



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 187-21, Lindsey Giamei

On May 28, 2021, 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: May 28, 2021

Secretary
Community Development Department

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LINDSEY GIAMEI
 1022 E 13TH STREET
 THE DALLES OR 97058



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COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF PUBLIC HEARING DECISION Historic Landmarks Commission 187-21 Lindsey Giamei

DECISION DATE: May 26, 2021

APPLICANT: Lindsey Giamei

REQUEST: Approval to place a 15'x15' mural on the west facing side of the property.

LOCATION: 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 an Italianate Style structure built c. 1892 and c. 1915 and is a Secondary Contributing resource in The Dalles Commercial Historic District and included on the National Register of Historic Places.

PROPERTY

OWNER: Giamei Properties, LLC

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 187-21, and after a hearing in front of the Historic Landmarks Commission on May 26, 2021, the request by **Lindsey Giamei** is hereby **approved** with the following conditions:

1. Work will be completed in substantial conformance to the proposals as submitted and reviewed.
2. The ultimate design/artwork of the mural will need to be approved by Community Development Department prior to being installed/painted.
3. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of the structure, if appropriate, shall be undertaken using the gentlest means possible.
4. The alteration/addition of the mural to the historic structure will be required to follow the historic design guidelines for the Commercial Historic District. The mural will be required to be compatible in massing and size of the building and care shall be taken with the painting.

Signed this 26th day of May, 2021 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. 176-21

Adopting The Dalles Historic Landmarks Commission Application #187-21 of Lindsey and Thomas Giamei. This application is for a Historic Landmarks Commission hearing to gain approval to place a 15'x15' mural on the west facing side of the property. 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 an Italianate Style structure built c. 1892 and c. 1915 and is a Secondary Contributing resource in The Dalles Commercial Historic District and included on the National Register of Historic Places. Property is zoned CBC – Central Business Commercial with a Sub-district CBC-1 Overlay.

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on May 26, 2021 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 187-21 and the minutes of the May 26, 2021 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:

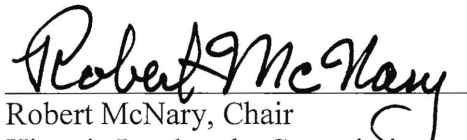
- A. In all respects as set forth in Recitals, Part "I" of this resolution.
- B. Historic Landmarks Review 187-21 of Lindsey and Thomas Giamei is ***approved*** with the following conditions:
 - 1. Work will be completed in substantial conformance to the proposals as submitted and reviewed.
 - 2. The ultimate design/artwork of the mural will need to be approved by Community Development Department prior to being installed/painted.
 - 3. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of the structure, if appropriate, shall be undertaken using the gentlest means possible.
 - 4. The alteration/addition of the mural to the historic structure will be required to follow the historic design guidelines for the Commercial Historic District. The

mural will be required to be compatible in massing and size of the building and care shall be taken with the painting.

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 26TH DAY, MAY, 2021.


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 May 26, 2021.

AYES: Eagy, Ercole, Gleason, Leash, McNary
NAYS: --
ABSENT: --
ABSTAIN: --


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

**CITY of THE DALLES**

313 COURT STREET
THE DALLES, OREGON 97058

**STAFF REPORT
HISTORIC LANDMARKS REVIEW #187-21**

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Senior Planner
Community Development Department

HEARING DATE: Wednesday, May 26, 2021

ISSUE: The property owners are requesting approval to place a 15'x15' mural on the west facing side of the property.

SYNOPSIS:

APPLICANT	Lindsey & Thomas Giamei
PROPERTY OWNER	Lindsey & Thomas Giamei
LOCATION	201 East Second Street
ZONING	CBC
EXISTING USE	The Dalles Workshop and Willow & Bark Retail
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 requesting approval to place a 15' by 15' mural on the west facing wall. The building has been painted over the years. The applicant is requesting to have a Kelsey Montague original mural. At this time the design has not been determined for the location, but will be similar to Kelsey's other works which are interactive photo opportunities. The Giamei's hope this mural will draw people into our historic downtown businesses and be a precursor to the upcoming Wall Dogs event set for 2022.

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: There are no plans for modifications to the existing retail use of this building. The current use is the same as the historic use of the property. 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 proposed mural will not remove any historic elements. Care shall to be taken with the mural painting. 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. This mural will not create a false sense of historic development. Criterion does not apply.

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 has worked towards restoration of the building over the past few years with 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: This proposal does not seek to remove or replace any deteriorating features with this application request. All historic features and finishes will remain. Criterion met.

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. Any planned cleanings prior to painting of the mural 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 mural will be required to 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 mural project. There are no plans to remove historic materials, only painting the mural on the existing painted west face of the building. Criterion met.

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.*
- 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-1: The building is classified as a Secondary historic building.

However, the building has been painted and no longer has exposed brick that the guidelines listed above are intended to protect. Staff has found that the request to paint the mural on an existing painted face of the building will not lessen the integrity or damage the surface of the building. The ultimate design/artwork of the mural will need to be approved by staff prior to being installed/painted. Criterion 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.
2. The ultimate design/artwork of the mural will need to be approved by Community Development Department prior to being installed/painted.
3. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of the structure, if appropriate, shall be undertaken using the gentlest means possible.

4. The alteration/addition of the mural to the historic structure will be required to follow the historic design guidelines for the Commercial Historic District. The mural will be required to be compatible in massing and size of the building and care shall be taken with the painting.