



HLC minute binder \*

**CITY of THE DALLES**

313 COURT STREET  
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125  
FAX: (541) 298-5490  
Community Development Dept.

**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, October 22, 2008 @ 4 P.M.**

**I. Call to order**

**II. Roll Call**

**III. Approval of Agenda**

**IV. Approval of Minutes: September 24, 2008 & October 1, 2008**

**V. Public Hearings**

**Historic Landmarks Commission Application #111-08 of Commstructure Consulting, LLC**, to attach fiber conduit and cable to the underside of Mill Creek Bridge. Installation will mirror the gas lines that are currently attached to the historic bridge. The bridge is located in the 600 block on W 6<sup>th</sup> Street. The historic name of this structure is the Mill Creek Bridge. The structure is classified as Secondary Historic and is located in Trevitt's Addition.

**VI. Resolution**

**106-08 Adopting HLC 111-08; Mill Creek Bridge**

**VII. Staff/Commissioner Comments**

**VIII. Next meeting date: Wednesday, November 26, 2008**

**IX. Adjournment**

# **HISTORIC LANDMARK COMMISSION MINUTES**

**September 24, 2008**

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

## **CALL TO ORDER**

Vice-Chair McNary called the meeting to order at 4:03 P.M.

## **ROLL CALL**

The following Commissioners were present:

Bob McNary  
John Hashizume  
Pat Smith

The following Commissioners were absent:

Eric Gleason  
Dixie Parker

Staff present:

Dawn Hert, Associate Planner  
Brenda Green, Admin. Secretary

## **APPROVAL OF AGENDA**

Commissioner Smith moved to approve the agenda as submitted. Commissioner Hashizume seconded the motion. The motion carried unanimously, Gleason and Parker absent.

## **APPROVAL OF MINUTES**

Commissioner Hashizume moved to approve the minutes of August 27, 2008 as submitted. Commissioner Smith seconded the motion. The motion carried unanimously, Gleason and Parker absent.

**PUBLIC HEARING - 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 3 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.

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, stating that it was an historic home that could qualify for the National Register. She explained that the owner wanted to do an energy efficient fix rather than a cosmetic fix. Hert then shared thoughts from Commissioner Gleason since he was unable

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

Historic Landmark Commission Meeting  
September 24, 2008

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

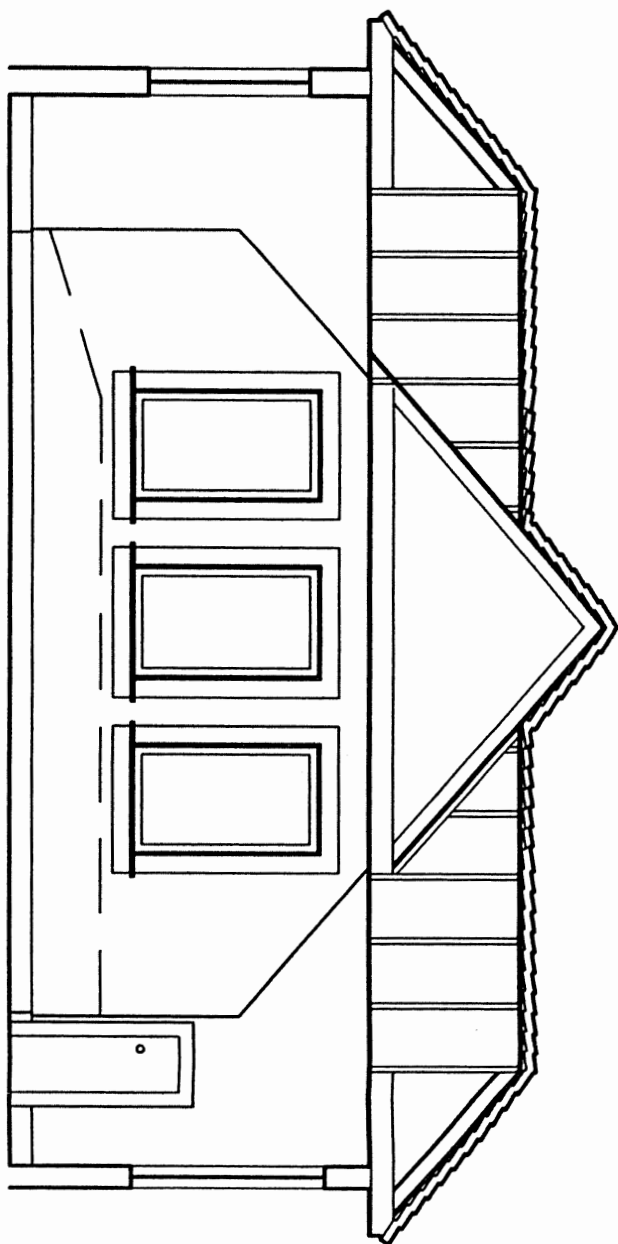


Dixie Parker for Eric Gleason, Chairman

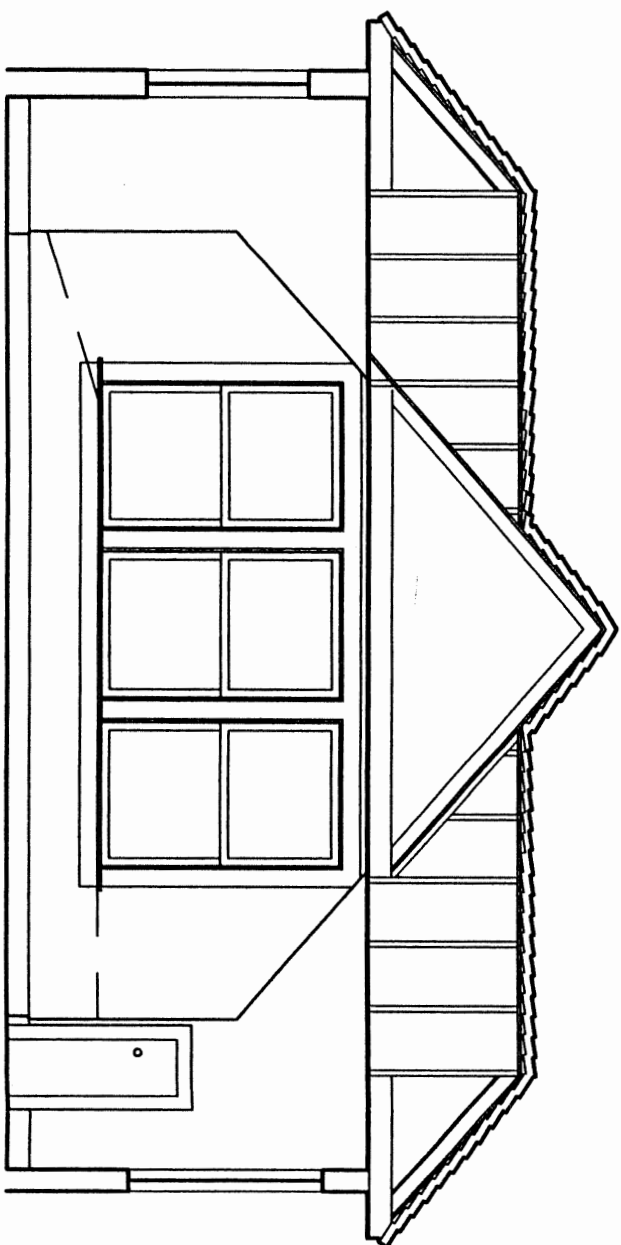
Historic Landmarks Commission

Historic Landmark Commission Meeting

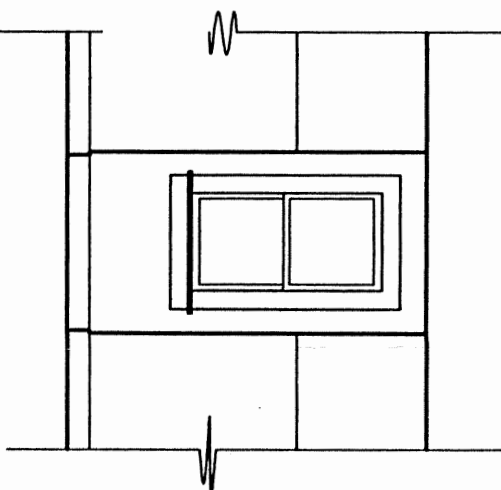
September 24, 2008



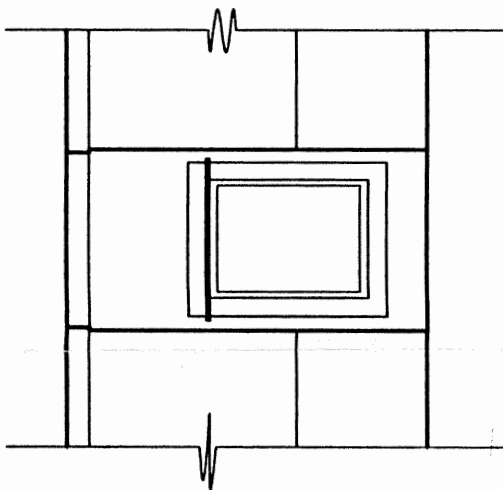
2 INTERIOR GABLE END ELEVATION SHOWING SMALLEST  
CASEMENT WINDOWS MEETING EXIT REQUIREMENTS  
1/4" = 1'-0"



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



## 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.



# **HISTORIC LANDMARK COMMISSION MINUTES**

**October 1, 2008**

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

## **CALL TO ORDER**

Vice-Chair McNary called the meeting to order at 4:10 P.M.

## **ROLL CALL**

The following Commissioners were present:

Bob McNary  
John Hashizume  
Pat Smith

The following Commissioners were absent:

Eric Gleason  
Dixie Parker

Staff present:

Dawn Hert, Associate Planner  
Brenda Green, Admin. Secretary

## **APPROVAL OF AGENDA**

Commissioner Smith moved to approve the agenda as submitted. Commissioner Hashizume seconded the motion. The motion carried unanimously, Gleason and Parker absent.

**CONTINUED PUBLIC HEARING - 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 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.

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 revised staff report. She summarized the meeting between herself, the architect and Director Durow and explained the reasons double-hung windows would not work in this situation. Hert showed the Commission the two options that were suggested as a result of the meeting and explained that the windows that will be used will be single windows with a hand crank. She stated further that wood muntin can be added to give it the appearance of double-hung. She explained that adding the muntin will not go against SHPO guidelines because in this situation it does not create a false sense of history.



Commissioner Smith asked if the muntin would be installed inside or outside. Associate Planner Hert replied that typically it is installed inside and outside. She stated that the goal is to have the new windows be consistent with the rest of the house from the street side. Hert suggested that the commission could add to the conditions a specification that the wood muntin be attached to the outside of the window.

Hert summarized her report by stating that staff recommends approval. She went over the 6 conditions of approval and explained the changes that were made from the previous report.

Vice-Chair McNary felt he did not want to make the decision for the owner of whether they install two or three windows. Associate Planner Hert responded that staff felt that two would work better but that they would be comfortable with either two or three and felt that the decision could be left up to the applicant. After some discussion by staff and commissioners, the suggestion was made to change the request to read "two or three energy efficient wood windows".

Commissioner Smith shared her concern that it be specified that there is no aluminum used in these windows. Associate Planner Hert went over the definitions of aluminum clad windows and assured the commission that the applicant will be required to use all wood.

Commissioner Smith clarified that the only windows that will be replaced are the front ones. Associate Planner Hert confirmed that will only be the front ones.

**Proponent:** none

**Opponent:** none

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

**DELIBERATION:** none

Commissioner Smith moved to approve HLC 109-08 with 6 conditions of approval including revisions stated by staff. Hashizume seconded, and the motion carried unanimously, Gleason and Parker absent.

**RESOLUTIONS** – Commissioner Hashizume moved to adopt Resolution 104-08 approving HLC 109-08. Commissioner Smith seconded the motion and it carried unanimously, Gleason and Parker absent.

**COMMISSIONER/STAFF COMMENTS:**

Vice-Chair McNary asked if a card was sent to Dennis Radford yet. Associate Hert responded not yet but she has received support from Director Durow to send one and will take care of it soon.

Associate Planner Hert also stated that she has talked with Director Durow about a recognition for the mayor. She will be following through with that in the next couple months.

There was a brief discussion about the condition of the cemetery and when to schedule the next mowing. A decision was not made at this time.

**ADJOURNMENT:** The meeting was adjourned at 4:31pm

**NEXT SCHEDULED MEETING:** October 22, 2008

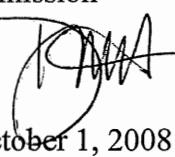
Submitted by Brenda Green, Administrative Secretary



Dixie Parker for Eric Gleason, Chairman  
Historic Landmark Commission

**REVISED STAFF REPORT  
HISTORIC LANDMARKS REVIEW #109-08**

**TO:** The Dalles Historic Landmarks Commission

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

**HEARING DATE:** September 24, 2008, continued to October 1, 2008

**ISSUE:** The property owner is requesting to remove the existing door from the second floor facing the street and install 3 energy efficient wood windows similar in size and shape.

**SYNOPSIS:**

APPLICANT	C. Michael Riise, Architect
PROPERTY OWNER	Bruce Cassem & Alison Bahn
LOCATION	320 West 7 <sup>th</sup> Street, The Dalles, OR 97058
ZONING	"RH" – Residential Medium/High Density
EXISTING USE	Residential
SURROUNDING USE	Residential
HISTORIC STATUS	Locally inventoried

**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 applicants recently purchased the house with plans of restoration. Over the years the second floor was remodeled and the roof lines changed. The door that is requesting to be removed is original and used to open onto a balcony. When the roof line was changed, the door as left and is currently in-operable as a full door. The applicant plans to remove the door and replace it with 3 windows similar in size to others on the historic structure. The installation of the windows will make the bedroom usable and energy efficient.

**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 structure was historically used as residential. The proposed use will remain the same. 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 remove the deteriorating door and replace it with three windows that will be similar in size. The window type and appearance will be detailed later in the staff report. The applicant does not have plans to alter the roofline and restore it back to original at this time. Staff does realize that the removed balcony was original and that the only remaining evidence of that balcony is the door. However, it would be a major construction project to restore the balcony to original. The applicant should 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. This will be addressed 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:** There are no plans to create a false sense of record. The architectural features that will be added to the windows are consistent with the other windows on the house and similar in size. Criterion met.

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

**FINDING-A4:** The applicant is not proposing to remove anything more than the door that no longer functions. Criterion does not apply.

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

**FINDING-A5:** All of the distinctive architectural elements of the Weigelt House shall be preserved. Only minimal changes are requested for the façade of the building. Staff does not believe that the removal of the door that no longer has a balcony will harm the craftsmanship that characterizes 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:** Replacement of the door is necessary to make the bedroom livable and energy efficient. Various construction projects over the years have left the door inoperable and inefficient. Staff is requiring historic photos to be kept and photos of the removed door also be retained in the event that a restoration project in the future brings the balcony back. Criterion will be addressed 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 plans to clean the exterior surface, it would be required to be surface cleaned using the gentlest means possible. Criterion 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:** No excavation is planned with this proposal. Therefore 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:** The proposed new windows shall not destroy the historical materials that characterize the property. Criterion 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:** Staff will condition that the new construction be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property. 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:*

3. *To recognize, protect and enhance the historical importance of the community, and to promote increased public awareness and participation in historic preservation.*

**FINDING B-1:** This application is consistent with the Comprehensive Plan by encouraging the restoration and sympathetic renovation of this landmark property. Continued use of this residential resource is vital to our community and its awareness to our historic preservation. The modifications will allow for continued use for many years to come. Criterion met.

## **General Ordinance No. 96-1207 ~ Design Guidelines for The Dalles Commercial Historic District**

### **MATERIALS**

*The sense of cohesiveness and continuity of The Dalles' commercial area derives in part from the consistent use of building materials in building facades. New construction and rehabilitation should use appropriate materials that provide scale making a more pedestrian friendly environment.*

### **GUIDELINES:**

- a. *For building renovations, original materials should be restored wherever possible.*
- b. *When materials need to be replaced for restoration they should be compatible in quality, color, texture, finish and dimension to the original materials (see page 2, Secretary of the Interior's Standards for Rehabilitation).*
- c. *New construction should use materials compatible with the historic buildings in quality, color, texture, finish and dimension. Predominant materials of the commercial historic district are:*
  - brick*
  - stone*
  - cast iron*
  - glazed terra cotta*
  - cement plaster (stucco)*
- d. *The use of wood for windows is recommended.*
- e. *The use of reflective and smoked glass is prohibited.*
- f. *Whenever possible, the natural color of the materials should be retained.*
- g. *An ordinance prohibiting the painting of brick, unless it is damaged or has already been sandblasted, should be adopted.*
- h. *Sandblasting of brick is prohibited as it severely damages the brick.*
- i. *When painting a building the following color scheme is recommended:*
  - darkest-window sash*
  - medium-building*
  - lightest-trim, detail*

**FINDING B-2:** The applicant is proposing wood windows to be built similar to other historic windows. The windows will be required to be single or double hung to match the windows on the first level of the house. Reflective glass will not be allowed. Painting of the windows will need to match the rest of the house and follow the historic palate. This will be addressed as a condition of approval.



## 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 effect 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 B-3:** The applicant is proposing wood windows to be built similar to other historic windows that exist on the house. The windows will be required to be double hung or have muntin in place to appear as double hung windows and match the windows on the first level of the house. Reflective glass will not be allowed. Painting of the windows will need to match the rest of the house and follow the historic palate. All wood windows will be required. This will be addressed as a condition of approval.

**CONCLUSIONS:** The proposed replacement of a deteriorating door with a new wood window and installation of windows on this historic structure is complimentary to the 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:

### Revised 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 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 to appear as though they are double hung windows. All wood windows will be required.
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.



**ALTERNATIVE 1**



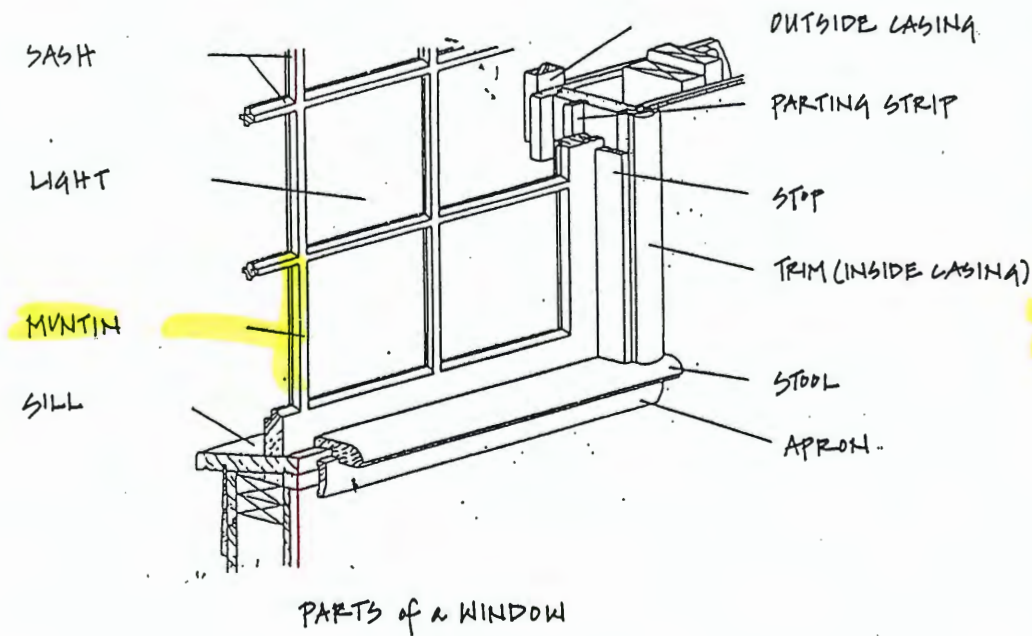
**ALTERNATIVE 2**



## TREVITT'S ADDITION

### 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:

- 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).
- 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.
- Original muntin configuration should be kept as it gives scale and proportion to the overall reading of the window.
- If no original material exists the use of historic photographs is recommended.
- The use of thermal shutters and shades is recommended for weatherization as it does not effect the original windows, providing a non-impacting solution.
- Interior storm windows are recommended.
- Weatherstripping and caulking should be checked regularly to ensure good weatherization.
- New construction should use double-hung, one over one, or two over two windows with simple flat trim.
- The use of vinyl windows is not recommended.
- Reflective glass is prohibited.



## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058



(541) 296-5481 ext. 1125  
FAX: (541) 298-5490  
Community Development Dept.

HLC# 111-08

### 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 is also required to appear before the City of The Dalles Historic Landmarks Commission.

Name:	Erik Orton, Commstructure Consulting, LLC on behalf of Sunset Peak
Address	16348 Wittke Ct., Oregon City OR 97045
Site Address	The Dalles Commercial Historic District and the Trevitts Addition Historic District roadbed of W 6th Street, W 6 <sup>th</sup> place and W 3 <sup>rd</sup> Street and the West 6 <sup>th</sup> Street (Mill Cr.) Bridge
Telephone	503.343.4134

#### Please describe your project goals.

The goal of the project is to install an underground conduits with fiber optic cable starting at 1,750 feet south of East 13<sup>th</sup> Street on Old Dufur Road proceeding north to Fremont Street; east on Fremont approximately 285 feet, north across 800 feet of private property to Highway 30; west on Highway 30 for 1.58 miles to Brewery Grade. The route will transition and continue for 3.42 miles along West 3<sup>rd</sup> Street, West 3<sup>rd</sup> Place and then to West 6th Street to the Chenoweth interchange just past Division Street. The route will transition and continue for 1,775 feet northeast on River Road / Chenoweth Road crossing I-84 and continue 2.940 feet on River Road to Columbia Road. At Columbia Road the route will transition northeast and enter private property. The full route is shown on the attached map. The cable will be placed within the right of way of all of the se roads. The following section depicts which side and how deep the cable will be placed.

From the start point on Old Dufur Road the conduit with cable will be bored from the North State Vault on the East side of the road to the west side ditch. The conduit with cable will then be buried

in the west ditch line approximately 36 – 48” deep along Old Dufur Road to the City Limits approximately 300 feet south of Lambert Street. From this point down to Fremont Street the conduit with cable will be placed under the asphalt of the road approximately 36 – 48” deep. At Fremont Street the route will transition east along the south side of the road in the ditch for approximately 285 feet. The route will transition north under the asphalt of Fremont Street and enter a private property easement on Dick Jenkins property for 800 feet north at approximately 36 – 48” deep.

The conduit with cable will then be placed underground along the south side of highway 30 at approximately 36 – 48” deep. Near the intersection of Brewery Grade the conduit with cable will transition to under the asphalt of West 3<sup>rd</sup> Street at approximately 36 – 48” deep. The conduit with cable will remain in the asphalt portion of the roadbed west along West 3<sup>rd</sup> Street; West 3<sup>rd</sup> place; and West 6<sup>th</sup> Street to the Mill Creek Bridge. The conduit with cable will then be hung on the south side Bridge similarly to the Natural Gas line which is hung on the north side of this bridge (See Exhibit Drawings 14.1 & 14.2). As shown on the drawings the wingwalls will be bored so the conduit can pass through them at each end of the bridge as is the gas line on it’s eastern end. The cable will be placed a 4.5” light weight conduit that will be colored to match the bridge (concrete gray).

The conduit with cable will then proceed west on West 6<sup>th</sup> Street under the asphalt in the roadbed at approximately 36 – 48” deep to the intersection of Webber Street. From this point west on West 6<sup>th</sup> Street (Highway 30) out to River Road the conduit with cable will be placed along the north side in the road shoulder at approximately 36 – 48” deep. At River road the conduit with cable will either be bored under Interstate 84 and the Union Pacific Railroad or be hung on the underside of the Chenoweth Interchange structures crossing Interstate 84 and the Union Pacific Railroad. Starting east of the railroad, the conduit with cable will be placed in the shoulder on the south side of the road at approximately 36 – 48” deep. At Columbia Road the conduit with cable will head northeast on Columbia Road on the south side in the shoulder and enter private property at an approximately 36 – 48” depth. This will be the termination location of the conduit with cable.

The project will have no above ground pedestals, only in ground vaults.

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

The cable will go through the road bed of the Trevitts Addition Historic District and The Dalles Commercial Historic District but will not have any affect any of the buildings in the district. The cable will be placed within the asphalt roadbed of West 3rd Street, West 3rd Place and West 6th Street and then the asphalt will be repaired in-kind. All splice junctions will be in vaults that are placed below ground so there will be no above ground pedestals. There will be no above ground features associated with this cable placement.

The placement of the conduit under the 6th Street (Mill Cr.) Bridge, which is located at the northwest end of the Trevitts Addition Historic District, may have some minor visual affect to the underside of the 1920 bridge designed by C.B McCullough (identified as #55 on the historic district nomination) but there is no public park or visual access to view the south sides of the bridge and the bridge currently has utility features hanging from this structure that have been approved by the Landmarks Commission.

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



The project has been designed so that there will be no above ground features associated with the cable placement that could have a visual effect on the Trevitts Addition Historic District or The Dalles Commercial Historic District.

The project has been designed to avoid any adverse visual effects to the 6th Street (Mill Cr.) Bridge by hanging the cable below the bridge on the south side in the same manner as the gas line cable is hung on the north side of the bridge and will be painted concrete grey to blend in with the color of the bridge.

**What is the current use of this property?**

The West 6<sup>th</sup> Street (Mill Cr.) Bridge is used as a bridge over Mill Creek into the downtown of the City of The Dalles.

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

NO. The project will not change the use of the bridge or the use of the buildings in the two districts.

**List any known archeological resources on site.**

Archaeological sites have been recorded adjacent to the proposed project area, although not directly within the proposed alignment. Beginning at the north end of the project, site 35WS352 was recorded in 2001 by Archaeological Investigations Northwest (AINW), near the east side of Chenoweth Creek and intersection of River Road and River Trail Way; all artifacts were recovered during sub-surface probing. To the southeast, an inadvertent discovery was made during construction of a new sewer line at the intersection of 4<sup>th</sup> and Court Streets in downtown The Dalles, recorded as 35WS391; the site included human remains and Native American artifacts. To the southeast near the intersection of OR30 and US197, site 35WS23 is recorded directly to the east, along the bluffs overlooking Three mile Creek, where a housing development was constructed.

---

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.**

Applicant

Date

Erik Orton  
Commstructure Consulting, LLC  
on behalf of Sunset Peak

October 2, 2008

Owner (if not the applicant)  
Sunset Peak

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

\_\_\_\_\_  
Secretary, Historical Landmarks Commission

=====

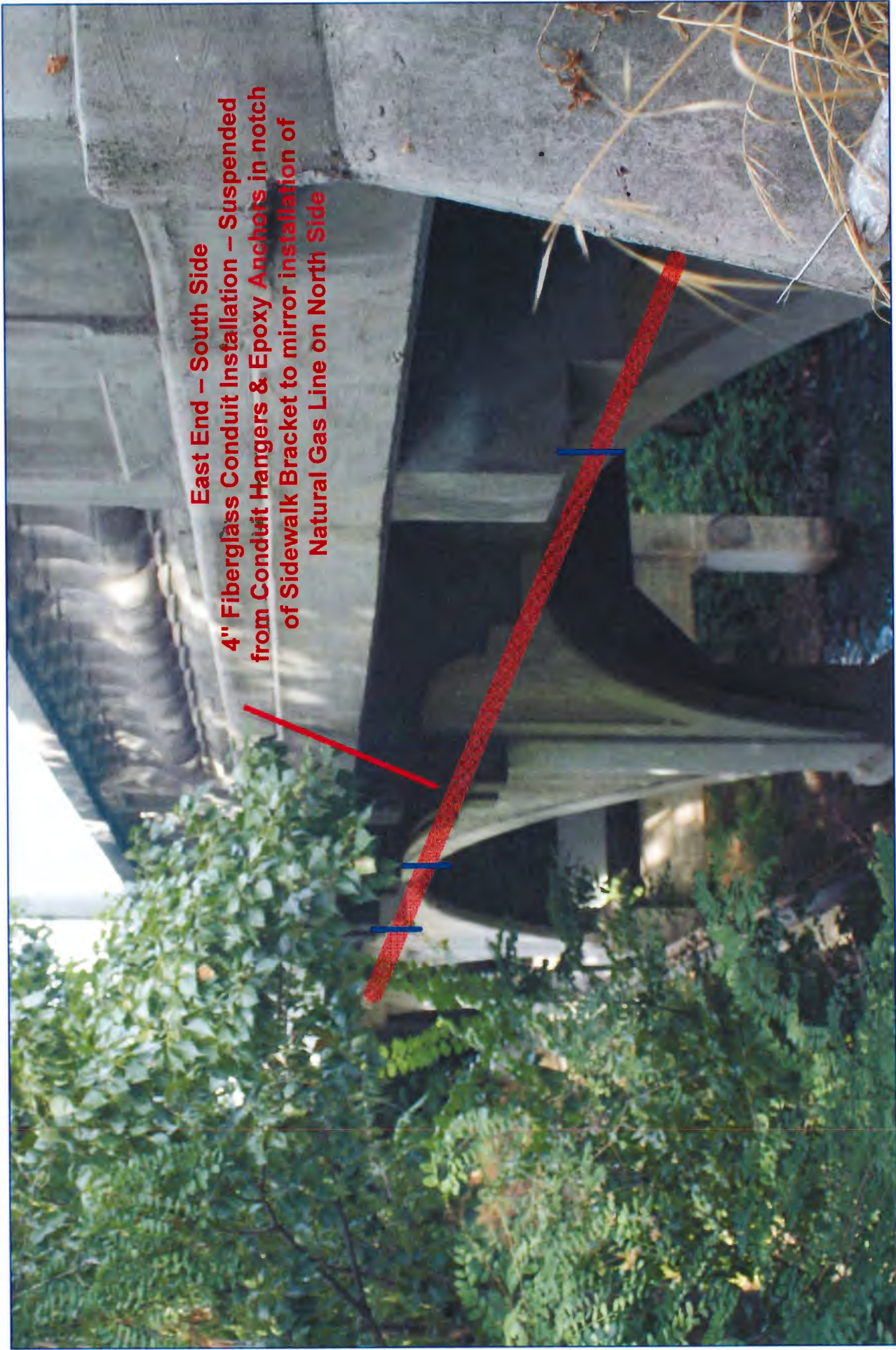
**For Office Use Only**

Historical Classification \_\_\_\_\_  
(Primary, Secondary, Historical, Etc.)  
Historic Building/Site ☐ Historic District: Trevitt ☐ Commercial ☐  
Historic Name \_\_\_\_\_  
(If any)  
Year(s) Built \_\_\_\_\_






**East End – South Side  
4" Fiberglass Conduit Installation – Suspended  
from Conduit Hangers & Epoxy Anchors in notch  
of Sidewalk Bracket to mirror installation of  
Natural Gas Line on North Side**

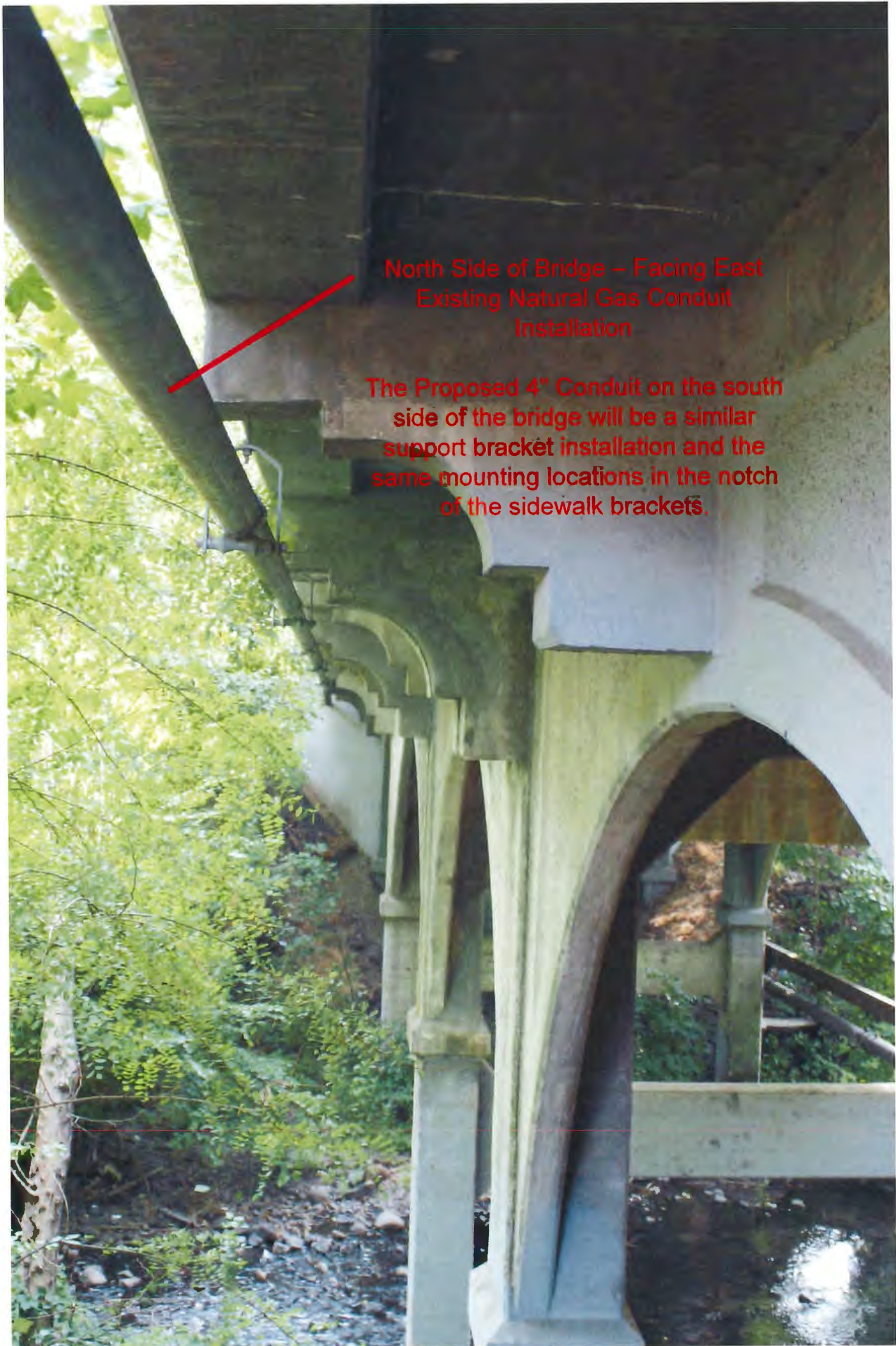






West End - South Side  
4" Fiberglass Conduit Installation -  
Suspended from Conduit Hangers & Epoxy  
Anchors in notch on Sidewalk Bracket.  
This installation will mirror the Natural Gas  
Line on the North Side of the bridge

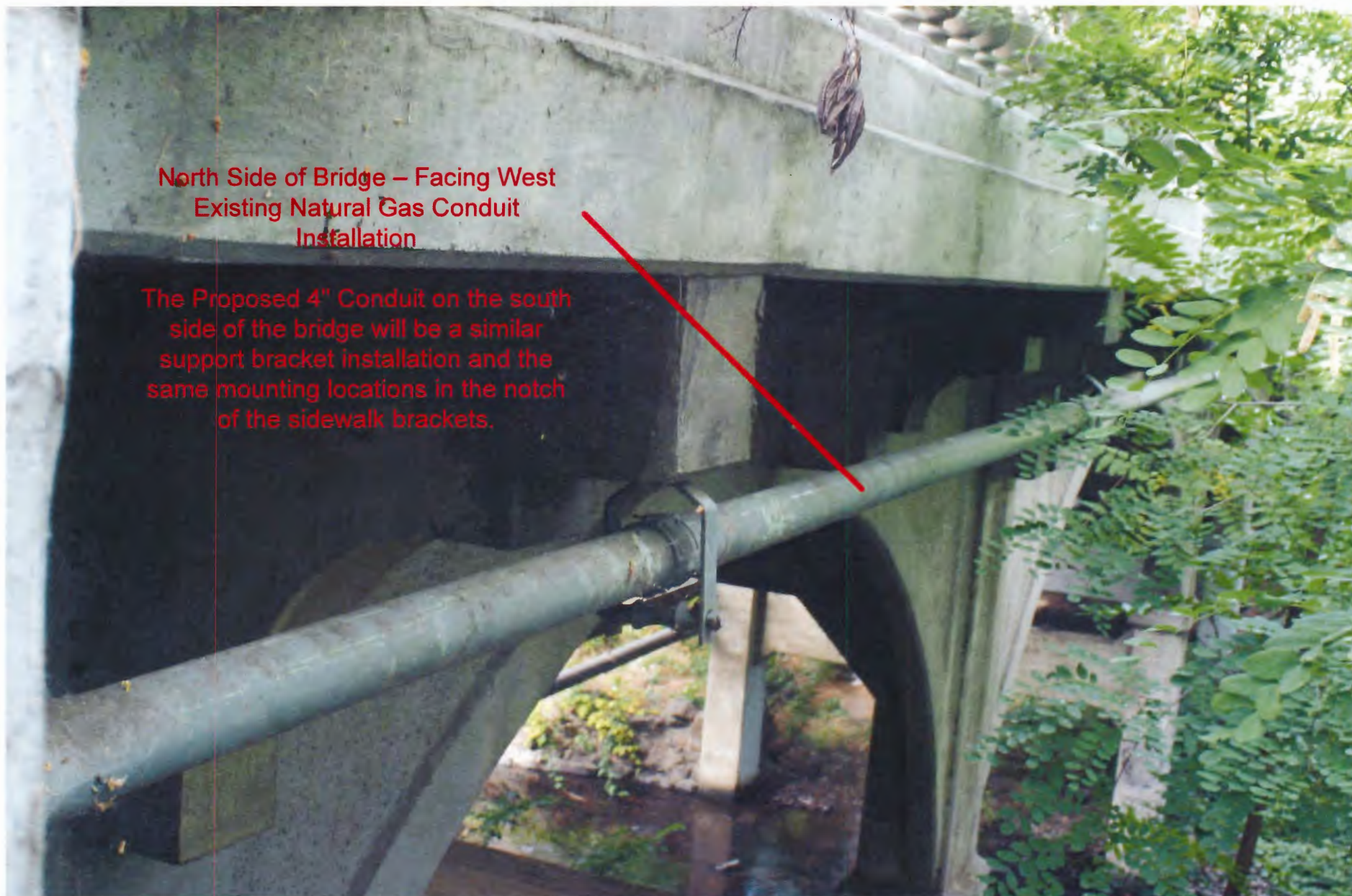






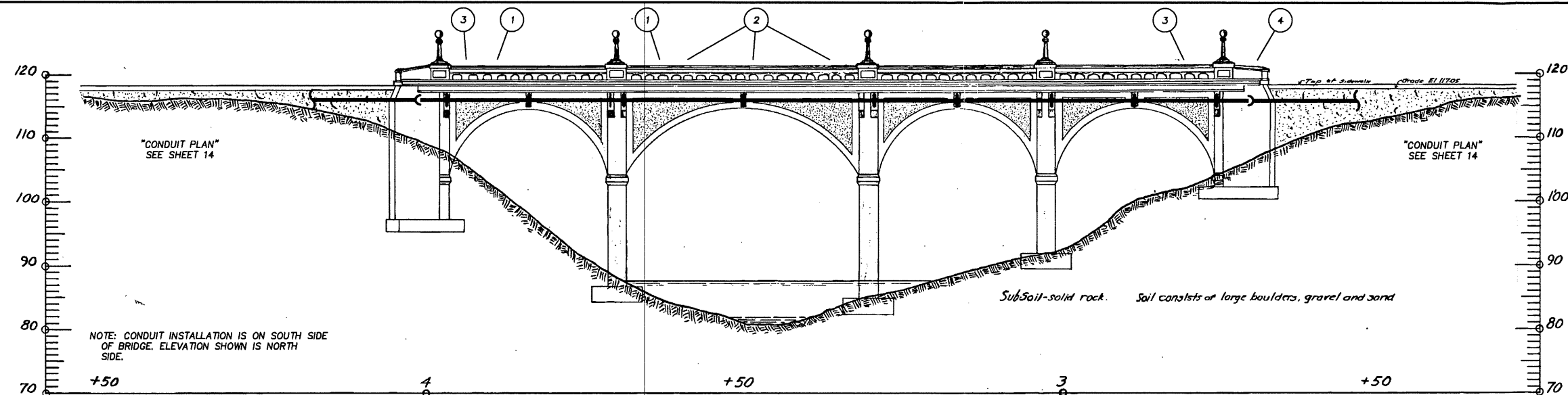
North Side of Bridge – Facing West  
Existing Natural Gas Conduit  
Installation

The Proposed 4" Conduit on the south  
side of the bridge will be a similar  
support bracket installation and the  
same mounting locations in the notch  
of the sidewalk brackets.

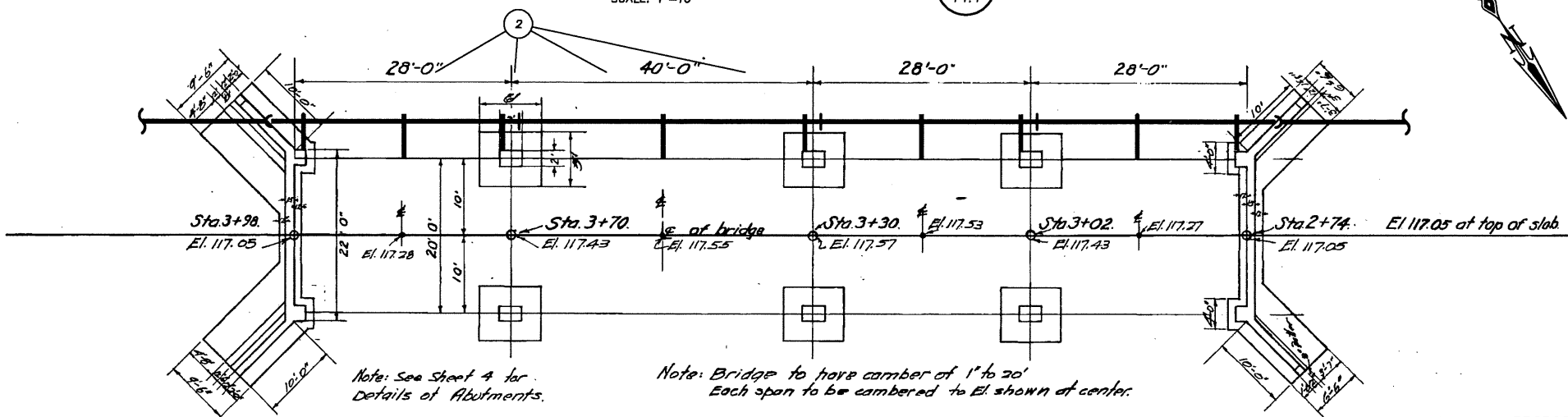








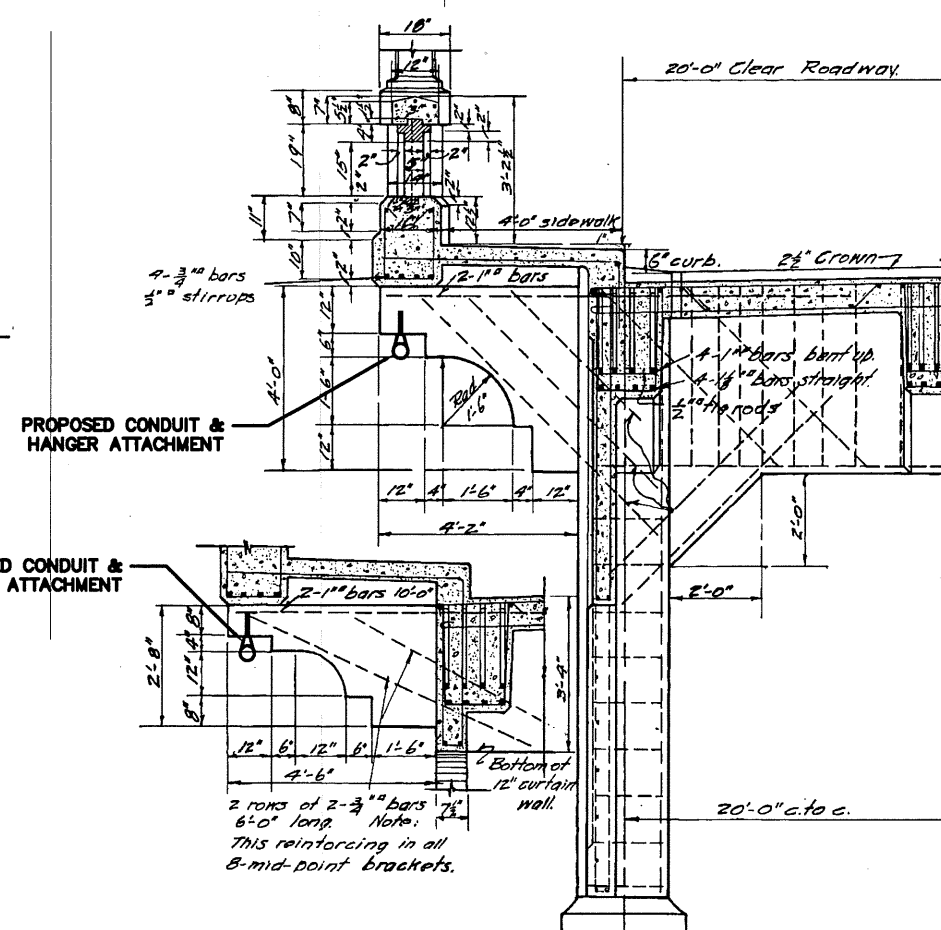
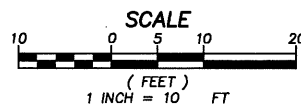
ELEVATION - FACING SOUTH  
SCALE: 1"=10'



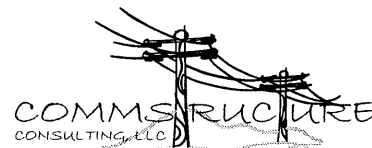
PLAN VIEW  
SCALE: 1"=10'

# CONSTRUCTION NOTES

- 1 PL 1 - 4" EXTRA HEAVY WALL (XHW) FIBERGLASS CONDUIT - SEE DETAIL 14.2  
E/W 3 - 1 1/4" HDPE CONDUITS  
PL 48F ARMORED CABLE IN ONE OF THE INNERDUCTS
- 2 PL 4" CONDUIT J-HANGERS IN NOTCH ON SIDEWALK - SEE DETAIL 14.2  
BRACKETS - 9 LOCATIONS - SEE DETAIL
- 3 PL O-RING EXPANSION JOINT - SEE DETAIL 14.2
- 4 CORE DRILL WING WALLS ON BOTH ENDS  
EXTEND 4" EHW FIBERGLASS CONDUIT THROUGH  
WING WALLS INTO UNDERGROUND  
RE-SEAL OPENING WITH NON-SHRINK GROUT



TYPICAL DECK SECTION &  
SIDEWALK BRACKETS - FACING WEST  
SCALE: 1/2"=1'-0"

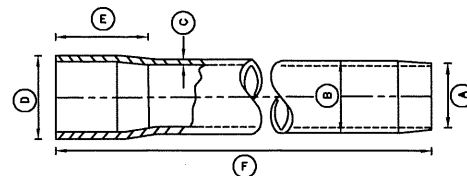


16348 Wittke Court Office: 503.343.4134  
Oregon City, Oregon 97045 Mobile: 503.310.8340  
www.commsstructureconsulting.com

FIELD BY: T. ZELLER		DRAWN BY: APM	DESIGNED BY: T. ZELLER / E. ORTON		
APPROVED BY: E. ORTON			CHECKED BY: E. ORTON		
REVISIONS					
REV	DESCRIPTION		DATE	BY	APP
-	-		-	-	-

MATERIALS / CABLE LIST	
DESCRIPTION	QUANTITY
48F ARMORED FIBER OPTIC CABLE	
1 1/4" HDPE SDR9	
UV PRE-CAST 444LA	

MILL CREEK BRIDGE THE DALLES - NST TO TDDC FIBER OPTIC CABLE PROJECT BRIDGE CONDUIT INSTALLATION ELEVATION, PLAN & SECTION - W. 6TH ST.					
STATE: OREGON	SCALE: AS SHOWN	PROJECT # DALLES2008	FILENAME: DALLES-CP14_1.DWG	SHEET 14.1 of XX	COUNTY: WASCO CO.
DATE: SEPTEMBER 2008					

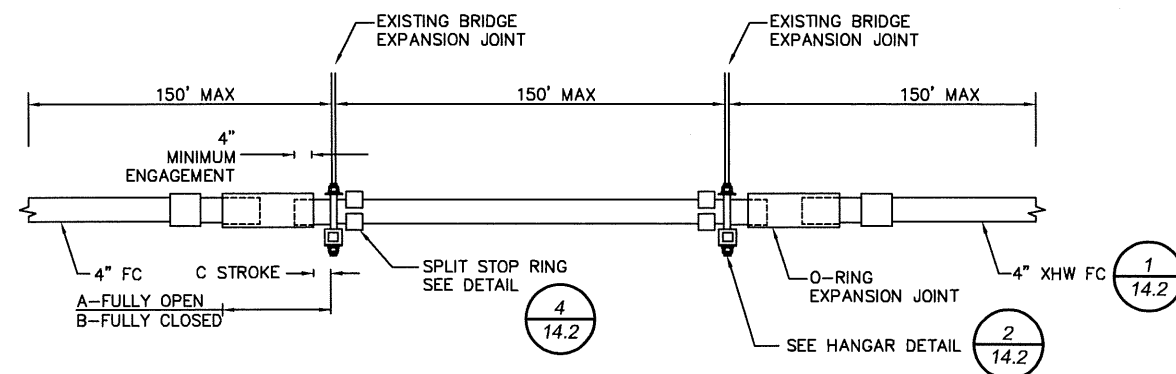


#### EXTRA HEAVY WALL

SIZE	PART NO.	A(I.D.)	B(O.D.)	C(WALL)	D	E	F	LBS/FT.
4 XHW	24-4000	4.00	4.50	.250	5.00"	3"	236"	3.60

XHW FIBERGLASS CONDUIT  
SCALE: N.T.S.

1  
14.2



#### EXTRA HEAVY WALL

SIZE	PART NO.	A MIN.	B MIN.	C MIN.
4 XHW	24-4017	26"	20"	6"

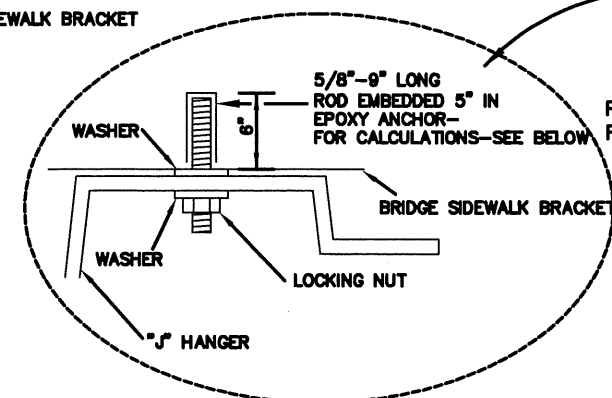
O-RING EXPANSION JOINT DETAIL  
SCALE: N.T.S.

3  
14.2

#### CONSTRUCTION NOTES

- SEE ODOT BRIDGE NO. 464 DRAWINGS FOR FULL BRIDGE DETAIL & SPECIFICATIONS
- ALL CONDUIT FITTINGS & BRIDGE ATTACHMENT HARDWARE AVAILABLE THROUGH TVC COMMUNICATIONS-STEVE HICKERNELL-(800) 345-8454 EXT. 6870
- ALL BRIDGE ATTACHMENTS TO BE ITW REDHEAD C6 EPOXY ADHESIVE ANCHORING SYSTEM. UTILIZE 5/8" STAINLESS STEEL(SS) HIGH STRENGTH H7 ALL THREAD ROD(ATR) WITH A HOLE DIAMETER OF 3/4" AND AN EMBEDMENT DEPTH OF 6". FOLLOW MANUFACTURER'S INSTALLATION GUIDELINES FOR HOLE PREPARATION & ADHESIVE APPLICATION.
- EXPANSION JOINTS TO BE PLACED AT 150' MAX INTERVALS AND/OR AT EVERY EXISTING BRIDGE EXPANSION JOINT.
- CONDUITS TO BE SUPPORTED AT EVERY SIDEWALK BRACKET UTILIZING THE GALVANIZED J-HANGER ASSEMBLY AND WITHIN 2' ON BOTH SIDES OF PULL-BOXES (IF APPLICABLE).
- ALL CONDUIT AND ASSOCIATED FITTINGS TO BE 4" EXTRA HEAVY WALL FIBERGLASS CONDUIT(FC) AND CONCRETE GRAY IN COLOR UNLESS OTHERWISE NOTED
- IF REBAR IS ENCOUNTERED DURING DRILLING CONCRETE STRUCTURES, THE REBAR WILL NOT BE CUT. THE CONTRACTOR WILL ABANDON AND REFILL THE HOLE WITH NON-SHRINK CONCRETE GROUT AND RE-DRILL IN ANOTHER LOCATION TO AVOID REBAR. CONCRETE REPAIR SHALL CONFORM TO ODOT SPECIFICATIONS AND INDUSTRY STANDARDS.
- CONTRACTOR MUST COMPLY WITH ALL OSHA, STATE AND LOCAL REQUIREMENTS FOR FALL PROTECTION AND PERSONAL SAFETY EQUIPMENT. ADEQUATE WORKSITE PROTECTION SHALL BE USED TO ENSURE DEBRIS AND MATERIALS DO NOT FALL BELOW BRIDGE.

#### BRIDGE SIDEWALK BRACKET



STAINLESS WASHER

DRILL 3/8" HOLE TO A DEPTH OF 6"  
FOR 1/2" STAINLESS ALL THREAD  
STUD 8" LONG

PROPOSED  
F/O CABLE

BRIDGE SIDEWALK BRACKET

LOCKING NUT

J HANGER

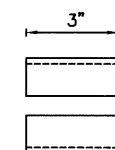
#### NOTES:

- ALLTHREAD ROD, WASHERS AND LOCK NUTS SHALL BE HEAVY DUTY H7 STAINLESS STEEL
- WEIGHT OF 4" XHW FIBERGLASS CONDUIT: 3.60 LBS / FT
- WEIGHT OF 1 1/4" ARNCO INNERDUCT (X 3): 0.37 LBS / FT X 3 1.11 LBS / FT
- MAX. WEIGHT OF 48F ARMORED CABLE: 0.131 LBS / FT
- MAX WEIGHT OF J-HANGER BRACKET: 1.39 LBS X 9 HANGERS/124FT = 0.101 LBS/FT

TOTAL PACKAGE WEIGHT: 4.94 LBS / FT

HANGER DETAIL  
SCALE: N.T.S.

2  
14.2



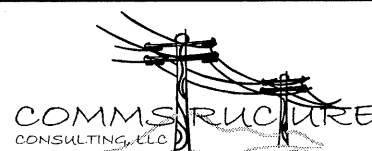
.75"  
TO FIT OVER  
CONDUIT O.D.

#### EXTRA HEAVY WALL

DIA	PART NO.
4 XHW	24-4064

SPLIT STOP RING  
SCALE: N.T.S.

4  
14.2



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Oregon City, Oregon 97045 Mobile: 503.310.8340  
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FIELD BY: T. ZELLER		DRAWN BY: APM	DESIGNED BY: T. ZELLER / E. ORTON		
APPROVED BY: E. ORTON			CHECKED BY: E. ORTON		
REVISIONS					
REV	DESCRIPTION		DATE	BY	APP
-	-		-	-	-

#### MATERIALS / CABLE LIST

DESCRIPTION	QUANTITY
48F ARMORED FIBER OPTIC CABLE	
1 1/4" HDPE SDR9	
UV PRE-CAST 444LA	

MILL CREEK BRIDGE THE DALLES - NST TO TDDC FIBER OPTIC CABLE PROJECT CONDUIT ATTACHMENT DETAILS W. 6TH ST.			
STATE: OREGON	SCALE: N.T.S.	PROJECT # DALLES2008	COUNTY: WASCO CO.
DATE: SEPTEMBER 2008	FILENAME: DALLES-CP14_2.DWG	SHEET 14.2 OF XX	

**STAFF REPORT**  
**HISTORIC LANDMARKS REVIEW #111-08**  
**West 6<sup>th</sup> Street Bridge – Commstructure Consulting, LLC**

**TO:** The Dalles Historic Landmarks Commission

**FROM:** Dawn Marie Hert, Associate Planner  
Community Development Department

**HEARING DATE:** October 15, 2008

**ISSUE:** Installation of fiber conduit and cable along both historic districts and attached to the underside of Mill Creek Bridge. Installation will mirror the gas lines that are currently attached to the historic bridge.

**SYNOPSIS:**

APPLICANT	Commstructure Consulting, LLC
PROPERTY OWNER	City of The Dalles
LOCATION	West 6 <sup>th</sup> Street Bridge
ZONING	CBC
EXISTING USE	Public Right-Of-Way
SURROUNDING USE	Commercial & Residential
HISTORIC STATUS	Secondary, Trevitt's Addition 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.

**BACKGROUND:** The historic name of this bridge is Mill Creek Bridge. The original bridge was constructed in 1920 and reconstructed in 2001 for safety reasons. When the bridge was reconstructed the existing gas lines were placed under the south side of the bridge and painted to match the concrete used for the bridge.

This staff report will address the attachment of the conduit to the bridge, and comment on the excavation. Excavation for the conduit through-out the historic districts does not require review by the Historic Landmarks Commission. All excavation will be required to follow both State and Federal requirements in the event of discovery.

**ANALYSIS:** The Historic Landmarks Commission is responsible for conducting hearings dealing with proposed alterations to designated historic landmarks. City of The Dalles General Ordinance 94-1194 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 regarding historic resources under Statewide Planning Goal 5.*

**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: The use for this bridge will remain the same. 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 will be nothing removed with this application request. The installation of the utility will be placed so that removal of the utility at a later date would not alter the historic structure. 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: This property is recognized as a physical record of its time. The only changes proposed will be the placement of the fiber conduit and bracing. The conduit is proposed to be installed on the north side of the bridge and mirror the existing gas line on the south side. The conduit will be visible from the lower creek area only. Criterion met.

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

FINDING-A4: No such changes are proposed with this application. Criterion met.

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



FINDING-A5: This proposal does not seek to alter any of the above. No historic materials will be changed; no existing structure alterations are involved in this review, other than an attachment to the existing bridge. 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: The applicant is not repairing or replacing any missing historical features. Therefore, this criterion does not apply.

***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: The applicant proposes no chemical or physical treatments and no structures will be affected by this application. 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: Archaeological resources found in the excavation for the conduit are required to follow State and Federal guidelines. 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: The addition of the conduit 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 conduit will be placed in a manner that will make it easily removable. If removed in the future, the essential form and integrity of the structure will be unimpaired. Criterion met.

**CONCLUSIONS:** Placement of the conduit to the underside of the historic Mill Creek Bridge is consistent with both General Ordinance # 94-1194 and The Dalles Comprehensive Plan. 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 The Dalles Comprehensive Plan, with the following conditions:

**Proposed Conditions of Approval:**

1. Work will be completed in substantial conformance to the proposals as submitted and reviewed.
2. The addition of the fiber conduit shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic structure and its environment would be unimpaired.
3. 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 for the project.

## **HISTORIC LANDMARKS RESOLUTION NO. 106-08**

**Adopting The Dalles Historic Landmarks Commission Application #111-08 of Commstructure Consulting, LLC**, to attach fiber conduit and cable to the underside of Mill Creek Bridge. Installation will mirror the gas lines that are currently attached to the historic bridge. The bridge is located in the 600 block on W 6<sup>th</sup> Street. The historic name of this structure is the Mill Creek Bridge. The structure is classified as Secondary Historic and is located in Trevitt's Addition.

### **I. RECITALS:**

- A. The Historic Landmarks Commission of the City of The Dalles has, on October 22, 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 111-08 and the minutes of October 22, 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 111-08 of Commstructure Consulting, LLC is approved with the following Conditions of Approval:
  - 1. Work will be completed in substantial conformance to the proposals as submitted and reviewed.
  - 2. The addition of the fiber conduit shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic structure and its environment would be unimpaired.
  - 3. 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 for the project.

### **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 22<sup>nd</sup> DAY OF OCTOBER 2008.

\_\_\_\_\_  
Robert 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 22, 2008.

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

\_\_\_\_\_  
Dan Durow, Director Community Development Dept.