

Minutes

CITY COUNCIL WORK SESSION
GITCHELL/WALDRON BUILDING
August 26, 2019 5:30 p.m.

CITY HALL COUNCIL CHAMBER
313 COURT STREET
THE DALLES, OREGON

In Attendance:

Presiding: Mayor Mays

Council: Darcy Long-Curtiss, Rod Runyon, Linda Miller, Timothy McGlothlin, Russ Brown

Staff: City Manager Julie Krueger, City Attorney Gene Parker, Assistant to the City Manager Matthew Klebes, Community Development Director Steve Harris

Others: Todd Carpenter, Main Street

CALL TO ORDER Mayor Mays called the meeting to order at 5:30 pm.

WORKSESSION

Review of Agenda Staff Report – Matthew Klebes reviewed the staff report

Mayor Mays asked why the negotiations ended with Mr. Gleason after the RFP process.

Klebes said significant progress had not been made and Council decided to terminate the negotiations and proceed with demolition. He said other alternatives had been discussed.

Councilor Long-Curtiss said multiple options (motions) had been presented, however Council had been focused on demolition.

Mayor Mays said the 2009 KPFF report had no definitive statement of building collapsing. Klebes said that was true.

Presentation by Todd Carpenter

Todd Carpenter, 216 East 5th Street, Friends of Waldron Building member, Board of The Dalles Main Street Program reviewed the attached report.

Councilor Runyon asked what the Main Street boundary was.

Carpenter said the boundary was First Street, but in July they had started the process to update the boundary to the river.

Runyon said non-profits were property tax exempt so the building would not go on the tax rolls, as the City, Main Street and the Friend of the Waldron Building were all non-profits.

Carpenter said Main Street was looking at starting another Main Street entity that could own property, not a non-profit.

Runyon asked if moving the building was off their list.

Carpenter said if in the future, [20 years], the building needed to be moved the stabilization done now would help with the move.

Runyon asked why the City would give \$350,000 now, then again down the road when it needed to be moved.

Carpenter said they were looking for a partnership, a dollar figure to use as a match for grants.

Klebes said the preliminary bid for demolition was \$400,000, with significant ifs.

Councilor Miller asked if there were any firm numbers. Klebes said no.

Runyon asked what “stranded or existing events” were Main Street wanted to bring back.

Carpenter said he meant to remove that statement. He said an example was the 4th of July event that ran over several days. Main Street would like to bring those partnerships back.

Runyon asked how Main Street could take over events at the park – did they have staff for bookings and administration.

Carpenter said it would take people. He said they didn’t have staff, but had volunteers.

He said Main Street thinks they can market the park and indoor venue (Gitchell Building) to grow usage of the facility.

Runyon asked about the nearness to the railroad tracks.

Carpenter said the City owns all the property and can do whatever they City wants with the property.

Mayor Mays asked about access through the Lewis and Clark Park.

Carpenter said a common egress to have opened during events.

Runyon asked about driving the cost down to under \$500,000.

Carpenter said the group had secured many in kind donations of time and services.

Mayor Mays said a large portion of the donations was from Michael Burn.

Carpenter said Burn was a stone mason and would donate his labor to manage the stone work. He said materials would have to be paid for.

Councilor Brown said he recalled that the corner was deteriorating and that was why it was decided to not allow access to the building as a safety measure.

City Manager Krueger said she had made that decision to not have staff go into the building.

Runyon said it was possible that the Wastewater Treatment Plant future expansion would make it necessary for the City to take back the property.

Carpenter said a quick claim deed with one year notice could be negotiated.

Brown said it made no sense to donate the demolition money for renovation only to have to take back the building to demolish it at a higher cost.

Carpenter said over 20 years it really wasn't that much money, not a bad decision.

Mayor Mays questioned the ability and strength of Main Street.

Carpenter said there was "A new Main Street in town". He said the new group was made up of committed volunteers with a broad skill set. He said it was a different board. He said they were committee to one big project per month.

Councilor Miller said the new board didn't have a track record and were asking for a significant amount of money.

Carpenter said they had a three month track record of holding events, fundraising and getting the community involved and excited.

Brown said it was a dedicated group as shown by 30 people showing up to the coffee chat; however there are 15,000 people in the community. He said asking for the Park, the Gitchell Building and a ton of money was a very big ask.

Councilor Long-Curtiss said individually the group had experience in development here and in Portland.

Carpenter said he had project management experience, Michael Burn was a professional stone mason, and Don Warren had project management experience. He said the group had worked on the neon sign placement through the Historic Landmarks Commission.

Mayor Mays asked about the projected uses of the building and revenue generation.

Carpenter said the plan was to develop each of the three stories; bike hub, event center and office space for Main Street. He said the projected income from lease/rental was \$25,000 to \$30,000 annually. He said they also wanted to expand the dockings at the City Dock. He said they were confident the building could pay for itself.

Mayor Mays asked what would happen if significant progress wasn't made in six months.

Carpenter said the matching funds would be contingent on the group securing other funding. He said once they got the match and the building deeded over they could start work immediately. If it fails the building would revert back to the City.

Public Comment (Limited to 3 minutes per person)

Mayor Mays read a letter from Loyal Quackenbush (attached). Quackenbush was in favor of demolition.

Mark Linebarger, 325 East 14th, spoke in favor of moving the building. He said the City owns the building, had previously invested money to save the building and should support moving the building.

Shane Kelly, architect, showed drawings of possible renovation of inside of the building (attached).

Carolyn Wood, 1709 Liberty Way, spoke in favor of saving the building. She said she supported leaving it in place, but had no opposition to moving it. She said Main Street has great ideas, with the bike trail coming to The Dalles a bike hub would be a hot ticket.

Dan Spatz, former councilor and advocate of history read a letter (attached). He said it deserved preservation, but not at the current location.

Denae Manion showed some drawings of ideas for the kids to be involved in the saving of the building (attached). She said it would be a point of pride for the community.

Steve Lawrence, former Mayor recounted the 2015 effort to find grant funding with no success (see attached). He said he agreed with Dan Spatz, choices are to move the building or to demolish it.

Sheila Dooley, Friends of the Waldron Drug Building said the group had been working since September, had set up two non-profits, and received a marketing plan grant. She said Main Street has access to other grants. She said she talked to Mr. Lundell who was the Mayor in 1978 and he said the plan was to preserve the building.

Sandy Bisset, 1021 Irvine Street West spoke in favor of preserving the historic building. Her full statement is attached.

Katelyn Weber, Restore Oregon, Preservation Program Manager, said she had worked with the Friends group since November to get the Waldron Drug/Gitchell Building on the endangered buildings list. She said there are very few pre-Civil War buildings in Oregon. She said Restore Oregon had access to people who move buildings.

John Frederick, 614 West 7th Place said he wished there were people with this kind of passion for our school system. He said the building should be torn down.

Jackie Cheung, Friends of the Waldron Drug Building said there was no urgency to demolish the building. She said it was urgent to partner with Main Street and The Friends of the Waldron Drug Building to preserve it.

Eric Gleason, 704 K Street, said in the last year they have gained community support, Main Street partnership, and Statewide Historic preservation list. He said there are challenges with the current location. He said using the building and support to invigorate the Park usage and the Downtown was worth the effort.

Gleason said investment in the building now would make it easier to move in the future if necessary. He said to preserve the past to create a vibrant future.

Don Warren, 214 East 5th Street, provided a support letter for the minutes. He was in support of restoration.

Elizabeth Darby, Portland, said the Gorge Ride bike trail will be a world class trail that will bring people to The Dalles. She said having the Waldron Drug Building at the end of the trail would be wonderful.

Council Discussion

Miller said she believes in saving buildings. She said she voted to sell the Elks building to preserve it. She said the building needs to be moved.

Brown said no one wanted to knock it down, but it must be moved to be saved. He said at some point the Wastewater Treatment Plant will need the property. He said he was in favor of helping restore the building, if the group moves it.

Mayor Mays said there had been a suggestion to demolish the building and create a monument.

Brown said it was just a discussion, nothing was ever organized. He said the Friends of the Waldron Building have lots of time to come up with a plan to move the building.

Councilor McGlothlin said the building was a vital part of history – preserve the past for the future. He said realistically the location was not ideal. He said he was in favor of giving Main Street & the Friends group six months to fully develop options.

Brown said there were no funds to demolish it until the next budget cycle. Council already voted for demolition, but there was time. He would support renovation, if the group moved the building.

McGlothlin said he had confidence in the group's progress. He suggested giving them six more months to develop the options. He said it was best for the building to be moved.

Long-Curtiss said the process was complicated and thought that experts should be brought in. She suggested a committee of relevant people. She suggested that an agreement be crafted with clear timelines for things that must be done before the City released any money.

Gleason said he had the engineer who did his building ready to do a report.

City Manager Krueger suggested postponement of the RFP for demolition and designate the group to work on a plan. She said the City could possibly help with infrastructure, or property for the relocation.

Mayor Mays asked if the group was interested at all in moving the building or creating a monument.

Carpenter said he would have to discuss it with the group. He said he was flexible.

Carpenter asked if Council was against short term use.

Councilors Brown and Miller said they were against short term usage at the current location.

Carpenter said short term would be 3 to 20 years. He said they were looking for a commitment of funding so that they could go after grants.

Long-Curtiss expressed frustration with the process. She said there are positive people who just needed Council to get out of their way.

Runyon said the ideas heard were:

- Demolition
- Restore in place
- Restore and move
- Leave it and do nothing
- Art Project

Runyon said at some point the building will have to come down or be moved. He said he was in favor of giving the group some time to solidify numbers on:

Costs for relocation

Method of protecting the City from liability

Costs for rehabilitation

Plan for what would happen in group was unsuccessful

Carpenter said there was a plan to use the building as the lab for the Wastewater Treatment Plant.

McGlothlin said that after investigation it was determined that was not a viable option.

In response to questions regarding the Wastewater Treatment Plan Master Plan, Public Works Direction Anderson said:

- Original 10 year capital improvement plan;
- Aeration basins didn't need to be constructed,
- Clarifier was in the position on the drawing of the expansion,
- Proposed Administration building was in ODOT right of way
- Expansion of the plant can only move west
- 1990-91 evaluation to move the plant – option no longer available; Port property sold

Anderson said it was his opinion that by 2030 the plant may need to grow due to new regulations. He said grow can only happen to the west.

Long-Curtiss said once Council had figures in front of them they could make a decision. She suggested 6 month timeline for the group to get more information; detailed costs plan, and work with the City to come up with an agreement.

Carpenter said a contract/DDA with rules and timelines was needed.

Mayor Mays said Carpenter and Warren would work with the City Attorney and City Manager.

Runyon said within the next six months come back to Council with a plan, costs, and timeline.

Carpenter asked if there was a way for the group to begin work on the building during the 6 months.

ADJOURNMENT

Being no further business, the meeting adjourned at 7:53 p.m.

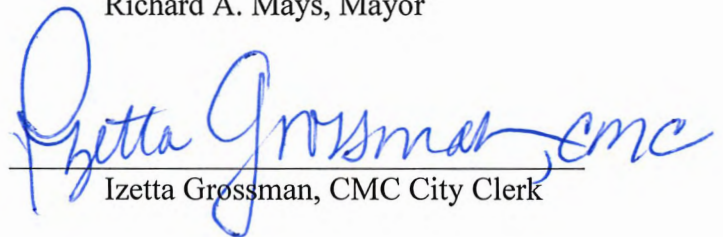
Submitted by/
Izetta Grossman, CMC
City Clerk

SIGNED:



Richard A. Mays, Mayor

ATTEST:


Izetta Grossman, CMC City Clerk

Honorable Mayor and City Council,

August 26, 19

I am writing to express my opinions and convey the opinions of others from whom I have spoken.

It's unfortunate the oldest building in The Dalles (the Waldron Drug) does not sit in a viable location. Common sense indicates that further funding should not be invested in a structure that cannot remain in its present location due to sewer expansion and other major problems. Significant amounts of time and detailed research by the council eventually determined the necessity to demolish the building. This decision was difficult, not taken lightly and decided in the best interest of the community as a whole.

I have lived my entire life in this community and have a keen interest in historical buildings. I serve on the Fort Dalles Museum Commission and own a building from the 1880's. After following the many years of discussion of the Waldron Drug building, I regretfully agree that this structure cannot stay in its present location.

Loyal Quackenbush
1005 Richmond St.
The Dalles, OR 97058



August 26, 2019

City of The Dalles City Council
The Dalles City Hall
313 Court Street
The Dalles, Oregon 97058

Re: Proposed Demolition of Waldron Brothers Drugstore

Dear Mayor and City Council,

My name is Katelyn Weber and I am the Preservation Programs Manager at Restore Oregon—Oregon's only nonprofit advocating for and supporting the preservation of our historic resources statewide. We have worked with the Friends of Waldron Brothers Drugstore since last November, when we announced its addition to Oregon's 2019 Most Endangered Places List. We strongly oppose the demolition of the Waldron. In its 155-year history, it has served many needs for your community and has the potential to serve many more. The magnitude of historical importance to The Dalles and the Columbia River Gorge the Waldron has realized in the past century and a half is, frankly, immeasurable.

Every good building deserves a good use and the Waldron Brothers Drugstore is in the advantageous position of becoming the home to needed resources for your community. The Friends of the Waldron Brothers Drugstore and The Dalles Main Street Organization have worked diligently over the past year to organize community members and fund a reuse study for the Waldron. That effort has culminated into the report you have before you by Mary Bosch at MarketTek and it deserves adequate consideration and pursuance before a decision in favor of demolition is made. The Waldron building—one of very few Civil War-era buildings standing in Oregon—is a cultural lodestone for your community and far too important to lose.

There are no second chances with demolition. Restore Oregon urges you in the strongest terms, not to fall prey to a path that cannot be undone. It is your unique story and it cannot be replaced with a new legacy. Historic places are critical to people's sense of who they are, to their capacity to find meaning in their lives, and to see a future. You aren't just making this decision for your community today, you're making it for all future residents and visitors to come. The heartbeat of a community is in its enduring built environment. The beauty in that is our ability to adaptively reuse the built environment to meet our current needs. This *can* be done with the Waldron.

Restore Oregon and its partners and members appreciate your consideration of our comments. By saving the building and allowing the Friends and Main Street to continue to pursue a new use for the Waldron, you will provide the potential for new resources for your entire community and preserve an iconic and beloved piece of The Dalles history. Thank you.

Sincerely,

Katelyn Weber
Preservation Programs Manager

WALDRON PROJECT AT LEWIS AND CLARK FESTIVAL PARK



SITUATION

Oldest Commercial Building in The Dalles, top 10 in Oregon, and oldest on a Main Street in Oregon.

Built in 1863-1865 by one of our earliest pioneers

Survived all kinds of natural disasters

Represents the history of the Dalles

In 1978 the city purchased the building to save it from demolition

In 1978 the city purchased the building to save it from demolition
the city has spent over 300,000 to stabilize and maintain the building between 1978 and 2017

In 2019 the city has decided to send out a request for proposal to demo the building at a cost in excess of 400,000 not including hazardous material removal, backfill, permits, or permit drawings

To move the building could cost in excess of 750,000

BACKGROUND

- In October 2017 Eric Gleason proposed saving the building. Since then the following has happened:
- A non-profit was established – Friends of the Waldron Brothers Drugstore
- A list of volunteers has been accumulated to preserve and restore the building
- **The Dalles Main Street Program was identified as a potential partner for the event**
- Restore Oregon added it to its top 10 list of most endangered buildings and provided a usage grant.
- Eric began the process to revise the historical record of the buildings ensuring the 1863 date was accurate.

BACKGROUND

- In Mid August, less than two weeks ago TDMSP began messaging around the Project. We put together a package with the Friends and other volunteers for:
 - More than \$250,000 dollars in donations of time/resources have been identified for the mortar and brick work as well as design and architectural drawings
 - More than \$20,000 in additional pledged money has been defined
 - More than \$17,500 in donated funds as well as many letters of community support have been received by both TDMSP and Friends of the Waldron
 - We have identified matching private and public grant money to go after once we have a commitment and agreement with the city.
-

THERE'S A NEW MAIN STREET IN TOWN

The Dalles Main Street selected three new board members in June and voted to look into taking on the Waldron project

July 9th, the board voted unanimously to move forward with the “friends” to engage the city in talks surrounding using the building.

The Main Street Board in a few short weeks has picked the ball up from past successful Main Street members and has planned and successfully worked a message to inform, inspire, involve and improve the Main Street overlay.

The new board is highly engaged and has significant financial, professional, and project management skills to execute new and larger projects for TDMSP.

The board is focused on fiscal stability, improving downtown, engaging the community and driving business into downtown. We continue to strengthen partnerships in our community and work together for the common good of The Dalles with other for profit and non profit entities. Better together.

WALDRON — VISION/THE DALLEES IMAGE

A public/private partnership to add an event space for the Lewis and Clark festival Park adding to the momentum that exists with the boat docks, The entry to The Dalles, and creating a tie into Oregon's bike path effort along the Gorge.



WALDRON – VISION/THE DALLE'S IMAGE

Stands in a natural area/common gathering place for the community and visitors to The Dalles



WALDRON — VISION/THE DALLES IMAGE

Represents significant history of Oregon, the Oregon Trail, and the county seat extending from the coast to the Rockies

Part of a larger vision to beautify the city, the riverfront, market The Dalles, and create synergies with other city organizations.

Usage plan will help to fiscally stabilize TDMSP by providing

- rental income for a privately run store/bike hub/rental area approximately 15k year 10/sqft
- Rental income from office space approximately 10k per year
- Rental income for indoor park events approximately 8 to 12k per year

Allow The Dalles Main Street Program to fund and provide other community beautification projects for The Dalles

Create new jobs and new opportunities in downtown

Enhances events in the park, market downtown The Dalles

THE CITY OWNS NORTH OF TRACKS



RECOMMENDATION

Enter into an agreement with TDMSP for disposition of the property to allow them to continue the effort working to:

- Begin cleanup and restoration of the building with identified volunteers
- Allow TDMSP to begin actively reaching out for private and public funding
- Hold events to involve the community for restoration project work
- Access the building to begin usage architectural design plans and illustrations for permitting

Vote to assign a portion of the city budget to matching funds for the project to be budgeted in 2020 up to 350,000 so that we can begin to find matching grant money

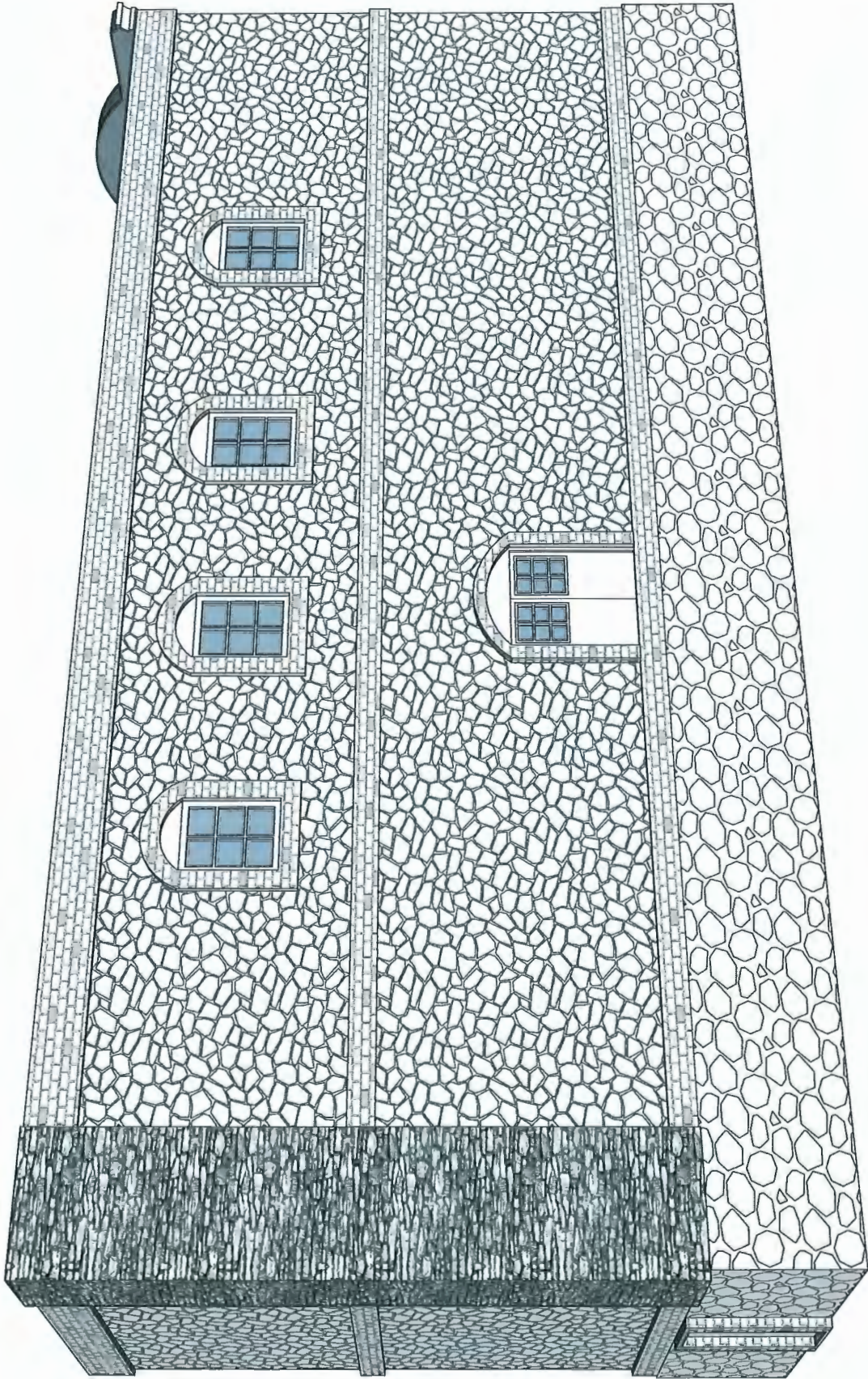
Help us improve our community by partnering with TDMSP to move this project forward!

QUESTIONS?



KEY ISSUES – DISCUSSED IN EXEC

- Preservation and construction
- Usage
- Access
- Railroad right of way issues
- Cost/fundraising
- Timing
- Treatment plant



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DRAWN BY
SK
DESCRIPTION
Waldron

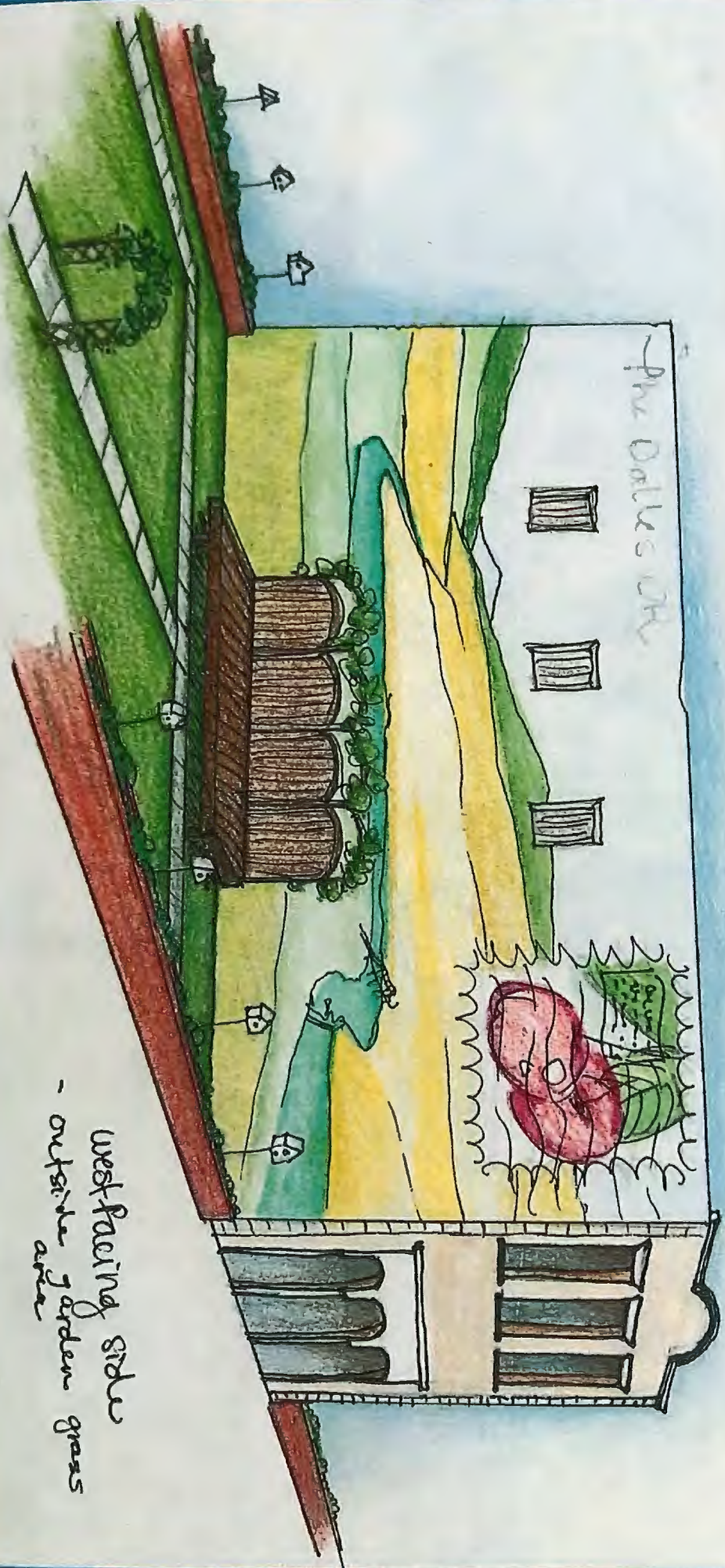
PROJECT NO.
293
PROJECT
Waldron

ISSUE
08.26.2019
REVISION
PROPOSED

CLIENT
The Dallas Main Street
P.O. Box 544
The Dallas, OR
541.370.2849

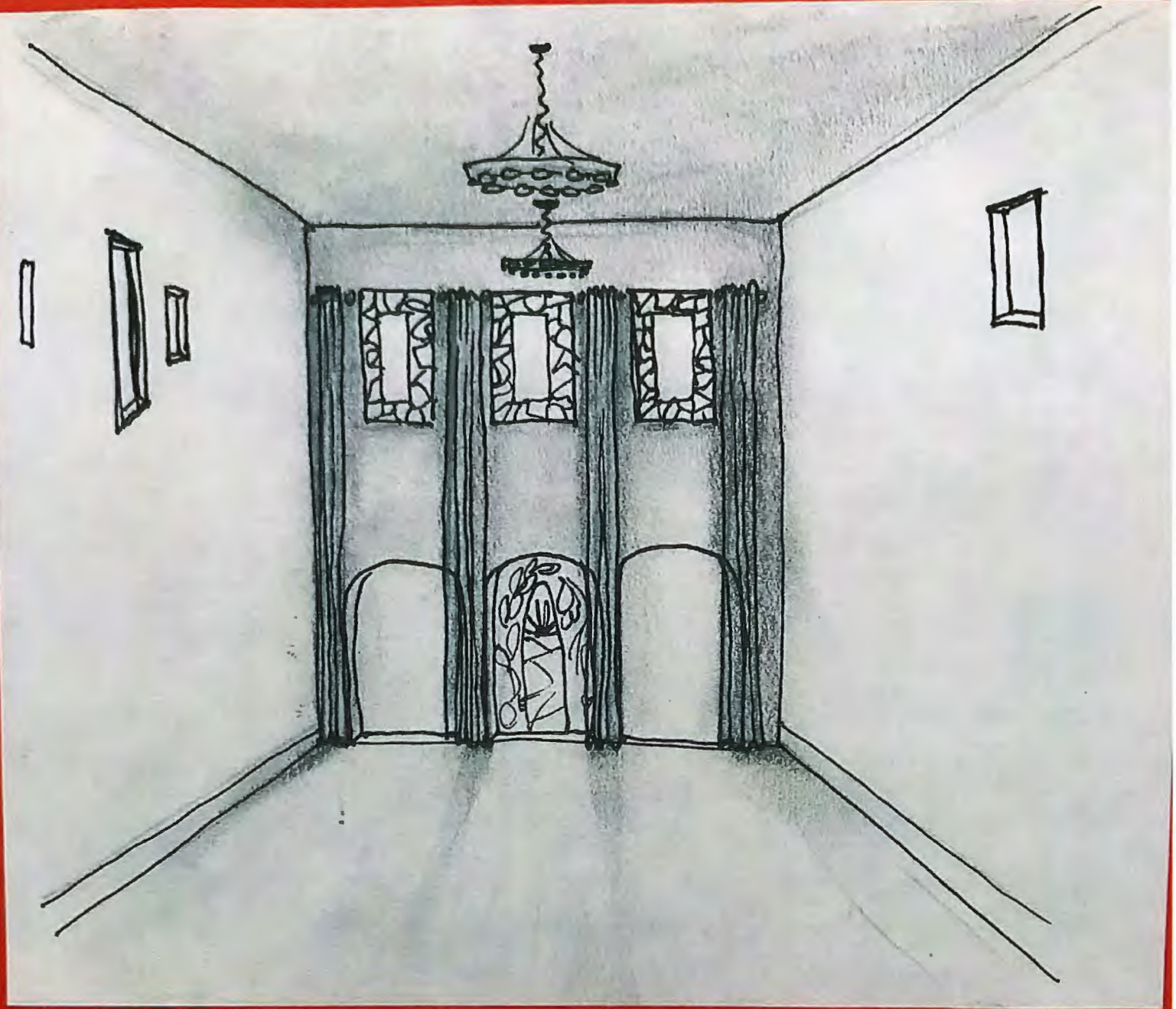
LUNA DESIGNS
1510 W 12th St.
The Dallas, OR 97058
Tel: 541.769.0323
Email: Contact@LunaDes.com





the Dales OH

west facing side
- outside garden grass area



Rentable Community Space.

- weddings
- bazaars
- local fairs
- music
- events

Revenue stream /
Advertising potential?

Featured Art
Installations / wrought
Iron / glass
murals.



projects &
incentives for
Kids / youths

Volunteer Hours

End of the River front /
Gorge
trail!

so many
opportunities!

Honorable mayor and councilors, good evening.

My name is Dan Spatz, residing at 17 Sparrow Lane, White Salmon, Wash. Although now a Snowden resident, I speak from my 24 years' residency in The Dalles, nearly nine years on city council, as past president of Historic The Dalles Days Committee, editor and co-author of the Wasco County Sesquicentennial History, and long-time advocate of this city's heritage.

As you all know, the Waldron building is reputedly the oldest commercial building in downtown The Dalles. It once housed the oldest newspaper in Eastern Oregon, the *Times-Mountaineer*. It appears on an 1884 lithograph of the city, standing above the shore of the Columbia River, which at that time nearly reached First Street. All of these facts and many others, all well-documented, make the Waldron building worthy of preservation.

But not, at least permanently, where it now stands. Several challenges make this untenable: The Waldron's proximity to the Union Pacific rail line presents safety concerns and substantially limits use of the building. Its structural integrity is uncertain, a potential risk compounded by proximity to the hazardous cargo that travels along those railway tracks.

The building occupies expansion space for the wastewater treatment plant. As The Dalles continues to grow, space will be needed for plant expansion. The Waldron will be in the way. Any financial investment made now, as with past investments, will be lost should demolition occur to make room for plant expansion.

Yet the Waldron has critical historic value and must not be demolished.

So, let's move it. There's precedent. One of my heroes in the history of The Dalles is Alf Wernmark, a shoemaker. In the 1960s this council voted to demolish the Original Wasco County Courthouse, then derelict, having already been moved twice from its original location ... which, ironically, was where we are sitting tonight.

Alf literally stood before the bulldozer, defied city council, and prevailed. The Original Courthouse was moved again, then once more, to its (I hope) permanent location near the chamber of commerce. That wasn't the only historic structure in The Dalles to find a new home. The Trevitt House. The Vogt fountain. The Anderson Homestead.

Others haven't been so lucky. The railroad depot. St. Mary's Academy. The Umatilla House, and many more, all lost to the wrecking ball.

I disagree with those who would preserve the Waldron in its present location because, for the reasons noted, their efforts only postpone demolition.

So, rather than waste energy and money, let's focus on reality. Move the Waldron. It will take time, and so my request to council is to give it time. Let's not rush to demolition.

But where should it go? Right across First Street, where the Waldron building could be reconstructed and pivoted so it faces north, creating a new but very old attraction, highly visible from the freeway, calling attention to Historic Downtown The Dalles. This would align with the beautification committee's work and The Dalles Main Street.

One private location for the Waldron may be available. I've verified this with the property owner, who authorized me to provide his name to council. Other, public locations are also available through Urban Renewal. And, wherever the Waldron goes, it should be returned to private ownership; that's the only way to ensure long-term vitality and sustainability.

Finally, let's not look upon relocation as unachievable. Remember, it's been done before, not on this scale locally, but easily on much larger scales elsewhere. A crowd-funding campaign and other resources, beginning with a challenge grant from The Dalles City Council, could make it a reality.

Anything else is forestalling the Waldron's demise. Let's work together, starting tonight, to avoid that fate and preserve this unique structure.

My name is Steve Lawrence, 2017 View Court, The Dalles. While Mayor from 2013-2019, the City Council grappled with the Gitchell/Waldron building over that entire time frame. The city originally bought this building to accommodate widening of 1st street and for movement of RR tracks. Unfortunately, that left it too close to the new center line of the RR right away and in the path of future waste water expansion

On Sept. 28, 2015, the council voted unanimously to look for grant funding to relocate and restore it. No funding was found.

In 2017, an RFP was issued and closed on October 16, 2017. The only response was from Eric Gleason. While Mr. Gleason had experience with preservation and restoration, he was found to have no direct experience with relocating and had no financing in hand. Mr. Gleason proposed to create a non-profit to enter into an agreement with the city.

After much research and failed negotiation, council moved on May 14, 2018 for staff to craft the agreement within 120 days.

Following no success, council moved to terminate negotiations with Eric Gleason and do an RFP for demolition. The motion passed.

The August 30, 2018 estimate by Emmert Int. was a cost of \$747-773K just to move, not including restoration. Laneco's estimate to demolish was \$400,404 and the earlier KPFF estimate to stabilize and get the building useful was \$780,000.

Every time council has tried to take a definitive step to resolve the problem of the Gitchell/Waldron Building, a chorus of concerned citizens rises up to object. Yet, no useful proposal was received during my entire tenure of six years, no non-profit was created and no proposal of outside financing was ever developed.

This described non-profit was only filed with the state on February 21, 2019. Knowing about filing for non-profit status, I would guess filing with the IRS is not complete. In addition, the Main street program has been going through several mutations

over the past year and I worry about their ability to organize such a huge effort.

I agree with Dan Spatz. The building just cannot stay where it is. To restore in place means eventually, it will have to be moved or demolished anyway. And, who will pay for that?

I favor demolition and creating a historical monument elsewhere using some of the brick. If the council agrees to allow this group to raise funds and move it, there has to be protections and a final timeline, once and for all.

Liability would have to be assumed by the non-profit, insurance in place, indemnity for the city if something happens, a safety zone created in case it topples and a deadline with no more extensions. Thank you.

DATE: 26 August 2019

TO: The Dalles City Council
Richard Mays, Mayor
Julie Krueger, City Manager

FROM: Sandy Bisset

RE: Preservation of the Waldron Brothers Drugstore

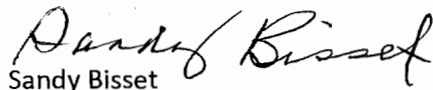
Greetings,

As you are no doubt aware, I have been a presence in The Dalles and Wasco County heritage groups for many years. That does not make me an expert; however, it does make me sensitive to local historic preservation issues. My personal knowledge centers around the Original Wasco County Courthouse which could have easily been demolished at several points in its lifetime. I regularly hear tourists marvel at its very existence, as they relate stories of other buildings in other places that weren't kept.

The building in question has had myriad uses since its construction in 1863/1865, and has become a local historical icon. I realize there are many financial and logistical hurdles to deal with but would respectfully suggest:

- 1) that the decision to demolish the building be rescinded or put on hold for a reasonable amount of time in order to further research the feasibility and cost of each option.
- 2) that finding a way to preserve the building be a priority, whether in place or in another location.
- 3) that the city create a work group including members from City Council, other governmental departments as appropriate, Mainstreet, the Waldron 501(c)3 Board of Directors, and other representatives as needed.
- 4) that this group work with transparency and without animosity toward a solution to the problem.

Sincerely,


Sandy Bisset

Local Historian who wears lots of different "heritage-hats"

1021 Irvine Street West
The Dalles, Oregon 97058
541-993-9088
wildflowers@gorge.net

August 15, 2019

To Whom It May Concern:

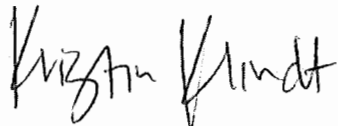
As a downtown business owner and resident of The Dalles, I am writing to urge you to consider The Dalles Main Street organization's proposal to save and rehabilitate the Waldron-Gitchell Building at the foot of Washington Street. In addition to owning and operating Klindt's Booksellers, the oldest bookstore in the Pacific Northwest, I am also the great, great granddaughter of Henrich Klindt, the original builder of the Waldron-Gitchell Building.

Historic downtown neighborhoods, like The Dalles, are experiencing a renaissance across the United States. These downtown rebirths are often centered around an increase in community activities, local arts and small businesses – and, of course, the historic architecture. Instead of tearing down architectural gems, like Waldron-Gitchell Building, we should be investing in their redevelopment to spur business growth in our downtown.

Please consider the Main Street organization's plan to rehabilitate this structure. Restoring this building and putting it to use again would demonstrate our city's commitment to protecting the legacy of our historical downtown.

Regards,

Kristin Klindt

A handwritten signature in black ink that reads "Kristin Klindt". The signature is written in a cursive, flowing style with a large initial "K".

July 29th, 2019

Dear Mayor Mays, councilors and The Dalles Mainstreet:

I urge you to preserve the Waldron Drug/Gitchell Building at its present location. Once gone, this historic commercial building will be but an increasingly distant memory.

My interest in historical preservation/interpretation stems from my long-time position on the boards of both the Wasco County Historical Society and the Gorge Discovery Center & Museum. The Dalles and Wasco County can be proud of what it has preserved, e.g., the Original Court House, St. Peter's Landmark. Both of these examples had at one time been targeted for demolition but were saved by community citizens.

As a whole, The Dalles has seen a recent resurgence in historical preservation within the downtown area. It is being noticed state-wide and by our out-of-area tourists.

We can continue these efforts. Yes, I've made a donation toward what I hope will be a successful project.

Thank you.

A handwritten signature in black ink, reading "Jan Leininger". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Jan Leininger

1550 Morgensen Rd., Mosier, OR 97040

8/13/19

The Dalles City Council
The Dalles, Oregon

Council Members;

I am writing this letter in support of the preservation of the Waldron Brothers Drugstore/Gitchell Building on 1st St.

After attending a Main Street public meeting, and talking with folks about plans for this building, I am hopeful that the City Council will see fit to allow the committee to make a full presentation of their proposal. There appears to be a lot of misinformation floating around that could be easily addressed during a presentation at City Council. It sounds as if this is a reasonable and certainly important project. The usage plans/ideas for this building make sense and it sounds to me that, structurally the building is sound.

We have lost many old buildings already in The Dalles and our history is one of our greatest assets. Let us all get behind this project and save our history for future generations.

Thanks for your service and attention to this specific plan.


Widge Johnson
541-993-6028



Todd Carpenter <toddecarpenter@gmail.com>

Waldron Building

1 message

Yvonne Wakefield <wakefielddyvonne@yahoo.com>

Thu, Aug 15, 2019 at 12:59 PM

Reply-To: wakefielddyvonne@yahoo.com

To: Todd Carpenter <toddecarpenter@gmail.com>

I am in full support of renovating the Waldron Building.

In the past I have worked with the city of Port Townsend in Washington in mural/artifact restoration and in John Day, Oregon with the Kam Wah Chung Museum. Renovation and preservation of these historic properties was an asset to both communities.

Yvonne Pepin-Wakefield, Ph.D.

541-980-1288

www.yvonnepepinwakefield.com

Author of:

"Suitcase Filled with Nails: Lessons Learned from Teaching Art in Kuwait"

Babe in the Woods: Building a Life One Log at a Time"

August 16, 2019

The Dalles Main Street
Attn: Main Street Staff c/o Waldron Subcommittee
P.O. Box 544
The Dalles, Oregon 97058

Dear The Dalles Main Street,

Since the September 24, 2018 The Dalles City Council meeting we have been working to address concerns expressed regarding the Waldron Brothers Drugstore. These included:

No non-profit willing to commit to taking on the project: We now have 2 non-profits involved, The Dalles Main Street and the Friends of the Waldron Brothers Drugstore.

Liability concerns with the possibility of the building falling down: Peter Mayo, the architect who worked with Bremik Construction on the renovations of the Waldron Building for the City, has determined that the building is not in danger of falling down.

No plan in place: We applied to Restore Oregon to have the building named as one of Oregon's Most Endangered Places for 2019. As a result of this designation, we were able to apply for and receive funding for a recently completed marketing/reuse plan conducted by Mary Bosch of Marketek.

The partnership between Main St. and the Friends of the Waldron Brothers Drug will increase our fundraising options. Main St. has access to grants and an established history which will increase eligibility when applying for grants. The Friends of the Waldron Brother Drugstore provides a second avenue for fundraising, raising community support and recruiting volunteer help.

The historical significance of the Waldron Brothers Drugstore building will only continue to increase over time. It is the last remaining reference point for visualizing First Street and its connection with the river, which used to reach to the back of the building. This is a building which was built to last, being one of only 3 buildings to withstand the fires that destroyed much of downtown.

We have worked hard this past year and hope that the City will work with us to preserve this building for future generations.

Sincerely,

Sheila Dooley
3300 Vensel Rd.
Mosier, Oregon 97040

To: The Dalles Main Street

From: Connie Krummrich

RE: Waldron Drugstore

August 18th, 2019

Dear Main Street and The Dalles City Council:

I am aware of the current undertakings to protect and revitalize the Waldron Drugstore and understand that The Dalles City Council is on the verge of making a critical decision regarding the future of this historic building.

My question is this: Why would we NOT want to save this building?

The Dalles has a remarkably rich cultural history which deserves preserving and strengthening-- for our residents and visitors alike. Such preservation advances tourism dollars and helps sustain pride in our community and its history, weaving together the old and the new.

I strongly encourage The Dalles City Council and government to partner with Main Street and the many citizens who care about making ours a more vibrant community. Save the Waldron Drugstore.

Connie Krummrich

Connie Krummrich
123 W. 13th St.
The Dalles, OR

August 19, 2019

To: Mayor Rich Mays and Members of The Dalles City Council
From: Jean Vercouteren
Re: The Waldron Drug Building also known as The Gitchell Building

The stone building at the foot of Washington Street is the oldest commercial building in The Dalles. The building was built by Henry Klindt in 1863. It has been home to a variety of businesses. In 1865 it became the Waldron Drug Company. In 1867 the Post Office was moved to the building. On the second floor there were doctor's offices and law offices. At one time the Mountaineer Newspaper office was there. It was used as the Masonic Lodge Hall.

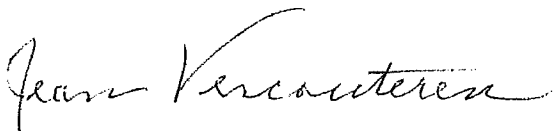
It survived the 1878 fire.

When most business moved to Second Street the building became the home of The Dalles, Portland and Astoria Navigation Company. It was their ticket office.

It has also been a home to a transfer Company, The Dalles Sign and Paint Company and a storage company. For many years it also had apartment rentals.

In recent times it has been City of The Dalles property, a home to the Windy River Gleaners, and a Haunted House!

For a building with this much connection to the history of the City of The Dalles to be put to the wrecker's ball is more than I can tolerate! The old building of many uses can have many uses in the future! There are groups and people who are willing to put work and time and resources to finding new uses for the building. Please allow them the time to preserve and reuse this historic building!



Jean Vercouteren
1624 Montana Street
The Dalles, Or. 97058

August 19, 2019

Mayor Rich Mays and Members of City Council
City of The Dalles, Oregon
313 Court Street
The Dalles, Oregon 97058

Dear Mayor Mays and Councilors:

I will not be in town for the work session on the Waldron Drugstore on August 26, so am sending this letter to urge you to support the efforts to preserve, restore, and reuse the building.

The building as it stands right now serves as a buffer between the Lewis and Clark Event Park and the city sewage plant, it signals our town's history to those passing by on I-84, and it is the only structure left to tell the story of First / Front Street as The Dalles' early commercial center with buildings on both sides of the street.

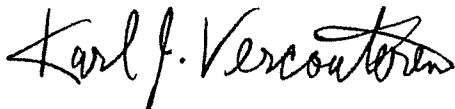
Current proposals to use parts of the building as an anchor for the east end of the Gorge bike and hiking trail, a place for exhibits, and a welcome center for people arriving on the tour boats are positive and do-able ways to utilize the interior space. And the park can use a back-up place when the weather interferes with an event.

The Waldron building is substantial in three ways:

- 1.) The structure is substantial so that demolition would be very expensive.
- 2.) There has already been a substantial investment on the city's part to preserve the building.
- 3.) The building fills a substantial role in the urban fabric and historic narrative of our town.

Let's work together to preserve, restore, and reuse the Waldron Drugstore!

Thanks for your consideration,

A handwritten signature in black ink that reads "Karl J. Vercouteren". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Karl J. Vercouteren

1624 Montana Street
The Dalles, Oregon 97058

PATRICIA A. NEAL

3237 East Tudor Road Apt. #4 – Anchorage, Alaska 99507-1213
907.717.8117 Cell 888.269.8775 Fax TrishaNeal@hotmail.com

July 30, 2019

The Dalles Main Street
Attn: Main Street Staff c/o Waldron subcommittee
PO Box 544
The Dalles, OR 97058

To Whom it May Concern:

As a former resident of The Dalles, I still maintain contact with many of my friends there. I have a continued interest in the historic preservation of the beautiful historic buildings in The Dalles. These historic buildings are the main reason I chose to live in The Dalles.

The Waldron Brothers Drugstore/Gitchell building is an iconic building in The Dalles! It should be preserved; not demolished. I understand that saving the building has a cost attached to it, but I believe that the funds will be there.

Please give the decision of demolish vs save great consideration. Once the building is gone, another piece of The Dalles' history is gone forever.

Best Regards,



Trish Neal



Todd Carpenter <toddecarpenter@gmail.com>

Re: The Dalles Main Street & friends of the Waldron support letters

Sandy <sandystitch@gorge.net>

Fri, Jul 19, 2019 at 3:57 PM

To: Todd Carpenter <toddecarpenter@gmail.com>

To whom it may concern:

We need to preserve the oldest commercial building in The Dalles. The Waldron Drug building is critical to preservation of the history of our city as the original end of the Oregon Trail, one of the main draws to tourists and cruise boat passengers.

I support the Dalles Main Street program to work with the Friends to save, restore, and use the building. I am a Friend of the Waldron Drug and we want to save the building.

Waldron Drug is the last remaining historic building on the north side of 1st Street. It is also possibly one of the oldest commercial buildings in Oregon as well as the oldest downtown Main Street buildings in Oregon. This building is recognized as a primary resource on the National Register of Historic Places. It was also recently named one of Oregon's most endangered Places by Restore Oregon.

The Waldron Brothers Drugstore has a rich commercial history in The Dalles and ties into the Oregon Trail through Henry Klindt (Philip Klindt's great grandfather) who traveled to The Dalles Oregon via covered wagon in 1862 and had significant contributions to the city of The Dalles. Built in 1863 by Henry Klindt (Philip Klindt's great grandfather), it has been a part of our community almost from the town's inception. It has withstood fires, floods, and neglect over the years and now faces its greatest threat, demolition.

The Waldron building not only represents the history of the Oregon Trail, it tells a story of pioneers who made the City of The Dalles what it is today. It is part of the skyline we can see as we host city-sponsored events, Lewis and Clark Park events and more and more visitors to The Dalles.

The railroad shamefully was allowed to move their tracks, to the detriment of this building and our access to it. It is up to us to preserve it.

Sandra Haechrel, 50 year resident of The Dalles, retired former downtown business owner, Friend of Waldron Drug, member of Ft. Dalles Floozies and Friends, community volunteer

731 E. 19th St.

The Dalles OR

541-298-5004

sandystitch@hotmail.com

"Having been given much, what will you give in return?" Dennis Richardson

[Quoted text hidden]



Todd Carpenter <toddecarpenter@gmail.com>

Re: The Dalles Main Street & friends of the Waldron support letters

rtirving@gmail.com <rtirving@gmail.com>

Mon, Jul 22, 2019 at 12:41 PM

To: Todd Carpenter <toddecarpenter@gmail.com>

I am writing to support the preservation of the historical Waldron Drugstore. This building is a valuable treasure of The Dalles in one of the most visible sites from Interstate 84. Every time I drive by and see it, I feel pride in the history and people who shaped our town.

This building is over 150 years old and the oldest commercial building in The Dalles. It was built by Henry Klindt, an honored pioneer. It has survived fires, floods, neglect and it deserves to survive demolition.

The Lewis and Clark Festival Park has been a great addition to the downtown area, along with the Riverfront Trail and underpass to the cruise ship dock connecting our town back to the Columbia River. This historical building is another asset to this area that is so visible to visitors.

I support the Friends of the Waldron to save this building.

Tamara Irving
The Dalles

Sent from my iPad

On Jul 19, 2019, at 9:41 AM, Todd Carpenter <toddecarpenter@gmail.com> wrote:

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