



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

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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: jeffreyszrepairst@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

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

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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: phillip@vintagewindows.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

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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*

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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.fulcircainc.com

e-mail: andrew@fulcircainc.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: azores48@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

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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 reinstallation 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

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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.paintrtady.com

e-mail: judy@paintrtady.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@pilgrimspreservation.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: restortllc@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.salvageworkspx.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

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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: southmoregonsash@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.tenmillemillwork.com

e-mail: info@tenmillemillwork.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

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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: jamestum@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

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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;