



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
FAX: (541) 298-5490
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, February 26, 2014

4:00 PM

- I. **Call to Order**
- II. **Roll Call**
- III. **Approval of Agenda**
- IV. **Approval of Minutes – January 22, 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 #142-14; Independent Order of Odd Fellows/Craig Hector; Request:** Approval for a façade restoration on the south elevation of the structure. The building is located at 421 East 2nd Street, The Dalles, Oregon, and is further described as Township 1 North, Range 13E, Section 3BD, tax lot 1900. Property is Zoned “CBC” – Central Business Commercial. The historic name of the structure is the IOOF (Odd Fellows) Hall. The structure was built in 1904, rebuilt in 1915, and is classified as Secondary in The Dalles Commercial Historic District.
- VII. **Resolution - #132-14; HLC Application #142-14; IOOF**
- VIII. **Pioneer Cemetery Discussion**
- IX. **Staff/Commissioner Comments**
- X. **Next Meeting Date – March 26, 2014**
- XI. **Adjournment**

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 Atlanta, Georgia Park Service. 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 3rd 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, 4th Street, and East 8th 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
Historic Landmarks Commission

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	4833

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

Job Site Notes:

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
840 Series			
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.			
<ul style="list-style-type: none"> • 840 casement, awning and picture have 3/4" thick double pane glass • Wind resistance rating of 134 miles per hour • Heavy-duty construction with triple weather-stripped vent and frame • Roto-crank ventilators allow you to control and direct air flow. • Interior-mounted screens of fiberglass mesh are nearly transparent • Ventilators are securely locked with a single-handle operated multi-point latch. • Options include corrosion-resistant hardware, remote access roto-operator poles, Mercer Wood VG Fir or Clear Alder interior. 			
10 Yr Warranty on Units / 5yr Warranty on Dark Brown color			
		Subtotal	\$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.		Sales Tax (0.0%)	\$0.00
		Total	\$15,371.22

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	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

	Subtotal	\$1,109.82
	Sales Tax (0.0%)	\$0.00
	Total	\$1,109.82

Estimates are good for 30 days.
Terms: 1/2 down at time of signing the contract.
Remaing to be paid upon completion of the job.
Finanee 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.

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	1	12,000.00	12,000.00
Labor & Materials	1	12,000.00	12,000.00

Subtotal	\$50,389.32
Sales Tax (0.0%)	\$0.00
Total	\$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.

Signature _____



FIND A DEALER

Zip/Postal Code

SEARCH SITE

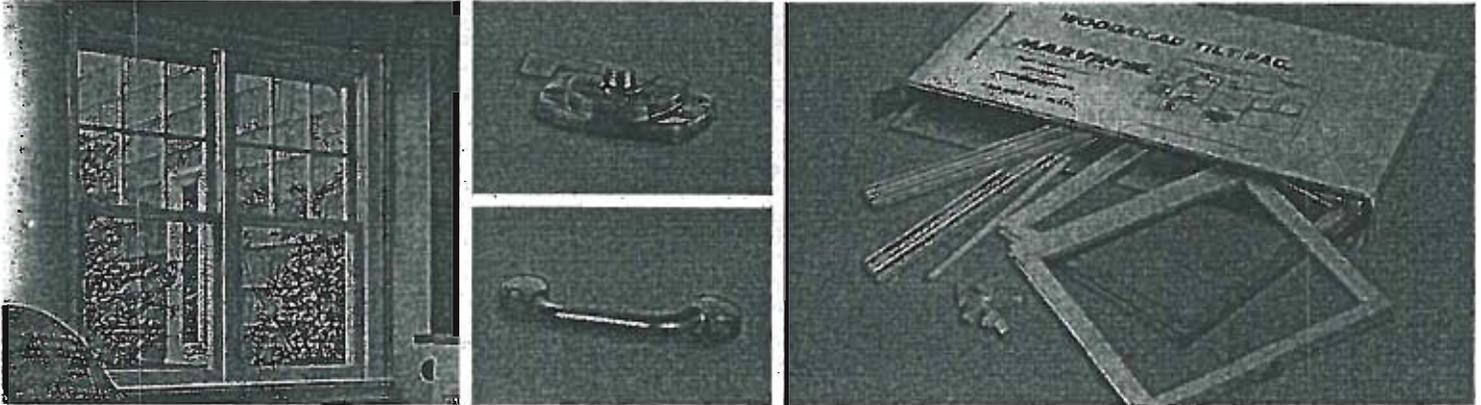
Keyword

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: Wood Double Hung Tilt Pac

Impact Zone: No

Divider: Simulated Divided Lite less than 1" wide No Spacer

Perimeter Spacer: Stainless Steel

Glass: Insulated Glass

Coating: LoE 366

Gas Fill: Argon

Combination: No 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-253-0035C 06/061

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

Zip/Postal Code

SEARCH SITE

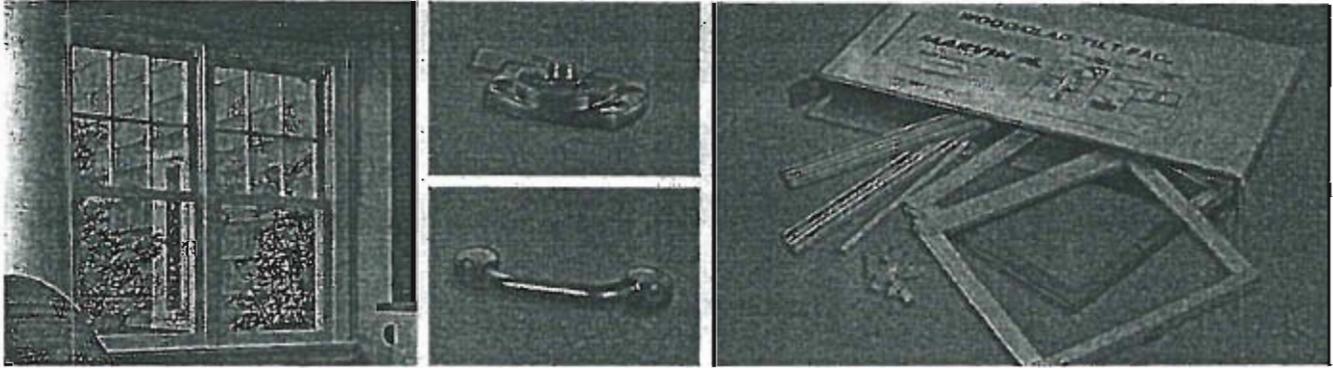
Keyword

HYPERMATIC 4SL

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

TLT PAC DOUBLE HUNG SASH REPLACEMENT SYSTEM

REQUEST INFORMATION • ENEWS SIGN UP



- OPTIONS
- TECHNICAL RESOURCES
- FEATURES AND BENEFITS
- INTERIOR FINISH OPTIONS
- EXTERIOR FINISH OPTIONS
- DESIGN PATTERNS AND GRILLES
- HARDWARE AND ACCESSORIES
- GLASS, ENERGY EFFICIENCY AND SCREENS

PHOTO GALLERY ▶

Glass and Glazing Options

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

Performance Glass Options

Glazing options such as LoE[®]-272[®] and LoE[®]-366[®] enhance energy performance.

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

Please visit a Marvin retailer for more information.

Glass Options



Insulating Glass



Insulating LoE Glass (with or without argon)



Single Glazing with removable Energy Panel (wood units only)



Specialty Glass Options

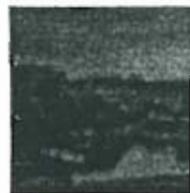
Marvin offers a broad range of specialty glass options, including:



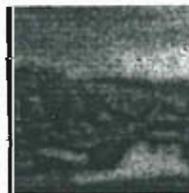
Baked



Gray Tint

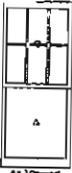


Bronze Tint



Green Tint

Mark Unit: Handicap room

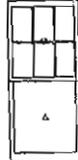


As Viewed From The Exterior

Entered As: SO
SO 30" X 65"

Line #5
Qty: 1

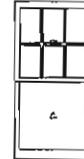
Mark Unit: Robert's



As Viewed From The Exterior

Line #10
Qty: 1

Mark Unit: Kitchen

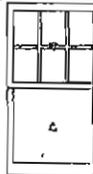


As Viewed From The Exterior

Entered As: SO
0" X 59"

Line #1
Qty: 1

Mark Unit: Memorial room



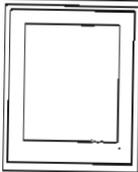
As Viewed From The Exterior

Entered As: SO
SO 30" X 53"

Prime
Prime
Wood
5as

Line #7
Qty: 1

Mark Unit: Downstair re

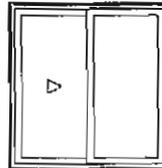


As Viewed From The Exterior

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

Line #2
Qty: 1

Mark Unit: Archive room



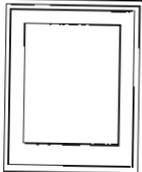
As Viewed From The Exterior

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

Prime
Prime
Wood
Ro
47"
Fraj
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

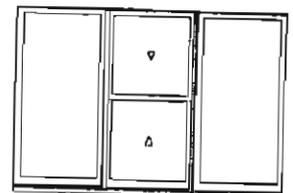


As Viewed From The Exterior

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

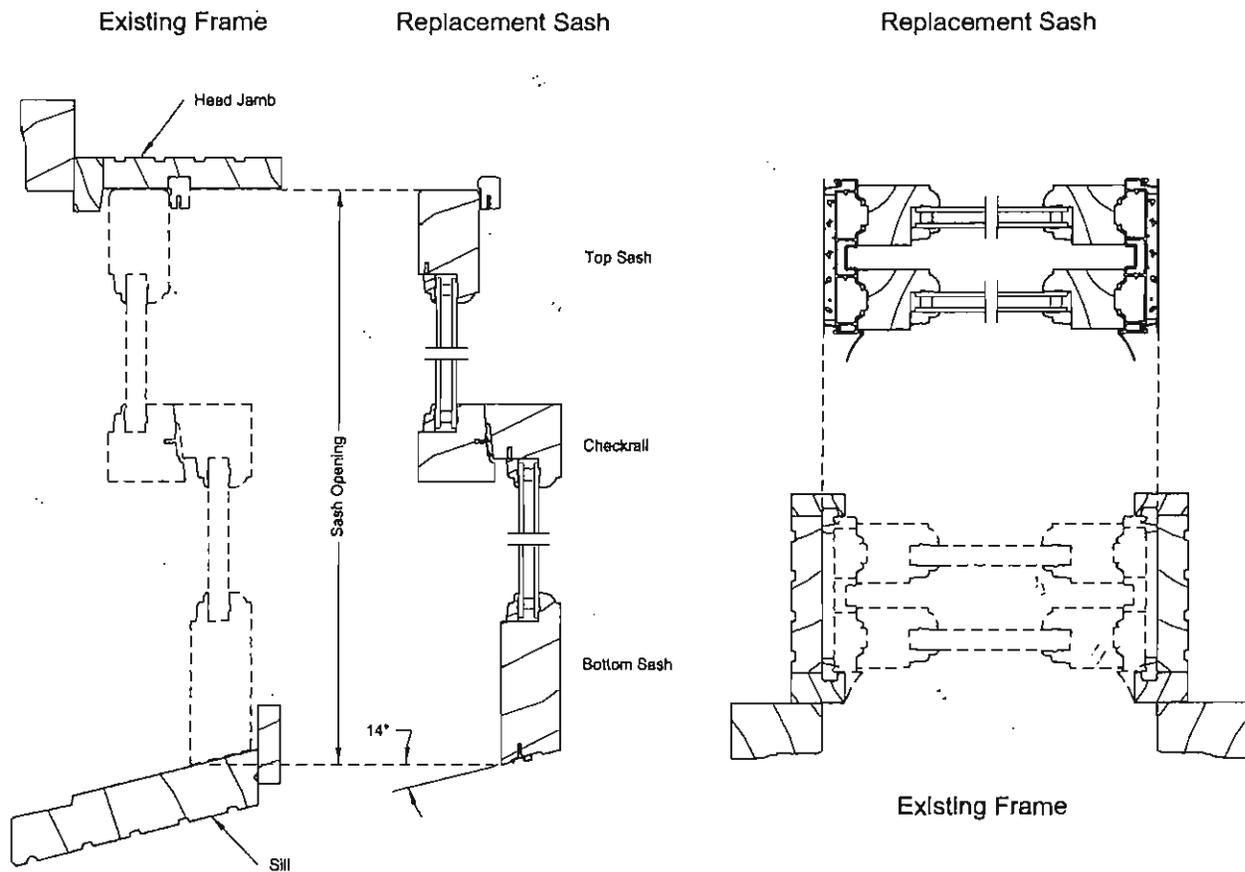


As Viewed From The Exterior

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.

**STAFF REPORT
HISTORIC LANDMARKS REVIEW #142-14**

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Senior Planner

HEARING DATE: February 26, 2014

ISSUE: The Independent Order of Odd Fellows is applying to do some restoration work to the historic IOOF building. The restoration will include tuck pointing of the brick; restoration of the windows; clean and paint metal cornice; clean and seal masonry; restore marble base, basalt blocks, and brick columns; restoration of the transom windows and installation of a new awning. All work described will be on the south elevation of the building.

SYNOPSIS:

APPLICANT	Independent Order of Odd Fellows
PROPERTY OWNER	Independent Order of Odd Fellows
LOCATION	421 East 2 nd Street
ZONING	“CBC” – Central Business Commercial
EXISTING USE	Retail and Fraternal Organization Meeting Hall
SURROUNDING USE	Commercial
HISTORIC STATUS	Secondary Significant-The Dalles Commercial Historic District; also listed in Oregon Statewide Inventory -1976

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 Independent Order of Odd Fellow (IOOF) building was built in 1904 and rebuilt in 1915 due to a fire completely destroying the original building. Over the years, minor alterations have included installation of an awning and alterations to storefronts. The IOOF is requesting grant monies from the Urban Renewal Agency to assist in the repairs and restoration of this prominent corner building in our historic downtown.

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 been used as retail and a fraternal organization for many years. 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 tuck pointing of the brick; restoration of the windows; clean and paint metal cornice; clean and seal masonry; restore marble base, basalt blocks, and brick columns; restoration of the transom windows and installation of a new awning. The restoration and alterations proposed to the site are consistent with the historic design guidelines in General Ordinance 96-1207. Criterion met. The applicant does not propose to remove any historic features from this building, unless they are beyond repair. The historic character of this property will be retained. The photos and plans submitted show that the alterations will be minimal and not detract from the integrity of the building. Criterion met.

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

FINDING-A3: This property is recognized as a physical record of its time, and no changes either conjectural or otherwise are proposed. Criterion met.

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

FINDING-A4: There are no plans to remove any features that have acquired historic significance. No changes are requested that impact the historic significance of the IOOF building. Criterion met.

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

FINDING-A5: All distinctive features finishes and construction techniques are being preserved. No alterations are requested that will impact the historic features of the building or site. Criterion met.

6. *"Deteriorating historical features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence."*

FINDING-A6: As stated earlier, the applicant is proposing to repair as much as possible. The applicant does not propose to remove any historic features from this building, unless they are beyond repair. These repairs and restoration plan will help bring the original exterior back to its 1915 appearance.

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 is 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. When repairing the main facade and windows, the historic color scheme will need to be followed and materials will need to meet the recommended materials.

CONCLUSIONS: The proposed repairs to the front façade of the IOOF Building is necessary in order to keep the historic building in operation and to continue to serve the community for many more years. 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.
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.



CITY of THE DALLES

313 COURT STREET

THE DALLES, OREGON 97058

(541) 296-5481



HLC# 142-14

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:	Independent Order of Odd Fellows Craig Hector
Address	1100 W 18th St The Dalles, OR 97058
Site Address	421 East 2nd St The Dalles, OR 97058
Telephone	541-296-3557

Please describe your project goals.

Tuckpointing, restoration of windows, clean and paint metal cornice, clean and seal masonry, restore marble base, basalt blocks, and brick columns, restoration of transom windows and new awning. All work will be on the south elevation.

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

The appearance of the south elevation will be vastly improved and the deterioration of the building will be slowed and improved. The character of the building will more closely resemble the original style and pictures of the building.

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

DBR Masonry works closely with STIPO and strives to take a sensitive approach in working on such structures. They work to maintain and preserve the original elements and materials. The project will also work closely with the city & will pay close attention to historical pictures & other documents.

What is the current use of this property?
Lodge Hall/Commercial

Will the use change as a result of approval of this application? Yes/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 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.

Applicant

Date

Owner (if not the applicant)

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

C. Swartzman
Secretary, Historical Landmarks Commission

~~Case Office Use Only~~

Secondary

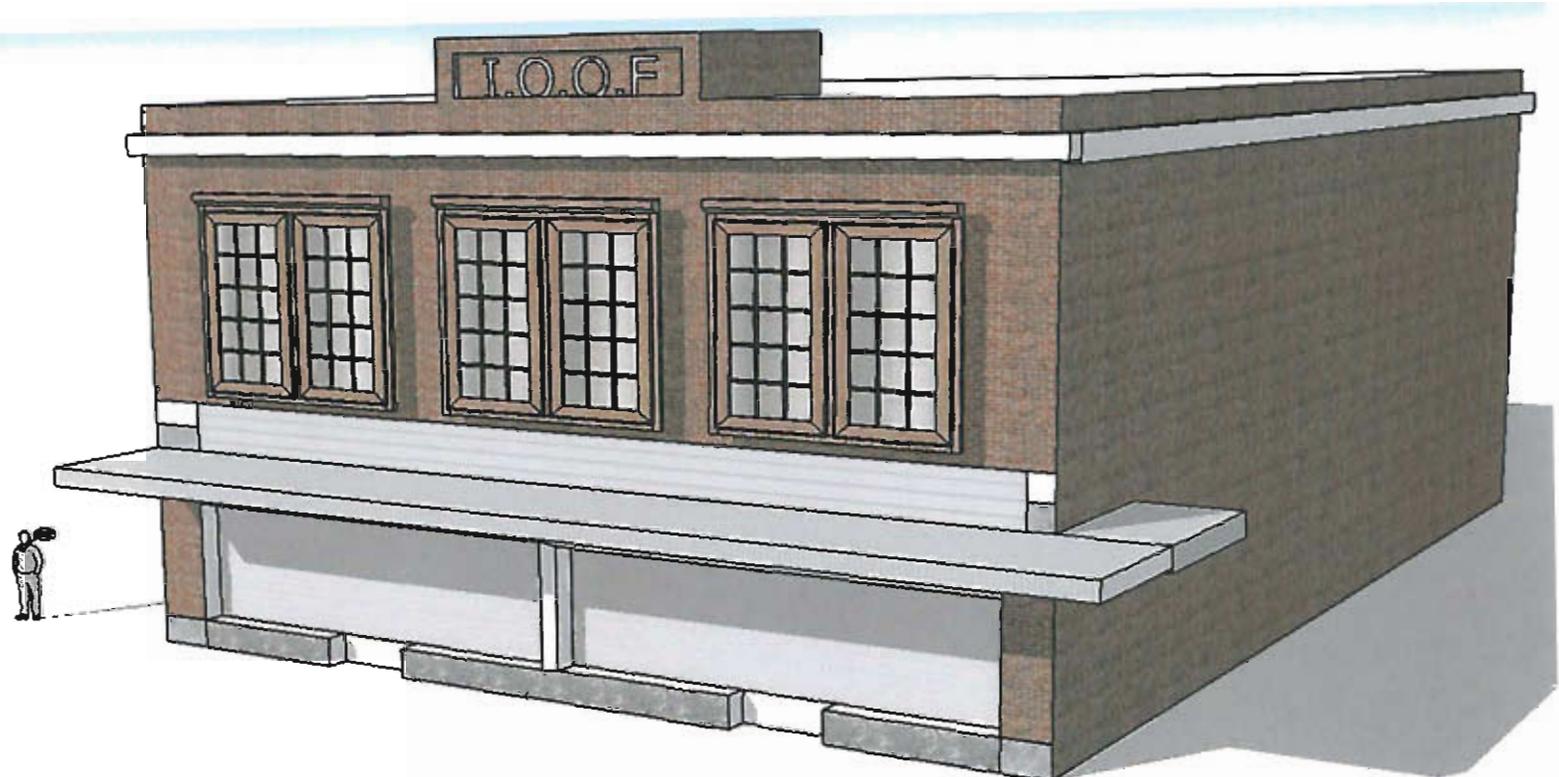
Historical Classification	(Primary, Secondary, Historical, Etc.)
Historic Building/Site	Historic District <input type="checkbox"/> Commercial <input type="checkbox"/> <u>Historic District</u>
Historic Name	<u>Historic Name: IOOF (Odd Fellows) Hall</u>
Notes	<u>Built 1904; Rebuilt 1915</u>



I.O.O.F.

Hotpoint
APPLIANCES

I.O.O.F.





COPY

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



County Wasco
 Theme Service and Distribution of Goods; Fraternal Orders
 Name (Common) I.O.O.F. Lodge Hall
 (Historic) Same
 Address 421 E. Second St.
The Dalles, OR 97058
 Present Owner I.O.O.F. Columbia Lodge #5
421 E. Second St.
 Address The Dalles, OR 97058
 Original Use Lodge Hall; Commercial
 Date of Construction 1904;1915

Physical description of property and statement of historical significance:

The I.O.O.F. Lodge Hall in The Dalles is a two story, rectangular, nicely detailed brick building which faces south on East Second Street. The building has one-over-one, double hung sash windows with transom panes above on the second floor. The base of the building on the first floor is decorative stone. Brickwork quoins are located on the corners of the building.

This structure has a cornerstone dated "1904" on the southeast corner of the front elevation. The building burned and was rebuilt, however, in 1915.

The Oddfellows Lodge was the first white fraternal society organized in The Dalles. The organization commenced on November 1, 1856 when H.W. Davis organized Columbia Lodge No. 5. The fire of 1891 destroyed the records of this lodge.

continue on back if necessary

Recorded by Stephen Dow Beckham Date 7 July 1976

Updated by City Planning Dept. 2/85

Sources consulted (continue on back if necessary): "The Dalles Landmark List", MS Typescript, Planning Office, City of The Dalles, The Dalles, Ore.

Please enclose map. Township 1 ^(N) 13 ^(E) Section 3BD
Roll 8, frame 12; Roll 7, frame 2 State Inventory No. 34

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 116

PHYSICAL DESCRIPTION: This one-story concrete building has stucco as the exterior wall finish. The roof is a flat concrete slab, but with a decorative metal mansard awning. The main (south) elevation has an aluminum storefront door and windows, with brick veneer decoration. There are four bays on the front which include the storefronts. The bulkheads are covered with oversized bricks. The building is in good condition.

HISTORICAL DATA: The Dalles Creamery Company was located in this building in 1926. In 1930, the building was leased by Tipton and Manchester. Long-time owner of the property was M.R. Matthew.

#96 **HISTORIC NAME:** IOOF (Odd Fellows) Hall
COMMON NAME: IOOF (Odd Fellows) Hall
ADDRESS: 421 E. Second Street
RESOURCE TYPE: Building
OWNER'S NAME AND ADDRESS:
Columbia Lodge #5, I.O.O.F.
421 1/2 E. Second Street
The Dalles, Oregon 97058
ASSESSOR'S MAP: 1N-13E-3BD **BLOCK:** 5 **LOT:** 7 **TAX LOT:** 1900
ADDITION: Laughlin's Addition
YEAR BUILT: 1904 (Rebuilt 1915)
ALTERATIONS: Minor; street canopy added, storefronts altered.
STYLE: Commercial
USE: Fraternal organization meeting hall and retail
PREVIOUS HISTORIC LISTING: Oregon Statewide Inventory (1976)
CLASSIFICATION: Secondary

PHYSICAL DESCRIPTION: The IOOF Hall is a two-story rectangular, brick building measuring 50' x 120'. The brickwork is richly detailed, including corner quoins, window surrounds in addition to the running bond of the brick walls. A brick corbelled dripcourse defines the frieze which is under the brick and sheet metal cornice. An elevated name block extends above the center of the front (south) elevation. Brick quoins embellish the corners.

The windows on the second floor of the front elevation are composed of paired one over one double-hung wood sash windows with a fixed pane transom above. Some of the second story windows on the east elevation have been enclosed while others are one over one double-hung wood sash

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 117

with fixed transoms. Windows on the first floor are arched as are the door openings. The access door to the upstairs is at the north end of the east elevation. The double entrance doors are flanked by classical pilasters and entablature and a Union-Jack design is in the transom window over the doors. A fire escape on the east elevation leads to a second story exit.

The exterior material on the ground floor of the front elevation is composed of decorative stone on the pilaster bases and at the column capitals. The southeast corner of the main (south) elevation has a cornerstone dated 1904, but the Hall was rebuilt in 1915 as a result of a fire in 1914, in which the entire block burned. The building is in good condition.

HISTORICAL DATA: The I.O.O.F. was first noted in The Dalles on June 30, 1857, with six charter members. The first hall occupied by the I.O.O.F. was in the upper story a stone building at the corner of First and Union streets, next door to the Baldwin Brothers Saloon (205 Court Street). The I.O.O.F. were first incorporated in 1868. In 1889, a permanent home was secured in a wood frame building on the S.W. corner of Third and Washington streets which burned in the fire of 1891. The land was sold and in 1904 a committee was appointed to consider the building of a new hall.

Believing that the business section of The Dalles was destined to expand eastward, rather than south, the I.O.O.F. proceeded to buy a parcel of land on April 12, 1904 from J.H. Sherar. Construction of the \$18,000 building started in 1905. Early users of the new building included the U.S. Post Office (until the completion of the new post office), J.C. Brill's Dry, and Willerton and Johnson Grocers.

However, on August 29, 1914, fire completely destroyed the building. Rebuilding started immediately and the building was completed in the spring of 1915. The new two-story brick building had ornate decorative detail and was one of the anchor structures in downtown.

#97 **HISTORIC NAME:** Bloch, Miller & Co.
COMMON NAME: Z.F. Moody Store; The Dalles Commercial Club
ADDRESS: 201-205 Washington Street
RESOURCE TYPE: Building



HISTORIC LANDMARKS RESOLUTION NO. 142-14

Adopting The Dalles Historic Landmarks Commission Application #142-14 of the Independent Order of Odd Fellows (IOOF). This application is for a Historic Landmarks Commission hearing to gain approval for a façade restoration on the south elevation of the structure. The property is located at 421 East 2nd Street, The Dalles, Oregon, and is further described as 1N 13E 3BD t.l. 1900. Property is zoned “CBC” – Central Business Commercial District. The historic name of this structure is the IOOF (Odd Fellows) Hall. The historic structure was built in 1904, rebuilt in 1915, and is classified as Secondary in The Dalles Commercial Historic District.

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on February 26, 2014, conducted a public hearing to consider the above request.
- B. A Staff report was presented, stating findings of fact and conclusions of law.
- C. Staff Report number 142-14 and the minutes of the February 26, 2014 hearing, upon approval, provide the basis for this resolution and are herein attached by reference.

II. RESOLUTION: Now, therefore, be it FOUND, DETERMINED, and ORDERED by the Historic Landmarks Commission of the City of The Dalles as follows:

- A. In all respects as set forth in Recitals, Part “I” of this resolution.
- B. Historic Landmarks Review No. 142-14 – Independent Order of Odd Fellows (IOOF), is **approved** with the following conditions:
 - 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.

III. APPEALS, COMPLIANCE AND PENALTIES:

- A. Any party of record may appeal a decision of the Historic Landmarks Commission to the City Council for review. Appeals must be made in accordance to Section 9(a) of the Historic Landmarks Ordinance No. 1194, and must be filed with the City Clerk within ten (10) days of the date of mailing of this Order.
- B. Failure to exercise this approval within the time line set either by Order or by Ordinance will invalidate this permit.

ADOPTED THIS 26th DAY OF FEBRUARY, 2014.

Robert McNary, Vice Chairman
Historic Landmarks Commission

I, Richard Gassman, Director of the Planning Department of the City of the Dalles, hereby certify that the foregoing Order was adopted at the meeting of the City Historic Landmarks Commission, held on February 26, 2014.

AYES:
NAYS:
ABSENT:
ABSTAIN:

ATTEST: _____
Richard Gassman, Director
Planning Department