



## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

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

**MINUTES**  
**CITY OF THE DALLES**  
**HISTORIC LANDMARKS COMMISSION**  
CITY HALL COUNCIL CHAMBERS  
313 COURT STREET  
THE DALLES, OREGON 97058  
*MEETING HELD VIA ZOOM*

Wednesday, July 22, 2020  
4:00 PM

### **CALL TO ORDER**

Chair McNary called the meeting to order at 4:02 p.m.

### **ROLL CALL**

Commissioners Present: Bev Eagy, Forust Ercole, Eric Gleason, Doug Leash and Bob McNary

Commissioners Absent:

Others Present:

Others Absent: City Councilor Scott Randall and Museum Commission  
Representative Donna Lawrence

Staff Present: Senior Planner Dawn Hert and Secretary Paula Webb

### **PLEDGE OF ALLEGIANCE**

Senior Planner Hert led the Pledge of Allegiance.

### **APPROVAL OF AGENDA**

It was moved by Gleason and seconded by Leash to approve the agenda as presented. The motion passed 5/0; Eagy, Ercole, Gleason, Leash and McNary in favor, none opposed.

### **APPROVAL OF MINUTES**

Secretary Webb stated Exhibit 1 was not attached to the minutes of June 24, 2020. Chair McNary noted that Commissioner Gleason was incorrectly referred to as "Chair."

It was moved by Ercole and seconded by Leash to approve the minutes of June 24, 2020, as corrected. The motion passed 5/0; Eagy, Ercole, Gleason, Leash and McNary in favor, none opposed.

### **PUBLIC COMMENT**

Senior Planner Hert welcomed Bev Eagy as the newest Commissioner of the Historic Landmarks Commission.

### **PUBLIC HEARING**

Historic Landmarks Commission Application – 180-20, Anthony Zilka, 201-205 Washington Street, 1N 13E 3 BD 600

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

Commissioner Gleason stated he owned a parcel adjoining the subject property and could make an impartial decision.

Chair McNary opened the public hearing at 4:18 p.m.

Senior Planner Hert presented the staff report.

Commissioner Gleason stated the structure site on a documented site; prior to excavation the applicant is required to obtain a permit from the State Historic Preservation Office (SHPO).

Commissioner Leash stated the back of the structure is rock and brick; the remaining three sides are painted. Leash asked if the back would be painted.

Commissioner Ercole asked why wood doors were not recommended. Hert replied doors are not included as a design guideline. Exterior wood doors may not meet requirements for fire, life and safety.

Chair McNary asked if only doors and windows would be replaced. He noted the historic features were the doors and windows. Commissioner Gleason said there were originally two façades facing First Street and Washington. The Washington Street façade had a wood porch. The first story was largely a cast iron façade replaced with concrete block. Gleason did not know if replacement was due to the fire in October of 1958.

*Anthony Zilka, 205 Washington Street, The Dalles*

Zilka stated the north side of the building was demolished and replaced with CMU block. None of the historic façade remains inside or outside. Installation of windows and doors will brighten that side.

Zilka said he planned to use wooden exterior doors unless prohibited by building codes. The back side of the building will not be painted.

Chair Gleason asked if some windows were already replaced. Zilka replied vinyl windows were installed in the back to facilitate interior demolition; they will be replaced with wooden double-hung windows.

Zilka said it was difficult to cut asphalt at the base of the building cost effectively. He thought there was enough room to drop down one step without a large excavation. Gleason reiterated the need for a SHPO permit prior to excavation.

In response to Chair McNary's inquiry, Zilka replied the upper six feet of the structure was removed and the second story floor was dropped approximately four feet. The floor now runs through top of the old windows. The Roman brick arch used for the original windows is no longer an option. The existing windows have a rectangular cut with insertion of a metal header, traditional for retro-fitting.

The basement and floor framing are original construction. The old windows are visible from inside the basement, now below street level. Commissioner Gleason thought the building dates to around the time of the Gitchell Building, it was referenced in an article about the Waldron Drug opening. At that time, it was a stone building about one story high and extending about two-thirds of the block. The building was then expanded to the alley. Sometime after the grade was raised in 1882, the brick was added to the top.

Mr. Zilka stated he wanted the basement opened to access from the parking area. Zilka said there is a concrete slab floor; he has seen no evidence of a sub-basement. Commissioner Gleason stated the existing parking lot level is between three and six feet above the grade of the original building.

Commissioner Eagy asked if the owner was the Urban Renewal Agency. Zilka replied he purchased the building one year ago; a balloon payment is due in two years. Zilka's goal is to reach the point where refinance is possible.

Chair McNary closed the public hearing at 4:56 p.m.

Senior Planner offered the following revisions to the Conditions of Approval:

- COA 10 – Add the sentence, “West facing façade shall remain unpainted.”
- COA 15 – Modify to read, “Due to the area being a documented archeologically sensitive site, the applicant will be required to obtain a permit from the State Historic Preservation Office and the site will be required to be professionally evaluated prior to any excavation.”

Commissioner Gleason commended Mr. Zilka for taking on the project. Gleason said he mourned the loss of the original building, but restoration to the original condition would be cost-prohibitive. He supported Mr. Zilka's plan.

Commissioner Leash said you can't go back, but appreciated that the west wall would be kept with the rock and brick.

It was moved by Gleason and seconded by Ercole to approve HLC 180-20 as amended. The motion passed 5/0; Eagy, Ercole, Gleason, Leash and McNary in favor, none opposed.

## **RESOLUTION**

Resolution HLC 169-20: Approval of HLC 180-20, Anthony Zilka

It was moved by McNary and seconded by Gleason to approve HLC Resolution 169-20 with the amended Conditions of Approval. The motion passed 5/0; Eagy, Ercole, Gleason, Leash and McNary in favor, none opposed.

**STAFF/COMMISSIONER COMMENTS**

Senior Planner Hert stated at this time meetings will continue via Zoom.

Hert will begin work with a consultant to expand the Walking Tour.

Two public hearings are scheduled for a Special Meeting on August 5, 2020.

The Commissioners welcomed Bev Eagy.

Chair McNary asked if there were any thoughts on an HLC representative at the Urban Renewal meetings. Hert replied there was discussion about future steps and goals at the last Urban Renewal meeting.

**ADJOURNMENT**

It was moved by Eagy and seconded by Ercole to adjourn the meeting.

Chair McNary adjourned the meeting at 5:11 p.m.

Respectfully Submitted  
Paula Webb, Secretary  
Community Development Department

  
Robert McNary, Chair