



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, July 22, 2015
4:00 PM

- I. Call to Order**
- II. Roll Call**
- III. Approval of Agenda**
- IV. Approval of Minutes – May 27, 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 Hearing - 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.
- VII. Resolution - #137-15 for HLC #148-15; Michiel Haley**
- VIII. Pioneer Cemetery Discussion**
- IX. Staff/Commissioner Comments**
- X. Next Meeting Date – August 26, 2015**
- XI. Adjournment**



DRAFT

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

(541) 296-5481 ext. 1125
Planning Department

HISTORIC LANDMARKS COMMISSION MINTUTES

Wednesday, May 27, 2015

CITY HALL COUNCIL CHAMBERS
313 COURT STREET
THE DALLES, OREGON 97058
CONDUCTED IN A HANDICAP ACCESSIBLE MEETING ROOM
4:00 PM

Call to Order

Chair Gleason called the meeting to order at 4:01 p.m.

Roll Call

The following Commissioners were present:

Eric Gleason
Robert McNary
Dennis Davis
Sandy Bisset

Commissioners absent:

Pat Smith

Others present:

Councilor Linda Miller

Staff present:

Senior Planner Dawn Hert
Executive Secretary Izetta Grossman

Approval of Agenda

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

Approval of Minutes

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

Public Comments

None.

Public Hearing - Historic Landmarks Commission Application #146-15 – Windermere Glenn Taylor Real Estate; Request: To gain approval for a façade improvement project that will restore

the façade features of the structure's historic character. Property is located at 122 East Second Street, The Dalles, Oregon, and is further described as 1 North 13 East Map 3BD tax lot 4100. Property is zoned "CBC" – Central Business Commercial and is located in The Dalles Commercial Historic District. The structure was built in 1920 and is non-compatible, non-contributing.

Chair Gleason read the rules for a public hearing and asked if anyone had any ex parte contacts, conflict of interest, or bias that would hinder them from making an impartial decision. Hearing none, he asked for the staff report.

Gleason opened the public hearing.

Senior Planner Hert reviewed the staff report, concluding that rehabilitation of the façade of the building was consistent with and met the standards of the Secretary of the Interior and the City of The Dalles General Ordinance No. 96-1207, with the following conditions:

1. Work will be completed in substantial conformance to the drawings and proposals as submitted and reviewed.
2. Prior to construction, the applicant will need to submit for approval to the City Planning Department. Once approved, the applicant will need to submit for a structural permit from the local Mid-Columbia Building Codes Services.
3. Proposed signage will be required to apply for sign permit(s) in the Planning Department.
4. Final paint colors on the refurbished windows and door will need to be approved by the Planning Director unless the same colors are being used.

Chair Gleason asked if there was a better drawing than the one provided. Hert said there was not.

McNary asked if the Commission should be in possession of the ordinance on the restoration grant. Hert explained that the final decision was the Urban Renewal Agency's. McNary said he hoped that this would be a "bell ringer" and that others would follow pattern. He hoped there wouldn't be stumbling blocks for use of this grant program.

Bisset asked about the color of the blue. She hoped it wouldn't be bright. Hert said the blue was the dark Windermere blue.

Gleason asked if the panels would be left in place. Hert said those would be removed.

Testimony:

Proponents: Kim Salvesen Pauly, principle broker for Windermere Glenn Taylor spoke on behalf of Windermere. She said that behind the current plastic was some type of board that would be replaced with a nice cedar. She further stated that the drop ceiling would not be raised at the time of the transom window installation, however, the intent would be to raise the ceiling in the future in order to get the full value of the light from those windows.

Matthew Klebes, The Dalles Main Street Director, explained that the architecture work was done pro bono and no other drawings were available.

Gleason asked what type of material would be used for the windows. Klebes said tempered glass and wood would be used.

Gleason asked if there would be drawings in the future. Hert said they would be provided for permitting.

Pauly clarified that the existing awning would not be removed, anchors would be added to look more like the Commodore Building.

Hert passed around a photo of the building during a fire in 1963-64, where the awning was easier to see, stating that the recreation would be similar. Pauly said the sign would be cut down, and transom windows would be on the side of the building. Klebes said this was the first time they had seen the photo, and definitely they would use it as a resource. Pauly said the brick below and the metal were important features to them.

Opponents:

None.

Chair Gleason closed the public hearing.

Discussion:

Gleason said this would bring the building to compatible.

Davis said the application ends a little vague. Gleason said that planning would see the final for approval.

Davis moved to approve Historic Landmarks Commission Application #146-15 – Windermere Glenn Taylor Real Estate, McNary seconded the motion. The motion carried unanimously, Smith absent.

McNary moved to direct staff to prepare a Resolution approving Historic Landmarks Commission Application #146-15 – Windermere Glenn Taylor Real Estate for Chair Gleason’s signature. Davis seconded the motion. Motion carried unanimously, Smith absent.

Pioneer Cemetery

Hert said the cemetery was cleaned up for Memorial Day. She further explained that the City Facilities Maintenance crew wasn’t getting as much community service assistance as they had in the past. They did the all the work for Memorial Day.

McNary asked if the funding from City Council rolled forward each year. Hert said it did not, but Council had been generous from year to year, and the funds had been used as match for grants for larger projects.

McNary asked about changing the structure of the cemetery when the last person was interred. Hert said Joseph Wilson's granddaughter had a headstone, and had indicated she wished to be buried at the cemetery. Hert said it would be best to stay a closed cemetery, that being an open active cemetery would be more involved.

McNary asked about the wooden fence. Hert said City Attorney Parker had previously advised that as long as the fence stays there, it would be difficult to prove which property owner was responsible for the fence.

McNary reported seeing someone "camped" in the shade at the cemetery on Sunday. He hadn't been back to see if they were still there. He also noted a few boards were off of the fence. Bisset suggested that the City Police be asked to patrol periodically, as it was a City property, law enforcement could ask quickly. Hert said she would ask the City Maintenance crew to check as well.

Gleason asked Bisset if she had made contact with the girl who wanted to volunteer. She said she hadn't, but she would invite her to the next meeting.

Staff/Commissioner Comments

Senior Planner Hert reported that Rocket City Sign Museum had two sign permits. One was for the future home of the sign museum, and the other to put an antique neon Sears sign on the Sears building on Second Street. Both had been approved as community interest.

Bisset said that she had joined a committee with the Chamber of Commerce creating a new walking tour. The committee was looking for input, and asked that everyone pass the word. Hert said that walking tours were an item SHPO was focused on, perhaps in a year there would be a grant opportunity, she would look into it. Bisset said that the Oregon Trails Fund had grants available if applicants were able to show connection to the Oregon Trail.

Main Street Director Matthew Klebes announced that the Main Street Convention would be in The Dalles October 7-9. There would be approximately 200 people in town for the convention. They were planning to have events/breakout sessions at various historical locations such as St. Peter's Landmark, The Dalles Art Center (Carnage Library), Civic Auditorium, Odd Fellows Hall, Sunshine Mill and the Elks Lodge Building. They were planning walking tours, van tours, art/wine tours and more. Hert said that she would be holding a window workshop with Lucien on that Saturday and Sunday as well.

Davis asked if the graffiti would be removed from IOOF by then. Klebes said the building owner was working with their insurance company to have that done.

McNary said he had a conversation with a group looking for pianos to put on street corners for people to stop and play as they passed by. He asked if anyone knew anything about the group. Klebes said they had wanted one for the parklet, but were unable to find the right kind. McNary said his piano was about 130 years old and he didn't mind donating it if it would be used.

Next Meeting Date – June 24, 2015

Adjournment

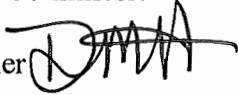
Chair Gleason adjourned the meeting at 4:55 p.m.

Respectfully submitted by Executive Secretary Izetta Grossman.

Eric Gleason, Chairman

**STAFF REPORT
HISTORIC LANDMARKS REVIEW #148-15**

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Senior Planner 

HEARING DATE: July 22, 2015

ISSUE: The property owner is applying to construct a four-unit townhouse located in the Trevitt's National Historic District.

SYNOPSIS:

APPLICANT	Michiel Haley
PROPERTY OWNER	Henry Tran & Kathleen Truong
LOCATION	402 W. 4 th 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 four-unit townhouse. 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 exists. 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 four-unit townhouse on the existing vacant lot. The building description proposed will be Italianate style. Parking will be to the rear of the structure to lessen the appearance and reduce the visual impact of the new structure. No structures exist on the site, therefore, no false changes/alterations are proposed. Criterion does not apply.

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

FINDING-A4: There are no existing structures other than a rock wall and a small rock shed. Staff will suggest that the applicant preserve the existing rock work if possible. 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 existing structure on site. 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: No archaeological resources are expected to be affected by this proposal. However, due to the proposed excavation, 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: There are currently no known existing historic materials on site. The proposed new residences will follow the Trevitt’s Design Guidelines in detail (see below). All materials for the construction of the new residences will be new. Therefore, this criterion does not apply.

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: In order to meet current standards (parking) set forth in the City’s Land Use and Development Ordinance, the applicant will need to do some excavation of the existing site. If the residences are removed at a later date, the site could be brought back to its current state by adding fill. 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 residences. 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 attached garages to be below the townhouses and 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 home, 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 setback 15 feet, 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 azalea 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 four-unit residence. Historic photos are available and can 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 to preserve; therefore, this criterion does not apply.

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

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

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

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

FINDING-B3(f): The applicant's drawings do not show a traditional porch. Staff is recommending that the applicant provide traditional porch details to the front of each residence to meet this criterion. Criterion will be addressed as a condition of approval.

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 a prominent front-facing gable and a low 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. 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. The applicants are not planning on using rock siding that is shown on the rendering; they will be using the “hardy board” on the entire 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 constructed 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 it is very difficult to recognize that it is not wood except from within a very close proximity. 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 will install new windows; therefore, this criterion does not apply.

FINDING-B6(h): The applicant did not detail the materials for the proposed windows. Criterion will be addressed as a condition of approval.

FINDING-B6(i): The applicant did not state the materials used for the windows. The Oregon State Uniform Building Code requires certain thermal ratings for residential 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. The proposed windows are appropriate in proportion, scale, and historic character with the proposed building and the surrounding homes. Criterion will be addressed as a condition of approval.

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): The applicant has not provided paint colors. There are records of the previous duplex at this site.

FINDING-B7(b): The applicant has not submitted color choices for the proposed structure. The Planning Director can approve the final colors administratively; therefore this criterion will be addressed as a condition of approval.

FINDING-B7(c): Staff will suggest that the applicant consult with the local hardware stores to aid in the final color selection for the proposed four-unit residences. Criterion will be addressed as a condition of approval.

FINDING-B7(d): No colors have been determined.

FINDING-B7(e): The proposed structure will not be considered a “smaller home”. Therefore, this criterion does not apply.

FINDING-B7(f): 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. Criterion will be met as a condition of approval.

CONCLUSIONS: The proposed four-unit 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 encouraged.
3. Removal of historic materials from the site will not be allowed.

4. Discovered archeological resources or materials will need to be professionally evaluated prior to excavation at the site.
5. Prior to the issuance of a building permit, the applicant will need to submit revised elevations drawings showing the porch details meet historic design guidelines.
6. Materials for the new construction will need to be detailed to staff prior to the issuance of a building permit. All materials are required to meet the historic design guidelines for new construction.
7. Paint colors will be required to meet the historic design guidelines and be approved by the Planning Director.
8. Any future plans for fencing or landscaping will require review and approval by the Planning Department Director.
9. 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.
10. The applicant will need to go through a formal Site Plan Review prior to approval of the final construction plans for the subject site.



MAY 21 2015

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

(541) 296-5481 ext. 1125
PLANNING DEPARTMENT

HLC# 148-15

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	Michael Halon
Address	301 N 15th # 206 Hood River, Or, 97031
Phone	541-490-8713
Business Name	
Site Address	402 W 4th The Dalles
Phone	
Map and Tax Lot	1N13E4AA 3200
Zoning	CBC-1

Please describe your project goals.

New Construction of Four Units

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

At the present time it's a vacant lot

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

Requiring the Guidelines of Irwin'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.

Cynthia Stoly
Applicant

5/20/15
Date

Henry Tran & Kathleen Truong
Owner (if not the applicant)

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

C. Brautman
Secretary, Historic Landmarks Commission

FOR OFFICE USE ONLY

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

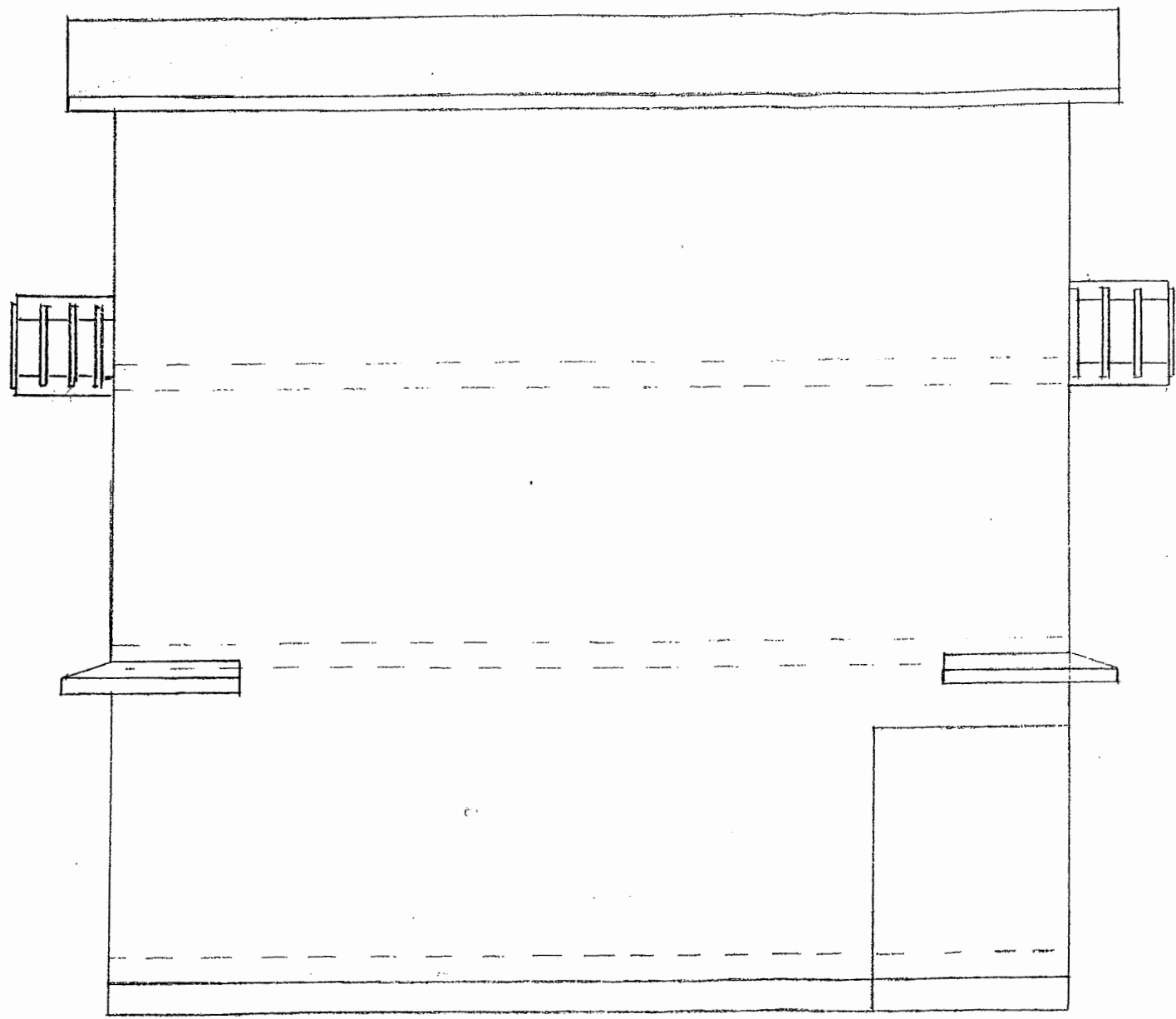
Historic Building/Site Historic District: Commercial Trevitt Other

Historic Name (if any) Fentland House

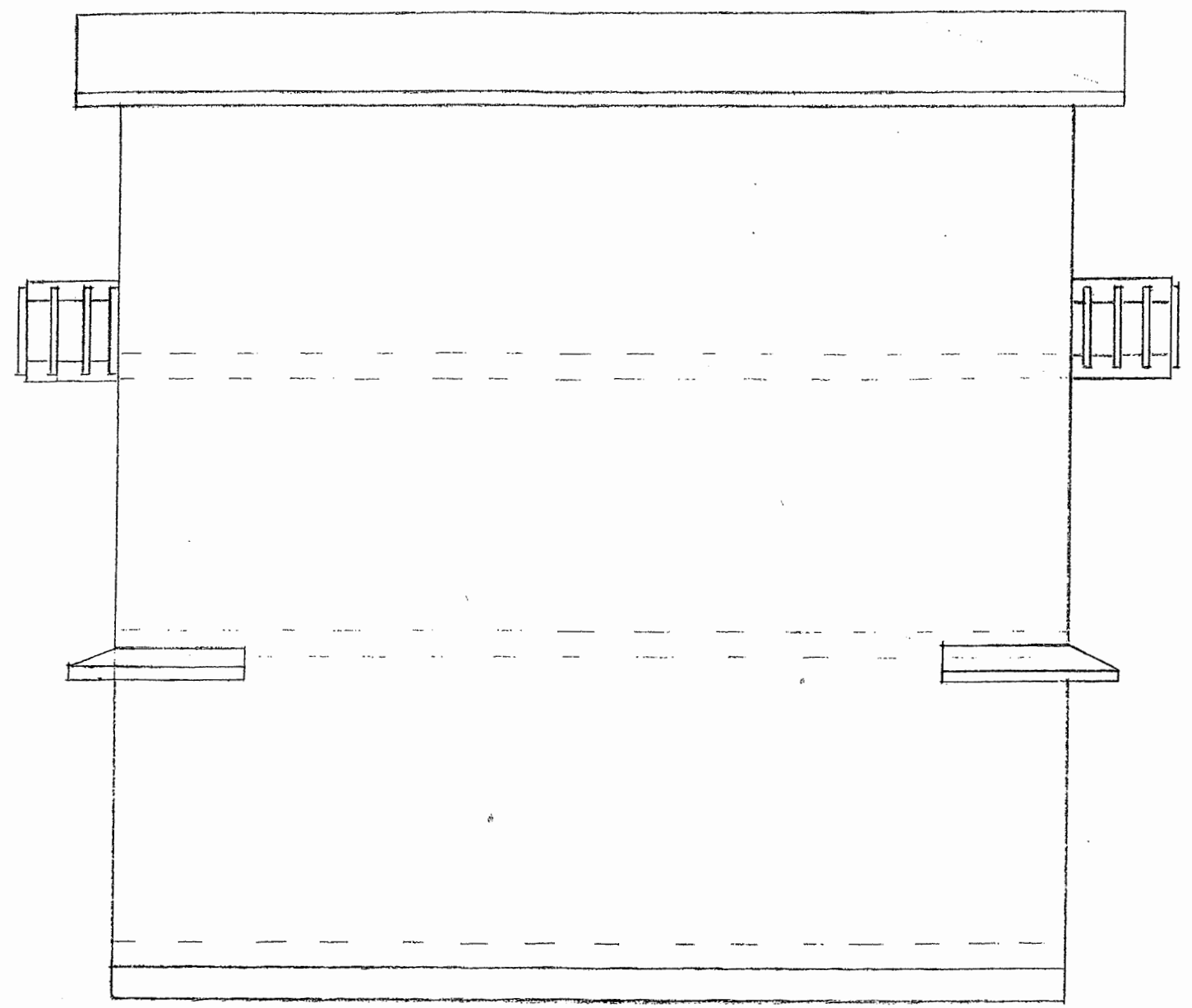
Year(s) Built C. 1865



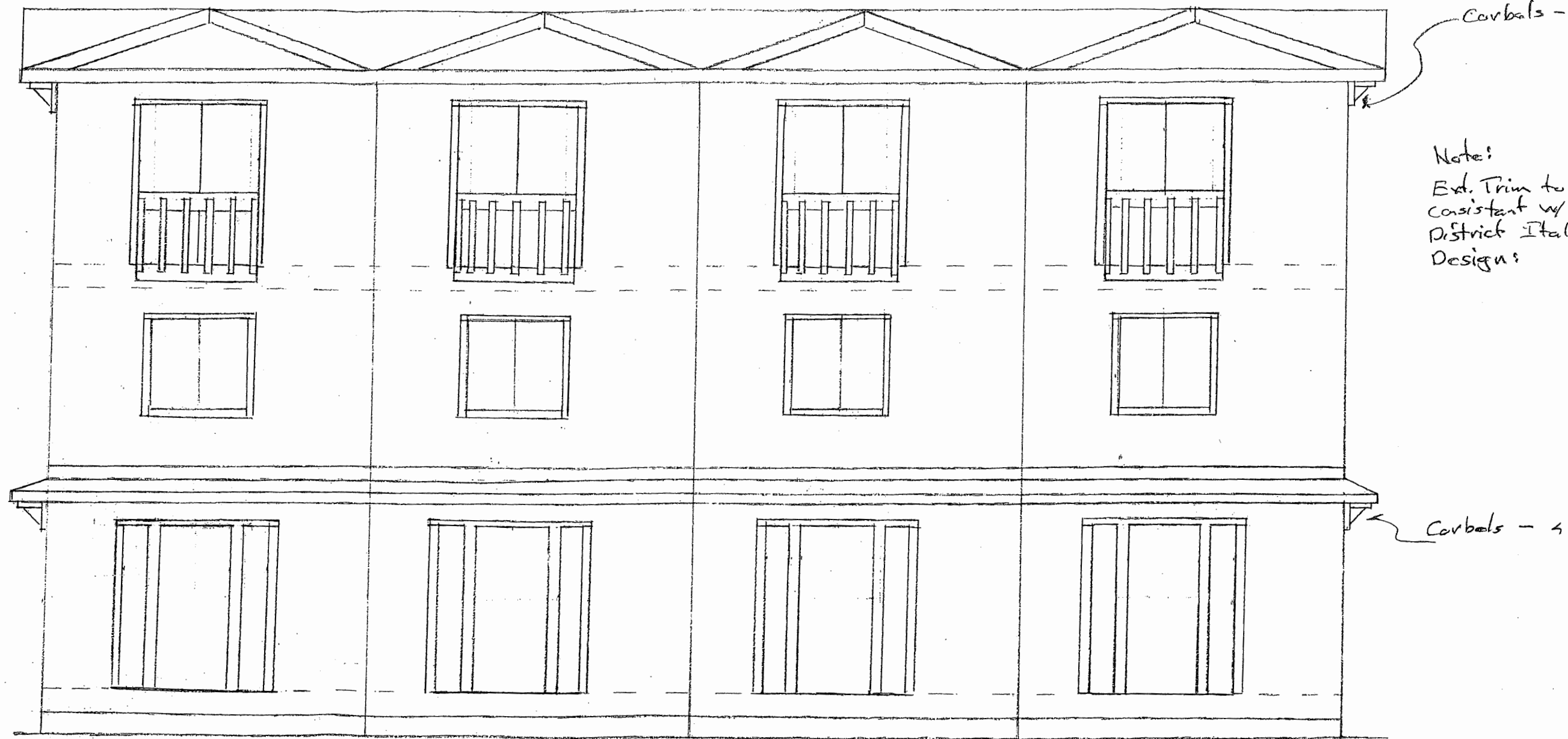
Rear Elevation



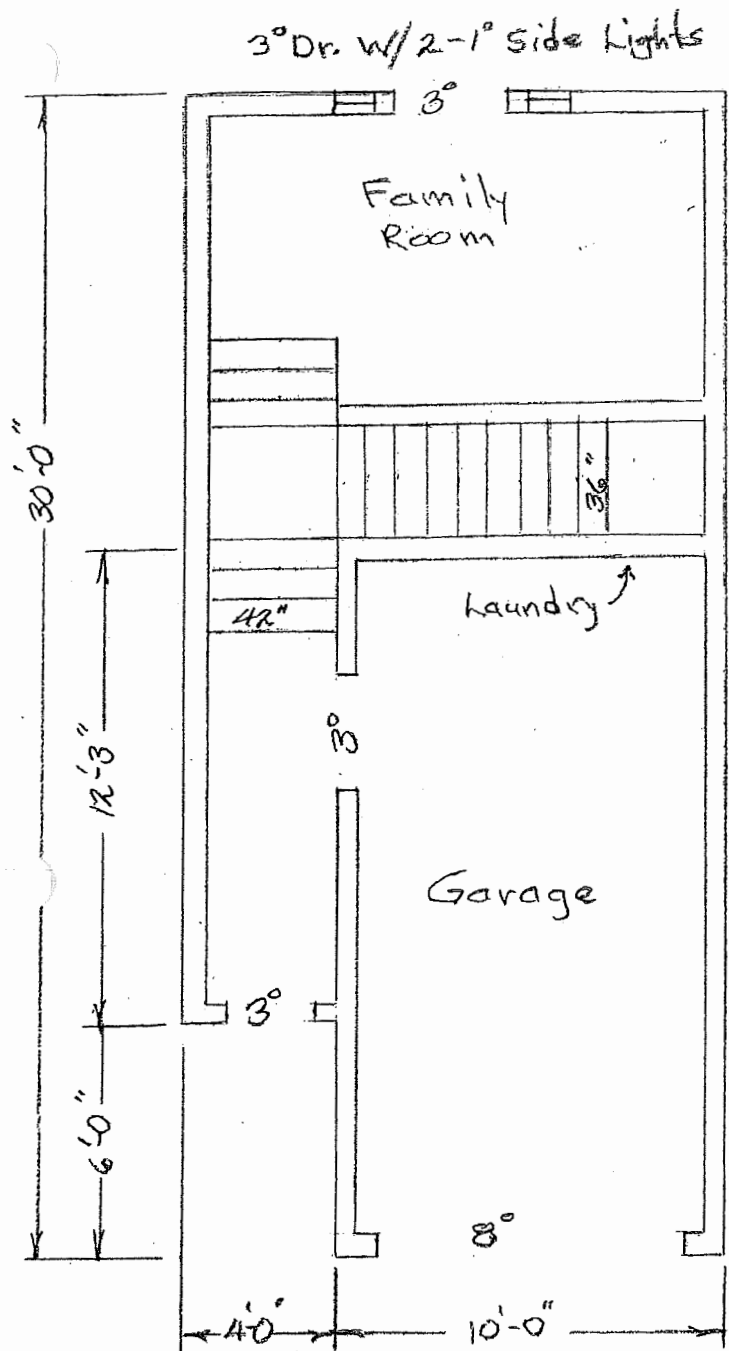
Right Elevation



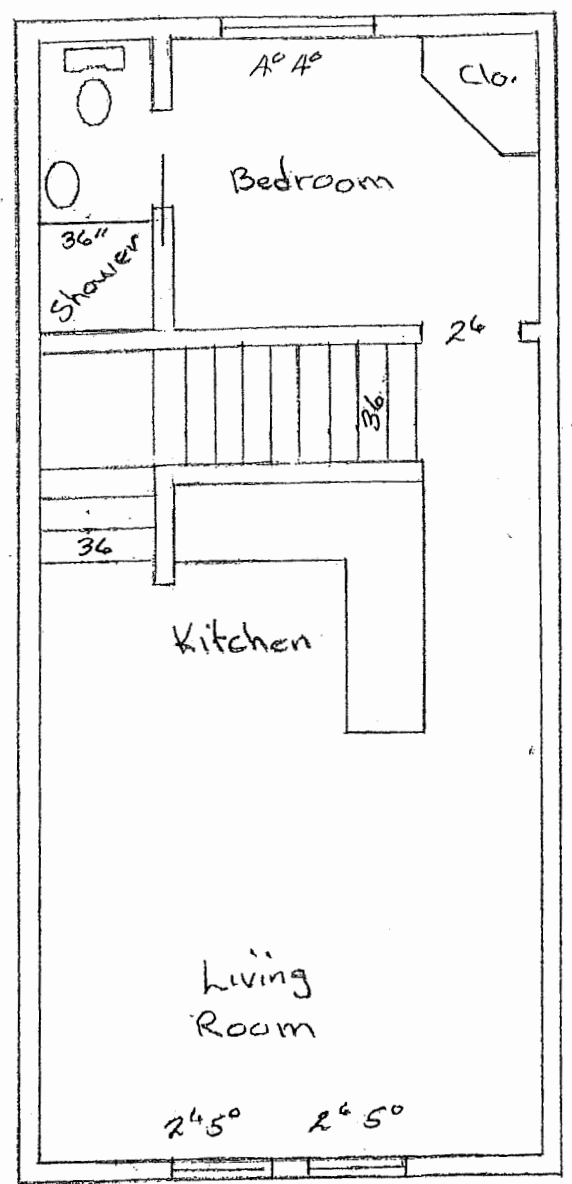
Left Elevation



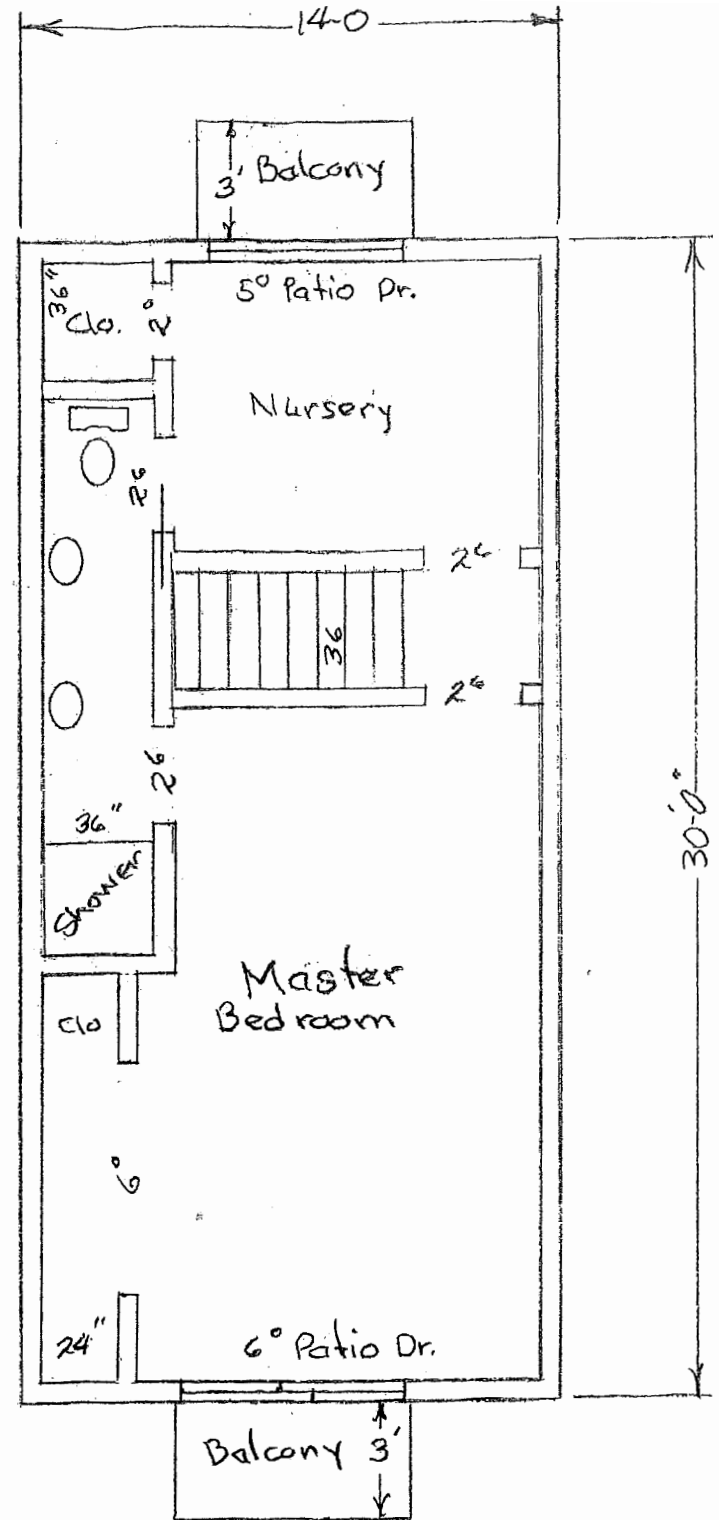
FRONT ELEVATION



Ground level (1st)

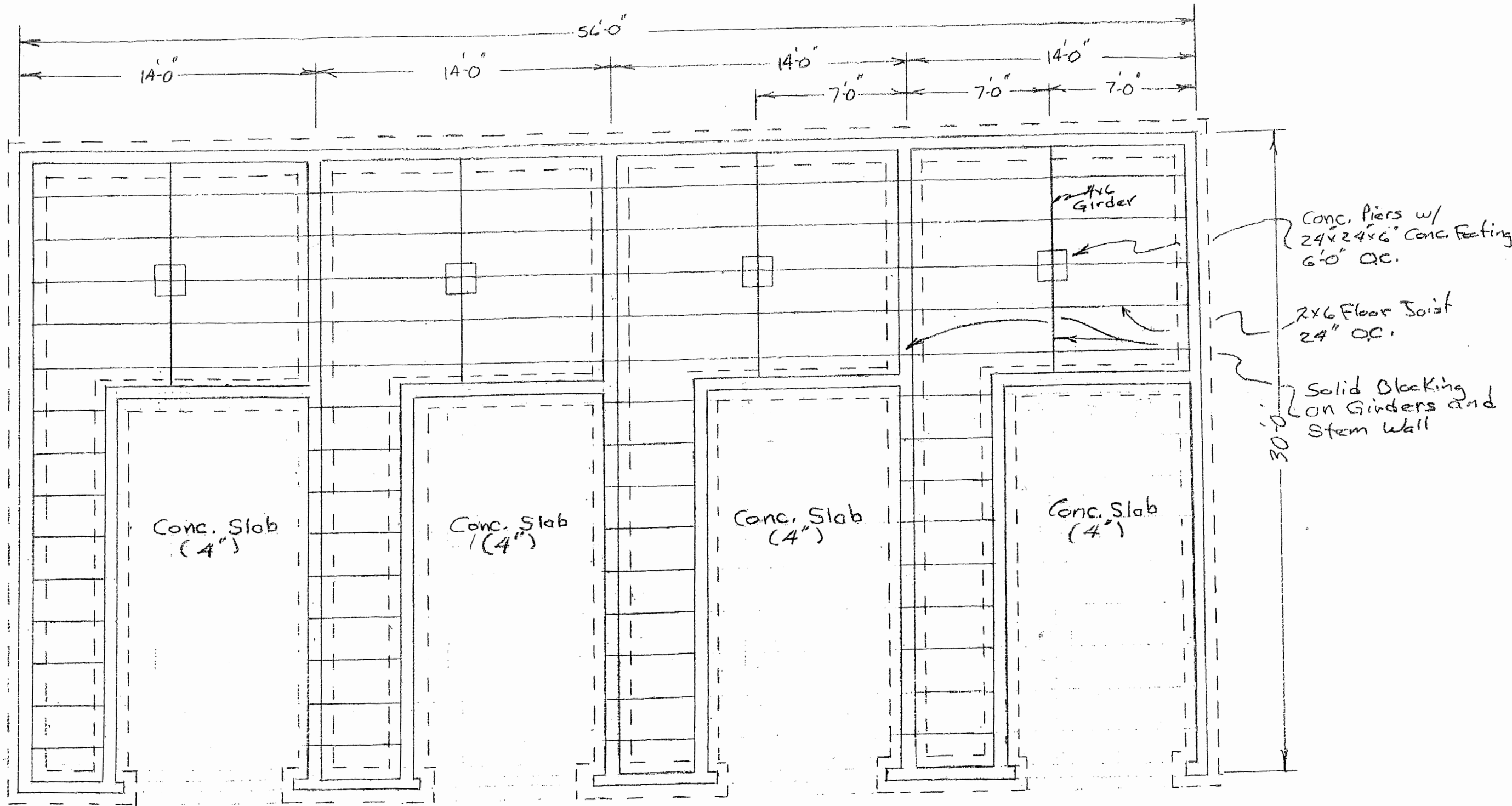


Main level (2nd)

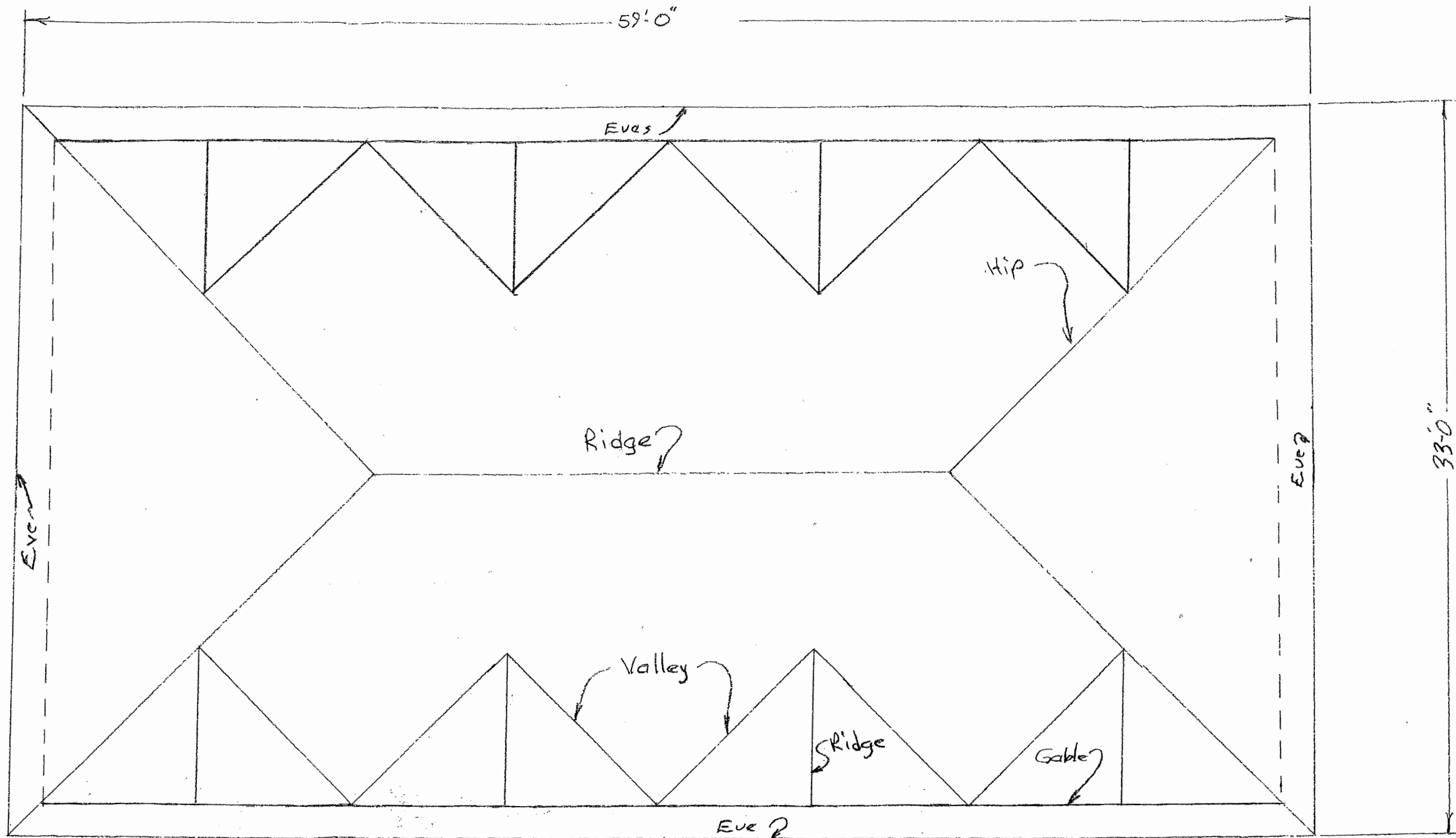


Upper level (3rd)

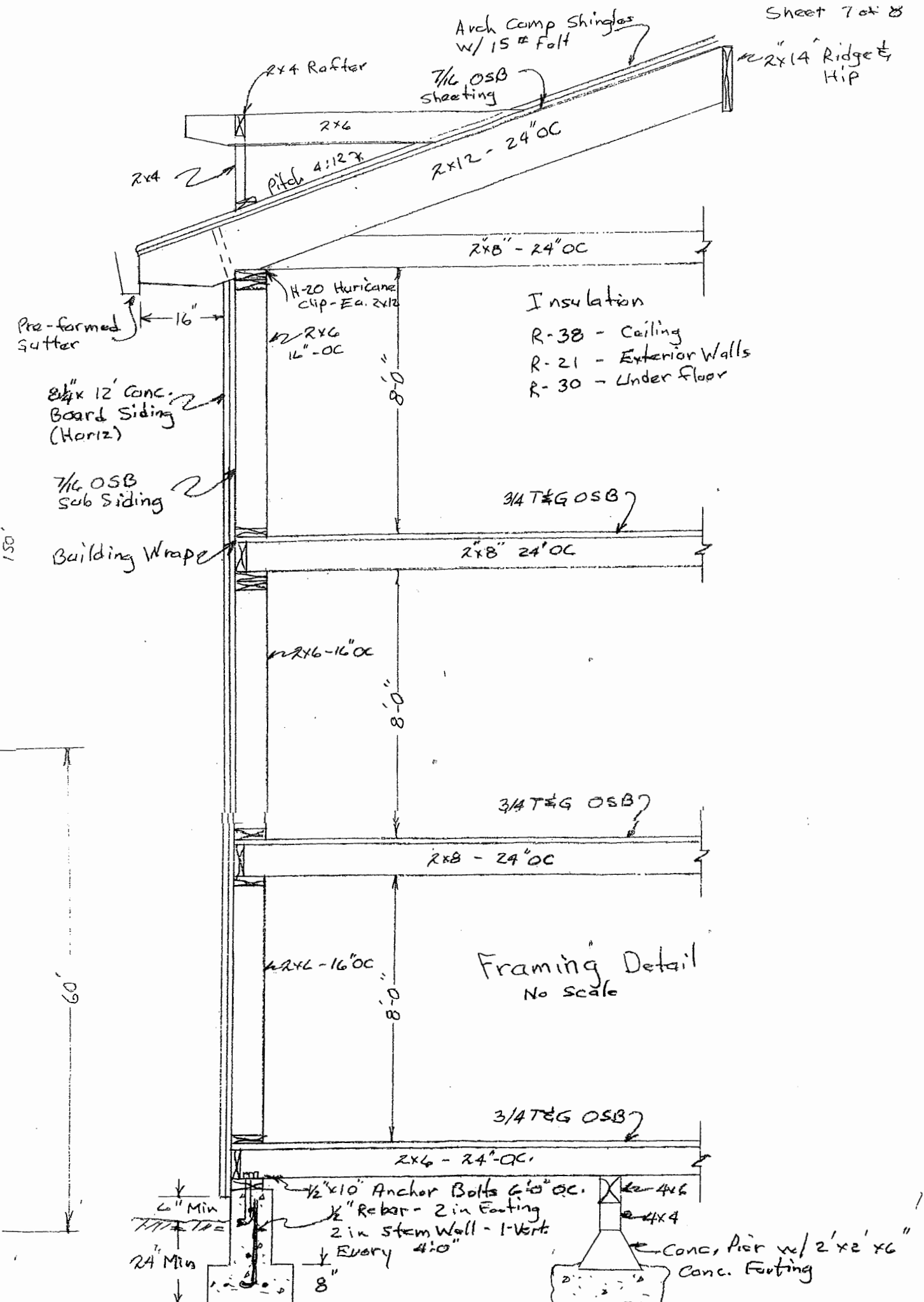
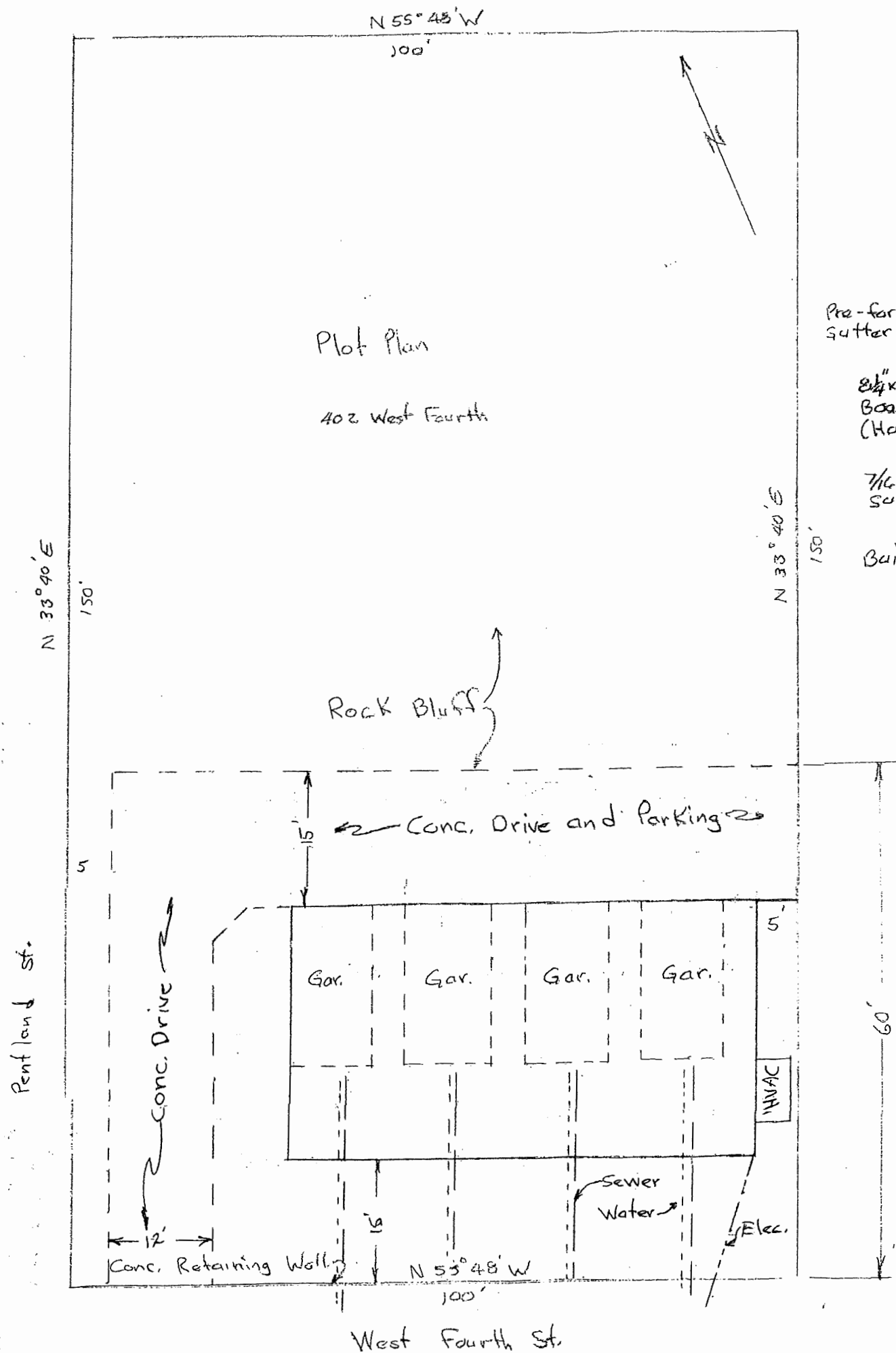
FLOOR PLANS

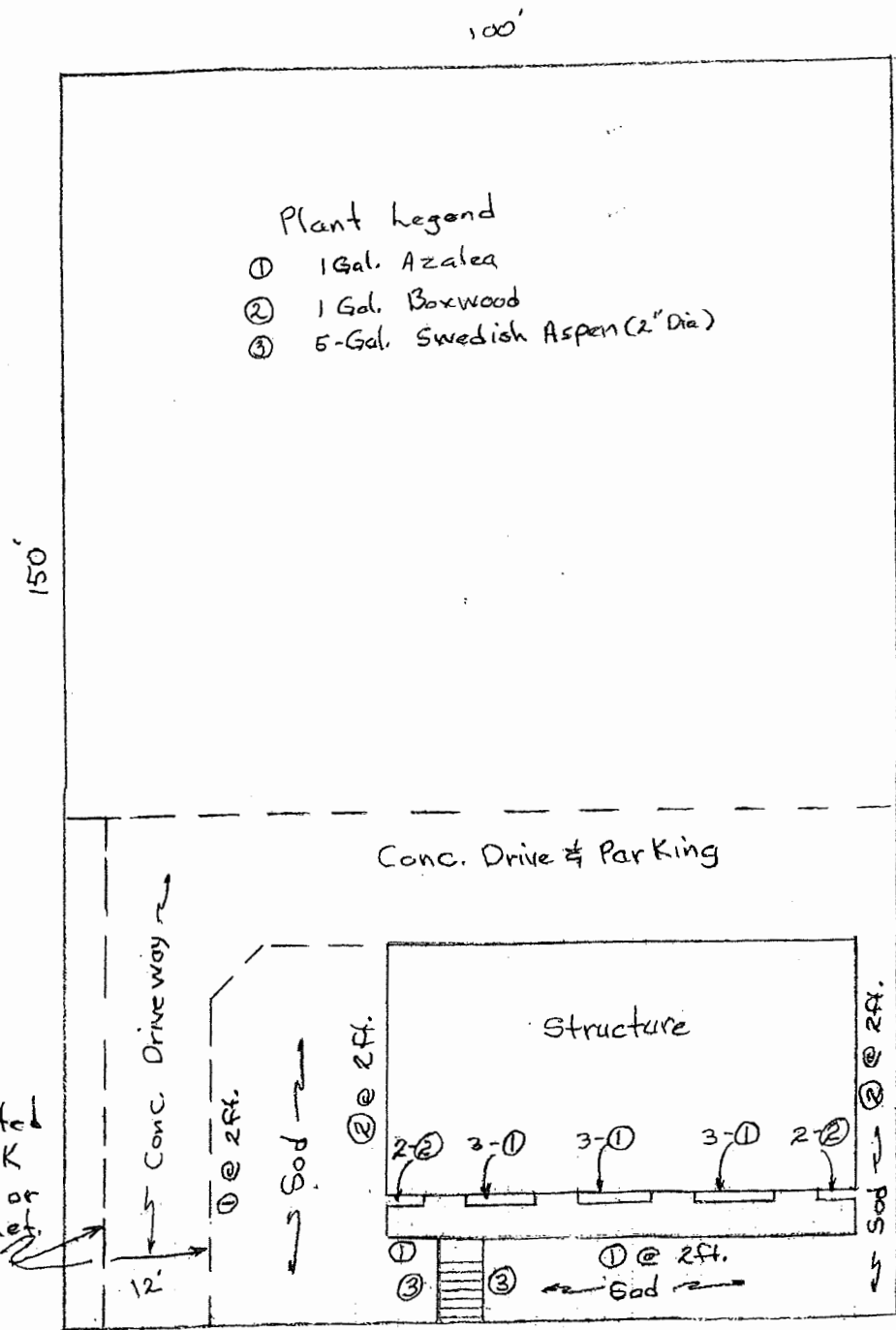


FOUNDATION DETAIL

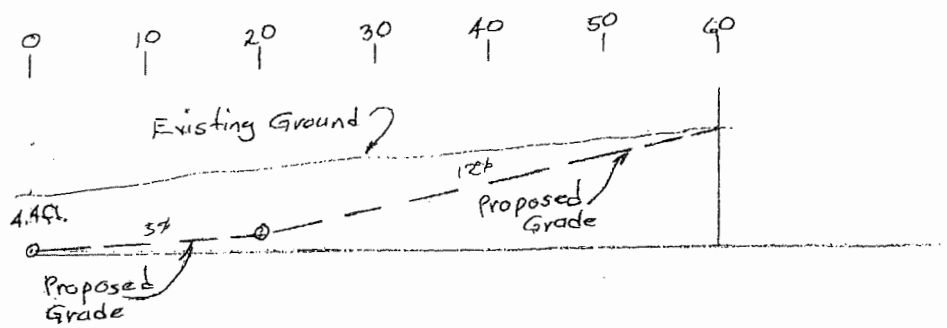


ROOF DETAIL

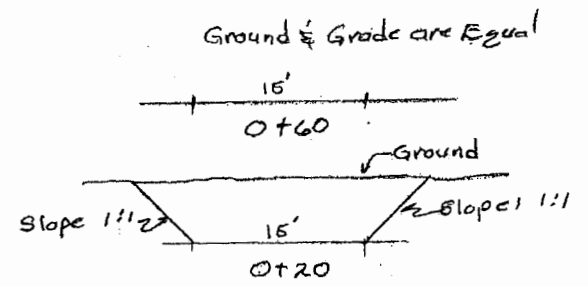




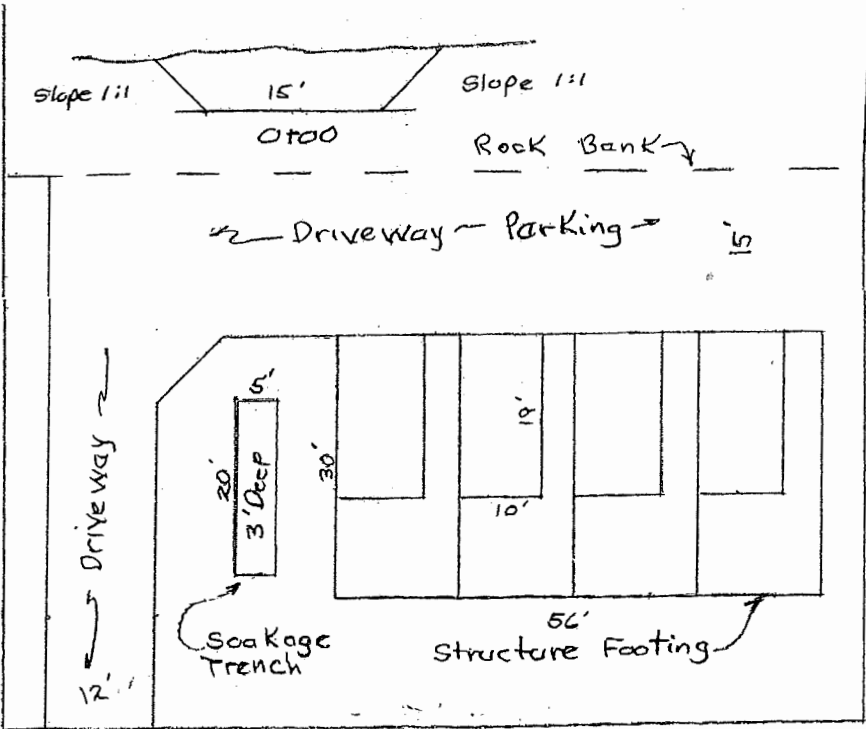
Landscape Detail



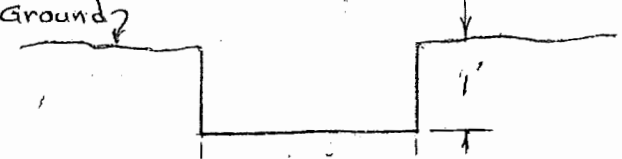
Driveway Profile



Driveway X-sections



Natural Ground



United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

Section number 7 Page 75

#46	Address: 402-04 W. Fourth Str.	Owner: Barbara Bailey
	Historic Name: Pentland House	3325 Dry Hollow
	Common Name: NA	The Dalles, OR 97058
	Year Built: c. 1865	Map No: 1N 13 4AA
	Architect: Unknown	Reference No: 5172
	Style: Italianate	Plat: Trevitt's Addition
	Use: Residential	Block: 9
	Alterations: Minor	Lot: NA
	Primary/Contributing	Tax Lot: 100

Description: The one-story, irregular shaped building has an intersecting gable roof covered with composition asphalt shingles. A slightly corbelled brick chimney surmounts the roof. The wide overhanging boxed eaves projects over the wide friezeboard. Windows are two over two double-hung wood sash and have a projecting window cornice. There are two bay windows. The boxed bay on the east elevation is decorated with a wide overhanging low-pitched hip roof, dentilated friezeboard and recessed panels below the windows. The front (north) bay window is embellished with similar details. The front porch is covered with a low-pitched hip roof supported by chamfered square posts. The porch frieze is slightly arched with corner cut-out designs. A transom (covered with boarding) tops the front door. The door is designed with two long, recessed octagonal panels with two lower smaller octagonal recessed panels. The shiplap siding is finished with plain cornerboards. The building has a stone and brick foundation capped with a wide watertable with cap. The house is sited above street level; a concrete retaining wall is at the sidewalk level. The lot is sparsely planted with a basalt retaining wall lining the back of the property. A natural basalt outcropping is also south of the house. In excellent condition, the building has minor alterations.

Historical Data: The earliest records found for this land showed the owner to be Robert Pentland. Pentland is credited with building the house c. 1865. The tax assessment for 1872 showed Pentland owning the land adjoining 316 W. 4th Street (Book D:642). The 1878 assessment role for Wasco County showed Pentland owning a house and 4 lots with a total value of \$1,800.

On November 8, 1878, Robert and Eliza Pentland along with Samuel Brooks (Pentland's son-in-law) and Anna and Edwin Pentland sold their interests in the property to James B. Condon for \$2,500 (Book F:503). On December 11, 1878, J. B. Condon sold the property to William Shackelford for \$3,000 (Book F:538). On January 17, 1906, William Shackelford sold half interest in the property to his wife Roxa S. Shackelford for \$1 (Book 41:160). On April 1, 1908, William Shackelford sold the property to J. M. Marden for \$1 (Book 45:547). On January 3, 1912, John M. and Harriett Marden sold the property to Victor Marden for \$1 (Book 54:239).

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

Section number 7 Page 76

The following are brief biographical sketches of the historic owners of the house in chronological order according to the chain of title.

Robert Pentland (1820-1887) was born at Newcastle-on-Tyne, England, on November 20, 1820. He married Jane Lax on May 13, 1841, at Chesterle Street, County Durham, England. Jane was born on September 4, 1815. The couple had a daughter, Anna, who was born in England and later married Samuel L. Brooks in The Dalles. They had a son, Edwin C., who was born on May 2, 1857, at Linn City, Oregon, and Charles Robert was born in June 1859 in Portland. Robert came to the U.S. in 1844, and to Oregon in 1845, where he was a miller at Abernethy's mill in Oregon City (Oregon Historical Society 9:112). Robert went east to meet his family, and the family came west via the Isthmus of Panama in 1850. In 1858 he established a water system in Portland (*Oregonian*, August 14, 1858). Robert was listed in the 1865 *General Directory and Business Guide* as the proprietor of The Dalles City Water Works (Owens, 1865). He came to The Dalles in 1862. He built the first flour mill at the west end of Third Street. The mill had a small capacity, and ran by water power from Mill Creek. After Jane died, Robert married Mrs. Eliza E. Reynolds on July 9, 1876. He sold his mill in The Dalles, and purchased another at Scio. Scio became Robert's home until his death on July 5, 1887 (Drake, 1994:6).

James B. Condon (1827-1902) was born in Ireland on April 19, 1827 (tombstone). They traveled to Oregon in the early 1850s. By the 1860s he worked as a lawyer in The Dalles (McNeal, 1975:53). His wife Mary Hill was born in New York on May 19, 1840 (tombstone), and they were married on June 9, 1865 (Drake, 1978:6). Their two daughters (Mary H. and Emma) and three sons (Harvey C. Thomas G. and James Wm. were born in The Dalles. In 1880 James B. and Mary Condon had three children still living with them: Emma-age 22, Harvey-20, and Willie-14 (1880 Census:33). James died on January 16, 1902 and was buried in The Dalles IOOF Cemetery (tombstone).

William Shackelford (1839-1930) was born on December 9, 1839, at Mayville, Kentucky. He was the son of Alexander C. Shackelford. William was an army doctor at Camp Watson and Fort Harney during the Civil War. He was with the First Oregon Calvary under General Benjamin Alvord in the long campaign against the Native Americans who raided The Dalles to Canyon City freight and stage lines. After Dr. Shackelford left the army, he moved to The Dalles as a family physician and a surgeon with offices at 221 East 1st and a residence at 416 West 4th Street. When he moved his office to his home, William had one of the first telephones in The Dalles installed. He married the wife of the late Captain Eugene Coe, Roxa Cock, and they lived at 410 West 4th where the large Joe Stadelman home was later built. Roxa Shackelford helped

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

Section number 7 Page 77

organize the Old Fort Dalles Historical Society (McNeal, 1953:396; McNeal, 1975:101). William was listed in the 1910 directory as a physician working and living at 410 West 4th Street. The 1917 directory listed William as living with his wife Roxie S. Shackelford at the same 4th Street house (Polk's, 1910, 1917). William died at his home on February 20, 1919, and his wife died on March 6, 1920. Both are buried in Portland (Wasco County Death Records). The house at 402-04 was enlarged during Shackelford's ownership. Between 1892 and 1900 a back ell was added to the house and the stone shed was built.

John M. Marden (b. 1838) was born on November 30, 1838 (Crandall, 1990:7). He was born in Georgetown, D.C. to Nathaniel M. and Mary Lutz Marden, a descendent of a Virginian family prominent in the colonial days. John was educated at private schools and attended Columbia University in Washington, D.C. In 1849 he crossed the plains at the head of a company of pioneers and began mining first at Bidwell Bar and later at Marysville, California. John helped build the first houses in Marysville, before moving to Shasta, California. In 1859 John traveled to Oregon and was in partnership with R. F. Gibbons and A. L. McAllister in a mercantile business. John was a carpenter on the first courthouse in The Dalles in 1859 while living at his homestead west of Hood River (McNeal, 1953:392; Carey, 1922:328). John met Harriett "Hatty" M. Reed and they were married on January 13, 1869 in Wasco County (Crandall, 1990:7). Harriett was born in 1846 in Illinois, and in 1849 she traveled west with her family the Calvin Reeds who were early pioneers of Troutdale, Oregon. The couple had one son-Victor, and three daughters-Virginia, Grace, and Harriett. John was a farmer and merchant in The Dalles area in the 1880s. He moved his family to The Dalles in 1883. In 1891, he became a real estate and insurance broker until his retirement in 1902 (McNeal, 1953:392) (McNeal, 1975; Carey, 1922:328).

Auxiliary Building: Spring House/c.1895 Primary/Contributing
A small stone outbuilding (probably a spring house) is located east of the house. The small building was built between 1892 and 1900. The structure has a gable roof covered with composition asphalt shingles. The ends of the gable are clad with shiplap siding. The remainder of the building is built from stone. The windows are four-light with a stone lintel above. The door to the building is on the west elevations. The building abuts the basalt retaining wall at the back of the property. In good condition, the building has minor alterations.



DRAFT

CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
Planning Department

HISTORIC LANDMARKS RESOLUTION NO. 137-15

Adopting The Dalles Historic Landmarks Commission Application #148-15 of Michiel Haley.

This application is for a Historic Landmarks Commission hearing to gain approval to site and construct a four-unit townhouse 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 July 22, 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 #148-15 and the minutes of the July 22, 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 #148-15 – 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. Preservation of the existing rock wall and rock shed is encouraged.
 - 3. Removal of historic materials from the site will not be allowed.
 - 4. Discovered archeological resources or materials will need to be professionally evaluated prior to excavation at the site.

5. Prior to the issuance of a building permit, the applicant will need to submit revised elevations drawings showing the porch details meet historic design guidelines.
6. Materials for the new construction will need to be detailed to staff prior to the issuance of a building permit. All materials are required to meet the historic design guidelines for new construction.
7. Paint colors will be required to meet the historic design guidelines and be approved by the Planning Director.
8. Any future plans for fencing or landscaping will require review and approval by the Planning Department Director.
9. 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.
10. The applicant will need to go through a formal Site Plan Review prior to approval of the final construction plans for the subject site.

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 22ND DAY JULY, 2015.

Eric B. Gleason, 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 July 22, 2015.

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

Richard Gassman, Director
Planning Department