

**MINUTES**

**HISTORIC LANDMARKS COMMISSION MEETING**

July 28, 2021  
4:00 p.m.

VIA ZOOM

**PRESIDING:** Robert McNary, Chair

**COMMISSIONERS PRESENT:** Bev Eagy, Forust Ercole (arrived at 4:03), Doug Leash

**COMMISSIONERS ABSENT:** Eric Gleason

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

**OTHERS ABSENT:**

**STAFF PRESENT:** Senior Planner Dawn Marie Hert, CDD Director Alice Cannon, City Attorney Jonathan Kara, Associate Planner Joshua Chandler, Secretary Paula Webb

**CALL TO ORDER**

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

**PLEDGE OF ALLEGIANCE**

Commissioner Leash led the Pledge of Allegiance.

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

It was moved by Ercole and seconded by Leash to approve the minutes of June 23 2021 as written. The motion carried 4/0, Eagy, Ercole, Leash and McNary voting in favor, none opposed, Gleason absent.

### **STAFF COMMENTS**

Senior Planner Hert provided updates:

- A final mural design was presented for HLC 187-21. The design includes a cherry tree with swing and oversized cherries. The tree is accompanied by a small set for wings for interaction with children or pets.
- Grant funds originally intended for a workshop, will now be used for a table book: “All Together The Dalles.”
- The Otocast Walking Tour will go live next week. Maps, photos and detailed information will be available in the app. Narrative is provided by Karl Vercouteren, editing is provided by Carolyn Wood.

### **COMMISSIONER COMMENTS**

Commissioner Leash noted St. Peter’s Landmark is in need of docents.

Commissioner Eagy stated the Trevitt House Air BNB was included in the top 300 most hospitable Air BNBs.

Chair McNary stated there will be a Wasco County Fair.

*Carolyn Wood, 1709 Liberty Way, The Dalles*

Ms. Wood stated she was the docent on July 27, 2021, and had 19 visitors at St. Peter’s Landmark.

Museum Representative Reynolds said she is training to be a docent at the Fort Dalles Museum.

### **PUBLIC HEARING**

HLC 190-21, Mark Powell, 311 Union Street

Request: Approval to replace the entrance doors, remove exterior lights on second story, and restore the balcony railing above the doors on the façade facing W. Third Street, as well as add a porch roof and railing on the façade facing Union Street.

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. Hearing none, he opened the public hearing at 4:22 p.m.

Senior Planner Hert presented the staff report.

Proponent

*Mark Powell, PO Box 896, The Dalles*

Mr. Powell intends to restore the building’s historically correct appearance. The Third Street entrance will provide a view into a historically correct interior with a chandelier, leather couches and spittoons. The door will be replaced to improve weatherproofing. Existing anchor points will be used to replace the porch over the Union Street entrance. These items will benefit both the business and the building, so it can last another 120-140 years. Powell hopes to restore the

clock tower next spring or summer.

Commissioner Leash commented it was admirable that Mr. Powell would spend the time and money to restore the building. Commissioner Eagy thanked Powell for all he is doing for the community.

There was no testimony from opponents.

Chair McNary closed the public hearing at 4:35 p.m.

Commission consensus was in favor of the doors with scroll work.

It was moved by Leash and seconded by Eagy to approve HLC 190-21 with the conditions of approval. The motion carried 4/0, Eagy, Ercole, Leash and McNary voting in favor, none opposed, Gleason absent.

HLC 191-21, Columbia Gateway Urban Renewal Agency, 401-407 E. Second Street

Request: Approval to demolish a non-contributing historic building.

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

Chair McNary asked why demolition of this structure came before the Commission. Senior Planner Hert replied the structure is located in the National Historic District. Although considered “non-contributing historic,” it still must go before the Commission due to it’s location in the Historic District.

Chair McNary opened the public hearing at 4:48 p.m.

Senior Planner Hert presented the staff report.

Director Cannon represented the Columbia Gorge Urban Renewal Agency. She noted during a recent walk-through of the property there was evidence of new cracks and a portion of the ceiling had fallen. Winter maintenance was completed to ensure safety. It was decided a shovel ready site would have more value than restoration of the existing structure.

Chair Gary Grossman, Urban Renewal Agency Board, 1827 Quinton Street, The Dalles

Mr. Grossman stated two developers had determined redevelopment was cost prohibitive. This property could be a centerpiece of the downtown. He urged the Commission to approve demolition.

Todd Carpenter, 216 E. Fifth Street, The Dalles

Mr. Carpenter is in favor of demolition. We are losing service industry workers to metro areas; affordable housing downtown is important. The center of town is a great area to upgrade.

John Fredrick, Urban Renewal Agency Board, PO Box 318, The Dalles

Mr. Fredrick is in favor of demolition.

There was no testimony from opponents.

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Courtney Christianson, 300 Federal Street, #205, The Dalles

Ms. Christianson was not opposed to demolition. She shared her concerns regarding safety and potential contaminants. Christianson referred to her email submitted July 23, 2021, Exhibit 1.

Chair McNary noted Ms. Christianson's concerns were outside the scope of the Historic Landmarks Commission. Senior Planner Hert agreed with Chair McNary, but noted best practices would be followed during demolition.

Director Cannon stated the Urban Renewal Agency had not yet entered into a contract for demolition. Before an invitation to bid, an archeological investigation will be completed. After the invitation to bid, the first steps will be removal of the underground storage tank, asbestos and other hazards.

Carolyn Wood, 1709 Liberty Way, The Dalles

Ms. Wood is not opposed to demolition. She registered her concern there is a plan to replace or redo the Lewis and Clark mural on the side of the building. Senior Planner Hert received an email from Scott Stephenson, Director, The Dalles Art Center. Stephenson, in conjunction with the Mural Society, completed assessments of all the murals. Their decision was to move forward with current art processes, not replicate the existing mural. Director Cannon stated her willingness to explore possibilities for relocation or replacement.

Chair McNary closed the public hearing at 5:21 p.m.

Commission consensus was in favor of demolition.

It was moved by Ercole and seconded by Leash to approve HLC 191-21 of the Columbia Gateway Urban Renewal Agency to demolish a non-contributing historic building located at 401-407 E. Second Street with two conditions of approval. The motion carried 4/0, Eagy, Ercole, Leash and McNary voting in favor, none opposed, Gleason absent.

**RESOLUTION**

Resolution HLC 179-21: Approval of HLC 190-21, Mark Powell

It was moved by Leash and seconded by Eagy to approve Resolution 179-21 approving Application HLC 190-21 with eight conditions of approval. The motion carried 4/0, Eagy, Ercole, Leash and McNary voting in favor, none opposed, Gleason absent.

Resolution HLC 180-21: Approval of HLC 191-21, Columbia Gateway Urban Renewal Agency

It was moved by Leash and seconded by Ercole to approve Resolution 180-21 approving Application HLC 191-21 with two conditions of approval. The motion carried 4/0, Eagy, Ercole, Leash and McNary voting in favor, none opposed, Gleason absent.

**ADDITIONAL COMMENTS**

Senior Planner Hert stated in-person meetings would not resume prior to September.

**ADJOURNMENT**

Being no further business, the meeting adjourned at 5:28 p.m.

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Submitted by/  
Paula Webb, Secretary  
Community Development Department

SIGNED:   
Robert McNary, Chair

ATTEST:   
Paula Webb, Secretary  
Community Development Department

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**From:** [Courtney Christenson](#)  
**To:** [Dawn Hert](#)  
**Subject:** Feedback from a downtown resident regarding Tony's demolition  
**Date:** Friday, July 23, 2021 4:09:27 PM

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Ms. Hert,

I'd like to contribute a few comments and concerns for the upcoming hearing regarding demolition of the Tony's Building downtown. Not certain how to approach this, but I have sent these remarks to every member of the Landmarks Commission, as well as the few folks I know on the Planning Commission and Urban Renewal.

My name is Courtney Christenson; I lease at the Federal Street Lofts in the Honald Building directly facing Tony's (photo of our vantage and close proximity attached). At this point, I am neither for or against this demolition — I don't have enough information yet to have a position on this. But I do have a number of concerns I'd like to share:

1. If demolition is to occur, what are the safety measures that will be taken for those of us in very close proximity? I am concerned about air quality, the possibility of asbestos, and airborne particulates in general. My 10 year old son has a seizure disorder, which increases his risk factors for all sorts of exposures.
2. What should we expect in terms of noise impact and livability during the demolition? What is the duration of a project like this? I work from a home office in the Honald.
3. Post-demolition and the future of the lot: as a resident of the downtown core, downtown renewal is very close to me, literally and figuratively. Prior to residing at the Honald, we also lived for years on 4th street between Laughlin and Federal in an 1890 Victorian. A thriving downtown which preserves its unique historic character and remains livable to residents are all important criteria to me. How can I get involved as a downtown resident to ensure that any new development on the site has a positive economic impact while also being mindful of existing downtown residents? Namely:
  - a. Building height: I understand there are currently no building height restrictions downtown. What can I do to advocate for protecting our Gorge view in the Honald? At the risk of NIMBY-ism, one of the things that makes this location so special is our glimpse of the hills and river. I would like any new development on the lot to consider the investment of the owners and renters in the Honald. Whenever new development obstructs views of the Gorge, we eliminate one of the single best qualities of living in The Dalles.
  - b. Parking impact: As it stands, I often need to park several blocks from my home. The current downtown parking ordinance has residents relocate our vehicles out of the downtown zone from 9-5. The city needs to be purposeful and thoughtful about parking impacts for any new development on the block, whether commercial or residential (or both, as may be the case). I appreciate the intent of

reserving parking downtown during the day for retail consumers, but if our downtown core is also meant to be livable for residential uses, planning for the lot must include parking solutions.

Thank you for reading. I am eager and willing to be an involved downtown resident on these matters and am interested in hearing about any opportunities to be useful on this.

Courtney Christenson  
Resident at 300 Federal St  
Mobile: (310) 403 - 8460