



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, March 22, 2006 @ 4 P.M.

- I. Call to order**
- II. Roll call**
- III. Approval of Agenda**
- IV. Approval of Minutes – ^{December 28} ~~November 30~~, 2005**
- V. Public comment: The public is invited to comment on any topic that does not appear on the agenda.**
- VI. Public Hearing**
 - A. Historic Landmarks Commission Application #94-06 of Corey Aldridge** to restore the home to more closely resemble the style of the original home while increasing its overall size. Spacious, period landscaping and a larger porch will be added as well. Property is located at 423 W. 3rd Street. The historic name of the building is unknown. The home was built in 1885.
- VII. Resolutions**
 - A. #89-06 Approving HLC Application 94-06**
- VIII. 2006 Goal Setting**
- IX. Northern Wasco County Parks and Recreation District Annual Report**
- X. Pioneer Cemetery Discussion**
- XI. Next meeting date: Wednesday, April 26, 2006**
- XII. Adjournment**



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www.ci.the-dalles.or.us

HISTORIC LANDMARK COMMISSION MINUTES

Wednesday, December 28, 2005

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

CALL TO ORDER

Chair Eric Gleason called the meeting to order at 4:02 P.M.

ROLL CALL

The following Commissioners were present: Eric Gleason, Bob McNary, & Dixie Parker

The following Commissioners were absent: Anita Clason

Staff present: Dawn Hert, Associate Planner
Denise Ball, Administrative Secretary

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Gleason asked if there were any corrections needed for the minutes of November 30, 2005. There were none. Parker moved to approve the minutes as submitted and McNary seconded the motion. The motion carried unanimously, Clason absent.

PUBLIC COMMENT

None

ACTION ITEMS – PUBLIC HEARING

Historic Landmarks Commission Application #92-05 of Jerome Poisac to convert Johnny's Cafe building into a new business called Amelie Bakery. The storefront will be converted into two large display windows with a double door in the middle. The new storefront will allow natural light into the building and pedestrian viewing of the products for sale. The property is located at 408 E. 2nd Street. The historic name of the building is the Uptown Café.

The rules for a public hearing were read. Gleason polled the Commission for ex-parte contact, bias, or conflict of interest. There was none. Gleason called for the Staff Report, which Hert summarized.

Proponent: Jerome Poisac, 1306 Bridge Street, The Dalles, OR. 97058, explained his proposal. Poisac said he would give up the proposed paned windows and also would look at installing transom windows. Poisac said he would like to do something similar to the Commodore.

There were no opponents or rebuttal.

Discussion: Gleason told the applicant to look into the special assessment program before proceeding with the proposed improvements.

The Commissioners and Staff briefly discussed historic guidelines regarding tile floors in recessed entries and double door entries.

Gleason closed the public testimony portion of the hearing.

Deliberation: Parker said she thinks it will be a wonderful improvement and Gleason agreed.

McNary said he would like some specifications regarding the door. Gleason said condition of approval number three could be changed to say "The rehabilitation will be required to be similar in mass, scale and materials as approved by the Secretary of Interior's Standards for Rehabilitation and The Dalles Commercial Historic District design guidelines".

McNary moved to approve HLC 92-05 based upon the findings and the conditions of approval, with condition of approval number three as amended. Parker seconded the motion and it carried unanimously, Clason absent.

RESOLUTIONS

Parker moved to adopt HLC Resolution 88-05 with conditions as modified. McNary seconded the motion and it carried unanimously, Clason absent.

PIONEER CEMETERY DISCUSSION

McNary said he thinks the fence is a wonderful idea. However, the grant should have been for the fence posts first. Now the fencing is lying on the ground serving no purpose. Hert said there are additional grants available and she will look into the fence post costs and grant funding or general fund monies. McNary asked if he could go up and roll the fence and the Commission and Staff said yes.

McNary said Earline Wasser has sent out a letter requesting contributions for the Cemetery Monument. McNary suggested that possibly the City could match the private contribution amount. The amount needed is \$4,000 and approximately \$1,000 has been raised so far. Hert said people who have family buried in the Cemetery may be willing to donate.

STAFF AND COMMISSIONER COMMENTS

McNary asked when the Commission vacancy might be filled. Hert said a second application was turned in to the Mayor and he will be making a decision in the near future. It appears the Commission may need to fill a second position due to absenteeism.

Gleason would like a better sketch of historic storefronts submitted with the application. Hert said she would talk to Director Durow about having something available for future applicants. Gleason suggested checking with SHPO to see if a grant is available.

NEXT MEETING DATE

The next regular meeting is scheduled for January 25, 2006. There is currently no business scheduled.

ADJOURNMENT

The meeting was adjourned at 5:05 p.m.

Respectfully submitted by Denise Ball, Administrative Secretary.

A handwritten signature in cursive script, appearing to read "Eric B. Gleason".

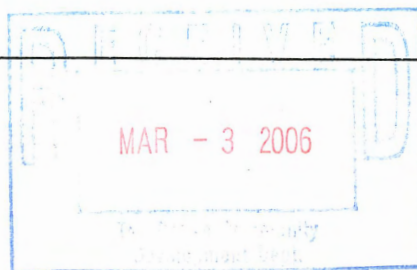
Eric Gleason, Chair
Historic Landmark Commission



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481



HLC# 94-06

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:	COREY ALDRIDGE
Address	603 E 12TH ST, THE DALLES, OR 97058
Site Address	423 W 3RD ST, THE DALLES, OR 97058
Telephone	541-288-6285

Please describe your project goals.

TO RESTORE THE HOME TO MORE CLOSELY RESEMBLE THE
STYLE OF THE ORIGINAL HOME WHILE INCREASING ITS OVERALL
SIZE. TO INCREASE THE USAGE OF THE LOT WITH SPACIOUS, PERIOD LANDSCAPING
AND LARGER PORCH. TO CONTRIBUTE TO THE HISTORIC PRESERVATION OF TREVITT'S ADDITION.

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

THE EFFECT WILL BE DRAMATIC, BUT ONLY FOR THE BETTER. THE PRESENTLY
AWKWARD ROOFLINE WILL BE REMEDIED AND THE CURRENT LACK OF
LANDSCAPING WILL BE REPLACED WITH GRASS, PLANTS AND PICKET FENCING
WITH AN OFFSTREET DRIVEWAY, TUCKED AWAY BEHIND THE HOUSE.

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

WHILE THE PROJECT IS INCORPORATING NEW MATERIALS, SHAPE AND DESIGN, ALL
ARE INTENDED TO EMULATE THOSE OF THE ORIGINAL. SINCE VERY LITTLE EXISTS
OF THE ORIGINAL DESIGN, ALL NEW WOODEN WINDOWS AND PERIOD SIDING WILL
BE HIGHEST PRIORITIES, IN ADDITION TO ALL DESIGNS BEING INDICATIVE OF THE ERA.

What is the current use of this property?

RESIDENTIAL PROPERTY

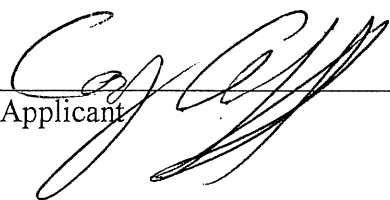
Will the use change as a result of approval of this application? Yes/No No

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

3/2/06
Date

Owner (if not the applicant)

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

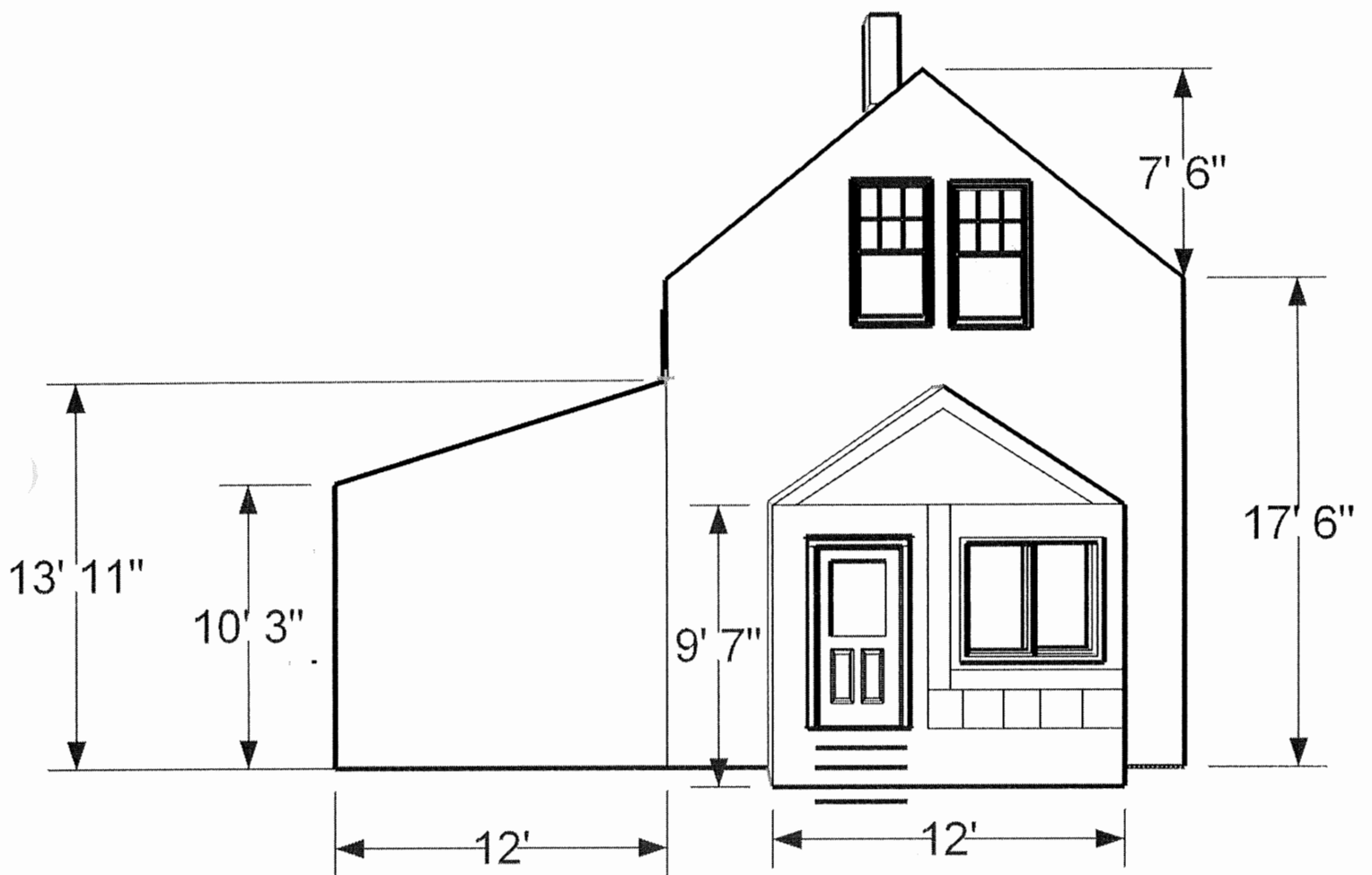
Secretary, Historical Landmarks Commission

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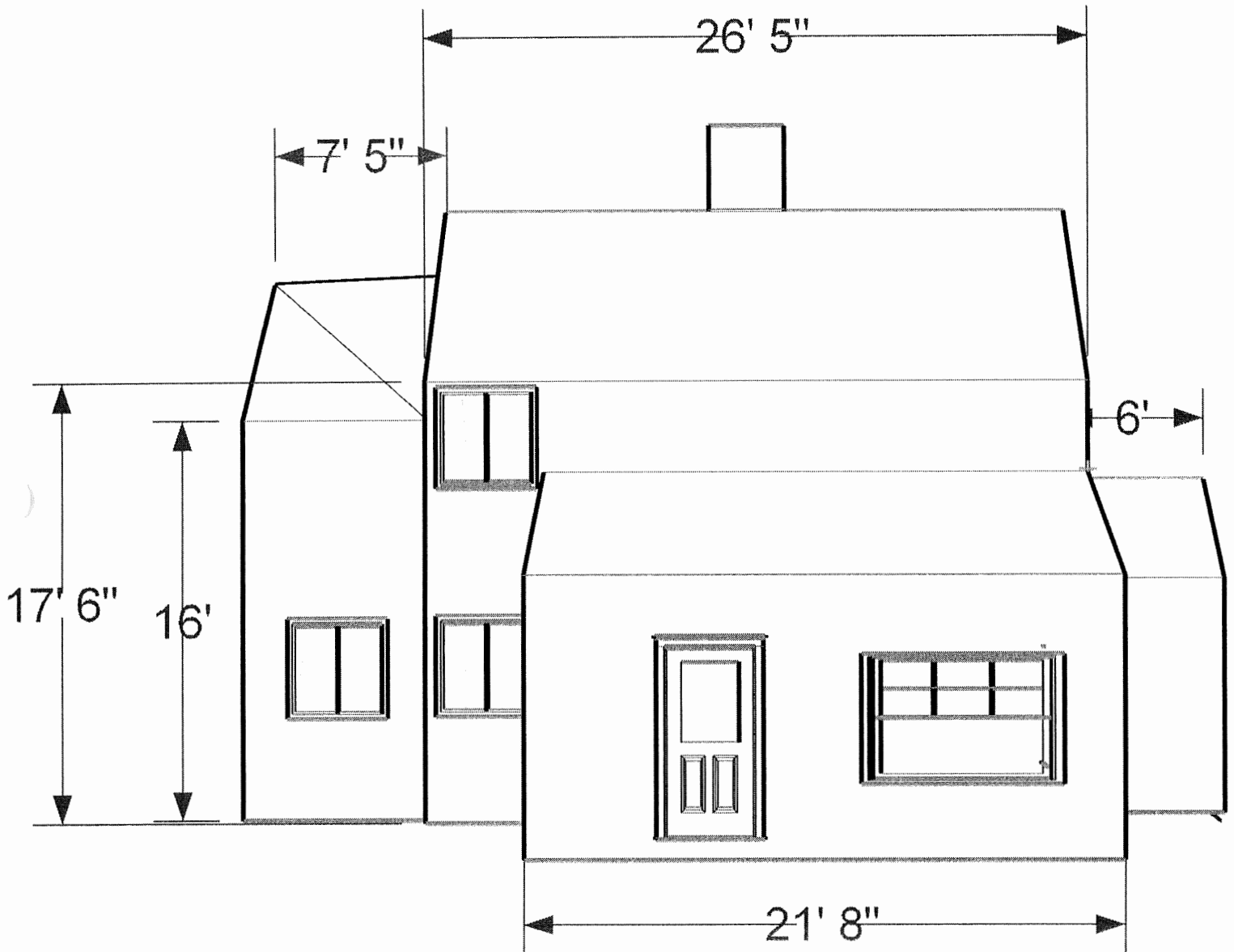
For Office Use Only

Historical Classification	<u>Historic - Non-contributing</u> (Primary, Secondary, Historical, Etc.)		
Historic Building/Site	<input type="checkbox"/>	Historic District:	Trevitt <input checked="" type="checkbox"/> Commercial <input type="checkbox"/>
Historic Name	<u>unknown</u> (If any)		
Year(s) Built	<u>1885</u>		





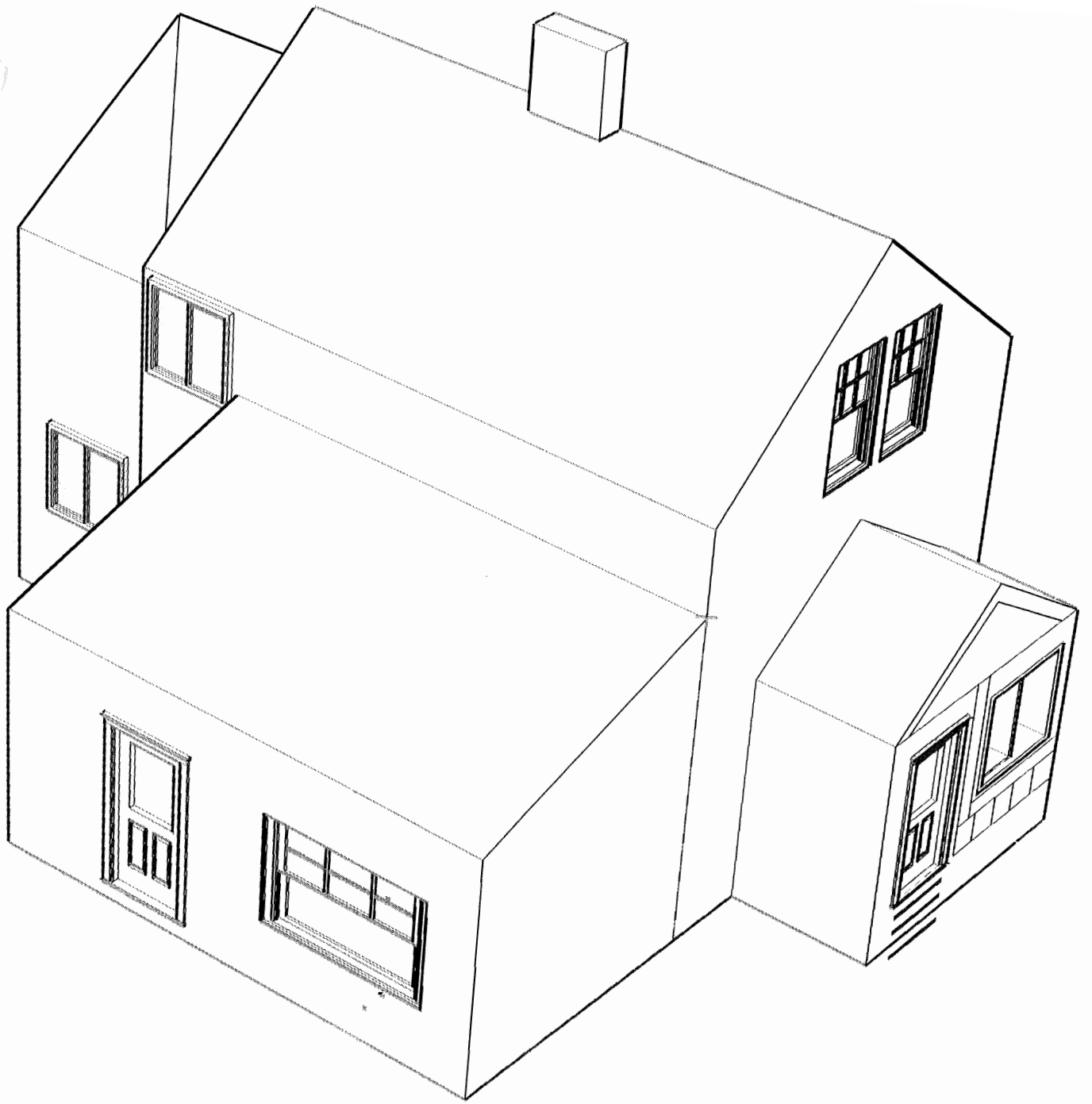
South (Front) Elevation - Current



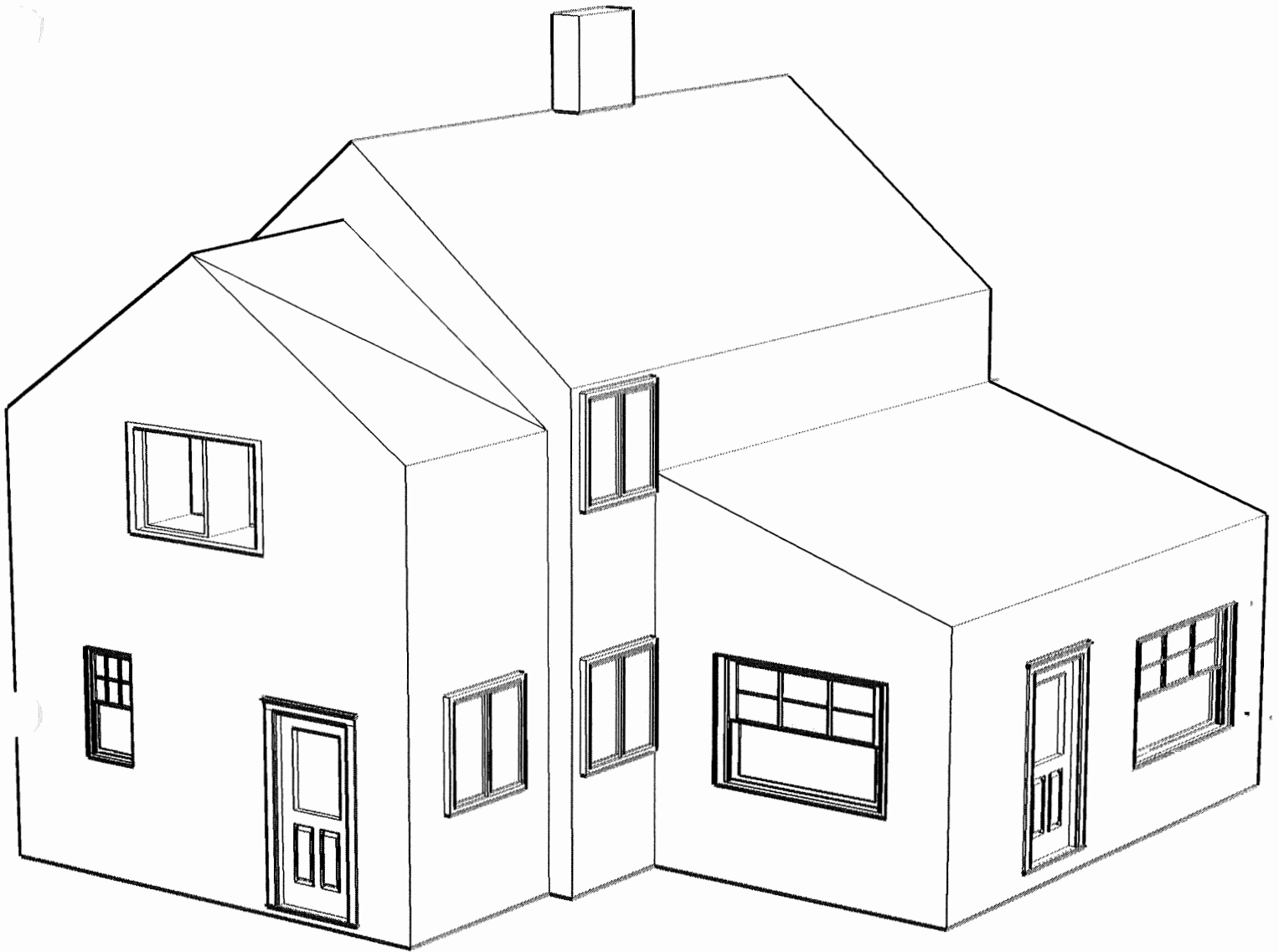
West (Side) Elevation - Current



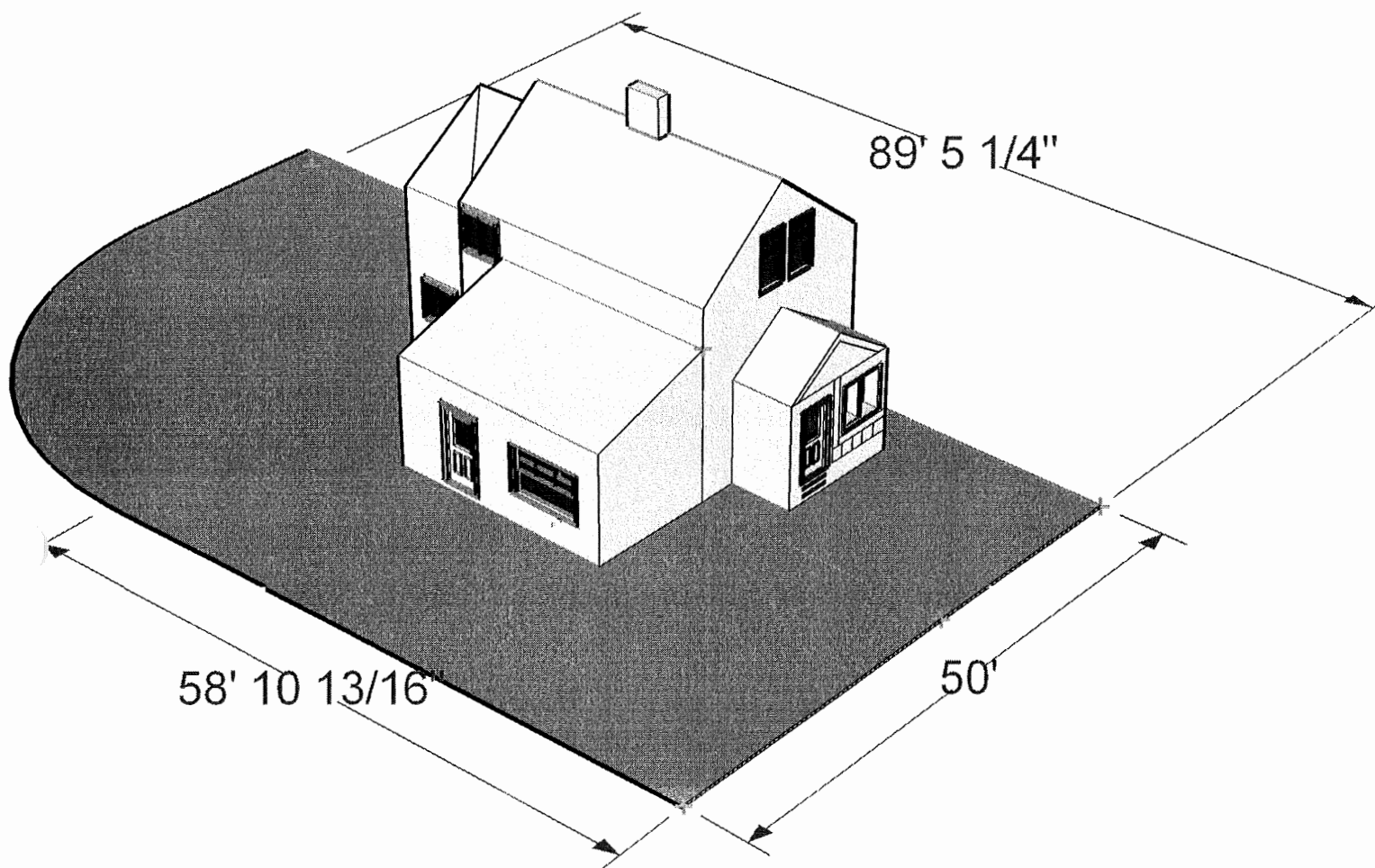
North (Back) Elevation - Current



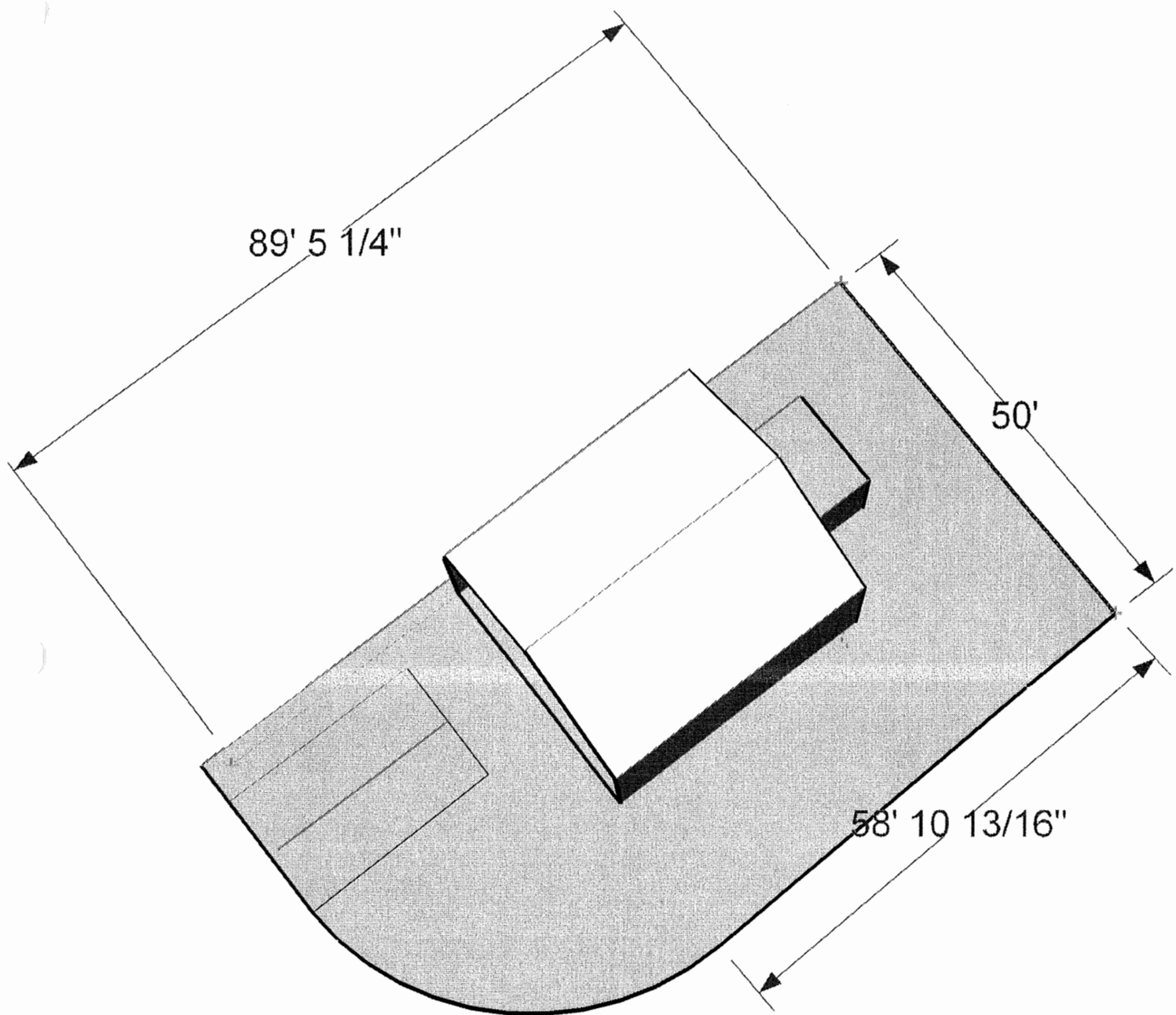
West Aerial (Side) Elevation - Current



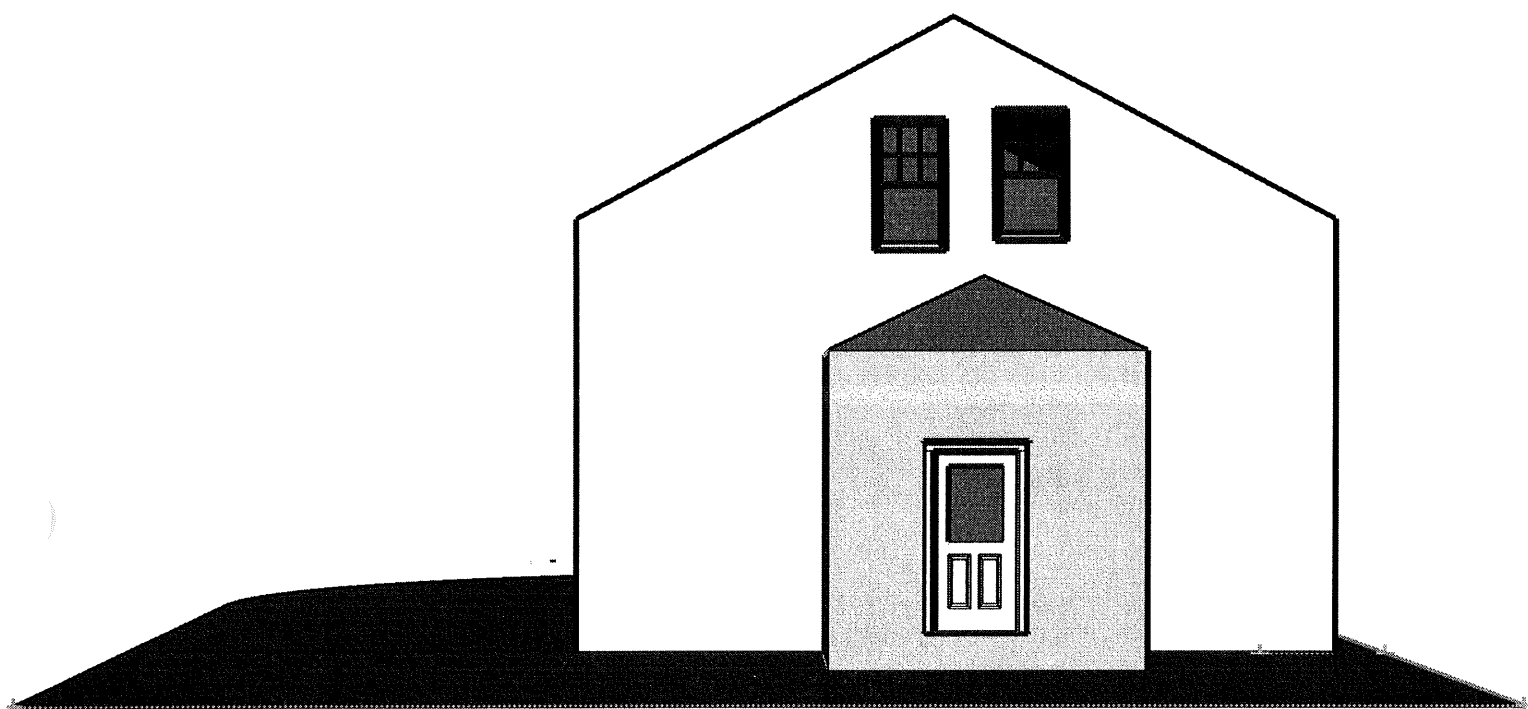
Northwest (Corner) Elevation - Current



Property Lines



Northwest Aerial (Side) - Proposed

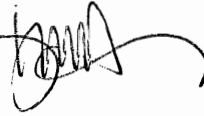


South (Front) - Proposed

**STAFF REPORT
HISTORIC LANDMARKS REVIEW #94-06**

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Associate Planner



HEARING DATE: March 22, 2006

ISSUE: The property owner is applying to extensively remodel an existing house located in the Trevitt's Historic District. The house is classified as a historic non-contributing house.

SYNOPSIS:

APPLICANT	Corey Aldridge
PROPERTY OWNER	Corey Aldridge
LOCATION	423 W. 3 rd Street, The Dalles, OR 97058
ZONING	"CBC" – Central Business Commercial
EXISTING USE	Vacant
SURROUNDING USE	Commercial and Residential
HISTORIC STATUS	N/A

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:

ANALYSIS: The Historic Landmarks Commission is responsible for conducting hearings dealing with proposed alterations to historic buildings. City of The Dalles General Ordinance 94-1194 as well as General Ordinance 96-1207 establishing design guidelines for Historic Resources will serve as a tool to help the Commission make these decisions. The purpose of the Historic Landmarks Commission, the Historic Ordinance and the review criteria are to:

- *Protect historic and cultural resources from destruction, inappropriate alteration, and incompatible adjacent development;*
- *Stabilize and improve property values in historic districts and citywide;*
- *Enhance the city's attractiveness to visitors and residents, and stimulate business, industry and tourism;*
- *Educate The Dalles' citizens and visitors concerning the city's heritage;*
- *Preserve the historic housing stock of The Dalles;*
- *Comply with The Dalles comprehensive Plan.*

A. CITY OF THE DALLES GENERAL ORDINANCE 94-1194—AN ORDINANCE RELATING TO HISTORIC RESOURCES WITHIN THE CITY OF THE DALLES.

Section 7, Subsection A. Review Criteria:

“Secretary’s Standards. Commission decisions shall be based on the Secretary of the Interior’s Guidelines for the Treatment of Historic Properties.” The following are pertinent standards from the “Guide”.

1. *“A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships”.*

FINDING A-1: This site will be used for residential purposes. 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: Unfortunately, the residential structure that exists on this site has had some major alterations over the years. If any historic materials are on site the applicant will need to avoid removing the materials. A condition of approval will be added to address removal of any historical materials on this site. This criterion can be met 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: The applicant is requesting to modify the extensively modified house by following the design guidelines for the Trevitt’s Historic District. The applicant is not trying to make changes to historic features. Conjectural or architectural features that create a false sense of historical development will not be allowed. 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: According to the inventory sheets, the structure has been modified extensively. The applicant plans to make the structure more compliant and complimentary of the other residences in the historic district. Criterion met.

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

FINDING-A5: It appears that there are no existing features, finishes, or construction techniques due to the major modifications that have occurred over the years. Any distinctive features, finishes, or craftsmanship found with construction will need to be preserved by the applicant as best as possible. This will be addressed as a condition of approval.

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: This structure has been modified extensively. The historical features that may be present are few. No historical photos of the structure were available or found by the new owner. The applicant will be relying on the historic guidelines for the district to remodel the residence and be historically accurate. 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: The applicant is requesting a major remodel with this application. Most of the materials on the existing structure will be replaced or covered. All materials that will remain will be required to be surface cleaned using the gentlest means possible. 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: Due to the excavation that may be proposed at the site, the applicant is responsible to notify the appropriate authorities if any archaeological resources are found. 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 proposed alterations to the residence will follow the Trevitt’s Design Guidelines in detail (see below). There will be a mix of work (old and new) at the site. The new work will be compatible in size, scale and architectural features of the district in which it is located. Criterion met.

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

FINDING-A10: The addition and remodel is planned to follow the historic guidelines for the Trevitt’s Historic District. The existing structures extensive modifications have classified the structure as non-contributing. Therefore, any modification that would follow the design guideline criteria would better the property/structure and the historic district. Criterion met.

B. CITY OF THE DALLES GENERAL ORDINANCE 96-1207—AN ORDINANCE AMENDING SECTION 10(A) OF GENERAL ORDINANCE 94-1194, ESTABLISHING DESIGN GUIDELINES FOR HISTORIC RESOURCES.

Pages 17-21 ~BUILDING DESCRIPTIONS

“The primary period of significance for Trevitt's Addition is 1864-1902. This marks the earliest settlement and development of the residential areas and the commercial core. The secondary period of significance is 1903-1937 which is due to changes resulting from the motor age, electricity and telephone systems...”

"The historic homes in the Trevitt's Addition fall into a broad range of styles. Not every home will fit within a specific style, some buildings may combine features of several styles, as well as being in a vernacular form..."

FINDING-B1: The applicant has submitted a rendering of the proposed remodeled residence. The style that is proposed has some similar characteristic to other homes in the district. The Trevitt's Addition, as stated above, has a broad range of housing styles. The design guidelines also state that some buildings combine several different styles. The proposed rendering falls within the building descriptions that the Trevitt's Historic District allows, as well as blending in with the size, style, massing and height of the neighboring properties. Criterion met.

Page 22 ~ LANDSCAPING

"Yards in the Trevitt's Addition vary as a result of the topography and in general the houses are setback from the sidewalk in contrast with the commercial district. They have three zones; sidewalk, front yard and house. New construction and rehabilitation should maintain the alignment of houses in the district and the historic character of the yards.

GUIDELINES:

- a. *New construction should be set back from the street property line a minimum of 15 feet.*
- b. *Street facing portions of the property should be preserved so that the public's visual access is not obstructed.*
- c. *Shrubs, trees, and foundation plantings should not dominate the appearance of the house; rather, they should be complimentary and highlight important features of the building.*
- d. *Preserve and maintain all mature landscaping, remove only if diseased or presenting a life safety hazard.*
- e. *New construction should keep landscaping low near the building using flowers and low shrubs with larger plants and trees further away from the building.*
- f. *In choosing landscaping elements the following should be considered:*
 - style of house*
 - climate appropriate plantings*
- g. *Use of fences is recommended provided they are in keeping with the style of the house and the scale of the neighborhood.*
- h. *The use of historic photographs for reference is recommended."*

FINDING-B2: The applicant did not supply a landscape plan. This will be addressed after the residence is remodeled. Staff will recommend that the landscaping plan be submitted to staff and approved by the Director. This will be addressed as a condition of approval.

Page 23 ~ PORCHES

"Porches are a prevalent aspect in Trevitt's Addition and they vary from small stoops to grand verandas. The porch is an integral part of the home in that it serves as both a functional and decorative element. It provides the transition from outdoor to indoor, public to private. New construction and rehabilitation should retain the neighborhood's historic character through the porches' proportion, scale, materials, and style.

GUIDELINES:

- a. *Preservation of defining features such as columns, entablature, railings and other details is important to maintaining the overall character of the house.*
- b. *When original elements are too damaged to restore or rehabilitate, the materials and craftsmanship used to repair the porch should replicate the original construction (see page 2, Secretary of the Interior's Standards for Rehabilitation).*
- c. *When adding or remodeling a porch on a historic home the use of photographs for reference is recommended.*
- d. *Retain all representative distinctive damaged material as a future record.*
- e. *Preventive maintenance can help avoid costly repairs. Annual inspection should include checking:*
 - proper roof drainage*
 - integrity of roofing material*
 - blistering paint (water leakage)*
 - damp areas*
 - substructure for water and insect damage*
- f. *New construction should use a simple design with hip or shed roof with simple posts and handrails.*
- g. *The following materials are prohibited:*
 - corrugated fiberglass*
 - metal siding*
 - wrought iron porch supports*
 - prefabricated trellis*
 - plywood*
 - exposed concrete block*

FINDING-B3 : The proposed porch is a small covered porch with simple columns and a simple balustrade(it will be very similar to the existing porch) The roof over the porch is a shed roof and is appropriate to the style of the proposed home. Criterion met.

Page 24 ~ROOFING

"Roof forms contribute to the character of Trevitt's Addition in their form. They are predominantly gables with an assortment of gambrels and hips. New construction and rehabilitation should maintain the residential nature of the roof forms of the historic neighborhood.

GUIDELINES:

- a. *Wherever possible preserve, repair and protect existing materials and forms (see page 2, Secretary of the Interior's Standards for Rehabilitation).*
- b. *New construction should use roof forms that are consistent with the residential buildings in the neighborhood.*
- c. *Gable, hip, and gambrel roof forms are recommended.*
- d. *Flat roof forms for new construction are not recommended and are usually associated with commercial buildings.*
- e. *Both new construction and rehabilitation should use wood or asphalt shingles.*
- f. *Metal roofing and wood shakes are not recommended, unless original (St. Peter's Catholic Church).*
- g. *If replacement or repair is necessary, retain a portion of original roofing for future information.*
- h. *The use of historic photographs for reference is recommended."*

FINDING-B4: The proposed roof form is similar to the adjacent properties; it has prominent front facing gables. The applicant has not stated what type of roofing materials are planned to be used. Metal roofing and wood shakes are not recommended. Composite roofing is allowed. This will be addressed as a condition of approval.

Page 24 ~ SIDING

"The sense of cohesiveness and continuity of Trevitt's Addition derives in part from the consistent use of building materials in building facades: horizontal wood siding, brick, and stucco. New construction and rehabilitation should use materials that provide scale and relate to the historic residential character.

GUIDELINES:

- a. *Wherever possible preserve, repair and protect existing materials (see page 2, Secretary of the Interior's Standards for Rehabilitation).*
- b. *If necessary, siding should be replaced with in-kind materials (see page 2, Secretary of the Interior's Standards for Rehabilitation).*
- c. *The use of materials appropriate to the building style is recommended.*
- d. *Be consistent with the original siding in terms of style and exposure.*
- e. *When replacing shingle siding it is recommended to use shingles with the same texture, exposure, pattern and to install with the same construction technique.*
- f. *In general all buildings should have wood siding that is painted.*
- g. *For new construction the use of stucco, brick and wood siding is recommended.*
- h. *The use of aluminum, vinyl and plywood siding is prohibited."*

FINDING-B5: The applicant is proposing to use one of two sidings. Recently, the applicant removed the vinyl siding from the house. The current siding is cedar shingles. The applicant believes that the original is a siding known as shiplap. Both materials are acceptable for the structure and fit with the district. Criterion met.

Page 26 ~ 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 affect 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-B6: The applicant is proposing six-over-one windows with flat trim. There are only a few original windows that appear to be double hung, two over two. Most of the windows on the existing structure vary in size and material. The alterations over the years are evident in the windows that exist on this residence. Discussions with the local Oregon State Uniform Building Codes Department found that the use of wood paned windows is allowed on historic remodels. The applicant will need to use the existing original window configuration which is double hung, two over two wood framed or one over one wood framed to meet the guideline requirements for this historic district. Criterion will be addressed as a condition of approval.

*Page 27~***COLOR**

"Trevitt's Addition has a varied range of building colors which contributes to the liveliness of the neighborhood. New paint should maintain an overall image of variety, without providing a strict palette, allowing for flexibility and freedom, which created the current appearance of the neighborhood.

GUIDELINES:

- a. Research and replication of original paint colors is recommended.*
- b. As a rule it is recommended that three colors be used:*
 - darkest-window sash*
 - medium-building*
 - lightest-trim, detail*
- c. In choosing a color scheme for a house, consult the local hardware stores, which have historic paint palettes for suggested styles.*
- d. In general earth tones are recommended.*
- e. Lighter colors used for smaller homes help to give them more presence.*
- f. Houses should use varying color palettes in an effort to retain the sense of variety in the neighborhood."*

FINDING-B7: There is no historical data known of the previous home colors. The applicant has not submitted color choices for the remodeled structure. The Planning Director can approve the final colors administratively; therefore this criterion will be addressed as a condition of approval. Staff will suggest that the applicant consult with the local hardware stores to aid in the final color selection for the residence. The final color choice will be confirmed by staff and will be suggested to differentiate from the existing surrounding buildings.

CONCLUSIONS: The proposed remodeling of this single family home will be a much needed remodel and will add to the beauty and characteristics in the Historic Trevitt's Addition. 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 General Ordinance No. 96-1207, 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. Discovered archeological resources or materials will need to be professionally evaluated prior to continued excavation at the site.
3. Any future plans for fencing or landscaping will require review and approval by the Planning Department Director.
4. The final color scheme for the home will need to be reviewed and approved by the Planning Department Director. The color scheme should be chosen from a historic palette, and should vary from the surrounding properties.
5. Any historic materials are on site the applicant will need to avoid removing the materials. 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.
6. The roofing material can be approved by the Director. Metal roofing and wood shakes are not recommended, however, composite roofing is allowed.
7. The windows will need to be similar to the existing original window configuration which is double hung, two over two wood framed or one over one wood framed.



CITY of THE DALLES

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FAX: (541) 298-5490

Community Development Dept.

HISTORIC LANDMARKS RESOLUTION NO. 89-06

Approving The Dalles Historic Landmarks Commission Application #94-06 of Corey Aldridge to restore the home to more closely resemble the style of the original home while increasing its overall size. Spacious, period landscaping and a larger porch will be added as well. Property is located at 423 W. 3rd Street. The historic name of the building is unknown. The home was built in 1885.

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on March 22, 2006 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 94-06 and the minutes of March 22, 2006, 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 94-06 of Corey Aldridge is hereby approved with the following conditions:
 - 1. Work will be completed in substantial conformance to the pictures and proposals as submitted and reviewed.
 - 2. Discovered archeological resources or materials will need to be professionally evaluated prior to continued excavation at the site.
 - 3. Any future plans for fencing or landscaping will require review and approval by the Planning Department Director.
 - 4. The final color scheme for the home will need to be reviewed and approved by the Planning Department Director. The color scheme should be chosen from a historic palette, and should vary from the surrounding properties.

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5. Any historic materials are on site the applicant will need to avoid removing the materials. 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.
6. The roofing material can be approved by the Director. Metal roofing and wood shakes are not recommended, however, composite roofing is allowed.
7. The windows will need to be similar to the existing original window configuration which is double hung, two over two wood framed or one over one wood framed.

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 22nd DAY OF MARCH 2006.

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 March 22, 2006

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

Dan Durow, Director Community Development Dept.