



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, June 25, 2014
4:00 PM

- I. **Call to Order**
- II. **Roll Call**
- III. **Approval of Agenda**
- IV. **Approval of Minutes**
 - A. February 26, 2014
 - B. March 26, 2014
- 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 #144-14; Robert M. Wells-Clark; Request:** Approval for the construction of a detached garage for storage, maintenance and work on automobiles. Property is located at 503 West 3rd Place, The Dalles, Oregon, and is further described as 1N 13E 4AA tax lot 2200. Property is zoned “RH” – High Density Residential District. The historic name of the structure is the Maier House. The structure was built in c. 1895 and is classified as Primary/Contributing in the Trevitt’s National Historic District, Inventory #69.
- VI. **Resolution - #134-14; HLC Application #144-14; Robert M. Wells-Clark**
- VII. **Pioneer Cemetery Discussion**

VIII. Staff/Commissioner Comments

IX. Next Meeting Date – July 23, 2014

X. Adjournment

HISTORIC LANDMARKS COMMISSION MINUTES

FEBRUARY 26, 2014

City Hall Council Chambers
313 Court Street
The Dalles, OR 97058
Conducted in a handicap accessible room.
4:00 p.m.

CALL TO ORDER

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

ROLL CALL

Commissioners Present: Eric Gleason, Bob McNary, Pat Smith, Dennis Davis

Others Present: Councilor at Large Carolyn Wood; RARE Main Street Coordinator Matthew Klebes

Staff Present: Senior Planner Dawn Marie Hert, Administrative Secretary Carole Trautman

AGENDA

It was moved by Smith and seconded by McNary to approve the agenda as submitted. The motion carried unanimously.

MINUTES

Chair Gleason suggested a word change on page 2, the testimony of proponents section, in the middle of paragraph 1 – change “Atlanta, Georgia Park Service” to “National Park Service, Southeast Branch.” It was moved by Davis and seconded by Smith that the January 22, 2014 minutes be approved as amended; the motion carried unanimously.

PUBLIC COMMENTS

Trish Neal, PO Box 1571, The Dalles, Oregon reported that the Civic Auditorium would be hosting an open house in honor of National Historic Preservation Month on Sunday, May 18, from 10 AM to 3 PM. Ms. Neal said that the main emphasis would be on the Civic Auditorium. After further discussion, it was the general consensus of the Commission to submit a letter of endorsement at the Mayor’s proclamation of support for National Historic Preservation Month scheduled for an April City Council meeting. Senior Planner Hert will draft the letter on behalf of the Historic Landmarks Commission (HLC). Commissioners were encouraged to attend.

PUBLIC HEARING

Historic Landmarks Commission Application #142-14 – The Independent Order of Odd Fellows (IOOF);

Request: Approval for a façade restoration on the south elevation of the structure. The building is located at 421 East 2nd Street, The Dalles, Oregon, and is further described at Township 1 North, Range 13E, Section 3BD, tax lot 1900. Property is zoned “CBC” – Central Business Commercial. The historic name of the structure is the IOOF

(Odd Fellows) Hall. The structure was built in 1904, rebuilt in 1915, and is classified as Secondary in The Dalles Commercial Historic District.

Chair Gleason read the rules for a public hearing and asked the Commissioners if they had any ex-parte contact, bias, or conflict of interest that would hinder them from making an impartial decision on the application. None were noted.

Chair Gleason opened the public hearing at 4:19 PM.

Senior Planner Hert highlighted the staff report and noted that staff recommended approval with the three Conditions of Approval listed in the staff report. Hert pointed out the key words were restore and repair rather than replace.

Chair Gleason asked if the signage would remain. Senior Planner Hert said the IOOF sign at the top of the building would, of course, remain. Hert said she did not discuss other signage with the applicant, but she indicated there would probably be some sort of modification to the can signs because of the relocation of the transom windows.

Testimony

Proponents

Matthew Klebes, 424 East 14th Street, The Dalles, Oregon; and IOOF Property Manager Craig Hector, 2565 Three Mile Road, The Dalles, Oregon, introduced themselves to the Commission. Klebes presented a brief summary of the project. Marble was discovered at the base of the structure. Then the project expanded to include restoration and/or repair of the basalt blocks, brick columns, awning and transom work, tuck pointing along the entire face, the metal cornice at the top, and the resetting of some of the brick at the top. Klebes was working towards obtaining two State Historic Preservation Office (SHPO) grants. Mr. Hector said he felt the restoration would aid in the maintenance and preservation of the building, and without the work, the building would lose its integrity. Hector also stated this project would be a good focal point to help the downtown historic area.

Chair Gleason asked if the awnings would be in the same location or elevated. Mr. Hector said they would probably change somewhat. The intent was to go back to the original location of the awning. He said it wouldn't be relocated to the exact original location, because the original building face did not exist any longer and the original pillars under the awning were non-existent.

Davis asked if the structure was in overall good condition. Mr. Hector advised that the building was in good condition from about a tenth of the way down; but in the upper section, water was getting in under the roof. Klebes said that was where the resetting of the top cornices would come into play.

Commissioner Davis said he looked forward to the project, and it would be a very visible show to the community on what could be done with restoration. Mr. Hector said the intention was to keep the existing signs in place. He said D&R Masonry was going to get back to him as to what it would take to restore the windows. Gleason asked if there was a steel sash or wood sash for the transom. Klebes said D&R was going to get back to them on that, but the intent was to use the sash if possible.

Opponents

None

Chair Gleason closed the public hearing at 4:34 PM.

Deliberation

Chair Gleason said he thought it was a good project, and good contractors were involved. Commissioner Davis said he hoped the old painted signs on the west elevation of the building would not be covered up. He said Johnson's Grocers was listed on the structure's historic sheet. Mr. Hector said there were no intentions to spray paint anything, and that side of the structure was not included in this phase of the restoration project.

Councilor at Large Wood asked if, in the restoration sense, there was an issue or difference between re-doing and preserving. Senior Planner Hert explained that, according to the Secretary of Interior Standards, something that has acquired significance or nostalgia, it is the governing local landmarks commission's discretion to restore or preserve.

Commissioner Smith said it seemed like the project was necessary. It was moved by McNary and seconded by Smith to approve HLC application #142-14, including the three Conditions of Approval, based on the findings of fact and the testimonies provided. The motion carried unanimously.

RESOLUTION

It was moved by Smith and seconded by Davis to approve HLC Resolution #132-14 with the amendment that the resolution number on the document be amended from #142-14 to #132-14. The motion carried unanimously.

PIONEER CEMETERY

Councilor at Large Wood said she visited the cemetery recently, and it looked very nice.

Commissioner McNary asked if anything had been done on establishing an easement on the southwest corner. Senior Planner Hert said nothing had been done, and she would talk to the college administrators about their interest in the easement.

Senior Planner Hert reported that she contacted Sally Donovan about a future grant for the cemetery.

Wood said there was a presentation of the Interpretive Signs at the Discovery Center Board meeting. One of the Warm Springs Council members, Evaline, asked Wood if one of the available panels was specifically designated for the tribes. Senior Planner Hert said it was not mandatory, but a panel had been reserved for the tribes. Wood said that, if Evaline could be notified, she would assist in the progress of the tribes' panel design. Hert said Sally Bird was the Warm Springs Tribal Representative, and she was contacted.

Chair Gleason asked if he could have a copy of the archaeological draft report for the Chinatown work. Staff said they would look into that possibility. Gleason said it would be good for the Commissioners to have.

Wood gave an update on the Discovery Center's upcoming events.

Senior Planner Hert reported that a time capsule was discovered at the Lewis and Clark Monument. She will ask Scott Green, Director of Parks and Recreation, if it could be displayed at the Civic's open house. Chair Gleason asked if there were plans to re-use the stones. Hert said Parks and Rec was thinking about incorporating some of the basalt rocks into their splash park design plans, and possibly some of the larger stones would be used as cornerstones to their new office building. Some of the Commissioners commented they hoped storage space would be found for the sandstone.

RARE Planner Klebes advised the Commission that Main Street was working with the City's Administrative Fellow on a proposed amendment to the Urban Renewal Agency's Property Owner Rehabilitation Grant Program

that would open up façade restoration grant opportunities for “for-profit” businesses. Klebes said he hoped to see more opportunities for façade restoration in the historic district if the amendment went into effect.

ADJOURNMENT

Chair Gleason adjourned the meeting at 5:12 PM.

Respectfully submitted by Administrative Secretary Carole Trautman

Eric Gleason, Chairman

HISTORIC LANDMARKS COMMISSION MINUTES

MARCH 26, 2014

City Hall Council Chambers
313 Court Street
The Dalles, OR 97058
Conducted in a handicap accessible room.
4:00 p.m.

CALL TO ORDER

Acting Chair McNary called the meeting to order at 4:00 PM.

ROLL CALL

Commissioners Present: Bob McNary, Pat Smith, Dennis Davis, Eric Gleason (via telephone)

Others Present: Councilor at Large Carolyn Wood

Staff Present: Senior Planner Dawn Marie Hert, Administrative Secretary Carole Trautman

AGENDA

It was moved by Smith and seconded by Davis to approve the agenda as submitted. The motion carried unanimously.

PUBLIC COMMENTS

Trish Neal, PO Box 1571, The Dalles, Oregon, handed out a draft Proclamation document to be presented at an April City Council meeting acknowledging the City of The Dalles' support of National Historic Preservation Month 2014. Senior Planner Hert will draft a letter of support on behalf of the Historic Landmarks Commission by March 28, 2014. Ms. Neal also reported on a Main Street Clean Up Day scheduled for April 16 and 19, 2014.

PUBLIC HEARING

Historic Landmarks Commission Application #143-14 – Latin Assembly of God; 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.

Acting Chair McNary read the rules for a public hearing, and he asked the Commissioners if they had any ex-parte contact, bias, or conflict of interest that would hinder them from making an impartial decision on the application. None were noted.

McNary opened the public hearing at 4:09 PM.

Senior Planner Hert highlighted the staff report and noted that she received one telephone comment from a neighbor asking that the applicant adhere to the historic guidelines for the window replacements. Staff recommended approval including three Conditions of Approval as listed in staff's report. Hert reported that this applicant faced climate control issues with the structure that rendered portions of the structure unusable. Some of the church members volunteered to do the window replacement work.

Commissioner Gleason asked for a recess to remedy conference call technical difficulties. Acting Chair McNary called for a short recess at 4:13 PM, and he reconvened the meeting at 4:16 PM.

Senior Planner Hert highlighted Finding A2, Page 2 that stated the applicant found replacement kits and would repair the outside casing, trim and sill. The windows, upper and lower sash, stile and rail would be replaced. They will use JELD-WEN Wood Tradition premium double hung window kits. Hert advised that the replacement parts would be on the interior of the windows, and the remaining windows would stay in tact.

Finding A3, Page 2 stated there would be no changes to the window sizes, nor were any other historical materials/features being replaced. Hert stated the applicant did not plan to add any features that would create a false sense of historical development.

Finding B2, Page 4 stated the applicant would be required to follow historic guidelines. The proposed windows would be replaced with wood windows and sash.

Hert said she talked to the applicant about repair versus replacement. She reported that Commissioner Gleason sent information of SHPO's list of contractors to the staff, and she handed out copies to the applicant and board members of just the window repair contractors (Exhibit 1).

Testimony

Proponents

Gilberto and Beverly Hernandez, 1411 East 15th Street, The Dalles, Oregon, said the basement windows were very old; some had holes in them. Ms. Hernandez stated that some rooms got very cold in the winter because of the poor condition of the windows. They want to make the building look better and look livable, she said.

Gleason said if the volunteer workers had the skills to replace the interior portion of the windows, it could be a possible lower cost option for them to restore the windows. He said they could put in another kind of glass and use an interior storm window. McNary said it was going to take an immense amount of work to replace the interior portion of the window and salvage the outside portion.

Opponents

None

Deliberation

Smith said she was aware that Gleason preferred window repair over replacement. Gleason said the historic guidelines called for restoration wherever possible, and that he would be willing to help them with window restoration. McNary said he didn't know if a member of the Commission could do the work because of the Commission status. Senior Planner Hert stated the Commission could make a decision on whether or not the application met the criteria and whether or not the windows could be replaced. Commissioner Gleason could meet with the applicants after the Commission made its decision, Hert said.

Gleason proposed two additional Conditions of Approval: 1) The applicant must explore options to retain the existing window sash; and if it was determined the window sash could not be retained, then 2) double hung

windows must be replaced with double hung windows, and casement windows must be replaced with casement windows with the same muntin pattern as the historic windows. Gleason pointed out that the application pictures showed three casement windows on the north side of the structure.

After further discussion, it was moved by Davis and seconded by Smith to approve HLC Application #143-14, Latin Assembly of God, including staff's recommended Conditions of Approval and the addition of Gleason's second proposed additional Condition of Approval stating double hung windows be replaced with double hung windows and casement windows be replaced with casement windows using the same muntin pattern as in the historic windows.

McNary addressed the fact that the applicant was also intending to repair the stained glass window. Senior Planner Hert said that was their intent. They would not replace, they would restore.

Chair McNary called for the vote. Smith, Davis and McNary voted in favor of the motion, Gleason was opposed. The motion carried.

RESOLUTION

It was moved by Smith and seconded by McNary to approve HLC Resolution #133-14 for HLC Application #143-14, including the four Conditions of Approval on record. McNary, Smith and Davis voted in favor, Gleason abstained. The motion carried.

PIONEER CEMETERY

Chair McNary asked audience member Sandy Bissett to speak about the Genealogy Society's involvement and assessment of Pioneer Cemetery. Ms. Bissett said the Genealogy Society turned the cemetery over to the City for management, and since that time she has heard several positive comments from society members on the good work the Commission was doing in overseeing the cemetery. McNary asked if the list of people in the cemetery was current, and could the list be made available to tourists. Ms. Bissett said Earline Wasser's book was available at the Discovery Center and Senior Planner Hert had a list at City Hall. Ms. Bissett said Earline's book was complete, but Ms. Bissett would like to reorganize the book. McNary said he wanted to research what funds were available to assist tourists in finding their ancestors at the cemetery.

Senior Planner Hert said the Interpretive Panels were installed, but the panel copies were the wrong size. The contractor will replace them sometime in the near future. Hert also advised SHPO received one application for the Historic Landmarks Commission vacancy. The mayor said he would be appointing this person soon. Hert also asked the Commissioners to let her know if their resumes needed updating.

Administrative Secretary Trautman said she reserved the Granada Marquee for a few weeks this summer to promote the historic districts. She invited the Commissioners to provide suggestions for future marquee postings. Senior Planner Hert said plans were underway to provide a parklet in May (a designated park space that would take up about two parking spaces) in historic downtown.

ADJOURNMENT

Acting Chair McNary adjourned the meeting at 5:20 PM.

Respectfully submitted by Administrative Secretary Carole Trautman

Eric Gleason, Chairman

Oregon Preservation Contractor Directory

Page 70

(updated 2/19/2013)

The following companies/individuals have experience working with historic buildings and have asked to be placed on this list. There are likely a number of others in the state who could also be on the list; they can be added at their request. In providing this list, the Oregon State Historic Preservation Office is in no way endorsing any of these consultants. We strongly recommend that you ask for and check references.

Contractors

Waterproofing

Western Waterproofing Co.

Brendon Beltz

Ken Resinger

4950 SE 26th

Portland OR 97202-4604

503-239-7075

Fax: 503-239-7124

website: <http://www.westernwaterproofing.com/>e-mail: brendonb@westernwaterproofing.com

Restoration, repair, masonry, concrete, waterproofing,
brick

Window Repair

Mr. Jeffrey Franz

1230 SE Morrison, Suite 408

Portland OR 97214

503-234-9641

website: www.windows-woodwork-detailing.come-mail: jeffreyszfranzrepairs@gmail.com

Windows, Woodwork & Hardware – Interior Restoration &
Repair – Full service window repair, Repair and refinish of
doors & hardware and woodwork in general and some
furniture. Can design and install removable interior storm
windows. CCB# 160533

Mr. Chris Gustafson

Albany

541-926-5380

541-730-0236 (cell)

(home)

website:

<https://sites.google.com/a/holdenvillage.org/chris-gustafson-portfolio/>

e-mail: vintagewindow.chris@gmail.com

Mr. Jay Treiger

1950 Ashland Mine Road

Ashland OR 97520

541-482-6749

541-621-2749

e-mail: treiger.ch@gmail.com

Specialities include but not limited to:-structural shoring,
lifting and bracing, hand-carving architectural elements,
antique hardware restoration and door and window
restoration.

Oregon Preservation Contractor Directory

Page 71

(updated 2/19/2013)

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Contractors

Window Repair

Adams Architectural Wood Products

Eldridge IA 52748

888-285-8120

Fax: 563-285-8003

website: www.adamsarch.com

Custom fabricator of windows & doors: screen & storm doors; sashes & transoms; historical reproductions & restoration work; storefronts, ecclesiastical & other

American Heritage Window Rebuilders

Mr. Philip Kearns

46 East Herbert Avenue

Salt Lake City UT 84111

801-359-6639

website: <http://www.vintagewindows.com>

e-mail: philip@vintage-windows.com

Window, door, and transom rehabilitation and reconstruction; storm windows, screens and screen doors, garage doors; leaded glass; general woodwork

C&DP Enterprises Inc.

Mr. David Peterson

2960 C Street

Baker City OR 97814

541-524-1881

208-841-3463

e-mail: daveyp9435@msn.com

Central Oregon Disaster Restoration

Corky Wray

PO Box 5413

Bend OR 97708

541-325-6066

541-318-7853

Fax: 541-330-1703

website: www.centraloregondisasterrestoration.com

e-mail: corky@centraloregondisasterrestoration.com

CCB# 173541

Oregon Preservation Contractor Directory

Page 72

(updated 2/19/2013)

The following companies/individuals have experience working with historic buildings and have asked to be placed on this list. There are likely a number of others in the state who could also be on the list; they can be added at their request. In providing this list, the Oregon State Historic Preservation Office is in no way endorsing any of these consultants. We strongly recommend that you ask for and check references.

Contractors

Window Repair

Chosen Wood Window Maintenance

11945 S Township Road

Canby OR 97013

503-266-3830

website: www.chosenwmm.com

e-mail: chosen1@canby.com

Historical, commercial and residential wooden window repair and restoration

Confluence Design and Construction

Mr. Scott McClure

PO Box 1258

Corvallis OR 97339

541-757-0511

Fax: 541-753-4916

website: <http://www.confluencebuilds.com/>

e-mail: scottmcc@peak.org

General contracting and traditional timber frame rehabilitation. CCB# 43174

Corky Wray Construction

Corky Wray

PO Box 5413

Bend OR 97708

541-318-7853

541-325-6066

Fax: 541-330-1703

website: www.corkywrayconstruction.com

e-mail: corky@corkywrayconstruction.com

CCB# 173541

East Portland Sash & Carpentry Company

Geoffrey Halsey

Stephen Colvin

Portland OR

503-453-6301

website: www.eastportlandsash.com

e-mail: sashrepair@gmail.com

*Restoring Grace and Function to Original Wood Windows
Licensed, Bonded, Insured. CCB#180257*

Oregon Preservation Contractor Directory

Page 73

(updated 2/19/2013)

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Contractors

Window Repair

Fresh Air Sash Cord Repair Inc.

Ms. Patty Spencer

Portland OR

503-284-7693

website: www.freshairsash.com

e-mail: info@freshairsash.com

Old Windows That Work! CCB# 184991, Licensed,
Bonded & Insured

Full Circa Inc.

Mr. Andrew Curtis

4404 NE 16th Avenue

Portland OR

503-281-6465

503-309-9726 cell

website: www.fullcircainc.com

e-mail: andrew@fullcircainc.com

Restoration/Design consultant; general contractor,
commercial and residential. CCB# 75725

Gomes Construction

Mr. Jerry Gomes

PO Box 1570

Sandy OR 97055-1570

503-668-6127

Fax: 603-668-9003

e-mail: azores46@verizon.net

Work on Timberline Lodge and many residences in the
Mt. Hood area, will work in remote locations and in
inclinant weather.

Hammer and Hand Inc.

Mr. Zack Semke CCB#105118

1020 SE Harrison Street

Portland OR 97202

503-232-2447 office

503-729-1894

Fax: 503-232-6593

website: <http://www.hammerandhand.com/>

e-mail: info@hammerandhand.com

Oregon Preservation Contractor Directory

Page 74

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Contractors

Window Repair

History Wood & Window Restoration

300 West Henry Street

Odell IL 60460

815-998-2756

Fax: 815-998-2757

website: www.woodwindowrestoration.com

e-mail: sales@woodwindowrestoration.com

Energy Star Partner -- Free Nationwide Shipping with minimum order. Removal and installation services available.

Kraft Custom Construction

Mr. Robert Kraft

PO Box 5432, 191 Kingwood Ave NW

Salem OR 97304

503-364-5842

Fax: 503-362-2033

website: www.kraftcustomconstruction.com

e-mail: info@kraftcustomconstruction.com

*Design/build general contractor (CCB# 058449)
specializing in remodeling, new construction, and historic restorations*

Metal Man Restoration LLC

254 East Third Street

Mount Vernon NY 10550

914-662-4218

website: <http://www.mmresto.com/>

e-mail: metalm@mmresto.com

Steel casement window repair is just one of the many things that they specialize in.

Allen Nelson ReConstruction

Mr. Allen Nelson

832 SW Broadalbin

Albany OR 97321

541-926-3681

Work meeting Secretary of the Interior's Treatment Standards; specialist in woodwork

Oregon Preservation Contractor Directory

Page 75

(updated 2/19/2013)

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Contractors

Window Repair

Oculus Fine Carpentry Inc.

Ms. Amy McAuley
8502 SE 13th Avenue
Portland OR 97202
503-740-6222

e-mail: oculuswindow@gmail.com

Specialty carpentry, window rehabilitation, cabinets and casework – will work all over the state – CCB#-153801

Old House Painting & Restoration

Judy Henninger
Portland OR
971-266-0613

website: www.paintr lady.com

e-mail: judy@paintr lady.com

Pilgrim's Progress

Mr. John Platz
Mrs. Lorraine Platz
PO Box 484
Boring OR 97009
503-663-7336

Fax: 503-663-4627

e-mail: John@pilgrims preservation.com

Historic preservation project work; on-site preservation training; condition assessments; treatment strategies; master craftsman; historic finishing; architectural reproduction OR CCB #176927 and WA CCB# PILGRPP932L8

Restoric, LLC

Mr. Neal Vogel
1604 Chicago Avenue, Suite 12
Evanston IL 60201
874-492-0416

Fax: 874-492-9816

website: <http://restoric.net/>

e-mail: restoricllc@earthlink.net

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Contractors

Window Repair

Re-View

North Kansas City MO 64116

816-741-2876

Fax: 816-746-9331

website: www.re-view.biz

e-mail: contactus@re-view.biz

Full-service manufacturer & supplier of historic wood & metal windows & doors; all wood species; wood & steel window restoration; abatement; installation & finishing services; commercial projects nationwide.

Roman's Woodwork

Mr. Michael Roman

2485 Riverview Street

Eugene OR 97403

541-485-0789

Fax: 541-684-8753

e-mail: mar1136@aol.com

Window restoration and rehabilitation

Salvage Works

Preston Browning

2030 N Willis Street

Portland OR 97217

503-285-2555

website: www.salvageworkspdx.com

Seekircher Steel Window Repair Corp.

Mr. John Seekircher

423 Central Avenue

Peekskill NY 10566

914-734-8009

Fax: 914-734-8009

website: <http://www.seekirchersteelwindow.com/>

e-mail: info@seekirchersteelwindow.com

Repairer of steel casement windows; performed on location; more than 7,000 windows repaired annually in 26 states; large collection of vintage steel casement windows, doors & hardware; family-owned business established in 1977

Oregon Preservation Contractor Directory

Page 77

(updated 2/19/2013)

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Contractors

Window Repair

Southern Oregon Sash & Woodworking

Bob Tewksbury
Medford OR
541-857-8577 541-778-1895 (cell)
(office)

e-mail: southernoregonsash@yahoo.com

Over 26 years making custom windows and doors for restoration as well as new construction. Historical accuracy single glazed or insulated units; Repair existing sash and frames. Historically correct screens and storm windows. Will Travel

Steel Window Repair by Pro Window & Door, Inc

26 Club Lane
Wilmington DE 19810
302-478-7400

website: <http://www.steelwindowrepair.com/>

e-mail: info@steelwindowrepair.com

Ten Mile Planing Mill

Mr. Kevin Palo
PO Box 869
Astoria OR 97103
503-791-3019 360-642-8162

website: www.tenmilemillwork.com

e-mail: info@tenmilemillwork.com

Public and Private restoration, workshops, consulting, specializes in wood window, door and millwork manufacturer/fabricator

Timeless Window and Door

Mr. Ron Johnson
1572 SE Howe
Dallas OR 97338-2631
503-623-5824

Window and door rehab

Oregon Preservation Contractor Directory

Page 78

(updated 2/19/2013)

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Contractors

Window Repair

Truax Builders Supply

10949 DE Division St
Portland OR 97266
503-256-4066
Fax: 503-256-4140
website: www.truax.com
also have/make screens for doors and windows, CCB #
4254

Turner Restoration LLC

Mr. James Turner
PO Box 02775
Detroit MI 48202
313-574-9073
website: <http://www.turnerrestoration.com/>
e-mail: jamesturn@msn.com

Urban Restoration and Construction, Inc.

Mr. Mark Urban
4131 SW Condor Ave.
Portland OR 97239
971-570-1577 503-220-5950
Fax: 503-220-5041
website: <http://www.urban-restoration.net/about.html>
e-mail: info@urban-restoration.net
*Interior and exterior residential rehab; dry rot repair;
primarily Portland area; kitchens, baths, master planning,
cabinets and casework, doors, windows CCB# 122337*

Viridian Window Restoration LLC

Mr. Garen Horgen
6037 NE 22nd Ave
Portland OR 97211
503-922-2202
Fax: 503-922-1497
website: <http://www.viridianwindow.com/index.html>
e-mail: info@viridianwindow.com
*Bi-Glass system that installs insulated or dual glazing in
historic/existing window frames -- Oregon CCB# 185028*

Oregon Preservation Contractor Directory

Page 79

(updated 2/19/2013)

The following companies/individuals have experience working with historic buildings and have asked to be placed on this list. There are likely a number of others in the state who could also be on the list; they can be added at their request. In providing this list, the Oregon State Historic Preservation Office is in no way endorsing any of these consultants. We strongly recommend that you ask for and check references.

Contractors

Window Repair

Well Hung Windows, LLC

Dennis Godfrey

Portland OR

503-235-2493

website: <http://wellhungwindows.com>

e-mail: dennis@wellhungwindows.com

Window King

Mr. Jeff Zoloth

Seattle WA

360-387-6100

website: windowkingseattle.com

e-mail: windowking@mail.com

Been in business since 1996

Window Menders

Ms. Rose Kowalski

Vancouver WA

360-608-3310

website: www.windowmenders.com

e-mail: windowmenders@gmail.com

Full-Service repair, restoration and historic preservation of pre-1950 wood and metal windows, residential and commercial; Return windows to full operating condition, glazing and dry rot repair; CCB 195812 and LBPR 195812; WA:WINDOM*896RB; licenced, bonded and insured in Oregon;

**STAFF REPORT
HISTORIC LANDMARKS REVIEW #144-14**

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Senior Planner

HEARING DATE: June 25, 2014

ISSUE: The property owner is requesting to site and construct a 20' by 24' detached garage adjacent to the historic Maier House.

SYNOPSIS:

APPLICANT	Robert M. Wells-Clark
PROPERTY OWNER	Robert M. & Megan M. Wells-Clark
LOCATION	503 West 3 rd Place, The Dalles, OR 97058
ZONING	"RH" – Residential High Density
EXISTING USE	Residential
SURROUNDING USE	Residential
HISTORIC STATUS	Trevitt's National Historic District # 69

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 are requesting to site and construct a detached garage to be used for storage, maintenance and as a shop to work on vehicles.

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 property was historically used as residential. No use change 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 historic character of the property is being retained and preserved. This application request is for a small garage that will be placed on the interior portion of the property that allows for a very minimal view of the proposed structure. The prominent sides of the house which include the rear, side and front will not be obstructed with the proposed structure.

3. *“Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.”*

FINDING-A3: There are no plans to create a false sense of record. The garage will be constructed to match in color and the materials used will compliment the adjacent historic house.

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 any historic features with this application request. Criterion does not apply.

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

FINDING-A5: The historic home will not be modified or altered. This application is for a detached garage. Criterion does not apply.

6. *“Deteriorating historical features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.”*

FINDING-A6: This is for a new structure; no features on the historic building will be altered or removed. Criterion does not apply.

7. "Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible."

FINDING-A7: Again, this application does not propose to alter the historic structure on the property. 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: Excavation is planned with this proposal. In the event any significant archaeological resources are found, the applicant will be required to stop excavation immediately and follow the state and federal guidelines. Staff will address the criterion 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 garage will be detached and not alter or harm the existing historic structure on the property. Criterion met.

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

FINDING-A10: 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 will be retained. Criterion will be addressed as a condition of approval.

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)

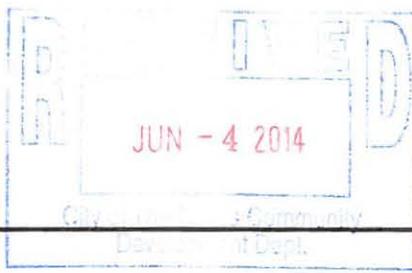
- d. The use of wood for windows is recommended.*
- e. The use of reflective and smoked glass is prohibited.*
- f. Whenever possible, the natural color of the materials should be retained.*
- g. An ordinance prohibiting the painting of brick, unless it is damaged or has already been sandblasted, should 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 the garage to be complimentary to the historic home. The applicants plan to construct the garage of wood materials, lap siding, a carriage house looking garage door and grey architectural composite roofing to match the home. The colors of the garage will be the same as the historic home.

CONCLUSIONS: The proposed garage structure is designed to be complimentary to the historic home. The location of the new garage will allow the prominent facades of this historic residence to be unobstructed. 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, 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 will 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. The applicant is responsible to notify the appropriate authorities if any archaeological resources are found during excavation for the project.



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

(541) 296-5481 ext. 1125
FAX: (541) 298-5490
PLANNING DEPARTMENT

HLC# 144-14

Please see attached.

HISTORIC 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 Historic Landmarks Commission.

Applicant Name	Robert M. Wells-Clark
Address	503 W. 3rd Pl, TD, 97058
Phone	541-514-1589 - robert.wells.clark@gmail.com
Business Name	n/a
Site Address	503 W. 3rd Pl, TD, 97058
Phone	
Map and Tax Lot	Tax lot 2,200 Trevitt's Addition 1N 13E 4AA 2200
Zoning	RH

Please describe your project goals.

Please see attached

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

see attached narrative

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

See attached narrative

What is the current use of this property? _____

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

List any known archeological resources on site.

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 six (6) copies of a site plan drawn to scale, six (6) copies of detailed, elevation drawings with proposed changes, and six (6) current color photographs (4X6 inch minimum) of the building/structure front.

Robert M. Wells-Clerk

6/4/14

Applicant

Date

Owner (if not the applicant)

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

Carole J. Friedman

Secretary, Historic Landmarks Commission

FOR OFFICE USE ONLY

Historical Classification *Primary / Contributing*
(Primary, Secondary, Historical, Etc.)

Historic Building/Site Historic District: Commercial Trevitt Other

Historic Name (if any) *Maier House*

Year(s) Built *c. 1895*

Please describe your project goals:

To build a garage for storage, maintenance and work on automobiles. The garage will be a detached structure. We hope to match the aesthetic of the existing house, despite building a modern structure. We have made it a point to our contractor that we value the historic nature of our house and sought out such a house specifically. With that in mind we hope to add a structure that will be unobtrusive and not detract from our Queen Anne Victorian, be largely hidden from view and from historical sites walking tours. When seen we hope that the structure will blend in as part of natural landscape of the house. Additionally we hope to add several carriage-house like features to the building (as described later) to better fit the period of the existing building.

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

The garage site will be largely hidden from view, as it sits about 20ft downhill/downgrade from the front fascia of the house- at the same level or just a bit lower than the basement. There are a row of photinia bushes that also obstruct the view of the garage. In addition it will replace a half-painted, and frankly, quite ugly shed placed by the previous owners. The garage is hidden almost entirely from street view by our house on two sides, our neighbors house on one other, and the most open side faces a treeline and dike that borders Mill Creek. The roof line of the structure will be just visible above the hedge. We have chosen this location because it best hides the garage while still allowing it to be functional and it ensures that it will not detract in any way from the historic value and visibility of our house. We are proud to own such a lovely piece of history, and feel it is necessary to share it with others. We feel that this location, despite extra excavation costs, best fits the historic nature of the site.

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

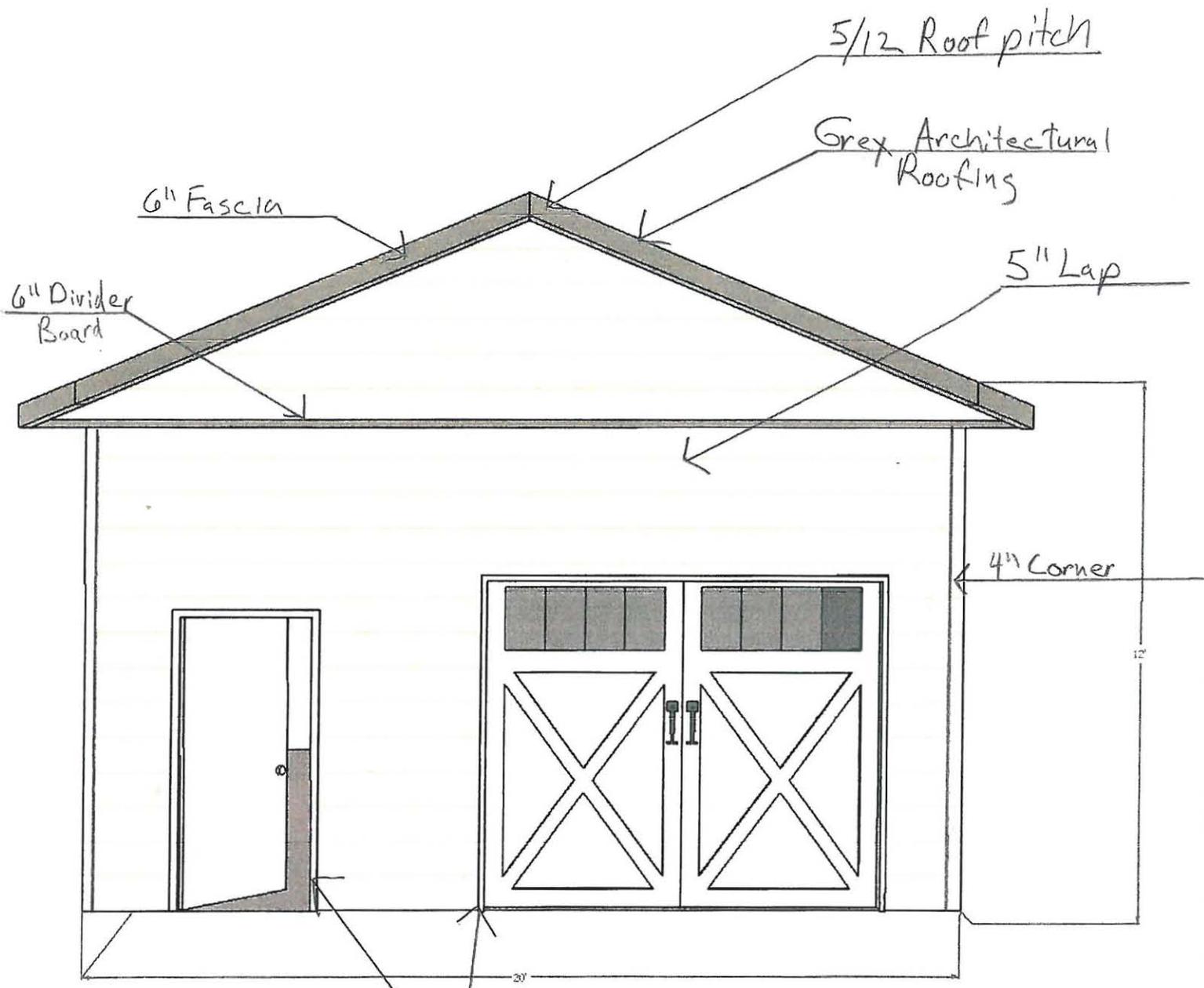
We have chosen to as closely as possible match the characteristics of the existing house to the garage. While the gable roofing style of the house, typical of many Queen Anne Victorians, is not easy to match we have chose to use a gable style without the front and rear hips to match carriage houses and garages from the early century when they began to become prevalent. A steeper roof pitch of 5/12 will be used as well, to better match the steeper roof pitch of the house. Shingling will be asphalt style and color to exactly match roofing of house. Hardie-plank siding will be used to as closely as possible match the style of the house as well as that of other historic era garages in the immediate neighborhood. While not wood, this durable concrete-board siding looks the same as vertical wood siding once painted.

Additional ornamental details will be added to the structure as well. We will include ornamental fascia boards running from lower eave to lower eave across the front and back to match fascia boards on the house. After construction is complete we (the home owners) will install ship-lap shingling above the fascia board to match the ornamental design used on all of the dormers and across all of the eaves of the existing house. The side eaves of the house will be left open with boards exposed to match the style of other garages and carriage houses from the time frame. Although more typical of a Craftsman style of house, this style of eave is very prevalent in historic garages in the adjacent neighborhood. Historically, this does make sense as the Craftsman time frame of building in the United States does better coincide with the beginning of the use of automobiles.

The garage and accents will be painted to match the house exactly- same colors for trim, accents and siding.

**What is the current use of the property: Residential
Use will not change as a result of approval of this application.**

There are no known archeological resources on the site.



Colors will match existing house.

4" Trim

National Register of Historic Places Continuation Sheet

Section number 7 Page 108

#69	Address: 503 West Third Place	Owner: E. J. & Katherine Wieters
	Historic Name: Maier House	503 West Third Place
	Common Name: 'NA	The Dalles, OR 97058
	Year Built: c. 1895	Map No: 1N 13 4AA
	Architect: Unknown	Reference No: 4910
	Style: Queen Anne/Eastlake	Plat: Trevitt's Addition
	Use: Residential	Block: NA
	Alterations: None	Lot: NA
	Primary/Contributing	Tax Lot: 700

Description: The one and one-half story building is square in plan and has a front facing gable roof. Large gable dormers project from the east and west elevations. The gable end and dormers are clad with wood shingles. A corbelled chimney is located in the back portion of the roof. Windows are one over one double-hung wood sash windows surrounded by simple wood board trim with a small projecting cornice. A square bay is on the east elevations. Another square bay window projects from the front elevation. The bay is covered with a pent roof. The front porch extends across one-half of the front elevation. The porch displays characteristics of the Eastlake style in its spindled frieze, decorative brackets with circular cut-outs and turned porch posts. A truncated porch hip roof is capped with a low balustrade. Fishscale shingles cover the porch roof. Narrow lap siding clads the lower portion of the house. The siding is finished with cornerboards. A watertable caps the concrete foundation. Horizontal wood siding covers portions of the foundation. The corner lot is sparsely planted, however, two mature deciduous trees and one conifer are located in the west side yard. The house is below street level separated from Third Place by a concrete retaining wall topped with an iron railing. A dirt alley is located in the back (north) of the house. In fair condition, the house has no apparent modifications.

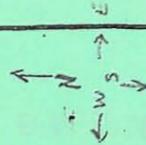
Historical Data: On August 8, 1895 Emile Schanno sold a portion of his land on West Third Place to Josephine Schanno Maier for \$1 (Book X:203). The parcel of land measuring 50' x 100' was carved out of Schanno's parcel. The house was built by Henry and Josephine Maier, (Schanno's daughter and son-in-law) c.1895. The following is a brief biographical sketch of the historic owner of the house:

Henry J. Maier (1862-1922) married Josephine A. Schanno on November 14, 1892, in Wasco County (Mid-Columbia Genealogical Society, 1983:26). Henry was listed in the 1917 directory as working at Maier & Schanno, a hardware, groceries, plumbing, and fuel business at 309 East 2nd. In that year he lived with his wife Josephine at 503 West 4th. The 1928 directory listed Henry as working at the Lighthouse, a gas and oil company at 900 East 2nd, and he and Josephine still lived at the same house (Polk's, 1917, 1928). Josephine was born in 1873. She was the daughter of Emil and Elizabeth Schanno who moved from New York to The Dalles in 1861. Her brother Leo joined Henry Maier in the retail business. Her son Harold Maier was a clothing store merchant (Maier & Krier) and her grandson Henry was a real estate broker (McNeal, 1975). Henry died in 1922, and Josephine in 1948; both are buried at St. Peter's Cemetery (Mid-Columbia Genealogical Society, 1983:26).

Auxiliary Building: None

#69





Plot Plan

City of The Dalles

Community Development Dept

Map, Tax Lot: Trevitt's Addition, TL 2200

Applicant: Robert N. Wells-Clark

Owner(s): Robert + Morgan Wells-Clark

ADDRESS - 503 W 3rd Pl.

Phone #: 541-544-1589

Date: 5/12/14

NOTE: Lot dimensions and setbacks must be included numerically and drawn to the scale selected below.

**** See back for required plot plan information



Scale: (select one)

One Inch = 10 Feet

One Inch = 20 Feet

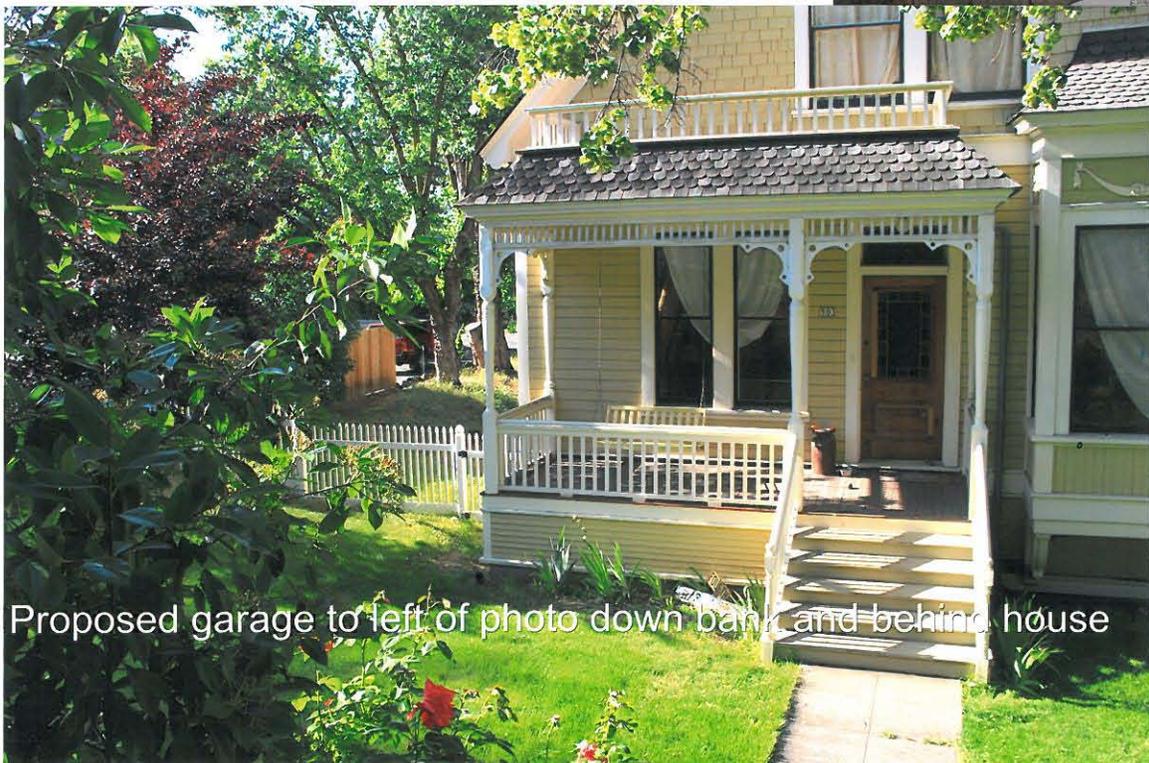
One Inch = 50 Feet

Planning Dept Only:

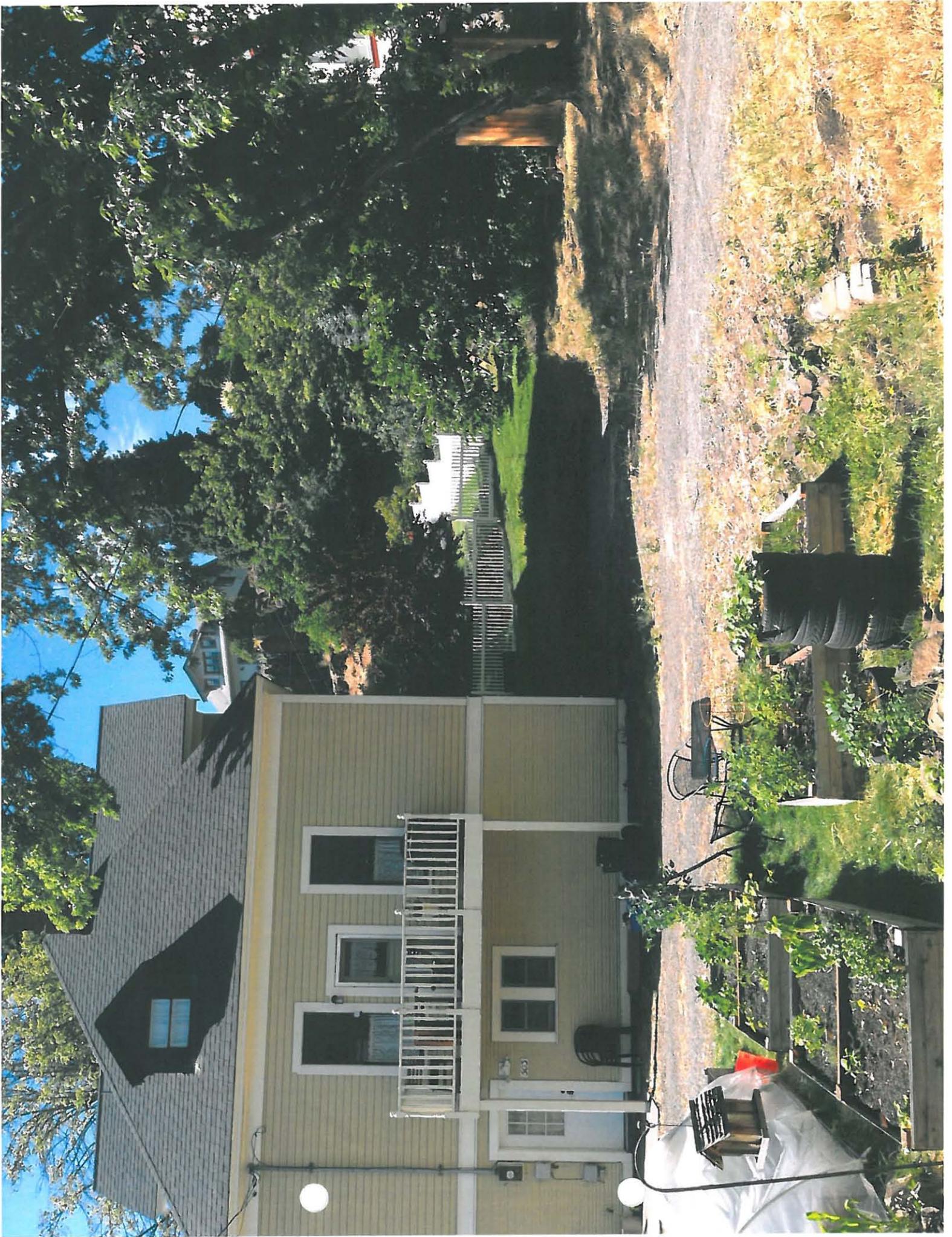
File #: _____

Approval Date: _____

D 11111111



Proposed garage to left of photo down bank and behind house





DRAFT

CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

HISTORIC LANDMARKS RESOLUTION NO. 134-14

Adopting The Dalles Historic Landmarks Commission Application #144-14 of Robert M. Wells-Clark. This application is for a Historic Landmarks Commission hearing to gain approval for the construction of a detached garage for storage, maintenance and work on automobiles. Property is located at 503 West 3rd Place, The Dalles, Oregon, and is further described as 1N 13E 4AA tax lot 2200. Property is zoned “RH” – High Density Residential District. The historic name of the structure is the Maier House. The structure was built in c. 1895 and is classified as Primary/Contributing in the National Register of Historic Places Inventory #69.

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on June 25, 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 144-14 and the minutes of the June 25, 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. 144-14 – Robert M. Wells-Clark, is **approved** with the following conditions:
 - 1. Work will be completed in substantial conformance to the pictures and proposals as submitted and reviewed.
 - 2. The applicant will 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. The

applicant is responsible to notify the appropriate authorities if any archaeological resources are found during excavation for the project.

III. APPEALS, COMPLIANCE AND PENALTIES:

- A. Any party of record may appeal a decision of the Historic Landmarks Commission to the City Council for review. Appeals must be made in accordance to Section 9(a) of the Historic Landmarks Ordinance No. 1194, and must be filed with 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 25th DAY OF JUNE, 2014.

Eric B. Gleason, Chair
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 June 25, 2014.

AYES:
NAYS:
ABSENT:
ABSTAIN:

ATTEST:

Richard Gassman, Director
Planning Department