



**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, November 20, 2013  
4:00 PM

- I. Call to Order**
- II. Roll Call**
- III. Approval of Agenda**
- IV. Approval of Minutes – October 23, 2013**
- V. 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.
- VI. Public Hearing (Continuance) - Historic Landmarks Commission Application #141-13; United Church of Christ Congregational;** Request for approval to replace 25 windows in the historic portion of the structure. The property is located at 111 East Fifth Street, The Dalles, Oregon, and is further described as 1N 13E 3BC 6700. Property is zoned “CBC” – Central Business Commercial. The historic names of this structure are Congregational United Church and First Congregational Church. The historic structure was built in 1936 and is classified as Secondary in The Dalles Commercial Historic District.
- VII. Resolution - Resolution #131-13; HLC Application #141-13 - United Church of Christ Congregational**
- VIII. Pioneer Cemetery Discussion**

(over)

**IX. Staff/Commissioner Comments**

**X. Next meeting date**  
TBD

**XI. Adjournment**

# **HISTORIC LANDMARK COMMISSION MINUTES**

**October 23, 2013**

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 4:23 p.m.

## **ROLL CALL**

The following Commissioners were present:

Bob McNary
Dixie Parker
Dennis Davis

Staff present:

Dawn Marie Hert, Senior Planner
Carole Trautman, Administrative Secretary

## **APPROVAL OF AGENDA**

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

## **APPROVAL OF MINUTES**

It was moved by Davis and seconded by Parker to approve the June 26, 2013 minutes as submitted. The motion carried unanimously.

## **PUBLIC COMMENTS**

Matthew Klebes, The Dalles Main Street Coordinator, reported one of Main Street's potential downtown projects was façade repair/restoration work on the IOOF Building. Klebes commented that potential funding could come through the Diamonds in the Rough Grant.

## **PUBLIC HEARING**

**Historic Landmarks Commission Application #141-13 - The United Church of Christ Congregational;** Request to gain approval to replace 25 windows in the historic portion of the structure. The property is located at 111 East Fifth Street, The Dalles, Oregon, and is further described as 1N 13E 3BC t.l. 5700. Property is zoned "CBC" – Central Business Commercial. The historic names of this structure are Congregational United Church and First Congregational Church. The historic structure was built in 1936 and is classified as Secondary in The Dalles Commercial Historic District.

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

Acting Chair McNary opened the public hearing at 4:33 p.m.

Senior Planner Hert advised the Board that she had been working with the applicant to obtain more information for the staff report. Hert asked the Commission to continue the hearing to November 20, 2013 to allow time to obtain the necessary information.

It was moved by Davis and seconded by Parker to continue the hearing to November 20, 2013. The motion carried unanimously.

### **PIONEER CEMETERY**

Senior Planner Hert reported some tombstones were found that appeared to be from the Dufur or Friend cemeteries. The local police officer in charge of the case will provide pictures for her review. Hert said she was confident the tombstones were not from Pioneer Cemetery.

Acting Chair McNary reported the wood chips were installed on the paths. Senior Planner Hert said more chips could be installed next year. Hert also recommended another cutting after winter.

### **COMMISSIONER/STAFF COMMENTS**

Regarding the Interpretive Signage project, Senior Planner Hert stated the grant funds were received, and she was waiting for the fabrication of the sleeves that overlay the posts. Susan Buce is editing signage text.

Acting Chair McNary stated he had observed the cruise ship tourists were circulating through town. Senior Planner Hert advised that the City's Administrative Fellow was working on obtaining more tourism signage throughout town. McNary commented that he had permission to display some museum vehicles downtown, but the signage on the vehicles needed some restoration. Davis noted the vehicles had not been moved in years.

Senior Planner Hert said the Romuls' old house had been declared a dangerous building by a licensed engineer and that it should be torn down or removed. Hert stated there was a potential purchaser who had plans for demolishing the structure. Parker suggested repurposing/incorporating the rock foundation into the landscaping. Acting Chair McNary stated he hoped the purchaser would attempt to salvage the footprint. Hert advised the purchaser was considering condominiums, and any residential structure with two or more units would require a Planning Commission review, according to the Land Use and Development Ordinance.

Acting Chair McNary reported that an indoor farmer's market was planning to occupy a portion of The Mint Building. Davis said his understanding was that the market was going in the front part of the structure, which he did not consider part of The Mint.

Acting Chair McNary asked if there was historical significance to an original street sign located on 11<sup>th</sup>

or 12<sup>th</sup> Streets and Federal or Laughlin Streets. Senior Planner Hert said she would ask Public Works Director Anderson to alert his workers to note significant signs and their exact location(s).

Davis gave a brief summary on the community's involvement with the cruise tours. He said the tourists were enjoying their visits, and efforts were being made to include the Fort Dalles Museum in their bus tours. Davis suggested providing with an informational newspaper that could be updated once or twice a year.

**ADJOURNMENT**

The meeting was adjourned at 5:18 PM.

The next meeting is scheduled for November 20, 2013 at 4:00 PM.

Respectfully submitted by Carole Trautman, Administrative Secretary.

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Bob McNary, Vice Chair  
Historic Landmarks Commission

**STAFF REPORT  
HISTORIC LANDMARKS REVIEW #141-13**

**TO:** The Dalles Historic Landmarks Commission

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



**HEARING DATE:** October 23, 2013

**ISSUE:** The United Church of Christ Congregation is applying to replace 25 windows in the original historic portion of the building. Most of the planned work will include repair, however there will be some small replacement materials due to the wear on the existing.

**SYNOPSIS:**

APPLICANT	United Church of Christ Congregation
PROPERTY OWNER	United Church of Christ Congregation
LOCATION	111 East 5 <sup>th</sup> Street
ZONING	“CBC” – Central Business Commercial
EXISTING USE	Church
SURROUNDING USE	Commercial
HISTORIC STATUS	National Register – 1986, Secondary Significant in The Dalles Commercial Historic District.

**NOTIFICATION:** Published advertisement in local newspaper; notification to property owners within 100 feet, SHPO.

**RECOMMENDATION:** Approval, with conditions, based on the following findings of fact.

**BACKGROUND:** The United Church of Christ Congregation(UCCC), historically known as Congregational United Church was built in 1936 and was placed on the Oregon Statewide Inventory in 1984-85 and is classified as a Secondary Significant property in the Commercial Historic District. In 1952-53 a significant addition was added to the building to be used as an educational wing.

Over the years the church has completed projects to preserve and protect the historic building. In 2012 brick pointing was completed by D & R Masonry and most recently a new monument sign was installed.

This past year, an energy audit was performed by the PUD to identify issues related to preserving and better utilizing the building. The report identified that there was inadequate insulation and windows for the building. The UCCC has already completed the insulating work and additional preservation work on the stained glass windows.

**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 submitted plans that include two distinct separate repairs/replacements for the windows at the UCCC. The portion of the church that was constructed in 1937 is planned to have the outside casing, trim and sill repaired and have the windows and sash replaced. The replacement windows will be Marvin Tilt Sash window kits. These windows are wood and meet the SHPO’s requirements. Two local examples of these window kits are The Commodore II Building and the IOOF building.

The wing of the church that was constructed in 1955 currently has non-historic steel windows that are planned to be removed entirely and replaced with a dark almond colored vinyl window. These windows are visible on the lower level of the addition from the alleyway as well as partially viewable from 4<sup>th</sup> Street looking at the church entrance.

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:** Staff reviewed the historic inventory pages and noted that the 1955 addition could now be considered “historic” due to the addition being more than 50 years ago. The Commission needs to decide if the metal windows on the addition have acquired historic significance and should be saved.

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 original portion of the church will have historically accurate windows and sash installed, and all other window materials will be repaired and preserved. On the 1955 addition to the church, the non-historic windows will be removed in their entirety and replaced with vinyl windows.

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, original church windows with replacement of the windows and sash only. The non-historic metal windows in the 1955 addition will be removed with new vinyl windows being installed. No changes are planned on the window sizes.

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 are 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 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's request for rehabilitation is required to meet the historic design guidelines. The proposed windows on the main church building will be replaced with

wood windows and sash only. Vinyl windows are not recommended on an historic building; however, the 1955 addition did not have wood windows installed originally. The applicant is requesting the vinyl windows for efficiency and on minimally visible locations of the building.

**CONCLUSIONS:** The proposed repairs and minor replacements to the windows for the United Church of Christ Congregation 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 be required to submit for approval to the City Planning Department. Once approved, the applicant will be required to submit for a structural permit from the local Mid-Columbia Building Codes Services.
3. Final paint colors on the refurbished windows and doors will be required to be approved by the Planning Director unless the same colors are used.



HLC# 141-13

### 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:	United Church of Christ Congregational
Address	111 East 5th Street, The Dalles, OR
Site Address	111 East 5th Street
Telephone	541-296-2909

Please describe your project goals.

Phase I: Replace 25 windows; windows age between 1936-1957 installation. This will improve ventilation and function of windows, as well as energy efficiency.

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

When completed, all windows will be updated as in the stained window project. Making the building more uniform and protected from natural depreciation when completed

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

We have maintained the brick pts in the past year; upgraded signage and sprinkler system; placed new protective glass in all the stained glass windows upgraded some minor plumbing... Had PUD energy audit (7/2013)

What is the current use of this property?

- 1) Habitat 4 Humanity
- 2) Boy Scouts of America
- 3) Daycare

Church service; OFFICE space for:

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

List any known archeological resources on site.

none known

The review criteria for each application are the Secretary of the Interior's Standards. These standards have been adopted by City Ordinance 94-1194 as local review criteria.

**I certify that the above information is correct and submit this application with nine (9) copies of a site plan drawn to scale, nine (9) copies of detailed, elevation drawings with proposed changes, and nine (9) current color photographs (4X6 inch minimum) of the building/structure front.**

Dev Deborah Hill  
Applicant

10/3/2013  
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

Address	Secondary
Location	
Address	
Historic District	Historic District
Building Name	Congregational United Church; First Congregational Church
Year of Build	Built 1936

## Project Narrative

### **Project Outline:**

United Congregational Church of Christ (UCCC) was built in 1936. The original part of the building is used for church services and functions as well as space for Boy Scouts of America. The Phase II of the project addresses the addition to the historic building, which has space dedicated to the use of public daycare, Alcoholics Anonymous, Start Smart and Habitat for Humanity.

Recent upgrades to the building have included new signage (7/2013) and brick pointing (7/2012).

This project will help preserve this historic building as well as make it a more energy-efficient facility for both church and public services.

### **Phase I:**

Phase One will replace 25 windows in the original historic portion of the building and meet the historical rules by the City of The Dalles standards. The windows age between 1936 to 1957. After the July, 2013, energy audit performed by The Northern Wasco County Public Utility Department, it was evident that replacing these windows were important to preserving the building as well as improving energy efficiency.

**Phase 2:** Phase II will be reviewed by the Board of Trustees after confirmation of funding for Phase I. Phase II will address the window replacements for the additional building footprint built in 1952-1953. This part of the building was included in the July, 2013, Northern Wasco PUD Energy Audit. We are not asking for funding for Phase Two in this application.

### **Project Criteria:**

Phase I of this project will restore the windows dating as old as 1936 to 1957 to this historic building built in 1936. It will improve ventilation and function.

This project, when completed, will use a local contractor; therefore, keeping both UCCC contributing funds and Urban Renewal funds in our community.

UCCC church has been on the National Register of Historic Building since 1986.

UCCC has contributing funds of \$6,732.14 for this window-replacement project. Our membership base is ninety-one (91), who contribute 78% of the annual income. Other revenue sources are from facility rentals. UCCC currently has cash reserves in our Memorial Funds for protection and improvement of this historical structure.

**Timeline:**

**UCCC would like all designated work to be completed before summer, 2014. If we receive the grant, work will be scheduled according to the following timeline:**

**\*January, 2014:** Notification of grant award

**\*February, 2014:** Submit permits and final plans to the Urban Renewal Agency

**\*March/April, 2014:** Work with contractor on seasonal construction timeline for project

**\*June/July, 2014:** Project complete

**\*\*\*Depending on the seasonal timeline restraints, the project may be completed earlier.**



**FIRST CONGREGATIONAL  
CHURCH  
(United Church of Christ)**

Since 1859, The Dalles area Congregationalists have occupied four edifices, three of which were destroyed by fire. The present Tudor Gothic church has served since 1937. The church is distinguished by Tudor arches, Celtic crosses, corner bell tower, half-timbered stucco facade and stained-glass windows. The Rev. Thomas Condon, pastor of an earlier congregation, achieved wide recognition in scientific circles for his fossil and other geologic discoveries in the John Day River country.

07/31/2013

FIRST  
CONGREGATIONAL  
CHURCH



GATHERED IN COVENANT  
AUGUST 14, 1859

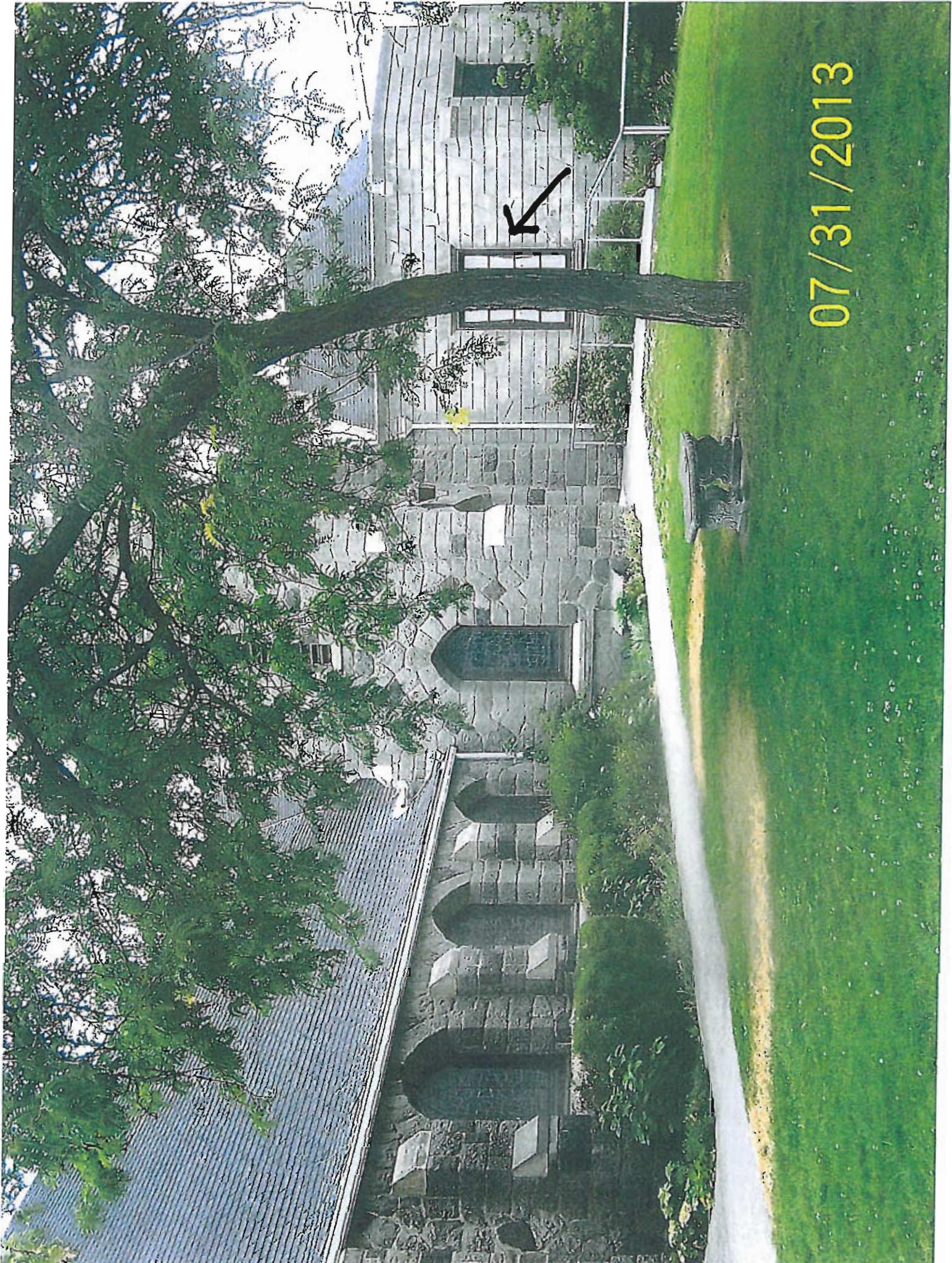
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1859 — 1936

07/31/2013

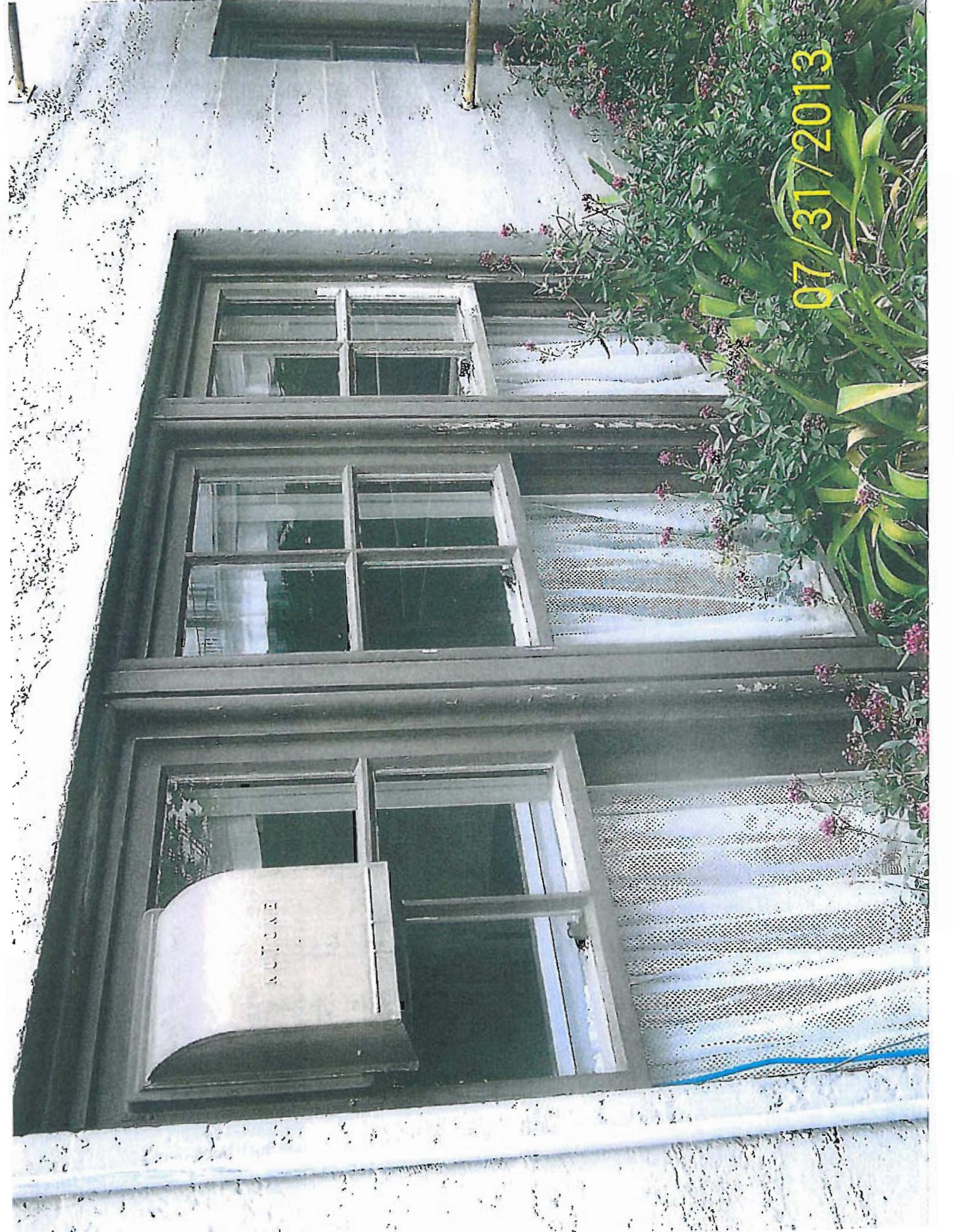


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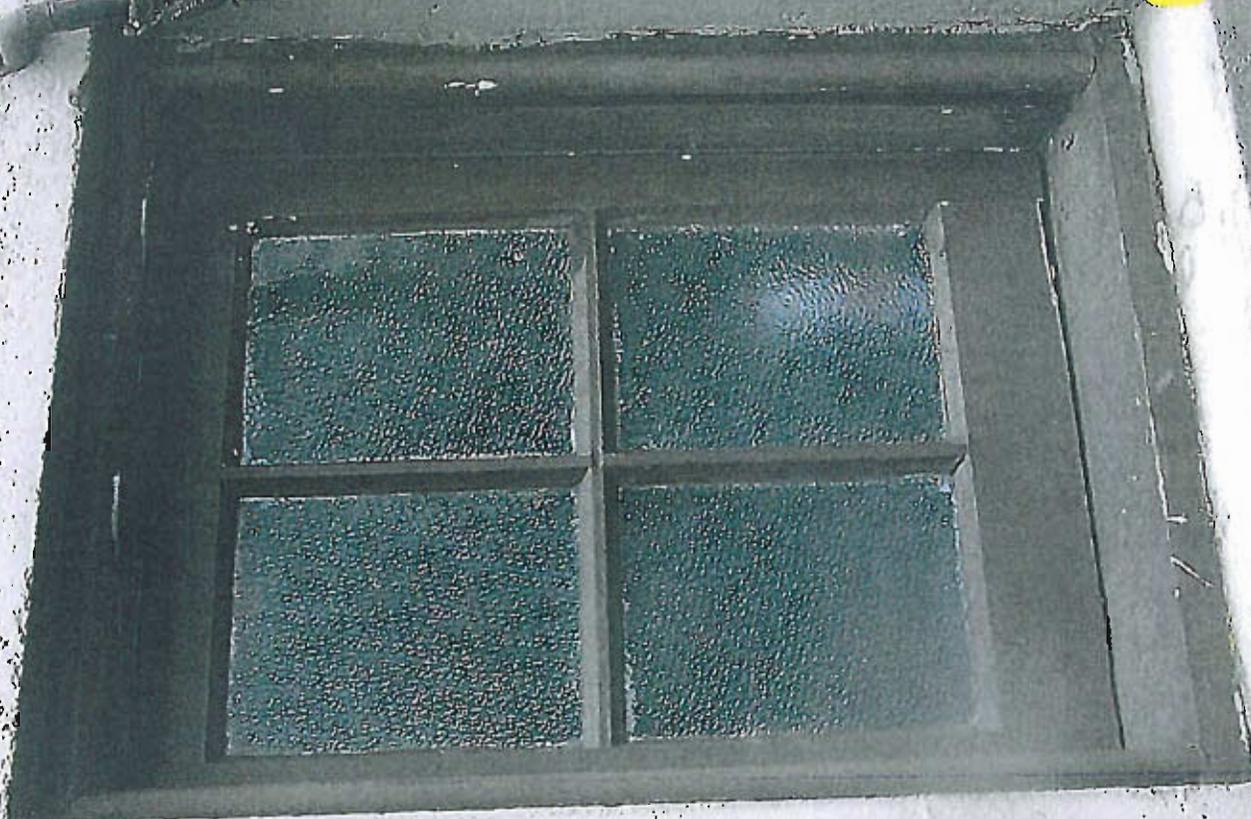


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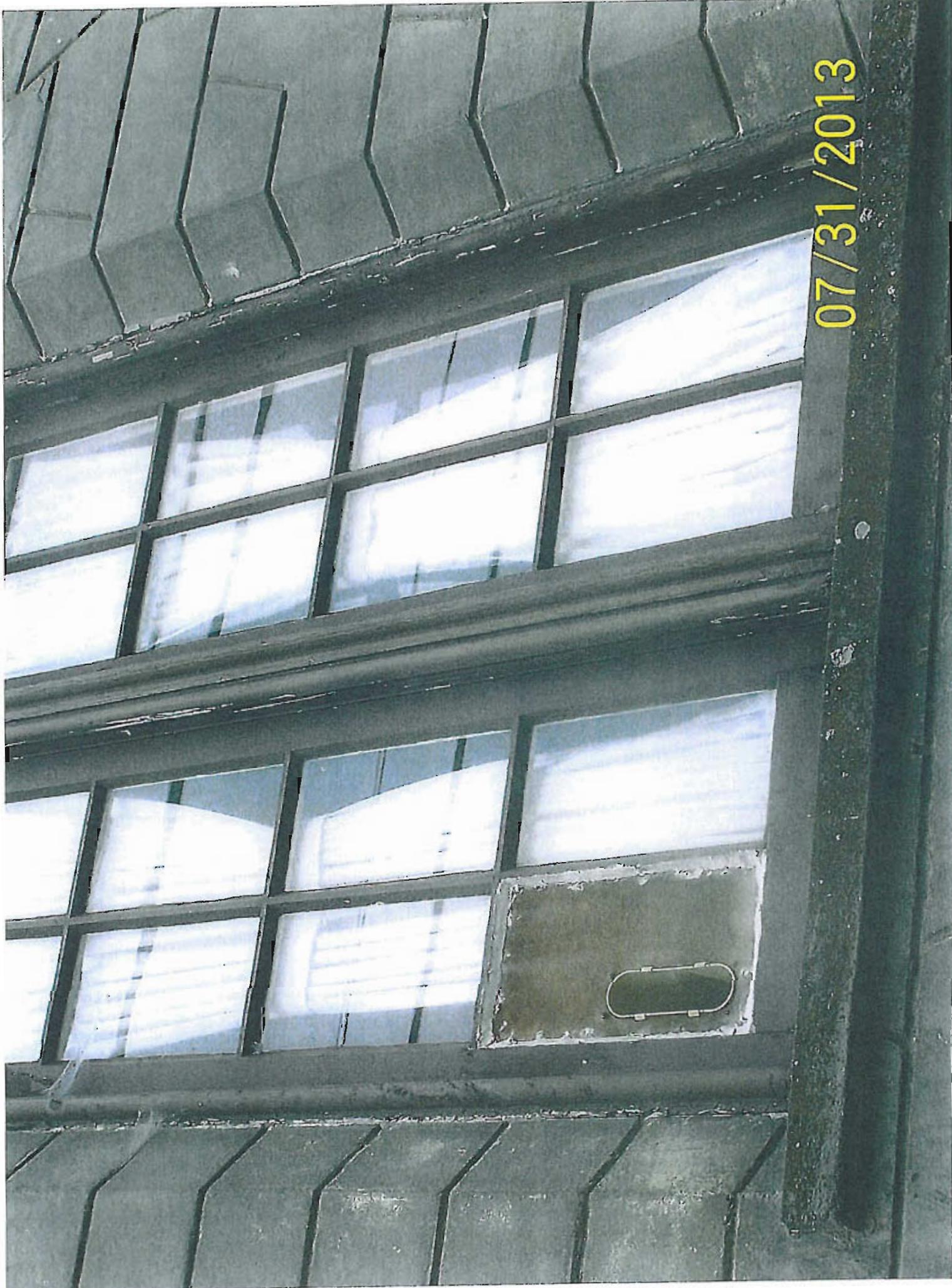
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**UNITED CHURCH OF CHRIST CONGREGATIONAL**  
SERVING THE GORGE SINCE 1859

City of The Dalles  
Historic Landmarks Commission  
The Dalles, OR

July 31, 2013

OCT - 3 2013

Re: Window Improvement Project

Dear Council Members:

The United Church of Christ Congregational is preparing to upgrade the windows in both the sanctuary building and the addition. We have previously finished work on insulating and protecting the stained glass in the sanctuary. The congregation has approved this work and we are seeking grant assistance through Urban Renewal Grants to complete it.

Our purpose in advancing this project is both to preserve our structure and improve the energy efficiency of the building. At over 12,000 square feet, reducing our energy footprint and maintaining the building are important goals of the congregation.

We have already received contractor estimates for the work to be done, just over \$33,000. The congregation is earmarked \$6,800.14 dollars toward this project. The scope and photographs of the project area are attached.

Thank you for your review and please contact us for any additional information you may require.

Sincerely,

Deborah J. Allen  
Pastor

NORTHERN  
WASCO  
COUNTY  
PUD

Rev. Deborah  
United Church of Christ  
111 E 5<sup>th</sup>  
The Dalles Or 97058

Rev. Deborah,

I am sending a spreadsheet covering the lights eligible for rebates at your church. If you replace all the lights listed you would receive a maximum rebate of \$1885.00 or the cost of installation minus the estimated yearly savings of \$403.00 which ever is less. You may choose to replace a portion of the lights and I can adjust the estimated rebate. The rebates are based on installing high performance T-8 ballasts and lamps. The cost listed on the spreadsheet is only an estimate so you should get a contractors bid before you make a decision. Please contact me with ballast and lamp model numbers so I can make sure they will qualify.

Best regards,  
Lance Kublick  
Energy Specialist Assistant  
Northern Wasco County PUD  
541-298-3319

Room	Area	Watts	Equipment		Performance Data					Costs			
			Quantity	Description	Watts	Wattage							
			Controls	[no controls]	Savings or Percent Increase	766	0.1		17%	1150%	\$0	\$0	
Notes, Existing Notes, Proposed													
6	Bath Rooms	2,086	Baseline	1 T12 4ft - BI-Pin/Standard Lamp, w/Magnetic Ballast - 40 Watts - 2 Lamps	Baseline	206	0.1	98	4,868	61	A2	\$50	\$50
			Proposed	1 Retrofit - T8 4ft High-Performance HP Lamp, w/ Normal Light Output Ballast - 32 Watts - 2 Lamps	Proposed	118	0.1	65	5,949	108			
			Controls	[no controls]	Savings or Percent Increase	88	0.0		22%	119%	\$0	\$0	
Notes, Existing Notes, Proposed													
7	Bath Rooms	2,086	Baseline	2 Incandescent - General Purpose Lamp - 75 Watts - 1 Lamp	Baseline	322	0.2	75	2,142	14	E1	\$3	\$8
			Proposed	2 Retrofit - CFL or Cold-Cathode - Screw-In CFL or Cold-Cathode - 1 to 24 watts - 20 Watts - 1 Lamp	Proposed	86	0.0	20	2,320	58			
			Controls	[no controls]	Savings or Percent Increase	236	0.1		0%	308%	\$0	\$0	
Notes, Existing Notes, Proposed													
8	Meeting Room	2,086	Baseline	6 Incandescent - General Purpose Lamp - 25 Watts - 1 Lamp	Baseline	322	0.2	26	1,168	8	E1	\$3	\$18
			Proposed	6 Retrofit - CFL or Cold-Cathode - Screw-In CFL or Cold-Cathode - 1 to 24 watts - 4 Watts - 1 Lamp	Proposed	62	0.0	4	1,278	63			
			Controls	[no controls]	Savings or Percent Increase	260	0.3		10%	680%	\$0	\$0	
Notes, Existing Notes, Proposed													
9	Kitchen	2,086	Baseline	1 T12 4ft - BI-Pin/Standard Lamp, w/Magnetic Ballast - 40 Watts - 2 Lamps	Baseline	206	0.1	98	4,868	61	A2	\$50	\$50
			Proposed	1 Retrofit - T8 4ft High-Performance HP Lamp, w/ Normal Light Output Ballast - 32 Watts - 2 Lamps	Proposed	118	0.1	65	5,949	108			
			Controls	[no controls]	Savings or Percent Increase	88	0.0		22%	113%	\$0	\$0	
Notes, Existing Notes, Proposed													
10	Kitchen	2,086	Baseline	3 Incandescent - General Purpose Lamp - 40 Watts - 1 Lamp	Baseline	268	0.1	40	1,376	10	E1	\$3	\$9
			Proposed	3 Retrofit - CFL or Cold-Cathode - Screw-In CFL or Cold-Cathode - 1 to 24 watts - 9 Watts - 1 Lamp	Proposed	66	0.0	9	1,404	62			
			Controls	[no controls]	Savings or Percent Increase	202	0.1		19%	431%	\$0	\$0	
Notes, Existing Notes, Proposed													
11	Dining Area	2,086	Baseline	3 T12 4ft - BI-Pin/Standard Lamp, w/Magnetic Ballast - 40 Watts - 2 Lamps	Baseline	618	0.3	98	14,803	61	A2	\$50	\$160
			Proposed	3 Retrofit - T8 4ft High-Performance HP Lamp, w/ Normal Light Output Ballast - 32 Watts - 2 Lamps	Proposed	354	0.2	65	17,847	108			
			Controls	[no controls]	Savings or Percent Increase	264	0.1		22%	193%	\$0	\$0	
Notes, Existing Notes, Proposed													
12	Basement Class Room	2,086	Baseline	6 T12 4ft - BI-Pin/Standard Lamp, w/Magnetic Ballast - 40 Watts - 2 Lamps	Baseline	1,237	0.6	98	29,207	61	A2	\$50	\$300
			Proposed	6 Retrofit - T8 4ft High-Performance HP Lamp, w/ Normal Light Output Ballast - 32 Watts - 2 Lamps	Proposed	708	0.3	65	35,894	108			
			Controls	[no controls]	Savings or Percent Increase	529	0.2		22%	113%	\$0	\$0	
Notes, Existing Notes, Proposed													
13		0	Baseline	-- Watts - Lamps	Baseline	0	0.0	0	0	0		\$0	\$0
			Proposed	0 -- Watts - Lamps	Proposed	0	0.0	0	0	0			
			Controls	[no controls]	Savings or Percent Increase	0	0.0				\$0	\$0	
Notes, Existing Notes, Proposed													

Room	Area (sq ft)	Item	Description	Baseline	Proposed	Savings or Percent Increase	Baseline	Proposed	Savings or Percent Increase	Baseline	Proposed	Savings or Percent Increase	Baseline	Proposed	Savings or Percent Increase	Notes	Cost	Savings	
																			Watts
		Controls	[no controls]			Savings or Percent Increase	785	0.1	17%	1180%							\$0	\$0	
Notes: Existing Notes: Proposed																			
6	Bath Rooms	2,086	Baseline	1	T12 4ft - BI-Pin/Standard Lamp, w/Magnetic Ballast - 40 Watts - 2 Lamps	Baseline	205	0.1	96	4,968	51					A2	\$50	\$50	
			Proposed	1	Retrofit - T8 4ft High-Performance HP Lamp, w/ Normal Light Output Ballast - 32 Watts - 2 Lamps	Proposed	118	0.1	55	5,949	106								
			Controls		[no controls]			Savings or Percent Increase	88	0.0	22%	119%						\$0	\$0
Notes: Existing Notes: Proposed																			
7	Bath Rooms	2,086	Baseline	2	Incandescent - General Purpose Lamp - 75 Watts - 1 Lamp	Baseline	322	0.2	75	2,142	14					E1	\$3	\$8	
			Proposed	2	Retrofit - CFL & Cold Cathode - Screw-In CFL or Cold-Cathode - 1 to 24 watts - 20 Watts - 1 Lamp	Proposed	85	0.0	20	2,320	58								
			Controls		[no controls]			Savings or Percent Increase	235	0.1	8%	106%						\$0	\$0
Notes: Existing Notes: Proposed																			
8	Meeting Room	2,086	Baseline	6	Incandescent - General Purpose Lamp - 25 Watts - 1 Lamp	Baseline	322	0.2	25	1,158	78					E1	\$3	\$18	
			Proposed	6	Retrofit - CFL & Cold Cathode - Screw-In CFL or Cold-Cathode - 1 to 24 watts - 4 Watts - 1 Lamp	Proposed	62	0.0	4	1,278	53								
			Controls		[no controls]			Savings or Percent Increase	260	0.1	10%	66%						\$0	\$0
Notes: Existing Notes: Proposed																			
9	Kitchen	2,086	Baseline	1	T12 4ft - BI-Pin/Standard Lamp, w/Magnetic Ballast - 40 Watts - 2 Lamps	Baseline	205	0.1	96	4,968	51					A2	\$50	\$50	
			Proposed	1	Retrofit - T8 4ft High-Performance HP Lamp, w/ Normal Light Output Ballast - 32 Watts - 2 Lamps	Proposed	118	0.1	55	5,949	106								
			Controls		[no controls]			Savings or Percent Increase	88	0.0	22%	113%						\$0	\$0
Notes: Existing Notes: Proposed																			
10	Kitchen	2,086	Baseline	3	Incandescent - General Purpose Lamp - 40 Watts - 1 Lamp	Baseline	299	0.1	40	1,178	104					E1	\$3	\$9	
			Proposed	3	Retrofit - CFL & Cold Cathode - Screw-In CFL or Cold-Cathode - 1 to 24 watts - 9 Watts - 1 Lamp	Proposed	58	0.0	9	1,404	62								
			Controls		[no controls]			Savings or Percent Increase	241	0.1	18%	421%						\$0	\$0
Notes: Existing Notes: Proposed																			
11	Dining Area	2,086	Baseline	3	T12 4ft - BI-Pin/Standard Lamp, w/Magnetic Ballast - 40 Watts - 2 Lamps	Baseline	619	0.3	95	14,908	81					A2	\$50	\$160	
			Proposed	3	Retrofit - T8 4ft High-Performance HP Lamp, w/ Normal Light Output Ballast - 32 Watts - 2 Lamps	Proposed	354	0.2	55	17,847	108								
			Controls		[no controls]			Savings or Percent Increase	264	0.1	22%	113%						\$0	\$0
Notes: Existing Notes: Proposed																			
12	Basement Class Room	2,086	Baseline	6	T12 4ft - BI-Pin/Standard Lamp, w/Magnetic Ballast - 40 Watts - 2 Lamps	Baseline	1,237	0.6	66	29,207	81					A2	\$60	\$300	
			Proposed	6	Retrofit - T8 4ft High-Performance HP Lamp, w/ Normal Light Output Ballast - 32 Watts - 2 Lamps	Proposed	706	0.3	55	35,364	106								
			Controls		[no controls]			Savings or Percent Increase	529	0.2	22%	113%						\$0	\$0
Notes: Existing Notes: Proposed																			
13		0	Baseline	0	-- Watts - Lamps	Baseline	0	0.0	0	0	0						\$0	\$0	
			Proposed	0	-- Watts - Lamps	Proposed	0	0.0	0	0	0								
			Controls		[no controls]			Savings or Percent Increase	0	0.0								\$0	\$0
Notes: Existing Notes: Proposed																			

Item	Altitude	Location	Description	Energy					Total
				Watts	VA	PF	Watts	VA	

**NON-STANDARD MEASURES**

Item	Altitude	Location	Description	Energy					Total					
				Watts	VA	PF	Watts	VA						
1.	0		Baseline	- -	Watts - Lamps	Baseline	0	0.0	0	0	0	\$0	\$0	
			Proposed	0	- - -	Watts - Lamps	Proposed	0	0.0	0	0	0	\$0	\$0
			Controls		[no controls]	Savings or Percent Increase	0	0.0					\$0	\$0
Notes: Existing Notes, Proposed														

**ADDITIONAL MEASURES**

1.												
2.												

# Gorge Glass & Contracting Inc.

616 East 3rd Street  
 The Dalles, OR 97058  
 O- 541.296.2074 F-503.907.6646  
 ccb# 103940 wa# gorgegc011jz

# Estimate

Date	Estimate #
7/2/2013	4911

Name / Address
United Church Of Christ Congregational 111 E 5th Street The Dalles, OR 97058

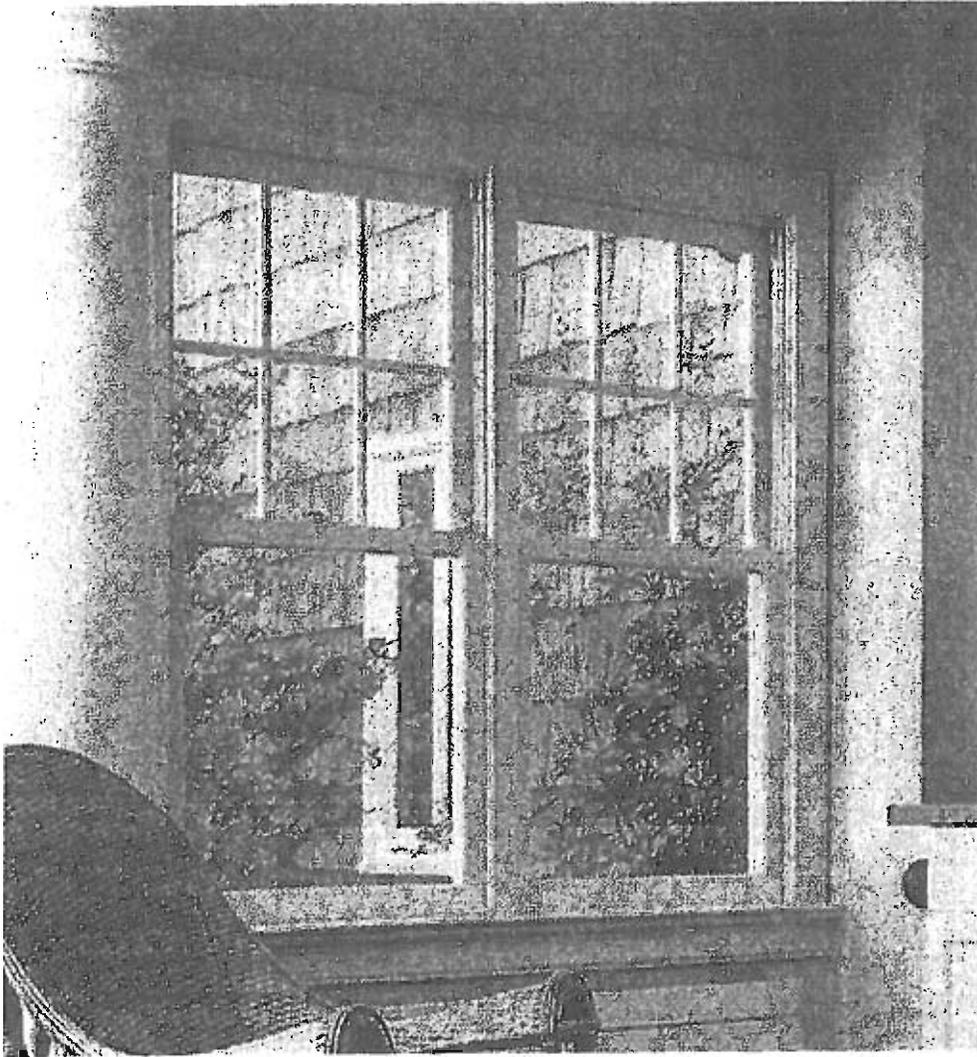
P.O. No.

Description	Qty	Cost	Total
Window(s) - (13) as listed below	13	700.00	9,100.00
Window(s) - (2) as listed below	2	2,778.57	5,557.14
6) 30 X 53 DHT 1) 47 X 47 XO 1) 128 X 81 L Egress Middle 2) 128 X 80 Egress Window 5) 30 X 65 1/2 DHT			
30 X 65 DHT Bottom Obscured (Handi-capped Restroom)	2	700.00	1,400.00
23 X 28 PW (Ladies Restroom)	1	700.00	700.00
23 X 28 Obscured Tempered (Downstairs Bathroom)	1	700.00	700.00
30 X 89 DHT (Tenney Room)	5	700.00	3,500.00
30 X 59 DHT (Kitchen)	1	700.00	700.00
Marvin Tilt Pack Windows To Meet Historical Rules By City Of The Dalles Standards			
Labor & Materials		12,000.00	12,000.00

Estimates are good for 30 days.  
 Terms: 1/2 down at time of signing the contract.  
 Remaining to be paid upon completion of the job.  
 Finance charge of 2.5% per month will be applied to the unpaid balance remaining past 10-days of project completion date.

<b>Subtotal</b>	\$33,657.14
<b>Sales Tax (0.0%)</b>	\$0.00
<b>Total</b>	\$33,657.14

Signature \_\_\_\_\_



Marvin Tilt Sash Windows. Meets Historic Requirements.

**This window design meets historic requirements. It does not come with many options. The operation of this type of window is both a sash up and down operational options as well as a tilt open unit. There are no "either/or" options offered for this historical designed construction. Grids are optional and can be inserted top or bottom.**

**Some local examples of this product are placed in the downtown The Dalles Commodore Building. The strict historic requirements of that project were met by this product.**

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

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STYLE: Bungalow  
USE: Commerce: Business  
PREVIOUS HISTORIC LISTING: None  
CLASSIFICATION: Historic Non-Contributing

**PHYSICAL DESCRIPTION:** This one and one-half story, wood frame building, formerly a residence, has been extensively altered to accommodate the current use as a business. The building has a gable roof, shed dormers on the sides, and exposed rafters under the projecting eaves. Large brackets are on the gable ends as well as a tripartite window.

The front porch has been replaced with a shed roof supported with 4" by 4" posts. Concrete stairs lead to the porch. The majority of the windows are one over one double-hung windows. The building has been resided with fire retardant shingles. A large exterior buff-colored brick chimney is on the west side of the house. The house is in good condition.

The yard is heavily landscaped with evergreen shrubs. Rocks are used as the ground cover. A vertical board fence encloses part of the side yard and separates the building from the church to the east.

**HISTORICAL DATA:** Deed records indicate that this residence was built by Al and Alma Nelson c. 1913. Al Nelson purchased the property on March 11, 1912 (Deed Bk. 54, p. 404). Albert Nelson was in the soft drinks business according to the 1917 city directory (earlier he was a proprietor of a saloon). On August 14, 1919, the Nelson's sold the house to Frank Gabel. Frank's widow, Mariette, sold the house to Joseph Endicott in September 1942. Endicott sold the property in 1955 to Kenneth and Seneva Craig.

#9 HISTORIC NAME: Congregational United Church;  
First Congregational Church  
COMMON NAME: United Church of Christ  
ADDRESS: 111 E. 5th  
RESOURCE TYPE: Building  
OWNER'S NAME AND ADDRESS  
United Church of Christ  
111 E. 5th Street  
The Dalles, Oregon 97058

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

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ASSESSOR'S MAP: 1N-13E-3BC BLOCK: 10 LOT: 5, 6 TAX LOT: 6700  
ADDITION: Original Dalles City  
YEAR BUILT: 1936  
ALTERATIONS: Addition in 1955  
STYLE: Tudor Gothic  
USE: Religion: Church  
PREVIOUS HISTORIC LISTING: Oregon Statewide Inventory (1984-85)  
CLASSIFICATION: Secondary

**PHYSICAL DESCRIPTION:** The First Congregational United Church is a one and one-half story concrete and brick building, 'L' shaped in plan with a basement. The decorative exterior features elements include Tudor arches, Celtic crosses on top of the belfry, corner buttresses, half timbered wood and stucco facade on the north and rear elevations, and decorative scoring of the concrete exterior walls on the 1955 addition.

The exterior surfacing material on the original section of the church (west half) has been made to imitate rough-face stone with smooth corner blocks. The double entrance doors on the east elevation have a Tudor arch and are slightly recessed. A granite cornerstone by the doors is inscribed with "1859-1936". The brass door hardware is designed with a geometric pattern. The belfry on the east elevation is crenelated at the top with a louvered area in the center.

A brick addition (1955) is on the west side of the church that is used as an educational wing. A courtyard is between the church and the school. Another addition is on the north side of the church. The north elevation of the addition is designed with influences of the Tudor style with half timbering and stucco facade. The addition is 2 1/2 stories high and has a gable roof with one over one double-hung wood sash windows.

The interior is also brick with wood framing, including the sanctuary roof truss framing. Wood sash windows feature leaded stained glass, especially those found in the sanctuary. Other exterior materials include brick, cast stone, and concrete. The building is in excellent condition.

**HISTORICAL DATA:** Founded in 1859 by Rev. William A. Tenney (of the American Home Missionary), the Congregational United Church, with eight charter members, began meeting in the first Wasco County Courthouse.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

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Under the leadership of its second minister, the Rev. Thomas Condon (1822-1927), educator and "father of Oregon geology", the congregation built their first church in 1863, at a cost of \$1000. Condon led the church into the 1870s and later became "Oregon's foremost geologist and paleontologist." When Condon resigned as minister, there were 97 members in the church.

Fire destroyed the church on September 2, 1888 and for several months services were held in the Wasco County Courthouse. A new location was then purchased and donated (Nov. 12, 1885) by Judge O.S. Savage, and on July 27, 1889 a new church building dedicated. This church lasted only two years before it was destroyed by the disastrous fire in 1891 (along with much of the business district). In 1892, a \$12,000 church was built. This structure remained for 43 years until 1935 when it was destroyed by fire.

The present church building, was dedicated on February 14, 1937, with Rev. Robert A. Hutchinson as minister. A Christian education wing and church offices, in a compatible concrete structure, were added in 1955, under the leadership of Rev. John Langenes. The congregation has been affiliated with the United Church of Christ since 1957.

#10 HISTORIC NAME: Wasco County Courthouse  
COMMON NAME: Wasco County Courthouse #3  
ADDRESS: 511 Washington Street  
RESOURCE TYPE: Building  
OWNER'S NAME AND ADDRESS:  
Wasco County  
511 Washington Street  
The Dalles, Oregon 97058  
ASSESSOR'S MAP: 1N-13E-3BC BLOCK: 9 LOT: 7-10 TAX LOT: 6800  
ADDITION: Original Dalles City  
YEAR BUILT: 1912-14  
ALTERATIONS: Minor; handrails in the middle of the entrance steps;  
elevator addition on west elevation  
STYLE: Classic Revival  
USE: Government: Courthouse  
PREVIOUS HISTORIC LISTING: Oregon Statewide Inventory (1976)  
CLASSIFICATION: Secondary



## 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. 131-13**

**Adopting The Dalles Historic Landmarks Commission Application #141-13 of United Church of Christ Congregational.** This application is for a Historic Landmarks Commission hearing to gain approval to repair/replace 25 windows in the historic portion of the structure. The property is located at 111 East Fifth Street, The Dalles, Oregon, and is further described as 1N 13E 3BC t.l. 1600. Property is zoned “CBC” – Central Business Commercial District. The historic names of this structure are Congregational United Church and First Congregational Church. The historic structure was built in 1936 and is classified as Secondary in The Dalles Commercial Historic District.

#### I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on November 20, 2013, 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 141-13 and the minutes of November 20, 2013, 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. 141-13 – The United Church of Christ Congregational, is approved.

#### 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 20th DAY OF NOVEMBER, 2013.

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Eric Gleason, 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 November 20, 2013.

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

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Richard Gassman, Director  
Planning Department