



## **CITY of THE DALLES**

313 COURT STREET  
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125  
PLANNING DEPARTMENT

### **SPECIAL MEETING AGENDA CITY OF THE DALLES HISTORIC LANDMARKS COMMISSION**

CITY HALL COUNCIL CHAMBERS  
313 COURT STREET

THE DALLES, OREGON 97058

*MEETING CONDUCTED IN A ROOM IN COMPLIANCE WITH ADA STANDARDS*

Wednesday, October 2, 2019  
4:00 PM

- I. Call to Order**
- II. Roll Call**
- III. Pledge of Allegiance**
- IV. Approval of Agenda**
- V. Approval of Minutes** – July 24, 2019, and July 31, 2019
- VI. 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.
- VII. Public Hearing**
  - A. Historic Landmarks Commission Application 172-19, Lindsey and Thomas Giamei  
Request: Approval for a two-phase façade improvement. Phase one improvements will include replacement of one door and the addition of a door. Phase two improvements will add a window, anchors for optional awnings, and replacement of wood paneling and glass blocks with brick veneer. The Schanno Building, commonly known as the American Legion Building, is located at 201 E. Second Street, in The Dalles Commercial Historic District and included on the National Register of Historic Places.
  - B. Historic Landmarks Commission Application 173-19, The Dalles Main Street  
Request: Approval to install a classic neon sign. The purpose of the sign is to enhance a walking tour and increase interest in downtown. The Wasco Warehouse Milling Company, commonly known as the Sunshine Mill, is a locally landmarked building located at 901 E. Second Street, The Dalles.

**VIII. Resolutions**

- A. Resolution 161-19 for HLC 172-19, Lindsey and Thomas Giamei
- B. Resolution 162-19 for HLC 173-19, The Dalles Main Street

**IX. Staff/Commissioner Comments**

**X. Next Meeting Date – October 23, 2019**

**XI. Adjournment**



## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125  
COMMUNITY DEVELOPMENT DEPARTMENT

### MINUTES CITY OF THE DALLES HISTORIC LANDMARKS COMMISSION

CITY HALL COUNCIL CHAMBERS  
313 COURT STREET

THE DALLES, OREGON 97058

*MEETING CONDUCTED IN A ROOM IN COMPLIANCE WITH ADA STANDARDS*

Wednesday, July 24, 2019  
4:00 PM

#### **CALL TO ORDER**

Vice-Chair McNary called the meeting to order at 4:11 p.m.

#### **ROLL CALL**

Commissioners Present: Sandra Bisset, Bob McNary and Doug Leash

Commissioners Absent: Eric Gleason

Others Present: City Councilor Tim McGlothlin

Others Absent: Museum Commission Representative Donna Lawrence

Staff Present: Senior Planner Dawn Hert, Assistant to the City Manager Matthew Klebes

#### **PLEDGE OF ALLEGIANCE**

Vice Chair McNary led the Pledge of Allegiance.

#### **APPROVAL OF AGENDA**

It was moved by Bisset and seconded by Leash to approve the agenda as written. The motion passed 3/0; Bisset, McNary and Leash in favor, none opposed, Gleason absent.

#### **APPROVAL OF MINUTES**

It was moved by Leash and seconded by Bisset to approve the minutes of April 24, 2019, as written. The motion passed 3/0; Bisset, McNary and Leash in favor, none opposed, Gleason absent.

## **PUBLIC COMMENTS**

None.

## **PUBLIC HEARINGS**

Vice Chair McNary read the rules for a public hearing. McNary then asked the Commission if they had any ex parte contact, conflict of interest or bias that would prevent an impartial decision. McNary asked the audience if anyone wanted to challenge the decision, hearing no challenge, he opened the public hearing at 4:20 p.m.

- A. Historic Landmarks Commission Application 167-19, Heidi McBride – requesting approval to build new upper terrace railing in the likeness of the original wood rails and replace lattice with historically appropriate materials and style.

Senior Planner Hert presented the staff report.

*Heidi McBride, PO Box 285, Mosier, Oregon*

McBride stated the building is now in use. McBride would like to replace the unattractive lattice work on the front of the structure with period appropriate lattice. In the winter, the lattice is quite visible.

The upper terrace railing was removed to repair and resurface the leaking floor area with commercial grade walkable membrane to allow use of the outside upstairs area. McBride's plan is to echo the original design; a taller railing may be required to meet current building codes.

Current uses of the structure include a wine tasting room and a boutique.

Hert stated original drawings were used for interior renovations. McBride stated floors were refinished and paneling removed to expose columns. All hardware and windows are original.

Commissioner Leash asked who would make the decision on the railing height. Hert replied Building Codes was the responsible entity. Hert thought the railing would be 8-12 inches higher and possibly reinforced due to the commercial use.

There were no opponents to the application.

Vice Chair McNary closed the public hearing at 4:32 p.m.

Commissioner Bisset was in favor of the project and saw no issue with higher railings.

Commissioner Leash said it all seemed positive and saw no reason to deny the application.

It was moved by Leash and seconded by Bisset to approve HLC 167-19 as submitted with conditions of approval. The motion passed 4/0; Bisset, McNary and Leash in favor, none opposed, Gleason absent.

- B. Historic Landmarks Commission Application 168-19, The Dalles Main Street – requesting approval to install two classic neon signs on the rear façade of the Bank Hotel/Wagon Café, now known as The Last Stop.

McNary asked the Commission if they had any ex parte contact, conflict of interest or bias that would prevent an impartial decision. Hearing none, McNary re-opened the public hearing at 4:36 p.m.

Senior Planner Hert presented the staff report.

McNary stated he had misgivings with the application and asked if Dawn Donuts had been located in The Dalles. Hert replied The Dalles had never had a Dawn Donuts or Dog n Suds. Hert said the signs were nationally recognized from a nostalgic period and would be approved as an art installation on an historic building. McNary stated these signs “were kind of hard to judge as art.”

Don Warren, 214 E. Fifth Street, The Dalles (representing The Dalles Main Street)

Warren said The Dalles Main Street has been working on beautification efforts to make the City more attractive to residents and encourage visitors to stop here. Warren stated his belief that the neon signs are art. Mounting the signs on the top of the building would be more secure with the least amount of damage to the structure.

Warren asked where the plaques would be located. Hert replied they would be attached at eye level on the building below the sign, or perhaps on the side of the building at the alley entrance. Assistant to the City Manager Matthew Klebes said the original plan was to locate the plaque in an area providing the best viewing angle of the sign. Use of the brochure and app would make the connection between the sign and the plaque. Leash suggested a miniature picture or drawing of the sign on the plaque would assist in making a connection.

Vice Chair McNary stated placement on the north side of the building would preclude viewing of the signs from the south side. Warren replied the plan was to encourage people passing through town to exit their cars and visit downtown. Hert stated another reason for obscure locations was to avoid confusion between the sign and the business currently occupying the building.

Hert reiterated Main Street’s current plan was for a five-year lease; it was possible the time could be extended. She stated the signs were of substantial value and were not being given away; investment and efforts to restore the signs would be considerable.

Warren stated grant funds were used to repaint and restore the signs; enough funding should remain to install the signs. Main Street is working with Tenneson Engineering on installation.

Bisset asked how many signs were planned. Warren replied there were five signs; one application has since been withdrawn.

Leash asked who made the final decision on the method of installation. Warren replied Tenneson Engineering.

Vice Chair McNary closed the public hearing at 4:59 p.m.

McNary asked if mounting the signs on the roof line was questionable. Hert replied she struggled with that placement; current Code does not allow signs on the roof line. While considering Secretary of the Interior standards for preservation of historic buildings, Hert felt perhaps a roof line installation was preferable. In terms of an “art installation,” there was no continuity and the appearance was disjointed. However, relocating the signs to the rear façade of the building could potentially cause more harm or damage.

Hert stated her staff report supported the application as submitted. She then provided possible actions the Commission could adopt:

- Support the application as submitted,
- Deny the application,
- Suggest a separate location, and/or
- Continue the public hearing for one week and keep the record open to facilitate further discussion and discovery.

Commissioner Bisset said Travel Oregon stated in print that The Dalles has more restored historic buildings than anywhere else in the state. Bisset said, “As a group and as a town we need to stay true to our mission of supporting and restoring those buildings. Calling this an art installation to bypass or go around the sign code, I think, is not a good thing.” Bisset did not find the signs attractive and said they were not locally relevant. Bisset did not feel that this is the direction, as a historic town, that we want to go. Bisset went on record as having problems with the whole concept, not just these particular signs.

Commissioner Leash stated he had no problem with having neon signs, or having another thing to attract people to come to The Dalles. He would be concerned about the specific sign, whether it has artistic merit. He also had concerns about placement and visual quality. Leash is not against tasteful neon signs that do not detract from the architecture.

City Councilor Tim McGlothlin arrived at 5:10 p.m.

Vice Chair McNary stated he did not want to be a party to placing the signs on the roof line; he did not see either sign adding to the quality of The Dalles.

Hert asked if McNary would be in favor of attaching the sign to the side of the building. He replied he was not comfortable with that placement.

Commissioner Bisset asked how the neighbors felt about the signs. Hert replied all the neighbors had been notified of the application; she had received no comments.

McNary suggested a locating all the signs along First Street. Hert replied the intent of the grant was to encourage visitors to leave their cars and explore the historic downtown.

Leash stated McNary’s concept was more like a museum. Leash said the signs could be a draw for the downtown, but was against placing them on the roof. Bisset suggested using some type of mount that would attach to the roof and hang over the side of the building, similar to a wreath hook.

McNary asked if the pictures were to scale. Hert replied they were very close; the Dawn Donuts sign is 11 feet in height.

Vice Chair McNary re-opened the public hearing at 5:26 p.m.

Warren stated the saloon in the Last Stop was complete; the hotel should be finished within the next couple of years. Placement of the signs on the wall may become an issue if they illuminate the guest rooms.

Councilor McGlothlin suggested based on the Commission’s concerns, other options should be explored. The Commission could then return for a determination.

Hert stated the record could remain open until July 31, 2019. Additional information could be requested and researched; the Commission could then render a decision.

Vice Chair McNary closed the public hearing at 5:30 p.m.

During deliberation, McNary stated he was not sold on this location. Leash stated the location may be moot since the signs could interfere with guest rooms. McGlothlin said the display would be a draw and add to the ambiance. Commissioner Bisset stated she would prefer to see an entire concept presented, rather than a piecemeal approach.

Commission consensus was to postpone a decision until July 31, 2019.

It was moved by McNary and seconded by Bisset to keep the record open for seven days and resume the public hearing for HLC 168-19 on July 31, 2019.

Senior Planner Hert clarified that all four signs would be reviewed on July 31, 2019. The applications were submitted separately because they are on individual properties; each property must be notified separately.

Leash said he would like to see more ideas presented. Hert replied the application must be reviewed as submitted. Alternate locations would be reviewed as a discussion item. Hert further clarified the decision process.

The motion passed 3/0; Bisset, McNary and Leash in favor, none opposed, Gleason absent.

- C. Historic Landmarks Commission Application 169-19, The Dalles Main Street – requesting approval to install a classic neon sign on the Optimo Cigar Store, commonly known as Sigman's Flowers.

Vice Chair McNary opened the public hearing at 5:44 p.m.

McNary asked the Commission if they had any ex parte contact, conflict of interest or bias that would prevent an impartial decision. There was none.

McNary asked the Commission if they would like to defer this hearing until next week. Leash replied he thought this particular sign would be appropriately placed.

Senior Planner Hert presented the staff report.

It was moved by Bisset and seconded by Leash to defer further discussion on HLC 169-19 and continue the public hearing until the July 31, 2019 meeting. The motion passed 3/0; Bisset, McNary and Leash in favor, none opposed, Gleason absent.

## **RESOLUTIONS**

- A. Resolution 157-19 for HLC 167-19, Heidi McBride

It was moved by Leash and seconded by Bisset to approve Resolution 157-19 for HLC 167-19, Heidi McBride, The Foley. The motion passed 3/0; Bisset, McNary and Leash in favor, none opposed, Gleason absent.

- B. Resolution 158-19 for HLC 168-19, The Dalles Main Street

Resolution 158-19 was postponed to the July 31, 2019 meeting.

- C. Resolution 159-19 for HLC 168-19, The Dalles Main Street

Resolution 159-19 was postponed to the July 31, 2019 meeting.

### **STAFF/COMMISSIONER COMMENTS**

Senior Planner Hert stated there was interest in filling the vacant Commission position. Hert was working with SHPO on the selection requirements.

Chair Gleason will attend the July 31, 2019 meeting by telephone.

The next meeting date is July 31, 2019.

Vice Chair McNary asked if there was reason to discuss procedures for the Commission. He questioned if a temporary Chair should be elected. Hert replied nominations are held in December. Chair Gleason has had conversations with both Senior Planner Hert and Mayor Mays regarding his role as Chair. Gleason stated he would take a different role if necessary. Gleason is considered part of the quorum when participating by telephone.

Commissioner Leash asked if staff would prepare any proposals or new locations. Hert replied the applications would be reviewed at the current locations. She will speak with Main Street and Matthew Klebes regarding the direction Main Street will pursue.

### **ADJOURNMENT**

Vice-Chair McNary adjourned the meeting at 6:00 p.m.

Respectfully Submitted  
Paula Webb, Secretary  
Community Development Department

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Bob McNary, Vice Chair





## CITY of THE DALLES

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COMMUNITY DEVELOPMENT DEPARTMENT

**SPECIAL MEETING  
MINUTES  
CITY OF THE DALLES  
HISTORIC LANDMARKS COMMISSION  
CITY HALL COUNCIL CHAMBERS  
313 COURT STREET  
THE DALLES, OREGON 97058  
*MEETING CONDUCTED IN A ROOM IN COMPLIANCE WITH ADA STANDARDS***

Wednesday, July 31, 2019  
4:00 PM

### **CALL TO ORDER**

Vice-Chair McNary called the meeting to order at 4:02 p.m.

### **ROLL CALL**

Commissioners Present: Sandra Bisset, Bob McNary and Doug Leash  
Commissioners Absent: Eric Gleason  
Others Present: City Councilor Tim McGlothlin  
Others Absent: Museum Commission Representative Donna Lawrence  
Staff Present: Senior Planner Dawn Hert

### **PLEDGE OF ALLEGIANCE**

Commissioner Bisset led the Pledge of Allegiance.

### **APPROVAL OF AGENDA**

It was moved by Bisset and seconded by Leash to approve the agenda as amended. The motion passed 3/0; Bisset, McNary and Leash in favor, none opposed, Gleason absent.

### **PUBLIC COMMENTS**

None.

Chair Gleason joined the meeting by telephone at 4:07 p.m.

## **PUBLIC HEARINGS**

Vice Chair McNary read the rules for a public hearing. McNary then asked the Commission if they had any ex parte contact, conflict of interest or bias that would prevent an impartial decision. McNary asked the audience if anyone wanted to challenge the decision, hearing no challenge, he opened the public hearing at 4:13 p.m.

- A. Historic Landmarks Commission Application 168-19, The Dalles Main Street – Requesting approval to install two classic neon signs on the rear façade of the Bank Hotel/Wagon Café, 209 E. Second Street.

Senior Planner Hert presented the staff report at the July 24, 2019 meeting; the report was unchanged.

Hert stated she corresponded with Main Street staff regarding additional information requested by the Commission. She asked about the purpose and scope of the grant, background on the signs, and shared Commission concerns with placement of the signs. Hert said the applicant had additional information and photos.

Don Warren, 214 E. Fifth Street, The Dalles (representing The Dalles Main Street)

Warren stated Main Street received a grant for \$25,000 for the restoration and repair of five neon signs. Approximately \$2,000 had been held back for engineering, permits, and installation.

Warren's photos, Exhibit 1, presented new placements for the Dog n Suds and Dawn Donuts signs. Warren said in order to remove the Dawn Donuts sign from the skyline the sign would have to be placed on the Recreation Building. Senior Planner Hert stated a decision could not be made on a separate property without proper notification in the newspaper and to adjacent property owners; the decision would require an application specific to that property. Should Main Street decide to locate the sign in a new location, the Dawn Donut sign would be withdrawn from this application and the decision would be made only on the Dog n Suds sign.

Vice Chair McNary asked what historic feature the signs provide to The Dalles. Warren replied the signs have historic provenance and would increase interest and foot traffic.

McNary said he found no reference in our ordinance that we would preserve or restore something historic to a separate community. Hert replied that was correct. In this case, the Commission was approving the modification to an historic building.

McNary stated the ordinance said we should not move an object from one district to another. Hert replied Mr. Benko could present additional information on the signs.

David Benko, 6301 NE 124<sup>th</sup> Street, Vancouver, Washington 98686 (representing the Neon Sign Museum)

Benko stated all five signs represent a piece of Americana stretching from California to the Midwest. Dawn Donuts is from Michigan and was a classic Midwest franchise that later was purchased by Dunkin' Donuts. Dog n Suds was founded in Illinois; it was from the early drive up diner, roller-skating-waitress, era of America.

Benko stated he viewed this as an art installation. Signs would be placed on the back of buildings to force people in cars to park and explore downtown. None of the proposed signs are from The Dalles.

McNary said the plaques would state the sign was not connected with a local business and from where the sign originated. He stated, "I'm not enthused, but I'm listening." McNary asked why we were picking historic buildings. Many other buildings were available and would not require Commission approval.

Benko replied he may not be the best person to answer that question. Benko said for him, personally, it was a project he had wanted to do for a long time. He was not overly concerned in location; safety and visibility were of importance.

Hert said her understanding was the signs did not have to be seen from the highway. Benko replied that was correct. He said the Sears sign (originally proposed for the Commodore II Building) was purchased specifically for The Dalles. Originally from Chicago, it is the oldest existing neon Sears sign. Benko stated this project speaks to America, and no city on the west coast could better speak to the expansion to the west than The Dalles.

Commissioner Leash asked if this application was approved, do you think of expanding. Benko replied he would love to keep putting signs on buildings. He has many more signs; only one-tenth of his collection was in the museum.

Hert clarified that the grant is for five signs. The signs would be installed on the structures on a five year lease.

Commissioner Bisset reiterated her statements from the July 24 meeting. She said she had read the comments left on Facebook (Exhibit 2) but felt strongly about things that aren't locally relevant. Her other concerns were with location. Bisset stated this was at cross purposes with the historic nature of the town.

Todd Carpenter, 216 E. Fifth Street, The Dalles (mailing address PO Box 2688)

Carpenter stated he was in favor of this as an attraction for downtown. The back of some buildings are not pretty, the signs would help beautify the city. As a business owner, he would like to see people downtown.

McNary asked if the signs would be visible while lit during the day. He also asked if they would be lit for a set number of hours per day. Carpenter replied they were willing to light them for a portion of each day.

Gary Rains, 4450 Baldwin Creek Drive, Parkdale, Oregon 97041

Rains stated he is one of the owners of the Craig Office Building. Rains said in the 1920s, all of Second Street was lit up with neon. It's unfortunate that neon was not saved and a number of buildings were razed. Even though this is not a local sign, it is still a neon sign that is historically relevant. It is a sign that points to the Neon Sign Museum, one of the most important new additions to downtown The Dalles. Rains said there was nothing bad about this; it's a wonderful addition.

Carolyn Wood, 1709 Liberty Way, The Dalles

Wood stated she toured Medina, Minnesota; the entire city is a historic district. As a way to clean up the alleys and encourage tourism, the City had murals painted in the alleys.

Wood was in favor of the neon signs in the alleys and said the idea should not be discounted.

Chuck Gomez, PO Box 1329, The Dalles

Gomez is the owner of the Granada Theatre. He said when discussing alleyways, visibility should be addressed. He felt it was important to install signs or murals on the back of buildings visible from I-84.

Gomez said the neon at the Granada Theatre had been restored and would be turned on soon.

Michael Leash, 2003 View Court, The Dalles

Leash stated the City needed an identity. Neon could be integrated as artwork through well detailed guidelines from the Commission.

Vice Chair McNary closed the public hearing at 4:57 p.m.

Commission discussion included:

- The cumulative effect on the community, a plan is necessary for additional signs
- Adding to the historic district, rather than detracting
- Historic Design Guidelines direct away from adding historic details not original to the structure, however, these signs could be removed at a later date
- Signage should indicate the sign is not original, and provide a brief history of the sign
- These signs would be considered artwork, like the murals
- Roofline placement of the signs is not desirable
- Provide a reason for travelers to stop in The Dalles
- Move quickly toward a decision and make modifications as necessary

Hert said the Commission could direct Staff to work with Main Street and David Benko to draft a proposed master plan. Main Street staff could create a map with proposed locations for neon signs then return to the Commission. This would not be a formal application, but would provide the opportunity to discuss appropriate locations and sizes of the signs.

Hert suggested revised Conditions of Approval (COA) if the Commission decided to approve the Option 2 submittal with just the Dog n Suds sign.

- Revised COA 1: "Work will be completed in substantial conformance to the revised Option 2 picture and proposal as submitted and reviewed for the Dog n Suds sign."
- Added COA 5: "Dawn Donuts is excluded from this approval."
- Added COA 6: "Installation of a small placard at eye level will be required for the neon sign. Details of the historic sign will include the vintage original location and short history of the sign."

It was moved by Bisset and seconded by Leash to accept the proposal with revised Condition of Approval 1 and added Conditions of Approval 5 and 6. The motion passed 4/0; Bisset, Gleason, McNary and Leash in favor, none opposed.

- B. Historic Landmarks Commission Application 169-19, The Dalles Main Street – Requesting approval to install a classic neon sign on the Optimo Cigar Store, commonly known as Sigman's Flowers, located at 306 Court Street.

McNary asked the Commission if they had any ex parte contact, conflict of interest or bias that would prevent an impartial decision. Hearing none, McNary re-opened the public hearing at 5:20 p.m.

Senior Planner Hert presented the staff report.

In response to Commission inquiries, it was determined the sign is one-sided and will be placed on the Optimo Cigar building, not Sigman's Flowers.

Commission consensus was to place the sign flush to the wall on the alley side of the Optimo Cigar building.

Vice Chair McNary closed the public hearing at 5:31 p.m.

Hert suggested revised Conditions of Approval:

- Revised COA 1: "Work will be completed in substantial conformance to the revision of the Flying A sign attached to the alley side façade of the building."
- Added COA 5: "Installation of a small placard at eye level will be required for the neon sign. Details of the historic sign will include the vintage original location and short history of the sign. [Hert referred to this as "COA 6" during the meeting; there are five conditions of approval in total.]

It was moved by Leash and seconded by Bisset to accept the proposal with revised Condition of Approval 1 and added Condition of Approval 5. The motion passed 4/0; Bisset, Gleason, McNary and Leash in favor, none opposed.

- C. Historic Landmarks Commission Application 171-19, The Dalles Main Street – Requesting approval to install a classic neon sign on the Edward C. Pease Department Store, commonly known as Craig Office Supply, located at 323 E. Second Street.

McNary asked the Commission if they had any ex parte contact, conflict of interest or bias that would prevent an impartial decision. Hearing none, McNary opened the public hearing at 5:34 p.m.

Senior Planner Hert referred to comments received for this application. A "concerned citizen," Exhibit 3, said, "Please don't add tacky neon signs to these beautiful buildings. We have a museum – use it for this purpose please." Also received was an email from Travis Dillard, owner of the Honald Building, Exhibit 4. Mr. Dillard said, "I believe the sign needs be turned off past a certain time. If not, it will make second floor residential downtown less desirable, devaluing my building."

Senior Planner Hert presented the staff report. She suggested addition of COA 5: "Installation of a small placard at eye level will be required for the neon sign. Details of the historic sign will include the vintage original location and short history of the sign.

Commission discussion included:

- The position of the sign will be parallel to the alley
- The distance between the Honald Building and the sign
- Inclusion of a timer to the sign

- A brief history of the proposed sign
  - Jefferson Hall was located in downtown Milwaukie, Wisconsin. Originally a German club it later became a Polish club. In the 1960s and 1970s it became a music club featuring Ike and Tina Turner and the Grateful Dead, among others
- Concern that the building would become known as “Jefferson Hall,” rather than the Edward C. Pease Department Store
- Signage providing the historic name of the building
- The Walking Tour will refer to the building as the Edward C. Pease Department Store

Vice Chair McNary closed the public hearing at 5:51 p.m.

Senior Planner Hert suggested the addition of COA 5: “Installation of a small placard at eye level will be required for the neon sign. Details of the historic sign will include the vintage original location and short history of the sign.” and COA 6: “Evening hour illumination will be limited.”

It was moved by Leash and seconded by Bisset to accept the proposal with additional Conditions of Approval 5 and 6. The motion passed 4/0; Bisset, Gleason, McNary and Leash in favor, none opposed.

Commissioner McGlothlin left the meeting at 5:58 p.m.

## **RESOLUTIONS**

### **A. Resolution 158-19 for HLC 168-19, The Dalles Main Street**

It was moved by Bisset and seconded by Leash to approve Resolution 158-19 with six Conditions of Approval for HLC 168-19, The Dalles Main Street. The motion passed 4/0; Bisset, Gleason, McNary and Leash in favor, none opposed.

### **B. Resolution 159-19 for HLC 169-19, The Dalles Main Street**

It was moved by McNary and seconded by Leash to approve Resolution 159-19 with five Conditions of Approval for HLC 169-19, The Dalles Main Street. The motion passed 4/0; Bisset, Gleason, McNary and Leash in favor, none opposed.

### **C. Resolution 160-19 for HLC 171-19, The Dalles Main Street**

It was moved by Bisset and seconded by Leash to approve Resolution 160-19 with six Conditions of Approval for HLC 171-19, The Dalles Main Street. The motion passed 4/0; Bisset, Gleason, McNary and Leash in favor, none opposed.

## **STAFF/COMMISSIONER COMMENTS**

Senior Planner Hert requested direction for creation of a master plan. Would the Commission prefer Staff to work with Main Street on the plan, or suggest Main Street work with David Benko to determine what buildings would be appropriate for neon signs?

Hert will coordinate with The Dalles Main Street and David Benko on a master plan and future discussion items.

Hert stated the Historic Walking Tour app will go live soon. Three separate tours were combined and refined for the Walking Tour, Exhibit 5.

Chair Gleason left the meeting at 6:05 p.m.

Hert said The Dalles Art Center would host a sense of place meeting, unveiling a future mural on the old Tum-A-Lum building (now The Dalles Chronicle building). The mural will feature a mash-up of historic photos of The Dalles. Many properties on the Walking Tour will be included in the mural.

Commissioner Bisset thanked Senior Planner Hert for her efforts.

Vice Chair McNary asked if in any way the ordinance was violated by today's approvals. Hert replied if there was a reason for denial, it would be based on Finding 3, which speaks about creating a false sense of history or adding conjectural features. These signs are temporary and reviewed as an art installation. She said the important thing was to ensure permanent modifications or alterations follow every guideline.

Vice Chair McNary stated there is not a good understanding of the boundaries of the Historic District. Commissioner Bisset asked how difficult it would be to expand. Hert replied all the property owners would have to agree to the expansion.

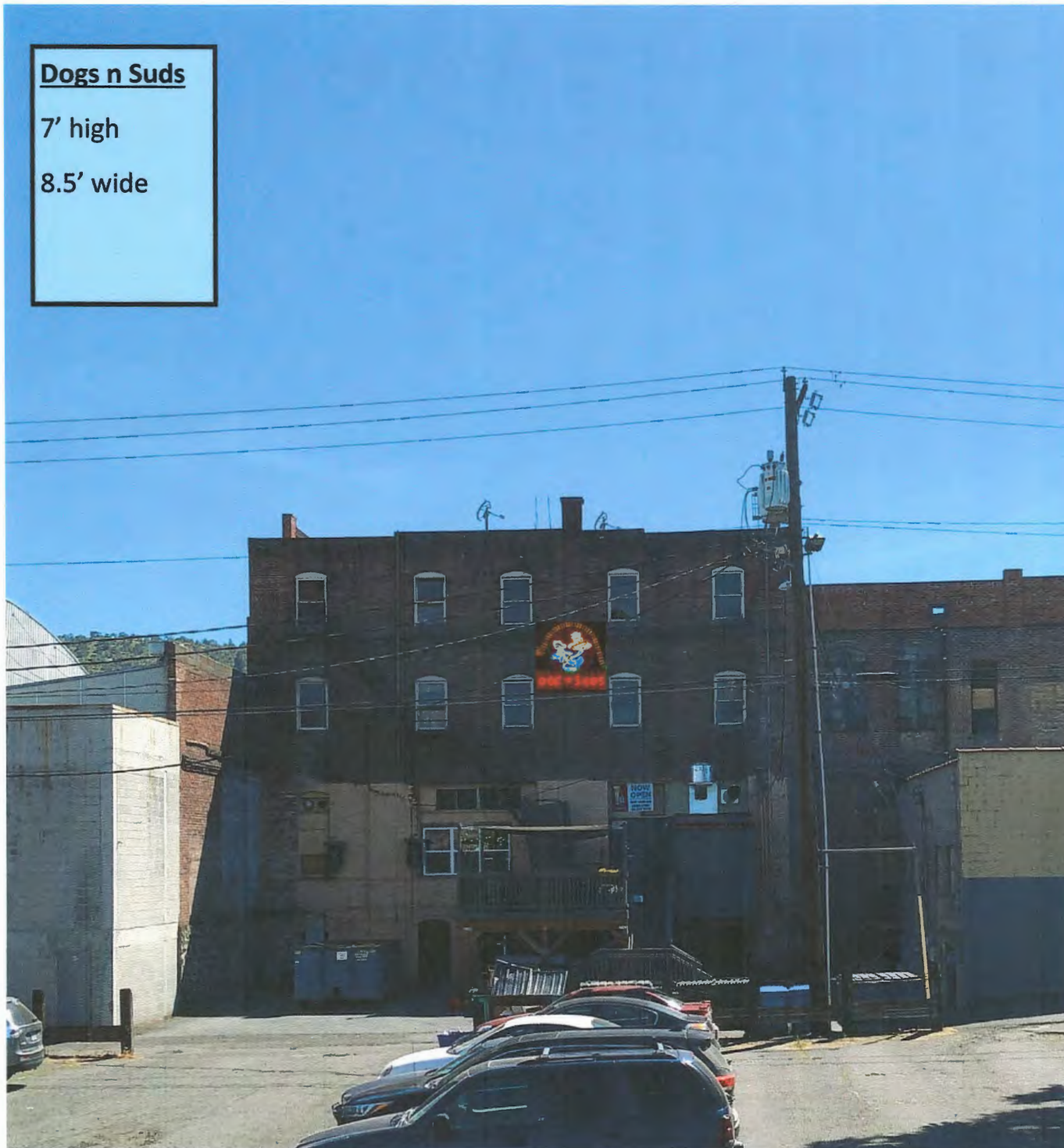
### **ADJOURNMENT**

Vice-Chair McNary adjourned the meeting at 6:21 p.m.

Respectfully Submitted  
Paula Webb, Secretary  
Community Development Department

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Bob McNary, Vice Chair

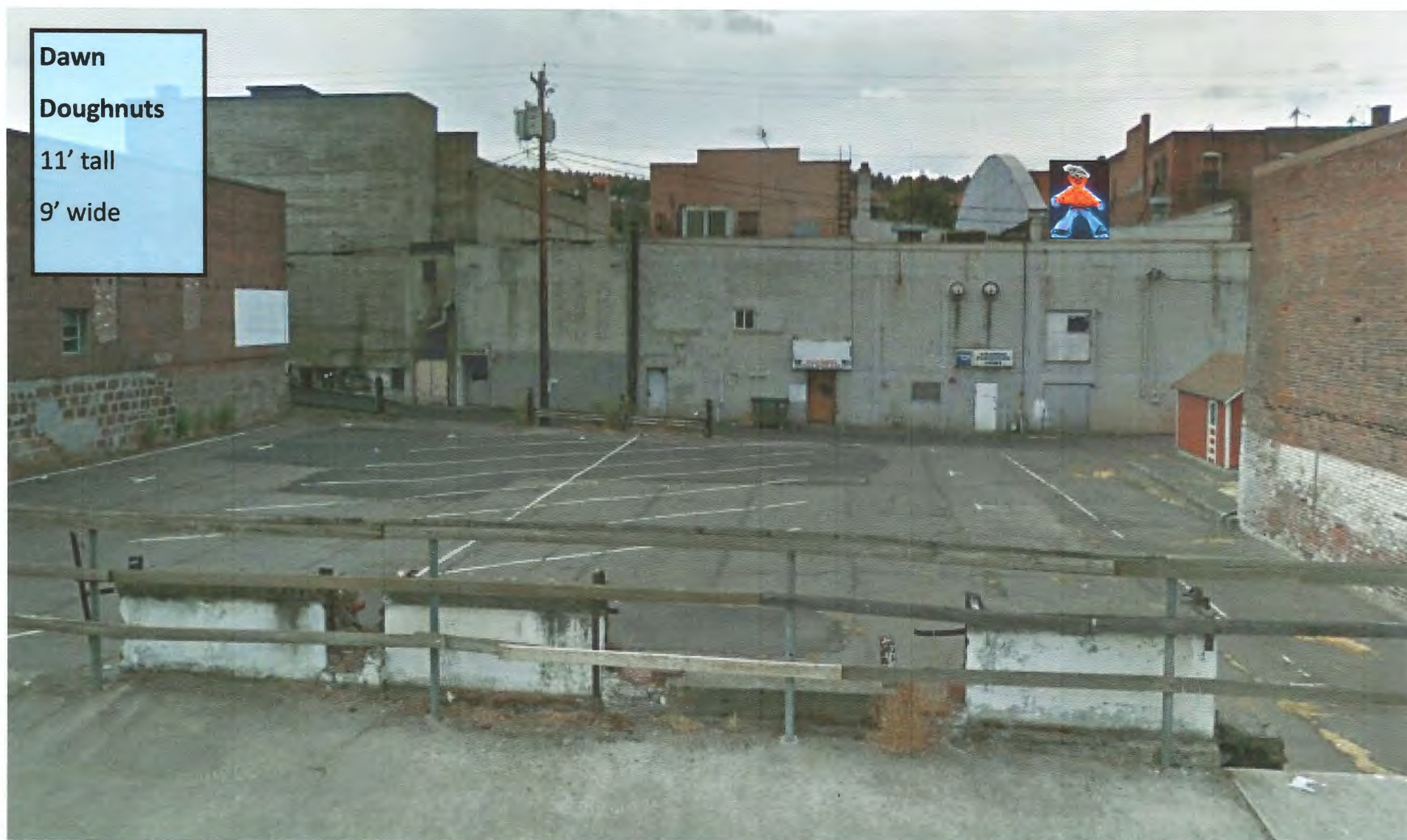


**Dogs n Suds**

7' high

8.5' wide





## Neon Sign Project in conjunction with The Dalles Main Street the National Neon Sign Museum

Less than 22 hours ago The Dalles Main Street posted the attached information to Facebook to ask the community how they felt about neon signs being placed downtown. Here is a summary of the feedback provided from the community regarding the neons.

Facebook loves/likes across three shared pages: 88

Post Reach

**4,541**

People Reached

**1,189**

Engagements

Facebook dislikes: 0

Facebook shares: 16

Facebook comments

- **Donna Logan Mollet** "I think this is an awesome idea"
- **Heather Maurin** "So Freaking cool!!!"
- **Josh Wyninger:** I would very much, like to see these put in place soon.  
Hope businesses will put in more cameras to keep an eye on vandalism.  
These signs should be very cared for by the city and shop owners.  
Huge draw for 50's nostalgia 🍷🍷
- **Terry Lee** A fabulous way to entice more people to our small town!! Thank you Main Street and The Neon Sign Museum!!
- **Beth Kaser** I support placing these neon signs around town. The Dalles is very eclectic and has changed so much during the years, the nostalgic signs will enhance the downtown area!
- **Tony Beard Cammy Hastings** I really wish you change your stance on the signs. There are plenty of places downtown where these signs can be placed to make the area more beautiful at least.
- **Brent Knopf** we have to embrace our whole history not just 1800s and early 1900's a lot of these signs were here and would looks awesome.
- **Karyn Hart** What a cool thing you are doing







### The Dalles Main Street Program

Published by Todd Carpenter 121 22 hrs

Neons are happening in the Dalles! We are approaching the finish line of a project that has been on the books now for over a year. TDMSP (The Dalles Main street program) and the [National Neon Sign Museum](#) received grant money to restore and place several historical neon signs in the downtown area. The last Hurdle is to get the Historic Landmark committee to sign off on the installation of these signs.

This project is an attraction to the Main Street area in downtown and builds on events that are already attracting visitors to the area. Namely, the [National Neon Sign Museum](#), [Cruise The Gorge](#), and [Mid Columbia Car Club](#) TDMSP would like to compliment all these projects and events, provide downtown beautification in the form of new artwork, and promote walking tours for visitors, by placing these neons in areas that are unattractive and can be transitioned to become visibly engaging. the placements will be visible from the freeways, side streets, etc to get people off the main drag and visiting areas they may not normally walk.

Tomorrow afternoon at 4pm we are looking for community support for this project at city hall. The Landmark committee needs to hear from you. if you can't make the meeting, please discuss it here so we can inform the Landmark committee of the support from the community.

attached are some images of the current signs that have been restored for placement. thank you in advance, TDMSP

Mid Columbia Car Club



# Historical Landmark Commission 7/25/19

Please do not pollute our historical downtown with Neon signs.

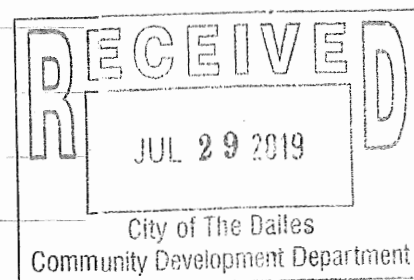
We have already added modern art to our historical buildings that is far from keeping our pride of "historical The Dalles"

Our historical building preservation has done a great job of putting new life and purpose to these great buildings.

Please don't add tacky neon signs to these beautiful buildings

We have a museum — use it for this purpose, please.

Concerned Citizen  
The Dalles



Historical Landmark  
Commission

City The Dalles  
313 Court Street  
The Dalles, OR 97058

Attention:  
Bob McNary

**Riley Marcus**

---

**From:** Dawn Hert  
**Sent:** Wednesday, July 31, 2019 4:12 PM  
**To:** Riley Marcus  
**Subject:** Fwd: Classic Neon Sign

Can you please print this email & bring 6 copies up to me in the council chambers.  
 Thank you!  
 Dawn

Sent from Dawn Marie's iPhone

Begin forwarded message:

**From:** Travis Dillard <[tdillard@inflowcommunications.com](mailto:tdillard@inflowcommunications.com)>  
**Date:** July 31, 2019 at 3:06:46 PM PDT  
**To:** Dawn Hert <[dhert@ci.the-dalles.or.us](mailto:dhert@ci.the-dalles.or.us)>  
**Subject: Re: Classic Neon Sign**

Thanks Dawn.

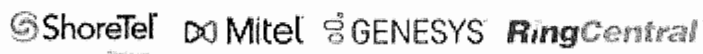
Yes, that's my concern. I'm perfectly fine with a classic sign downtown. That said, I believe it needs to be turned off past a certain time. If not, it will make second floor residential downtown less desirable, devaluing my building. That would be most unfortunate after doing a \$1.3M apartment build!

Yes, I would love to be remote.

Travis Dillard | President & CEO

Direct (206) 962-3334

Support 855 - 9-INFLOW



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Exhibit 4

intended recipient or an agent responsible for delivering it to the intended recipient, you are hereby notified that you have received this document in error and that any review, dissemination, distribution, or copying of this message is strictly prohibited. If you have received this communication in error, please notify us immediately by email, and destroy the original message.

On Wed, Jul 31, 2019 at 1:39 PM Dawn Hert <[dhert@ci.the-dalles.or.us](mailto:dhert@ci.the-dalles.or.us)> wrote:

Hello!

I am so sorry that you are ill. I would rather that you not come to the meeting ( I know...I am being selfish because I do not want to catch what you have!) You can submit comments via email to me if you would like and I will provide to the Commission.

I do know that there has been additional conversations with Main Street about turning the signs off after a certain hour to ensure that the upper story tenants ( residential and commercial) would not be affected by the neon ights shinning in their windows.

If you would like to provide me a more formal email, please do before 3:30, unless you are okay with me just using this the email below.

I hope you get feeling better soon.

Talk soon,  
Dawn

PS...you can watch the meeting live stream if you would like. ☺ I will have cell phone with me in case you have another question during the meeting.

Dawn Marie Hert, Senior Planner &

Historic Landmarks Coordinator

City of The Dalles Community Development Department

313 Court Street

The Dalles, OR 97058

(541) 296-5481 ext. 1129

[dhert@ci.the-dalles.or.us](mailto:dhert@ci.the-dalles.or.us)

Website: [www.thedalles.com](http://www.thedalles.com) or [www.thedalles.org](http://www.thedalles.org)

PUBLIC RECORDS LAW DISCLOSURE:

This email is a public record of the City of The Dalles and is subject to public inspection unless exempt from disclosure under Oregon Public Records Law. This email is also subject to the City's Public Records Retention Schedule.

**From:** Travis Dillard [mailto:[tdillard@inflowcommunications.com](mailto:tdillard@inflowcommunications.com)]

**Sent:** Wednesday, July 31, 2019 9:44 AM

**To:** Dawn Hert <[dhert@ci.the-dalles.or.us](mailto:dhert@ci.the-dalles.or.us)>

**Subject:** Classic Neon Sign

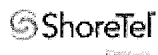
Hi Dawn,

I'm pretty sick today, but I want to go to that public hearing today. This sign would be catty corner to The Honald and would shine into my tenants apartments at night, making them much less desirable to rent. Is it possible to have you, or somebody else, present my concerns? Or should I drag myself there and put a mask on?:)

Travis Dillard | President & CEO

Direct (206) 962-3334

Support 855 - 9-INFLOW



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Historic The Dalles List & Chamber List	Address	Current Business/Notes	1st Tour	2nd Tour	3rd Tour
Methodist Parsonage, 1916	100 E 4th St		Yes		
US Post Office	100 W 2nd St	Amerititle	Yes		
Dr. Hugh Logan House, 1889 (AKA Carlisle House)	100 W 4th St		Yes		
The Dalles Garage, 1930	101 E 2nd St	Napa Auto Parts	Yes		
Gates Hotel, 1870	101 E 3rd St		Yes		
Foley House, 1909	106 E 4th St		Yes		
Congregational United Church, 1936, First Congregational Church	111 E 5th St	United Church of Christ Congregational	Yes		
Waldron Bros. Drug Store/Gitchell Bldg, 1867	1st & Washington Streets		Yes		
Oaks Hotel/Optimo Cigar Store, 1890	200 E 2nd St	Currently Sigman's Flowers	Yes		
Elks Temple, 1910	200 E 3rd St	National Neon Sign Museum	Yes		
Isabella Gray House, 1895	200 E 4th St	Harding House/Planetree Library		Yes	
Baldwin Saloon, 1877	205 Court St		Yes		
Heisler Building, 1892	208 Washington St			Yes	
Chew Kee & Co. (Chinese Building), 1857	210 W 1st St		Yes		
Victor Trevitt House, 1868	216 W 4th St		Yes		
Ben Snipes House, 1865	218 W 4th St			Yes	
The Dalles Wasco Co. Library - Carnegie Library, 1910	220 E 4th St	Now The Dalles Art Center		Yes	
Granada Theatre, 1929	221 E 2nd St		Yes		
French Company Bank Building	300 E 2nd St	Gayer Building	Yes		
Pioneer Building, 1860-65	301-305 E 2nd St	Retail businesses		Yes	
Miller Building, 1881	308 E 2nd St			Yes	
Vogt Opera House, 1895	308 Washington St			Yes	
Schanno Building, Cobbs Store, 1915	310 E 2nd St	Currently Canton Wok Restaurant		Yes	
Wasco County Courthouse #2/Masonic Temple, 1881	311 Union St	Masonic Temple: 105 W 3rd St	Yes		
Court Street Apartments/Commodore II, 1910	312 Court St			Yes	
The Dalles City Hall, 1908	313 Court St	Location of TD Fire Dept Museum	Yes		
I.C. Nickelsen Bookstore, 1870	315 E 2nd St	Currently Klindt's Book Sellers and Stationers	Yes		
Edward C. Pease Department Store, 1910	319-321 E 2nd St			Yes	
The Dalles Civic Auditorium, 1921	323 E 4th St			Yes	
Stadelman-Bonn, 1908	400-406 E 2nd	Williams Hardware - Honald Building	Yes		
The Dalles Area Chamber of Commerce	404 W 2nd St		Yes		
St Peters Landmark	405 Lincoln Street		Yes		
Original Courthouse	410 W 2nd Place		Yes		
Milne Building, 1929, McClure and Company	412 E 2nd St		Yes		
Hamilton Hospital, 1926	416 Washington St	Now Mid-Col Medical Arts Bldg	Yes		
I.O.O.F. Hall - Odd Fellows Hall, 1915	421 E 2nd St		Yes		
N.H. Gates House, 1860	511 Union St			Yes	
Wasco County Courthouse #3, 1914	511 Washington St		Yes		
James Condon House, 1894	512 Union St			Yes	
Union Court Apartments, 1890's	513 Union			Yes	
St. Paul's Episcopal Church, 1875	601 Union St		Yes		
Rectory, St. Paul's Chapel, 1926	605 Union			Yes	
Bennett Williams House	608 W 6th		Yes		
City Park, 1899	6th & Union Sts			Yes	
US Branch Mint	710 E 2nd	Freebridge Brewing	Yes		
End of Oregon Trail Marker, 1906	7th & Union, South end of City Park		Yes		
Sunshine Biscuit Company	901 E 2nd St	Sunshine Mill	Yes		
Columbia Brewery	906 E 2nd St		Yes		
Stadelmen Ice House	E 1st and Laughlin Sts	Not Inventoried as Historic			Yes
Riverdock	N/A			Yes	
Riverfront Trail	N/A			Yes	
Lewis & Clark Fesitval Park	W 1st & Union Sts			Yes	
Rock Fort Camp	W 1st Street			Yes	
Great Southern Railroad				Yes	
Brewery Grade				Yes	
Fourth Street Homes				Yes	

Green = Both Chamber & Historic List

Yellow = Historic TD List Only

Pink = Chamber Only

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## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

### STAFF REPORT HISTORIC LANDMARKS REVIEW #172-19

**TO:** The Dalles Historic Landmarks Commission

**FROM:** Dawn Marie Hert, Senior Planner  
Community Development Department

**HEARING DATE:** Wednesday, October 2, 2019

**ISSUE:** The new property owners are applying for facade work on the historic American Legion Building. The project will have two phases: Phase one - replacement of one door, the addition of a new door, and installation of transom windows. Phase two – addition of a window, anchors for optional awnings, and replacement of wood paneling and glass blocks with brick veneer.

#### SYNOPSIS:

APPLICANT	Lindsey & Thomas Giamai
PROPERTY OWNER	Lindsey & Thomas Giamai
LOCATION	201 East Second Street
ZONING	CBC
EXISTING USE	Legion Hall, and Veteran's Museum
SURROUNDING USE	Commercial
HISTORIC STATUS	Secondary Historic – The Dalles National Commercial Historic District #76

**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 historic name of this structure is the Schanno Building, more commonly known as The American Legion Building. The structure was built circa 1892 and in circa 1915 the building was extensively remodeled. Stucco cladding was scored over the existing brick in an ashlar stone brick pattern, the front transoms have been boarded over, and the storefronts altered. The structure is classified as Secondary in The Dalles Commercial Historic District.

The applicants are planning to complete the façade improvement project in two distinct phases: Phase one improvements will include replacement of one door and the addition of

a door and transom windows. Phase two improvements will add a window, anchors for optional awnings, and replacement of wood paneling and glass blocks with brick veneer.

**ANALYSIS:** The Historic Landmarks Commission is responsible for conducting hearings dealing with proposed alterations to historic buildings. The Dalles Municipal Code, Title 11 Planning, Chapter 11.12 – Historic Resources provides process as well as established design guidelines to assist the Commission in making these decisions. The purpose of the Historic Landmarks Commission, the Historic Code 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 regarding historic resources under Statewide Planning Goal 5.*

**A. THE DALLEs MUNICIPAL CODE – TITLE 11.12 – HISTORIC RESOURCES  
– CODE RELATING TO HISTORIC RESOURCES WITHIN THE CITY OF  
THE DALLEs.**

Section 11.12.070, Subsection A. Review Criteria:

3. "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:** The use for this site has been recently approved for retail. The museum will remain at this time. The historic use of the building was retail for various merchandise including a cigar shop. At this time the second story is not in use and there are no immediate plans for its future use. The new use is the same as the historic use of this property. 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 proposed improvements to the façade will remove the non-historic additions to the building. The proposed items for removal include the main door, an old entry and transom windows that were boarded off with wood, and the glass block. Care shall be taken with the removal of the non-historic materials to ensure that the historic building materials are not destroyed during the façade restoration. Criterion will be addressed as a condition of approval.

*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. The applicant will be required to follow the historic guidelines to ensure that restoration work will be an appropriate fit for the historic building and the district. The materials will be required to be similar in mass, scale and materials as approved by the Secretary of Interior's Standards for Rehabilitation. This will be addressed as a condition of approval.

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

**FINDING-A4:** No such changes are proposed with this application. Criterion met.

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

**FINDING-A5:** This proposal does not seek to alter any of the above; the building owner is working towards restoration of the building and plans to restore the entire building as close to original as possible. All distinctive features and finishes will remain. Criterion met.

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

**FINDING-A6:** The materials being removed from the building are not historical features. It is unknown at this time if any original features exist behind what is planned to be removed. If the original transom windows exist, they should be repaired rather than replaced. If the original materials are severely deteriorated, photographs shall be provided to the Historic Landmarks Commission to substantiate the condition of the features. If it is determined that the original features need to be replaced, they shall match the old design and have the same visual qualities and materials as the original.

The two doors and new windows shall complement the building and meet the design standards. If building code requirements are contrary to the design standards, the applicant will need to work with both the City and building Codes to ensure that the materials are complimentary to the historic building and the design guidelines. Criterion will be addressed as a condition of approval.

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

**FINDING-A7:** The applicant is not proposing any chemical or physical treatments. If any cleanings are planned they will be required to meet the standards set forth by the Secretary of Interior. Criterion will be addressed as a condition of approval.

*8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

**FINDING A8:** No excavation or ground disturbance is indicated in this application submittal. Therefore, this 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:** The exterior alterations to the historic structure will be required to follow the historic design guidelines for the Commercial Historic District. The work will differentiate from the old and will be compatible in massing and size of the project. Criterion will be addressed as a condition of approval.

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:** The essential form and integrity of the structure will be protected with the façade restoration project. There are no plans to remove historic materials, only removal of the non-historic additions. Criterion met.

## **B. THE DALLES MUNICIPAL CODE – TITLE 11.12.095 – HISTORIC RESOURCES – CODE RELATING TO DESIGN GUIDELINES FOR HISTORIC RESOURCES.**

### ***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-1:** The requests made by the applicant for façade restoration will need to meet the guidelines. Details were not provided on the proposed transom window materials. Vinyl windows will not be allowed as they are not recommended and are not compatible with the original materials. If the original transom windows are intact, repairing the windows will be required. If the windows are not present, the new windows will need to be wood clad. Additional details will need to be provided with regards to the brick veneer to ensure that it

will meet the design guideline criteria. The historic color scheme shall be followed and materials shall meet the recommended materials. Criterion can be met as a condition of approval.

### **COMMERCIAL FRONT**

*The continuous commercial fronts of downtown The Dalles make a consistent, pedestrian friendly backdrop for a wide variety of businesses. The storefront is predominantly made up of glazing with only structure and decoration revealed. The upper stories consist mostly of wall with discreet window openings. New construction and rehabilitation should maintain the continuity of the multi-story buildings and the clear distinction between storefront and upper floor office or residences through facade treatment and articulation.*

#### **GUIDELINES:**

- a. Primary entrances should be recessed, glazed and oriented to the street rather than to a rear or interior alley.*
- b. Tiled floors are highly effective in marking the recessed entrance.*
- c. The use of large, clear plate glass for display windows incorporated with transom windows is recommended.*
- d. The use of vertical, double-hung windows; either singly or in groups is recommended on the upper levels.*
- e. Window bulkheads of the historic type are recommended.*
- f. Identify and retain fragments such as earlier window systems and no longer used door locations which evoke a sense of the building's history.*
- g. The use of historic photographs for reference is recommended.*
- h. Development and adoption of a Facade Improvement Plan is recommended.*

**FINDING B-2:** The applicant has historic photos of the subject property that have been used by the applicant's architect in the professional rendering. The proposed modifications to the building include the installation of another door and bringing back the transom windows which are both shown in the historic photo. The phase two plan includes the installation of a large window, replacing wood paneling with a brick veneer, and the addition of anchors for an optional window awning.

The primary entrance will remain recessed and is oriented towards the street. There is no mention of a tiled entrance for the storefronts. Tiled entries will be encouraged, not required. The new display window and transom windows shall be clear plate glass for display. The criterion will be addressed as conditions of approval.

### **AWNINGS**

*Awnings provide a "ceiling" for pedestrian traffic which helps to give a sense of enclosure to the street and protection from the elements. New construction and rehabilitation should maintain the horizontal datum line along the street, resulting from awnings which enliven the street, making it pedestrian friendly.*

#### **GUIDELINES:**

- a. The use of historic photographs is recommended for reference in replacement of awnings and canopies.*
- b. Awnings and canopies should fit within window bays so as not to detract from architectural features of the building.*
- c. Awnings and canopies should not obscure transom windows above display windows.*
- d. Retractable fabric awnings were used historically and are recommended, as they add variety to the streetscape because they can be adjusted to varying conditions, such as light and weather.*

- e. *Awnings should have a slope of no more than 45 degrees.*
- f. *The color of the awning should be compatible with the building.*
- g. *Flat, horizontal metal canopies suspended by chains or rods, if original, should be used as they provide cover for pedestrians and shade within the store.*
- h. *The use of internally illuminated, plastic, barrel awnings are prohibited as they detract from architectural features with incompatible materials that are out of scale.*

**FINDING B-3:** The applicant is proposing to add anchors for the optional future installation of window awnings. The awnings are not planned at this time. The applicant will be required to come back before the Historic Landmarks for an awning in the future to ensure that the design meets the guidelines for historic commercial buildings. This will be addressed as a condition of approval.

**CONCLUSIONS:** In all respects this application meets the standards of the Secretary of the Interior and The Dalles Municipal Code, Title 11-12 Historic Resources with the following conditions:

**Proposed Conditions of Approval:**

1. Work will be completed in substantial conformance to the proposals as submitted and reviewed. Care will need to be taken with the removal of the non-historic materials to ensure that the historic building materials are not destroyed during the façade restoration.
2. The restoration work will be required to be similar in mass, scale and materials as approved by the Secretary of Interior's Standards for Rehabilitation.
3. The exterior alterations to the historic structure will be required to follow the historic design guidelines for the Commercial Historic District. The work will differentiate from the old and will be compatible in massing, scale and size.
4. If applicable, the applicant will need to contact the Wasco County Building Codes Services to obtain permits for the proposed façade restoration.
5. The materials used for all the proposed restoration will need to meet the recommended list stated in the Design Guidelines for the Commercial Historic District.
6. If the original transom windows exist, they should be repaired rather than replaced. If the original materials are severely deteriorated, photographs shall be provided to the Historic Landmarks Commission to substantiate the condition of the features. If it is determined that the original features need to be replaced, they will need to match the old design and have the same visual qualities and materials as the original.
7. Vinyl windows are not allowed. New windows will need to meet the historic guidelines. The new display window and transom windows will need to be clear plate glass for display.
8. The two doors and new windows will need to complement the building and meet the design standards. If building code requirements are contrary to the design standards, the applicant will need to work with both the City and Building Codes to ensure that the materials are complimentary to the historic building and the design guidelines.
9. The brick veneer will be required to meet the design guideline criteria.
10. The historic color scheme will need to be followed and materials will need to meet the recommended materials.
11. Tiled recessed entries will be encouraged, not required.



12. 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.
13. The applicant will be required to come back before the Historic Landmarks for an awning in the future to ensure that the design meets the guidelines for historic commercial buildings.

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## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

(541) 296-5481



HLC# 172-19

### 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:	Lindsey and Thomas Giamei
Address	1022 E. 13th St. The Dalles OR 97058
Site Address	201 E. 2nd St. The Dalles OR 97058
Telephone	610-216-0875

lindseygiamei@gmail.com

Please describe your project goals.

Our primary goal is to bring back the historic  
nature of the property and restoring the facade  
to include the original 3 retail spaces.

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

We would like to tackle our project improvements in  
two phases. Phase 1 - add 1 door to center retail  
space and replace 1 door. 2nd phase would be  
to reinstate windows and awnings.

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

We have historical pictures from 1915 that  
we are using as our primary guide for our  
renovations.

What is the current use of this property?

Retail

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

Yes ☒ No ☐

List any known archeological resources on site.

None.

The review criteria for each application are the Secretary of the Interior's Standards.  
These standards have been adopted by City Ordinance 94-1194 as local review criteria.

**I certify that the above information is correct and submit this application with 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.**

Lindsey Gramei  
Applicant

9/3/19  
Date

Lindsey Gramei  
Owner (if not the applicant)

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

\_\_\_\_\_  
Secretary, Historical Landmarks Commission

=====

**For Office Use Only**

Historical Classification

(Primary, Secondary, Historical, Etc.)

Historic Building/Site ☐

Historic District ☐ Trevitt ☐ Commercial ☐

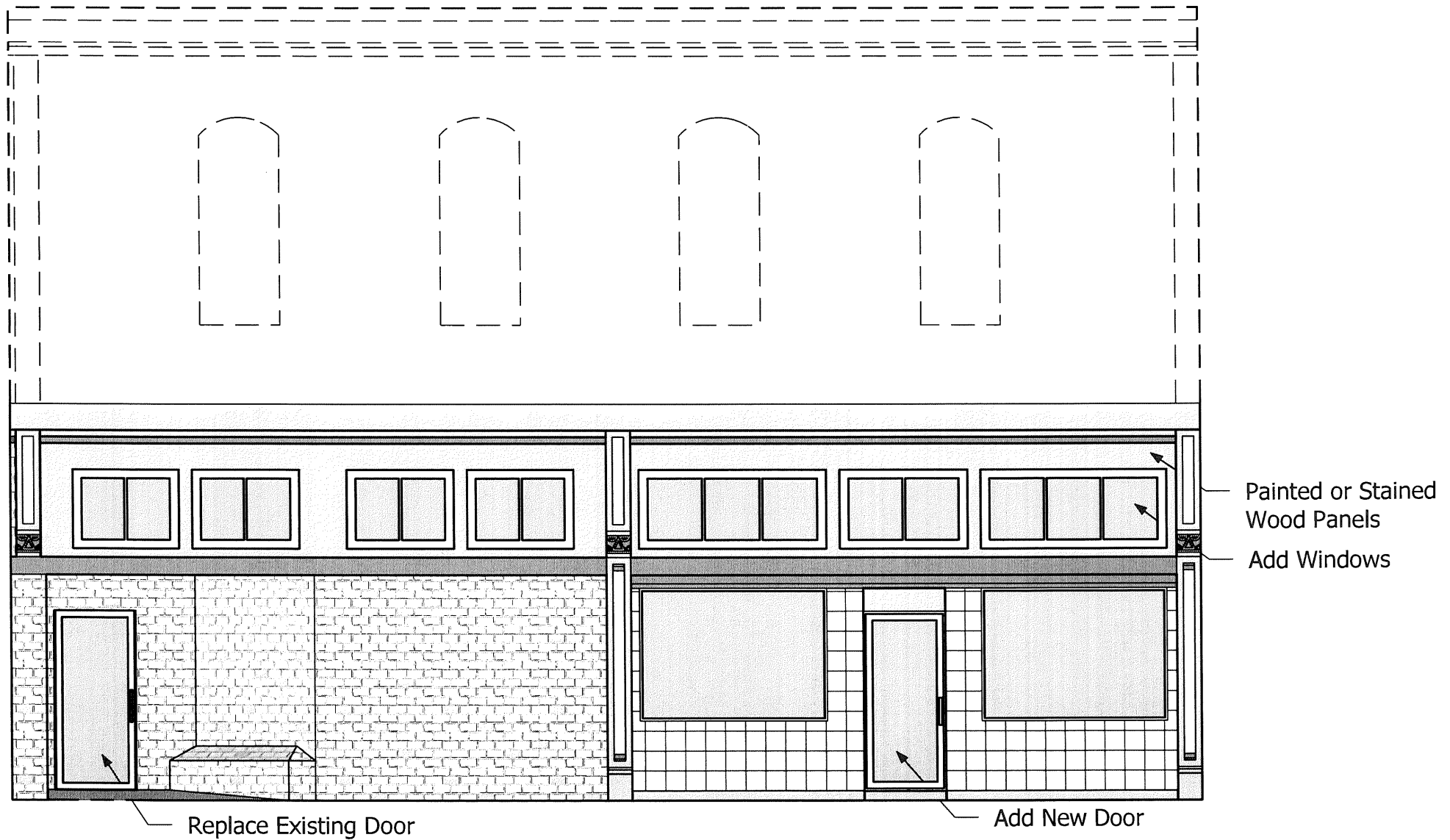
Historic Name

(If any)

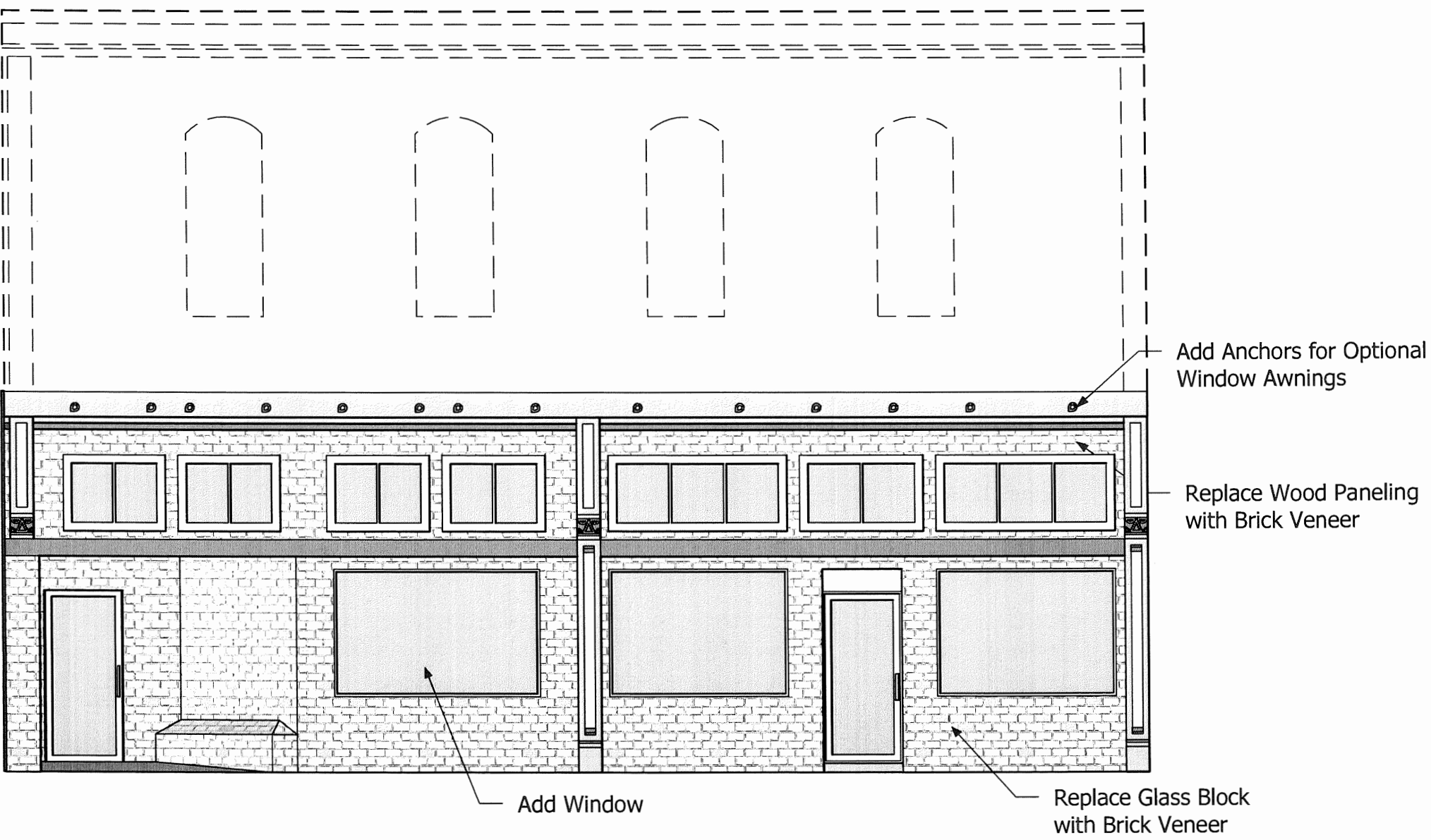
Year(s) Built



THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN THEREOF



**NOTES:**



**NOTES:**





*The American Legion Building  
The Dalles, Oregon*





United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

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the new building in 1952. The power company maintained their offices in the building for many years.

#76 HISTORIC NAME: Schanno Building  
COMMON NAME: American Legion Building  
ADDRESS: 201-205 East Second Street  
RESOURCE TYPE: Building  
OWNER'S NAME AND ADDRESS:  
c/o American Legion The Dalles Post #19  
P.O. Box 459  
The Dalles, Ore. 97058  
ASSESSOR'S MAP: 1N-13E-3BD BLOCK: 3 LOT: S 1/2 Pt. 10 TAX LOT: 3900  
ADDITION: Original Dalles City  
YEAR BUILT: c. 1892, c. 1915  
ALTERATIONS: Moderate  
STYLE: Italianate  
USE: Meeting hall; ground floor retail.  
PREVIOUS HISTORIC LISTING: Oregon Historic Inventory (1984-85)  
CLASSIFICATION: Secondary

**PHYSICAL DESCRIPTION:** The Schanno Building is a two-story brick building with basement, and a masonry foundation. The building measures 60'x 70' and is rectangular in plan. The roof is flat and has a short parapet wall with built-up coping. Corbelled chimneys cap the roof. The projecting cornice is supported by decorative modillions. A wide frieze extends around the sides of the building. The one over one double-hung wood sash second floor windows are capped with segmental arches. Raised quoins define the corners of the building. A corbelled stringcourse separates the first and second stories.

The building was extensively remodeled c. 1915 by the application of a concrete over the brick on the second floor. The stucco cladding was scored to look like ashlar stone blocks. Cast-iron pilaster can still be seen on the west and south elevations (some of the cast iron has been removed due to later alterations). The transoms on the front (south) elevation have been boarded over and the storefronts altered. The stairs to the basement and a door to the upstairs are located on the west elevation. With the exception of the extensive ground floor alterations, the building is in fair-good condition.

United States Department of the Interior  
National Park Service

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**HISTORICAL DATA:** The Schanno Building was constructed c. 1892 after a fire destroyed many of the downtown buildings in 1891. The lower floor of the new two-story brick building was occupied by the S. & N. Harris merchandise store, and the Hayter and Williams Cigar Store for many years. The upper floor contained the Columbia River and Northern Railway Freight and ticket office, and the law firm of Bennett and Sinnot. The upper floor also served as an armory for the 3rd Regiment of the Oregon National Guard.

Alfred S. Bennett, later a judge, built his Queen Anne home on the east bank of nearby Mill Creek in 1899, a well maintained structure that still stands. Bennett's partner, Nicholas J. Sinnott, the son of Nicholas B., served as U.S. Representative from the 2nd Congressional District from 1912 to 1928.

Circa 1915, a major alteration occurred to the building with the installation of an exterior wall finish of ashlar patterned stucco over the existing brick and the addition of plaster rusticated quoins and a sheet metal cornice with modillions. The Schanno family owned the building until it was sold in 1948 to Harold Maier.

#77 **HISTORIC NAME:** Unknown  
**COMMON NAME:** LeHarv / Chuckos  
**ADDRESS:** 214 Court Street  
**RESOURCE TYPE:** Building  
**OWNER'S NAME AND ADDRESS:**  
Boen DeLay  
c/o Thomas Harth  
804 W. 14th Street  
The Dalles, Oregon 97058  
**ASSESSOR'S MAP:** 1N-13E-3BD **BLOCK:** 3 **LOT:** N. 1.2 Lt. 10 **TAX LOT:** 3800  
**ADDITION:** Original Dalles City  
**YEAR BUILT:** c. 1950  
**USE:** Retail  
**PREVIOUS HISTORIC LISTING:** None  
**CLASSIFICATION:** Non-Compatible Non-Contributing

**PHYSICAL DESCRIPTION:** This one-story concrete block building has a stucco surface with a roman brick veneer as the exterior wall material. Sheet metal covers the spandrel area. The entrances are recessed, with



**STAFF REPORT**  
**HISTORIC LANDMARKS REVIEW # 173-19**

**TO:** The Dalles Historic Landmarks Commission

**FROM:** Dawn Marie Hert, Senior Planner

**HEARING DATE:** Wednesday, October 2, 2019

**ISSUE:** The Dalles Main Street is applying to install a classic neon Sears Roebuck and Co. sign projecting from the south-west face of the Sunshine Mill.

**SYNOPSIS:**

APPLICANT	The Dalles Main Street
PROPERTY OWNER	TGE, LLC
LOCATION	901 E 2 <sup>nd</sup> Street, The Dalles, OR 97058
ZONING	“CBC” – Central Business Commercial, Commercial Historic District
EXISTING USE	Mixed Use Commercial & Residential
SURROUNDING USE	Commercial
HISTORIC STATUS	Classified as a Secondary Resource in The Dalles Commercial Historic District

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

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

**BACKGROUND:** The Sunshine Mill property is locally landmarked. The building of primary significance remaining is the original domed-roof brick building built circa 1883. The related grain elevator and large warehouse buildings were added after the original multi-story building was destroyed by fire in the early 1900’s. The building is currently occupied by the Sunshine Mill, which includes a winery and bottling for Copa di Vino single-serving wines.

The Dalles Main Street is working in coordination with the National Neon Sign Museum to install classic neon signs in semi-observed locations to encourage people to exit their vehicles and walk our historic downtown.

The Sears and Roebuck sign is planned to be restored and installed to project from the south-west face of the large six-story warehouse building. The sign will have a small plaque at eye level with details on the age of the sign and details on its original location.

**ANALYSIS:** The Historic Landmarks Commission is responsible for conducting hearings dealing with proposed alterations to historic buildings. The Dalles Municipal Code, Title 11 Planning, Chapter 11.12 – Historic Resources provides process as well as established design guidelines to assist the Commission in making these decisions. The purpose of the Historic Landmarks Commission, the Historic Code 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. THE DALLES MUNICIPAL CODE – TITLE 11.12 – HISTORIC RESOURCES  
– CODE RELATING TO HISTORIC RESOURCES WITHIN THE CITY OF  
THE DALLES.**

Section 11.12.070, Subsection A. Review Criteria:

3. “Secretary’s Standards. Commission decisions shall be based on the Secretary of the Interior’s Guidelines for the Treatment of Historic Properties.” The following are pertinent standards from the “Guide”.

1. *“A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships”.*

**FINDING-A1:** There is no change to the building use. Criterion does not apply.

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 request does not include removing any historic materials from the building. The plans include addition of a classic neon sign projecting from the south-west wall 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:** There are no plans for additions that would create a false sense of historical development. Criterion met.

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

**FINDING-A4:** There are no plans for removal of changes to the historic building. Criterion met.

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

**FINDING-A5:** There are no plans for any historic features to be removed. Criterion met.

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

**FINDING-A6:** The applicants do not plan to alter any historic features to this building. Criterion does not apply.

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:** This request is for the addition of one classic sign. There are no plans for surface cleaning with this application. 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 excavation is planned with this request. 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:** The installation of the classic neon sign will be in the gentlest means to preserve any historic materials that characterize the property. The location of the installation will be projecting from the south-west wall and will be compatible in size and scale. 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:** The installation of the classic sign will not alter the essential form and integrity of the historic property. Utmost care will be taken with installation of the sign. Criterion will be addressed as a condition of approval.

## **B. THE DALLES MUNICIPAL CODE – TITLE 11.12.095 – HISTORIC RESOURCES – CODE RELATING TO DESIGN GUIDELINES FOR HISTORIC RESOURCES.**

### **SIGNS**

*Signs should not be the dominant feature of a building or site, yet they are a key component in identifying businesses and contributing to the livelihood of the street with their individuality. New construction and rehabilitation should maintain a system in which signs*

*identifying businesses are visible to both pedestrian and automobile traffic without detracting from the architecture or overpowering the streetscape.*

**GUIDELINES:**

- a. Wall signs, window signs, canopy and projecting signs attached to buildings should be compatible in scale, without obscuring the architectural features.*
- e. Hanging signs using front lighting are recommended.*
- j. Plastic sign faces are not recommended.*
- k. Can signs are not recommended.*

**FINDING B-1:** The proposed projecting sign is in scale with the historic building and located in a location that does not obscure architectural features. The classic sign will be restored with neon and will be illuminated. The definition of a “can sign” is broad. Staff has considered a can sign to have a cabinet and some plastic components. This proposed sign does not have a plastic face. Criterion met.

**CONCLUSIONS:** The proposed installation of one classic neon sign and plaque will be a welcome addition to the National Historic District by providing a historic educational component to the downtown. In all respects this application meets the standards of the Secretary of the Interior and The Dalles Municipal Code, Title 11-12 Historic Resources, with the following conditions:

**Recommended Conditions of Approval:**

1. Work will be completed in substantial conformance to the pictures and proposals as submitted and reviewed.
2. The installation of the classic sign and plaque shall not alter the essential form and integrity of the historic property. Utmost care will be taken with the installation.
3. The applicants shall submit plans for building and electrical permits to the Wasco County Building Codes Services.
4. The applicants are required to notify the Community Development Department of any alteration of the approved plans.



## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

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



HLC# 173-19

### 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 Historic Landmarks Commission.

Name:	Don Warren (The Dalles Main Street)
Address	710 E 2nd St. Suite 3, PO BOX 544 The Dalles, OR 97058
Site Address	901 E 2nd Street, The Dalles, Oregon 97058
Map and Tax Lot	1north 13 3DA100
Telephone	(541) 370-2849
Zoning	Commercial

Please

describe your project goals.

The goal of this project is to light up Downtown The Dalles with classic neon signs for the purpose of a walking tour and to increase the attractive nature and interest of Downtown The Dalles from the view of I-84. Historic contributing, non-contributing, and other buildings in our downtown will serve as the staging areas for a tentatively temporary art exhibit showcasing classic neon signs while also serving as a tool to tell The Dalles' historic and amazing story.

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

The utmost care will be taken when determining best practices on how to display the neon signs whether they are displayed from the building's rooftop or fixed to the side of the building. The point of this project is to strategically place the signs so that a resident or visitor has to exit their vehicle in order to achieve a full view and the historic story telling experience. The signs and buildings themselves will not correlate in any way in order to avoid confusion regarding business placement.

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

No other changes are slated at this time to the building that may affect it's historic character. This project is only meant to enhance the historic nature of the downtown as a whole. As stated above, proper consideration will take place in order to ensure buildings are not damaged or it's integrity tested by the placement of these signs. Our desire is for enhancement only for this tentatively temporary art exhibit.

What is the current use of this property?

**Currently housing a business.**

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

List any known archeological resources on site.

This project will most likely not affect the archaeological nature of this property.

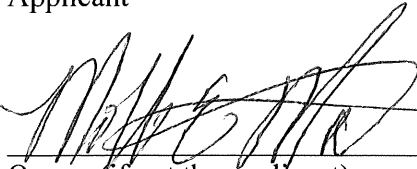
The review criteria for each application are the Secretary of the Interior's Standards. These standards have been adopted by City Ordinance 94-1194 as local review criteria.

**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.**

**Don Warren (The Dalles Main Street)**

Applicant

Date

  
Owner (if not the applicant)

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

Secretary, Historical Landmarks Commission

=====

## For Office Use Only

Historical Classification \_\_\_\_\_

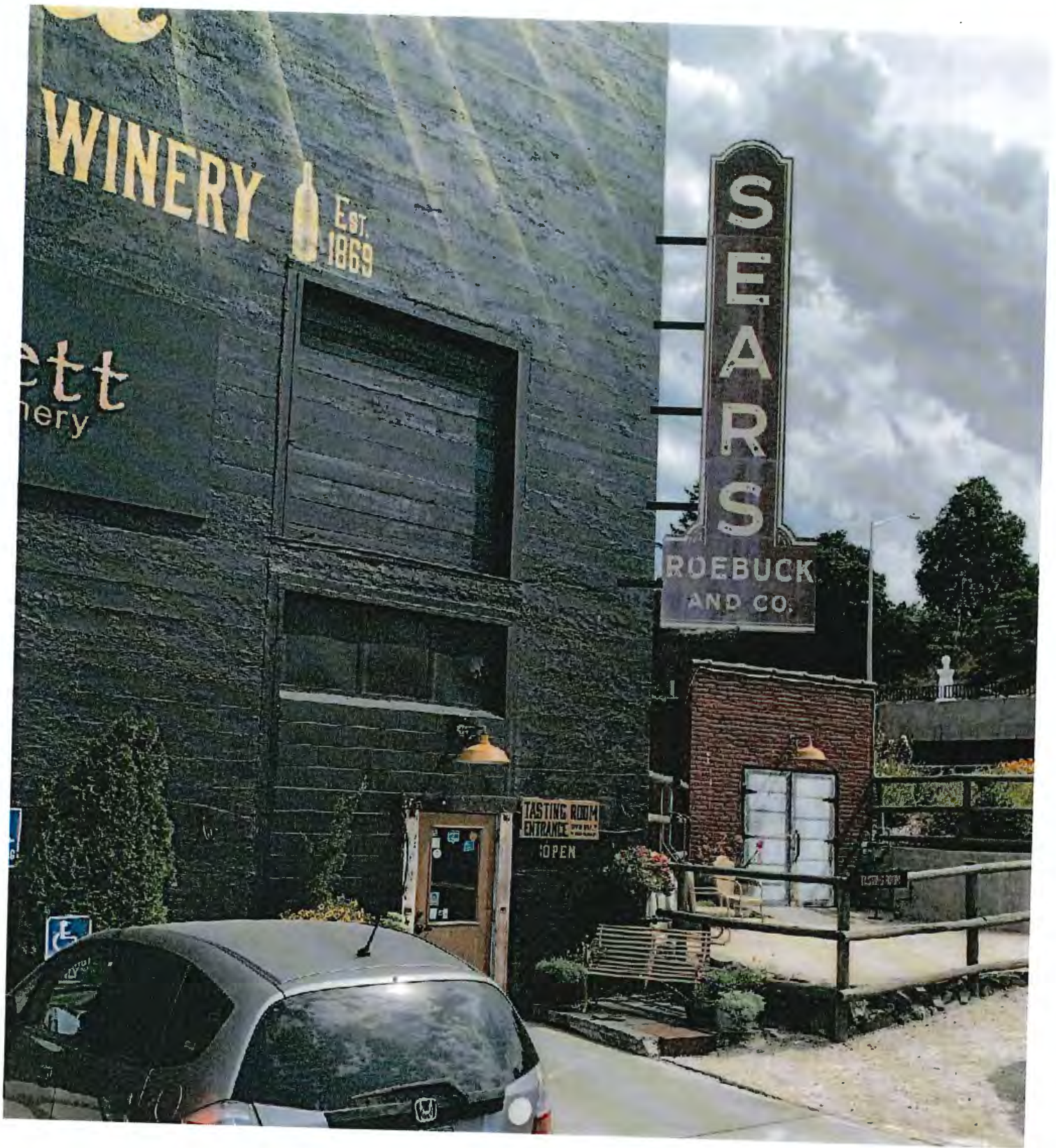
(Primary, Secondary, Historical, Etc.)

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

Historic Name \_\_\_\_\_  
(If any)

Year(s) Built \_\_\_\_\_



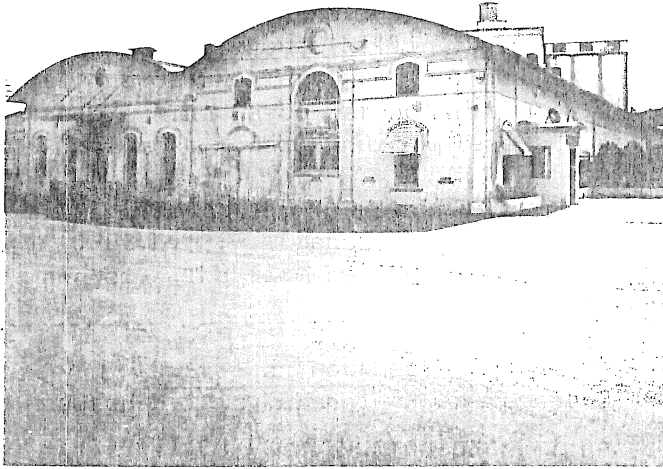








STATE OF OREGON INVENTORY  
OF HISTORIC PROPERTIES  
State Historic Preservation Office  
Oregon State Parks, Salem, OR 97310



County Wasco  
Theme manufacturing and processing  
Name  
(Common) Sunshine Biscuit Co. Building  
Wasco Warehouse  
(Historic) Milling Company Building  
Address 901 East Second St.  
The Dalles, OR 97058  
Present Owner Interior Elevator Co.  
Address P. O. Box 517, The Dalles, Ore.  
Original Use Warehouse and offices  
Date of Construction 1869

Physical description of property and statement of historical significance:

The Wasco Warehouse Milling Company Building is a large, two story brick building which extends over one block along the railroad tracks on the east end of The Dalles, Oregon. The building consists of two major sections, each possessing a dome roof surmounted with a series of louvered cupolas. Port hole windows are located in the south (side) elevation. The windows on the west (front) elevation are mostly four-over-four, double hung sash. All of the windows, including the port hole windows, have decorative brick "eyebrows".

Related grain elevator silos are located on the east side.

A biography of banker Joshua W. French, born in 1830, noted that he was a director of the Wasco Warehouse Milling Company. At the turn of the twentieth century this company was one of the largest flour mills in Oregon. On January 2, 1902 the Times-Mountaineer noted: "The Wasco Warehouse & Milling Company's plant at White River, just completed, is the most modern and complete on the coast. . . ."

Writing about 1953, William H. McNeal noted that the Wasco Warehouse was incorporated in 1883 by J.W. French, S.L. Brooks, and E.B. McFarland. Wentworth Lord served as manager. The firm handled wool, hides, pelts, hay, and grain.

continue on back if necessary

Recorded by Stephen Dow Beckham Date 7 July 1976  
Updated by City Planning Department 2/85

Sources consulted (continue on back if necessary):

Illustrated History of Central Oregon. Spokane, Wash.: Western Historical Publishing Co., 1905, p. 147.

Please enclose map. Township 1 <sup>(N)</sup> ~~S~~ <sup>(E)</sup> ~~W~~ 13 Section 3DA  
Roll 7, frame 8. State Inventory No. 14

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## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125  
COMMUNITY DEVELOPMENT DEPARTMENT

### ***HISTORIC LANDMARKS RESOLUTION NO. 161-19***

**Adopting The Dalles Historic Landmarks Commission Application #172-19 of Lindsey and Thomas Giamei.** This application is for a Historic Landmarks Commission hearing to gain approval for a two-phase façade improvement. Phase one improvements will include replacement of one door and addition of a door. Phase two improvements will add a window, anchors for optional awnings, and replacement of wood paneling and glass blocks with brick veneer. The property is located at 201 E. Second Street, The Dalles, Oregon and is further described as 1N 13E 3 BD tax lot 3900. The Schanno Building, commonly known as the American Legion Building, is in The Dalles Commercial Historic District and included on the National Register of Historic Places. Property is zoned CBC – Central Business Commercial.

#### **I. RECITALS:**

- A. The Historic Landmarks Commission of the City of The Dalles has, on October 2, 2019, 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 172-19 and the minutes of the October 2, 2019, 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 172-19, Lindsey and Thomas Giamei, is ***approved*** with the following conditions:
  - 1. Work will be completed in substantial conformance to the proposals as submitted and reviewed. Care will need to be taken with the removal of the non-historic materials to ensure that the historic building materials are not destroyed during the façade restoration.
  - 2. The restoration work will be required to be similar in mass, scale and materials as approved by the Secretary of Interior’s Standards for Rehabilitation.
  - 3. The exterior alterations to the historic structure will be required to follow the historic design guidelines for the Commercial Historic District. The work will differentiate from the old and will be compatible in massing, scale and size.
  - 4. If applicable, the applicant will need to contact the Wasco County Building Codes Services to obtain permits for the proposed façade restoration.

5. The materials used for all the proposed restoration will need to meet the recommended list stated in the Design Guidelines for the Commercial Historic District.
6. If the original transom windows exist, they should be repaired rather than replaced. If the original materials are severely deteriorated, photographs shall be provided to the Historic Landmarks Commission to substantiate the condition of the features. If it is determined that the original features need to be replaced, they will need to match the old design and have the same visual qualities and materials as the original.
7. Vinyl windows are not allowed. New windows will need to meet the historic guidelines. The new display window and transom windows will need to be clear plate glass for display.
8. The two doors and new windows will need to complement the building and meet the design standards. If building code requirements are contrary to the design standards, the applicant will need to work with both the City and Building Codes to ensure that the materials are complimentary to the historic building and the design guidelines.
9. The brick veneer will be required to meet the design guideline criteria.
10. The historic color scheme will need to be followed and materials will need to meet the recommended materials.
11. Tiled recessed entries will be encouraged, not required.
12. 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.
13. The applicant will be required to come back before the Historic Landmarks for an awning in the future to ensure that the design meets the guidelines for historic commercial buildings.

### 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 Article 11.12.090 of The Dalles Municipal Code, Chapter 11.12 Historic Resources, 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 The Dalles Municipal Code will invalidate this permit.

ADOPTED THIS 2<sup>ND</sup> DAY, OCTOBER, 2019.

---

Bob McNary, Vice Chair  
Historic Landmarks Commission

I, Dawn Marie Hert, Senior Planner & Historic Landmarks Secretary for the Community Development 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 October 2, 2019.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ATTEST: \_\_\_\_\_

Dawn Marie Hert, Senior Planner & Historic Landmarks Commission Secretary  
City of The Dalles Community Development Department

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## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125  
COMMUNITY DEVELOPMENT DEPARTMENT

### ***HISTORIC LANDMARKS RESOLUTION NO. 162-19***

**Adopting The Dalles Historic Landmarks Commission Application #173-19 of The Dalles Main Street.** This application is for a Historic Landmarks Commission hearing to gain approval to install a classic neon sign. The property is located at 901 E. Second Street, The Dalles, Oregon and is further described as 1N 13E 3 DA tax lot 100. The Wasco Warehouse Milling Company, commonly known as the Sunshine Mill, is a locally landmarked building. Property is zoned CBC – Central Business Commercial.

#### **I. RECITALS:**

- A. The Historic Landmarks Commission of the City of The Dalles has, on October 2, 2019, 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 173-19 and the minutes of the October 2, 2019, 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 173-19, The Dalles Main Street, is ***approved*** with the following conditions:
  - 1. Work will be completed in substantial conformance to the pictures and proposals as submitted and reviewed.
  - 2. The installation of the classic sign and plaque shall not alter the essential form and integrity of the historic property. Utmost care will be taken with the installation.
  - 3. The applicants shall submit plans for building and electrical permits to the Wasco County Building Codes Services.
  - 4. The applicants are required to notify the Community Development Department of any alteration of the approved plans.

#### **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 Article 11.12.090 of The Dalles Municipal Code, Chapter 11.12 Historic Resources, 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 The Dalles Municipal Code will invalidate this permit.

ADOPTED THIS 2<sup>ND</sup> DAY, OCTOBER, 2019.

---

Bob McNary, Vice Chair  
Historic Landmarks Commission

I, Dawn Marie Hert, Senior Planner & Historic Landmarks Secretary for the Community Development 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 October 2, 2019.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
Dawn Marie Hert, Senior Planner & Historic Landmarks Commission Secretary  
City of The Dalles Community Development Department