



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

CERTIFICATE OF MAILING

I hereby certify that I served the attached notice of Decision

regarding:

HLC 168-19 The Dalles Main Street

On August 2, 2019, by mailing a correct copy thereof, certified by me as such, contained in a sealed envelope, with postage paid and deposited on the post office at The Dalles Oregon on said day. Between the said Post Office and the address to which said copy was mailed, there is a regular communication by US Mail.

DATED: August 2, 2019

Paula Webb

Secretary
Community Development Department

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NOTICE OF PUBLIC HEARING DECISION Historic Landmarks Commission 168-19 The Dalles Main Street

DECISION DATE: July 31, 2019

APPLICANT: The Dalles Main Street

REQUEST: Requesting approval to install two classic neon signs on the rear façade. The purpose of the signs is to enhance a walking tour and to increase interest in downtown.

LOCATION: The property is located at 209 E. Second Street, The Dalles, Oregon and is further described as 1N 13E 3 BD tax lot 3700. The Bank Hotel/Wagon Cafe is a secondary contributing resource included in The Dalles Commercial Historic District. Property is zoned CBC – Central Business Commercial.

PROPERTY OWNER: Todd Carpenter RLT

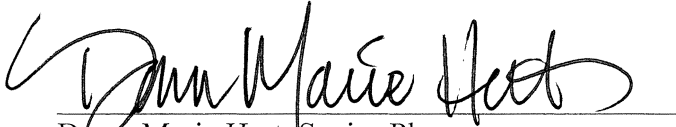
AUTHORITY: The Dalles Municipal Code, Chapter 11.12 Historic Resources

DECISION: Based on the findings of fact and conclusions in the staff report of HLC 168-19, and after a hearing in front of the Historic Landmarks Commission on July 24 and July 31, 2019, the request by **The Dalles Main Street** is hereby **approved** with the following conditions:

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.
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 will need to submit plans for building and electrical permits to the Wasco County Building Codes Department.
4. The applicants are required to notify the Community Development Department of any alteration of the approved plans.
5. The “Dawn Donuts” sign is excluded from this approval.

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.

Signed this 31st day of July, 2019, by



Dawn Marie Hert, Senior Planner
Historic Landmarks Commission Coordinator
Community Development Department

APPEAL PROCESS: The Commission's approval, approval with conditions, or denial is the final decision, and may be appealed to the City Council if a completed Notice of Appeal is received by the City Clerk no later than 5:00 p.m. on the 10th day following the date of the mailing of the Notice of Decision. The following may file an appeal of decisions:

1. Any party of record to the particular action.
2. A person entitled to notice and to whom no notice was mailed. (A person to whom notice is mailed is deemed notified even if notice is not received.)
3. The Historic Landmarks Commission, the Planning Commission, or the City Council by majority vote.

A complete record of application is available for review upon request during regular business hours, or copies can be ordered at a reasonable price, at the City of The Dalles Community Development Department. A Notice of Appeal form is available at The Dalles Community Development Department. The fee to file a Notice of Appeal is \$500.00. **The appeal process is regulated by The Dalles Municipal Code Chapter 11.12.090.**



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HISTORIC LANDMARKS RESOLUTION NO. 158-19

Adopting The Dalles Historic Landmarks Commission Application #168-19 of The Dalles Main Street. This application is for a Historic Landmarks Commission hearing to gain approval to install two classic neon signs on the rear façade. The property is located at 209 E. Second Street, The Dalles, Oregon and is further described as 1N 13E 3 BD tax lot 3700. The Bank Hotel/Wagon Cafe is a secondary contributing resource included in The Dalles Commercial Historic District. Property is zoned CBC – Central Business Commercial.

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on July 24 and July 31, 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 #168-19 and the minutes of the July 24 and July 31, 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 168-19, The Dalles Main Street, is ***approved*** with the following conditions:
 - 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.
 - 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 will need to submit plans for building and electrical permits to the Wasco County Building Codes Department.
 - 4. The applicants are required to notify the Community Development Department of any alteration of the approved plans.
 - 5. The “Dawn Donuts” sign is excluded from this approval.
 - 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.

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 31ST DAY, JULY, 2019.


Bob McNary, Vice Chair
Historic Landmarks Commission

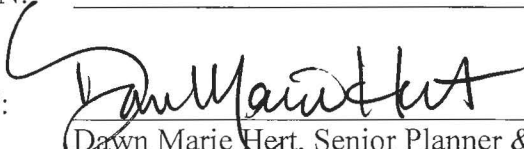
I, Dawn Marie Hert, Senior Planner & Historic Landmarks Secretary for the Community Development Department of the City of the Dalles, hereby certify that the foregoing Order was adopted at the meeting of the City Historic Landmarks Commission, held on July 24 and July 31, 2019.

AYES: Bisset, Gleason, McNary, Leash

NAYS: —

ABSENT: —

ABSTAIN: —

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

OPTION #2

Dogs n Suds

7' high

8.5' wide





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STAFF REPORT HISTORIC LANDMARKS REVIEW # 168-19

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Senior Planner

HEARING DATE: Wednesday, July 24, 2019

ISSUE: The Dalles Main Street is applying to install two classic neon signs to the rear facade of the historic Bank Hotel building.

SYNOPSIS:

APPLICANT	The Dalles Main Street
PROPERTY OWNER	Todd Carpenter RLT
LOCATION	209 East Street, The Dalles, OR 97058
ZONING	"CBC-1" – Central Business Commercial, Commercial Historic District
EXISTING USE	Commercial
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 Bank Hotel building was built circa 1926 and is classified as a Secondary resource in The Dalles Commercial National Historic District. The building's exterior and first floor was recently restored and is 19th Century Commercial architecture. The building is currently commercial on the first floor and vacant on the upper floors.

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 get out of their vehicles and walk our historic downtown.

The ‘Dog n Suds’ and ‘Dawn Donuts’ signs are planned to be restored and installed on the north face of the Bank Hotel building using the gentlest means possible to not harm the historic building. The signs will have a small plaque at street 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 two classic neon signs to the north face 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 just for the addition of two classic signs. 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 signs will be in the gentlest means to not destroy any historic materials that characterize the property. The location of the installations will be on the rear north 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 signs 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 signs are in scale with the historic building and are in a location that is not obscuring architectural features. The classic signs will be restored with neon and will be illuminated. The signs do not have a plastic face. The definition of a “can sign” is broad. Staff has considered a can sign to have a cabinet and some plastic components. These proposed signs do not have plastic faces or components. Criterion met.

CONCLUSIONS: The proposed installation of the two classic neon signs and plaques 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 will need to submit plans for building and electrical permits to the Wasco County Building Codes Department.
4. The applicants are required to notify the Community Development Department of any alteration of the approved plans.