



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 183-20 StarTouch, Inc.

On November 20, 2020, 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: November 20, 2020

Paula Webb

Secretary
Community Development Department

Name

HLC NOD

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COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF PUBLIC HEARING DECISION Historic Landmarks Commission 183-20 StarTouch, Inc.

DECISION DATE: November 18, 2020

APPLICANT: StarTouch, Inc.

REQUEST: The applicant requested approval to provide wireless backhaul for cellular services in The Dalles area by installing up to three small microwave/wireless antennas on the roof of Building 1 of the Columbia Gorge Community College.

LOCATION: The property is located at 400 E. Scenic Drive, The Dalles, Oregon and is further described as 1N 13E 9 tax lot 100. Building 1 of the Columbia Gorge Community College, historically known as Heath Hall, Columbia Park State Home, is locally landmarked and listed on the Oregon Inventory of Historic Properties.

PROPERTY

OWNER: Columbia Gorge Community College

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 183-20, and after a hearing in front of the Historic Landmarks Commission on November 18, 2020, the request by **StarTouch, Inc.** is hereby **approved** with the following conditions:

Work shall be completed in substantial conformance to the pictures and proposals as submitted, reviewed and modified.

1. Work will be completed in substantial conformance to the pictures and proposals as submitted and reviewed. The applicants are required to notify the City of any alteration of the approved plans.
2. Prior to construction, the applicant shall apply to the City for approval. Once approved, the applicant shall apply for a structural permit from Wasco County Building Codes Services.
3. The addition of the antenna to the roof shall not alter the essential form and integrity of the historic property. Utmost care will be taken with installation.
4. The installation of the new antenna shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of this historic property and its environment will be unimpaired.

5. Cleaning of the historic structures requires the applicants to use the gentlest means possible. No harsh chemical or sandblasting will be allowed.
6. In the event that excavation is necessary, any archeological resources or materials discovered during excavation require the applicant to stop excavation and have the site professionally evaluated prior to any continued excavation.

Signed this 18th day of November, 2020, 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. 172-20

Adopting The Dalles Historic Landmarks Commission Application #183-20 of StarTouch, Inc. This application is for a Historic Landmarks Commission hearing to gain approval to provide wireless backhaul for cellular services in The Dalles area by installing up to three small microwave/wireless antennas on the roof of Building 1 of the Columbia Gorge Community College. The property is located at 400 E. Scenic Drive, The Dalles, Oregon and is further described as 1N 13E 9 tax lot 100. Building 1 of the Columbia Gorge Community College, historically known as Heath Hall, Columbia Park State Home, is locally landmarked and listed on the Oregon Inventory of Historic Properties. Property is zoned Low Density Residential (RL) with a Community Facilities Overlay (CFO).

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on November 18, 2020, 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 183-20 and the minutes of the November 18, 2020 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 183-20, StarTouch, Inc., is ***approved*** with the following conditions:
 - 1. Work will be completed in substantial conformance to the pictures and proposals as submitted and reviewed. The applicants are required to notify the City of any alteration of the approved plans.
 - 2. Prior to construction, the applicant shall apply to the City for approval. Once approved, the applicant shall apply for a structural permit from Wasco County Building Codes Services.
 - 3. The addition of the antenna to the roof shall not alter the essential form and integrity of the historic property. Utmost care will be taken with installation.

4. The installation of the new antenna shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of this historic property and its environment will be unimpaired.
5. Cleaning of the historic structures requires the applicants to use the gentlest means possible. No harsh chemical or sandblasting will be allowed.
6. In the event that excavation is necessary, any archeological resources or materials discovered during excavation require the applicant to stop excavation and have the site professionally evaluated prior to any continued excavation.

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 18TH DAY, NOVEMBER, 2020.


Robert McNary, 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 November 18, 2020.

AYES: Eagy, Ercole, Gleason, Leash, McNary

NAYS: --

ABSENT: --

ABSTAIN: --



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



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SPECIAL MEETING AGENDA CITY OF THE DALLES HISTORIC LANDMARKS COMMISSION

Wednesday, November 18, 2020

4:00 PM

Via Zoom

Join Zoom Meeting

<https://zoom.us/j/94207853215?pwd=MUtpQlZXRXRkh3bW96OVdkRmdHcEU3QT09>

Meeting ID: **942 0785 3215** Passcode: **676354**

Dial by your location: 1-669-900-6833 or 1-253-215-8782

- I. Call to Order**
- II. Roll Call**
- III. Pledge of Allegiance**
- IV. Approval of Agenda**
- V. Approval of Minutes – October 28, 2020**
- 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**
HLC Application 183-20, StarTouch, Inc., 400 E. Scenic Drive
Request: Approval to provide wireless backhaul for cellular services in The Dalles area by installing up to three small microwave/wireless antennas on the roof of Building 1 of the Columbia Gorge Community College.
- VIII. Resolution**
Resolution HLC 172-20: Approval of HLC 183-20, StarTouch, Inc.
- IX. Staff/Commissioner Comments**
- X. Next Meeting Date** – To be determined.
- XI. Adjournment**



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I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on November 18, 2020, 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 183-20 and the minutes of the November 18, 2020 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 183-20, StarTouch, Inc., is ***approved*** with the following conditions:
 - 1. Work will be completed in substantial conformance to the pictures and proposals as submitted and reviewed. The applicants are required to notify the City of any alteration of the approved plans.
 - 2. Prior to construction, the applicant shall apply to the City for approval. Once approved, the applicant shall apply for a structural permit from Wasco County Building Codes Services.
 - 3. The addition of the antenna to the roof shall not alter the essential form and integrity of the historic property. Utmost care will be taken with installation.

4. The installation of the new antenna shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of this historic property and its environment will be unimpaired.
5. Cleaning of the historic structures requires the applicants to use the gentlest means possible. No harsh chemical or sandblasting will be allowed.
6. In the event that excavation is necessary, any archeological resources or materials discovered during excavation require the applicant to stop excavation and have the site professionally evaluated prior to any continued excavation.

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 18TH DAY, NOVEMBER, 2020.

Robert McNary, 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 November 18, 2020.

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

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



STAFF REPORT
HISTORIC LANDMARKS REVIEW #183-20

TO: The Dalles Historic Landmarks Commission
FROM: Dawn Marie Hert, Senior Planner

HEARING DATE: Special Meeting, Wednesday, November 18, 2020

ISSUE: StarTouch, Inc. is seeking approval to provide wireless backhaul for cellular services in The Dalles area by installing up to three small microwave/wireless antennas on the roof of Building 1 of the Columbia Gorge Community College.

SYNOPSIS:

APPLICANT	StarTouch, Inc.
PROPERTY OWNER	Columbia Gorge Community College
LOCATION	400 E Scenic Drive, The Dalles, OR 97058
ZONING	"RL"/"CFO" – Residential Low Density with a Community Facility Overlay
EXISTING USE	Community College
SURROUNDING USE	Residential
HISTORIC STATUS	Locally Landmarked

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 Columbia Gorge Community College property is locally landmarked and inventoried. The historic name of the college is Heath Hall, Columbia Parks State Home, commonly known as Judson Baptist College which was built circa 1928. The Architectural style is Modern Renaissance Revival and the architecture firm was Claussen and Claussen out of Portland, Oregon.

Timeline of tenants:

- 1929 - Eastern Oregon Tuberculosis Hospital opened.
- 1959 - Legislative Statute converts building to Mid-Columbia Home.
- 1961 - Renamed Columbia Park Home.
- 1963 - Samuel May Building opened, doubling hospital capacity.
- 1965 - Renamed Columbia Park Hospital and Training Center.
- 1977 - Columbia Park Hospital and Training Center closes.

- 1980 - Property sold to Judson Baptist College.
- 1993 - Columbia Gorge Community College purchased property/buildings.

The request before the Commission is to install up to three small microwave/wireless antennas on the roof of Building 1. The antenna will be attached to the roof structure and will not be visible to pedestrians or from the street. The proposed antenna will be set back behind an existing parapet wall adjacent to other equipment. Utmost care will be taken with the installation.

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: At this time there are no plans to change the use of the historic buildings. Currently the site is used for Columbia Gorge Community College. The historic materials and features will remain. 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 proposal does not include removal of any historic materials that characterize the property. 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. The applicant has worked to make sure the antenna modifications are minimally visible. 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 that have acquired historic significance 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: This application is not proposing removal of any existing features. 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: This application does not include any repairs. 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: There are no plans for surface cleaning with this application. However, a condition of approval will be added to ensure that this criterion is met in the event the applicant needs to surface clean the buildings. 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 is planned with this request. A condition of approval will be added in the event any minor excavation is needed. Criterion 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: The installation of the three new antenna will be installed using the gentlest means to preserve any historic materials that characterize the property. The

antenna will be placed on the roof and will not be visible to pedestrians or from the street. 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 new antenna will be in such a manner that, if removed in the future, the essential form and integrity of the historic building roof will be unimpaired. Criterion will be addressed as a condition of approval.

CONCLUSIONS:

The proposed installation of the antennas to the roof structure is needed in order to upgrade communication equipment. The continued use of this historic site requires necessary upgrades to fit the current needs for business operations. Staff supports this continued use as well as the minor additions to the roof structure. 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. The applicants are required to notify the City of any alteration of the approved plans.
2. Prior to construction, the applicant shall apply to the City for approval. Once approved, the applicant shall apply for a structural permit from Wasco County Building Codes Services.
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