



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

HISTORIC LANDMARKS RESOLUTION NO. 169-20

Adopting The Dalles Historic Landmarks Commission Application #180-20 of Anthony L. Zilka. This application is for a Historic Landmarks Commission hearing to gain approval to enhance the façade with windows, doors and exterior paint. The property is located at 205 Washington Street, The Dalles, Oregon and is further described as 1N 13E 3 BD tax lot 600. The Bloch, Miller & Co. building, commonly known as the Z. F. Moody Store, is a historic, non-contributing resource on the National Register of Historic Places in The Dalles Commercial Historic District. Property is zoned CBC – Central Business Commercial.

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on July 22, 2020, conducted a public hearing to consider the above request.
- B. A Staff Report was presented, stating findings of fact and conclusions of law.
- C. Staff Report 180-20 and the minutes of the July 22, 2020 hearing, upon approval, provide the basis for this resolution and are herein attached by reference.

II. RESOLUTION: Now, therefore, be it FOUND, DETERMINED, and ORDERED by the Historic Landmarks Commission of the City of The Dalles as follows:

- A. In all respects as set forth in Recitals, Part “I” of this resolution.
- B. Historic Landmarks Review 180-20, Anthony L. Zilka, is ***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 use of wood for windows is recommended.
 - 3. Double hung windows are recommended.
 - 4. Window bulkheads will be required with the installation of all new windows.
 - 5. The use of reflective and smoked glass is prohibited.
 - 6. Whenever possible, the natural color of the materials should be retained.
 - 7. The modification to the façade shall not alter the essential form and integrity of the historic property. Utmost care will be taken with new façade construction and awning installation.

8. The applicants shall submit plans for a building permit to Wasco County Building Codes.
9. Cleaning of the historic structure requires the applicants to use the gentlest means possible. No harsh chemical or sandblasting will be allowed.
10. Painting will be required to follow the historic guidelines and be approved by Community Development Department staff prior to start of work. The west facing façade shall remain unpainted. The following color scheme is recommended: darkest-window sash; medium-building; lightest-trim, detail.
11. Deteriorating historical features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials.
12. Replacement materials necessary for restoration should be compatible in quality, color, texture, finish and dimension to the original materials.
13. The applicant is required to notify the Community Development Department of any alteration of the approved plans.
14. Applicant shall submit the appropriate applications to the Community Development prior to any new use of the building.
15. 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.

III. APPEALS, COMPLIANCE AND PENALTIES:

- A. Any party of record may appeal a decision of the Historic Landmarks Commission to the City Council for review. Appeals must be made in accordance to Article 11.12.090 of The Dalles Municipal Code, Chapter 11.12 Historic Resources, and must be filed with the City Clerk within ten (10) days of the date of mailing of this Order.
- B. Failure to exercise this approval within the time line set either by Order or by The Dalles Municipal Code will invalidate this permit.

ADOPTED THIS 22ND DAY, JULY, 2020.



Robert McNary, Chair
Historic Landmarks Commission

I, Dawn Marie Hert, Senior Planner & Historic Landmarks Secretary for the Community Development Department of the City of the Dalles, hereby certify that the foregoing Order was adopted at the meeting of the City Historic Landmarks Commission, held on June 24, 2020.

AYES: Eagy, Ercole, Gleason, Leash, McNary

NAYS: --

ABSENT: --

ABSTAIN: --

ATTEST:



Dawn Marie Hert, Senior Planner & Historic Landmarks Commission Secretary
City of The Dalles Community Development Department