

# HISTORIC LANDMARKS COMMISSION MINUTES

January 22, 2014

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

## **CALL TO ORDER**

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

## **ROLL CALL**

The following Commissioners were present:

Bob McNary  
Dixie Parker  
Dennis Davis  
Pat Smith

The following Commissioner was absent:

Dixie Parker

Also present:

Carolyn Wood, Councilor at Large

Staff present:

Dawn Marie Hert, Senior Planner  
Gene Parker, City Attorney  
Carole Trautman, Administrative Secretary

## **APPROVAL OF AGENDA**

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

## **APPROVAL OF MINUTES**

It was moved by McNary and seconded by Davis to approve the November 20, 2013 minutes as submitted. The motion carried unanimously.

## **PUBLIC COMMENTS**

None were noted.

## **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.

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

Chair Gleason re-opened the public hearing at 4:07 PM.

Staff had no additional comments.

### **Testimony**

#### **Proponents**

Nikki Lesich, PO Box 643, The Dalles, Oregon, testified on behalf of Rev. Dr. Deborah Allen, Pastor of UCCC, who was unable to give her verbal testimony due to illness. Ms. Lesich outlined Pastor Allen's efforts to find a qualified window restoration contractor that could provide the information requested from the Commission. She contacted a personal friend that works with the National Park Service Southeast Branch. That Park Service was in charge of hundreds of historic buildings. This person's input was that not all buildings are treated equally because there just weren't enough financial resources to do so. If a building was directly associated with a famous historic person, then their Park Service took painstaking restoration efforts. In summary, the applicant wished to use the information previously provided and a new estimate from Gorge Glass and Contracting, Inc. (Exhibit 1).

Joe Howell, 616 East 3<sup>rd</sup> Street, The Dalles, Oregon, Gorge Glass contractor, said the window casements would be replaced with new casements. All wood on the Marvin Tilt windows were vertical grade fir primed (inside and out). They had a true divided grid on the top part of the window. This type of window was referred to in the estimate as "Cottage A," which would match the existing windows, Howell stated.

Chair Gleason asked which windows would be replaced. Mr. Howell said all of the windows on the alley side (the north side) would be replaced. Vinyl windows would be ordered for the newer portion of the structure, but the historic portion would have all wood windows. Gleason asked if other windows would be replaced. Pastor Allen said all windows would be replaced except for the stained glass windows. Gleason asked Mr. Howell if the applicant requested an estimate for repair rather than replacement when asked to make an estimate. Mr. Howell said not originally, because the applicant was looking for energy efficient windows.

Chair Gleason commented that he provided some contact names of window restoration contractors, who would have been happy to come look at the project, to Commissioner Parker. Pastor Deborah Allen, 1809 Montana Street, The Dalles, Oregon, said that because Chair Gleason's views and the view of his contractor name references were so well known, the church was seeking an independent, unbiased contractor that could give an estimate. Pastor Allen said she contacted one of Gleason's contractor references twice, but never got a call back.

Senior Planner Hert reported that Planning's Associate Planner, Nick Kraemer, was familiar with one of Chair Gleason's contractor references (Amy) from his previous employment at Cascade Locks. Kraemer advised that Cascade Locks found a local contractor that was able to do window repair at a much lower cost. Kraemer said Amy's rates were more expensive.

McNary said he felt it was not the Commission's responsibility to look at the costs; the people doing the work were the ones that were going to have to be comfortable to make the contractor selection. McNary said the Commission should only make a decision on the materials used.

There were no opponents who testified.

Chair Gleason closed the public hearing at 4:33 PM.

### **Deliberation**

McNary said he was satisfied with the contractor's estimate and work if the applicant and the State had both approved the work. Chair Gleason asked if the Commission knew for certain the State approved of the work. McNary said the staff report stated that the Marvin Tilt window was acceptable to the state. Smith said that type of window was used in the Commodore building. Gleason said he was disappointed the applicant did not make more of an effort to preserve and repair the windows. Wood said she was comfortable with the applicant's work. She said there needed to be a balance. If the materials and work complied with state and federal requirements, then it was acceptable. Wood said it might not be ideal, but the work was acceptable. Gleason said it was a matter of stewardship. He understood that the church was striving to be a good steward, and he understood energy efficiency.

It was moved by McNary and seconded by Smith to approve HLC Application #141-13, United Church of Christ, based upon staff's findings of fact and the testimony given, including the conditions of approval listed in staff's report. McNary, Smith, and Davis approved, Gleason objected; the motion carried. Parker was absent.

### **RESOLUTION**

It was moved by McNary and seconded by Davis to direct staff to prepare HLC Resolution No. 131-13, based upon the motion to approve HLC application No. 141-13, the findings of fact and the hearing's testimonies. The motion carried unanimously; Parker was absent.

### **GOAL SETTING**

#### **Short Term Goals** *(revisions are indicated in bold italics)*

- Encourage Historic Designs for Downtown to aid in historic background research and support Main Street programs.
- Encourage continued restoration and preservation of the Pioneer Cemetery and establish an inventory link/listing on the City's website.
- Provide educational assistance to help individual restorers by setting up a SHPO special assessment and other historic preservation workshops.
- Update and maintain a Historic Resource Center/Site i.e.: historic group links on the City website.
- Pursue a State Historic Preservation Office (SHPO) grant to expand City's historic resources such as designating other qualified areas as National Historic Districts; specifically the East Gateway, The Dalles Bluff, 4<sup>th</sup> Street, and East 8<sup>th</sup> Street.
- Actively support historic Fort Dalles Days.

- Support, encourage and advocate the preservation and continued use of The Dalles High School and Colonel Wright Elementary School.
- Encourage restoration and use of the Waldron Drug/Gitchell Building.
- Encourage the City pursuing ownership of the Lewis and Clark Rock Fort and its preservation through maintenance.
- Encourage the collection and preservation of oral history of the local area *and inventory and location of existing oral history.*
- *Provide a historic window restoration workshop for local homeowners and contractors*
- *Provide annual recognition on historic properties.*
- *Work with the local media to recognize historic homes or properties.*

### Long Term Goals

- Encourage preservation and restoration of City Hall.
- Maintain Certified Local Government status.
- Support Civic *Auditorium* Building restoration.
- *Support walking tours and Open House of historic buildings.*
- Continue to assist with historic plaque costs and availability.
- Support and encourage the Fort Dalles Museum and Historic Vehicle Storage Display Building.
- *Encourage continued preservation and compatible infill of historic Chinatown*
- *Support and encourage the restoration and re-use of the Elks Building.*
- Update Historic Inventories and encourage new nominations to local and national registry districts.
- Update Historic Ordinance.

### PIONEER CEMETERY

There was discussion regarding the possible work force resources within the community to assist with the Pioneer Cemetery maintenance. There are those people who are to work community service projects through the Municipal Court, high school students have hours of community service that are required for graduation, and Kiwanis has two community service groups through the middle school and the high school. There is a bulletin board for advertising community service projects at the high school. Trish Neal, PO Box 1571, The Dalles, Oregon, said there was another resource group through the homeschoolers.

### COMMISSIONER/STAFF COMMENTS

Senior Planner Hert will talk to Sally Donovan about the OCHG Grant.

Hert talked with Brenda Green of The Dalles theater group about doing some historic re-enactments. This would be something to keep in mind for the future, Hert said.

There was discussion regarding the 11”X17” “Sites to Visit” map pads. Optimist Printers was modifying the map, and they could be something useful to hand out to the cruise ship tourists as they exit the ships.

Chair Gleason asked the Commissioners and staff if his usefulness had expired on the commission and if he had become a liability. Senior Planner Hert said his credentials were useful, and his input was needed. Wood said every perspective is taken differently.

**NEXT MEETING**

The next meeting is scheduled for February 26, 2014 at 4:00 PM.

**ADJOURNMENT**

Chair Gleason adjourned the meeting at 6:17 PM.

Respectfully submitted by Carole Trautman, Administrative Secretary

  
\_\_\_\_\_  
~~Bob McNary, Vice Chair~~ *Eric Gleason, Chair*  
Historic Landmarks Commission

**Gorge Glass & Contracting Inc.**

**Estimate**

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

Date	Estimate #
1/21/2014	4833

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

<b>Job Site Notes:</b>

Description	Qty	Cost	Total
42 x 89 PW	7	477.61	3,343.27
42 x 89 PW / 30" Awning	2	782.95	1,565.90
Cannot do a 128 x 89 Complete Window, Will have to do 3) individual Windows as listed Below			
40 x 89 PW	4	460.80	1,843.20
40 x 89 PW / 30" Awning	2	766.57	1,533.14
Paint charge for Dark Brown Exterior	1	85.71	85.71
Labor to install all windows & Materials for framing the large opening	1	7,000.00	7,000.00
Mercer brand windows, 840 Series, Cam Latch, Dark Brown Exterior, White Interior, Vinyl, LoE 366, Argon, Nail Fin Frames, No Grids, Original Lifetime Warranty & Energy Star Rated.			0.00T
<p>840 Series</p> <p>840 Series is the perfect complement to our 800 Series windows. With a more compact frame design, and balanced look between picture frame and adjacent casement or awning style windows, the 840 Series is designed to maximize your view. The 840 is a great choice for tall, narrow openings; bathroom ventilation; or as an emergency egress bedroom window. Substantial, tight sealing, and easy to operate, 840 Series casement, awning, and fixed windows offer an "upscale" look at an affordable price.</p> <ul style="list-style-type: none"> <li>• 840 casement, awning and picture have ¾" thick double pane glass</li> <li>• Wind resistance rating of 134 miles per hour</li> <li>• Heavy-duty construction with triple weather-stripped vent and frame</li> <li>• Roto-crank ventilators allow you to control and direct air flow.</li> <li>• Interior-mounted screens of fiberglass mesh are nearly transparent</li> <li>• Ventilators are securely locked with a single-handle operated multi-point latch.</li> <li>• Options include corrosion-resistant hardware, remote access roto-operator poles, Mercer Wood VG Fir or Clear Alder interior.</li> </ul> <p>10 Yr Warranty on Units / 5yr Warranty on Dark Brown color</p>			

	<b>Subtotal</b>	\$15,371.22
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Total</b>	\$15,371.22

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 \_\_\_\_\_

# Gorge Glass & Contracting Inc.

# Estimate

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

Date	Estimate #
1/21/2014	5214

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

Job Site Notes:

Description	Qty	Cost	Total
35-1/4 x 70-1/4 x 3/4"OA Clear / LoE & Argon Tempered	3	244.94	734.82
Labor	3	125.00	375.00
<b>Subtotal</b>			\$1,109.82

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>Sales Tax (0.0%)</b>	\$0.00
<b>Total</b>	\$1,109.82

Signature \_\_\_\_\_

# 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 #
1/21/2014	4910

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

Job Site Notes:

Description	Qty	Cost	Total
ESTIMATE PLEASE			
30 x 53 DHT - Memorial Room Upstairs	6	869.72	5,218.32
47 x 47 XO - Archive Room	1	1,268.75	1,268.75
128 x 81 PW / DHT / PW - Office	1	4,680.93	4,680.93
128 x 80 PW / DHT / PW - Vercounteren's Room	2	4,678.46	9,356.92
30 x 65-1/2 DHT - Robert's Room	5	1,223.05	6,115.25
30 x 65 DHT / Bottom Obscured - Handie Cap Restroom	2	1,363.53	2,727.06
23 x 28 PW Obscured Tempered - Downstairs Restroom	1	1,001.91	1,001.91
23 x 28 PW - Ladies Restroom	1	992.02	992.02
30 x 89 DHT - Tenney Room	5	1,220.57	6,102.85
30 x 59 DHT - Kitchen	1	925.31	925.31
Marvin Windows, Tilt Pack Series Customer Requesting for ROBERT'S ROOM & HANICAP RESTROOM: Vertical Grain Douglas Fir Inside, Primed Wood Exterior, Cottage A, SDL for Grids, Bronze Hardware, Clear Glass, LoE 366, Argon, No Screen Rest of the windows can be: Primed Wood Interior & Exterior, Cottage A, SDL for Grids, Bronze Hardware, Clear Glass, LoE 366, Argon, No Screen			
Labor & Materials	1	12,000.00	12,000.00

	<b>Subtotal</b>	\$50,389.32
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>Sales Tax (0.0%)</b>	\$0.00
	<b>Total</b>	\$50,389.32

Signature \_\_\_\_\_





FIND A DEALER

SEARCH SITE

Zip/Postal Code

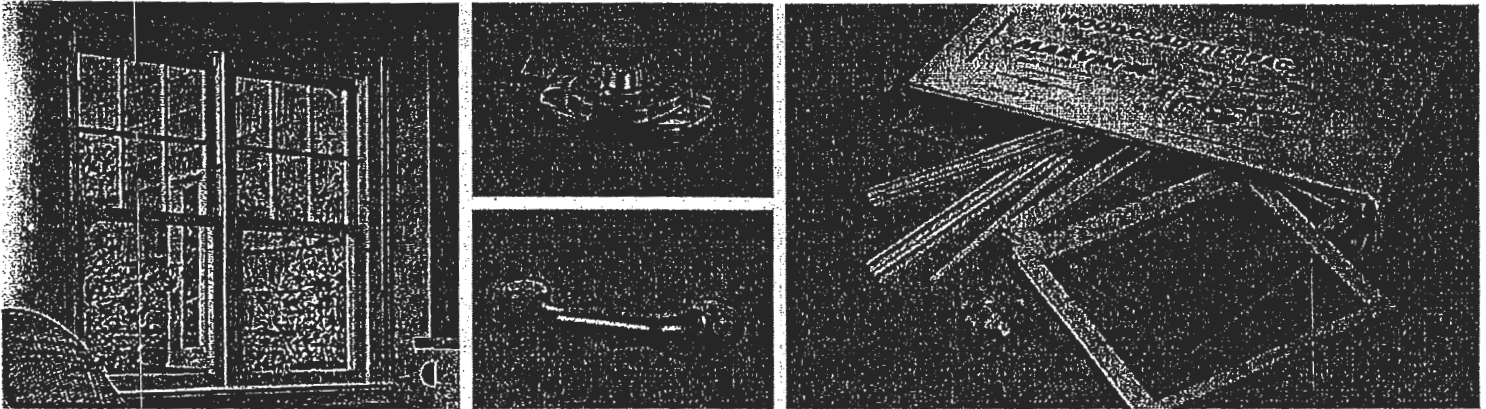
Keyword

INTERNATIONAL

Homeowner | Windows | Double Hung | Tilt Pac Double Hung Sash Replacement System | Technical Resources

TILT PAC DOUBLE HUNG SASH REPLACEMENT SYSTEM

REQUEST INFORMATION • ENEWS SIGN UP



OPTIONS TECHNICAL RESOURCES

PHOTO GALLERY

ENERGY DATA

This tool provides some of the most common options on windows and doors and related NFRC values. For more information about the energy efficiency of specific products and options, please contact your local Marvin sales representative.

Product

Impact Zone

Divider

Perimeter Spacer

Glass

Coating

Gas Fill

Combination

NFRC VALUES

U Factor	0.32
Solar Heat Gain (SHGC)	0.18
Visual Transmittance (VT)	0.41
Condensation Resistance (CR)	55
Energy Star	
Energy Star Canada	
CPD Number(s)	MAR-N-253-00356-00001

The National Fenestration Rating Council (NFRC) has developed and operates a uniform national rating system for the energy performance of fenestration products, including windows and doors. For additional information regarding this rating system, see www.nfrc.org/WindowRatings.



FIND A DEALER

SEARCH SITE

Zip/Postal Code

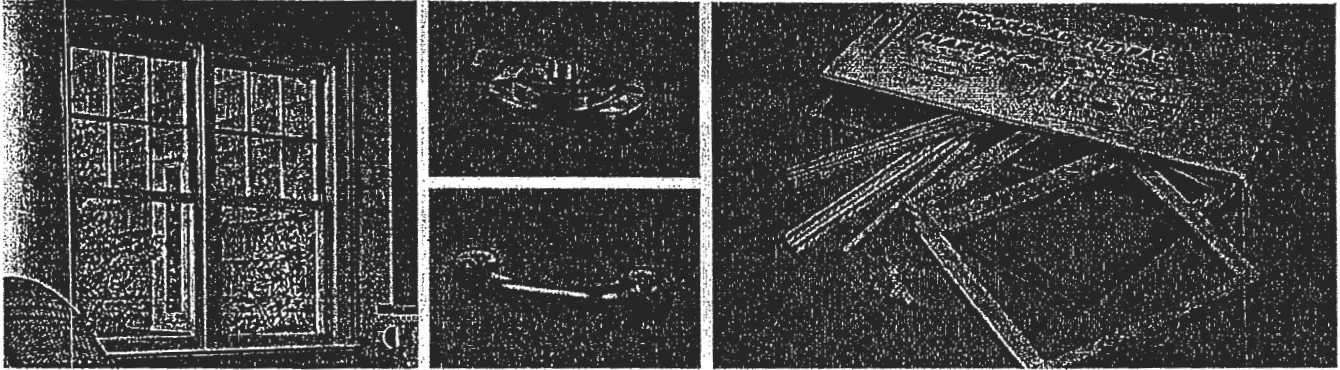
Keyword

INTERNATIONAL

Home » » » Windows » Double Hung » Tilt Pac Double Hung Sash Replacement System | Glass Energy Efficiency And Screens

TILT PAC DOUBLE HUNG SASH REPLACEMENT SYSTEM

REQUEST INFORMATION • ENEWS SIGN UP



OPTIONS TECHNICAL RESOURCES

PHOTO GALLERY ▶

FEATURES AND BENEFITS

INTERIOR FINISH OPTIONS

EXTERIOR FINISH OPTIONS

DESIGN PATTERNS AND GRILLES

HARDWARE AND ACCESSORIES

GLASS, ENERGY EFFICIENCY AND SCREENS

Glass and Glazing Options

Marvin offers a range of standard, performance and specialty glass options:

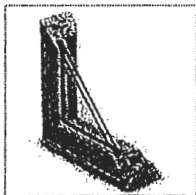
Performance Glass Options

Glazing options such as LoE<sup>2</sup>-272<sup>®</sup> and LoE<sup>2</sup>-366<sup>®</sup> enhance energy performance.

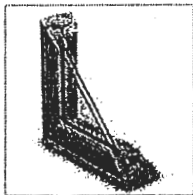
Tempered and laminated glazing options are available to meet special safety and impact requirements.

Please visit a Marvin retailer for more information.

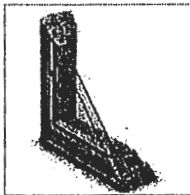
Glass Options



Insulating Glass



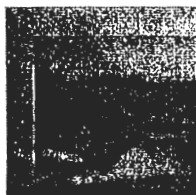
Insulating LoE<sup>2</sup> Glass (with or without argon)



Single Glazing with removable Energy Panel (wood units only)

Specialty Glass Options

Marvin offers a broad range of specialty glass options, including:



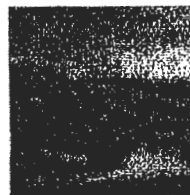
Beveled



Gray Tint

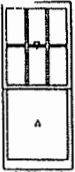


Bronze Tint



Green Tint

Mark Unit: Handicap room

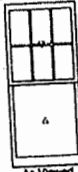


As Viewed From The Exterior

Entered As: SO  
SO 30" X 65"

Line #5  
Qty: 1

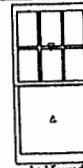
Mark Unit: Robert's r



As Viewed From The Exterior

Line #10  
Qty: 1

Mark Unit: Kitchen

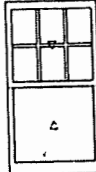


As Viewed From The Exterior

Entered As: SO  
0" X 59"

Line #1  
Qty: 1

Mark Unit: Memorial room



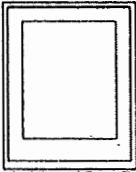
As Viewed From The Exterior

Entered As: SO  
SO 30" X 53"

Prime  
Prime  
Wood  
Sas

Line #7  
Qty: 1

Mark Unit: Downstairis re



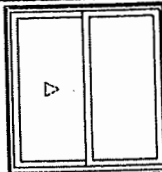
As Viewed From The Exterior

Entered As: RO  
FS 22" X 27 1/2"  
RO 23" X 28"

1  
B  
SI  
N

Line #2  
Qty: 1

Mark Unit: Archive room



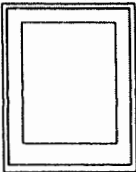
As Viewed From The Exterior

Entered As: RO  
FS 46" X 46 1/2"  
RO 47" X 47"

Prime  
Prime  
Wood  
Ro  
47"  
Frai  
46"  
Gl

Line #8  
Qty: 1

Mark Unit: Ladies restroom

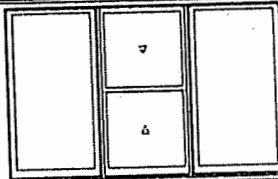


As Viewed From The Exterior

Entered As: RO  
FS 22" X 27 1/2"  
RO 23" X 28"

Line #4  
Qty: 1

Mark Unit: Vercountern's room

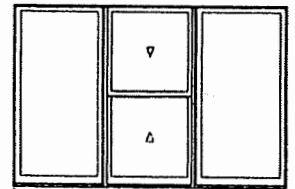


As Viewed From The Exterior

Entered As: RO  
FS 127" X 79 1/2"  
RO 128" X 80"

Line #3  
Qty: 1

Mark Unit: Off



As Viewed From The Exterior

Entered As: RO  
FS 127" X 80 1/2"  
RO 128" X 81"

Line #9  
Qty: 1

Mark Unit: Tenny room

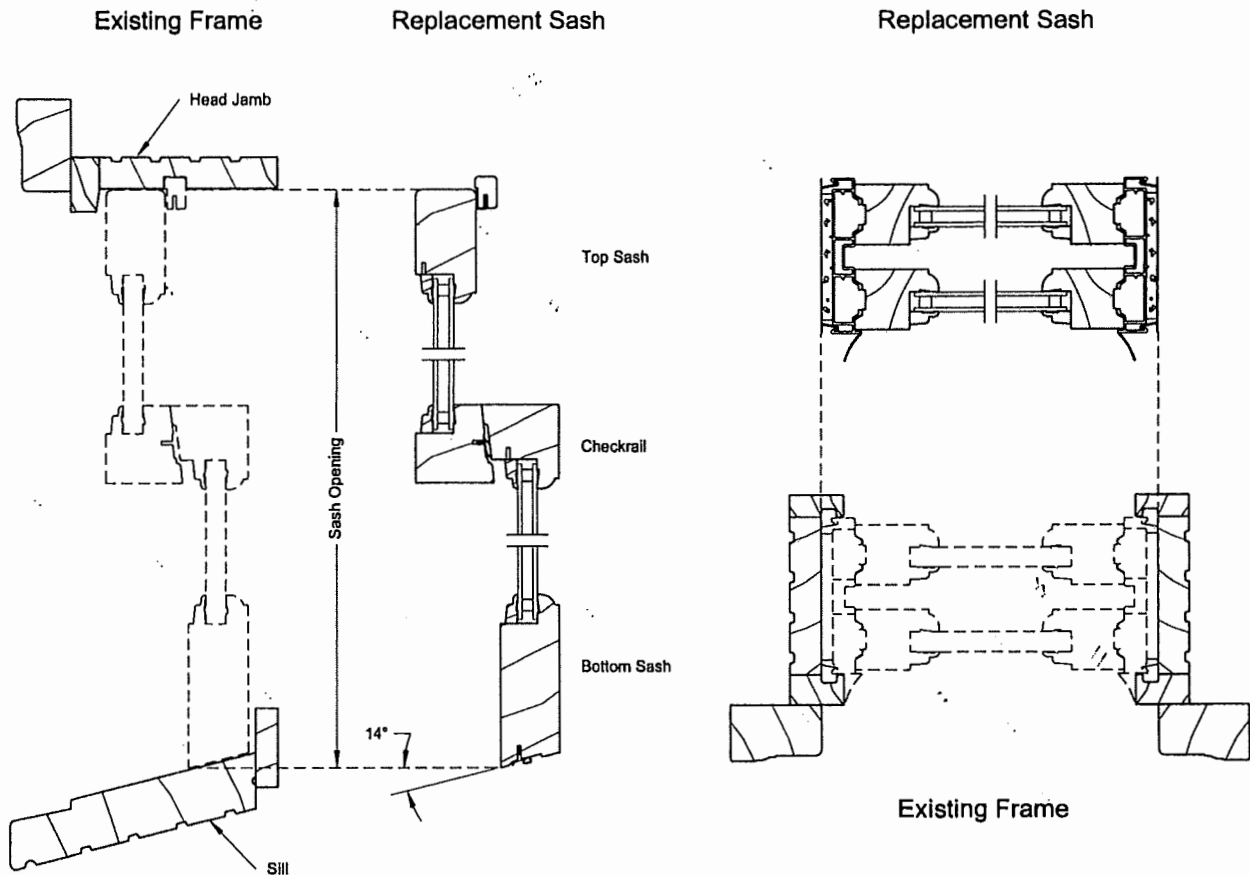


As Viewed From The Exterior

Entered As: SO  
SO 30" X 89"

**Tilt Pac Measurements**

Scale: 3" = 1'0"



**Instructions:**

Follow these steps to measure an opening for Tilt Pac Replacement Sash

1. To find the sash opening height:  
If the old window has Wood blocks holding the top sash in place, remove them. Lower the top sash for measuring clearance, then measure the height of the window from where the top sash meets the head jamb to where the bottom sash meets the sill when the bottom sash is fully closed.
2. To find the sash opening width:  
Take an inside measurement of the frame from jamb to jamb.
3. To find the sill angle:  
Raise the bottom sash and place a carpenter's protractor on the sill, the angle will register. Marvin's standard bottom rail is 14 degrees, other angles must be specified.

*NOTE: Double Hung sash shown above. Instructions and measuring locations apply to Single Hung, Magnum Double / Single Hung sash.*