



## **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, September 24, 2008 @ 4 P.M.**

- I. Call to order**
- II. Roll Call**
- III. Approval of Agenda**
- IV. Approval of Minutes: August 27, 2008**

**V. Public Hearings**

**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.

**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.

- VI. Resolutions**
  - 104-08 Adopting HLC 109-08; Weigelt House**
  - 105-08 Adopting HLC 110-08; Hamilton Hospital**
- VII. Staff/Commissioner Comments**
- VIII. Next meeting date: Wednesday, October 22, 2008**
- IX. Adjournment**

# **HISTORIC LANDMARK COMMISSION MINUTES**

**August 27, 2008**

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

## **CALL TO ORDER**

Chair Gleason called the meeting to order at 4:00 P.M.

## **ROLL CALL**

The following Commissioners were present:

Eric Gleason
Bob McNary
Dixie Parker
John Hashizume
Pat Smith

The following Commissioners were absent:      None

Staff present:

Daniel Durow, Community Development Director
Dawn Marie Hert, Associate Planner
Brenda Green, Administrative Secretary

## **APPROVAL OF AGENDA**

Commissioner Parker moved to approve the agenda. Commissioner McNary seconded the motion. The motion carried unanimously.

## **APPROVAL OF MINUTES**

Commissioner McNary moved to approve the minutes of July 16, 2008 as submitted. Commissioner Smith seconded the motion. The motion carried unanimously.

**PUBLIC HEARING - Historic Landmarks Commission Application 108-08 of The American Legion; Post #19** to do restoration work on the historic American Legion Building. The project has three distinct requests: Provide handicap access to the building via the rear basement entry, repair and re-point damaged and missing brick work, and repair or replace the upper floor window sash and glass. The structure is located at 201 East Second Street, and is further described as 1N 13E 3BD tax lot 3900. The historic name of this structure is the Schanno Building. The structure is classified as Secondary Historic and is located in The Dalles National Commercial Historic District #76.

Chair Gleason 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. Gleason opened the public hearing and asked for the Staff Report.

Associate Planner Hert presented the Staff Report. She began by explaining that the applicant is planning to apply for financial assistance from Urban Renewal if this application is approved. Hert described the work that the applicant had proposed and showed the commissioners pictures to further explain the location of the ADA ramp. She added that there might be a portion of the improvement area that is on the Harth property next door. Hert explained that the issue of property lines or right-of-way can be cleared up by the Planning Department. She then went over the seven proposed conditions and stated that staff recommends approval of the application with those conditions.

Chair Gleason asked for further clarification of where the ADA door will be and asked if the door will be wide enough. He brought up the idea that the material for the door should be discussed; wood vs. metal. Associate Planner Hert explained more about the door including that it will be on the back of the building and not visible from the street.

Commissioner McNary questioned if there will be a grade change. Associate Planner Hert responded it will be very minimal.

Director Durow added information from the standpoint of Urban Renewal. He stated the building is of concern. The roof has been re-built and the next priority is to get the brick work stabilized and then work on the façade. Durow reported that there is a historic picture to go by.

**Proponents:** James Block, 1906 Dry Hollow Road, The Dalles. Mr. Block shared that he is the Master of Arms for The Dalles American Legion and that he and Gary Haines have taken on the task of bringing the building back to its original form. He stated that Associate Planner Hert described the project exactly as he would have and that the only variance is that they would like permission to install a metal door for security reasons. Mr. Block stated that although they would have liked to include the repair of the façade in this application, the repairs will need to be engineered; which is very expensive. Consequently that repair will need to wait.

Chair Gleason asked if the current door is the original. Mr. Block stated no, it's a replacement.

Tom Harth, 804 W 14<sup>th</sup>, The Dalles; owner of the Harth Building next door to the American Legion. Mr. Harth stated that he is in support of the American Legion Building being renovated, but has a concern about the ADA access. He explained that the current stairs encroach on his property, and added that he is not willing to grant an easement due to his future plans for the property. Mr. Harth discussed where his property lines are and where the right-of-way easements are. Based off his experiences with repeated break-ins; Mr. Harth urged the American Legion team to install a metal door for better security.

After a discussion between the Commissioners, staff and Mr. Harth; it was determined that the issues regarding lack of access, property lines and right of ways will need to be addressed by staff outside of the hearing. The Commissioners decided to proceed with their deliberation and only address the issues directly relating to the decisions that can be made by the Historic Landmark Commission.

**Opponents:** none

Director Durow relayed an incident concerning security from his recent tour of the Banks building and consequently stated that he supports the idea of using a metal door, especially considering that the door will be in a hidden area. He also suggested that they consider a color that will blend with the historic features of the building. Commissioner McNary agreed.

Associate Planner Hert gave suggested wording for changes to the conditions.

Chair Gleason closed the public testimony portion of the hearing.

**DELIBERATION:** Commissioner Parker expressed her opinion that the applicant's plan is a wonderful project and stated that she feels the Commission should approve it.

Commissioner McNary moved to approve application HLC 108-08 with eight conditions of approval as amended; Condition #2 will read "The applicant is responsible to notify the appropriate authorities if any archaeological resources are found with the installation of the ADA ramp.", Condition #8 will be added and will read "For security purposes a metal door may be installed to the rear for ADA access. The color of the door will need to match other historic trim on building." Commissioner Smith seconded, and the motion carried unanimously.

**RESOLUTION:** Commissioner Parker moved to adopt Resolution HLC 103-08 approving HLC 108-08. Commissioner Smith seconded the motion and it carried unanimously.

**PIONEER CEMETERY DISCUSSION:** Commissioner McNary asked for assistance with locating fencing material through the internet. Associate Planner Hert referred McNary to Development Inspector Jim Schwinof for assistance.

Commissioner McNary informed the Commission that the current person who is approved for bringing inmates to the cemetery as volunteer labor is temporarily laid up with no one to take his place. McNary asked if he would be able to get clearance to supervise inmates for the same purpose. Associate Planner Hert suggested that McNary begin by talking with the Human Resources Department at the Corrections Facility and that she would talk to City Attorney Parker.

Associate Planner Hert announced that the arch above the cemetery entrance will be installed by the end of the week. She also shared that she has been in discussions with the college in regards to cemetery access from college property. Hert stated that a new sign is being installed at the college entrance near the gravesite; she assured the Commissioners that they are being conscientious of where the gravesite is. Hert also reported that there will be actors in the cemetery during Historic The Dalles Days portraying people who are known to be buried there.

The Commissioners and staff had a discussion about cutting down weeds and removing a dead black locust tree.

**COMMISSIONER/STAFF COMMENTS:** Commissioner Parker expressed concern about the bricks falling apart on the Condon House (512 Union Street). Chair Gleason suggested talking to

SHPO since that house is on a special assessment and they are required to keep it maintained. Commissioner Hashizume added that it will cost less to fix up now than to let it fall apart and fix later.

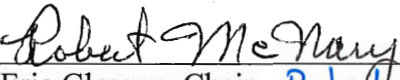
Commissioner Smith asked about the residential house directly across the street from Vogt Hall (316 W 4<sup>th</sup>); in regards to their lack of landscaping as well as the overgrown vegetation, she asked if there was a way to encourage them to add landscaping and to maintain the property. Associate Planner Hert responded that they are unable to require landscaping; however she will file a report with the Codes Enforcement Officer who can follow up with getting weeds cut down and trees trimmed up.

Commissioner Parker asked about the status of 423 W 3<sup>rd</sup> St. Associate Planner Hert reported that it's owned by Cory Aldridge. He and his former partners had planned on constructing an addition but ran out of money. Consequently they have decided instead to try and sell the property.

**NEXT MEETING:** The next scheduled meeting is September 24, 2008.

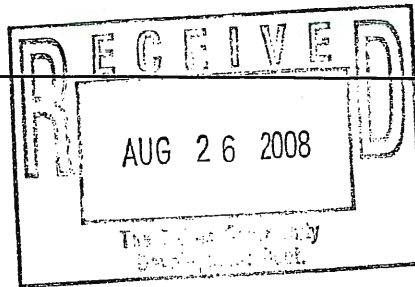
**ADJOURNMENT:** The meeting was adjourned at 5:11pm.

Submitted by Brenda Green, Administrative Secretary

  
~~Eric Gleason, Chair~~ *Robert McNary, Vice-Chair*  
Historic Landmark Commission

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

(541) 296-5481

HLC# 109-08**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 are also required to appear before the City of The Dalles Historical Landmarks Commission.

PH 298-1199

C. Michael Riise, architect - submitted.

Name:	Bruce Cassem + Alison Bahn
Address	2525 SE Grant St.
Site Address	320 W 7th The Dalles
Telephone	503-853-5373

Please describe your project goals.

Removing existing second story door, replacing with 3 windows to match

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

Slightly change front appearance - but be sympathetic to the existing Grant/Street appeal

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

Door is only feature being removed, windows will be wood windows & have appearance similar to existing windows

What is the current use of this property?

Residential -

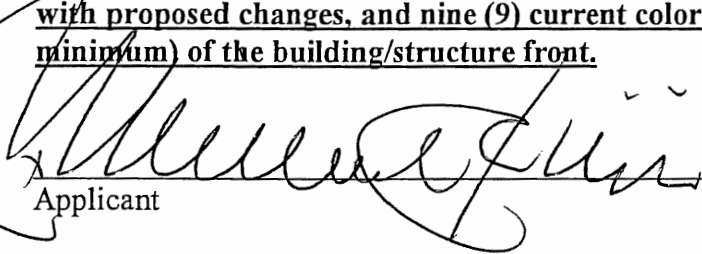
Will the use change as a result of approval of this application? Yes/No

List any known archeological resources on site.

None known

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

8-26-08  
Date

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

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

OREGON INVENTORY OF HISTORIC PROPERTIES  
HISTORIC RESOURCE SURVEY SHEET

\*\*\*\*\*



\*\*\*\*\*

\*\*\*\*\* Historic Name: \_\_\_\_\_

\* \_\_\_\_\_

\* \_\_\_\_\_

\* Common Name: \_\_\_\_\_

\* \_\_\_\_\_

\* \_\_\_\_\_

\* Address: 320 West Seventh St.

\* \_\_\_\_\_

\* \_\_\_\_\_

\* Owner: Edna M. Weigelt

\* \_\_\_\_\_

\* \_\_\_\_\_

\* Address: 320 W. 7th St.

\* The Dalles, OR 97058

\* G,H,I

\* Lot \_\_\_\_\_ Block 22

\* Addition Military

\* Plat \_\_\_\_\_

\*\*\*\*\* Tax Lot 13300, 1N-13-4AD

Date of Construction 1896-1900

Present use/function Residence Original use/function: Residence

Area of significance/study theme: Architecture

Architectural style: Victorian Rural Vernacular Arch./Bldr., if known \_\_\_\_\_

Plan type/shape: Rectangle No. of stories: One and 1/2

Foundation material: Rubble stone masonry Basement (y/n): Yes

Roof form & materials: Gable & hip with dormers, black composition shingle roofing.

Wall construction: Common bond brick Structural frame: Masonry with wood interior

Primary window type: 1/1 DH, painted green.

Primary exterior surfacing materials: Brick with stucco gables.

Outstanding decorative features: Turned Tuscan Order porch columns, arched window heads, pebble mosaic east dormer.

Condition: X Excellent      Good      Fair      Deteriorated      Moved      (date)

Associated Structures: Single frame construction garage at east property line.

Exterior alterations/additions (dated): Concrete porch supports added.

Known archeological features of site: \_\_\_\_\_

Noteworthy landscape features: Large corner lot, flower beds and vegetable garden, fenced, well maintained shrubs.

Recorded by: Al Staehli and Daniel Meader Date: 10/84 and 4/85

Negative No.: Roll 4, frame 9 Slide No.: \_\_\_\_\_

State Inventory No. 158



OREGON INVENTORY OF HISTORIC PROPERTIES  
HISTORIC RESOURCE SURVEY SHEET-TWO

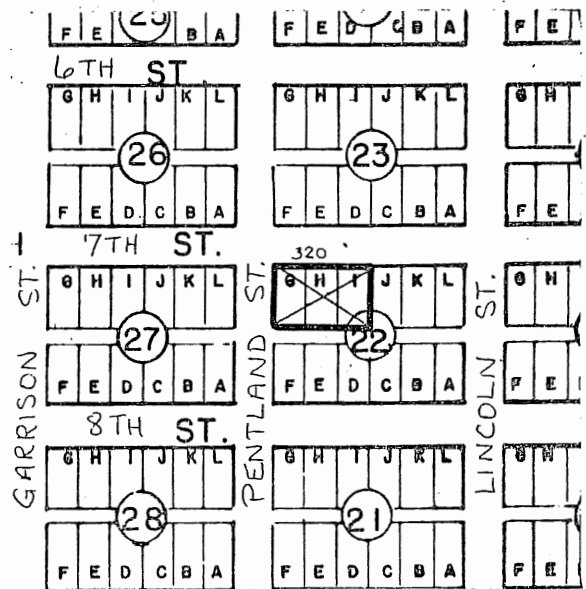
Describe geographic location & immediate setting Mostly flat corner lot in residential area with supporting houses. This house is very prominent at this street intersection. The house and lot convey a good sense of a somewhat rural residential lifestyle relating house and garden.

Statement of Significance (Historical and/or architectural importance, dates, events, persons, contexts): A very well built and simple rural type house in very good condition. A house that tells a lot about life in The Dalles near the turn of the century.

Quadrangle name: \_\_\_\_\_  
Township 1N Range 13 Section 4AD

PLEASE PLACE HERE:

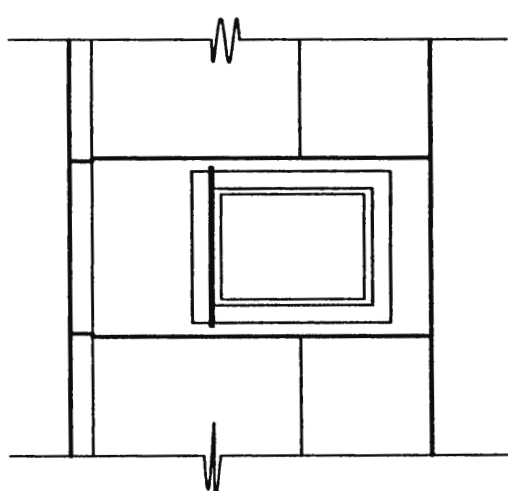
Site map schematic drawing showing inventoried bldg.(s) and including outbuildings, structures, roads, and historic landscaping, if appropriate. Indicate north by an arrow.



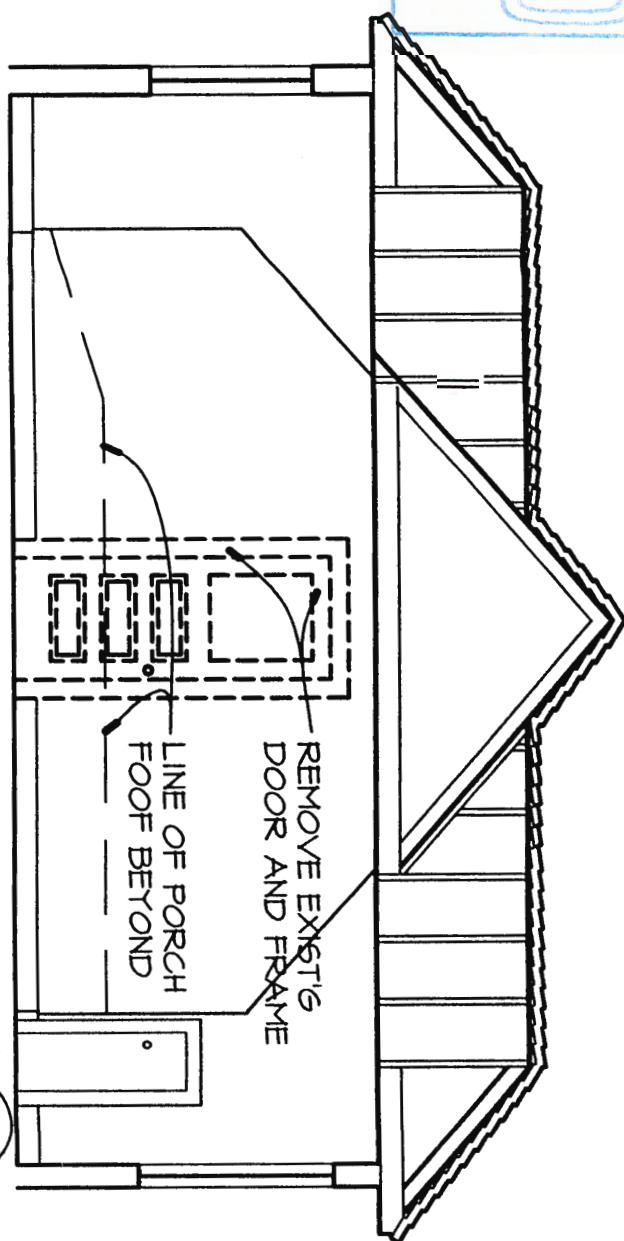
Sources:

Wasco County Assessor's Records

RECEIVED  
AUG 26 2008  
The Dalles Community  
Development Dept.

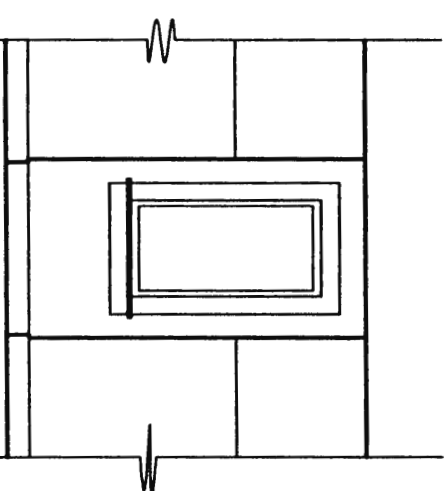


3 LEFT DORMER INT. ELEV.  
A1 1/4" = 1'-0"

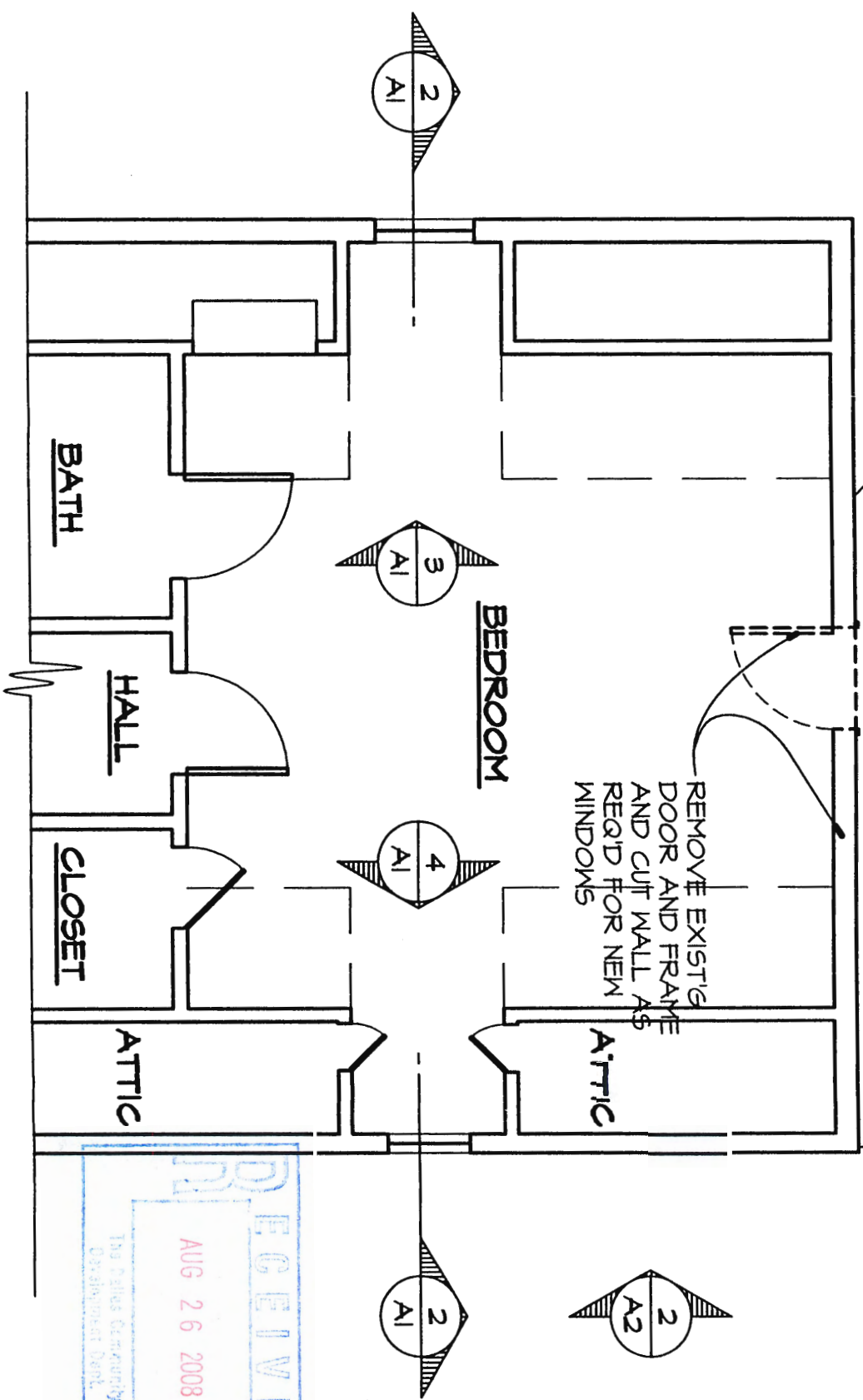


2 INTERIOR GABLE END ELEVATION  
A1 1/4" = 1'-0"

REGISTERED ARCHITECT  
C. MICHAEL RIISE  
THE DALLES, OREGON  
STATE OF OREGON



4 RIGHT DORMER INT. ELEV.  
A1 1/4" = 1'-0"



1 EXISTING UPPER LEVEL BEDROOM FLOOR PLAN  
A1 1/4" = 1'-0"

RECEIVED  
AUG 26 2008  
The Dalles Community  
Development Dept.

PROPERTY ADDRESS: 320 W 7th ST, THE DALLES

NEW WINDOWS FOR

**THE WEIGELT HOUSE**

OWNER:  
**BRUCE CASSEM & ALISON BAHN**

2525 SE GRANT STREET  
PORTLAND, OR 97214  
TELEPHONE: 503 853 5373



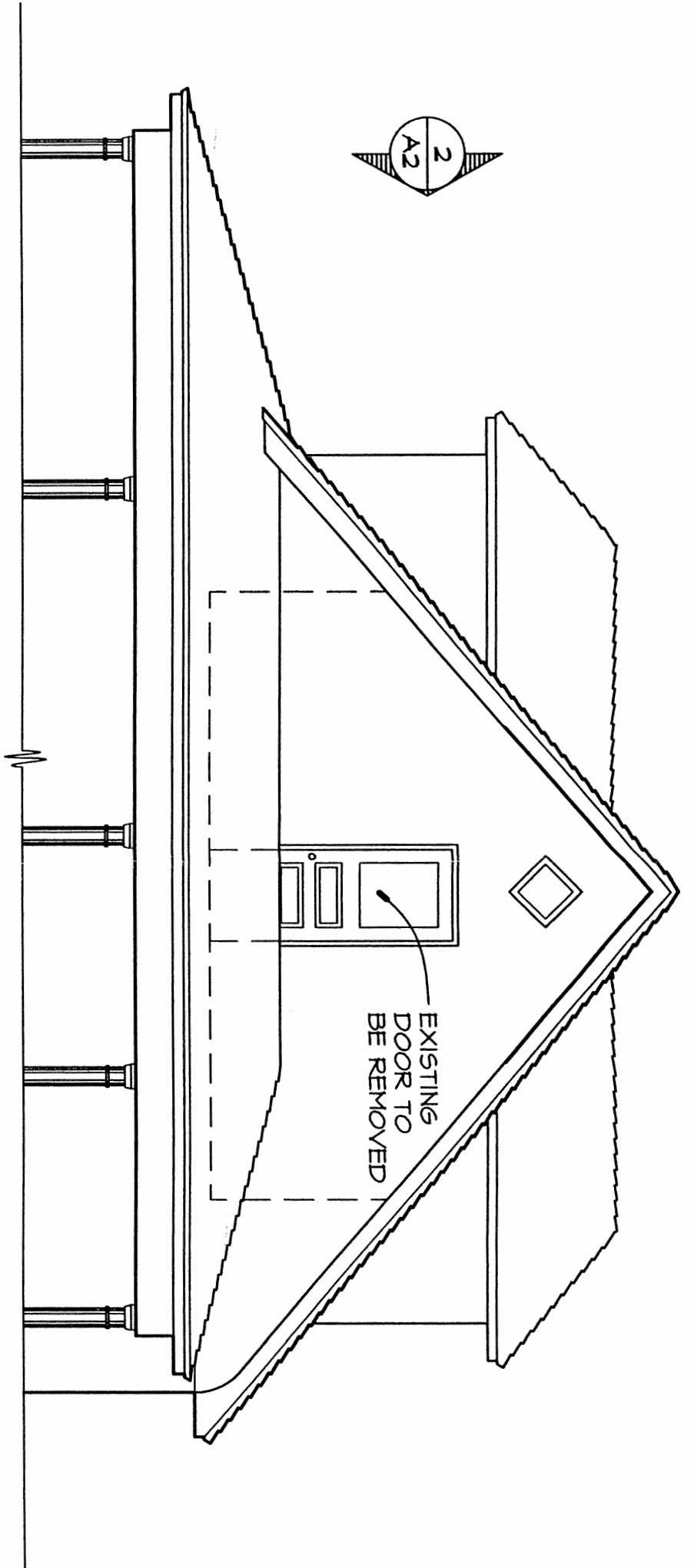
**C. MICHAEL RIISE  
ARCHITECT** N.C.A.R.B.

511 COURT STREET  
THE DALLES, OR 97038 PH: 541 248 1199

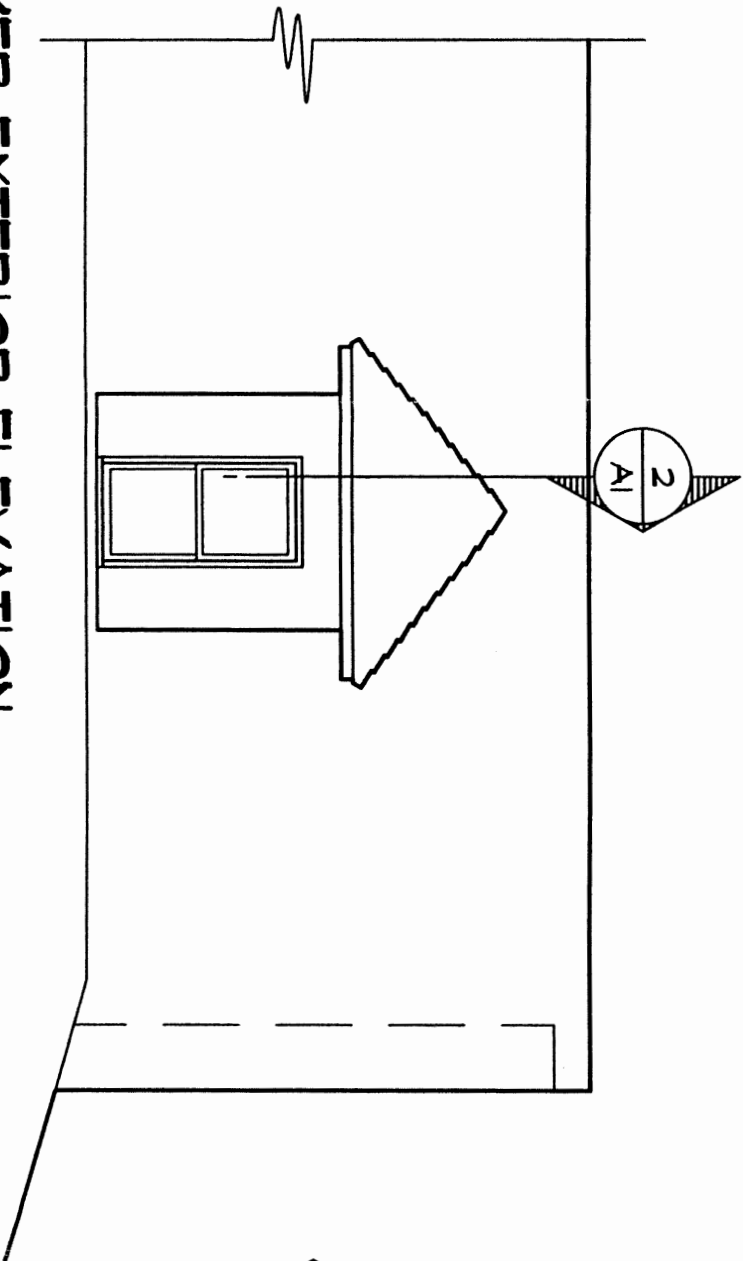
DATE:  
AUG. 25, 2008  
ISSUED FOR:  
BUILDING PERMIT  
JOB NO. 830  
SHEET  
A1 of 4



1 PARTIAL EXISTING EXTERIOR GABLE END ELEVATION  
A2 1/4" = 1'-0"



2 RIGHT DORMER EXTERIOR ELEVATION  
A2 1/4" = 1'-0"



PROPERTY ADDRESS: 320 W 7th ST, THE DALLES

NEW WINDOWS FOR

**THE WEIGELT HOUSE**

OWNER:

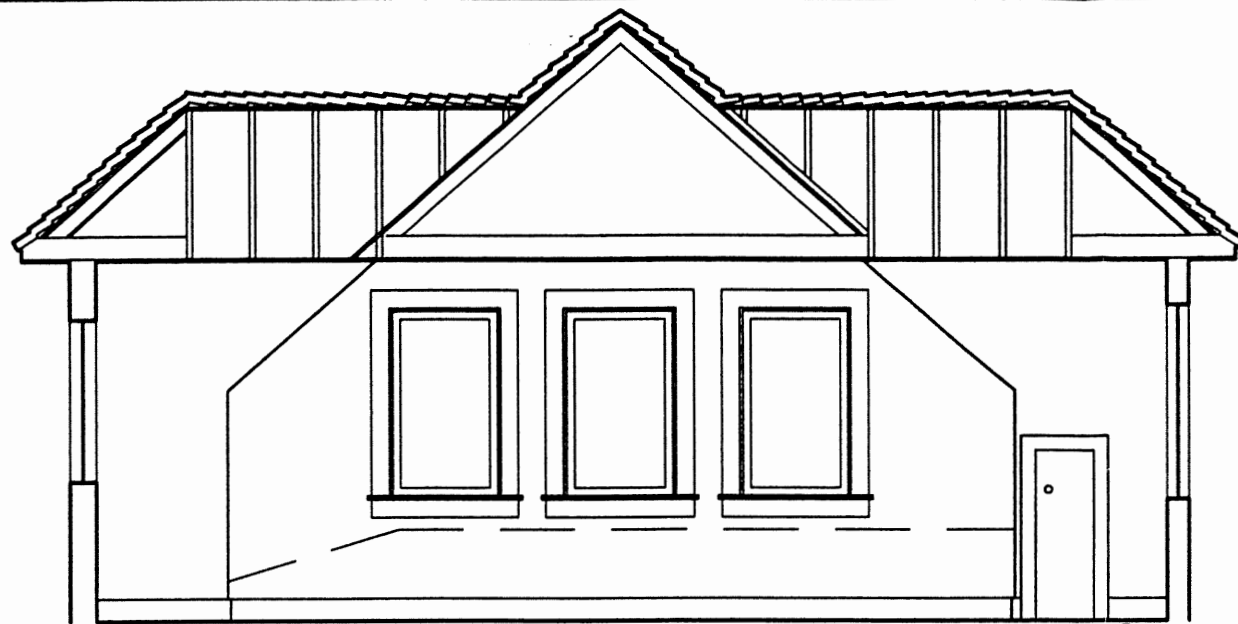
**BRUCE CASSEM & ALISON BAHN**

2525 SE GRANT STREET  
PORTLAND, OR 97214  
TELEPHONE: 503 853 5373

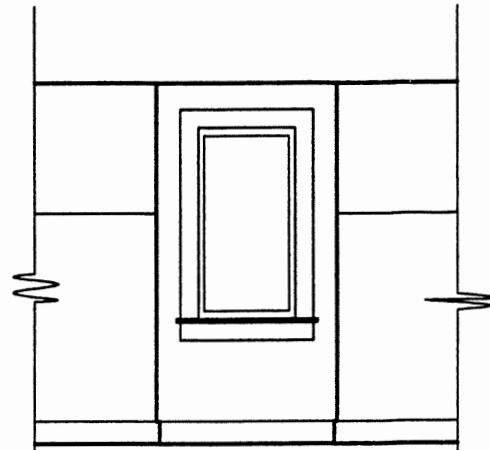
 **C. MICHAEL RIISE**  
**ARCHITECT** N.C.A.R.B.

311 COURT STREET  
THE DALLES, OR 97058 PH: 541 298 1199

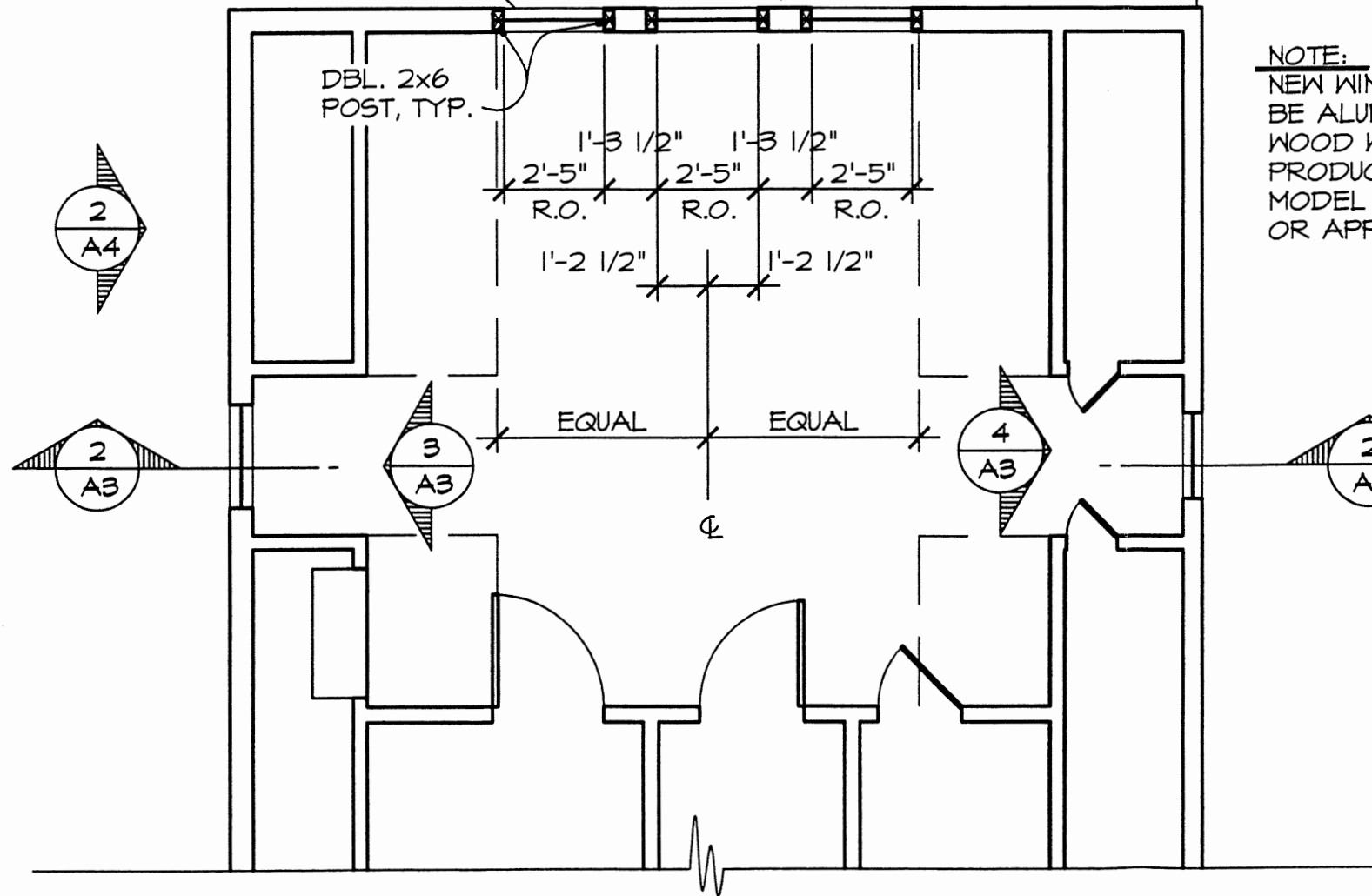
JOB NO. 830 SHEET A2 OF 4	DATE:
	AUG. 25, 2008
	ISSUED FOR:
	BUILDING PERMIT



**2 INTERIOR GABLE END ELEVATION**  
A3 1/4" = 1'-0"

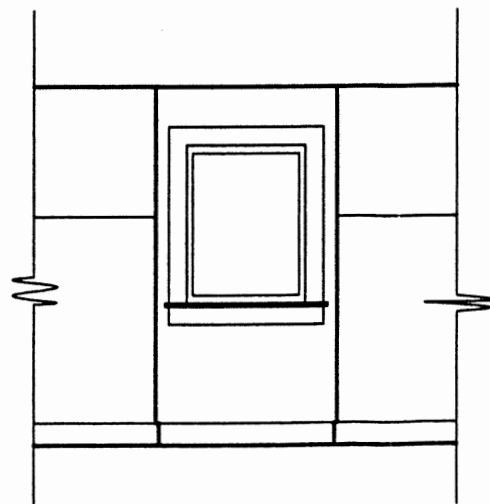


**4 RIGHT DORMER INT. ELEV.**  
A3 1/4" = 1'-0"



**1 REVISED UPPER LEVEL BEDROOM FLOOR PLAN**  
A3 1/4" = 1'-0"

**NOTE:**  
NEW WINDOWS SHALL  
BE ALUMINUM CLAD  
WOOD WINDOWS AS  
PRODUCED BY 'MARVIN'  
MODEL No. CCM2848  
OR APPROVED EQUAL



**3 LEFT DORMER INT. ELEV.**  
A3 1/4" = 1'-0"

PROPERTY ADDRESS: 320 W 7th ST, THE DALLES

NEW WINDOWS FOR

# THE WEIGELT HOUSE

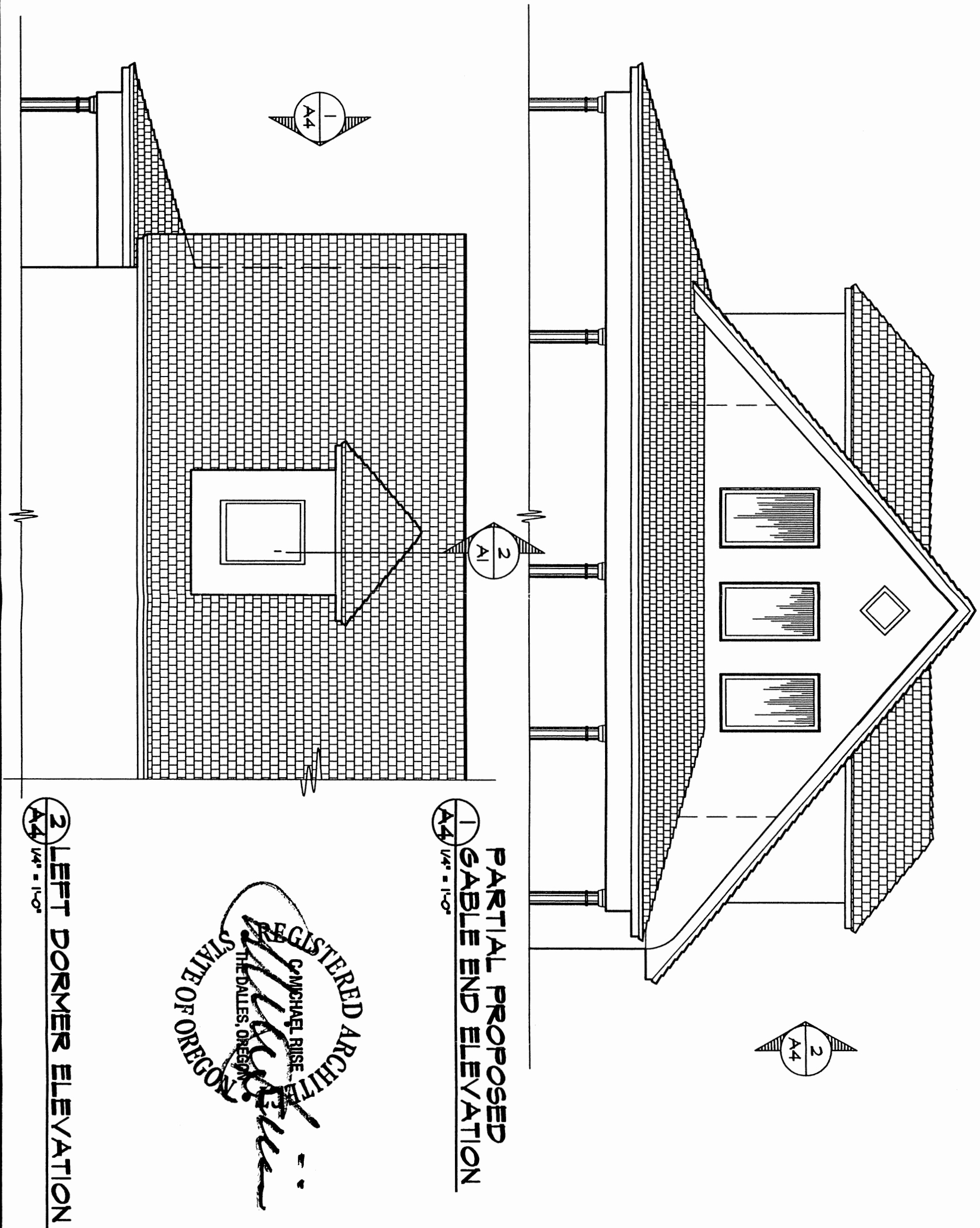
OWNER:  
**BRUCE CASSEM & ALISON BAHN**

2525 SE GRANT STREET  
PORTLAND, OR 97214  
TELEPHONE: 503 853 5373

DATE:	AUG. 25, 2008
ISSUED FOR:	BUILDING PERMIT
JOB NO.	830
SHEET	A3 OF 4

**C. MICHAEL RIISE**  
ARCHITECT N.C.A.R.B.

911 COURT STREET  
THE DALLES, OR 97058  
PH: 541 248 1199



PROPERTY ADDRESS: 320 W 7th ST, THE DALLES

JOB NO. 830 SHEET A4 OF 4	DATE:
	AUG. 25, 2008
	ISSUED FOR:
	BUILDING PERMIT

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.  
 311 COURT STREET  
 THE DALLES, OR 97036 PH: 541 248 1199





**EXISTING CONDITIONS**



**PROPOSED IMPROVEMENTS**



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

**TO:** The Dalles Historic Landmarks Commission

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

**HEARING DATE:** September 24, 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. No architectural features are planned to be added. This criterion does not apply.

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

**FINDING-A4:** 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.

**CONCLUSIONS:** The proposed replacement of a deteriorating door with a new wood window and installation of two additional 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:

**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. Single or double hung windows will be required. Picture type windows will not be allowed.
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.

## **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 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.

### **I. RECITALS:**

- A. The Historic Landmarks Commission of the City of The Dalles has, on September 24, 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 and the minutes of September 24, 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. Single or double hung windows will be required. Picture type windows will not be allowed.
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 24<sup>th</sup> DAY OF SEPTEMBER 2008.

---

Eric Gleason, 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 September 24, 2008.

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

---

Dan Durow, Director Community Development Dept.



## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

(541) 296-5481



HLC# 110-08

### 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 are also required to appear before the City of The Dalles Historical Landmarks Commission.

Name:	MDZ Property L.L.C., Dean + Rob Delavan
Address	985 SW Long Farm Rd. West Linn, OR 97068
Site Address	Medical Arts Building 414 Washington St. The Dalles
Telephone	503-956-4275, 503-860-2091

Please describe your project goals.

Rehabilitate deteriorated and weathered surface by re stucco, masonry repair and trim painting. Our contractor, Sunset Plaster + Stucco, has 25+ years of experience in maintenance and restoration of building surfaces throughout the western U.S.

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

Little to no maintenance has been done on the exterior surfaces of the building in the last 20+ years. This long overdue maintenance will restore the visual appearance and clean lines of this historic building.

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

Our plan is to repair and maintain the exterior surfaces without changing the visual, historical integrity of the structure. The finished stucco/masonry will be done in such a manner as to restore the building to its original 1924 condition. Historical color palette

What is the current use of this property? will be used.

Commercial office space.

Will the use change as a result of approval of this application?

Yes/No



List any known archeological resources on site.

N/A

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.**

*Randy L. Laram*  
Applicant

9/10/08  
Date

MOZ Property LLC.  
Owner (if not the applicant)

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

Secondary  
(Primary, Secondary, Historical, Etc.)

Historic Building/Site ☒

Historic District: Trevitt ☒

Commercial ☒

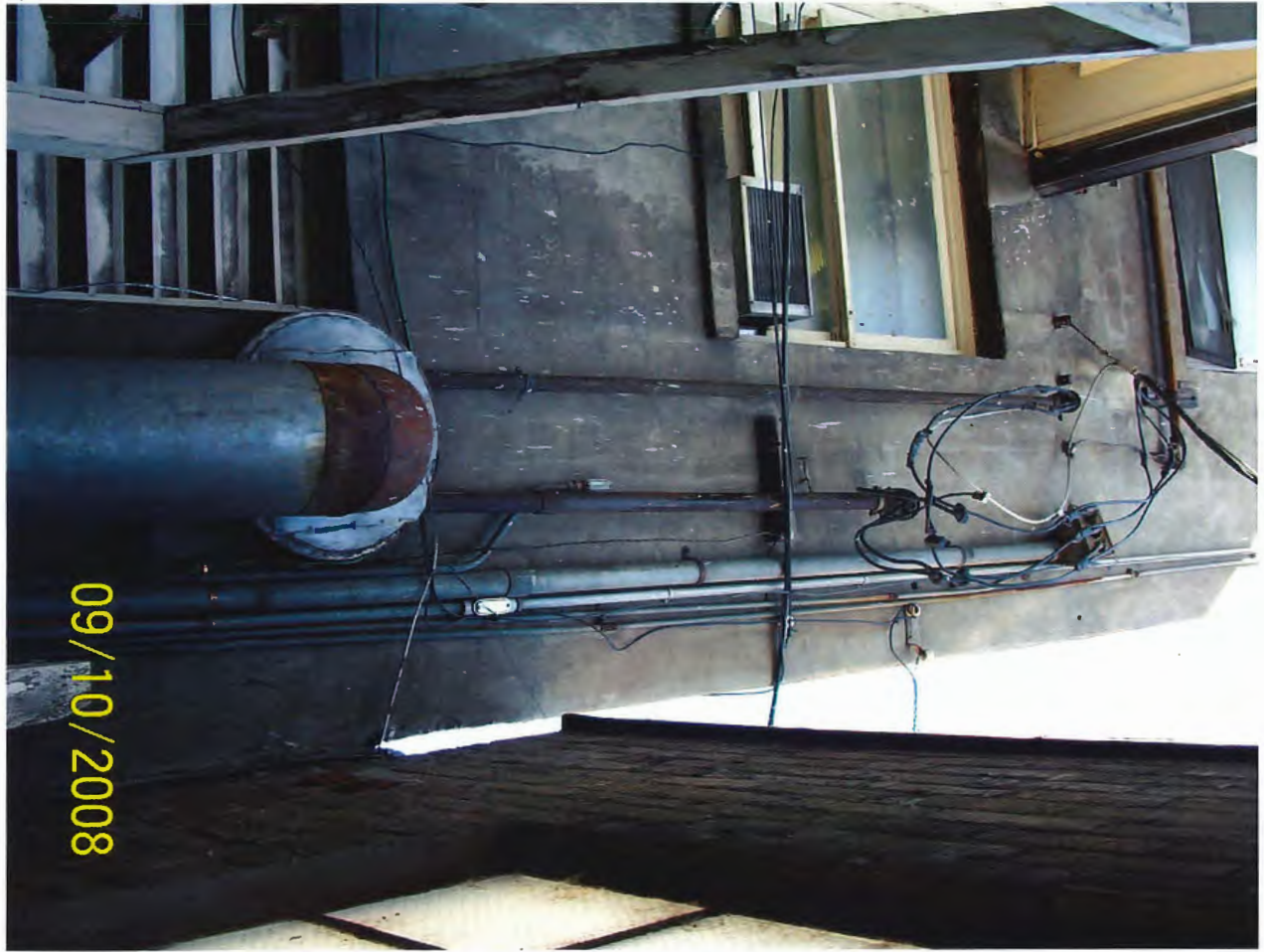
Historic Name

Hamilton Hospital

(If any)

Year(s) Built

1923



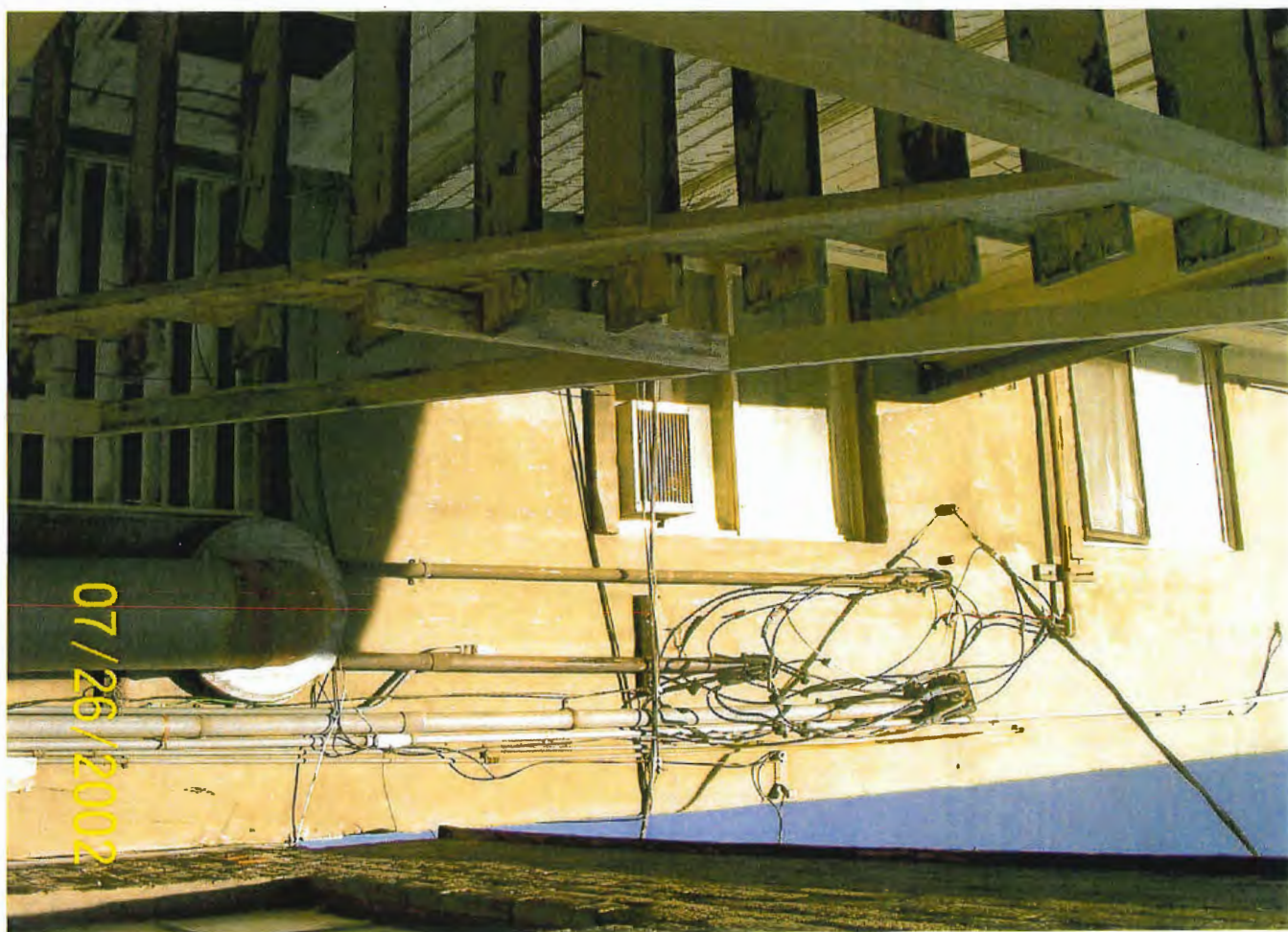




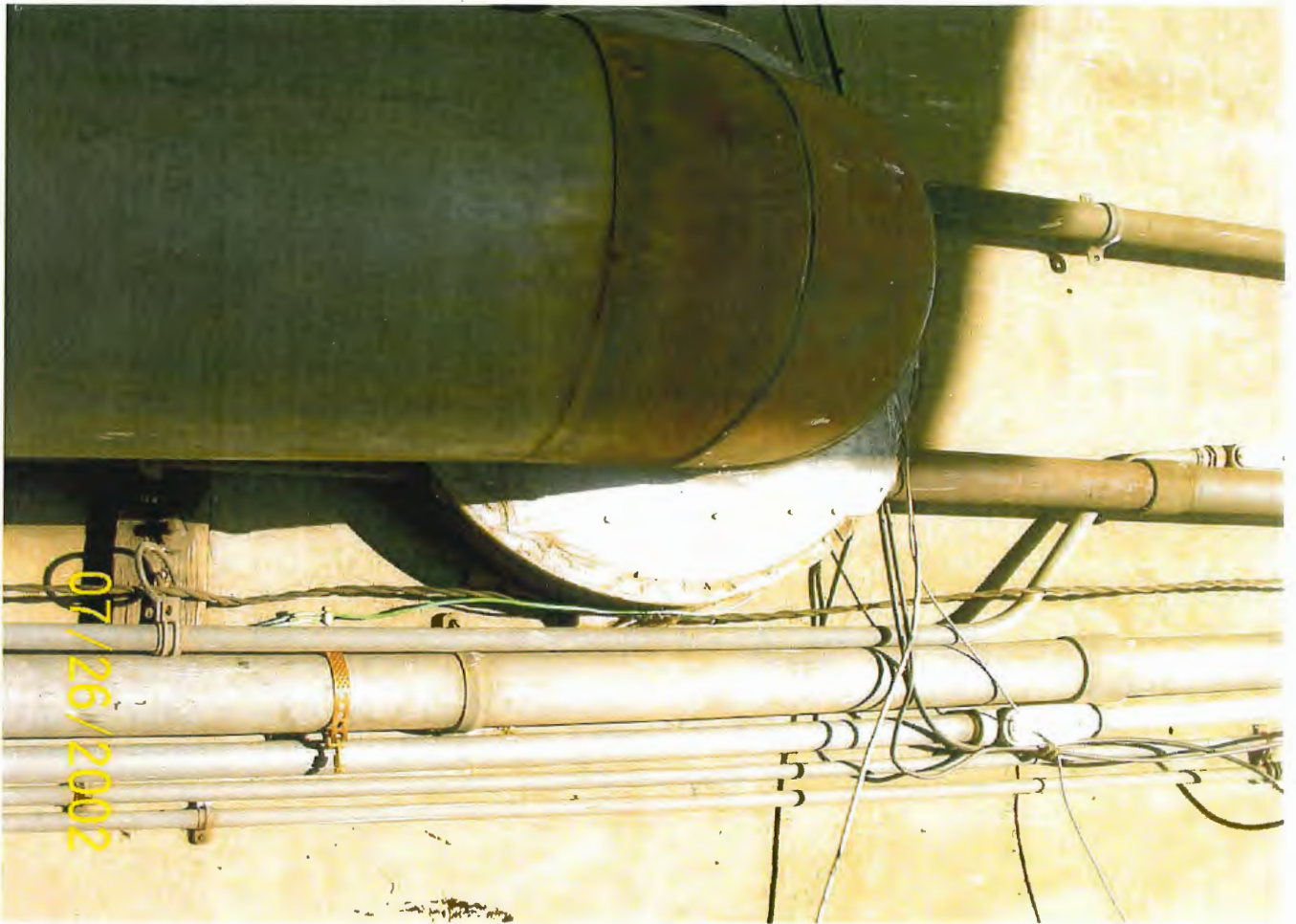










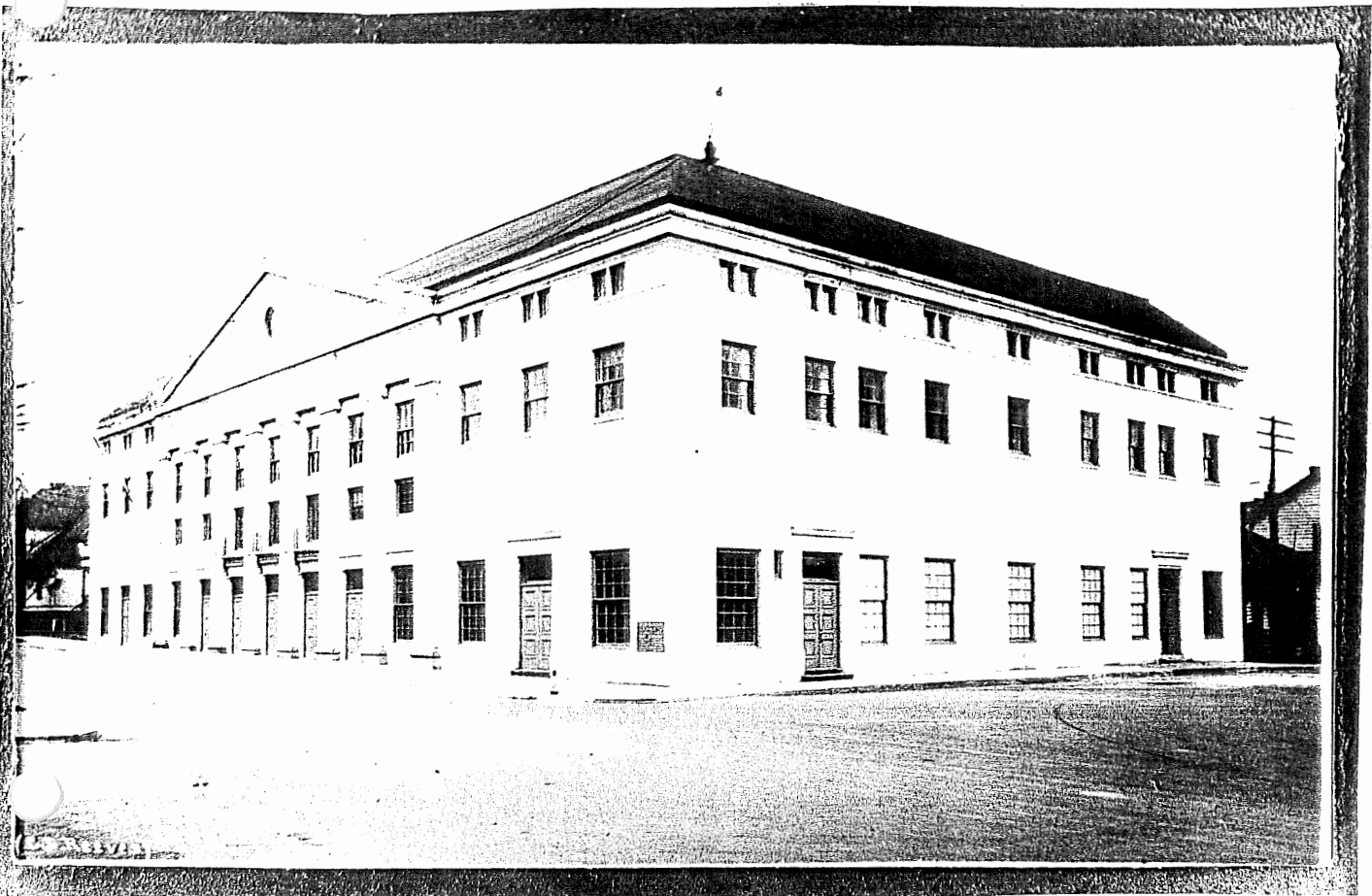
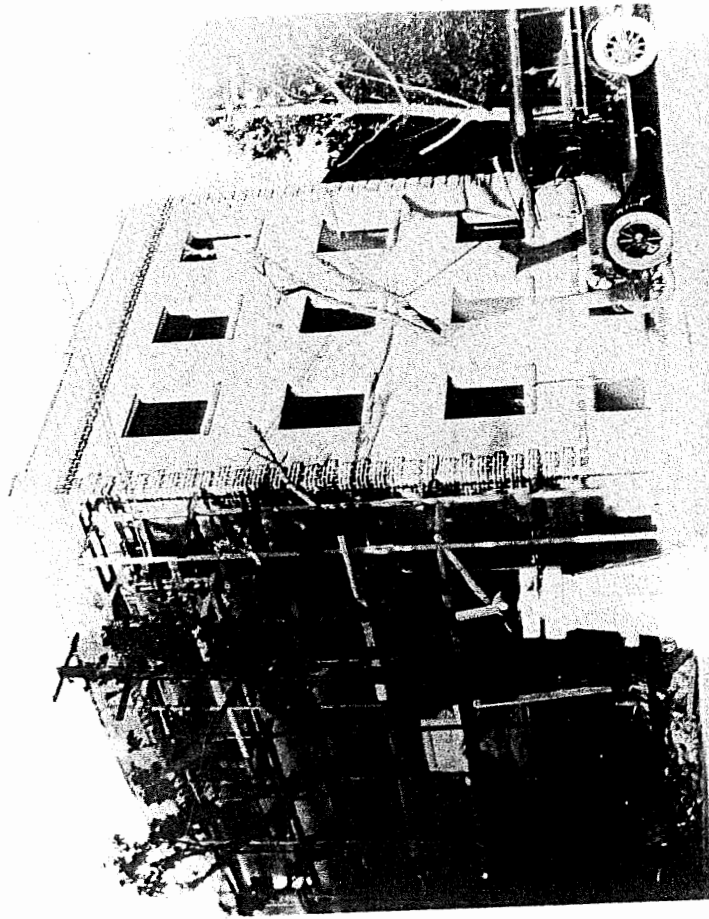












**STAFF REPORT**  
**HISTORIC LANDMARKS REVIEW #110-08**  
**Medical Arts Building ~ Hamilton Hospital**

**TO:** The Dalles Historic Landmarks Commission

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

**HEARING DATE:** September 24, 2008

**ISSUE:** The owners of the historical Hamilton Hospital, commonly known as The Dalles Medical Arts Building, are applying to restore the exterior of their landmarked building. The plans include: repair of missing and deteriorated masonry work, re-stuccoing the entire structure and repainting the trim to match the attached building.

**SYNOPSIS:**

APPLICANT	Dean & Rob Delevan
PROPERTY OWNER	MDZ Property LLC
LOCATION	414 Washington Street
ZONING	CBC
EXISTING USE	Various offices
SURROUNDING USE	Commercial
HISTORIC STATUS	Secondary Historic – The Dalles National Commercial Historic District #27A

**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 structure is the Hamilton Hospital, more commonly known as The Medical Arts Building. The structure was built in 1923 and has had moderate alterations over the years.

After researching the stucco, staff was able to make a determination that the type of stucco on the building is quartz and rock. This type of stucco was popular in the late 1960's to the early 1970's. The quartz was mined and crushed and added to a typical cement stucco, which was both affordable and attractive at the time. In the 1970's there were environmental concerns with the mining of the quartz making the product not as available or affordable. There are many examples of this type of rough stucco throughout town, with the closest being the Wells Fargo bank.



The applicant is proposing to repair the exterior masonry as needed and cover the entire building with a new stucco building. The trim around the windows will be repainted to match the attached building to the east.

The structure is classified as Secondary in The Dalles Commercial Historic District.

**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 site will remain the same; no change in use is requested. 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 repairs to the masonry work and stucco will not remove any historical materials that characterize the property. The repainting of the windows will help preserve the existing one over one double hung windows. Care will need to be taken with the materials to ensure that other building materials are not destroyed during the upgrades. Criterion 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: This property is recognized as a physical record of its time. The applicant will be required to follow the historic guidelines to ensure that the replacement stucco, repairs and window trim painting work will be an appropriate fit for the historic district. This will be addressed as a condition of approval.

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

FINDING-A4: The non-historic stucco has not acquired a historic significance. 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, the building owner is working towards restoration of the building and plans to restore the entire building as close to original as possible. All distinctive features and finishes will remain. 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: The applicant is repairing exterior masonry on the building, and providing an additional coat over the non-historic stucco to make it blend and appear to be original to the building. The window trim colors will be complimentary to the historic building and match the attached building to the rear. Criterion met.

***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 is not proposing any chemical treatments. The proposed method included "chasing" the building with a rubber mallet to ensure that all stucco is in tack with the building, replacing and repairing areas that are not solid and follow up the prep with "rasping" which involves a low pressure washing of the stucco. Once dried the acrylic new stucco finish would be applied. Criterion met.

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

FINDING - A8: No archaeological resources are expected to be affected by this proposal, as no excavation is proposed or planned. However, the applicant is responsible to notify the appropriate authorities if any archaeological resources are

found with the rehabilitation of the building. This criterion 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 exterior alterations to the historic structure will be required to follow the historic design guidelines for the Commercial Historic District.

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: No new addition's are planned with this application. The essential form and integrity of the structure will be protected with the new coat of stucco applied to the exterior of the 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:**

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:** The modifications and repairs to this historic National Register District property will allow for years of continued use and enjoyment. Having a corner building that is being restored accurately helps promote the public awareness in historic preservation. 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 requests being made by the applicant for rehabilitation will need to meet the guidelines. The stucco application will need to meet historic guidelines and the utmost care shall be taken in the restoration of this historic structure. Criterion will be addressed as a condition of approval.

**CONCLUSIONS:** Repair, applying historically appropriate stucco and repainting the window trim to the Medical Arts Building is consistent with General Ordinance # 94-1194, General Ordinance # 96-1207 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, General Ordinance # 96-1207, 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 applicant is responsible to notify the appropriate authorities if any archaeological resources are found during the project.
3. The applicant will need to contact the local Building Codes Department to obtain permits for the proposed stucco application and any repairs.
4. The materials used for all the proposed restoration will need to meet the recommended list stated in the Design Guidelines for the Commercial Historic District.
5. 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.

## **HISTORIC LANDMARKS RESOLUTION NO. 105-08**

**Adopting The Dalles 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.

### **I. RECITALS:**

- A. The Historic Landmarks Commission of the City of The Dalles has, on September 24, 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 110-08 and the minutes of September 24, 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 110-08 of Dean and Rob Delevan 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 applicant is responsible to notify the appropriate authorities if any archaeological resources are found during the project.
  - 3. The applicant will need to contact the local Building Codes Department to obtain permits for the proposed stucco application and any repairs.
  - 4. The materials used for all the proposed restoration will need to meet the recommended list stated in the Design Guidelines for the Commercial Historic District.
  - 5. 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.

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 24<sup>th</sup> DAY OF SEPTEMBER 2008.

\_\_\_\_\_  
Eric Gleason, 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 September 24, 2008.

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

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