



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

Wednesday, August 27, 2014
4:00 PM

- I. **Call to Order**
- II. **Roll Call**
- III. **Approval of Agenda**
- IV. **Approval of Minutes – June 25, 2014**
- 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 - Historic Landmarks Commission Application #145-14; United Church of Christ Congregational; Request:** Approval for the restoration and remodel Phase II project to replace 40 additional windows in both the original historic portion of the building as well as the addition. Property is located at 111 East 5th Street, The Dalles, Oregon, and is further described as Township 1 North Range 13 East Map 3 BC tax lot 6700. Property is zoned “CBC” – Central Business Commercial District. The historic name of the structure is The Congregational United Church. The structure was built in 1936 and is classified as Secondary/Significant in the Commercial Historic District, Inventory #9.
- VII. **Resolution - #135-14; HLC Application #145-14; United Church of Christ Congregational**
- VIII. **Pioneer Cemetery Discussion**
- IX. **Staff/Commissioner Comments**
- X. **Next Meeting Date – September 24, 2014**

XI. Adjournment

HISTORIC LANDMARKS COMMISSION MINUTES

JUNE 25, 2014

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

CALL TO ORDER

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

Gleason welcomed Historic Landmarks Commissioner Sandy Bisset.

ROLL CALL

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

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.

MINUTES

It was moved by McNary and seconded by Smith to approve the February 26, 2014 minutes as submitted. Gleason, McNary, Smith and Davis voted in favor; Bisset abstained. The motion carried unanimously.

It was moved by Davis and seconded by Smith to approve the March 26, 2014 minutes as submitted. Gleason, McNary, Smith and Davis voted in favor; Bisset abstained. The motion carried unanimously.

PUBLIC COMMENTS

Trish Neal, PO Box 1571, The Dalles, Oregon, thanked the Commissioners for participating in the Civic Auditorium's Open House. The Lewis & Clark time capsule was an item of interest, she said, and a lot of historic information

Ms. Neal also reported that the Anderson Barn roof was completed. Upcoming summer projects would include sealing down the Anderson House and Surgeon's Quarters roofs, and possibly sealing the exterior of the Surgeon's Quarters.

PUBLIC HEARING

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

Chair Gleason read the public hearing rules, 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.

Gleason opened the public hearing at 4:09 PM.

Senior Planner Hert summarized the staff report. Hert stated that the stand-alone structure would be placed in a minimally-visible location, and minimal excavation was planned. Staff recommended approval with three conditions of approval, as stated in the staff report, Hert reported.

Testimony**Proponents**

Robert M. Wells-Clark, 503 West 3rd Place, The Dalles, Oregon explained his project. Mr. Wells-Clark stated that he was a high school automotive teacher, and in the past he usually had a place to maintain his vehicles. He stated he had a clear understanding that the Maier House was a public space, and he wanted to respect that. Mr. Wells-Clark said he planned on maintaining the historic integrity of the residence and would reflect that in the construction of the garage. He took pictures of homes in the neighborhood to find a good compromise between the family’s needs and the appropriateness of the historical integrity of the neighborhood in designing the garage.

Mr. Wells-Clark described his process in siting the garage. In regards to excavation, he said he was aware of the historic nature of the surrounding area, especially by Mill Creek. The excavation would be minimal, approximately 5 feet wide. Chair Gleason commented that state’s definition for identifying a significant archaeological site was 10 items (or more) older than 75 years old. Senior Planner Hert reported that a sewer line went through the area, so the applicant could be dealing with fill. Chair Gleason volunteered to come and help out during the digging, because there was a possibility of Native American artifacts by Mill Creek.

Several of the Commissioners commended Mr. Wells-Clark on the thoroughness of his application.

Mr. Wells Clark also pointed out that there would be no windows because of expense, the garage would not be used for a commercial business, and there were no plans for an exhaust system.

Opponents

Frances Connelly, 412 West 4th Street, The Dalles, Oregon, stated she lived across the street from the applicant’s property. She was opposed to the request, because she did not like the idea of having more automobiles in a residential area. Ms. Connelly said if one car was allowed, soon there would be many. She pointed out that urban renewal design plans had been drawn up for the Third Place Streetscape Project with the intent to beautify the area. Ms. Connelly said in light of that project, 3rd Place was no place for “a bunch of cars.”

Rebuttal

Robert M. Wells-Clark, 503 West 3rd Place, The Dalles, Oregon, clarified that the garage would not have commercial usage. He said one car would be stored in the structure.

Senior Planner Hert stated that the applicant would be required to go through the Conditional Use Permit process to run and operate a home business in that area, and the area was zoned Residential which does not allow commercial use.

Chair Gleason closed the public hearing at 4:28 PM.

Gleason said the HLC did not have any say in the use of the structure. He recommended an amendment to Condition of Approval #3, second sentence, by adding the words "stop work." The amended sentence would read: "The applicant is responsible to *stop work* and notify the appropriate authorities if any archaeological resources are found during excavation for the project."

It was moved by McNary and seconded by Davis to approve HLC Application #144-14, Robert M. Wells-Clark applicant, for the construction of a detached garage, and to include Conditions of Approval 1, 2 and the modified #3 as suggested by Gleason, based upon the findings of fact and criteria found in staff's report. The motion carried unanimously. Senior Planner Hert explained the appeal process.

RESOLUTION

It was moved by Davis and seconded by McNary to approve HLC Resolution #134-14 for HLC Application #144-14, including the three Conditions of Approval on record. The motion carried unanimously.

PIONEER CEMETERY

Commissioner McNary reported that not much work had been done on the fencing. Senior Planner Hert said much of the work was based on the availability of the Community Service volunteers, and there had not been many available to this point. Discussion followed regarding the north picket fence. It was Hert's understanding that the picket fence did not belong to the cemetery. Commissioner Bisset clarified that in years past, another group had experienced resistance from the neighbors on painting the exterior side of the picket fence located on the adjacent property.

Senior Planner Hert asked if the Commissioners wanted the Pioneer Cemetery grant to be used for a workshop in September or October. Chair Gleason said Sallie Donovan had been ill recently. Hert will contact Donovan.

STAFF/COMMISSIONER COMMENTS

Commissioner McNary asked if funds were available for more plaques. Hert said people quit asking for them because of the cost. She checked with Kuri Gill at the State Historic Preservation Office (SHPO), and no plaques were available. The Commissioners discussed the popularity of the historic homes in the community to tourists. Many positive things were taking place. Senior Planner Hert said she would see if Urban Renewal funds could be available for the plaques. Commissioner Davis suggested researching the feasibility of using some of the Chamber Tourism fund for plaques. Hert also suggested the possibility of budgeting next year for two plaques a year from the Planning Department's budget.

Senior Planner Hert reported that she had not heard from the Warm Springs Tribe on the blank interpretive sign panel at the boat dock.

Chair Gleason asked for the status of the sandstones at the Lewis & Clark Monument. It was suggested a request be made to the Northern Wasco County Parks and Recreation Department (NWCPRD) board to place the sandstones at the 16th Street Reservoir. Hert thought there was a potential problem in the expense to move them. McNary said it would be difficult to get the sandstone moved, because it was never discussed at the time of demolition.

Commissioner Davis asked if a sign could be placed outside City Hall's Fire Museum. Hert said there was an A-Frame sign in existence that could be used. Secretary Trautman will contact the Maintenance crew.

Chair Gleason said foundation restoration work was progressing at the Rorick House. He hoped it would be restored back to its original height, and there were plans to lower the landscaping in the front.

NEXT MEETING

July 23, 2014

ADJOURNMENT

Chair Gleason adjourned the meeting at 5:22 PM.

Respectfully submitted by Administrative Secretary Carole Trautman

Eric Gleason, Chairman

**STAFF REPORT
HISTORIC LANDMARKS REVIEW #145-14**

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Senior Planner

HEARING DATE: August 27, 2014

ISSUE: The United Church of Christ Congregation is applying for Phase II of their restoration and remodel project and is requesting to replace 40 additional windows in both the original historic portion of the building as well as the addition. Most of the planned work will include replacement, however there will be some repairs to some windows with installation of only a tilt pack to match existing windows.

SYNOPSIS:

APPLICANT	United Church of Christ Congregation
PROPERTY OWNER	United Church of Christ Congregation
LOCATION	111 East 5 th 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 1955 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 a new monument sign was installed.

The previous 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. Phase I of the project has been completed and followed the HLC 141-13 conditions of approval. Phase II

is the final phase in the restoration and repairs planned for the church to finalize the recommendations by the Energy Audit.

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 1936 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 when standing on 4th Street looking at the entrance of the church.

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 previous decision of HLC 141-13 indicated that the metal windows on the addition had not acquired historic significance.

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 requests being made by the applicant for rehabilitation will need 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 historic buildings, 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 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:

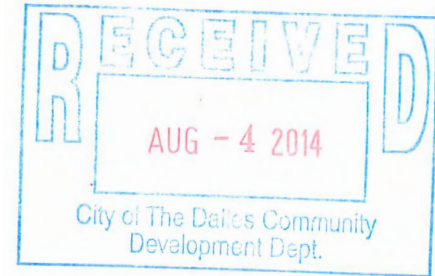
1. Work will be completed in substantial conformance to the drawings and proposals as submitted and reviewed.
2. Prior to construction, the applicant will need to submit for approval to the City Planning Department. Once approved, the applicant will need to submit for a structural permit from the local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



UNITED CHURCH OF CHRIST CONGREGATIONAL
SERVING THE GORGE SINCE 1859

July 30, 2014

City of The Dalles
Historic Landmarks Commission
313 Court Street
The Dalles, Oregon 97058



RE: Window Improvement Grant: Phase II of II

Dear Commission Members:

The United Church of Christ Congregational is preparing to upgrade the final phase of our two-phase windows project in both the sanctuary building and the addition. We have previously finished work on insulating and protecting the stained glass in the sanctuary, replaced our signage and contracted to have the outer portion of the structure bricks pointed to preserve this historical building. The congregation has approved this work and we are seeking grant assistance through the Urban Renewal Grant Program to complete the project.

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 completed the Phase I of our project in June, 2014, with the assistance of an Urban Renewal Grant as well as contributing funds from U.C.C.C. We now have a contractor's estimate of \$50,754.31 to complete our final phase on window the replacement. The congregation has earmarked \$5,755.00 toward this project. The scope of work 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



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

HLC# 145-14

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	Rev. Dr. Deborah J. Allen, Pastor
Address	111 East 5th Street
Phone	
Business Name	United Church of Christ Congregational
Site Address	111 East 5th Street
Phone	541-296-2909
Map and Tax Lot	1N 13E 3BC 6700
Zoning	CBC

Please describe your project goals.

Phase II of II: Complete remaining window replacement of 40 windows; window age 1953-7. This will improve ventilation and function, as well as, energy efficiency.

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

With the completion of Phase II of window replacement, the building will be more uniform and protected from natural depreciation.

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

We have maintained the brick pointing in the past year and half; upgraded signage and sprinkler system; placed protective glass in all stained glass windows; upgraded some minor plumbing; had a P.U.D. audit (7/2013); Completed Phase I with the UR Grant awarded earlier this year.

What is the current use of this property? Church service: space dedicated to the use of Habitat 4-Humanity; Boy Scouts; Daycare, A.A.,

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

Peter Dr. Deborah Sella 8/4/2014
Applicant Date

Dave Long
Owner (if not the applicant)

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

Charles J. Trautman
Secretary, Historic Landmarks Commission

FOR OFFICE USE ONLY

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

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

Historic Name (if any) Congregational United Church; First Congregational Church

Year(s) Built 1936; addition in 1955

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) and completion of Phase I of replacing 25 windows in the original historic portion of the building and has met the historical rules of the City of The Dalles standards (06/2014).

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: (COMPLETED 06/2014)

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: (GRANT APPLICATION)

Phase Two addresses the window replacements for the additional building footprint built in 1952-1953 as well as a portion of the historic church building built in 1936. Both buildings were included in the July, 2013, Northern Wasco PUD Energy Audit.

Project Criteria:

Phase 2 of this project will restore the windows dating as old as 1953 to this historic building built in 1936 and the addition built in 1953. It will improve ventilation, function, preserve the building as well as improving energy efficiency.

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 \$5,755.00 for this window-replacement project. *We contributed \$6,732.14 on the Phase I grant that was approved; total UCCC contribution has/will be \$12,487.14.* Our membership base is ninety-one (91), who contributes 78% of the annual income. Other revenue sources are from building-use donations. 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 by May, 2015. If we receive the grant, work will be scheduled according to the following timeline:

***September, 2014:** Notification of grant award

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

***October/November:** Work with contractor on seasonal construction timeline for project

***May, 2015:** Project complete

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

Gorge Glass & Contracting Inc.

616 East 3rd Street
The Dalles, OR 97058
O- 541.296.2074 F-503.907.6646
ccb# 103940 wa# gorgegc01ljz

Date Estimate #
7/29/2014 5426

Name / Address

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

Job Site Notes:

Lyle 541.993.5878

Description	Qty	Each	Total
Milgard Brand Windows, Montecito Series, Tan, LoE, Argon, With-out Grids, Energy Star Rated	14	959.88	13,438.32
(4) 40" x 88" PW			
(2) 40" x 88" PW/Awning w/ 30" Vent- Phillip's Room			
(3) 40" x 88" PW- Hallway			
129" x 80" (3 Lite PW)- Hyde's Room			
(4) 129" x 80 1/2" PW/SH/PW- Hyde's Room & Habit Office, Vercouteren's Room			
Labor to Install windows	14	480.00	6,720.00
Subtotal			20,158.32
111 1/4" x 15 1/4" 1/2"OA- PPG500/Clear Tempered- Preacher's Office	8	147.56	1,180.48
13 1/8" x 114 1/2" 1/2"OA PPG500/Clear Tempered- Preacher's Office	1	156.30	156.30
15 1/4" x 128 3/8" 1/2"OA PPG500/Clear Tempered- Preacher's Office	1	193.85	193.85
Labor to Install IGU's in Preacher's Office	10	150.00	1,500.00
Subtotal			3,030.63
35 1/4" 70 1/4" 3/4"OA Clear/Low E & Argon Tempered- Office	3	244.94	734.82
Labor to Install IGU's in Office	3	125.00	375.00
Subtotal			1,109.82
Marvin Windows, Tilted Pack Series, White Primed Wood Exterior, Raw Interior, Cottage A, SDL for Grids, Bronze Hardware, Clear Glass (except where noted), LowE 366, Argon, No Screen, 6 degree bevel	13	1,861.98	24,205.74
(4) 21" x 70" DHT- Isabella Grey Room			
(3) 25" x 70" DHT- Isabella Grey Room			
(2) 21" x 56 1/2" DHT- Fireside Room			
(1) 26" x 58 1/2" DHT- Fireside Room			
(3) 25" x 57 1/2" DHT- Fireside Room			
Labor to Install Marvin Window, Tilt Pack Series in Isabella Grey Room & the Fireside Room	13	150.00	1,950.00
Subtotal			26,155.74
Permits	1	300.00	300.00

Subtotal \$50,754.51

Sales Tax (0.0%) \$0.00

Total \$50,754.51

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.

Signature _____

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 23

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

Section number 7 Page 24

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

Section number 7 Page 25

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

FIRST
CONGREGATIONAL
CHURCH

†
GATHERED IN COVENANT
AUGUST 14, 1859

07/30/2014



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

Since 1879, The Dallas-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, a elliptical corner bell tower, half-timbered second 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.

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OF CHRIST



CONGREGATIONAL
CHURCH SCHOOL

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CONGREGATIONAL



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THE DALLES AREA

Use Ramp Entrance
North Side of Building
Habitat For Humanity. Mail / Messages Here.

ON AWAKENING
& MEETING OF ALCOHOLICS ANONYMOUS

7:00AM - 8:00AM
MONDAY - FRIDAY

USE RAMP ENTRANCE ON NORTH SIDE OF BUILDING

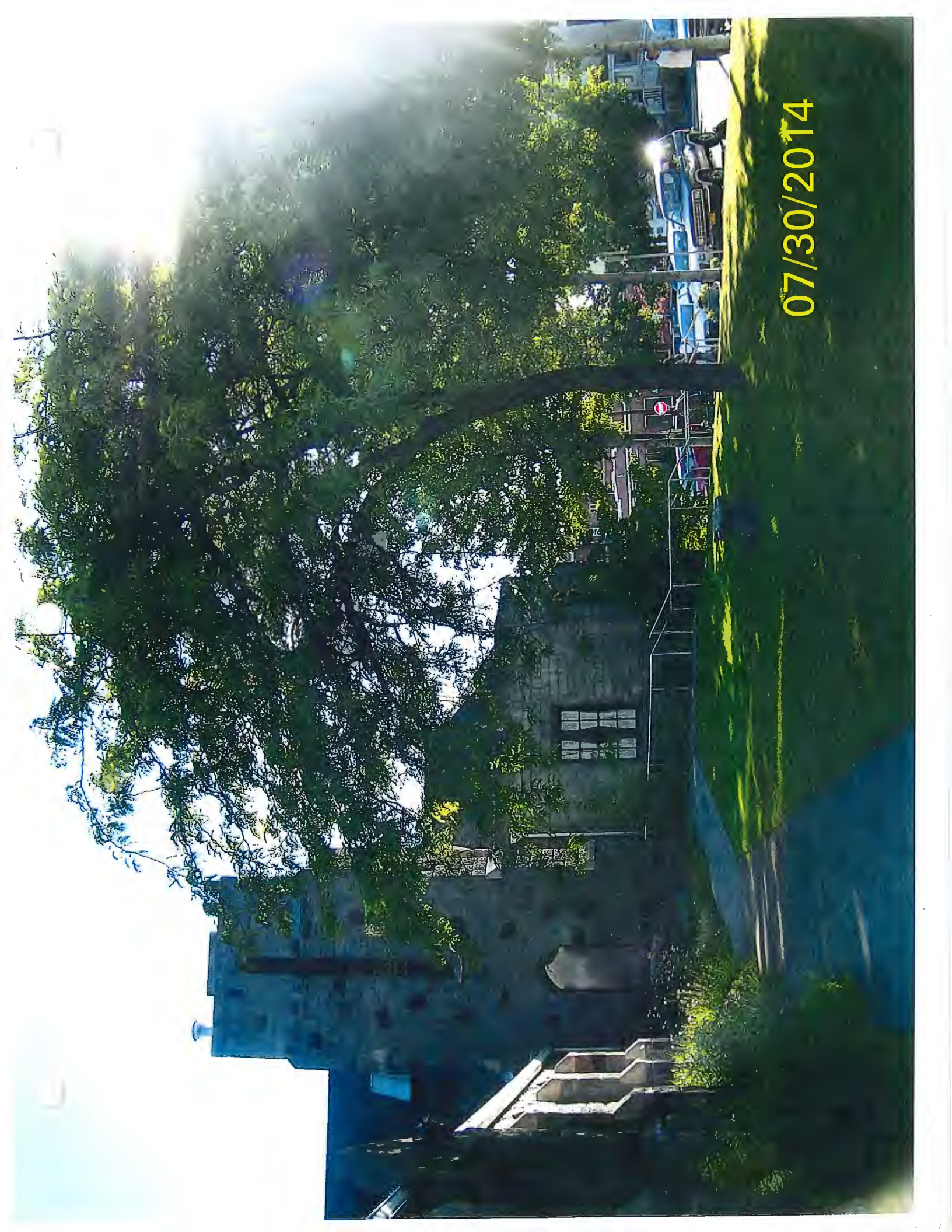


07/30/2014

No skates or
skateboards
allowed...
for safety's sake!

Church of Christ
are the
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Path & Service

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CAUTION
DO NOT CLIMB ON OR
STAND ON COVERS
AROUND OR FOR
ANY PURPOSE
THIS CONTAINER
IS NOT TO BE USED
FOR ANY OTHER
PURPOSE

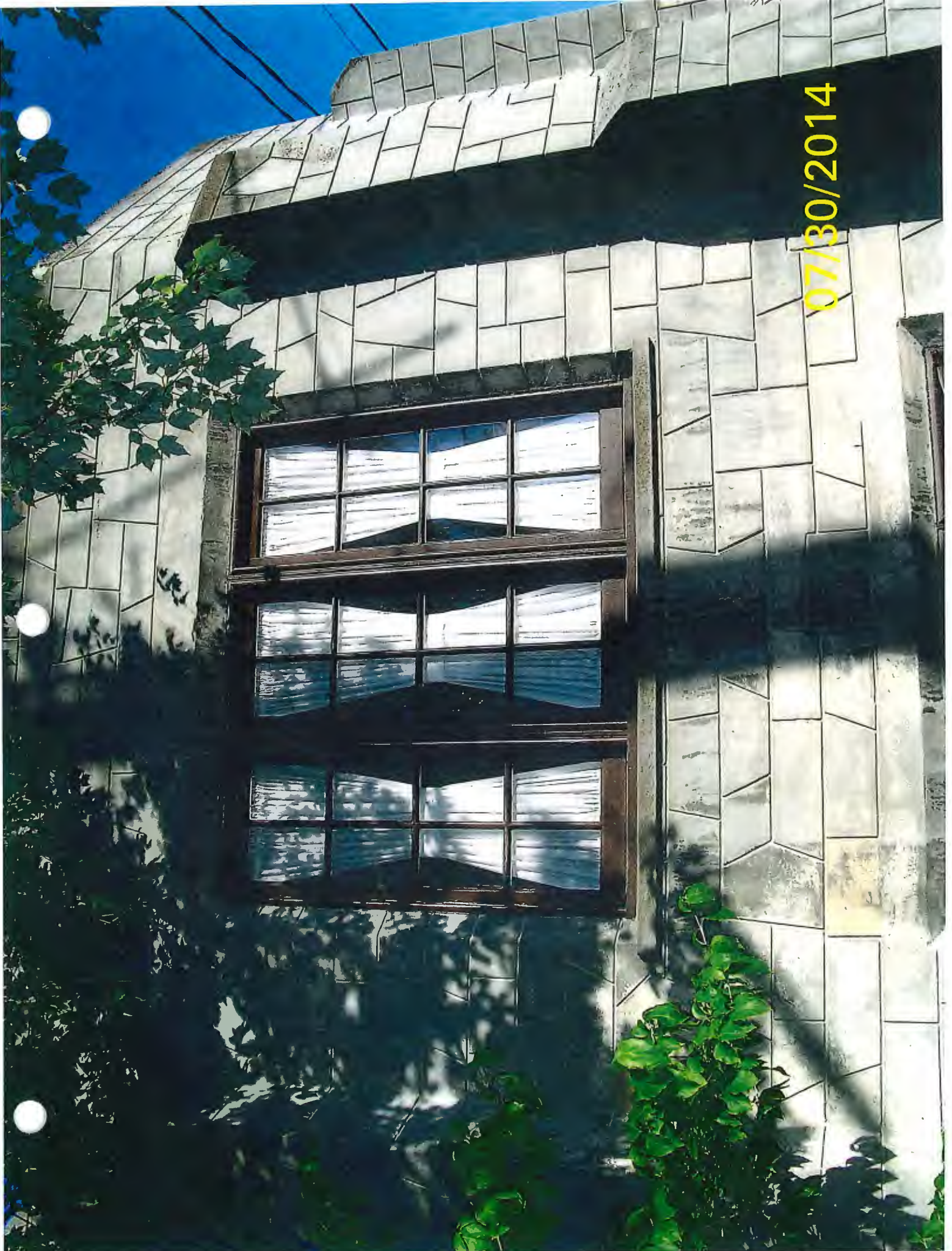
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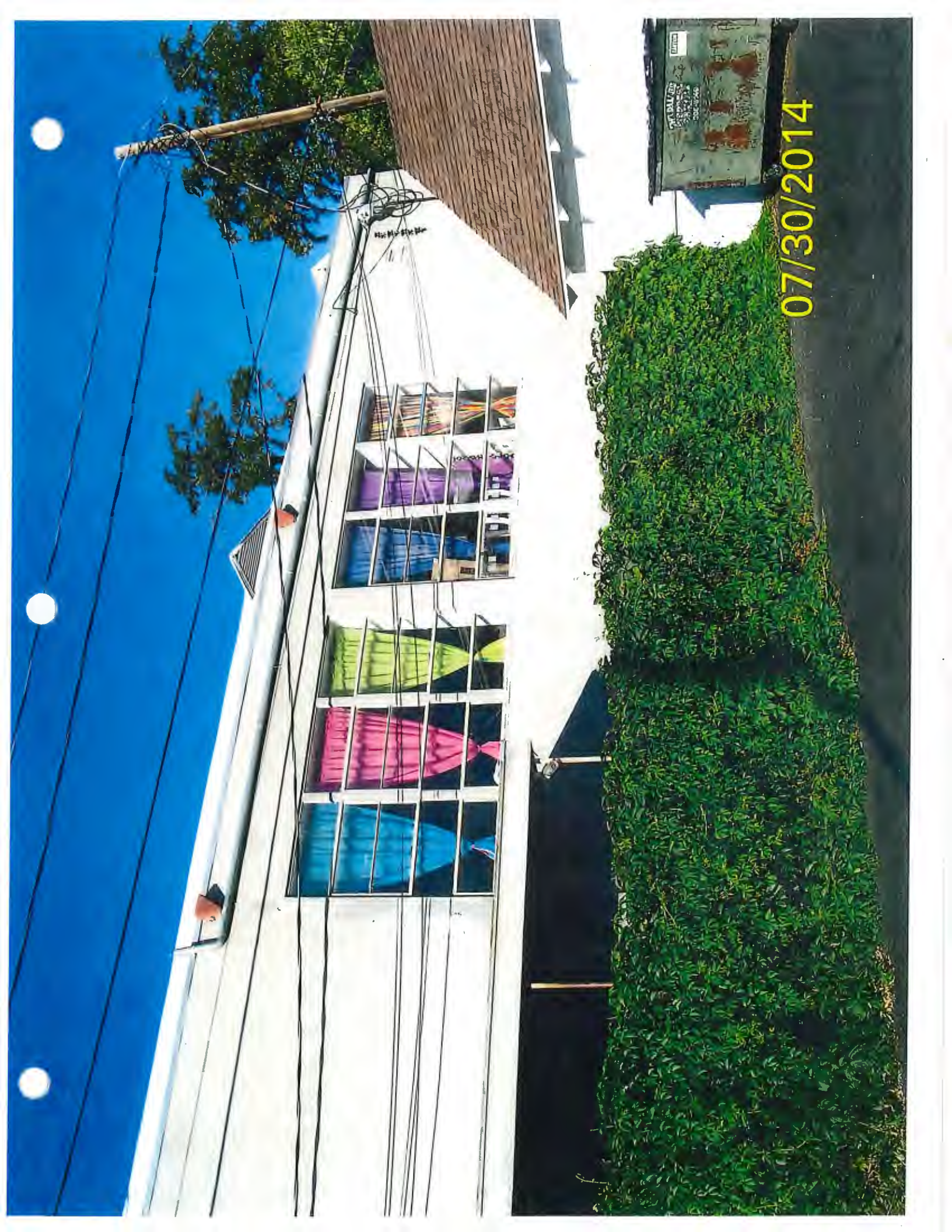
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No knives or sharp objects allowed for safety's sake!

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2nd Floor

REGON PROFITS



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