



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

(541) 296-5481 ext. 1125
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

Tuesday, November 10, 2015
4:00 PM

- I. Call to Order**
- II. Roll Call**
- III. Approval of Agenda**
- IV. Approval of Minutes – September 23, 2015**
- 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 Hearings**
 - A. Historic Landmarks Commission Application #149-15; 2nd Street LLC; Request:** To preserve and restore as many original features as are identifiable, and to return the home for use as a single family dwelling that will complement the surrounding historic neighborhood. Property is located at 412 West Second Place, The Dalles, Oregon, and is further described as 2N 13E 32 BB t.l. 1200. Property is zoned "CBC-1" – Central Business Commercial and is located in Trevitt's National Historic District.
- VII. Resolution - #139-15 for HLC #150-15; 2nd Street LLC**
- VIII. Pioneer Cemetery Discussion**
- IX. Staff/Commissioner Comments**
- X. Next Meeting Date – December 23, 2015**
- XI. Adjournment**

HISTORIC LANDMARKS COMMISSION MINUTES

September 23, 2015

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

The following Commissioners were present:

Bob McNary
Sandy Bisset
Pat Smith
Dennis Davis

The following Commissioner was absent:

Eric Gleason

Representative present:

Heather Hopkins, Ft. Dalles Museum

Representative absent:

Linda Miller, City Councilor

Staff present:

Dawn Marie Hert, Senior Planner
Carole Trautman, Administrative Secretary

Others present: Main Street Director Matthew Klebes

APPROVAL OF AGENDA

It was moved by Smith and seconded by Bisset to approve the agenda as submitted. The motion carried unanimously; Gleason absent.

APPROVAL OF MINUTES

Bisset moved for a correction in the August 26, 2015 minutes. Minutes should be amended to state that Chair McNary closed the meeting. It was moved by Davis and seconded by Bisset to approve the amended August 26, 2015 minutes as submitted. The motion carried unanimously.

PUBLIC COMMENTS

None.

PUBLIC HEARINGS

A. Historic Landmarks Commission Application #149-15 – Michiel Haley; Request: To site and construct a 4-unit townhouse with rear parking. The townhouses will front Fourth Street and include traditional front entry elements and meet the design guidelines for the Trevitt's National Historic District. Property is located at 402 West Fourth Street, The Dalles, Oregon, and is further described as 1N 13E 4 AA t.l. 3200. Property is zoned "CBC-1" – Central Business Commercial, and is located in Trevitt's National Historic District.

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

Chair McNary opened the public hearing at 4:08 PM.

Discussion:

Senior Planner Hert reported that the applicant had provided the necessary changes and design guidelines needed. The design proposed is a single family home, Italianate in style, including features of the original home.

Senior Planner Hert recommended approval with conditions, based on findings of fact, and concluded that the application met all necessary requirements as per Secretary of Interior and City Ordinance #94-1194 as well as the City General Ordinance #96-1207 with the following eight (8) conditions:

1. Work shall be completed as stated in the proposals and pictures;
2. The rock wall and rock shed is required;
3. Removal of historical items from this site will not be allowed, the usage of historical materials, i.e. rock, is recommended;
4. The discovery of archaeological materials or resources shall be evaluated prior to excavation;
5. Prior to the permit being issued the applicant must submit window details that meet all historical guidelines and building code standard for new construction;
6. Any future plans for fencing or landscaping will require review and approval by the Planning Department Director;
7. The final color scheme will require review and approval by the Planning Department Director those colors will be from the American Heritage Pallet provided by the applicant; and
8. Applicant must go through a building permit process and approval before any construction on this site.

Testimony

Proponents:

Michael Haley, 301 N15th #206, Hood River, Oregon, stated that since the last meeting he reevaluated the design and designed something similar as to the original home located on this site.

Haley reported that the new design was similar but was located further east on the property to allow for off street parking.

Haley duplicated the exterior facade, and trim of the original house, and stated that he is able to mix the paint so that it is the exact color as the prior home. Additional details include rock on the facade of the concrete foundation to mimic the original rock foundation.

Hopkins asked the applicant about the Hardy Plank Board siding and the class action law suit that has been filed against the major siding company due to flaking and holes. Haley stated that he will use what siding is approved and would not object to changing from the Hardy Board siding.

Senior Planner Hert added that she has read that Hardy Board has less shrinkage due to being composite.

Discussion continued on sidings.

Opponents:

None.

Acting Chair McNary closed the public hearing at 4:34 PM.

Deliberation:

Bisset commented that the house is beautiful according to the plans and is thankful that the plans are accurately scaled. The replacement home was easy to envision.

Davis commented that he was pleased with the presentation.

Deliberation:

With no further discussion, it was moved by Davis and seconded by Smith to approve HLC application #149-15 based on the findings of fact in the staff report and to include the 8 conditions of approval. The motion carried unanimously; Gleason absent.

RESOLUTION

Davis moved to accept the resolution and direct staff to amend the resolution to match the recommended conditions of approval as outlined in the staff report. Bisset seconded the motion to approve Historic Landmarks Commission Resolution #139-15 for Historic Landmarks Commission #149-15, Michael Haley, as submitted. The motion carried unanimously; Gleason absent.

PIONEER CEMETERY

Senior Planner Hert reported that there is a contract signed by Donovan and Associates. Restoration should begin soon and will likely be finished by the end of the year. The contract allows for work to be completed no later than spring 2016. This is paid through grant money received from Oregon Commission on Historic Cemeteries (OCHC).

Acting Chair McNary reported that he had already seen people working within the cemetery.

Bisset suggested that before and after pictures be taken and possibly have the chronicle publish them.

Hert stated that the primitive look of Pioneer Cemetery is purposeful in order to maintain originality. Hert recently spoke to Nieta Cecil and discussed running small articles of historical interests in the Chronicle.

COMMISSIONER/STAFF COMMENTS

Hert distributed window restoration workshop information. Hert reported that the window workshop would take place in conjunction with the Main Street event, and she has a flier ready to be placed in the newspaper. The event will occur October 9-11th. The flier explains that Friday night is open to the public. It will be at the I.O.O.F building in the upstairs. The class will be held on Saturday and Sunday with lunch provided. Attendees have the choice of one college credit or 12 hours of continuing education with the contractor's board. This workshop was included in the Main Street directory. Hert will also be emailing the flier out to persons that would likely be interested.

Bisset shared that she and Mary Davis would coordinate a historic walking tour that would begin and end at the Civic including several stopping places with 3-5 minute presentations. Speakers were to be determined and an invitation was extended to Sam Woolsey. The stops would include the Floor Mill, Railroad Depot, Brewery, wool and wheat warehouses. The Iron Works presentation would be done by the Quackenbush's, Sharon Hall will present on the fire at the hotel. Continuing on the tour to Klindt's bookstore, the Chinese Building, Baldwin Saloon, Ferry crossing and where the boats came in. The next stop will be City Hall where Rodger Nichols will speak about the three courthouses. There will be ladies dressed as "floozy's" that will speak about the local brothels in The Dalles.

Main Street Director Mathew Klebes will be leading building tours in I.O.O.F, Elks and other historical landmarks.

Councilor Tim McGlothlin will be hosting a bus tour in the afternoon.

Hert reported that the Certified Local Government (CLG) training went well. It was interesting dealing with section 106, archaeology discoveries. Hert reported that the commission received an award for Perky Preservationist. We are consistent with successful grants and continued Certified Local Government grants.

Hert update the minor amendments: Windermere had an approval for a sign for the building. Petite Provence was approved for an awning; the new awning will go over the arches and look similar to Breezeway Aniques.

History after Hours

Bisset gave a report on the upcoming events. McNary asked if tourists were coming to the Fire Museum. Hert said the museum is manned on all cruise ship days. There are regular visitors to the museum. The A-frame board goes out on the street regularly and there are charms available for sale in the City Manager's office.

McNary states that he sees a lot of foot traffic when the boats are here. He would like to see more people visit St. Peter's Landmark. Having a lot of places for the people to visit is important.

Bisset reported there has been a lot of illegal activity in the area of 2nd Place. The police are aware of these issues and are actively working on them.

Davis reported on Old Ft. Dalles Museum sign. The plywood pieces have been removed. They are replacing the big arrow on the corner of 2nd and Union Streets. Previous sign had been neon. Hert will look into power to it and referred to Mr. Benko, of the National Neon Sign Company, to look at rebuilding it. This may be a grant possibility.

Bisset reported that there was a large sign that stated "Original Courthouse" that was located by the original courthouse and the Chamber. That sign has disappeared and is likely in storage somewhere. Hert will check with a former Chamber employee, Kim Cowan. There is a possibility that the sign may have been destroyed in the '96 flood. Bisset stated that she will also put this information on Facebook to try to reach out to people in the community.

Museum Representative Hopkins stated that she was excited about the possibility of adding neon back to the Old Fort Dalles Museum sign.

NEXT MEETING

The next meeting is scheduled for October 28, 2015 at 4:00 PM.

ADJOURNMENT

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

Respectfully submitted by Brenda Baska, Temporary Administrative Secretary.

Bob McNary, Vice Chair
Historic Landmarks Commission

**CITY of THE DALLES**313 COURT STREET
THE DALLES, OREGON 97058(541) 296-5481 ext. 1125
PLANNING DEPARTMENTHLC# 150-15
FEE - 0**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	SILAS W. DAVIS III
Address	412 WEST 2ND. PLACE - THE DALLES, OR. 97058
Phone	971 235-3825
Business Name	2ND PLACE, LLC
Site Address	412 WEST 2ND. PLACE - THE DALLES, OR. 97058
Phone	971 235-3825 woodi.davis@comcast.net
Map and Tax Lot	02 N 13E 32 BB 1200 LOT 11 BLOCK (7) TREVITT'S ADDITION
Zoning	CENTRAL BUSINESS COMMERCIAL

Please describe your project goals.

SEE ATTACHED NARRATIVE

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? SINGLE FAMILY RESIDENTIAL

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

List any known archeological resources on site.

NONE

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 W. Davis, III
Applicant

10/2/2015
Date

Owner (if not the applicant)

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

Don Wainwright
Secretary, Historic Landmarks Commission

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Historical Classification Secondary - Contributing
(Primary, Secondary, Historical, Etc.)

Historic Building/Site Historic District: Commercial ☐ Trevitt ☐ Other ☐

Historic Name (if any) Unknown - Commonly Known as: Sovereign Grace

Year(s) Built circa 1920 Baptist Church

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

Section number 7 Page 18

* #4 Address: 412 West Second Place Owner: % Michael Richardson
Historic Name: Unknown 2403 Mt. Hood
Common Name: Sovereign Grace The Dalles, OR 97058
Baptist Church Map No: 1N 13 3BB
Year Built: c.1920 Reference No: 13701
Architect: Unknown Plat: Trevitt's Addition
Style: Bungalow Block: 7
Use: Residential Lot: 11
Alterations: Minor Tax Lot: 1200
Secondary/Contributing

Description: This one-story rectangular Bungalow has a side facing gable roof supported with brackets and exposed rafters. A gable dormer, sheathed with wood shingles, projects from the north elevation of the roof. The partial porch is recessed under the gable and is supported with a boxed post. A rear porch has been enclosed with four over four and two over two double-hung wood sash windows. The majority of the windows are one over one double-hung wood sash which are finished with plain trim. A tripartite window, decorated with leaded glass in the upper panes, embellishes the front facade. Leaded glass also decorates the dormer window. The house is sheathed with shiplap siding finished with cornerboards. A watertable with cap extends around the perimeter of the building. The lot is sparsely planted with shrubs. The building is in good condition and has minor alterations.

Historical Data: The chain of title is unclear for this property.


Auxiliary Building: None

#5 Address: 418 West Second Place Owner: Delay & Nadine Boen
Historic Name: Hudson House 418 West Second Place
Common Name: NA The Dalles, OR 97058
Year Built: 1937 Map No: 1N 13 3BB
Architect: ~~Unknown~~ *Reyes Bentley* Reference No: 3414
Style: Norman Farmhouse Plat: Trevitt's Addition
Use: Residential Block: 7
Alterations: None Lot: 12
Secondary/Contributing Tax Lot: 1600

Description: This one and one-half story building has a steeply pitched gable roof with shed dormers, shallow boxed eaves, and a wide bargeboard. A lower gable extension on the front elevation houses the entrance vestibule and a screened side porch is located on the west elevation. Segmental arches define the window openings of the side

**STAFF REPORT
HISTORIC LANDMARKS REVIEW # 150-15**

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Senior Planner 

HEARING DATE: Wednesday, October 28, 2015

ISSUE: Silas W. Davis, III is applying to preserve and restore as many of the house's original features for the house to continue being used as a single family house in the National Historic Trevitt's Addition.

SYNOPSIS:

APPLICANT:	Silas W. Davis, III
PROPERTY OWNER	2 ND Place LLC
LOCATION	214 W. 4 th Street, The Dalles, OR 97058
ZONING	"CBC-1" – Central Business Commercial with an "NC" – Neighborhood Center Overlay.
EXISTING USE	Vacant Residential House
SURROUNDING USE	Commercial and Residential
HISTORIC STATUS	N/A

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

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

BACKGROUND: This house was built circa 1920 and was commonly known as the Sovereign Grace Baptist Church. The National Register pages show that the title was unclear for this property and that there is no known historic name. The house is classified as Secondary Contributing and minor alterations were stated in the inventory pages. No auxiliary buildings were included in the inventory.

The applicant is proposing to bring the residence back to its original state. The original windows were kept in the basement and will be used for the restoration. The applicant has submitted a complete application with photos detailing all planned restoration for the project.

As stated above, the restoration will for the house to be returned to use as a single family residence. Any change of use to commercial, multi-family or church would require an application with the Planning Department.

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-A1: This site has been used as residential for many years and will continue to be used for residential purposes. It is located in a commercial district, with a neighborhood overlay. There is no change of use being requested at this time. Criterion met.

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

FINDING-A2: The applicant has planned a complete restoration of the structure. All features will be repaired and be made to match the original house. The applicant has been unable to locate any historic photos. However, they have had an architectural rendering completed to be used as a guide for their restoration work. Preliminary work on the structure opened up interior walls which made the original location of the windows evident. The applicant has provided revised drawings showing the correct locations of the original windows, which is slightly different than the professional renderings. The landscaping is planned to be restored to be complimentary to the house. Stairs will be replaced/repared as well as original siding will be put back on the structure. Criterion met.

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

FINDING-A3: The restoration plan for the structure will follow historic guidelines and the discovery work that has already been completed on-site. There are no plans for additions that would create a false sense of historical development. Criterion met.

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

FINDING-A4: The proposed changes are to bring back the house to its original state. There is no information on when the current windows were installed. However, staff believes that the original window locations would be ideal and desired. Criterion met.

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

FINDING-A5: There are no plans for any historic features to be removed. The applicant has stated that the distinctive features and finishes of the 1920's residence will be preserved. Criterion met.

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: The applicants plan for the complete restoration of the structure. All features will be repaired unless deteriorated beyond repair. The applicant plans to have all repairs will be made to be as original as possible. Criterion met.

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

FINDING-A7: The historic structure will be required to be surface cleaned using the gentlest means possible. This will be addressed as a condition of approval.

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: The applicants do not anticipate any excavation. The landscaping and parking area will disturb the ground minimally. Due to the fact that the site is located in an area that may have resources in the ground; staff will notify the applicants that they are responsible to notify the appropriate authorities if any archaeological resources are found. This will be addressed as a condition of approval.

9. *"New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."*

FINDING-A9: No additions are planned with this request. All modifications to the house will be returning it back to its original state. 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 are planned. 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 22 ~ LANDSCAPING

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

GUIDELINES:

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

FINDING-B1(a): This is not for new construction, criterion does not apply.

FINDING-B1(b): As shown on the submitted site plan, low landscaping is planned for the entire site. The applicant's submittal shows that the proposed landscaping does not obstruct the public's visual access to the historic structure. Criterion met.

FINDING-B1(c): The landscape plan submitted shows complimentary foundation plants. Criterion met.

FINDING-B1 (d): The existing lot only has a few volunteer trees that are not significant to the site that may be removed with construction. A shrub on the right

side of the house is overgrown and will not need to be preserved. No other mature landscaping exists on the site. Criterion met.

FINDING-B1 (e): This is not for new construction, criterion does not apply.

FINDING-B1 (f): The applicant's final landscape selection will need to be appropriate for the style of the house and the climate. Criterion will be addressed as a condition of approval.

FINDING-B1 (g): A short wood picket fence is included in the plans for restoration. The neighborhood properties have fences in the front yard areas. Criterion met.

FINDING-B2 (h): Historic photographs of the house were not accessible by the applicant.

Page 24 ~ SIDING

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

GUIDELINES:

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

FINDING-B4(a-h): The applicants plan to restore the exterior to its original state. The siding will be returned to ship-lap on the west exterior. All other faces have original siding. Criterion met.

Page 26 ~ WINDOWS & DOORS

"Windows and doors serve in giving character to the American house. They provide proportion and scale to the elevation. In Trevitt's Addition windows are predominantly double-hung sash. Door styles vary throughout the neighborhood. New construction and rehabilitation should try and preserve the historic character of the windows and doors through proportion, scale, and rhythm.

GUIDELINES:

- a. *When dealing with historic windows and doors it is best to repair before replacing (see page 2, Secretary of the Interior's Standards for Rehabilitation).*
- b. *Replacement of the original windows and doors is not recommended. However, when replacement is necessary the material, size, proportion, scale, and detail of the original should be matched in order to preserve the historic integrity.*
- c. *Original muntin configuration should be kept as it gives scale and proportion to the overall reading of the window.*
- d. *If no original material exists the use of historic photographs is recommended.*

- e. *The use of thermal shutters and shades is recommended for weatherization as it does not affect the original windows, providing a non-impacting solution.*
- f. *Interior storm windows are recommended.*
- g. *Weatherstripping and caulking should be checked regularly to ensure good weatherization.*
- h. *New construction should use double-hung, one over one, or two over two windows with simple flat trim.*
- i. *The use of vinyl windows is not recommended.*
- j. *Reflective glass is prohibited."*

FINDING-B5(a-j): The applicants are proposing to preserve the historic character of the windows and doors. Luckily the windows that were removed were stored in the basement of the house and will be used in the restoration project. The non-original front door will need to be replaced with a period correct bungalow door. The applicants are proposing to follow the design guidelines for replacement. Criterion met.

CONCLUSIONS: The proposed restoration work on the Sovereign Grace Baptist Church house will help bring a house that has fallen to dis-repair back into its near original state and beauty in the Historic Trevitt's Addition. The repairs and preservation of this historic landmark will allow for continued use of a historic resource for many years to come. In all respects this application meets the standards of the Secretary of the Interior and the City of The Dalles General Ordinance No.94-1194, as well as General Ordinance No. 96-1207, with the following conditions:

Recommended Conditions of Approval:

1. Work will be completed in substantial conformance to the pictures and proposals as submitted and reviewed.
2. Any archeological resources or materials that are discovered during excavation, the applicants will need to stop excavation and have the site professionally evaluated prior to continued excavation at the site.
3. The applicant's final landscape selection will need to be appropriate for the style of the house and the climate.
4. The applicants will need to submit plans for a building permit to the local Building Codes Department.
5. Cleaning of the historic structure will require the applicants to use the gentlest means possible. No harsh chemical or sandblasting will be allowed.
6. The replacement door will need to meet the historic design guidelines.
7. The applicants are required to notify the Planning Department of any alteration of the approved plans.