

**MINUTES**

**HISTORIC LANDMARKS COMMISSION MEETING**

December 14, 2022

4:00 p.m.

CITY HALL COUNCIL CHAMBERS  
313 Court Street, The Dalles, Oregon 97058  
Via Zoom / Livestream via City Website

**PRESIDING:** Robert McNary, Chair

**COMMISSIONERS PRESENT:** Forust Ercole, Eric Gleason, J. Scott Stephenson

**COMMISSIONERS ABSENT:** Bev Eagy

**OTHERS PRESENT:**

**OTHERS ABSENT:** City Councilor Scott Randall, Museum Commission  
Representative Julie Reynolds

**STAFF PRESENT:** Associate Planner Kaitlyn Cook, Secretary Paula Webb

**CALL TO ORDER**

The meeting was called to order by Chair McNary at 4:00 p.m.

**PLEDGE OF ALLEGIANCE**

Commissioner Stephenson led the Pledge of Allegiance.

**APPROVAL OF AGENDA**

It was moved by Gleason and seconded by Stephenson to approve the agenda as presented. The motion carried 4/0; Ercole, Gleason, McNary and Stephenson voting in favor, none opposed, Eagy absent.

**APPROVAL OF MINUTES**

It was moved by Stephenson and seconded by Gleason to approve the minutes of October 5, 2022 as written. The motion carried 4/0; Ercole, Gleason, McNary and Stephenson voting in favor, none opposed, Eagy absent.

## **PUBLIC COMMENT**

### *Richard Wolfe, 4752 Simonelli Road, The Dalles*

Mr. Wolfe spoke of former switchbacks located in The Dalles. One switchback, included on Sam Barlow's map, may have been the beginning of the Barlow Trail.

Mr. Wolfe noted the moldings and bead board used in the Council Chamber's renovation are incorrect.

## **PUBLIC HEARING**

Chair McNary read the rules of a public hearing. He then asked if any Commissioner had ex parte contact, conflict of interest or bias, which would prevent an impartial decision.

Commissioner Gleason stated he owned a neighboring property, but would offer an unbiased decision. Chair McNary opened the public hearing at 4:19 p.m.

### *HLC Application 210-22, Tony Zilka, 201-205 Washington Street*

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

Associate Planner Cook provided the staff report and presentation, Attachment 1.

Commissioner Gleason noted the 1871 inventory date is probably the date of a remodel. The lower stone portion of the structure dates back to the 1860s.

### *Tony Zilka, 205 Washington Street, The Dalles*

Mr. Zilka stated:

- The bellyband will resemble the original,
- Selected windows are double-hung, wooden windows,
- Wooden doors with a large bottom rail were selected,
- The commercial space will include commercial entry doors,
- The Juliet balconies (Attachment 2) are no longer planned,
- Open deck space will be provided on the roof,
- Two additional windows will be added to the north end of the building, and
- Planned color palette will be fox gray with black trim.

Associate Planner Cook stated the articulation between the two floors could be a bellyband, awnings or paint, among others.

Mr. Zilka stated excavations in the parking lot (to access the basement) are dependent on the doorway entries. He added the lower portion of the structure is archaeologically significant. The current plan is to enter at grade and step down to the residence.

Chair McNary closed the public hearing at 4:50 p.m.

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Commissioner Gleason noted this project matches the guidelines, brings the building into use, and will bring the structure closer to its' historic use.

It was moved by Stephenson and seconded by Gleason to approve HLC 210-22, based on the findings of fact and recommended conditions of approval. The motion carried 4/0; Ercole, Gleason, McNary and Stephenson voting in favor, none opposed, Eagy absent.

### HLC Application 211-22, Todd Carpenter, 213 E. Second Street

Request: Approval to retain the northern Concrete Masonry Unit (CMU) portion of the structure.

Chair McNary noted there were no additional attendees. He then asked if any Commissioner had ex parte contact, conflict of interest or bias, which would prevent an impartial decision. Commissioner Gleason stated he owned a neighboring property, but would offer an unbiased decision. Chair McNary opened the public hearing at 4:58 p.m.

Associate Planner Cook provided the staff report and presentation, Attachment 3.

There were no proponents or opponents present.

Chair McNary closed the public hearing at 5:08 p.m.

It was moved by Ercole and seconded by Stephenson to approve HLC 211-22, based on the findings of fact and recommended conditions of approval. The motion carried 4/0; Ercole, Gleason, McNary and Stephenson voting in favor, none opposed, Eagy absent.

## RESOLUTIONS

HLC Resolution 197-22: Approval of HLC Application 210-22, Tony Zilka

It was moved by Gleason and seconded by Ercole to approve HLC Resolution 197-22 approving Application HLC 210-22 with the recommended conditions of approval. The motion carried 4/0; Ercole, Gleason, McNary and Stephenson voting in favor, none opposed, Eagy absent.

HLC Resolution 198-22: Approval of HLC Application 211-22, Todd Carpenter

It was moved by Gleason and seconded by Stephenson to approve HLC Resolution 198-22 approving Application HLC 211-22 with the recommended conditions of approval. The motion carried 4/0; Ercole, Gleason, McNary and Stephenson voting in favor, none opposed, Eagy absent.

## STAFF COMMENTS

Associate Planner Cook stated one application was received for the January HLC meeting. Goal Setting and Election of Officers are also on the agenda.

Staff is working with ODOT to establish the "Rock House" location, and whether it is in ODOT's or the City's right-of-way. The archaeological review process will depend on ownership.

**COMMISSIONER COMMENTS**

Commissioner Stephenson stated The Dalles Art Center is doing well. The Walking Tour App now includes over 70 sites, with 45 commitments to install placards. The third phase will include the murals, bringing the total to approximately 90 sites available on the app.

Commissioner Gleason attended the 100<sup>th</sup> anniversary of paving the Scenic Highway into The Dalles. A commemorative plaque is located in the pavement in front of St. Peter's Landmark (W. Third and Liberty Streets). He suggested adding the plaque to the landmark inventory.

Commissioner Gleason stated windows were broken at the Anderson House, Fort Dalles Museum. He added window restoration contractors are unavailable in The Dalles. The Museum may pursue grant funding to provide window restoration workshops to encourage correct window repairs.

**ADJOURNMENT**

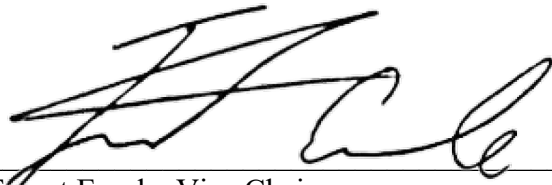
Being no further business, the meeting adjourned at 5:32 p.m.

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*Meeting conducted in a room in compliance with ADA standards.*

Submitted by/  
Paula Webb, Secretary  
Community Development Department

SIGNED:

  
\_\_\_\_\_  
Forust Ercole, Vice Chair

ATTEST:

  
\_\_\_\_\_  
Paula Webb, Secretary  
Community Development Department

# Welcome to the Historic Landmarks Commission

12/14/2022

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## HLC Application #210-22

- Applicant: Tony Zilka
- Address: 201, 203, and 205 Washington Street
- Classification: Historic, Non Contributing
- Historic District: Downtown Commercial District
- Current Use: Commercial

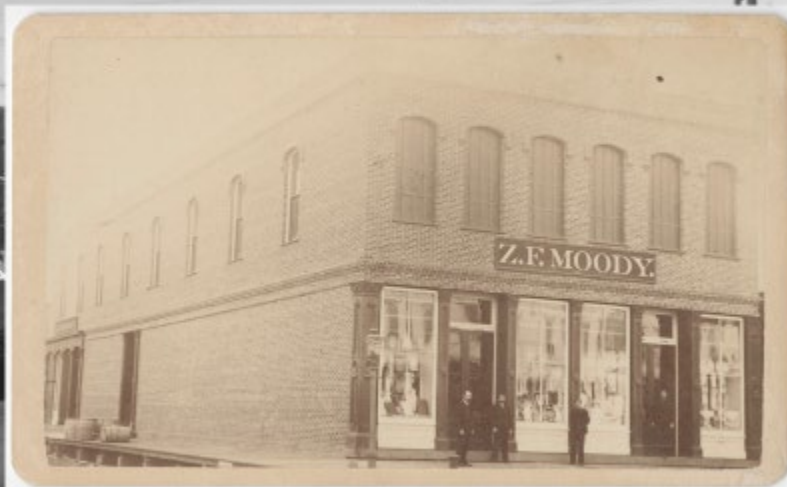
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## Vicinity Map



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## Background



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## Existing Conditions



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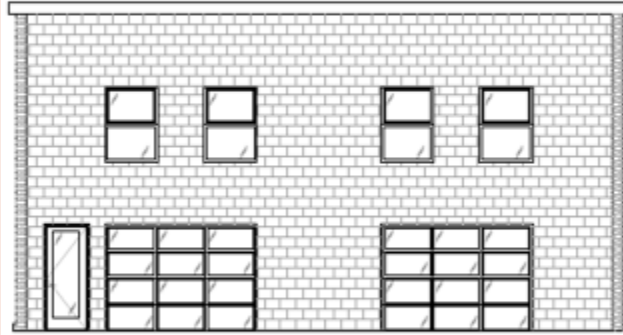
## Changes Through Time

- Historic description describes this building as "void of decorative detail"
- No original doors or windows present on the property today
- Historic distinctive features gone.



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## Proposed Elevation- North



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## Proposal

- Commercial use on the first floor
- 13 residential units



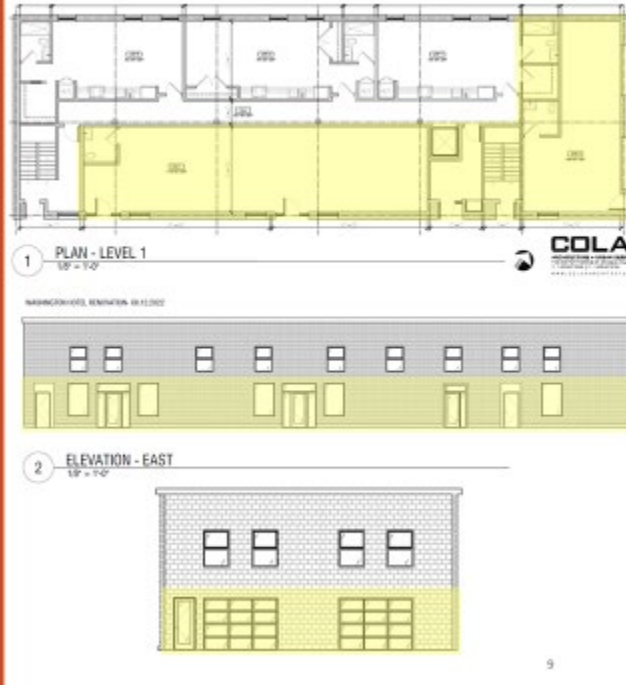
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COMMUNITY ORIENTED LANDMARKS ASSOCIATION  
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### G. Streetscape

The commercial portion of the first floor will retain a pedestrian friendly commercial front with windows, entry doors and bi-fold or tri-fold garage doors.



### K. Materials

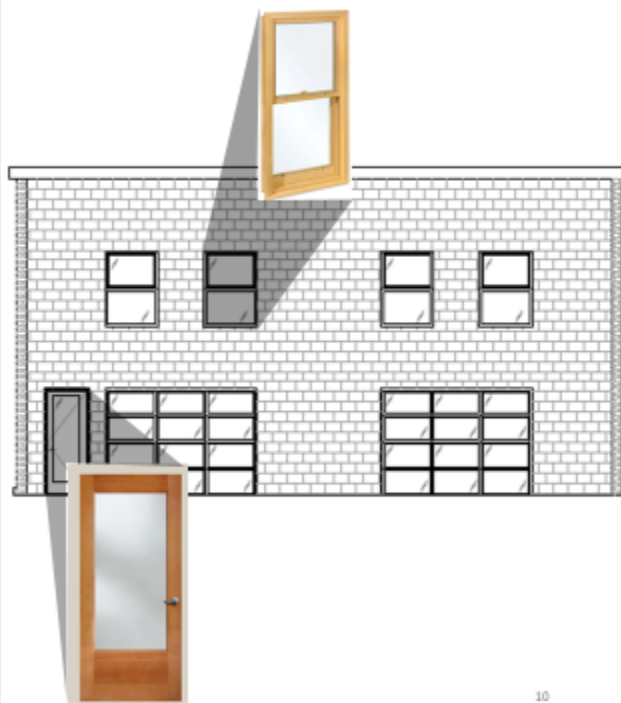
*New construction should use materials compatible with the historic buildings in quality, color, texture, finish and dimension. Predominant materials of the commercial historic district are:*

- Brick*
- stone*
- cast iron*
- glazed terra cotta*
- cement plaster (stucco)*

*The use of wood for windows is recommended.*

*When painting a building the following color scheme is recommended:*

- darkest-window sash*
- medium-building*
- lightest-trim, detail*



### K. Materials

- This development is utilizing the existing entryways.
- The Applicant is including wood transom windows to create a commercial façade on Washington Street.
- The windows are to be vertical, double-hung windows on the second floor, rear of the first floor, and the basement floor.
- The Washington Street frontage has two bi-fold and/or tri-fold garage doors.



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### M. Commercial Front

- This development is utilizing the existing entryways.
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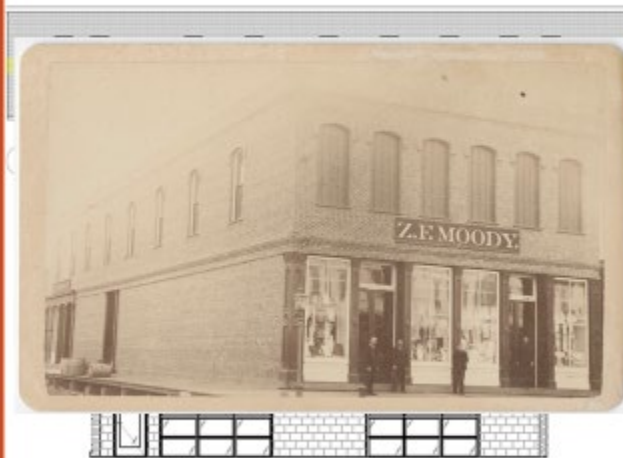
## M. Commercial Front

*The continuous commercial fronts of downtown The Dalles make a consistent, pedestrian friendly backdrop for a wide variety of businesses. The storefront is predominantly made up of glazing with only structure and decoration revealed. The upper stories consist mostly of wall with discreet window openings. New construction and rehabilitation should maintain the continuity of the multi-story buildings and the clear distinction between storefront and upper floor office or residences through facade treatment and articulation.*

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### Additional design feature recommended

- 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.



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## 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.

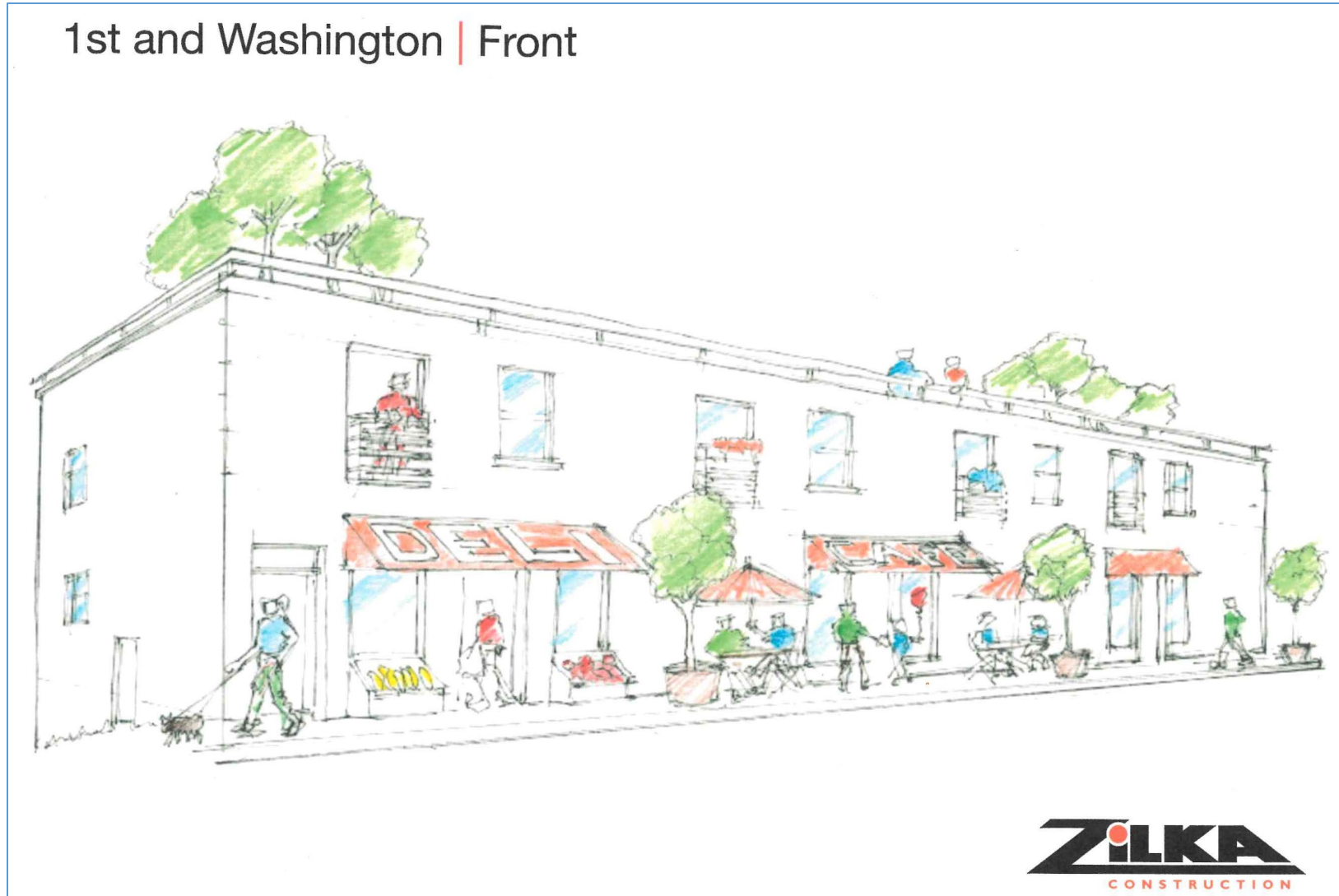
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## Commission Alternatives

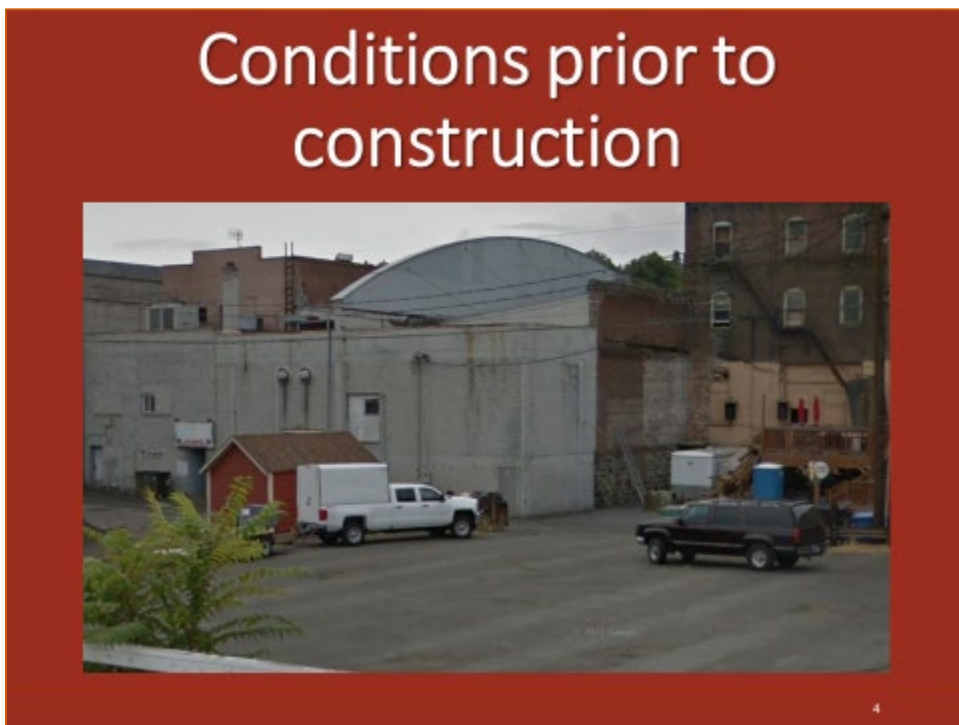
1. **Staff recommendation (Motion):** Move to approve application HLC #210-22 based on findings of fact detailed in the staff report
2. Move to approve application HLC #210-22 with modified conditions of approval, based on findings of fact detailed in the staff report
3. Move to deny application HLC #210-22

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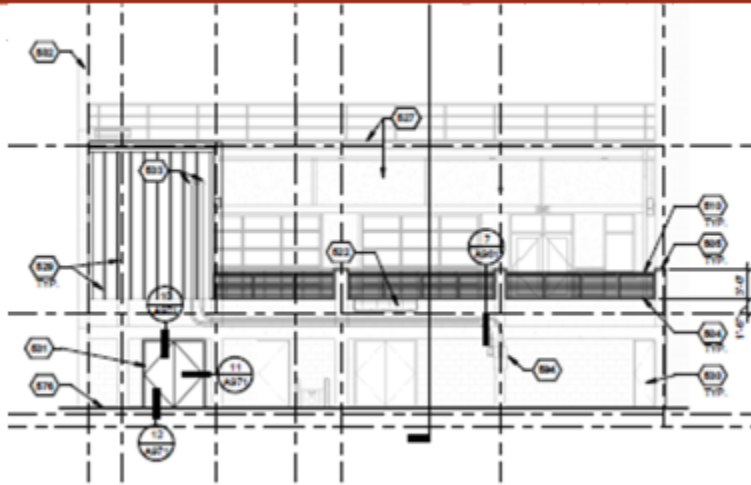
## 1st and Washington | Front







## Previous Approval



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## Current Conditions



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## Rear Façade Existing Conditions

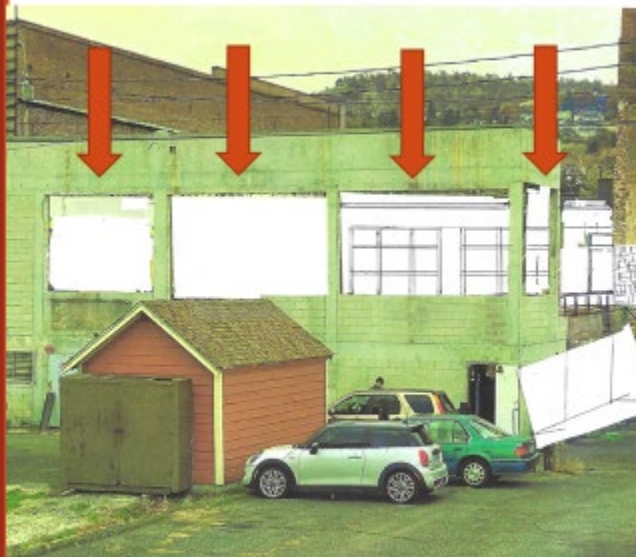
- No original windows or doors exist on the rear
- All 1950's era portion of the building were removed
- No examples of historic craftsmanship have been maintained on the rear façade.



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## Proposed Facade

- 4 Openings
- Railing



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## Proposed Rear Facade

- 4 Openings
- Railing



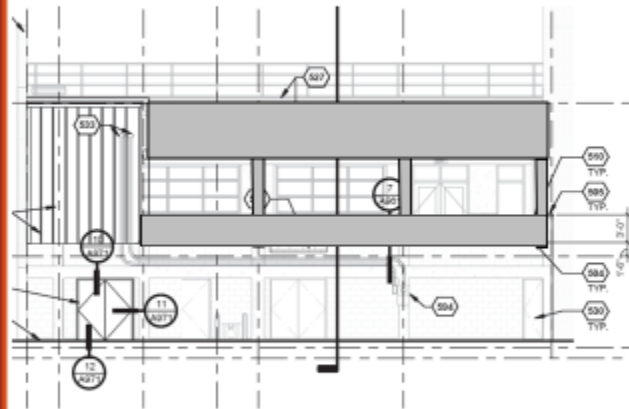
## K. Materials

*C. New construction should use materials compatible with the historic buildings in quality, color, texture, finish and dimension. Predominant materials of the commercial historic district are:*

- brick
- stone
- cast iron
- glazed terra cotta
- cement plaster (stucco)

## Previously Approved Rear Facade

- Railings
- No openings



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## 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. The modification to the rear façade shall not alter the essential form and integrity of the historic property. Utmost care will be taken with new construction.
5. Staff recommends the installation cast iron railings with this development.

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## Commission Alternatives

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1. **Staff recommendation (Motion):** Move to approve application HLC #211-22 based on findings of fact detailed in the staff report
2. Move to approve application HLC #211-22 with modified conditions of approval, based on findings of fact detailed in the staff report
3. Move to deny application HLC #211-22