

HISTORIC LANDMARKS RESOLUTION NO. 104-08

Adopting The Dalles Historic Landmarks Commission Application #109-08 of C. Michael Riise, Architect for Bruce Cassem & Alison Bahn to remove the existing door from the second floor facing the street and install two or three energy efficient wood windows similar in size and shape. The structure is located at 320 West Seventh Street, and is further described as 1N 13E 4AD tax lot 5400. The historic name of this structure is the Weigelt House. The structure is Locally Inventoried.

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on September 24, and October 1, 2008 conducted a public hearing to consider the above request.
- B. A Staff report was presented, stating findings of fact and conclusions of law.
- C. Staff Report number 109-08, the minutes of September 24, 2008, and October 1, 2008 upon approval, provide the basis for this resolution and are herein attached by reference.

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

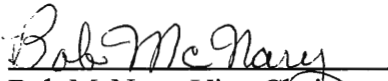
- A. In all respects as set forth in Recitals, Part "I" of this resolution.
- B. Historic Landmarks Review No. HLC 109-08 of C. Michael Riise, Architect for Bruce Cassem & Alison Bahn is approved with the following Conditions of Approval:
 - 1. Work will be completed in substantial conformance to the pictures and proposals as submitted and reviewed.
 - 2. The applicant may need to submit plans for a building permit to the local Building Codes Department.
 - 3. The applicant will need to avoid removing any historic materials that are on site. Conjectural or architectural features that create a false sense of historical development will not be allowed. Any distinctive features, finishes, or craftsmanship found with construction will need to be preserved by the applicant as best as possible.

4. The style of the replacement wood windows will be required to meet the design guidelines of General Ordinance 96-1207, and as directed/approved by the Historic Landmarks Commission. Windows will be required to be either double hung or at least have muntin attached to the outside of the window.
5. The applicant shall retain photos of the door and original photos of the house to ensure that there is a record of the original features of the house. Copies of the original features will need to be provided to the Planning Department for archiving.
6. The installation of the new windows 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.

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

APPROVED AND ADOPTED THIS 1st DAY OF OCTOBER 2008.


Bob McNary, Vice-Chairman
Historic Landmarks Commission

I, Dan Durow, Director of the Community Development Department of the City of the Dalles, hereby certify that the foregoing Order was adopted at the meeting of the City Historic Landmarks Commission, held on October 1, 2008.

AYES: McNary, Hashizume, Smith

NAYS: None

ABSENT: Gleason, Parker

ABSTAIN: None

ATTEST:



Dan Durow, Director Community Development Dept.