



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
PLANNING DEPARTMENT

**SPECIAL MEETING AGENDA
CITY OF THE DALLES
HISTORIC LANDMARKS COMMISSION**

CITY HALL COUNCIL CHAMBERS
313 COURT STREET

THE DALLES, OREGON 97058

MEETING CONDUCTED IN A ROOM IN COMPLIANCE WITH ADA STANDARDS

Wednesday, August 30, 2017
4:00 PM

- I. Call to Order**
- II. Roll Call**
- III. Pledge of Allegiance**
- IV. Approval of Agenda**
- V. Approval of Minutes – August 2, 2017**
- VI. Public Comments** – During this portion of the meeting, anyone may speak on any subject which does not later appear on the agenda. Five minutes per person will be allowed.
- VII. Public Hearing**
Historic Landmarks Commission Application #157-17; Todd Carpenter; Request:
Make exterior modifications to historic Baker Residence to either remove existing second floor doorway or add an external porch similar to porch on east side of home.
- VIII. Resolution: 147-17 for HLC #157-17; Todd Carpenter**
- IX. Staff/Commissioner Comments**
- X. Next Meeting Date – September 27, 2017**
- XI. Adjournment**



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
PLANNING DEPARTMENT

MINUTES CITY OF THE DALLES HISTORIC LANDMARKS COMMISSION

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

Wednesday, August 2, 2017

4:00 PM

I. Call to Order

The meeting was called to order by Chair Gleason at 4:05 p.m.

II. Roll Call

Commissioners Present: Dennis Davis, Eric Gleason, and Robert McNary
Commissioners Absent: Sandra Bisset and Doug Leash
Others Present: Ft. Dalles Museum Representative Heather Kirby, City
Councilor Tim McGlothlin
Staff Present: Senior Planner Dawn Hert

II. Pledge of Allegiance

Chair Gleason led the Pledge of Allegiance.

IV. Approval of Agenda

Commissioner McNary moved to approve the agenda. Commissioner Davis seconded the motion; the motion passed unanimously.

V. Approval of Minutes – May 24, 2017

Commissioner Davis motioned to approve the minutes as written; Commissioner McNary seconded the motion. The motion passed unanimously.

VI. Public Comments

None.

VII. Public Hearing – HLC Application #156-17; MAB RMB, LLC

Chair Gleason read the rules for a public hearing. Gleason then asked the Commission if they had any ex parte contact, conflict of interest or bias that would prevent an impartial decision. Hearing none, Gleason opened the Public Hearing at 4:11 p.m.

Senior Planner Hert presented the Staff Report.

Commissioner McGlothlin clarified the necessary decision was whether or not cement board was a replacement that would meet the required appearance. Hert replied the Commission would decide if the applicant's proposal would meet the design guidelines as well as the Secretary of the Interior's standards. Hert further stated fire resistance and longevity are advantages to cement board.

Gleason invited testimony from proponents.

Michael Bustos
2232 W. 10th Street
The Dalles, Oregon 97058

Bustos stated this month he and his wife were celebrating 39 years of owning their own construction company. Bustos' father began building in 1946 and now his son is involved as well.

Bustos stated the company provides outstanding quality and has a good local reputation. They employ a staff of 15, with some staff employed over 15 years.

Bustos presented sample boards of both wood and fiber cement board, stating cement board has a 20 minute fire rating while wood has zero.

Bustos stated his plan was to renovate the entire house: air-conditioning, heating, plumbing, and insulation. He plans to leave all existing windows, and retained all the outside: the front porch, ceilings, soffits, and fascia board. His plan was to replace only the siding due to the condition of the wood and hodgepodge appearance.

Bustos presented photos of specific parts of the home requiring attention, Exhibit 1. At the time of purchase, the basement area was cluttered. The lack of foundation was not apparent until the debris was cleared. The house was built on railroad ties placed on dirt. Bustos poured a new foundation.

Chair Gleason invited comment from opponents. There was none. He then invited any other testimony.

Victor Johnson
PO Box 398
The Dalles, Oregon 97058

Johnson stated he owned the property to the north of Sinnott House. Johnson said he was not an opponent of the project. He said the Sinnott House is an important house built in 1862 by the co-owner of the Umatilla House.

Johnson's main concern was the siding. Johnson said he has gone through this process and was held accountable to the standards.

In the Rehabilitation category, there are ten standards. Number nine states, "New additions, exterior alterations, or related new construction will not destroy historic materials..." In theory, the siding should not have been removed.

Number six states, "Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials." Johnson said it was possible to replace the siding with wood. Hardie board is a good product, but it is not wood. Hardie board has a consistent thickness, wood has a beveled edge.

Johnson said in his opinion the siding should be wood.

Alan Eagy
218 W. 4th Street
The Dalles, Oregon 97058

Mr. Eagy stated he is not an opponent. He shared Johnson's concern regarding the siding. Eagy, also, has complied with the standards.

Mr. Eagy stated design guideline Number 8 for the Historic Trevitts District says, "The use of aluminum, vinyl and plywood siding is prohibited." Eagy stated the siding should be wood.

Bev Eagy
218 W. 4th Street
The Dalles, Oregon 97058

Mrs. Eagy asked if a precedent would be set if cement board was allowed. Hert replied the Commission reviews every site, project and application individually; a precedent would not necessarily be set.

Mrs. Eagy stated the Trevitts District is a treasure and felt the exterior should remain wood.

Bustos stated in his professional opinion, the siding on the west side was beyond repair. He further stated that funds spent on the exterior would then be unavailable to be spent renovating the interior. Bustos was told by his realtor and the title company that the home was not historic. He accepted their statements based on a pole barn sitting next to the house. The presence of aluminum siding and windows contributed to his acceptance.

Chair Gleason noted that Trevitts Historic District was established in 1994. Some of those features would have been added prior to 1994.

Gleason invited rebuttal comments.

Roxanne Bustos
2232 W. 10th Street
The Dalles, Oregon 97058

Mrs. Bustos stated this project is a labor of love; they are trying to restore it as it was in its glory days. She said the cement board is a better product that may prevent the house burning to the ground.

Chair Gleason closed the public hearing at 4:50 p.m.

Commission discussion covered the following topics:

- The potential precedent set should cement board be approved
- The appearance of the siding from the street
- Fire danger as a concern, but may be a bit overstated
- Standards for homes that burned down
- The landowner's responsibility to educate themselves
- The cost difference between wood and cement board
- A possible compromise: portions visible from the public right of way use wood, other portions use cement board
- HLC guidelines were approved by the City Council

Commissioner McNary motioned to accept Option 1 with conditions. The motion failed for lack of a second.

Commissioners discussed the differences between the two options provided by Staff.

Davis made a motion to approve Option 2, Condition of Approval #7, as modified:

“All exterior elevations visible from the Fourth Street right-of-way the materials used for the home will need to look like the original siding on the house and the material will be wood. Elevations not visible from the Fourth Street right-of-way may use a cement board siding. Utmost care will be taken with the installation to ensure that if removed in the future the essential integrity of the building would be unimpaired.”

McNary seconded the motion; the motion passed unanimously.

VIII. Resolution 146-17 for HLC #156-17; MAB RMB, LLC (Bustos Construction)

McNary motioned to approve Resolution 146-17 with Option 2, Condition of Approval #7 as modified:

“All exterior elevations visible from the Fourth Street right-of-way the materials used for the home will need to look like the original siding on the house and the

material will be wood. Elevations not visible from the Fourth Street right-of-way may use a cement board siding. Utmost care will be taken with the installation to ensure that if removed in the future the essential integrity of the building would be unimpaired.”

Davis seconded the motion; the motion passed unanimously.

VIII. Staff/Commissioner Comments

Hert discussed the modifications for the Granada Theatre to include exterior paint and minor repairs, window restoration, marquee paint and repairs, and the removal of non-historic awning.

Hert suggested inviting Mr. Gomez and Ms. Liddell to the next HLC meeting; the Commission concurred.

Hert also stated that she would be contacting the local Realtor Association president to discuss attending a realtor’s meeting to provide information on historic district regulations and guidelines for exterior alterations; the Commission concurred.

IX. Next Meeting Date

The next scheduled meeting is August 23, 2017.

X. Adjournment

The meeting was adjourned at 5:34 p.m. by Chair Gleason.

Respectfully Submitted
Paula Webb, Planning Secretary

Eric Gleason, Chair
Historic Landmark Commission

Exhibit 1



Exhibit 1







CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125

FAX: (541) 298-5490

Community Development Dept.



HLC# 157-17

HISTORICAL LANDMARKS APPLICATION

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

| | |
|-----------------|---|
| Name: | Todd Carpenter |
| Address | 216 E 5th Street 6063 SE Lois St Hillsboro, OR 97123 |
| Site Address | 216 E 5th Street The Dalles, OR 97058 |
| Map and Tax Lot | 01N13E03BC07400 00 |
| Telephone | 503-765-2889 |
| Zoning | Central Bus Commercial - Mixed use with Residential |

Please describe your project goals.

We have a ingress/egress door that has no supporting structure - Basically a door to nowhere
We would like to either remove it and blend the siding or
Add an external porch similar to the one on the east side
We are currently having an engineer review the porch idea.

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

the project will match the Structural & Historical
Architecture of the home in either scenario

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

We plan on milling & using the correct cedar & pine
used in the original architecture. As well as matching
the exterior details & paint.

What is the current use of this property?

Residential

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

List any known archeological resources on site.

We can't find any historical pictures of the door to No when
However we do have historical pictures of the front & left side.

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

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

Art 24
Applicant

7/27/17
Date

Owner (if not the applicant)

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

Secretary, Historical Landmarks Commission

=====

For Office Use Only

Historical Classification _____

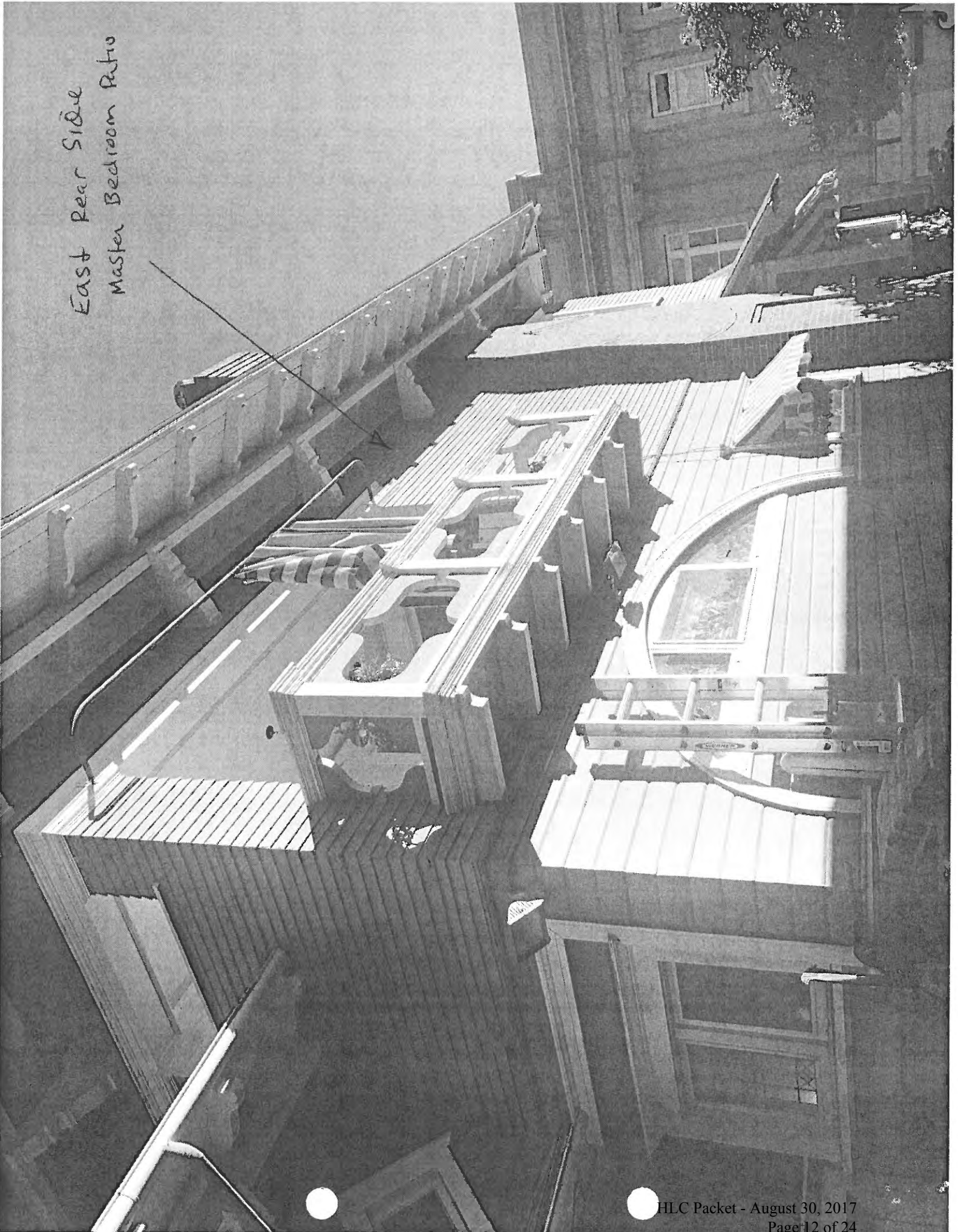
(Primary, Secondary, Historical, Etc.)

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

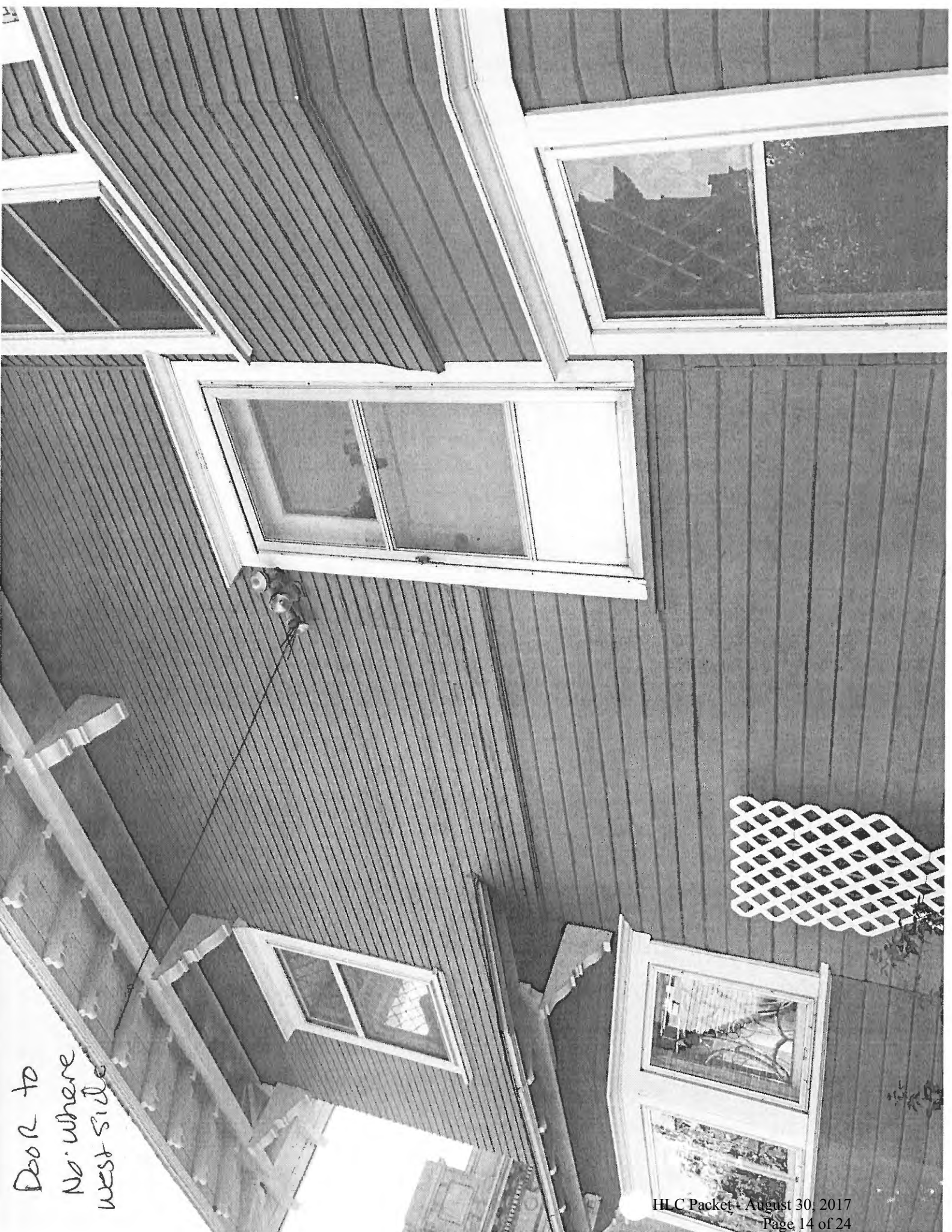
Historic Name _____
(If any)

Year(s) Built _____

East Rear Side
Master Bedroom Patio







Door to
No. where
west side



STAFF REPORT
HISTORIC LANDMARKS REVIEW # 157-15

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Senior Planner

HEARING DATE: Wednesday, August 30, 2017

ISSUE: Applicant is requesting to either remove an existing exterior door that has no exterior porch, stair or deck and replace with similar siding or construct a small deck similar to one on the opposite site of the house.

SYNOPSIS:

| | |
|-----------------|---|
| APPLICANT | Todd Carpenter |
| PROPERTY OWNER | Todd Carpenter |
| LOCATION | 216 E. 5 th Street, The Dalles, OR 97058 |
| ZONING | “CBC” – Central Business Commercial |
| EXISTING USE | Vacant |
| SURROUNDING USE | Commercial and Residential |
| HISTORIC STATUS | N/A |

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: This historic house was put on the local landmark inventory in 1984 and is known as the Baker Residence. The Classic Revival Bungalow was constructed in 1897 and has had minor alterations over the years. The house is in excellent condition.

The city does not have record of a porch, stairway, or deck that was removed from the house. The applicant is making a request to either remove the door, replace with siding or construct a deck that is similar in design as the deck on the opposite side of the residence. According to building codes, the door is not needed for egress with its use as a single family home.

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-A1: This site will be used for residential purposes. It is located in a commercial zoning district. The house was constructed in 1897 and was historically used as a 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: The applicant is asking the landmarks commission for their input on removal of the door. No historic photos were found to show if the door was original with the home or if it was added in the 1980's when the house was used for offices. The door is located on the west side of the house and is visible from the right-of-way. The commission needs to determine if the door should be retained. Criteria 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 either remove a door or add a small deck that matches the opposite side of the house. Either request would not be creating 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: There is no information regarding the existing door and what was in place prior to its current state. The commission will need to decide if the door has historical significance.

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

FINDING-A5: The applicant has full intentions of preserving the features, finishes and construction techniques that characterize the property. 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 historic house has been maintained over the years. The applicant has no intention to remove anything other than possibly the door if the commission allows. If the commission would rather a deck be constructed to keep the door, the applicant will use similar materials to the original for the deck. Criterion can be met as a condition of approval.

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: If the applicant chooses to clean the historic structure, it will be required to be surface cleaned using the gentlest means possible. This will be addressed as a condition of approval.

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: There are no plans to do any excavation at the property. This criterion does not apply.

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: If the commission would prefer the addition of a deck similar to the other on the house, the addition shall be compatible with the massing, size, scale and architectural features of the historic building. The materials used for the addition will be similar. Utmost care will need to be taken with the addition to the historic structure. This 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: If the commission requests the deck to be constructed, it will be required to be built in a manner that, if removed in the future, the essential integrity of the building would be unimpaired. Criterion will be addressed as a condition of approval.

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

Page 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 area; 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 1:The applicant has provided photos to show the deck style and have stated that in either option, their intention is to have a similar design and match the original materials used on the historic structure. Criterion met.

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-B 2: If the commission allows the door to be removed and replaced with siding, the applicant has stated that original materials will be milled to match the historic home materials. Criterion met.

CONCLUSIONS: The Commission will need to decide if the exterior door can be removed and replaced with siding or if the door will be required to remain, a deck will be constructed at the door similar to the other deck on the east face of the house.

If the commission agrees that the door can be removed, staff would suggest conditions of approval to approve option #1 of the application as submitted with the four suggested conditions of approval listed below. If the Commission determines that the door needs to stay and the deck can be constructed, staff would recommend approving option #2 of the application as submitted with the five suggested conditions of approval.

The proposed modification to the Baker Residence will be a beautiful addition to The Dalles, and allow for continued use of a historic resource. 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:

Suggested Conditions of Approval:

OPTION #1 – Removal of door- COA’s

1. Work will be completed in substantial conformance to the pictures and proposals as submitted and reviewed.
2. The applicants will need to submit plans for a building permit to the local Building Codes Department.
3. Cleaning of the historic structure will require the applicants to use the gentlest means possible. No harsh chemical or sandblasting will be allowed.
4. The materials used for the addition will need to look like the original siding on the historic house. Utmost care will need to be taken with the siding installation to ensure that if removed in the future the essential integrity of the building would be unimpaired.

OPTION #2 – Installation of deck adjacent to the existing door - COA’s

1. Work will be completed in substantial conformance to the pictures and proposals as submitted and reviewed with exception to the siding materials.
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 need to submit plans for a building permit to the local Building Codes Department.
4. Cleaning of the historic structure will require the applicants to use the gentlest means possible. No harsh chemical or sandblasting will be allowed.

5. The materials used for the deck addition will need to be similar to the materials used on the opposite deck. Utmost care will need to be taken with the installation to ensure that if removed in the future the essential integrity of the building would be unimpaired.



Option 1

CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
PLANNING DEPARTMENT

HISTORIC LANDMARKS RESOLUTION NO. 147-17

Adopting The Dalles Historic Landmarks Commission Application #157-17 of Todd Carpenter. This application is for a Historic Landmarks Commission hearing to gain approval to make exterior modifications to historic Baker Residence to either remove existing second floor doorway or add an external porch similar to porch on east side of home. The property is located at 216 E. 5th Street, The Dalles, Oregon and is further described as 1N 13E 3BC 7400. Property is zoned “CBC” – Central Business Commercial.

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on August 30, 2017, 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 #157-17 and the minutes of the August 30, 2017 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 #157-17, Todd Carpenter, is ***approved*** with the following conditions:
 - 1. Work will be completed in substantial conformance to the pictures and proposals as submitted and reviewed.
 - 2. The applicants will need to submit plans for a building permit to the local Building Codes Department.
 - 3. Cleaning of the historic structure will require the applicants to use the gentlest means possible. No harsh chemical or sandblasting will be allowed.
 - 4. The materials used for the addition will need to look like the original siding on the historic house. Utmost care will need to be taken with the siding installation to ensure that if removed in the future the essential integrity of the building would be unimpaired.

Option 1

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 30TH DAY, AUGUST 2017.

Eric Gleason, Chair
Historic Landmarks Commission

I, Dawn Marie Hert, Senior Planner & Historic Landmarks Secretary for 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 August 30, 2017.

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

Dawn Marie Hert, Senior Planner & Historic Landmarks Commission Secretary
City of The Dalles Planning Department



Option 2

CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
PLANNING DEPARTMENT

HISTORIC LANDMARKS RESOLUTION NO. 147-17

Adopting The Dalles Historic Landmarks Commission Application #157-17 of Todd Carpenter. This application is for a Historic Landmarks Commission hearing to gain approval to make exterior modifications to historic Baker Residence to either remove existing second floor doorway or add an external porch similar to porch on east side of home. The property is located at 216 E. 5th Street, The Dalles, Oregon and is further described as 1N 13E 3BC 7400. Property is zoned “CBC” – Central Business Commercial.

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on August 30, 2017, 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 #157-17 and the minutes of the August 30, 2017 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 #157-17, Todd Carpenter, is ***approved*** with the following conditions:
 - 1. Work will be completed in substantial conformance to the pictures and proposals as submitted and reviewed with exception to the siding materials.
 - 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 need to submit plans for a building permit to the local Building Codes Department.
 - 4. Cleaning of the historic structure will require the applicants to use the gentlest means possible. No harsh chemical or sandblasting will be allowed.

Option 2

5. The materials used for the deck addition will need to be similar to the materials used on the opposite deck. Utmost care will need to be taken with the installation to ensure that if removed in the future the essential integrity of the building 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.

ADOPTED THIS 30TH DAY, AUGUST 2017.

Eric Gleason, Chair
Historic Landmarks Commission

I, Dawn Marie Hert, Senior Planner & Historic Landmarks Secretary for 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 August 30, 2017.

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

Dawn Marie Hert, Senior Planner & Historic Landmarks Commission Secretary
City of The Dalles Planning Department