



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
FAX: (541) 298-5490
Community Development Dept.

AGENDA
CITY OF THE DALLES
HISTORIC LANDMARKS COMMISSION
CITY HALL COUNCIL CHAMBERS
313 COURT SREET
THE DALLES, OREGON 97058
CONDUCTED IN A HANDICAP ACCESSIBLE MEETING ROOM

Wednesday, January 27, 2010 @ 4 P.M.

I. Call to order

II. Roll Call

III. Approval of Agenda

IV. Approval of Minutes: October 28, 2009

V. Public Hearings

Historic Landmarks Commission Application #120-10 of Eric Gleason on behalf of Ft. Dalles Museum, to restore the Fort Dalles Surgeon's Quarters to an appearance similar to original. The structure is located at 500 W 15th, and is further described as 1N 13E 4DB tax lot 10400. The historic name of this structure is Ft. Dalles Surgeon's Quarters. The property is classified as a primary structure, State Inventory #55.

VI. Resolutions

115-09 Adopting HLC 120-10; Ft. Dalles Museum

VII. 2010 Goal Setting

VIII. Pioneer Cemetery Discussion

IX. Staff/Commissioner Comments

X. Next meeting date: Wednesday, February 24, 2010

XI. Adjournment

HISTORIC LANDMARK COMMISSION MINUTES

January 27, 2010

City Hall Council Chambers
313 Court Street
The Dalles, OR 97058
Conducted in a handicap accessible room.

CALL TO ORDER

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

ROLL CALL

The following Commissioners were present:

Eric Gleason
Dixie Parker
Pat Smith
Dennis Davis – incoming Commissioner

The following Commissioners were absent:

Bob McNary

Staff present:

Dawn Hert, Associate Planner
City Councilor, Carolyn Wood
Brenda Green, Admin. Secretary

APPROVAL OF AGENDA

Chair Gleason shared that under agenda item number six, the resolution number should read 115-10 rather than 115-09

Commissioner Smith moved to approve the agenda as modified. Commissioner Parker seconded the motion. The motion carried unanimously; McNary absent.

APPROVAL OF MINUTES

Commissioner Parker moved to approve the minutes of October 28, 2009 as submitted. Commissioner Smith seconded the motion. The motion carried unanimously; McNary absent.

PUBLIC HEARINGS

Historic Landmarks Commission Application #120-10 of Eric Gleason on behalf of Ft. Dalles Museum, to restore the Fort Dalles Surgeon's Quarters to an appearance similar to original. The structure is located at 500 W 15th, and is further described as 1N 13E 4DB tax lot 10400. The historic name of this structure is Ft. Dalles Surgeon's Quarters. The property is classified as a primary structure, State Inventory #55.

Chair Gleason read the rules for conducting a public hearing. Gleason then declared a conflict of interest, stating that he wrote the application and is listed as the applicant. Commissioner Davis also

declared a conflict of interest explaining that he helped to write the grant for the project. There were no challenges from the audience. Chair Gleason opened the public hearing, asked for the Staff Report and then recused himself from the hearing; Commissioner Parker took over as acting chair.

Associate Planner Hert presented the Staff Report. She explained that the repairs were mostly cosmetic and general building maintenance. The only change to the building, and the reason for bringing it before the commission was in regards to two of the windows. Hert explained that the applicant was asking to completely restore two of the windows back to their original size and materials. She summarized by reporting that staff was in favor of the application pointing out that restoration and repair are all necessary for the preservation of the historic structure.

Proponents: Eric Gleason, 704 Case St, shared that the board of the Fort Dalles Museum had been in the process of maintaining the Surgeon's Quarters. He explained that all of the windows had the original sashes except for the two they are proposing to replace. Gleason discussed that the goal was to restore the windows by replicating new ones based off the oldest picture that the board had. He stated that the picture also showed shutters and that they are considering adding the shutters as well.

Councilor Wood asked if the windows would be replaced with a double pane for efficiency or if it would remain a single pane. Gleason replied that the windows would remain single pane due to the historic factor, but that they would have a layer of plastic added for UV protection for the purpose of protecting the historic collections inside the museum.

Gleason shared that the woman who would be doing the restoration work was the only person in Oregon who does that type of restoration. He informed the Commission that she would be describing the steps that she goes through on a blog that everyone can follow.

Opponents: none

Acting Chair Parker closed the public testimony portion of the hearing.

Commissioner Smith stated that she was in favor of the application.

Commissioner Smith moved to approve application HLC 120-10 with one condition of approval as submitted. Parker seconded the motion. The motion carried with Smith and Parker voting in favor, Davis and Gleason abstained, McNary absent.

Chair Gleason resumed his role as chairman.

RESOLUTIONS - Commissioner Smith moved to adopt Resolution 115-10 approving HLC 120-10. Commissioner Parker seconded the motion and it carried unanimously, McNary absent.

2010 Goal Setting:

Associate Planner Hert introduced the department's current Resource Assistant for Rural Development (RARE) planner; Nora Donovan. Donovan told the Commission about herself and the goals that Department Director Durow had laid out for her which included a survey of the downtown business

and property owners regarding the future of the downtown area, as well as the completion of one of the Historic Landmark Commission long term goals of designating other qualified areas as national historic districts. Hert stated that they will be meeting with Sally Donovan to get the process started of adding or expanding a historic district. She also shared that there might be a possibility of receiving a grant from SHPO.

There was a discussion about the previous efforts to establish additional historic districts and about the work completed by Sally Donovan. Chair Gleason talked about the previous effort to expand the downtown district to the Sunshine Mill area but also the barrier of how many non-historic structures are in between. Associate Planner Hert mentioned the possibility of a historic district around the mill as well as several other possibilities that will be looked into.

Councilor Wood notified the Commission that the city of The Dalles had been named number ten by True West Magazine for making an important contribution to preserving the past.

Associate Planner Hert directed the Commissioner's attention to the page listing the 2009 goals for the Historic Landmarks Commission. The commission went through each of the goals and discussed whether to delete, move the goal up or down or the have the goal remain in the same order. The updated goal list for 2010 is attached.

Associate Planner Hert described the potential projects that could be done at the Pioneer Cemetery including a hand railing, a potential retaining wall and some back filling. Councilor Wood confirmed that if there is a goal to get funding from the City for maintenance and small projects, then if the goal is on the short term list it would carry more weight. She pointed out that it would also be more likely to receive funds if there are matching funds from grants, and volunteer hours.

Councilor Wood shared that The Discovery Center had received a grant to transfer all of the Pioneer Boards into an electric format which would then make them accessible for viewing on line from their website. They plan to allow the pictures to be printed at a low level quality by website visitors but if a person would like the high level quality they will need to purchase them.

Commissioner Davis shared that The Fort Dalles Museum plans to piggyback on the Discovery Center's electronic picture library. It was discussed that the Historic Landmarks Commission should also establish a Historic Resource Center and a link to the Discovery Center on the City webpage with the overall goal of having all the different historical groups having access to the same historic photographs.

There was a discussion surrounding the goal of saving and completing the Lewis and Clark Memorial. Associate Planner Hert gave an update on Northern Wasco County Parks and Recreation's goals surrounding the memorial and Thompson Park. Councilor Wood shared that the National Parks Service decided the memorial was not of significant enough value to put their effort into completing it. She added that if there was an effort to complete the memorial by completing the structure and putting a statue on top, it would only be a local effort. Chair Gleason described some of the history of the memorial and described what the final result was supposed to be. He also stated that there is a color

rendering of the final product as well as a model. The model is in the possession of Terry Harman. The decision of the Commission was to pursue local landmark status for the monument.

In regards to creating Historic Designs for Downtown, the Commission decided to move the goal up to Short Term Goal number one. Reasons cited included the need for a proactive plan as property owners or potential investors are looking into updating downtown properties, as well as the work being done by the current RARE planner.

Chair Gleason asked if it would be an appropriate time to update the current Historic Ordinances. Associate Planner Hert replied yes, there are several things that need to be reviewed including fees and the appeal process. Updating the ordinances was added as a goal under short term goals.

The long term goal of completing the Pioneer Cemetery monument was moved up to a short term goal due to the plan to have it finished in 2010. The long term goal of designating other qualified historic districts was also moved up to a short term goal due to the current access of having a RARE planner.

While discussing the Fort Dalles Museum goals, Commissioner Davis shared that he and his wife had purchased the property to the West of the Anderson barn with the intent to have a location for the museum to build a vehicle storage building. Once the building is completed the Davis' will transfer ownership to the museum.

PIONEER CEMETERY DISCUSSION

Renee Briggs with the Columbia Gorge Genealogical Society reported that the memorial had been ordered. They plan to have a dedication ceremony on Memorial Day Weekend. Briggs asked the Commission for their opinion of the type of ceremony to have. There was a general discussion about ceremony possibilities including; boy scouts, veterans or theatrical reenactments.

COMMISSIONER/STAFF COMMENTS:

Councilor Wood shared that Rymmel Lovell had received permanent space at the Wahtonka campus for a museum display. Associate Planner Hert confirmed that the choir room was being used for that purpose. There was a general discussion about the class reunions being invited to see the display and that it will be open for various historic groups and events as well as anyone who is interested in seeing it can view it by calling Ms. Lovell for an appointment.

Councilor Wood shared that the goal of the Discovery Center is to be the clearing house rather than the receptacle for historical information. Their goal is to know where to disseminate the information and donations to. The display by Ms. Lovell is an example of what they would like to see happen.

ADJOURNMENT: The meeting was adjourned at 5:30 p.m.
Submitted by Brenda Green, Administrative Secretary



Eric Gleason, Chair
Historic Landmark Commission

Historic Landmarks Commission

2010 Goals

Short Term Goals

1. Create Historic Designs for Downtown to aid in historic background research and support Main Street programs
2. Encourage restoration and preservation of the Pioneer Cemetery.
3. Provide educational assistance to help individual restorers by setting up a special assessment workshop.
4. Establish a Historic Resource Center/Site ie: Historic links on City Webpage.
5. Research grant opportunities to expand City's resources.
6. Update Historic Ordinance
7. Assist in saving and completing the Lewis and Clark Memorial and pursue a local landmark status.
8. Actively support Historic The Dalles Days.
9. Establish an Archaeology Testing Plan prior to First Street infill.
10. Support and encourage the preservation and continued use of The Dalles High School building.
11. Encourage restoration of the Waldron Drug/Gitchell Building.
12. Completion of monument in Pioneer Cemetery
13. Designate other qualified areas as national historic districts; specifically the East Gateway, The Dalles Bluff, 4th Street, and E. 8th Street.

Long Term Goals

1. Encourage preservation and restoration of City Hall.
2. Maintain CLG status.
3. Support Civic Building restoration.
4. Continue to supply information on Historic Open Houses and encourage Open House visits during Historic Fort Dalles Days.
5. Continue to assist with historic plaque costs & availability.
6. Support and encourage the Fort Dalles Museum.
7. Encourage restoration and preservation of The Lewis and Clark Rock Fort.
8. Update Historic Inventories.



[View the Slideshow](#)

Top 10 True Western Towns of 2010

Given to towns that have made an important contribution to preserving their pasts.

By: [TW Editors](#) 12/17/2009

10. THE DALLES, OREGON

As part of the state's 150th anniversary in 2009, The Dalles, Oregon—population 13,470 — put on an Oregon Statehood Wagon Train that traveled the 1869 Dalles Military Road through seven counties—a pretty impressive endeavor. Trail Boss Bill Vixie and his team led 140 riders from the starting point at Huntington, along the Snake River, on the 39-day journey. The Wasco County Historical Society organized the adventure in conjunction with its annual heritage celebration The Dalles Days.

At the end of the overland Oregon Trail, The Dalles is located along the banks of the Columbia River. One of the best ways to explore the city is through geocaching. The high-tech treasure hunting game is played by adventure seekers equipped with a GPS. Geocache sites were hidden all along the Oregon Statehood Wagon Train route. The Dalles Area Chamber of Commerce also sponsored an "Amazing Race" geocache hunt in September, which visitors can still participate in; it takes you to historic landmarks and buildings in the downtown district. The coordinates for these adventures are found at Geocaching.com; search for "The Dalles Chamber." The Dalles-Dash is a 12-cache password hunt, with each of the caches containing a password on the lid. When visitors find all 12 passwords, they can bring them to the Chamber of Commerce for a commemorative geocoin.

Another interactive way to enjoy the city's heritage is via talking art murals placed throughout historic downtown. The Dalles Mural Society created this art tour to share 10,000 years of local history, from the area's original American Indians, to the Lewis and Clark Expedition to Oregon Trail pioneers. Some of these historical murals "talk;" the keys for the voice box are available from the Chamber of Commerce.

Numerous museums preserve the town's local heritage. The state's oldest historical museum, the Fort Dalles Museum, presents the legacy of the military fort in the original 1857 surgeon's quarters and offers pioneer artifacts at the 1895 Anderson Homestead. The Columbia Gorge Discovery Center focuses on the area's natural history and the river gorge carved by the Missoula Floods during the Ice Age. The 1859 Wasco County Courthouse offers historical artifacts from when the county was the largest in the nation (extending as far as Idaho and Montana).

The oldest home in town, the 1850 Rorick house built by a fort officer, is the headquarters for the Wasco County Historical Society. And The Dalles Fire Department Museum shares the history of the first fire department, which began here in 1859, through antique fire engines and firefighting gear.

The Dalles is also a starting point for an adventure to the terminus of the Oregon Trail in Oregon City. You can travel the alternate route, the 1846-1919 Barrow Road, which took pioneers around Mount Hood to the end of the Oregon Trail.

Historic local businesses include Klindt's Booksellers, first established in 1870 by the Nickelsen family and now the oldest continuous bookstore in operation, and the 1876 Baldwin Saloon, with a painted photograph of a young woman created by Wilbur Hayes in 1899 hanging near the early 1900s mahogany backbar—the piece won first place in the Lewis and Clark Exposition in 1905. One of the best local attractions is the camp site Rock Fort, where the Lewis and Clark Expedition spent six months, living downstream from the mouth of Mill Creek.

For finding interactive ways, whether it be through talking art murals, geocache hunts or a wagon train adventure, to present its 10,000 years of history, The Dalles kicks off our top 10 True Western Towns of 2010.

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[View as a single page.](#)

Comments (11)

Not only was Glenwood Springs a "rail town", they were also a "ferry town." My project (<http://southwestferryproject.com/>) has located at least one, maybe two, commercial ferry operations (Bennett's Ferry) in the Glenwood Springs area. There were ferry operations all across the west before and during the railroad period. They are slipping away from our collective memory. Our project hopes to put a stop to that memory loss.

posted by **Gary Cascio** on 2/03/10 @ 07:04 p.m.

What about Old Cowtown in Wichita, Kansas?

posted by **Marty** on 2/03/10 @ 07:01 p.m.

I was looking at the Top 10 Western Towns article. I noticed mention of the Torreon in Lincoln, New Mexico. I took a photo of the little fort and would like to share it. I am kind of new to this forum and I hope this works out OK.

[URL=<http://img708.imageshack.us/i/eltorreon.jpg/>][IMG]
<http://img708.imageshack.us/img708/3904/eltorreon.jpg>[/IMG][/URL]

posted by **Dennis Sumrak** on 2/03/10 @ 06:40 a.m.

Glad to see Dodge on your list. It's just too bad they had to open a casino.

posted by **Robin** on 1/21/10 @ 05:58 a.m.

Wow--I loved growing up in Fort Pierre SD and am thrilled to see that others recognize what the unique historic value of our little town. At age five, I got to be a "model" for the local museum, as a teenager I ran the hill to V-monument for training, grew up listening to the old timers tell endless stories of cattle drives and the talents of Casey Tibbs, and over the years it slowly dawned on me that our bend in the river was a true part of the entire US history as we stood where L & C stood! Thank you for recognizing our town's efforts to preserve our history. Come visit.

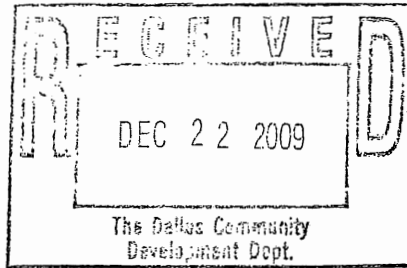
posted by **K** on 1/14/10 @ 06:40 p.m.



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481



HLC# 120-10

HISTORICAL LANDMARKS APPLICATION

Application is required for modifications and/or alterations to the exterior of certified historic structures and all structures within certified historic districts. Additionally, new construction within established historic districts are also required to appear before the City of The Dalles Historical Landmarks Commission.

Name:	ERIC GLEASON / FT. DALLES MUSEUM
Address	PO BOX 1065 THE DALLES
Site Address	15th & GARRISON 500 W 15th
Telephone	(541) 296-1862

Please describe your project goals.

RESTORATION OF THE FT. DALLES SURGEON'S
QUARTERS TO AN APPEARANCE SIMILAR TO ITS
ORIGINAL.

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

WE WOULD RESTORE 2 WINDOW OPENINGS TO THEIR
ORIGINAL SIZE AND CONSTRUCT AND INSTALL
REPLICATED WOOD SASH WINDOWS.

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

ALL THE REMAINING ORIGINAL FABRIC WILL
BE RETAINED. THE SOUTH SIDE OF THE
BUILDING WILL BE RESTORED TO ITS ORIGINAL
APPEARANCE

What is the current use of this property?

MUSEUM

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

List any known archeological resources on site.

THE MUSEUM PROPERTY IS AN ARCHAEOLOGICAL SITE
RECORDED WITH SHPO. NO GROUND DISTURBANCE WITH
The review criteria for each application are the Secretary of the Interior's Standards. ^{THIS}
These standards have been adopted by City Ordinance 94-1194 as local review criteria. ^{PROJECT}

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

Leo B. Hason
Applicant

22 DEC 2009
Date

WASCO COUNTY
Owner (if not the applicant)

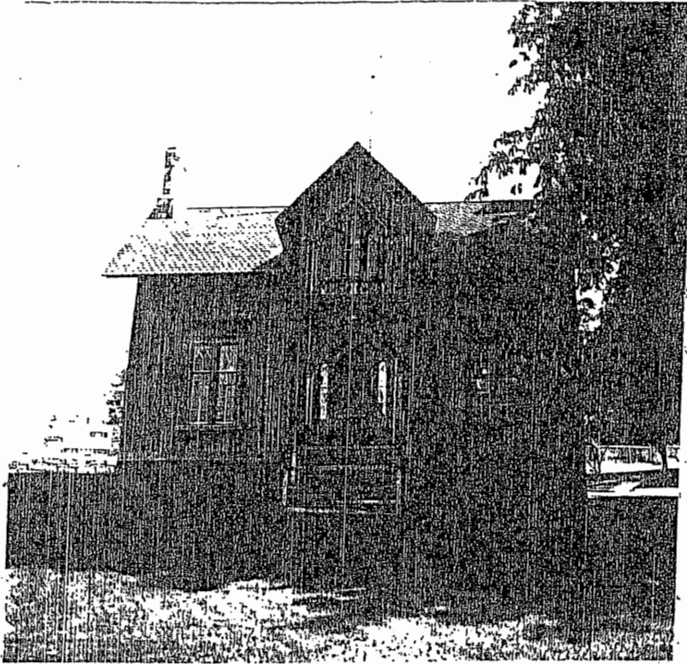
I have reviewed the above application and certify that it is complete and accepted for processing.

Jan Marriott 12/20/09
Secretary, Historical Landmarks Commission

For Office Use Only

Historical Classification PRIMARY
(Primary, Secondary, Historical, Etc.)
Historic Building/Site ☒ Historic District ☐ Trevint ☐ Commercial ☐
Historic Name FL. DALES SURGEON'S QUARTERS
(If any)
Year(s) Built 1859

STATE OF OREGON INVENTORY
OF HISTORIC PROPERTIES
State Historic Preservation Office
Oregon State Parks, Salem, OR 97310



County Wasco
Theme Pioneer military. Gothic Revival arch
Name
(Common) Ft. Dalles Surgeon's Quarters
(Historic) same
Address West 15th & Garrison Streets
The Dalles, OR 97058
Present Owner Oregon Historical Society
Address Portland, Oregon
Original Use Surgeon's Quarters
Date of Construction 1859

Physical description of property and statement of historical significance:

Oregon's premier example of the Gothic Revival Style house architecture. Executed in heavy timber construction. The wood came from the old Mill Creek sawmill at 9th and Mill Creek and the material for the sandstone foundation and chimneys from Scenic Drive Quarry. Only remaining building of old Fort Dalles (1849-1866).

Architecture. The one-and-one half story building designed by Louis Scholl, is based on a design in Andrew Jackson Downing's Architecture of Country Houses (1850). It illustrates all characteristic Gothic Revival features; steep gable roof with projecting central facade gable, exterior end chimneys with corbeled brick caps, pointed-arched door and window frames, wood framing, and brackets under projecting windows. The board-and-batten siding, which gives the building a vertical look, was preferred by Downing. Its symmetry is atypical of Gothic Revival buildings.

Historical Significance. The complex was first established as Camp Drum in 1850, and was the only post between Fort Vancouver and Fort Laramie. Became Fort Drum in 1853 and named Fort Dalles in 1855.

The buildings were arranged in a semi-circle, with the parade grounds occupying the present site of the Colonel Wright Elementary School. A diverse civilian community
(cont.) continue on back if necessary

Recorded by Jack Lesch Date 2/85

Sources consulted (continue on back if necessary):

City of The Dalles Comprehensive Plan, 1982

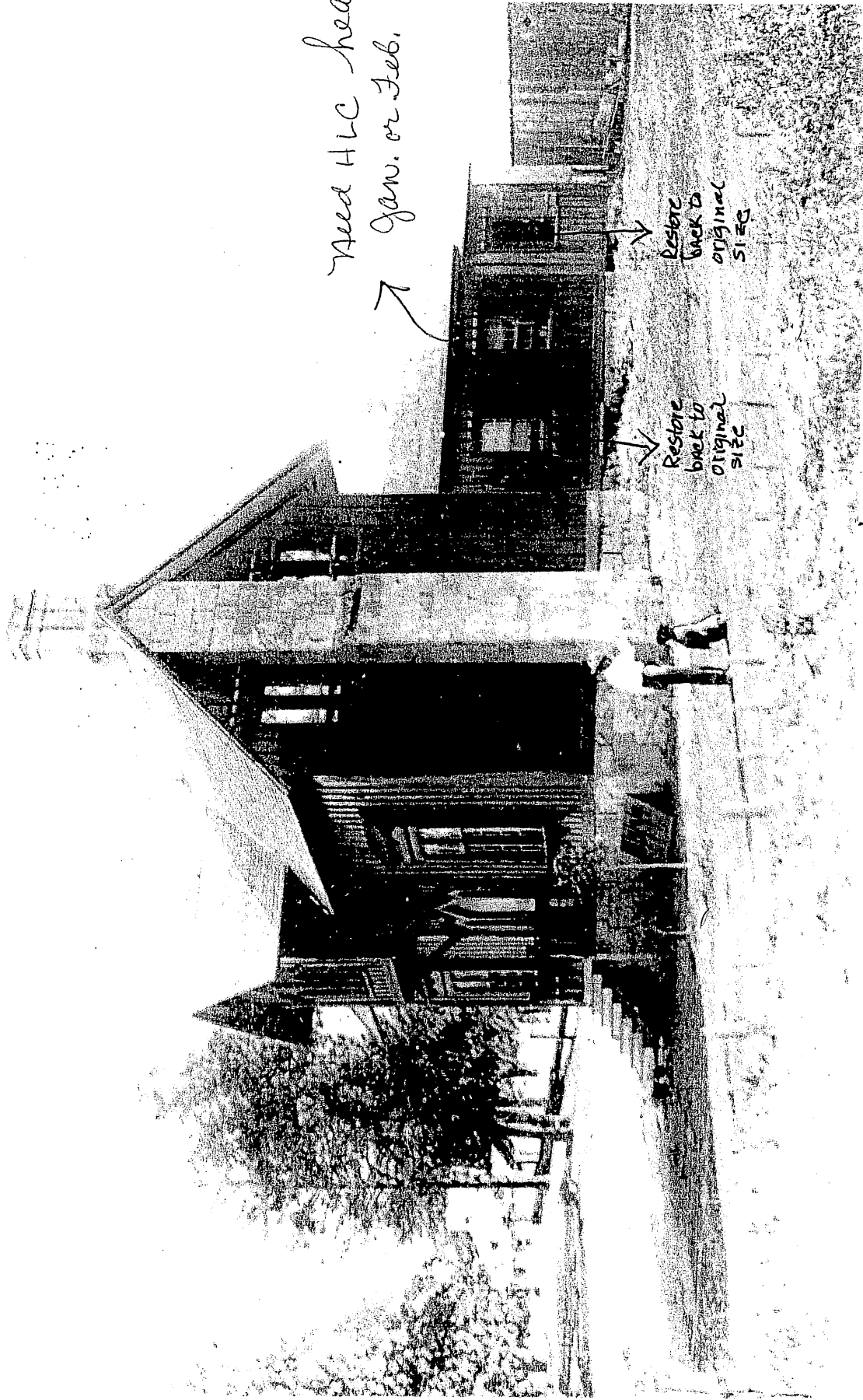
Clark, Rosalind. Architecture Oregon Style. Portland, Oregon: Professional Book Center, 1983.

Use enclose map. Township 1 ^(N) & 13 ^(E) Section 4DB

grew adjacent to the Fort and provided merchantile and hotel conveniences for residents and the many travellers who stopped at The Dalles to replenish their stores.

The facility was abandoned in 1867. Only the Surgeon's Quarters has survived from this period. It is preserved as a historical museum.

... near The Dalles, Oregon.



need HLC hearing -
Jan. or Feb.

Restore
back to
original
size

Restore
back to
original
size

* Plus- Reglaze & repair existing windows - MAINTENANCE

ERIC - 296-1802

Has grant from SHPO -

Does it need HLC Hearing?

VI. GRANT NARRATIVE

A. PROJECT NEED & VALUE

The 1856 Fort Dalles Surgeon's Quarters is the last remaining fort building constructed in the Carpenter Gothic style to plans drawn by Louis Scholl based on A. J. Downing designs. Deferred maintenance and improper earlier restoration efforts have resulted in some deterioration of the historic building fabric, most notably to the window sash and to the stone chimneys. Restoration and preservation of these character-defining elements is essential to ensure the future integrity of the building. This work is part of ongoing preservation efforts at the Museum, initiated with the aim of preserving these important historic resources well into the future.

B. PROJECT TIMELINE

Work will begin on the restoration of the window sash over the winter of 2009/2010 while the museum is closed for the season. The rebuilding of the window openings on the south side of the building will be dependent on weather and may have to wait for the spring. It is anticipated that the masonry work will take a month to complete and will also be completed as the weather permits, probably in the spring and summer of 2010.

C. PROJECT DETAIL

The window restoration contractor is Amy Harrington McAuley of Oculus Fine Carpentry, an expert on the restoration and preservation of historic wooden windows. She will restore the existing original sash and replace missing elements using traditional techniques, tools and materials.

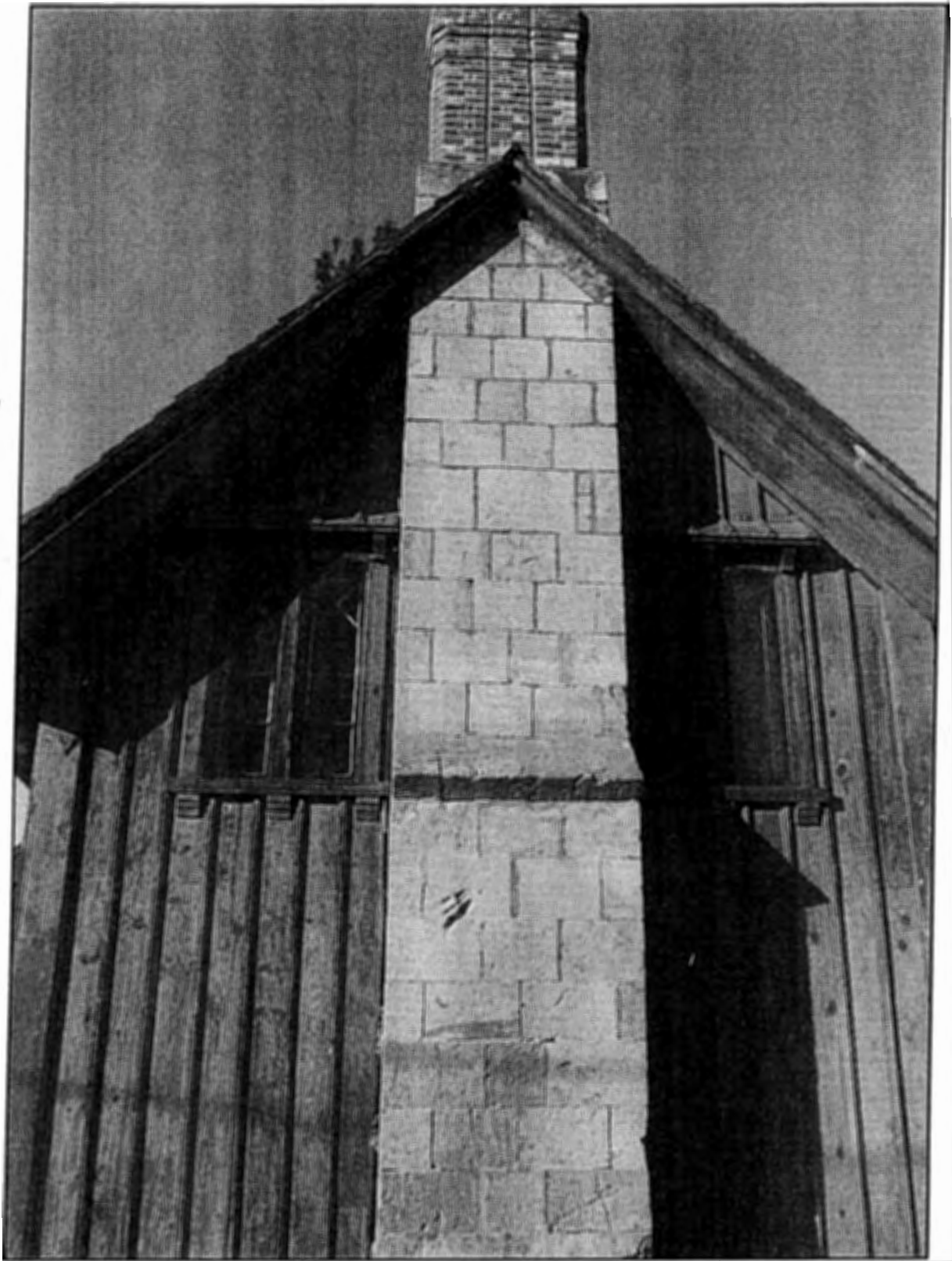
The stonemason is Alan Ash of Ash Stone Masonry; an expert in historic stone masonry restoration experienced in working with volcanic tuff. He proposes to repair and replace deteriorated stone in both the north and south chimneys and to re-point the chimneys where necessary. He will use a lime based mortar that closely replicates that of the original construction.

D. ABILITY TO COMPLETE THE PROJECT (

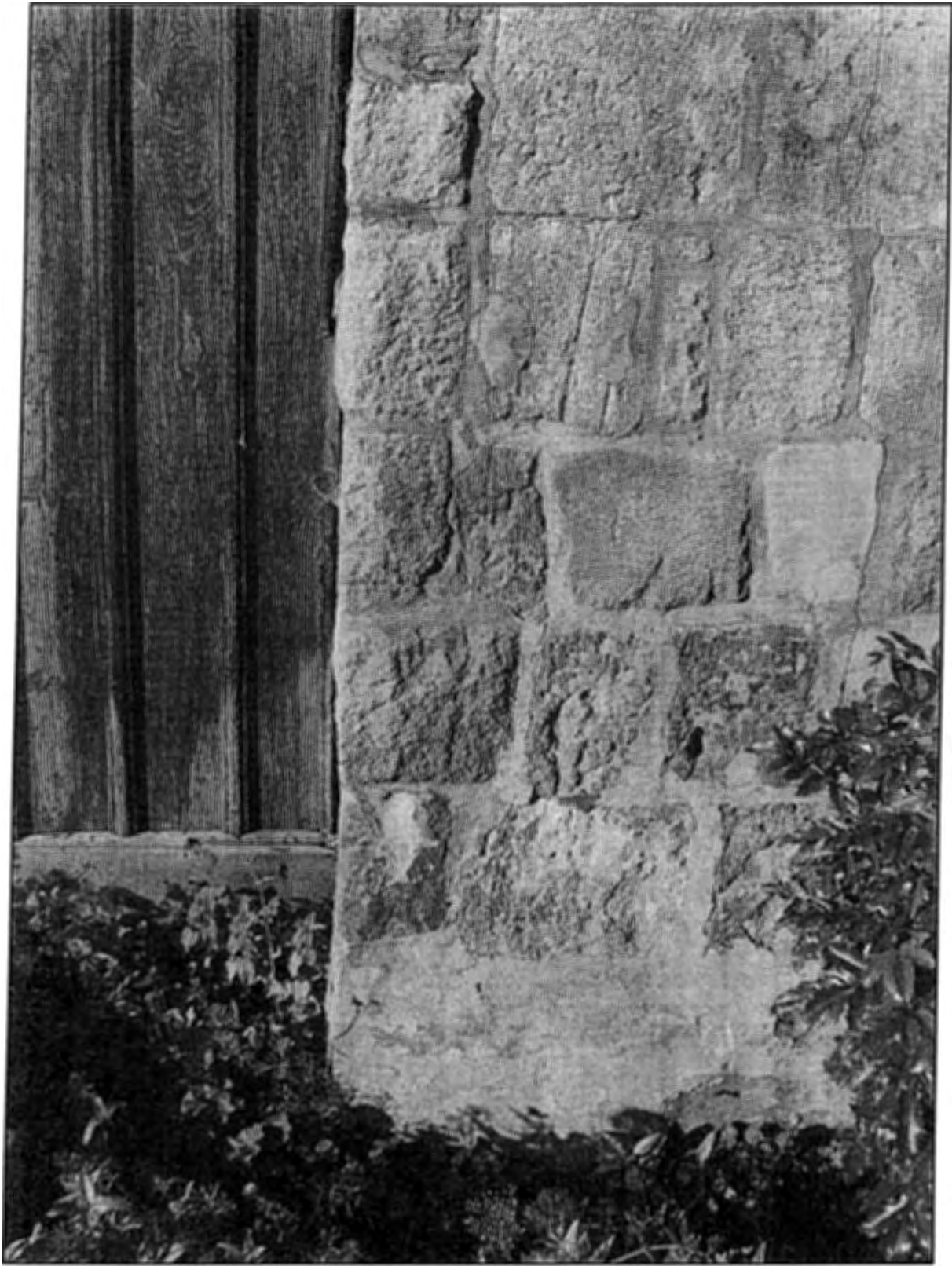
The Fort Dalles Museum-Anderson Homestead is the oldest history museum in the State of Oregon, first opened in 1905. The Museum is owned by Wasco County and administered by a volunteer commission appointed by the City of The Dalles and Wasco County. The day-to-day operations are taken care of by a paid staff consisting of a Museum Director, a Museum Manager, a number of docents and a groundskeeper. The museum has recently completed work on two grants. The first is a grant from the Northern Wasco County PUD for the in-kind replacement of the wood shake roof on the 1892 Lewis Anderson House. The second was a grant from the Oregon Historic Trails Fund, used to produce a detailed condition assessment of two of the wagons in the historic vehicle collection and recommendations for the conservation of the entire wagon collection. Recent non grant funded work at the museum has included the replacement of the Surgeon's Quarters roof, ongoing stabilization of the Fort Dalles Gardener's Cottage, and sill replacement and foundation work on the Anderson Granary. This work was largely funded by community donations and much of it was completed by volunteers.

E. PHOTOGRAPHS

Chimney Details



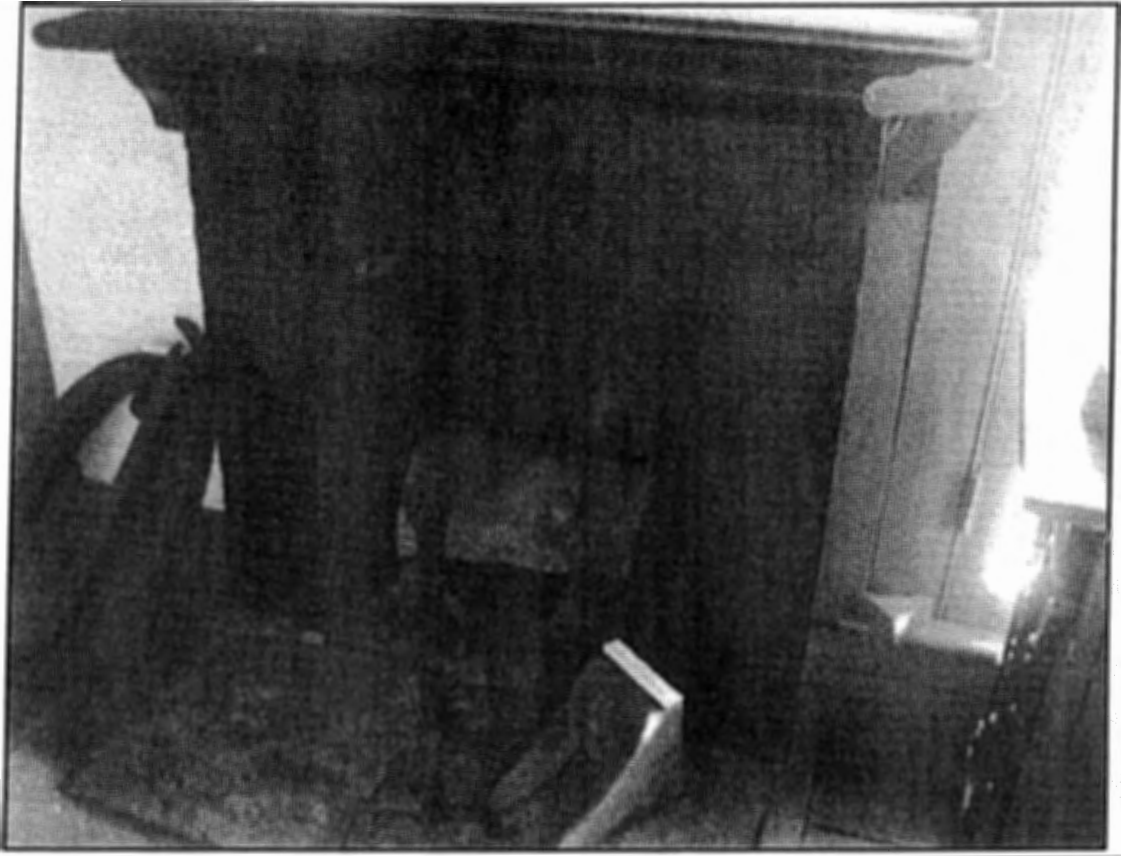
Upper section of Northern Chimney.



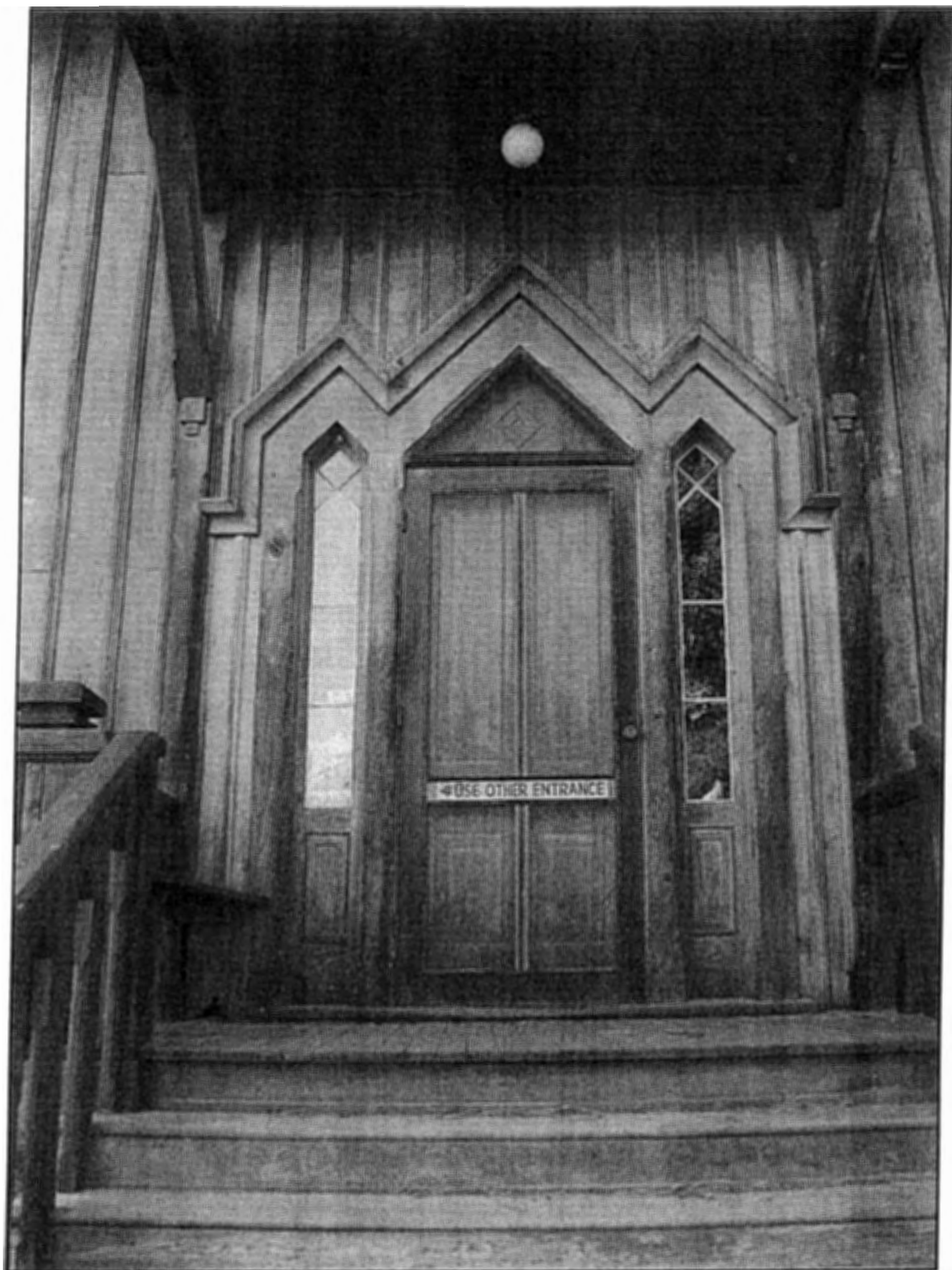
Detail view of the Lower Section of the North Chimney; note replacement stones to left and lower courses parged with cement.



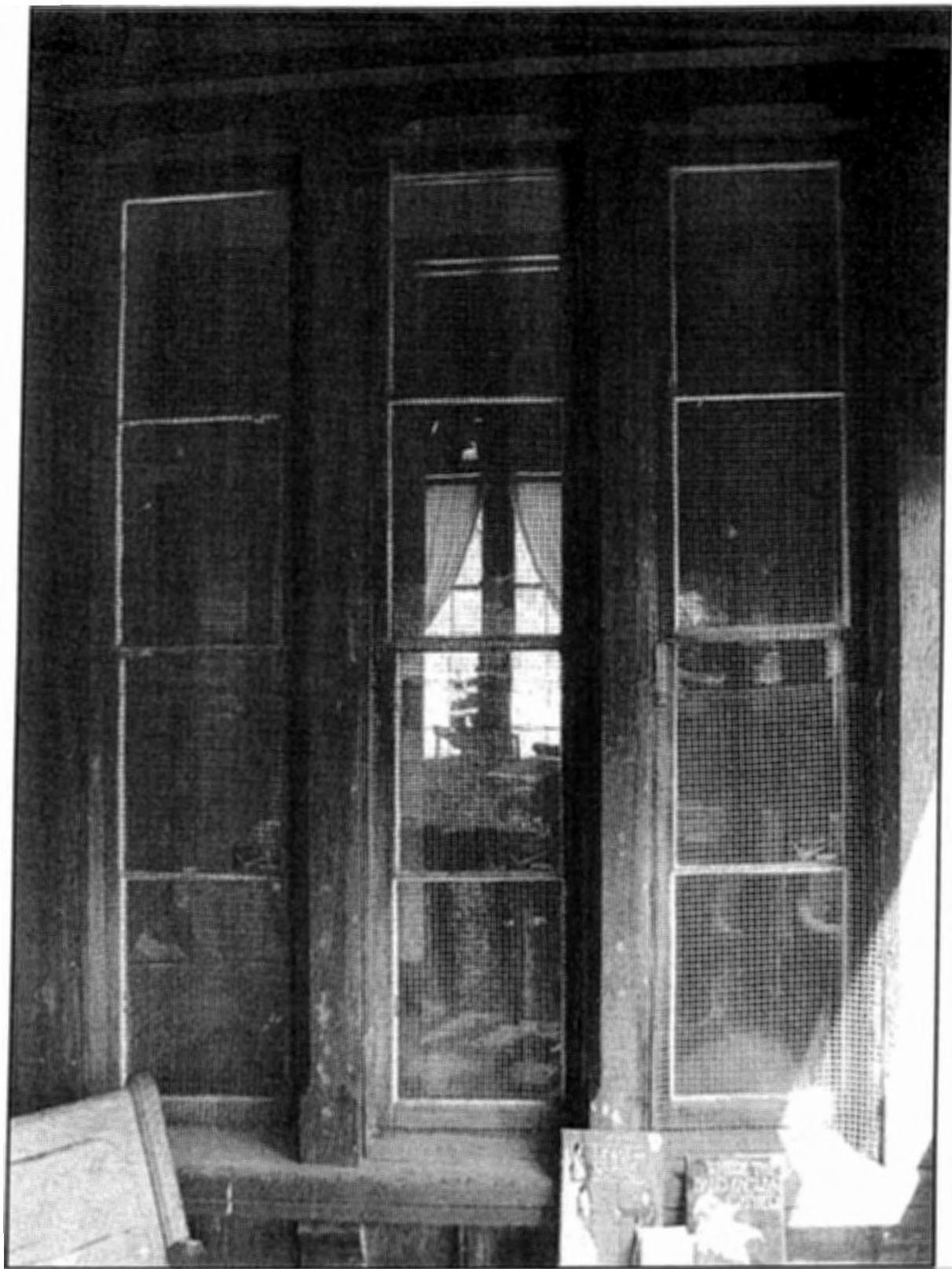
Detail View of Southern Chimney, note hard cement re-pointing and fractured stone.



Fireplace in Upstairs North Room.



Front entrance door and sidelights.



Northern Parlor windows.



Detail view, showing rot in windowsill.



Detail view, showing rot in windowsill, cracked pane and deteriorated glazing.

Ash Stone Masonry

CCB# 126558

P.O. Box 42014

Eugene, Oregon 97404

541 688 0899

10/10/09

**Stone Chimney and Foundation Spot Repointing,
Removal of past inappropriate replacement mortars.**

Surgeons Quarters Ft. Dalles Museum

**The 1850's chimney and foundation Tuffstone suffers from past
"repairs". Compatible appropriate replacement mortar is required for
stabilization of the structures.**

**.Until the chimney is actually worked on the exact extent of damage is
unknown. This proposal is for a minimum of 160 hours with at least one
helper. Including scaffold, scaffold setup and teardown also appropriate
mortar replacement.**

Price \$18,000

**All work to comply with the Secretary of Interiors Standards for
Masonry Rehabilitations.**

Thanks,

Alan Ash / Ash Stone Masonry

Oculus Fine Carpentry, Inc.
8502 SE 13th Ave.
Portland, OR 97202
CCB # 153801

The Fort at the Dalles
500 15th St.
The Dalles, OR

09/09/09

Window Restoration Bid

Process:

- Put down floor protection.
- Remove sash.
- Install plywood/plexiglass insert.
- Transport sash to Oculus Fine Carpentry's shop.
- Remove deteriorated glazing putty.
- Cut new glass panes, if necessary.
- Check all joints for deterioration, repair if found unsound.
- Repair any muntin bars if deteriorated enough to prevent proper glazing installation.
- Repair faux finish where condensation has compromised paint layer.
- Apply exterior paint to glazing putty that matches the weathered color of the wood.
- Attempt to locate missing hardware.
- Oil and repair existing hardware.
- Return sash to jobsite and install in opening. Check sash frame for deterioration. Use a combination of in-kind Dutchman repairs and epoxy for frame repairs.

Cost: \$645.00 per opening (opening is one casement or pair of double-hung sash).
Total Restoration Cost: \$ 13,545.00 (21 windows, also including 2 sidelights)

Rebuild openings-

- \$ 2000.00 per opening to match existing
Total Rebuilding Cost: \$ 4000.00 (2 openings)

Total Cost for Restoration and Rebuild: \$ 17,545.00

Oculus Fine Carpentry, Inc.

8502 SE 13th Ave.
Portland, OR 97202
CCB # 153801

The Fort at the Dalles
09/09/09
500 15th St.
The Dalles, OR

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Total Cost for Restoration and Rebuild: \$ 17,545.00

Amy Harrington McAuley

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Licenses and Endorsements

- Contracting License, Oregon Board of Contractors, 2003-current.
- Contracting License, Idaho Board of Contractors, 2008-current

Education

- Bachelors of Arts in Fine Art. University of Oregon, 1989-1993.
- One year of study in Architecture. Portland State University, 2000-2001.

Related Work Experience

- Owner, Oculus Fine Carpentry, Inc., 2003- current. Responsible for subcontracting, billing, projects in finish carpentry.
- Carpenter, Full Circa, Inc. and ARC Restoration Services, 1996-2002. Responsible for supervising work sites, framing, demolition, rehabilitation of windows and moldings. Specialization in historic restoration projects and period remodeling.
- Apprentice, Portland Drywallers' Union #2451, 2002. Installed insulation in the Portland Convention Center Expansion.

Notable Projects

completed as owner of Oculus Fine Carpentry, Inc.

- A.T. Smith House in Forest Grove-1855-56
- Daniel Delaney House in Turner-1845
- Bybee House on Sauvie Island-1856
- Stauffer-Will Farmstead in Aurora-1860
- Pioneer Courthouse in Portland-1869
- Hoover-Minthorn House in Newberg-1881
- Lock Tender Houses in Cascade Locks-1915

- Poultry Barn at Oregon State Fairgrounds-1921
- Virgil Crum House in Portland-1926

Additional Training

- Historic Wood Workshop, Association of Preservation Technology, 2009.
- Lead-Safe Work Practices Training, West Regional Lead Training Center, 2009.
- Journal of Light Construction; Lead Carpenter Seminar, Portland, 2003.
- University of Oregon Historic Preservation Field School; Shelton-McMurphey-Johnson House, Eugene, 2000. Session focused on window restoration and repointing of basalt foundation.
- University of Oregon Historic Preservation Field School; Fort Warden, Port Townsend, 1999. Session focused on installing a new cedar shake roof on Alexander's Castle and repointing brickwork.

Presentations

- Architectural Heritage Center Old House Fair, Window Repair Workshop, June 2008 and 2009.
- Heritage Extravaganza, Oregon State Parks, Beyond Window Rope Repair Workshop, April 2009.
- Historic Preservation Month, State Historic Preservation Office, Beyond Window Rope Repair Workshop, May 2009.
- Preservation Field School, instructor, University of Oregon, August 2009.
- Portland Bungalow Show, Window Repair Workshop, May 2008 and 2009.
- Rehab Oregon Right Workshop; Speaker, Window Restoration, 2003.

Memberships and Professional Organizations

- National Trust for Historic Preservation

- Architectural Heritage Center
- Association of Preservation Technology

**STAFF REPORT
HISTORIC LANDMARKS REVIEW #120-10**

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Associate Planner 

HEARING DATE: January 27, 2010

ISSUE: The property owner is applying to restore the Fort Dalles Surgeon's Quarters to an appearance similar to original.

SYNOPSIS:

APPLICANT	Fort Dalles Museum
PROPERTY OWNER	Wasco County
LOCATION	500 West 15th
ZONING	"RL" – Residential Low Density
EXISTING USE	Museum
SURROUNDING USE	Residential
HISTORIC STATUS	Primary – State Inventory #55

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 Surgeon's Quarters is Oregon's premier example of the Gothic Revival Style house architecture. The wood used for construction came from the old Mill Creek sawmill at 9th and Mill Creek and the material for the sandstone foundation and chimneys from the Scenic Drive Quarry. This building is the only remaining building of old Fort Dalles. (1849-1866)

The plan includes restoration of a few windows back to the original size and materials, re-glazing and repair of other existing windows, repairs to the north and south chimneys, and spot repairs to the foundation.

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;*

FINDING-A6: Some of the window sashes have deteriorated to a point where replacement is necessary. The repairs to the foundation will be visible but will be made with like-kind materials. An effort will be made to retain and restore as much of the historic fabric of the structure as is 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: 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 will be affected by this proposal due to there being no ground disturbance. Criterion met.

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: The restoration request does not include any alterations that would be new. The repair work and modifications to the windows will be required to meet the historic guidelines. All efforts will be taken to retain and restore the historic character of the structure. Criterion met.

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 is proposed. Therefore, this criterion does not apply.

CONCLUSIONS: The restoration repairs to the windows and chimneys and spot repairs to the foundation are necessary for the preservation of this historic structure. 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 drawings and proposals as submitted and reviewed.

Historic Landmarks Commission

2009 Goals

Short Term Goals

1. Encourage restoration and preservation of the Pioneer Cemetery.
2. Provide educational assistance to help individual restorers by setting up a special assessment workshop.
3. Establish a Historic Resource Center/Site ie: Historic links on City Webpage.
4. Research grant opportunities to expand City's resources.
5. Assist in saving and completing the Lewis and Clark Memorial and making it a local landmark.
6. Update Historic Inventories.
7. Actively support Historic The Dalles Days.
8. Create Historic Designs for Downtown to aid in historic background research and support Main Street programs
9. Establish an Archaeology Testing Plan for First Street.
10. Support and encourage the preservation and continued use of The Dalles High School building.
11. Encourage restoration of the Waldron Drug/Gitchell Building.

Long Term Goals

1. Completion of monument in Pioneer Cemetery
2. Designate other qualified areas as national historic districts; specifically the East Gateway, The Dalles Bluff, 4th Street, and E. 8th Street.
3. Encourage preservation and restoration of City Hall.
4. Maintain CLG status.
5. Support Civic Building restoration.
6. Continue to supply information on Historic Open Houses and encourage Open House visits during Historic The Dalles Days.
7. Continue to assist with historic plaque costs & availability.
8. Support and encourage the preparation of a Master Site Plan by the Fort Dalles Museum.
9. Encourage restoration and preservation of The Lewis and Clark Rock Fort.