



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

(541) 296-5481 ext. 1125
FAX: (541) 298-5490
Planning Department

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

Wednesday, March 26, 2014
4:00 PM

- I. **Call to Order**
- II. **Roll Call**
- III. **Approval of Agenda**
- IV. **Public Comments** – During this portion of the meeting, anyone may speak on any subject which does not later appear on the agenda. Five minutes per person will be allowed.
- V. **Public Hearing - Historic Landmarks Commission Application #143-14; Latin Assembly of God Church; Request:** Approval for the replacement of nine (9) basement windows. Replacement will include the upper and lower sash, stile and rail. Property is located at 805 Union Street, The Dalles, Oregon, and is further described as 1N 13E 3 BC tax lot 11400. Property is zoned “RH” – High Density Residential District. The historic name of the structure is the Old Baptist Church. The structure was built in 1900 and is classified as Local Inventory #54.
- VI. **Resolution - #133-14; HLC Application #143-14; Latin Assembly of God Church**
- VII. **Pioneer Cemetery Discussion**
- VIII. **Staff/Commissioner Comments**
- IX. **Next Meeting Date** – April 22, 2014
- X. **Adjournment**

**STAFF REPORT
HISTORIC LANDMARKS REVIEW #143-14**

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Senior Planner

HEARING DATE: March 26, 2014

ISSUE: The Latin Assembly of God is applying to replace nine (9) daylight basement windows located on the rear and sides of the historic church. The replacement will be the upper and lower sash, stile and rail. The remainder of the window will be kept. The request also includes the repair of the broken stained glass on the main floor of the church.

SYNOPSIS:

APPLICANT	Latin Assembly of God
PROPERTY OWNER	Latin Assembly of God
LOCATION	805 Union Street
ZONING	"RH" – Residential High Density
EXISTING USE	Church
SURROUNDING USE	Commercial, Residential and Governmental Offices
HISTORIC STATUS	Local Inventoried in 1976 Inventory #54

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 Latin Assembly of God Church, historically known as the Old Baptist Church was built in 1900 and was placed on the Oregon Statewide Inventory in 1976 and is now inventoried as a Local landmark.

Over the years the church has completed minor projects to help preserve and protect the historic building. However, over the years the members have identified that the inadequately preserved windows make the use of the building, at times, unappealing and uneconomical. The members plan to keep the window frames and replace only the interior components. The replacement portions will be wood. The additional preservation work will include repair of the broken stained glass window on the main floor.

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 has always been used as a church. This application does not propose any use change or changes to the existing building. Criterion met.

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

FINDING-A2: The applicant has planned to have the outside casing, trim and sill repaired and have the windows, upper and lower sash, stile and railing replaced. The replacement windows will be JELD-WEN Wood Tradition premium Double hung window kits. These windows are wood and meet the SHPO’s requirements. Two local examples of similar window kits are The Commodore II Building and the IOOF building.

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, place and use. The applicant is proposing to replace existing windows. No changes are proposed to the sizes of the windows nor are any other historical materials/features being replaced. The applicant does not plan to add any features that would create a false sense of historical development.

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

FINDING-A4: The inventory sheet does not call out any modifications that would have acquired historical significance. Therefore this criterion does not apply.

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

FINDING-A5: No distinctive features, finishes or construction techniques are being removed. The windows are being replaced to better preserve the historic building. The church will have historically accurate windows and sash installed and all other window materials will be repaired and preserved.

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: As stated earlier, the applicant is proposing to repair as much as possible with replacement of the windows and sash only.

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: No chemical or physical treatments have been proposed. Therefore, this criterion does not apply.

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

FINDING-A8: No archaeological resources are expected to be affected by this proposal. 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: This application does not propose any new exterior alterations for the existing building. Therefore, this criterion does not apply.

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 additions or new construction is proposed for the existing structure. Criterion does not apply.

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.

Page 10 -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 plasters (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 be required to meet the historic design guidelines. The proposed windows on the church will be replaced with wood windows and sash.

CONCLUSIONS: The proposed repairs and minor replacements to the windows for the Latin Assembly of God Church is necessary in order to keep the historic building in operation, be energy efficient and continue to serve the community for many more years. The Historic Landmarks Commission needs to make a determination that the 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, and if any conditions of approval should be added to ensure that the guidelines are met.

Possible Conditions of Approval:

1. Work will be completed in substantial conformance to the drawings and proposals as submitted and reviewed.
2. Prior to construction, the applicant will need to submit for approval to the City Planning Department. Once approved, the applicant will need to submit for a structural permit from the local Mid-Columbia Building Codes Services.
3. Final paint colors on the refurbished windows will need to be approved by the Planning Director unless the same colors are being used.



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481



HLC# 143-14

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:	LATIN ASSEMBLY OF GOD
Address	PO BOX 771
Site Address	805 UNION ST. THE DALLES, OR
Telephone	541-993-7030

Please describe your project goals.

REPLACE WINDOWS

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

NONE

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

PUTTING IN SIMILAR LOOKING WINDOWS

What is the current use of this property? CHURCH

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



Customer Information

Name: BEVERLY HERNANDEZ
Address: 1411 E 15TH ST
 THE DALLES, OR
 97058-3276
Home Phone: 5412967915
Work Phone: 5419937030

Store Information

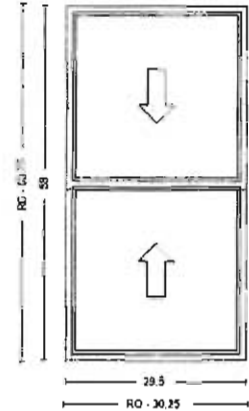
THE DALLES
 3600 W 6TH STREET
 THE DALLES, OR 97058
Store Number: 4026
Customer Agreement # : 153236
Associate: GREGORY

Product #	Product Description	Qty	Unit Price	Total Price
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100-1	WoodTraditionPlus-Premium Double Hung Double Hung 29.5 x 58	5	\$668.61	\$3,343.05
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JELD WEN

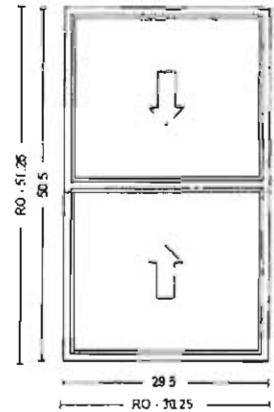
Width = 29.5
 Height = 58
 Sash Split = Even
 Operation (Outside View) = Double Hung
 Assembly = Unit
 Jambliner Color = White Jambliners
 Sill Stop Applied = Yes
 Exterior Color = Primed
 Interior Finish = Fruitwood Stain
 Certification = Sustainable Forestry Initiative
 Customer Elevation = 0 - 4000 feet
 Energy Rating = Energy Star
 Zip Code = default
 Energy Star Zone = EStar Northern
 Glazing Type = Insulated
 Low-E Option = Low-E EC
 Tinted Glass = No Tint (Clear)
 Glass Style = Clear
 Tempered Glass = Not Tempered
 California Fire Code Label = No
 Neat Glass = No
 Preserve Glass = Preserve
 IG Options = Argon
 Hardware Finish = White
 Sash Limiter = No Sash Limiter
 Finger Plows = With Finger Plow(s)
 Window Egress = Does Not Meet Egress
 Screen Option = No Screen
 Room Location = None
 Is this a Re-Order P.O. = No
 Check Info Link = Acoustic Ratings Info link
 Customer Service = 1-800-246-9131 Option 2
 Manufacturer = JELD-WEN Wood Windows & Patio Doors
 Catalog Version Date = 01/24/2014
 Jamb Width = 4.5625
 Exterior Trim = No Exterior Trim
 Sill Nosing = No Sill Nosing



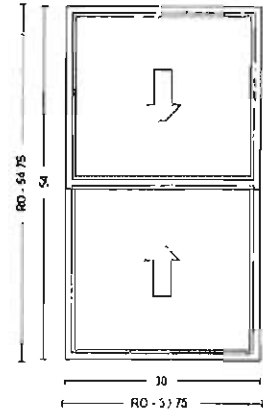
Product #	Product Description	Qty	Unit Price	Total Price
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200-1	<p>WoodTraditionPlus-Premium Double Hung Double Hung 29.5 x 50.5</p> <p>Width = 29.5</p> <p>Height = 50.5</p> <p>Sash Split = Even</p> <p>Operation (Outside View) = Double Hung</p> <p>Assembly = Unit</p> <p>Jambliner Color = White Jambliners</p> <p>Sill Stop Applied = Yes</p> <p>Exterior Color = Primed</p> <p>Interior Finish = Fruitwood Stain</p> <p>Certification = Sustainable Forestry Initiative</p> <p>Customer Elevation = 0 - 4000 feet</p> <p>Energy Rating = Energy Star</p> <p>Zip Code = default</p> <p>Energy Star Zone = EStar Northern</p> <p>Glazing Type = Insulated</p> <p>Low-E Option = Low-E EC</p> <p>Tinted Glass = No Tint (Clear)</p> <p>Glass Style = Clear</p> <p>Tempered Glass = Not Tempered</p> <p>California Fire Code Label = No</p> <p>Neat Glass = No</p> <p>Preserve Glass = Preserve</p> <p>IG Options = Argon</p> <p>Hardware Finish = White</p> <p>Sash Limiter = No Sash Limiter</p> <p>Finger Plows = With Finger Plow(s)</p> <p>Window Egress = Does Not Meet Egress</p> <p>Screen Option = No Screen</p> <p>Room Location = None</p> <p>Is this a Re-Order P.O. = No</p> <p>Check Info Link = Acoustic Ratings Info link</p> <p>Customer Service = 1-800-246-9131 Option 2</p> <p>Manufacturer = JELD-WEN Wood Windows & Patio Doors</p> <p>Catalog Version Date = 01/24/2014</p> <p>Jamb Width = 4.5625</p> <p>Exterior Trim = No Exterior Trim</p> <p>Sill Nosing = No Sill Nosing</p>	1	\$644.69	\$644.69
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JELD-WEN



30C-1 WoodTraditionPlus-Premium Double Hung Double Hung 30 x 54
 Width = 30
 Height = 54
 Sash Split = Even
 Operation (Outside View) = Double Hung
 Assembly = Unit
 Jambliner Color = White Jambliners
 Sill Stop Applied = Yes
 Exterior Color = Primed
 Interior Finish = Fruitwood Stain
 Certification = Sustainable Forestry Initiative
 Customer Elevation = 0 - 4000 feet
 Energy Rating = Energy Star
 Zip Code = default
 Energy Star Zone = EStar Northern
 Glazing Type = Insulated
 Low-E Option = Low-E EC
 Tinted Glass = No Tint (Clear)
 Glass Style = Clear
 Tempered Glass = Not Tempered
 California Fire Code Label = No
 Neat Glass = No
 Preserve Glass = Preserve
 IG Options = Argon
 Hardware Finish = White
 Sash Limiter = No Sash Limiter
 Finger Plows = With Finger Plow(s)
 Window Egress = Does Not Meet Egress
 Screen Option = No Screen
 Room Location = None
 Is this a Re-Order P.O. = No
 Check Info Link = Acoustic Ratings Info link
 Customer Service = 1-800-246-9131 Option 2
 Manufacturer = JELD-WEN Wood Windows & Patio Doors
 Catalog Version Date = 01/24/2014
 Jamb Width = 4.5625
 Exterior Trim = No Exterior Trim
 Sill Nosing = No Sill Nosing



Quote Summary:

Line #	Item Summary	Price	Qty	Total Price
100-1	Wood Tradition Plus-Premium Double Hung Double Hung 29.5 x 58 Primed	\$668.61	5	\$3,343.05
200-1	Wood Tradition Plus-Premium Double Hung Double Hung 29.5 x 50.5 Primed	\$644.69	1	\$644.69
300-1	Wood Tradition Plus-Premium Double Hung Double Hung 30 x 54 Primed	\$657.25	3	\$1,971.75
Pretax Total Price:				\$5,959.49

STATE OF OREGON INVENTORY
OF HISTORIC PROPERTIES
State Historic Preservation Office
Oregon State Parks, Salem, OR 97310



County Wasco
 Theme Religious Architecture
 Name
 (Common) Assembly of God Church (Spanish)
 (Historic) Old Baptist Church
 Address 805 Union St.
The Dalles, OR 97058
 Present Owner Pacific Latin American District
Council of Assemblies of God
805 Union St.
 Address The Dalles, OR 97058
 Original Use church
 Date of Construction 1900

Physical description of property and statement of historical significance:

The former Christian Church in The Dalles is located at the southwest corner of West Seventh and Union Streets. It is a one story, wood frame building in the shape of a Greek Cross with a steep gable roof. The building has boxed eaves with decorative brackets. The square bell tower has louvers in the belfry and possesses a four-sided, belcast roof. The exterior of the building is shiplap. The windows are one-over-one, double hung sash. The window bay in the east (front) elevation is made of stained glass. The building is shingled on the gable ends. It is set on a basement and stone foundation covered with stucco or concrete.

Historic Significance. The Baptist congregation has been in The Dalles since the early 1860's. The Calvary Baptist Church was organized in 1899 and a year later built this church using a great deal of volunteer labor. The church was remodeled in 1930. In 1952 a new Calvary Baptist church was built and this building sold to the Assembly of God.

continue on back if necessary

Recorded by Stephen Dow Beckham Date 7 July 1976

Updated by City Planning Department 10/84

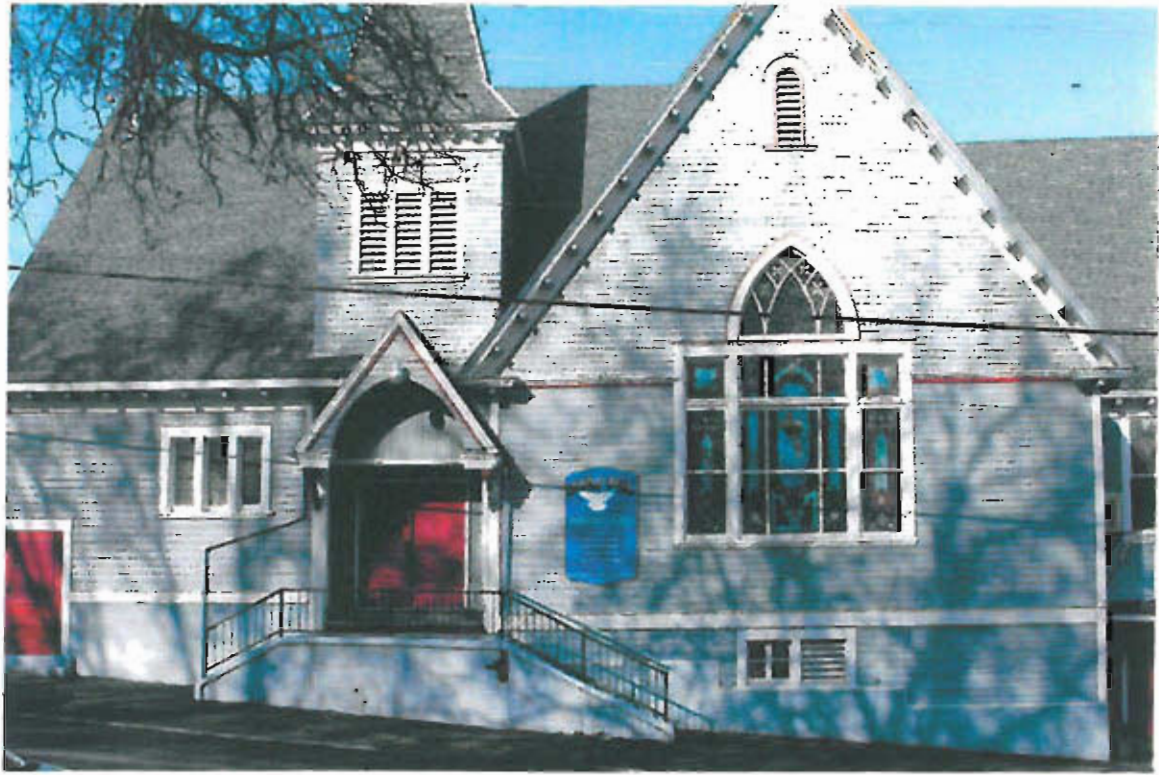
Sources consulted (continue on back if necessary):

Gladys Seufert, The Dalles, Oregon.

Please enclose map. Township 1 ^(N) 8 ^(E) 13 Section 3BC

Roll 4, frame 7

State Inventory No. 54





Side - basement
replace 3 windows



3 basement windows



3 basement windows
side



Rear-basement
replace 3 windows



3 windows - basement
replace Rear



3 basement windows
replace



Stained glass to be repaired.



repair stained glass



DRAFT

CITY of THE DALLES

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(541) 296-5481 ext. 1125
FAX: (541) 298-5490
Planning Department

HISTORIC LANDMARKS RESOLUTION NO. 133-14

Adopting The Dalles Historic Landmarks Commission Application #143-14 of the Latin Assembly of God Church. This application is for a Historic Landmarks Commission hearing to gain approval for the replacement of nine (9) daylight basement windows located on the rear and sides of the historic church. The replacement will be the upper and lower sash, stile and rail. The remainder of the window will be kept. The request also includes the repair of the broken stained glass on the main floor of the church. Property is located at 805 Union Street, The Dalles, Oreogn, and is further described as 1N 13E 3 BC t.l. 11400. Property is zoned "RH" – Residential High Density. The historic structure was built in 1900 and is classified as Local Inventory #54.

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on March 26, 2014, 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 143-14 and the minutes of the March 26, 2014 hearing, 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. 143-14 – Latin Assembly of God Church, is **approved** with the following conditions:
 1. Work will be completed in substantial conformance to the drawings and proposals as submitted and reviewed.

2. Prior to construction, the applicant will need to submit for approval to the City Planning Department. Once approved, the applicant will need to submit for a structural permit from the local Mid-Columbia Building Codes Services.
3. Final paint colors on the refurbished windows will need to be approved by the Planning Director unless the same colors are being used.

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 the 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.

ADOPTED THIS 26th DAY OF MARCH, 2014.

Robert McNary, Vice Chairman
Historic Landmarks Commission

I, Richard Gassman, Director of the Planning 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 26, 2014.

AYES:
NAYS:
ABSENT:
ABSTAIN:

ATTEST:

Richard Gassman, Director
Planning Department