



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

NOTICE OF PUBLIC HEARING DECISION Historic Landmarks Commission 210-22 Tony Zilka

DECISION DATE: December 14, 2022

APPLICANT: Tony Zilka

REQUEST: Approval to modify an existing structure for both commercial and residential use.

LOCATION: The property is located at 201-205 Washington Street and further described as 1N 13E 3 BD tax lot 600. The structure is an historic, non-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: Blue Building, 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 210-22, and after a hearing in front of the Historic Landmarks Commission on December 14, 2022 the request by Tony Zilka is hereby **approved** with the following conditions:

Recommended Conditions of Approval:

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. The Applicant is required to notify the Community Development Department of any alteration of approved plans.
4. Staff recommends that the Applicant utilize a bellyband, paint, awnings, or other features compatible with the Commercial Historic District to distinguish the first and second floor of this development.

Ongoing Conditions:

1. The Applicant shall submit a Site Plan Review Application with the Community Development and be subject to review SPR (10.3.030.040) Review Criteria, and all other relative criteria of The Dalles Municipal Code.

Signed this 14th day of December, 2022 by



Kaitlyn Cook, Associate 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 **December 29, 2022**, 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.**