



**AGENDA**  
**CITY OF THE DALLES**  
**HISTORIC LANDMARKS COMMISSION**  
**CITY HALL COUNCIL CHAMBERS**  
**313 COURT SREET**  
**THE DALLES, OREGON 97058**  
*CONDUCTED IN A HANDICAP ACCESSIBLE MEETING ROOM*

**Wednesday, June 22, 2005**  
**4 P.M.**

- I. Call to order**
- II. Roll call**
- III. Approval of Agenda**
- IV. Approval of Minutes – May 25, 2005**
- V. Public comment: The public is invited to comment on any topic that does not appear on the agenda.**
- VI. Public Hearing ~~Continuation~~**
  - A. Historic Landmarks Commission Application #90-05 of Keith and Joyce Ebbert to change the pitch of the roof on an old carport to look more like the other buildings on the property. The address is 320 W. 7<sup>th</sup>.**
- VII. Resolutions**
  - A. #86-05 Approving HLC Application 90-05**
- VIII. Discussion**  
**National Preservation Conference**
- IX Next meeting date: Wednesday, July 27, 2005**
- X. Adjournment**



## **HISTORIC LANDMARK COMMISSION MINUTES**

**Wednesday, May 25, 2005**

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

### **CALL TO ORDER**

Chair Eric Gleason called the meeting to order at 4:08 P.M.

### **ROLL CALL**

The following Commissioners were present: Eric Gleason, Anita Clason, & Dixie Parker

The following Commissioners were absent: Daniel Dundon and Bob McNary

Staff present: Dawn Hert, Associate Planner  
Dorothy Davison, City Council Rep.  
Denise Ball, Administrative Secretary

### **APPROVAL OF AGENDA**

Parker moved that the agenda be approved as submitted. Clason seconded the motion. The motion was passed unanimously, Dundon and McNary absent.

### **APPROVAL OF MINUTES**

Gleason asked if there were any corrections needed for the minutes of March 23, 2005. There were none. Clason moved to approve the minutes as submitted and Parker seconded the motion. The motion carried unanimously, Dundon and McNary absent.

### **PUBLIC COMMENT**

None

### **ACTION ITEMS – PUBLIC HEARING CONTINUATION**

- A. Historic Landmarks Commission Application #88-05 of City of The Dalles/Pioneer Cemetery** to add 6X8 foot gardeners shed to the existing site. The Pioneer Cemetery is located to the East of 420 E. Scenic Drive and is further described as 1N 13E 10 BB tax lot 600.

The rules for a public hearing were not read again as no public entered the Council Chambers. Gleason polled the Commission for ex-parte contact, bias, or conflict of interest. All

Commissioners indicated they had visited the Cemetery but it did not bias their opinion on this application. Gleason called for the Staff Report, which Hert presented.

Hert said this application follows the goals and supports the Cemetery Preservation plan as prepared by Sally Donovan.

Gleason said he would like to put a flush mount skylight on the roof of the shed. Clason asked Staff to see if Kennelly Glass if they would donate it.

Staff and Commissioners briefly discussed how the shed would be constructed.

Gleason opened the hearing for proponent testimony and there was none. There was no opponent testimony. Gleason closed the public testimony section of the hearing.

Parker moved to approve HLC application 88-05, for the construction and placement of a 6 X 8 foot gardeners shed to the Pioneer Cemetery with the following conditions of approval:

1. Work will be completed in substantial conformance to the proposals as submitted.
2. The applicant is responsible to notify the appropriate authorities if any archaeological resources are found with the placing of the gardeners shed.

Clason seconded the motion and it carried unanimously, Dundon and McNary absent.

### **RESOLUTIONS**

Clason moved to adopt HLC Resolution 85-05 with conditions. Parker seconded the motion and it carried unanimously, Dundon and McNary absent.

### **STAFF AND COMMISSIONER COMMENTS**

Hert updated the Commission on the status of grant applications. September 27<sup>th</sup> through October 2 is the National Preservation Conference and she needs a commitment from Commissioners who will be attending. The cost is \$260 for the first person, and \$225 for each person after that. Parker said she would be on vacation. Hert will apply for four plus one staff person. She suggested Earline Wasser might like to attend.

Hert is applying for ten historic plaques this year. One will be for the Pioneer Cemetery.

Parker asked what is happening with the Fowler property. Hert updated the Commission. Gleason said he had received an email from the archaeologist the Fowler's hired to do the site study. The archaeologist told Gleason that he felt there were significant artifacts on the site. The archaeologist was recommending further investigation before more excavation takes place on the site. There appear to be some artifacts left in the root cellar area.

Gleason said Brian Stahl had told him the cemetery trees were too tall for the public works equipment. PUD may be able to top some of them. There are also two or three dead trees.

Stahl also suggested mapping the water lines when removing the sprinkler heads.

**NEXT MEETING DATE**

The next regular meeting is scheduled for June 22, 2005.

**ADJOURNMENT**

The meeting was adjourned at 4:40p.m.

Respectfully submitted by Denise Ball, Administrative Secretary.

A handwritten signature in cursive script, reading "Eric B. Gleason", written over a horizontal line.

Eric Gleason, Chair

Historic Landmark Commission

**STAFF REPORT  
HISTORIC LANDMARKS REVIEW #90-05**

**TO:** The Dalles Historic Landmarks Commission

**FROM:** Dawn Marie Hert, Associate Planner 

**HEARING DATE:** June 22, 2005

**ISSUE:** The property owner is applying to construct a new roofline for an existing shed as well as do some repairs to the crumbling rock wall at the Weiglet property.

**SYNOPSIS:**

APPLICANT	Keith & Joyce Ebbert
PROPERTY OWNER	Same
LOCATION	320 West 7 <sup>th</sup> Street, The Dalles, OR 97058
ZONING	"RH" – Residential Medium/High Density
EXISTING USE	Residence
SURROUNDING USE	Residential
HISTORIC STATUS	Oregon State Inventory

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

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

**BACKGROUND:** The Ebberts plan to reconstruct the roof on an existing out building on their property known as the Weiglet House. The plan is to change the existing lean-to roofline to an a-frame style that is consistent with all the other structures on the property. The plan includes repairing the south rock wall, using some of the original rocks and 12" fir siding as well as placing a new roof with similar materials that are used on the other accessory structures onsite.

**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 continue to be used as a residence with accessory structures. The proposed replacement of the roof and repairs to the structure will allow the accessory structure to continue to be used and will not change the use of the building. Criterion met.

2. *“The historic character of a property shall be retained and preserved. The removal of historic materials or alterations to features and spaces that characterize a property shall be avoided.”*

**FINDING-A2:** The historic character of the property is being retained and preserved. This application request will not remove or alter features that characterize the property. Replacement of the existing roofline will allow the accessory structure to be used. The historic character of this site is primarily of the main residence, however, the accessory structures also tell the story of the site. Changing the roofline and doing repairs will allow the structure to be used. Criterion met.

3. *“Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.”*

**FINDING-A3:** Changes to the sheds roofline will not create a false sense of historical development as it will make it similar in appearance to the other original accessory buildings onsite. Again, this is an accessory structure that is in dire need of repairs in order to be saved and used. Criterion met.

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

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

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

**FINDING-A5:** The applicant is proposing to use the existing materials to repair the crumbling walls. The applicant is also planning to use 12” fir to match the existing siding and blend. 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:** Replacement of the roof is necessary for safety and use of this accessory structure. The applicant has plans to repair the rock walls and repair the fir siding, and replace only as needed. Changing the roofline of this minor accessory structure will replace the existing roofline, but at the same time allow use of this structure. The current roof material appears to not be original.

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

**FINDING-A7:** There are no plans for surface cleaning of the existing accessory structure, therefore, this criterion does not apply.

8. *"Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken."*

**FINDING-A8:** No excavation is planned with this proposal. Any excavation of the site will be addressed as a condition of approval.

9. *"New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."*

**FINDING-A9:** The proposed addition to the roofline will be similar in size and scale to the structure, however it will be different from the original. Removal of the old roof on the accessory structure will not destroy historic materials that characterize the property. Criterion met.

10. *"New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."*

**FINDING-A10:** The addition of the new roof can be built so that in the future the essential form and integrity of the historic property goes unimpaired. The applicant will take the utmost care in the new addition and how it is attached to the historic building. Criterion will be addressed as a condition of approval.

## **B. Comprehensive Plan (June 1994):**

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

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

**FINDING B-1:** Approving this application will allow for repairs and continued use of this deteriorating accessory structure. The new roof line will provide much needed protection of the existing structure as well as compliment the other structures onsite. Criterion met.

**CONCLUSIONS:** The proposed repairs and new roof line will allow for continued use of the accessory structure. Reviewing this application as a sympathetic renovation is necessary in order to preserve this standing structure. 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 the City of The Dalles Comprehensive Land use Plan 1994, with the following conditions:

**Recommended Conditions of Approval:**

1. Work will be completed in substantial conformance to the pictures and proposals as submitted and reviewed.
2. The applicant may need to submit plans for a building permit to the local State Building Codes Department.
3. If any archeological resources or materials are discovered during excavation, the applicant will need to stop excavation and have the site professionally evaluated prior to continued excavation at the site.
4. The applicant 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.
5. Prior to construction of the new addition, the applicant will need to photograph the building and the area the addition(new roofline) is going to be attached. Copies of these photos will need to be submitted to the Planning Department for their historic records/library.



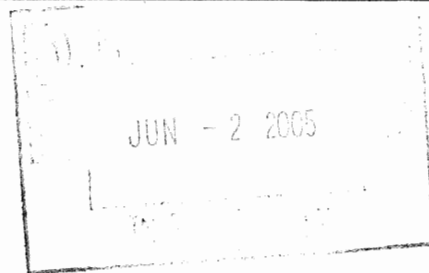


CITY of THE DALLES

313 COURT STREET

THE DALLES, OREGON 97058

(541) 296-5481



HLC# 90-05

## 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 Historical Landmarks Commission.

Name:	Keith & Joyce Ebbert
Address	320 W 7 <sup>th</sup>
Site Address	Same
Telephone	509-493-2294

Please describe your project goals.

TO change roof line of old carport to look  
more like other outbuildings on property.

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

The building will have a pitched roof to better  
represent the other buildings on the property.  
The roof is now shed style and in very poor condition.  
We will retain the original rock foundation and use the same

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

The south wall is rock and is crumbling. I will rebuild in  
place using original rocks. The same 12" fir siding  
will be replaced and new 12" fir siding will be added  
where needed. The other outbuilding has a shingle roof which

What is the current use of this property?

garage / carport

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 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.**

Keith & Joyce Ebbert 6-2-05  
Applicant Date

\_\_\_\_\_  
Owner (if not the applicant)

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

[Signature] 6/9/05  
Secretary, Historical Landmarks Commission

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**For Office Use Only**

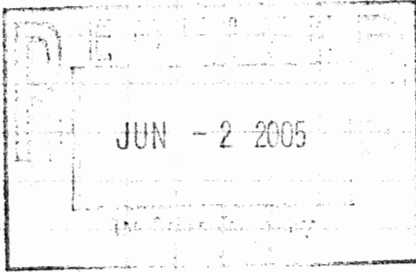
Historical Classification State Inventory  
(Primary, Secondary, Historical, Etc.)  
Historic Building/Site ☒ Historic District: Trevitt ☐ Commercial ☐  
Historic Name Weigelt House  
(If any)  
Year(s) Built 1896-1900



Keith Ebbert

320 W 7th

not building



house

Garage  
12x18

ALLEY

driveway

Sidewalk

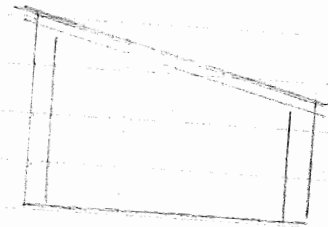
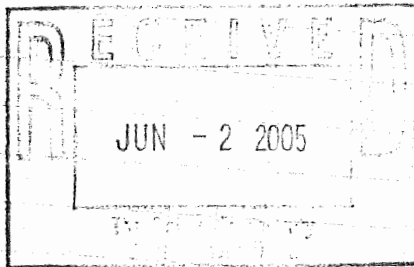
Pentland

West

South

Keith Ebbert

320 W 7th



existing



Proposed