



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
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Community Development Dept.

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

Wednesday
Monday, July 18, 2007 @ 4 P.M.

- I. Call to order
- II. Roll call
- III. Approval of Agenda
- IV. Approval of Minutes: June 18, 2007
- V. Public Hearing:
Historic Landmarks Commission Application #104-07 of The Dalles Civic Auditorium
Historical Preservation Committee requesting approval to replace the Mezzanine windows with vinyl windows, replace the roof flashing, complete a door refurbishment and replacement project, and provide display cases on the southeast exterior of the building at Federal and E. 4th Street corners. The building is located at 323 E. 4th Street and the historic name is The Civic Auditorium and Veterans Memorial.
- VI. Resolution 99-07 Adopting HLC 104-07
- VII. Pioneer Cemetery Discussion
- VIII. Next meeting date: Wednesday, August 22, 2007
- IX. Adjournment



HISTORIC LANDMARK COMMISSION MINUTES

Monday, June 18, 2007

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

CALL TO ORDER

Vice Chair Bob McNary called the meeting to order at 4:00 P.M.

ROLL CALL

The following Commissioners were present: Bob McNary, John Hashizume & Dixie Parker

The following Commissioners were absent: Eric Gleason

Staff present: Dawn Hert, Associate Planner
Denise Ball, Admin. Secretary

APPROVAL OF AGENDA

Commissioner Parker moved to approve the agenda as submitted and Commissioner Hashizume seconded the motion. The motion carried unanimously, Gleason absent.

APPROVAL OF MINUTES

Minutes of May 30, 2007: Commissioner Parker moved to approve the minutes as submitted and Commissioner Hashizume seconded. The motion carried unanimously, Gleason absent.

PUBLIC HEARING - Historic Landmarks Commission Application #103-07 of Eric Gleason
requesting approval to place an historic free-standing accessory building on his historic property located at 210 E. 1st Street, commonly known as the Chinese Building.

Vice Chair McNary read the rules for conducting a public hearing. There were no ex-parte contacts, bias, or conflicts of interest by the Commissioners. There were no challenges from the audience. Vice Chair McNary opened the public hearing and asked for the Staff Report.

Associate Planner Hert presented the Staff Report and asked if there were any questions from the Commission.

Vice Chair McNary asked Hert if the Commission could place time frames on the applicant for the Historic Landmark Commission Meeting
June 18, 2007

restoration work. Hert explained that the building permit for the foundation that is issued by Building Codes will require that a certain amount of work be performed at regular intervals. Hert does not believe that will include aesthetics however. Our ordinance does not allow for setting time lines. City Code Enforcement will handle ordinance violations.

Proponent: None

Opponent: None

McNary closed the public testimony portion of the hearing.

Following a brief deliberation, Commissioner Parker moved to approve the application with conditions of approval as recommended by Staff. Hashizume seconded, and the motion carried unanimously, Gleason absent.

RESOLUTIONS – Commissioner Parker moved to adopt Resolution 98-07 approving HLC 103-07. Commissioner Hashizume seconded the motion and it carried unanimously, Gleason absent.

PIONEER CEMETERY DISCUSSION – Footscape Landscape contractor Mr. Gonzales has completed the mowing. The trees have been pruned but there is a still lot of work left to do, including removing a couple of dead locust trees. Hert said she has not received a bill yet. McNary said the landscape work uncovered an additional headstone.

Hert said she will proceed with the sprinkler head removal in July.

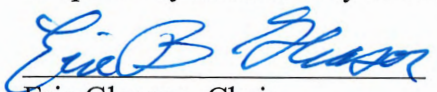
COMMISSIONER/STAFF COMMENTS: Vice Chair McNary again requested that Staff talk to the Mayor and stress the importance of appointing someone else to the Commission so that it is not a struggle to schedule hearings and have a quorum.

ADJOURNMENT

The next meeting will need to be a special meeting for a public hearing. The Commissioners will be available July 16, 17, and 18. Hert will contact the applicant to see which of those dates is best.

The meeting was adjourned at 4:52 p.m.

Respectfully submitted by Denise Ball, Administrative Secretary.


Eric Gleason, Chair
Historic Landmark Commission

**STAFF REPORT
HISTORIC LANDMARKS REVIEW #104-07****TO:** The Dalles Historic Landmarks Commission**FROM:** Dawn Marie Hert, Associate Planner **HEARING DATE:** July 18, 2007 – Special Hearing

ISSUE: The Dalles Civic Auditorium Historical Preservation Committee is applying to continue with the restoration of the historic Civic Auditorium. The project has four distinct requests: Mezzanine & Office Rehabilitation (windows), Roof Flashing Replacement, Door Refurbishment and Replacement, and exterior Display Cases.

SYNOPSIS:

APPLICANT	The Dalles Civic Auditorium Historical Preservation Committee
PROPERTY OWNER	Same
LOCATION	323 East 4th Street, The Dalles, OR 97058
ZONING	"CBC" – Central Business Commercial
EXISTING USE	Community use building.
SURROUNDING USE	Commercial
HISTORIC STATUS	National Register of Historic Places 1978

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

RECOMMENDATION: Approval for portions of the request with a denial on the installation of vinyl windows. The approval and denial, with conditions, are based on the following findings of fact.

BACKGROUND: Over the past years, the Civic has been slowly rehabilitating its interior as well as exterior. The preservation committee is currently working on the Mezzanine and office rehabilitation, has completed the roof flashing replacement, and is planning to work on the door and the display cases if the Historic Landmarks Commission approves the application.

It was brought to my attention by the one of City Hall's employees that flashing were being installed on the Civic. I went to the site to look at the flashings and take some photographs. While taking photos I noticed the installation of a vinyl window on the back side of the Civic. Contact was made with the Civic Committee Chair and a formal application was made. The reason for this special meeting is to help the applicant facilitate

their request, due to time constraints on a grant that is helping pay for the requested improvements.

ANALYSIS: The Historic Landmarks Commission is responsible for conducting hearings dealing with proposed alterations to historic buildings. City of The Dalles General Ordinance 94-1194 as well as General Ordinance 96-1207 establishing design guidelines for Historic Resources will serve as a tool to help the Commission make these decisions. The purpose of the Historic Landmarks Commission, the Historic Ordinance and the review criteria are to:

- *Protect historic and cultural resources from destruction, inappropriate alteration, and incompatible adjacent development;*
- *Stabilize and improve property values in historic districts and citywide;*
- *Enhance the city's attractiveness to visitors and residents, and stimulate business, industry and tourism;*
- *Educate The Dalles' citizens and visitors concerning the city's heritage;*
- *Preserve the historic housing stock of The Dalles;*
- *Comply with The Dalles comprehensive Plan.*

A. CITY OF THE DALLES GENERAL ORDINANCE 94-1194—AN ORDINANCE RELATING TO HISTORIC RESOURCES WITHIN THE CITY OF THE DALLES.

Section 7, Subsection A. Review Criteria:

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

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

FINDING A-1: The use of this structure is not being changed. The current and proposed uses for The Civic will remain the same as a community center. Criterion met.

2. *"The historic character of a property shall be retained and preserved. The removal of historic materials or alterations to features and spaces that characterize a property shall be avoided."*

FINDING-A2: The applicant is requesting to remove the original wood windows and replace them with vinyl. This will not be allowed. The flashings will help to retain and preserve the building, the door repairs will be required to use wood materials and the original door materials if available. The display cases will be reviewed by Planning staff using the historic design guidelines. The 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: The applicant is not proposing to add any conjectural features. The windows will be required to be the same size and materials, the doors will be repaired and replaced only when necessary, and the display cases will be required to meet historic design guidelines. Criterion 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: Staff is not aware of any known features that have been made that have acquired historic significance. All alterations that are requested will need to meet the historic design guidelines. Criterion will be met as a condition of approval.

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

FINDING-A5: Construction techniques in the 1920's did not include vinyl or internally lighted metal cases. The windows should be preserved and repaired not replaced if they are in repairable condition. The display cases can be replaced as they are not original; however, the materials requested are not allowable. Staff will require that the applicant look for another option which would include wood and front lighting of the "cases". Criterion will be addressed as a condition of approval.

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 flashings needed replacement and meet design guidelines. The request for vinyl windows in place of the original wood windows should not be allowed. If the wood windows are rotten and beyond repair, they will need to be replaced with like materials. Applicants frequently request to replace deteriorating features with new replicas because it is easier, or because they do not realize that repair is possible. Staff is requesting the commission to require one staff person along with a historic commissioner make a determination at a site visit in regards to repairing or allowing replacement. If it is determined that repair is not feasible, the replacement should match the original as closely as possible with like materials. 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: This criterion does not apply.

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

FINDING-A8: No excavation is planned with this proposal. If any archeological resources or materials are discovered, they will need to be professionally evaluated prior to continued excavation at the site. This will be addressed as a condition of approval.

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: There are no proposed additions the building. Therefore, this criterion does not apply.

10. *"New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."*

FINDING-A10: Criterion does not apply.

B. Comprehensive Plan (June 1994):

Goal #5 Open Spaces, Scenic and Historic Areas, and Natural Resources lists a City goal applicable to this project as follows:

3. *To recognize, protect and enhance the historical importance of the community, and to promote increased public awareness and participation in historic preservation.*

FINDING B-1: The modifications and repairs to this historic National Register property will allow for years of continued use and enjoyment. Having a community use building that is being restored accurately helps promote the public awareness in historic preservation. Criterion met.

General Ordinance No. 96-1207 ~ Design Guidelines for The Dalles Commercial Historic District

MATERIALS

The sense of cohesiveness and continuity of The Dalles' commercial area derives in part from the consistent use of building materials in building facades. New construction and rehabilitation should use appropriate materials that provide scale making a more pedestrian friendly environment.

GUIDELINES:

- a. For building renovations, original materials should be restored wherever possible.*
- b. When materials need to be replaced for restoration they should be compatible in quality, color, texture, finish and dimension to the original materials (see page 2, Secretary of the Interior's Standards for Rehabilitation).*
- c. New construction should use materials compatible with the historic buildings in quality, color, texture, finish and dimension. Predominant materials of the commercial historic district are:*

*brick
stone
cast iron
glazed terra cotta
cement plaster (stucco)*

- d. The use of wood for windows is recommended.*
- e. The use of reflective and smoked glass is prohibited.*
- f. Whenever possible, the natural color of the materials should be retained.*
- g. An ordinance prohibiting the painting of brick, unless it is damaged or has already been sandblasted, should be adopted.*
- h. Sandblasting of brick is prohibited as it severely damages the brick.*
- i. When painting a building the following color scheme is recommended:*
 - darkest-window sash*
 - medium-building*
 - lightest-trim, detail*

FINDING B-2: The requests being made by the applicant for rehabilitation will need to meet the guidelines. Therefore, the vinyl windows should not be allowed as they are not recommended and are not compatible with the original materials. When repairing the windows and doors, the historic color scheme will need to be followed. Criterion can be met as a condition of approval.

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.*
- b. Window signs should be at eye level to entice the pedestrian.*
- c. The window background should be treated as if it is a black surface in order for a painted sign to be readable.*
- d. The use of gold leaf window signs at an appropriate scale is recommended.*
- e. Hanging signs using front lighting are recommended.*
- f. Historic product signs painted on building sides should be preserved when possible, as they contribute to the character of the commercial area.*
- g. The use of historic photographs for reference is recommended.*
- h. Murals are not recommended on primary, secondary, and historic buildings as they lessen the integrity of the architecture and damage the building surface.*
- i. Free standing sign faces are not recommended.*
- j. Plastic sign faces are not recommended.*
- k. Can signs are not recommended.*

FINDING B-3: The applicant is proposing a back-lit display case made of aluminum. Staff is asking that this part of the application be allowed to be reviewed and approved ministerially by the Planning Director or Associate Planner. The applicant will be required to meet the state design guidelines and have the case made of wood or another acceptable historically accurate product. All sign lighting will need to use front lighting. The location of the proposed displays is on the non-operational doors. Staff is comfortable that 2 of the doors could be somewhat obscured in order to place the cases. The architectural features are present on the other doors and can be made visible in the future if a display case is no longer desired. Criterion will be met as a condition of approval.

CONCLUSIONS: Staff is recommending that the applicant repair the existing windows using techniques supported by both the State Historic Preservation Office as well as the Secretary of Interior Standards.

Staff is recommending approval of the flashing replacement as it will add years of life to the roof and is necessary in maintaining the structural components of the historic structure.

Staff is recommending approval of the doors being refurbished and repaired and the non-functioning doors to be replaced with manufactured wood doors to match the original doors in the original locations. If any existing doors are still available, staff will require the doors to be used in place of manufacturing new wood doors. No vinyl or metal doors will be allowed.

Staff is recommending the commission to allow staff to make the final determination on the display cases. The proposed style and materials will not be allowed as they are similar to a "can sign". Staff will work with the applicant on approval of primarily wood and glass (or glass like item) for the displays. Only front lighting for the displays will be allowed.

The proposed modifications, with conditions will meet the requirements for The Dalles Commercial Historic District. In all respects this application meets the standards of the Secretary of the Interior and the City of The Dalles General Ordinance No.94-1194, as the City of The Dalles Comprehensive Land use Plan 1994, 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 applicant will need to check with the local Building Codes Department to obtain permits for the proposed restoration.
3. 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.
4. The applicant will need to repair the existing windows using techniques supported by both the State Historic Preservation Office as well as the Secretary of Interior Standards. If the applicant feels that the windows are beyond repair, one Planning staff person along with a historic landmarks commissioner will make a determination at a site visit. If it is determined that repair is not feasible, the replacement should match the original windows as closely as possible with like materials. No vinyl windows will be allowed.
5. The remaining doors will need to be refurbished and repaired.
6. The non-functioning doors can be replaced with manufactured wood doors to match the original doors and be located in the original locations. If the original

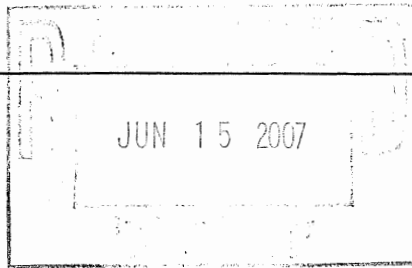
doors are still available, they will need to be repaired rather than replaced with new manufactured wood doors. No vinyl or metal doors will be allowed.

7. The Planning Director will make the final determination on the display cases. Staff will work with the applicant on approval of primarily wood and glass (or glass like item) for the displays. Only front lighting for the displays will be allowed.



Hearing ?
CITY of THE DALLES
313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481



HLC# 104-07

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:	<i>The Dalles Civic Auditorium Historical Preservation Comm</i>
Address	<i>323 E 4th St</i>
Site Address	<i>323 E 4th St.</i>
Telephone	<i>298-1127</i>

Please describe your project goals.

Restoration & operation of the
Civic Auditorium
see attached

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

Restore the appearance to original
condition

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

All efforts are to reestablish a
community center with state of the
art facilities and a 1921 character

What is the current use of this property?

Civic Activities

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.

Terry B. Gurnea
Applicant Treasurer

6/15/07
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

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For Office Use Only

Historical Classification _____
(Primary, Secondary, Historical, Etc.)
Historic Building/Site ☐ Historic District: Trevitt ☐ Commercial ☐
Historic Name _____
(If any)
Year(s) Built _____

**Civic Auditorium
Preservation Projects
Oregon Housing and Community Service Grant**

Mezzanine & Office Rehabilitation:

The Civic Auditorium is in the Commercial Historic District. Further, the Civic Auditorium Historic Preservation Committee has received grants committing our rehabilitation to U. S. National Park Service Standards. Our rehabilitation is to restore the capability and the history of the building.

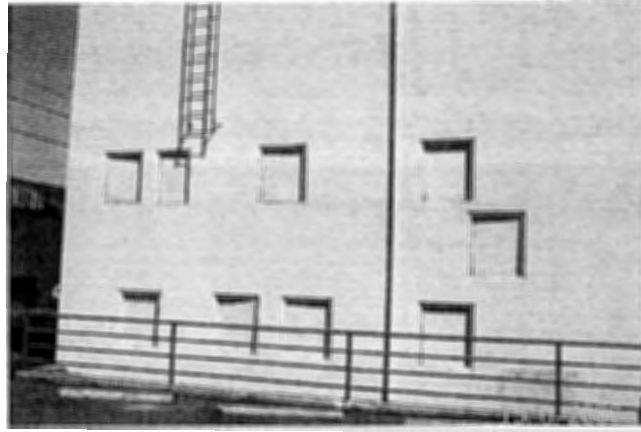
The Mezzanine is an after thought to the Civic Auditorium. It was not part of the original construction. The space originally was storage space or the extension of gymnasium spectator seating. Each window has six panes. The window frames and sashes are green to match the other trim and door paint. The windows looking on to the alley are not part of the architectural essence of the Civic. They have odd spacing and have unique construction from the other Civic windows. They have hinges and probably serves as a source of ventilation and light for little used space. The windows are fifteen feet above the street level and not accessible to public.



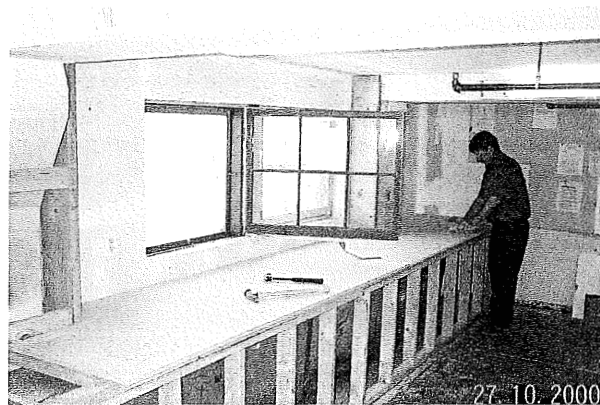
All Mezzanine Windows

The four windows need work. The hinged windows no longer provide any sort of ventilation benefit. The entire Civic Building has air conditioning including the mezzanine meeting room. The window size is not standard as well as the window construction is not standard nor a representative of any period artisan skills. These are specifically utility windows, facing the alley, in an odd arrangement, in a non-finished wall of the building. Similar windows on the parking lot side are likewise no longer functional. The parking lot side windows

served an apartment for the Civic caretaker. These windows will likely stay in their present condition forever.



Old Apartment Windows



Original Hinged Windows

Even with these attributes, keeping with the architectural character of the building requires color, aesthetic and structural continuity. No requirement exists, either in The Dalles zoning guidelines or in the US National Park Service historical restoration standards, to keep wooden windows. Reconstruction is necessary in whatever medium, for the windows. The old style does not fit. All the guidelines only recommend wood frame replacement.

Benefits accrue from vinyl window replacement. Vinyl allows for improved thermal performance. Replacing these non-building character windows will result in reduction of carbon dioxide emissions. Using standard vinyl construction significantly reduces the cost because that manufacturing establishment is capable of production of any size window. Having wooden frame built is a special order situation and thus higher costs. Further wooden windows present a higher operational cost.

The Civic seeks authority to replace these four-hinged wooden windows frames with vinyl thermo-pane windows with all exterior surfaces color matched to the other Civic Windows, doors and trim. The original wooden sashes will remain in place. We believe the vinyl replacement will improve the Civic Auditorium because:

1. Only recommendations exist for strict wood replacements.
2. These windows do not define the architecture of the Civic.
3. These windows were originally utility windows for ventilation and light.
4. These windows do not represent any special architectural feature or any special artisan component.
5. These windows are far above the street level.
6. These vinyl windows will provide enhanced thermal performance thus reduced operating costs.
7. The vinyl windows represent a reduction in green house gases over wooden windows.
8. These vinyl windows are off the shelf and represent reduced initial costs.
9. Using vinyl six-light windows will closely approximate the original condition.
10. The vinyl window will maintain all exterior surfaces consistent with the color scheme existing through the building.

Roof Flashing Replacement:

One of the first rehabilitation projects for the Civic was the roof replacement. However, the existing flashing is either original construction or the result of an earlier maintenance effort. In either case, the flashing is dilapidated and is a risk to substantial damage to the building.

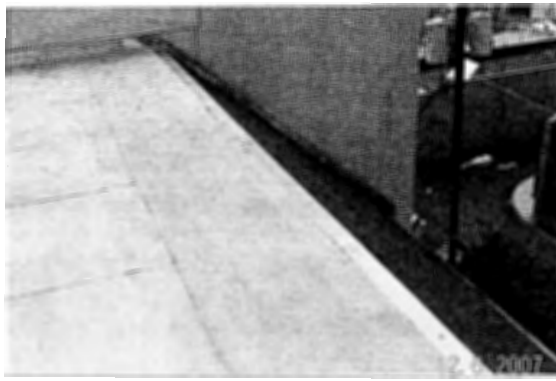
This project is to restore the original capability of the roof system with in kind replacement. Flashing around the roof hips, over the gable wall, and along the gutter edges with standard galvanized roof, metal enhances the stability of the roofing system.

Although the new flashing may provide a bright metal reflection, it will soon dissipate to the existing condition with weather and oxidation.

This project only improves the longevity of the building with out changing appearance or function.



Gable Flashing Replacement



Flashing Replacement



Roof Edge Flashing Replacement

Door Refurbishment and Replacement:

Civic Auditorium door are in dilapidated shape. No door is in good repair. They have suffered the ravages of time, weather, and use. The doors are a major architectural component of the Civic. They define the historical character of the

building. Presently three doors are missing. The door way uses plywood to fill the opening.

This project is to restore the architecture of all the doorway openings. Three of the openings can no longer function as entrance or egress. The three doors are:

1. Entrance into the gymnasium from Federal Street Restructuring has blocked the inside doorway. Further, this door is adjacent to a main entry into the Fireside Room.
2. The entrance at the southern building corner on Federal Street Present restroom renovations make this doorway unusable.
3. The entrance at the eastern building corner on Fourth Street Present restroom renovations make this doorway unusable.

The remaining doors will be fully functional to their intended purpose.

This project will remove all the exterior doors, strip the paint, refurbish and repair to paint grade fully functional doors as possible. Manufacture new doors to the existing door design in all detail. Use new trim material milled to the same shape and dimensions of original doors. Replace and refurbish the door sashes and frames to original condition. Restore the three non-functional door spaces by placing refurbished or manufactured into those spaces. Colors and shape will remain unchanged.



Civic Door Structure

Display Cases:

Original photos of any Civic Auditorium display cases are not available. Home made marquees existed for some long time. However, these structures are obviously home made, primitive, and not in historic context. Presently such structure exists on Federal Street, and one on Fourth Street.



Home Made Display Case on Federal Street

This project is to provide display cases on the southeast corner of the building. These display cases are necessary to provide information about the Civic and upcoming events. The Civic request authority to install two display cases at the non-functional door spaces at the corners of Federal and Fourth Streets. The result will be non-functioning Civic door architecture behind classically simple 36" X 48" X 1 3/4" lighted display cases.

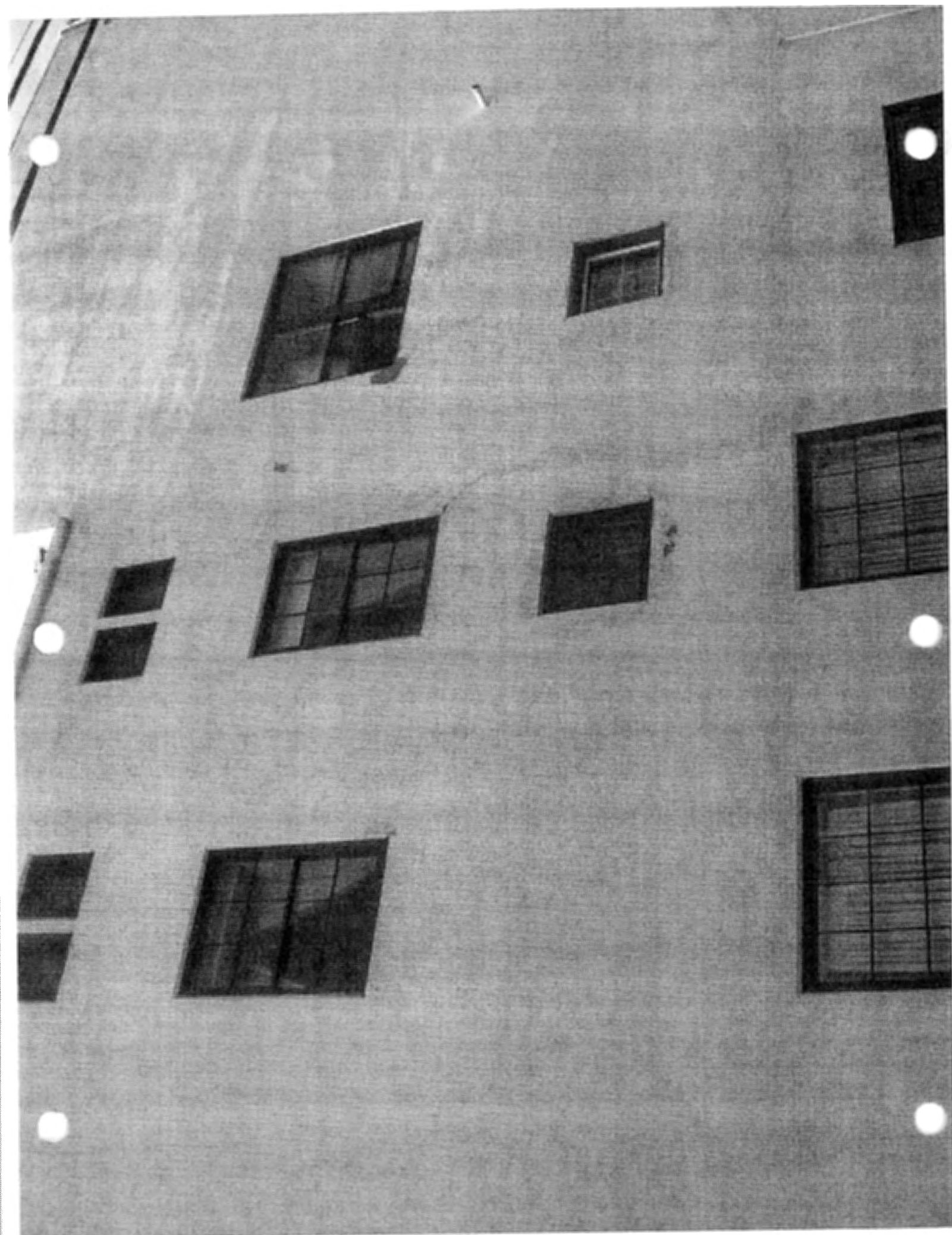
These cases are standard of the shell items with a brushed aluminum finish. Our intension is to change the finish to the standard door color. Please refer to the attached display case literature.

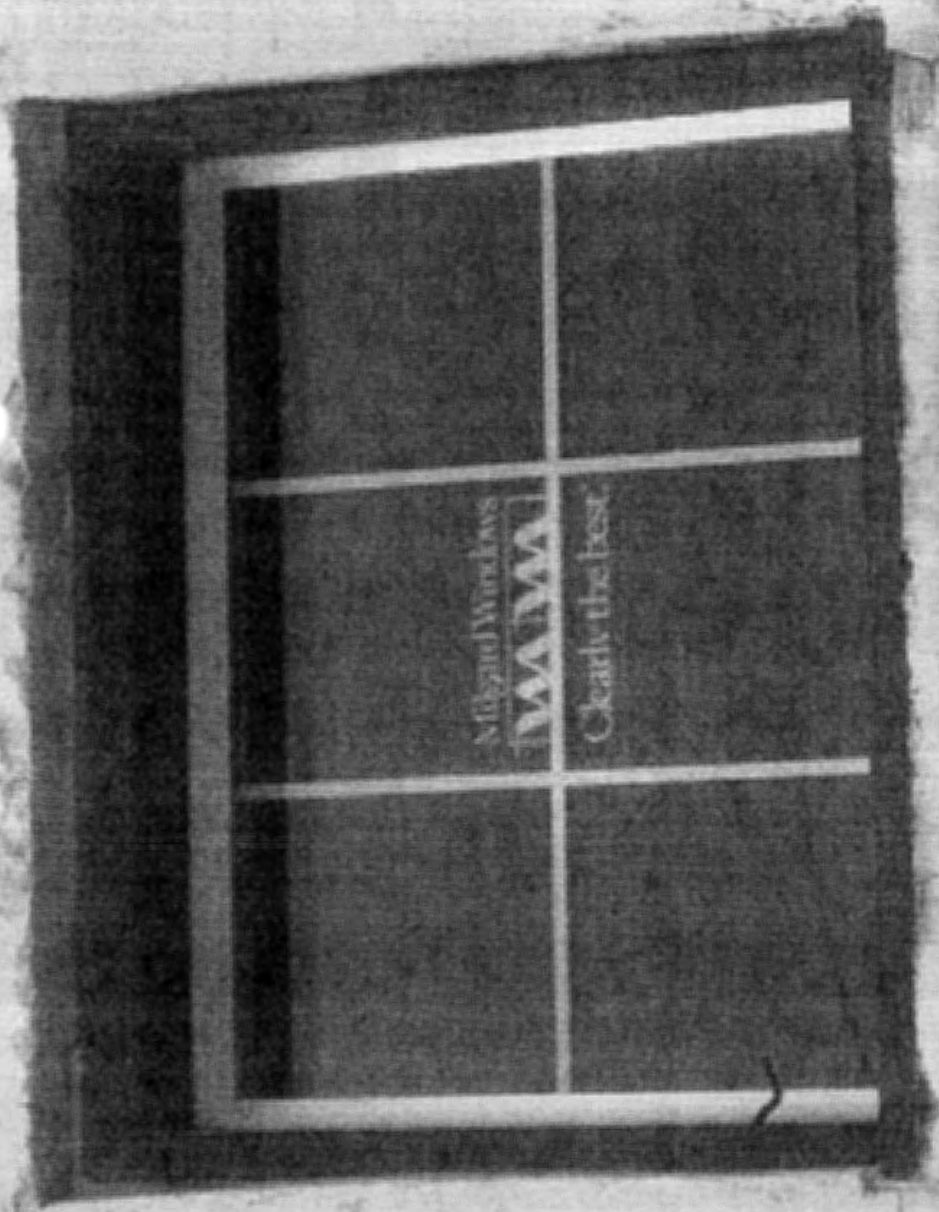


Fourth Street Door



Federal Street Door

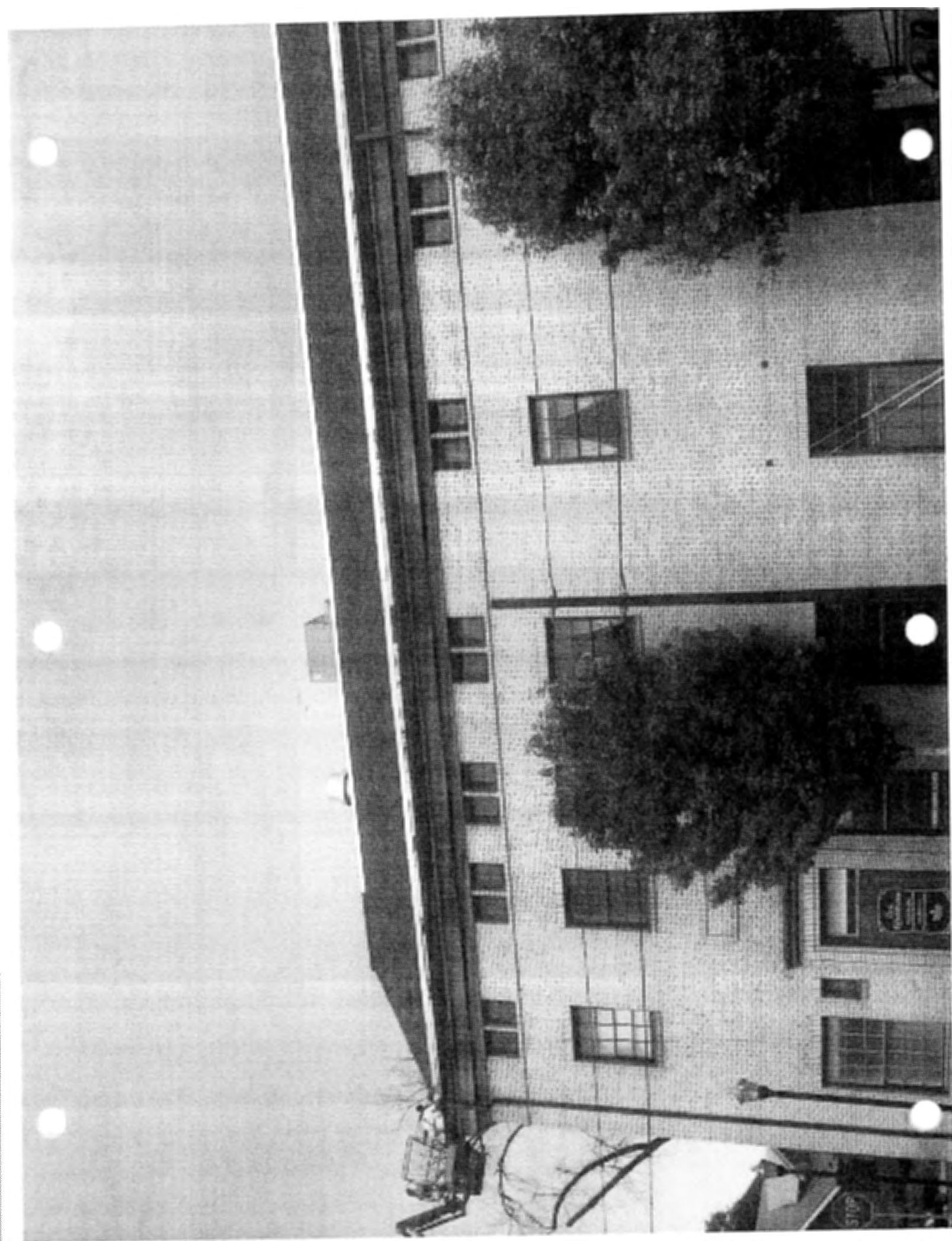




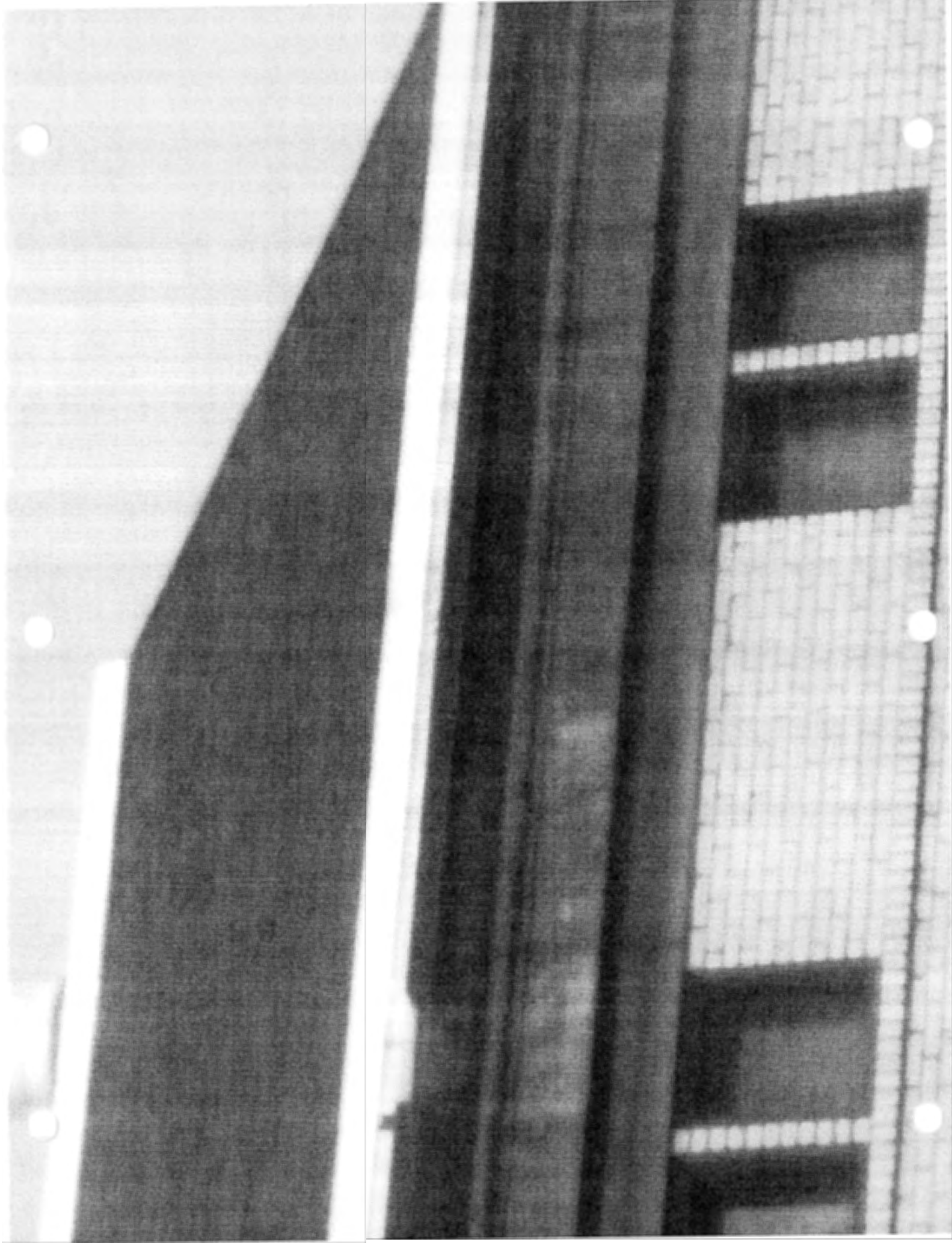
Nifty and Windows

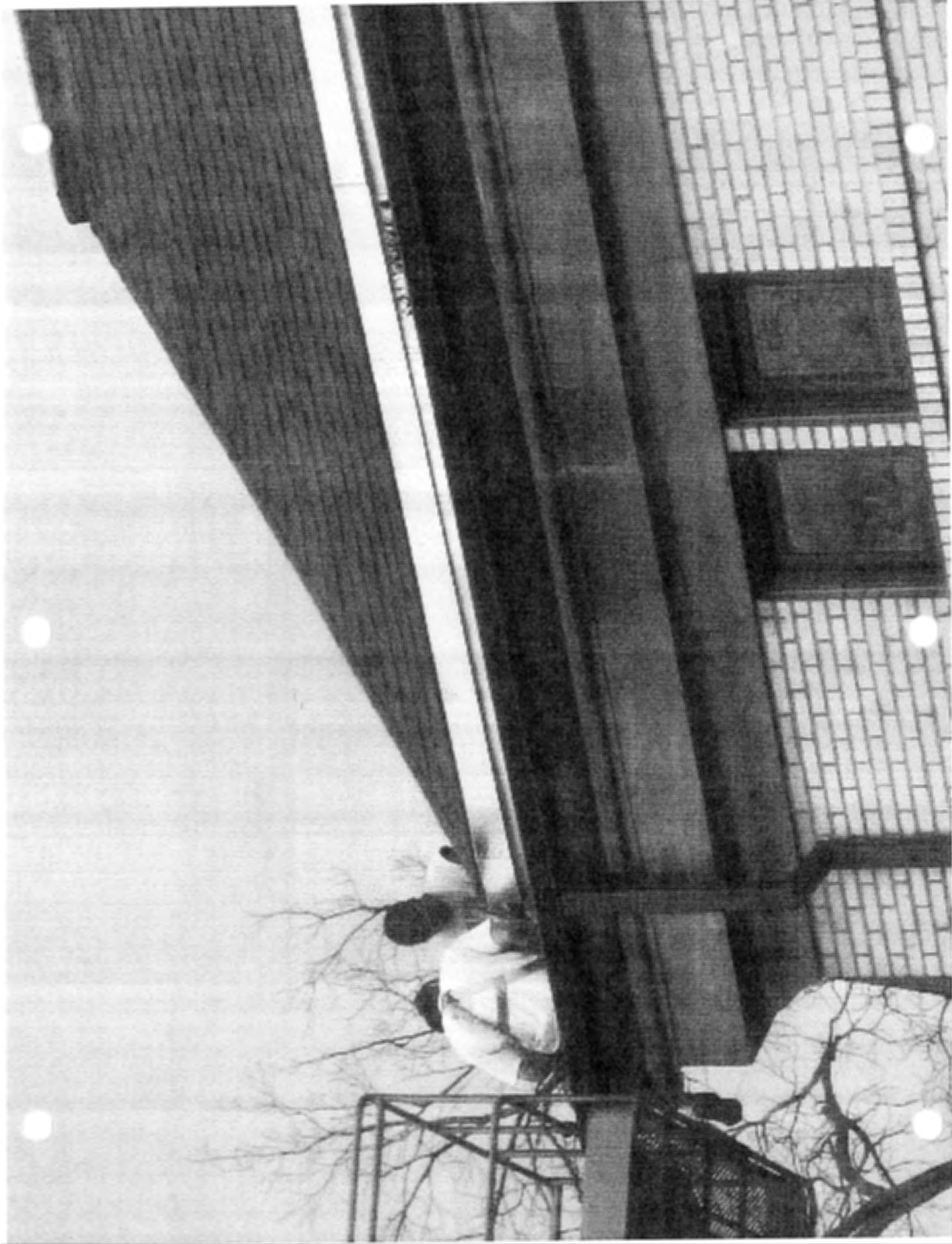


Clearly the best.









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Shop for 5100 In-Stock Displays: Main Shop Page: POP Displays < Light Boxes < Lightbox Displays

SKU #: LP5T3648OD Outdoor Lightbox: Satin Silver w/Swing Open Frame

Size: 36" x 48" Bulb Type: T5 Fluorescent



Mounts
Vertically or
Horizontally



Copyright George Fattori Associates, Inc.



Benefits:

- With average LUX readings above 3000, these are the brightest lightboxes we sell!
- Maintains the best LUX readings in large sizes [36" and up]
- Designed for indoor and outdoor use
- Quick and easy bulb replacement
- A patented diffusion pattern distributes light across the panel so that your graphics are slightly brighter in the center
- Distributes light from the edge: No hot and cold spots on your graphics
- "Swing-open" aluminum frames for easy graphics changes
- Locking frames prevent theft and damage to your contents
- All components are UL Listed
- Economical: Designed with price point in mind



Cons:

- Lamp/bulb life is approximately 15,000 hours before anticipated degradation
- Bulb replacement is necessary after about 1 1/2-2 years
- Higher energy consumption than LED and CCFL lightboxes
- No On/Off switch

Lightbox
Technology

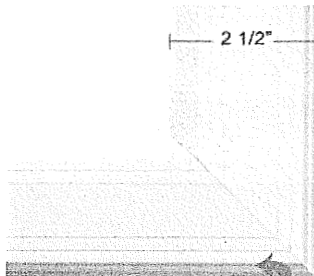
What is a
T5 lightbox?

LUX
Readings

Mounting
Instructions

This lightbox is great for a variety of indoor and outdoor locations like external walls, walkways, stadiums, arenas, cinemas, and transportation terminals. Designed especially for external use, this outdoor lightbox is constructed with durable materials to withstand the elements. Each lightbox display features aluminum construction that will not rust or rot over time, and rubber weather-stripping to keep moisture out. Made with both durability and convenience in mind, this outdoor lightbox also features a swing-open frame that allows you to change your graphics without even removing the panel from the wall. The hinge is located on the longest side. On the inside of the frame, four magnetic clamps fold in half to hold your graphics in place. Locking frames prevent tampering and theft (two keys are included). Four predrilled holes also allow you to mount your outdoor lightbox vertically or horizontally depending on your needs. Although especially designed for outside use, this lightbox is also great indoors.

Powered by T5 fluorescent bulbs, this outdoor lightbox is among the brightest on the market. With an edgelit lighting system, each lightbox provides eye-catching illumination without hot spots or shadows. A patented diffusion pattern ensures even lighting that is slightly brighter in the center of your graphics. Although it offers higher brightness than both CCFL and LED lightboxes, this T5 lightbox display has a shorter life span. T5 fluorescent bulbs typically only last about 1 1/2-2 years before replacement is necessary. This however, is easy, inexpensive, and can be done without even removing the panel from the wall.



Brushed Aluminum Finish

Quickshop or Search

Enter
SKU#

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35 IN STOCK!
SHIPS TODAY!

Buy before 1pm EST

Questions? Live Chat is
available Monday - Friday
9 am until 5 pm EST



**SORRY, LIVE CHAT
IS UNAVAILABLE**

**We searched the world over for
Top Quality Light Boxes!**

Why buy a light box from us? After traveling all over the world and requisitioning T5 light box samples from many factories, we have seen it all! Common problems that we saw were low LUX readings, shoddy construction of the aluminum frames, and paper being used as backboards. We even saw manufacturers using fake or ineffective diffusion patterns that do nothing to transmit or diffuse light in any manner. We rejected everything. Through diligent testing of these products, we then pointed our attention towards a light box manufacturer in China. This manufacturer was able to integrate long-lasting bulbs, durable framing, quality power supplies, and a unique diffusion patterning into a first class light box with extremely high LUX intensities. **Click Here** to get average LUX readings for this box. You as a consumer should be aware of this brightness reading and always demand these specifications when comparison-shopping. You should also beware of vendors selling imitation diffusion patterns, like the ones described above. Our light boxes are the real deal, and we are sure you'll be happy with the performance of this well thought-out, researched, and tested product.

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Distributor Information
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Shop for 5100 In-Stock Displays: Main Shop Page: POP Displays < Light Boxes

Outdoor Light Boxes: Weather-Proof with Locking Frames



Light Box:
18" x 24" Satin Silver



Lightbox Display:
22" x 28" Satin Silver



Light Box Display:
24" x 36" Satin Silver



Outdoor Lightbox:
36" x 48" Satin Silver

Related Categories:

- Thin Light Boxes
- Translucent Posters
- Panel Poster Stands
- Light Box Panels
- Light Box Displays
- Lightbox Displays

Distributors Wanted!

Join our Worldwide Distributor Program!

- A full range of products available for resale!
- 100's of new products arriving from over seas!

Click here for complete details and pricing!

Please Select a Category or Product Above

Designed especially for external use, these light boxes are perfect for a wide variety of outdoor locations. Brighten up your advertising and promote your business in walkways, stadiums, arenas, and transportation terminals. Constructed with durable materials, each light box is designed to withstand harsh weather and keep your graphics looking new. Adding light to your outdoor displays will increase your impact and entice people to check out your products. Compared to traditional sign displays, outdoor light boxes and other light box signs attract more attention and can even be seen in dark and poorly lit places. Although these light boxes are designed specifically to withstand the elements, they are just as great for indoor use!

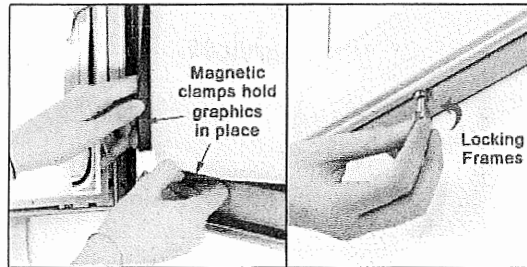
Outdoor light boxes allow you to advertise your products anywhere, in any type of weather, day or night. To make sure your graphics remain in good condition, these outdoor light boxes feature solid aluminum construction and rubber weather-stripping to keep moisture out. Made to be durable and functional, these light box signs also feature easy-to-use, swing-open frames; this allows you to change your graphics without even removing the light box from the wall! Four magnetic clamps located on the inside of the frame fold in half to hold your graphics in place. Locking frames prevent tampering and theft. With predrilled holes in the aluminum extrusion, these outdoor light boxes can also be wall mounted vertically or horizontally, depending on your needs.

Powered by T5 fluorescent light bulbs, these light box signs are among the brightest illuminated sign displays in the marketplace. An edgelit lighting technology illuminates your graphics from the side, while a diffusion pattern in the frame prevents hot spots and shadows. All you see is bright, even lighting that is uniquely designed to be slightly brighter in the center of your graphics. While these light bulbs do not last as long as CCFL or LED bulbs, replacement is easy, inexpensive, and can be done without removing the panel from the wall. To make sure there is a product for everyone, we sell these outdoor light boxes in several different sizes.

Outdoor light boxes, light box panels, and other illuminated sign displays are great for a wide variety of indoor and outdoor promotional applications. If these outdoor light boxes do not fit your needs, we also provide a more extensive selection of illuminated displays & lightbox panels that vary in size, finish, and bulb type. In addition to light box displays, Displays2go also offers a large selection of retail, trade show and point of purchase display products that you can browse at our main shopping category page.

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****Please note that while all components of this lightbox have been UL listed, the aggregate box has not.**

Dimensions:

Outside dimensions: 40" x 52" x 1 3/4"

Graphic size of image: 36" x 48"

Viewable area: 35" x 47" (a portion of your graphics lays beneath the frame)

Cord length: 78"

* This item ships by truck, if shipping address does not have a loading dock an additional handling cost of \$25.00 will be added to your order for Inside Delivery by the trucking company. Please note: "Inside Delivery" means the trucking company only will bring it inside the nearest door. This handling charge is in addition to Shipping Charges and will be shown separately on your order summary.

Quantity in Stock: 35

Quantity Pricing	Price
1-9 units	\$827.14
10-24 units	\$803.51
Higher Qty's:	CALL US!

**This item is in stock!
Orders placed by 1:00
p.m. EST will ship
today!**

**Truck Shipment: Once
shipped, please allow 2-
7 workdays for delivery.**

Quantity to buy:

Add To Cart

You might also like:



**Slim Light
Boxes:
36" X 48"
Silver**



**Light Box:
18" x 24"
Satin Silver**



**Lightbox
Display:
22" x 28"
Satin Silver**



**Light Box
Display:
24" x 36"
Satin Silver**

This outdoor light box allows you to illuminate your graphics anywhere, in any type of weather, day or night. With locking, swing open frames and bright T5 bulbs, each light box offers eye-catching illumination in a user-friendly design. View our entire outdoor light box displays page to see this display in other sizes and finishes. You can also visit our entire illuminated displays category page to see a broader selection of products. In addition to light boxes and illuminated displays, Displays2go also sells thousands of other products that you can search through our online catalog. Order online today or call us at 1-800-572-2194 Monday - Friday 8:00 - 5:30 EST.

We also offer many more Light Box Displays found in this category. In addition, we stock over 5100 displays for trade shows, marketing and retail found at our Main Shopping Page

HISTORIC LANDMARKS RESOLUTION NO. 99-07

Adopting The Dalles Historic Landmarks Commission Application #104-07 of The Dalles Civic Auditorium Historical Preservation Committee requesting approval to replace the Mezzanine windows with vinyl windows, replace the roof flashing, complete a door refurbishment and replacement project, and provide display cases on the southeast exterior of the building at Federal and E. 4th Street corners. The building is located at 323 E. 4th Street and the historic name is The Civic Auditorium and Veterans Memorial.

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on July 18, 2007 conducted a public hearing to consider the above request.
- B. A Staff report was presented, stating findings of fact and conclusions of law.
- C. Staff Report number 104-07 and the minutes of July 18, 2007, upon approval, provide the basis for this resolution and are herein attached by reference.

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

- A. In all respects as set forth in Recitals, Part "I" of this resolution.
- B. Historic Landmarks Review No. HLC 104-07 of The Dalles Civic Auditorium Historical Preservation Committee is approved with the following Conditions of Approval:
 - 1. Work will be completed in substantial conformance to the pictures and proposals as submitted and reviewed.
 - 2. The applicant will need to check with the local Building Codes Department to obtain permits for the proposed restoration.
 - 3. 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.
 - 4. The applicant will need to repair the existing windows using techniques supported by both the State Historic Preservation Office as well as the Secretary of Interior Standards.

If the applicant feels that the windows are beyond repair, one Planning staff person along with a historic landmarks commissioner will make a determination at a site visit. If it is determined that repair is not feasible, the replacement should match the original windows as closely as possible with like materials. No vinyl windows will be allowed.

5. The remaining doors will need to be refurbished and repaired.
6. The non-functioning doors can be replaced with manufactured wood doors to match the original doors and be located in the original locations. If the original doors are still available, they will need to be repaired rather than replaced with new manufactured wood doors. No vinyl or metal doors will be allowed.
7. The Planning Director will make the final determination on the display cases. Staff will work with the applicant on approval of primarily wood and glass (or glass like item) for the displays. Only front lighting for the displays will be allowed.

III. APPEALS, COMPLIANCE AND PENALTIES:

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

APPROVED AND ADOPTED THIS 18th DAY OF JULY 2007.

Eric Gleason, Chairman
Historic Landmarks Commission

I, Dan Durow, Director of 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 JuLY 18, 2007.

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

Dan Durow, Director Community Development Dept.



Oregon

Theodore R. Kulongoski, Governor

July 6, 2007

John Backstrand
608 W 6th
The Dalles OR 97058

RE: Judge Alfred Bennet House - re-roof with cedar shakes
Trevitt's Addition Historic District
608 W Sixth
The Dalles, Wasco County

Dear Mr. Backstrand:

Thank you for your submission of a request for our review of your proposed construction project for the property referenced above. This property is listed on the National Register of Historic Places, and is receiving special property tax assessment benefits pursuant to Oregon Revised Statute ORS 358.475 et seq. Properties that are enrolled in the program are also subject to the requirements of Oregon Administrative Rule (OAR) 736-050-0100 through 736-050-0150.

Review of this documentation by SHPO staff was done in accordance with criteria referenced in the Secretary of the Interior's Standards for Treatment of Historic Properties. These criteria are referenced in "Changes and Alterations" – OAR 736-050-0125(5)(a-j).

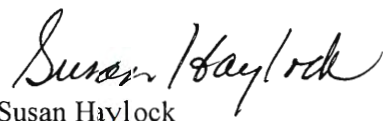
- ☒ The proposed alteration will not significantly affect the historic integrity of the property, therefore your request is **approved** as submitted.
- ☐ The proposed alteration will affect the historic integrity of the property, therefore your alteration is **approved with condition(s)** that specific design revisions are implemented as recommended. These revisions are noted below.
- ☐ The proposed alteration will affect the historic integrity of the property, therefore your alteration design plan is **denied**. See comment(s) below.

Comment(s): **Please provide color photos upon completion of project(s).**

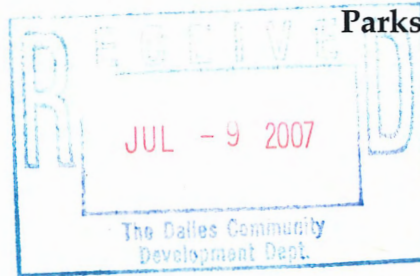
Review by the SHPO does not constitute local ordinance review approval. Verify alteration/new construction approval procedures with your local government agency.

If you should have any questions or need further assistance, please feel free to contact me at 503-986-0672.

Sincerely,


Susan Haylock
Special Assessment Coordinator

cc: Dawn Hart



Parks and Recreation Department

State Historic Preservation Office
725 Summer St. NE, Suite C
Salem, OR 97301-1266
(503) 986-0707
FAX (503) 986-0793
www.hcd.state.or.us



Nature
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3 Historic Cemeteries Program Events July 20 & 21, 2007

at

The Museum of the Oregon Territory

211 Tumwater Drive, Oregon City

Take exit 9 from 205. Make a left turn onto McLoughlin Blvd. (Hwy 99E). Follow as it curves sharply to the left. Go through railroad tunnel. Take the 1st left past the tunnel onto Tumwater Drive.



Ladd Hill Cemetery Marker

2007-09 Heritage Programs Grants Orientation

Get advice on how to prepare for, write and report on Oregon Heritage Grants, Museum Grants and Historic Cemeteries Grants.

9:00am-12:00pm Friday, July 20th

Oregon Commission on Historic Cemeteries

Public Meeting

Hear information about the Historic Cemeteries Program, efforts by the Commission on Historic Cemeteries and testimony from the public.

1:00-3:00pm Friday, July 20th

Cemetery Records Workshop - *Gathering, Archiving, Storing and Accessing*

The workshop covers what kinds of records to keep, how to archive and store the records, partnerships in storage and access, and an exploration of computer databases used by cemeteries.

9:00-4:00pm Saturday July 21st, 2007

Presenters include representatives of the Oregon Historic Cemeteries Association, Clackamas County Family History Society, Estacada Funeral Chapel and Oregon Commission on Historic Cemeteries.

The first part (9:00-12:30) of the workshop will take place at *The Museum of the Oregon Territory*. The database exploration (2:00-4:00) will be at a *Clackams Community College Computer Lab*. Space is limited for the database session. Please register by **July 16th, 2007**.



To register or for more information contact Kuri Gill, Historic Cemeteries Program Coordinator at Kuri.Gill@state.or.us or (503) 986-0685.



Oregon Parks and Recreation Department
Heritage Programs
725 Summer Street NE, Suite C
Salem, OR 97301

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2

HISTORIC LANDMARKS COMMISSION

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THE DALLES OR 97058-2111

