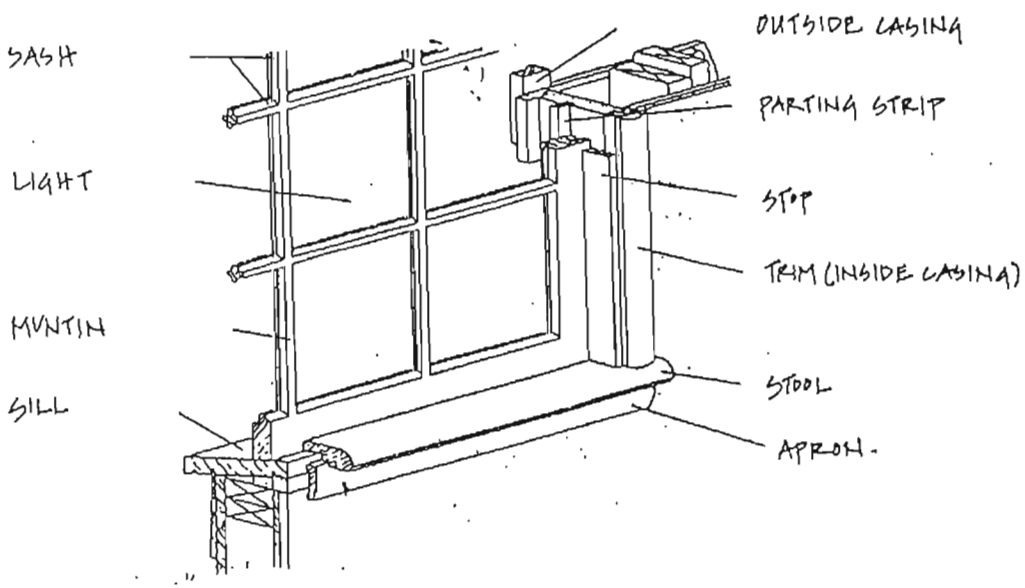
Example of b



Example of s

WINDOWS & DOORS

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



PARTS of a WINDOW

GUIDELINES:

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

TREVITT'S ADDITION

COLOR

Trevitt's Addition has a varied range of building colors which contributes to the liveliness of the neighborhood. New paint should maintain an overall image of variety, without providing a strict palette, allowing for flexibility and freedom, which created the current appearance of the neighborhood.

Corner 3rd & Trivitt

GUIDELINES:

a. Research and replication of original paint colors is recommend
b. As a rule it is recommended that three colors be used:
   darkest-window sash
   medium-building
   lightest-trim, detail
c. In choosing a color scheme for a house, consult the local hardv stores which have historic paint palettes for suggested styles.
d. In general earth tones are recommended.
e. Lighter colors used for smaller homes help to give them n presence.
f. Houses should use varying color palettes in an effort to retain sense of variety in the neighborhood.

Two examples of residential homes using the three color palette.

Michiel (mike)

HALEY

CUSTOM HOMES

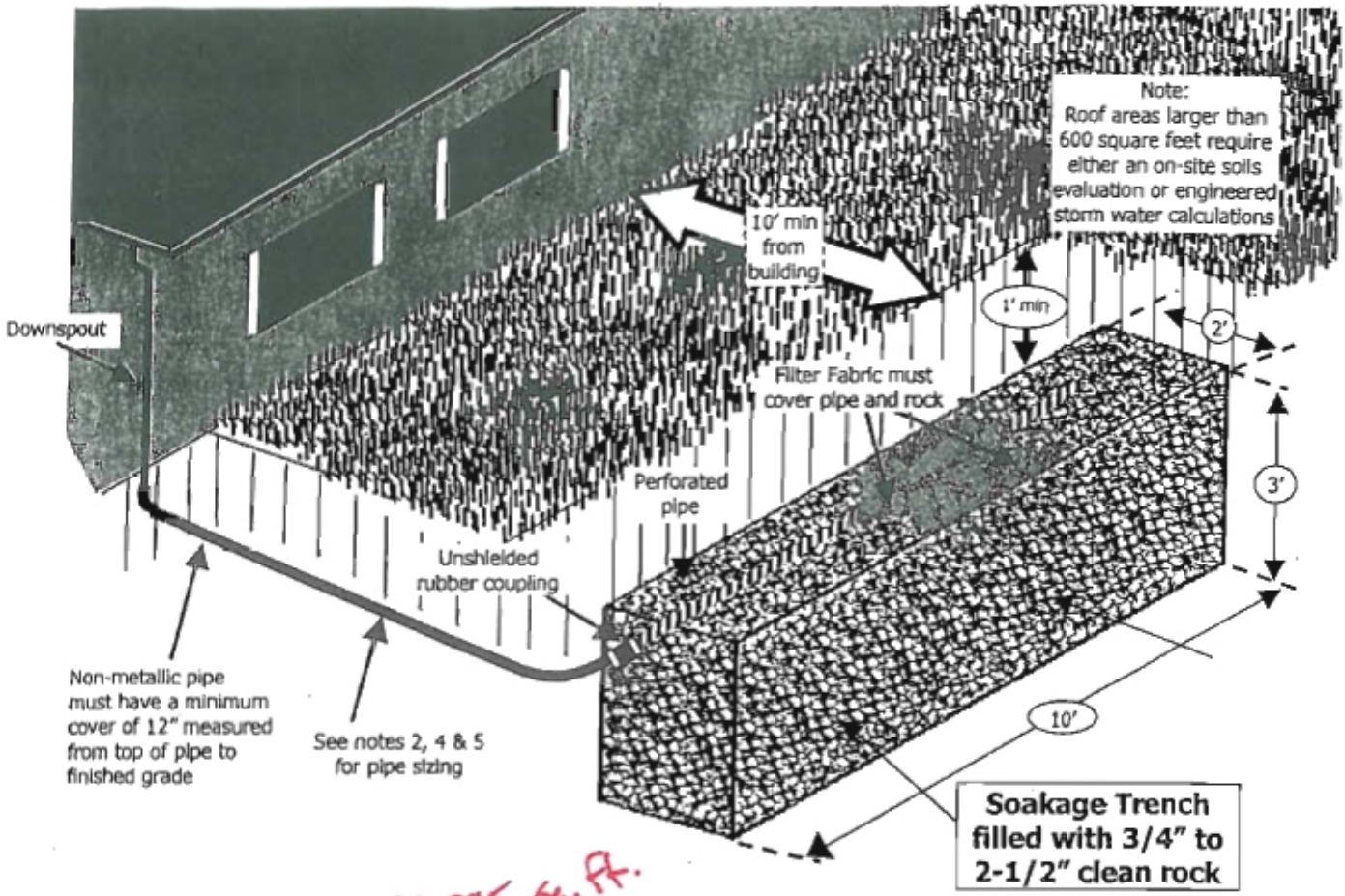
Excavation Quantities
for 402 W 4th

Driveway - Curb to Parking Area	230 CY
Trenching for Foundation Footings	17 CY
Total	247 CY

Soakage Trench for Rainwater Disposal

Applicable to Areas **East** of the Willamette River

For well drained soils



885 sq. ft. to soakage, trench @ 15' long
E. Matthews - BES X37686

Soakage Trench Sizing

Soakage trench length is determined by the total square footage of surface area served. A 10 foot long soakage trench is minimum. Soakage Trenches 10 feet long may serve a maximum of 600 sq. ft of horizontally projected roof area or other impervious surface. Refer to Note located above soakage trench for sizing soakage trenches serving roofs or surface areas larger than 600 square feet.

Notes:

1. Soakage trench and perforated pipe must be installed level and parallel to contour of finished grade.
2. The solid pipe from building or other source to connection with perforated pipe must be installed at a 1/4 " per foot slope.
3. Soakage trench shall be located no closer than 10' to any building and not closer than 5' to property line.
4. All piping within 5' of building must be sch. 40 ABS, sch. 40 PVC, cast iron, copper type DWV or other material approved for use within a building.
5. 3" sch. 40 ABS, 3" sch. 40 PVC or 3" cast iron pipe may be used for rain drain piping serving not more than 1,500 sq. ft. of roof or surface area. Use 4" pipe if area is greater than 1,500 sq. ft.

Michiel (mike)

HALEY

CUSTOM HOMES

Materials List

	Concrete Foundation 181LF	15CY
	Garage slab	4CY
	2x6 PT	200LF
	1/2"x10" Anchor bolts	40Ea.
	3" Washers	40Ea.
	2x6 Girders	150LF
First Floor	2x6 Rim Joist	181LF
	2x6 Floor Joist 2x12x20'	140LF
	3/4 T&G OSB	30Ea.
	2x6 Plate 3x181	543LF
	2x6 Stud	815Ea
	2x4 Plate 3x50	150LF
	2x4 Studs	50Ea.
	2x12 CJ/FJ x20'	22Ea.
	2x12 Rim Joist/Blocking	130LF
	2x6 Gable Plate 2x2	128LF
	2x6 Stud	64Ea.
	6x12 Garage Dr. Header	16LF
	2x12 CJ/FJ 11-20'	11Ea.
	2x12 Blocking	64LF

Michiel (mike)

HALEY

CUSTOM HOMES

Material List (Continued)

still First Floor

2x8 Rafters 2x6 House 44 / Gar. 24 [illegible] Ea.

2x10 Ridge 50 + 24 74 LF

7/16 Roof Sheating OSB 1548 + 896 77 Ea.

Second Floor 3/4 T&G OSB 42 Ea.

2x6 Gables 30 - 16' 480 LF

2x12 Stairs [illegible] [illegible] LF

2x4 Plate 100 [illegible] 300 LF

2x4 [illegible] [illegible] Ea.

2x4 x 16 Cell in [illegible] - 16' [illegible]

4x12 Headers [illegible] 16' [illegible] LF

Lights - Exterior to match Era

Exterior Doors [illegible] Wood

Interior Doors [illegible]

Windows - All Windows to be Wood Clad

Palm, Anderson or Equal

Appliances - Range, Dishwasher, [illegible],

[illegible]

[illegible]

Custom Homes
Remodeling
Drafting Services

michiel (mike)
Haley
CUSTOM HOMES

Proposed Construction **DESCRIPTION OF MATERIALS** Loan No. _____

Under Construction

Property address 402 W 4th City The Dallas State _____

Mortgagor or Sponsor _____ (Name) _____ (Address)

1. EXCAVATION:
Bearing soil, type Natural

2. FOUNDATIONS:
Footings: concrete mix 5 Sack; strength psi 2500 Reinforcing ½" Rebar
Foundation wall: material _____ Reinforcing _____
Interior foundation wall: material _____ Party foundation wall Pier & Post
Columns: material and sizes _____ Piers: material and reinforcing _____
Girders: material and sizes 4x6 DF Sills: material 2x6 Pressure Treated
Basement entrance areaway _____ Window areaways _____
Waterproofing Per Code Footing drains _____
Termite protection _____
Basementless space: ground cover _____; insulation _____; foundation vents _____
Special foundations _____
Additional information: _____

3. CHIMNEYS:
Material _____ Prefabricated *(make and size)* _____
Flue lining: material _____ Heater flue size _____ Fireplace flue size _____
Vents *(material and size)*: gas or oil heater _____; water heater _____
Additional information: _____

4. FIREPLACES:
Type: ☐ solid fuel; ☐ gas-burning; ☐ circulator *(make and size)* _____ Ash dump and clean-out _____
Fireplace: facing _____; lining _____; hearth _____; mantel _____
Additional information: _____

5. EXTERIOR WALLS:
Wood frame: wood grade, and species 2x6 - 16" OC ☐ Corner bracing. Building paper or felt Tyvek or Equal
Sheathing OSB; thickness 7/16; width 4x8; ☐ solid; ☐ spaced _____" o. c.; ☐ diagonal; _____
Siding _____; grade _____; type _____; size _____; exposure _____"; fastening _____
Shingles _____; grade _____; type _____; size _____; exposure _____"; fastening _____
Stucco _____; thickness _____"; Lath _____; weight _____ lb.
Masonry veneer _____ Sills _____ Lintels _____ Base flashing _____
Masonry: ☐ solid ☐ faced ☐ stuccoed; total wall thickness _____"; facing thickness _____"; facing material _____
Backup material _____; thickness _____"; bonding _____
Door sills _____ Window sills _____ Lintels _____ Base flashing _____
Interior surfaces: dampproofing _____ coats of _____; furring _____
Additional information: _____
Exterior painting: material _____; number of coats _____
Gable wall construction: ☐ same as main walls; ☐ other construction _____

6. FLOOR FRAMING:
Joists: wood, grade, and species 2x6 DF; other _____; bridging _____; anchors ½"x10" J Bolts
Concrete slab: ☐ basement floor; ☐ first floor; ☐ ground supported; ☐ self-supporting; mix _____; thickness _____";
reinforcing _____; insulation _____; membrane _____
Fill under slab: material _____; thickness _____". Additional information: _____

7. SUBFLOORING: *(Describe underflooring for special floors under item 21.)*
Material: grade and species ¾" OSB T&G; size 4x8; type _____
Laid: ☐ first floor; ☐ second floor; ☐ attic _____ sq. ft.; ☐ diagonal; ☐ right angles. Additional information: _____

8. FINISH FLOORING: *(Wood only. Describe other finish flooring under item 21.)*

Location	Rooms	Grade	Species	Thickness	Width	Bldg. Paper	Finish
First floor	Carpet - Tile - Hardwood						
Second floor							
Attic floor	sq. ft.						

Additional information: _____

PARTITION FRAMING:
Studs: wood, grade, and species 2x4 DF, size and spacing 16" OC Other
Additional information:

CEILING FRAMING:
Joists: wood, grade, and species 2x8 or 2x12 Other for Span Bridging
Additional information:

ROOF FRAMING:
Rafters: wood, grade, and species Roof trusses (see detail): grade and species
Additional information:

ROOFING:
Sheathing: wood, grade, and species 2x8 or 2x12 for Span ; ☐ solid; ☐ spaced ____" o.c.
Roofing Arch Comp; grade ; size 7/16 ; type OSB
Underlay ; weight or thickness ; size ; fastening
Built-up roofing ; number of plies ; surfacing material
Flashing: material ; gage or weight ; ☐ gravel stops; ☐ snow guards
Additional information: 15# Felt Under Layment

GUTTERS AND DOWNSPOUTS:
Gutters: material Primed - Pre Finished ; gage or weight ; size ; shape
Downspouts: material ; gage or weight ; size ; shape ; number
Downspouts connected to: ☐ Storm sewer; ☐ sanitary sewer; ☐ dry-well. ☐ Splash blocks: material and size
Additional information:

LATH AND PLASTER
Lath ☐ walls, ☐ ceilings: material ; weight or thickness Plaster: coats ; finish
Dry-wall ☐ walls, ☐ ceilings: material ; thickness ; finish ;
Joint treatment

DECORATING: *(Paint, wallpaper, etc.)*

Rooms	Wall Finish Material and Application	Ceiling Finish Material and Application
Kitchen		
Bath	Sharwin Williams	Paint
Other	(Contractor)	

Additional information:

INTERIOR DOORS AND TRIM:
Doors: type 1 3/8" Colonist ; material ; thickness
Door trim: type 2 1/4 ; material MDF Base: type ; material ; size
Finish: doors Paint ; trim
Other trim *(item, type and location)*
Additional information:

WINDOWS:
Windows: type Anderson make or Equivalent material Wood ; sash thickness
Glass: grade ; ☐ sash weights; ☐ balances, type ; head flashing
Trim: type 5/4 x 4 ; material Hem Fir Paint Primed ; number coats
Weatherstripping: type ; material Storm sash, number
Screens: ☐ full; ☐ half; type ; number ; screen cloth material
Basement windows: type ; material ; screens, number ; Storm sash, number
Special windows
Additional information:

ENTRANCES AND EXTERIOR DETAIL:
Main entrance door: material Primed Unit width 36" ; thickness 1 3/4 Frame: material ; thickness ____"
Other entrance doors: material Wood/Composite w/Glass ; thickness 1 3/4". Frame: material ; thickness ____"
Head flashing Weatherstripping: type ; saddles
Screen doors: thickness ____"; number ; screen cloth material Storm doors: thickness ____"; number
Combination storm and screen doors: thickness ____"; number ; screen cloth material
Shutters: ☐ hinged; ☐ fixed. Railings , Attic louvers
Exterior millwork: grade and species Paint ; number coats
Additional information:

CABINETS AND INTERIOR DETAIL:
Kitchen cabinets, wall units: material Oak Home Depot - Finished Stock ; linear feet of shelves shelf width
Base units: material ; counter top ; edging
Back and end splash Finish of cabinets ; number coats
Medicine cabinets: make ; model
Other cabinets and built-in furniture
Additional information:

STAIRS:

Stair	Treads		Risers		Stringer		Handrail		Balusters	
	Material	Thickness	Material	Thickness	Material	Size	Material	Size	Material	Size
Basement										
Main										
Attic										

Disappearing: make and model number
Additional information:

1. SPECIAL FLOORS AND WAINSCOT:

	Location	Material, Color, Border, Size, Gage, Etc.	Threshold Material	Wall Base Material	Underfloor Material
Floors	Kitchen				
	Bath	Carpet - Tile - Hardwood			

	Location	Material, Color, Border, Cap, Sizes, Gage, Etc.	Height	Height Over Tub	Height in Showers (From Floor)
Wainscot	Bath				

Bathroom accessories: ☐ Recessed; material _____; number _____; ☐ Attached; material _____; number _____

Additional information: _____

2. PLUMBING:

Fixture	Number	Location	Make	Mfr's Fixture Identification No.	Size	Color
Sink			Sterling - Stainless			
Lavatory			Self Rim			
Water closet			Kholer or Equal			
Bathtub			Steel - Tile			
Shower over tub △			Fiberglass / Tile			
Stall shower △						
Laundry trays						

△☐ Curtain rod △☐ Door ☐ Shower pan: material _____

Water supply: ☐ public; ☐ community system; ☐ individual (private) system.★

Sewage disposal: ☐ public; ☐ community system; ☐ individual (private) system.★

★*Show and describe individual system in complete detail in separate drawings and specifications according to requirements.*

House drain (inside): ☐ cast iron; ☐ tile; ☐ other _____ House sewer (outside): ☐ cast iron; ☐ tile; ☐ other _____

Water piping: ☐ galvanized steel; ☐ copper tubing; ☐ other _____ Sill cocks, number _____

Domestic water heater: type _____; make and model _____; heating capacity _____ gph. 100° rise. Storage tank: material _____; capacity _____ gallons.

Gas service: ☐ utility company; ☐ liq. pet. gas; ☐ other _____ Gas piping: ☐ cooking; ☐ house heating.

Footing drains connected to: ☐ storm sewer; ☐ sanitary sewer; ☐ dry well. Sump pump; make and model _____; capacity _____; discharges into _____

3. HEATING:

☐ Hot water. ☐ Steam. ☐ Vapor. ☐ One-pipe system. ☐ Two-pipe system.

☐ Radiators. ☐ Convectors. ☐ Baseboard radiation. Make and model Rheem - Heat Pump

Radiant panel: ☐ floor; ☐ wall; ☐ ceiling. Panel coil: material _____

☐ Circulator. ☐ Return pump. Make and model _____; capacity _____ gpm.

Boiler: make and model _____ Output _____ Btuh.; net rating _____ Btuh.

Additional information: _____

Warm air: ☐ Gravity. ☒ Forced. Type of system _____

Duct material: supply _____; return _____ Insulation _____, thickness _____ ☐ Outside air intake.

Furnace: make and model Flex Duct R-8 Input _____ Btuh.; output _____ Btuh.

Additional information: _____

☐ Space heater; ☐ floor furnace; ☐ wall heater. Input _____ Btuh.; output _____ Btuh.; number units _____

Make, model _____ Additional information: _____

Controls: make and type Digital - Honeywell

Additional information: _____

Fuel: ☐ Coal; ☐ oil; ☐ gas; ☐ liq. pet. gas; ☐ electric; ☐ No. gas meters; ☐ other _____; storage capacity _____

Additional information: _____

Firing equipment furnished separately: ☐ Gas burner, conversion type. ☐ Stoker: hopper feed ☐; bin feed ☐

Oil burner: ☐ pressure atomizing; ☐ vaporizing _____

Make and model _____ Control _____

Additional information: _____

Electric heating system: type Heat Pump Input _____ watts; @ _____ volts; output _____ Btuh.

Additional information: _____

Ventilating equipment: attic fan, make and model _____; capacity _____ cfm.

kitchen exhaust fan, make and model _____

Other heating, ventilating, or cooling equipment _____

4. ELECTRIC WIRING:

Service: ☐ overhead; ☒ underground. Panel: ☐ fuse box; ☐ circuit-breaker; make 200 AMP's _____ No. circuits Per Code

Wiring: ☐ conduit; ☐ armored cable; ☐ nonmetallic cable; ☐ knob and tube; ☐ other _____

Special outlets: ☐ range; ☐ water heater; ☐ other _____

☐ Doorbell. ☐ Chimes. Push-button locations _____ Additional information: _____

☐ Number of electrical meters 1 Ea.

5. LIGHTING FIXTURES:

Total number of fixtures _____ Total allowance for fixtures, typical installation, $ 500

Nontypical installation _____

Additional information: _____

Aug 26 4:00
Council Chambers

DESCRIPTION OF MATERIALS

INSULATION:

Location	Thickness	Material, Type, and Method of Installation		Vapor Barrier
Roof	R-30	Vault	Fiberglass	
Ceiling	R-38	Standard Ceiling	Fiberglass	Per Code
Wall	R-21		Fiberglass	
Floor	R-30		Fiberglass	

HARDWARE: *(make, material, and finish.)*

SPECIAL EQUIPMENT

	Amount	Brand	Manufacturer's Number
Free Standing Range & Oven		GE or Equal	
Drop-In Range & Oven			
Separated Built-In Range & Oven			
Garbage Disposal		ISE or Equal	
Dishwasher		GE or Equal	
Hood & Fan	Micro - Space Saver	GE or Equal	
Radio-Intercom			
Other			

MISCELLANEOUS: *(Describe any main dwelling materials, equipment, or construction items not shown elsewhere; or use to provide additional information where the space provided was inadequate. Always reference by item number to correspond to numbering used on this form.)*

PORCHES: Per Plan

TERRACES:

GARAGES: Per Plan

WALKS AND DRIVEWAYS:

Driveway: width 10; base material 3/4" Base Rock; thickness ___"; surfacing material Concrete; thickness 4"
Front walk: width ___; material ___; thickness ___". Service walk: width ___; material ___; thickness ___"
Steps: material ___; treads ___"; risers ___". Cheek walls ___

OTHER ONSITE IMPROVEMENTS:

(Specify all exterior onsite improvements not described elsewhere, including items such as unusual grading, drainage structures, retaining walls, fence, railings, and accessory structures.)

Finish grading - Sloping with a Tractor and by Hand

LANDSCAPING, PLANTING, AND FINISH GRADING:

Topsoil ___" thick: ☐ front yard; ☐ side yards; ☐ rear yard to ___ feet behind main building.
Lawns *(seeded, sodded, or sprigged)*: ☐ front yard ___; ☐ side yards ___; ☐ rear yard ___
Planting: ☐ as specified and shown on drawings; ☐ as follows:

___ Shade trees, deciduous, ___" caliper.
___ Low flowering trees, deciduous, ___' to ___'
___ High-growing shrubs, deciduous, ___' to ___'
___ Medium-growing shrubs, deciduous, ___' to ___'
___ Low-growing shrubs, deciduous, ___' to ___'
___ Evergreen trees, ___' to ___', B & B.
___ Evergreen shrubs, ___' to ___', B & B.
___ Vines, 2-year ___

Signature ___

Signature ___

DRAFT

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

(541) 296-5481 ext. 1125
Planning Department

HISTORIC LANDMARKS RESOLUTION NO. 139-15

Adopting The Dalles Historic Landmarks Commission Application #149-15 of Michiel Haley. This application is for a Historic Landmarks Commission hearing to gain approval to site and construct a single family house located in the Trevitt's National Historic District. Property is located at 402 West Fourth Street, The Dalles, Oregon, and is further described as 1N 13E 4 AA t.l. 3200. Property is zoned "CBC" – Central Business Commercial District. The former house that burned down was classified as Primary in the Trevitt's National Historic District.

I. RECITALS:

A. The Historic Landmarks Commission of the City of The Dalles has, on September 23, 2015, 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 #149-15 and the minutes of the September 23, 2015 hearing, upon approval, provide the basis for this resolution and are herein attached by reference.

II. RESOLUTION: Now, therefore, be it FOUND, DETERMINED, and ORDERED by the Historic Landmarks Commission of the City of The Dalles as follows:

A. In all respects as set forth in Recitals, Part "I" of this resolution.

B. Historic Landmarks Review #149-15 – applicant Michiel Haley, is ***approved*** with the following conditions:

1. Work will be completed in substantial conformance to the pictures and proposals as submitted and reviewed.

2. Any archeological resources or materials that are discovered during excavation, the applicants will need to stop excavation and have the site professionally evaluated prior to continued excavation at the site.

3. The applicants will take the utmost care in the new addition and how it is attached to the historic building in such a manner that, if removed in the future, the essential form

and integrity of the historic building and its environment would be unimpaired.

4. A detailed landscape plan will need to be submitted to the Planning Department for review and approval. The landscape plan will need to meet the historic guidelines. Any future plans for fencing or landscaping will require review and approval by the Planning Department Director.

5. The final color scheme for the home will need to be reviewed and approved by the Planning Department Director. The color scheme should be chosen from a historic palette and should vary from the surrounding properties.

6. The applicants will need to submit plans for a building permit to the local State Building Codes Department.

7. Cleaning of the historic structure will require the applicants to use the gentlest means possible. No harsh chemical or sandblasting will be allowed.

8. The materials used for the addition will need to be similar to the historic structure. Utmost care will need to be taken with the addition to ensure that if removed in the future the essential integrity of the building would be unimpaired.

9. If any windows or doors need to be replaced, the historic design guidelines will be required to be followed for the replacement. The applicants will need to notify the Planning Department of any alteration of the approved plans.

III. APPEALS, COMPLIANCE AND PENALTIES:

A. Any party of record may appeal a decision of the Historic Landmarks Commission to the City Council for review. Appeals must be made in accordance to Section 9(a) of the Historic Landmarks Ordinance No. 1194, and must be filed with 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.

ADOPTED THIS 23RD DAY SEPTEMBER, 2015.

_____

Bob McNary, Acting Chairman
Historic Landmarks Commission

I, Richard Gassman, Director of the Planning 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 September 23, 2015.

AYES:
NAYS:
ABSENT:
ABSTAIN:

ATTEST: _____

Richard Gassman, Director
Planning Department