



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

NOTICE OF PUBLIC HEARING DECISION HLC 216-24 Claudia Leash

DECISION DATE: August 28, 2024

APPLICANT: Claudia Leash

REQUEST: Approval for interior residential improvements to create four apartments, and exterior improvements to restore the historic building façade and storefront.

LOCATION: The property is located at 200 E. 2nd Street, The Dalles, Oregon, and further described as 1N 13E 3 BD tax lot 4200. The Optimo Cigar Store/Oaks Hotel, commonly known as Sigman's Flowers is an Italianate style structure built c. 1890. It is listed on the National Register of Historic Places and is a primary resource located in the National Commercial Historic District. Property is zoned CBC – Central Business Commercial with a CBC-1 and CBC-2 Overlay.

PROPERTY OWNER: Claudia Leash

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 216-24, and after a hearing in front of the Historic Landmarks Commission on August 28, 2024 the request by Claudia Leash is hereby **approved** with the following conditions:

1. Work shall be completed in substantial conformance to the pictures and proposals as submitted, reviewed and modified.
2. The applicant shall submit plans for a building permit to City of The Dalles and then Wasco County Building Codes.
3. When surface cleaning is required, it shall be undertaken using the gentlest means possible.
4. If historical artifacts are found to be over 75 years in age, all state laws and regulations will be required to be followed per the direction of the State Archeologist.

5. Applicant will be required to submit the proposed color pallet to the Community Development Department for review and approval prior to painting.
6. The applicants are required to notify the Community Development Department of any alteration of approved plans.
7. Following a complete assessment of existing conditions of the storefront and transom glass system on the northern building face, if replacement of the system is needed, the Applicant may replace the system with a new wood framed window system (glass and frame) or replace the system with a new bronze anodized aluminum storefront system (glass and frame). If original materials are uncovered during restoration, the Applicant should strive to retain all original material whenever possible.
8. The Applicant may install the metal awning as shown on the elevation drawing or install a canvas cloth awning once the restoration work is completed and the paint colors chosen.

Signed this 3rd day of September, 2024 by



Joshua Chandler, Director
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 **September 13, 2024**, 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 appeal process is regulated by The Dalles Municipal Code Chapter 11.12.090.**