

to make it to the meeting. According to Hert, Commissioner Gleason felt windows were historically grouped together rather than spaced out as the applicant had proposed. Hert distributed a page from an American Homes book that Gleason had brought in showing several pictures of historically appropriate window groupings. She shared that Gleason's suggestion was to add a condition requiring the windows be grouped together. Hert explained that she had discussed the suggestion with Director Durow and that they both agreed with Gleason's suggestion.

Next Associate Planner Hert went over the six conditions that were recommended in the Staff Report and stated that staff recommends approval. Staff and commissioners had a discussion about single vs. double hung windows. Hert added that another suggestion made by Commissioner Gleason was to keep the door in storage after it is removed.

Commissioner Smith asked for clarification about Aluminum Clad Wood being appropriate. Associate Planner Hert responded that Historic Guidelines allow window replacements to be solid wood or Aluminum Clad. There was a discussion about Aluminum Clad Wood. (It was later discussed that the applicant and staff might have a different idea of what Aluminum Clad means).

Proponent: Michael Riise, Architect, 311 Court St, The Dalles. Mr. Riise distributed a supplemental drawing that was admitted as exhibit "A". He pointed out that only drawing number one on the exhibit was new to the Commissioners. Mr. Riise explained what the property owner wanted to do and then explained the limitations including sizes of windows available, the requirements from Building Codes and the lack of room for a header and trim. Mr. Riise described aluminum clad windows to be painted aluminum on the exterior side of the window. Referring to the drawings, Mr. Riise explained the home's current dormer windows and the roof lines and where the frames would need to be. Mr. Riise requested the Commission drop the requirement of double hung windows and allow casement windows. Considering that the nearby dormer windows are not double-hung he felt it would be more consistent.

Associate Planner Hert asked if all windows are required to have an egress. Mr. Riise stated only one is required to have an egress. Hert then asked if it would be possible to have one large window and two smaller picture windows on the sides. Mr. Riise discussed the sizes of windows available in double-hung style and the requests of the owners. He also discussed the idea of only using two windows. Mr. Riise suggested that if it was important to have the double-hung look; something could be added to make it appear as double-hung.

Vice-Chair McNary summarized what the owner's criteria were and what the historic guidelines were and stated that something may have to give.

Associate Planner Hert suggested that the altered porch roof line was causing the problem. The roof was originally a balcony. She then pointed out that historically groups of two windows were also an option. Hert stressed the point that separating the windows gives the house a more modern look which goes against historic guidelines. Hert summarized the decision options for the Commission.

Opponent: none

Vice-Chair McNary closed the public testimony portion of the hearing.

DELIBERATION: Commissioner Smith wanted to verify that the windows will be double-hung. Commissioner Hashizume questioned if there is room for them. Vice-Chair McNary replied that they will be double-hung because that was what the owner requested. He added that it will be up to the owner and the architect to work out the details of how to make them fit. McNary suggested approving drawing number 1 on Exhibit A. Mr. Riise asked if he could make a clarification.

Vice-Chair McNary re-opened the public testimony portion of the hearing. Mr. Riise explained that drawing number 1 was provided to show that three double-hung windows are not feasible. Associate Planner Hert clarified that it doesn't work because it's sitting on the roof line; but there might be a way for him to design it to meet all the requirements, however it might not include three windows. Mr. Riise further explained that the main concern is the header. He added that two windows could be proposed but he doesn't feel it will fit the feel of the house.

Vice-Chair McNary re-closed the public testimony portion of the hearing. McNary stated that he did not feel they have anything they can approve. After options were discussed the commissioners decided to table the discussion until feasible drawings are provided.

Vice-Chair McNary moved to leave the record open and continue the hearing to October 1, 2008 at 4:00pm. Smith seconded, and the motion carried unanimously, Gleason and Parker absent.

PUBLIC HEARING - Historic Landmarks Commission Application #110-08 of Dean and Rob Delevan, to restore the exterior of the building including; repair of missing and deteriorated masonry work, re-stuccoing the entire structure and repainting the trim to match the attached building. The structure is located at 414 Washington Street, and is further described as 1N 13E 3BD tax lot 9700. The historic name of this structure is the Hamilton Hospital and is commonly known as The Dalles Medical Arts Building. The structure is classified as Secondary Historic and is located in The Dalles National Commercial Historic District #27A.

Vice-Chair McNary read the rules for conducting a public hearing. There were no ex-parte contacts, bias, or conflicts of interest by the Commissioners. There were no challenges from the audience. McNary opened the public hearing and asked for the Staff Report.

Associate Planner Hert presented the staff report. She explained that the exterior has not had much modifications done except for the stucco which was added in the 1960's. Hert went over the research she had done in relation to stucco and summarized that Quartz was used in the past as an affordable way to cover a building. She discussed the process that will be used for this renovation, including the acrylic base and the color guidelines. Hert stated that staff supports the application and then went over the five conditions of approval.

Proponent: Rob Delevan, 985 SW Long Farm Rd, West Linn, OR 97068. Mr. Delevan and his father are the applicants and owners of the building. Mr. Delevan stated that Associate Planner Hert explained their plans very concisely. He added that they were just hoping to do some repair and maintenance that the building has not had in a long time.

Vice-Chair McNary stated that he was enthused that they are being proactive rather than waiting for it

to deteriorate. He asked if the paintings by Jeanne Hillis will be lost. The applicant replied no, they will preserve them.

Commissioner Smith asked when the addition was put on the top. Associate Planner Hert responded that it was in 1983 which was before the building was landmarked. Smith asked if that addition will blend in more. Mr. Delevan explained that yes, they will try to make it blend more by using the same historic color palette.

Commissioner Hashizume shared that he was very happy the repairs were being done.

Opponent: none

Vice-Chair McNary closed the public testimony portion of the hearing.

Deliberation: none

Commissioner Smith moved to approve application HLC 110-08 with 5 conditions of approval as submitted. Hashizume seconded, and the motion carried unanimously, Gleason and Parker absent.

RESOLUTIONS – Commissioner Smith moved to adopt Resolution 105-08 approving HLC 110-08. Commissioner Hashizume seconded the motion and it carried unanimously, Gleason and Parker absent.

COMMISSIONER/STAFF COMMENTS: Vice-Chair McNary suggested that the commissioners drive up and look at the cemetery to see all the work that has been done.

Commissioner Smith asked how the Historic Dalles Days event that was held in the Cemetery went. Associate Planner Hert replied that although she was unable to attend she heard it went good.

Associate Planner Hert shared photos of the new Pioneer Cemetery sign and explained what is being done to make it stand out more. She shared that the fencing will be up before the end of the fiscal year (June 30, 2009).

Vice-Chair McNary asked if a thank you note could be sent to Dennis Radford for purchasing the paint and then painting the wooden main entrance. Associate Planner Hert stated that she will take care of sending him one.

The next meeting will be October 1, 2008 at 4:00pm

ADJOURNMENT: The meeting was adjourned at 5:08pm

Submitted by Brenda Green, Administrative Secretary

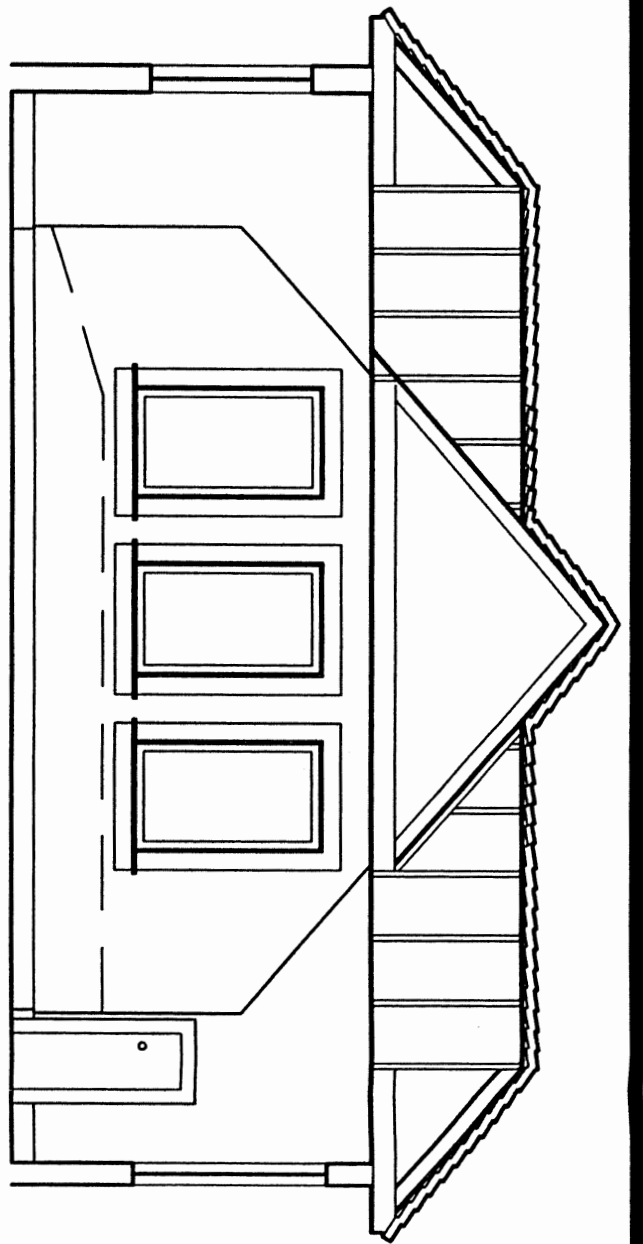


Dixie Parker for Eric Gleason, Chairman

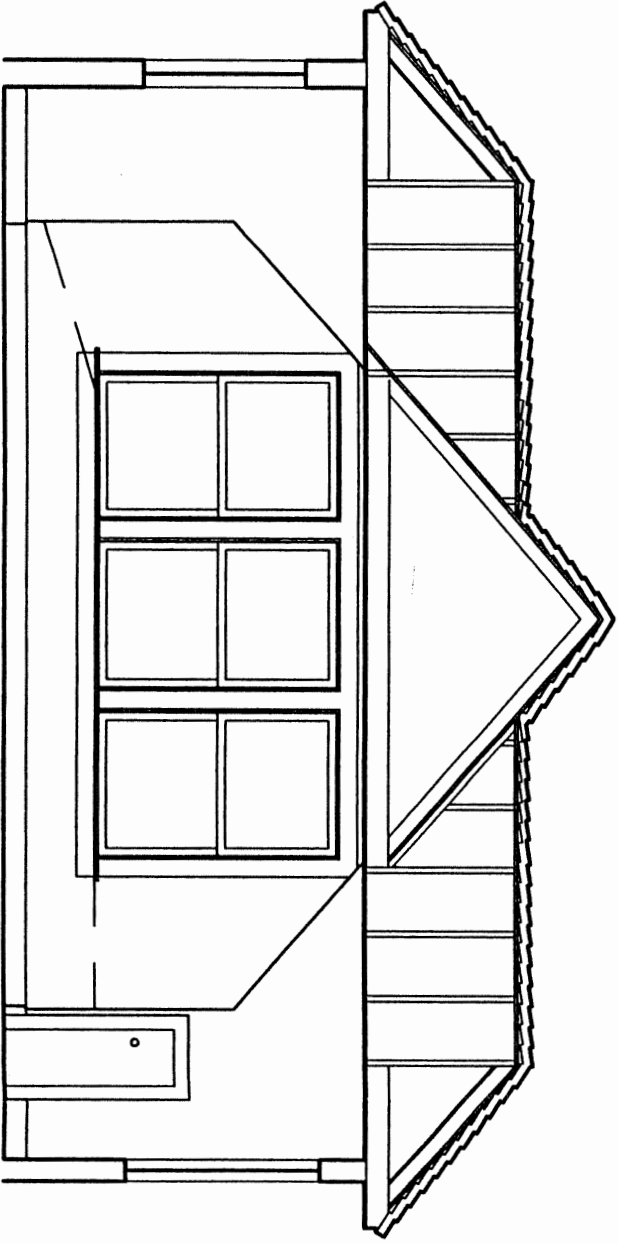
Historic Landmarks Commission

Historic Landmark Commission Meeting

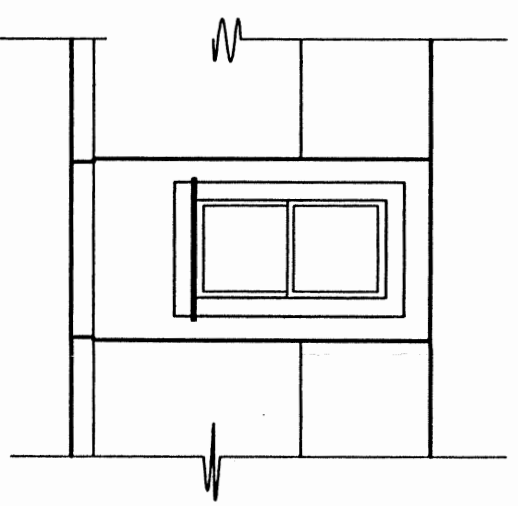
September 24, 2008



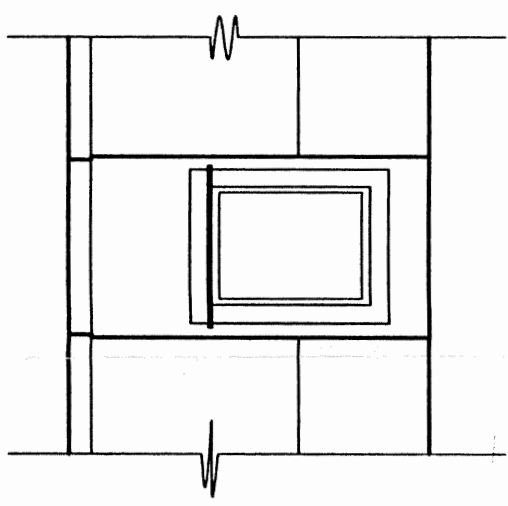
2 INTERIOR GABLE END ELEVATION SHOWING SMALLEST CASEMENT WINDOWS MEETING EXIT REQUIREMENTS
1/4" = 1'-0"



1 INTERIOR GABLE END ELEVATION SHOWING SMALLEST DBL. HUNG WINDOWS MEETING EXIT REQUIREMENTS
1/4" = 1'-0"



4 RIGHT DORMER INT. ELEV.
1/4" = 1'-0"



3 LEFT DORMER INT. ELEV.
1/4" = 1'-0"

PROPERTY ADDRESS: 320 W 7th ST, THE DALLES

JOB NO. 830 SHEET 1 OF 1	DATE:	SEP. 19, 2008
	ISSUED FOR:	WINDOW TYPE COMPARISON

NEW WINDOWS FOR
THE WEIGELT HOUSE
 OWNER:
BRUCE CASSEM & ALISON BAHN
 2525 SE GRANT STREET
 PORTLAND, OR 97214
 TELEPHONE: 503 853 5373

 **C. MICHAEL RIISE**
ARCHITECT NCARB.
 511 COURT STREET
 THE DALLES, OR 97038 PH: 541 298 1199

Exhibit A

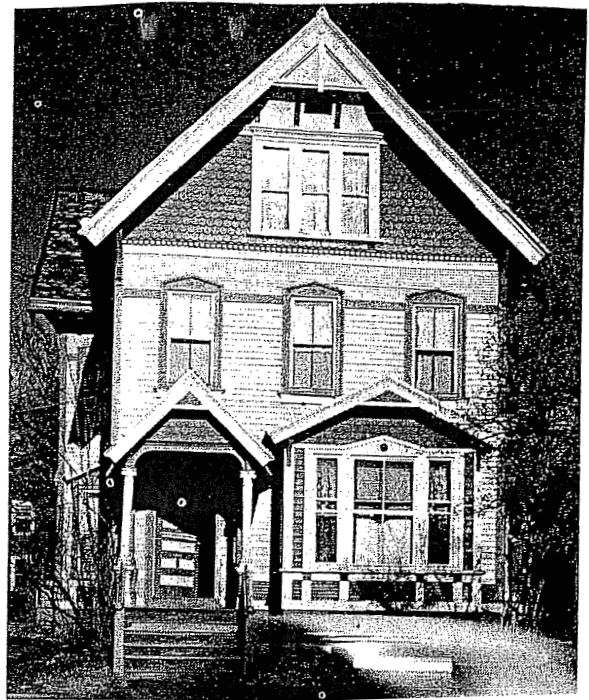
FREE CLASSIC: FRONT-GABLED ROOF

1. New Haven, Connecticut; late 19th century.

2. Hartford, Connecticut; late 19th century. Note the use of board siding on the first story, with shingles above, a common pattern. The two front doors indicate that this is a "two-decker" duplex with separate dwelling units on the first and second floors.

3. Denver, Colorado; late 19th century. Note the elaborate Palladian window with decorative swags that recur above the second-story porch.

4. San Francisco, California; late 19th century. Many San Francisco Queen Anne houses combine classical columns with elaborate spindlework detailing used elsewhere on the facade.



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3



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