



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 218-24
Tom Giamei, Giamei Properties, LLC**

DECISION DATE: January 22, 2025

APPLICANT: Tom Giamei

REQUEST: Approval to replace four windows on the northeast wall and one door facing Court Street.

LOCATION: The property is located at 201 E. 2nd Street and 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 constructed c. 1892, and a secondary contributing 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: 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 218-24, and after a hearing in front of the Historic Landmarks Commission on January 22, 2025 the request by **Tom Giamei** is hereby **approved** with the following conditions of approval:

1. Work shall be completed in substantial conformance to the pictures and proposals as submitted, reviewed and/or modified.
2. The replacement door on Court Street shall compliment the building and meet applicable design standards. If building code requirements are contrary to the design standards, the applicant will need to work with both the City and Building Codes to ensure that the materials are complimentary to the historic building and the design guidelines.
3. The applicant shall submit plans for a building permit to City of The Dalles and then Wasco County Building Codes.
4. If historical artifacts over 75 years old are found on the site in relation to the proposed project, resulting from land disturbance, excavation, or grading activities, all applicable

state laws and regulations shall be followed in accordance with the guidance of the State Archeologist.

5. The applicant is required to notify the Community Development Department of any alteration of approved plans.

Signed this 22nd day of January, 2025 by



Sandy Freund, 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 **February 10, 2025**, 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.**