



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
FAX: (541) 298-5490
Community Development Dept.

HLC # 191-21

HISTORIC LANDMARKS APPLICATION

Application is required for modifications and/or alterations to the exterior of certified historic structures and all structures within certified historic districts. Additionally, new construction within established historic districts are also required to appear before the City of The Dalles Historic Landmarks Commission.

Applicant Name	Columbia Gateway Urban Renewal Agency
Mailing Address	313 Court Street The Dalles, OR
Phone	541-296-5481, x 1151
Business Name	Columbia Gateway Urban Renewal Agency
Site Address	401-407 E. 2nd Street
Phone	541-296-5481, x 1151
Map and Tax Lot	1N 13E 3 BD 2300 and 1N 13E 3 BD 2200
Zoning	CBC-2 with CBC-1 Overlay

Please describe your project goals.

Approval to demolish both existing structures. Project to include abatement/disposal of all hazardous material; demolition of all existing structures/foundations; disposal of all building materials/debris; and backfilling of all excavations and/or foundation pits/voids.

How will your project affect the appearance of the building and or site?

All structures will be removed and the site will be vacant.

What efforts are being made to maintain the historic character of this structure?

All structures will be removed.

What is the current use of this property?

Multiple vacant commercial spaces.

Will the use change as a result of approval of this application? ☒ Yes ☐ No

List any known archeological resources on site.

None

The review criteria for each application are the Secretary of the Interior's Standards. These standards have been adopted by City Ordinance 94-1194 as local review criteria.

I certify that the above information is correct and submit this application with nine (9) copies of a site plan drawn to scale, nine (9) copies of detailed, elevation drawings with proposed changes, and nine (9) current color photographs (4X6 inch minimum) of the building/structure front.



Applicant

6-24-21

Date

n/a
Owner (if not the applicant)

I have reviewed the above application and certify that it is complete and accepted for processing.

Secretary, Historical Landmarks Commission

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For Office Use Only

Historical Classification Historic Non-Contributing
(Primary, Secondary, Historical, Etc.)

Historic Building/Site ☐ Historic District: Trevitt ☐ Commercial ☒ Other ☐

Historic Name (if any) None

Year(s) Built c. 1905-1920

**Written Narrative for Request to Demolish
Columbia Gateway Urban Renewal Agency-Owned Building
Located at 401-407 E. 2ND STREET; The Dalles, Oregon
(Otherwise known as “The Tony’s Building”)**

Property Description from the City of The Dalles Historic Inventory dated 1997

CLASSIFICATION: Historic Non-Contributing

PHYSICAL DESCRIPTION: This two-story brick building has stucco curtain wall as the exterior wall finish. The roof is flat and built up. The building is of a compatible scale, but extensive alterations have been made to the facade, including aluminum storefront doors and windows and the installation of Roman brick over the bulkhead. A parking area is in the back (north) of the building. A mural depicting the Lewis and Clark Expedition is painted on the north facade (1993). The building is in good condition.

HISTORICAL DATA: This building was rebuilt in 1892 after the 1891 fire in downtown The Dalles that destroyed much of the downtown businesses. By 1900, the First National Bank occupied the building as well as an agricultural implements and a saloon (still occupied the building in 1909. In 1926, an auto sales and auto repair shop was located in the building. Long-time owners of the property were the Raymond F. Kelly family (1916 to the 1950s). Tony's Town and County purchased the building in 1977. The building was extensively remodeled most likely in the 1970s, Incorporating the adjacent building into the new design.

Recent Background since 2016

The Urban Renewal Board has owned the former Tony’s department store building since 2016. At the time of purchase, the Agency Board was negotiating with Tokola Properties who had an interest in demolishing the building to make way for a mixed use redevelopment. A variety of different factors contributed to that developer abandoning their plans in 2018.

In 2019, the Agency issued another public solicitation to a developer who may wish to reuse the building. In early 2020, the City entered into an Exclusive Negotiating Agreement with a local entity called The Gorge Fitness Hub, LLC. This group, led by Mr. Brian Cassady, hoped to reuse the building to house a variety of different fitness uses.

Mr. Cassady returned to the Board with a presentation in spring 2020, highlighting significant and costly repairs required to rehab the building for occupancy and use as a fitness facility. Ultimately, both the Agency Board and The Fitness Hub, LLC mutually decided to allow the Exclusive Negotiating Agreement to lapse. The high costs of needed building repairs led the Board and Mr. Cassady to this conclusion.

At the February 16, 2021 Columbia Gateway Urban Renewal Agency Board meeting, the Board gave the Urban Renewal Manager direction to collect cost estimates and prepare documents to obtain competitive bids for the demolition of the building. The Board discussed an interest in creating a mixed-use “shovel-ready” development opportunity in downtown The Dalles. In particular, the Board wants to consider partnering with a developer on the site who would bring new housing opportunities to downtown. Demolition of the former Tony’s Building could make way for such an opportunity in the future.

Code Criteria: Consideration of Historic Landmark Demolition

11.12.080 Permits to Demolish Designated Historic Landmarks.

A. Review Criteria. The Commission shall consider:

- 1. The state of repair of the landmark.*
- 2. The reasonableness of the cost of renovation or repair.*
- 3. The purpose of preserving such designated historical landmark.*
- 4. The criteria used in the original designation of the landmark.*
- 5. The applicable provisions of the City’s Comprehensive Plan.*
- 6. The character of the surrounding neighborhood.*
- 7. Any other factor deemed appropriate by the Commission.*

Applicant’s/Urban Renewal Agency’s Written Findings in Support of Demolition

A. Review Criteria. The Commission shall consider:

1. The state of repair of the landmark.

Neither of the buildings are listed as historical landmarks. Following some structural analyses and hazardous materials assessments, as part of multiple negotiating agreements over the past five years, the level of disrepair of these two buildings is apparent and has resulted in the need to pursue demolition of each building. The primary areas of concern with these buildings include:

- **Roofs:** Leaking roof on both buildings; professionals claim there is no usable life on either building; some aspects have been repaired/maintained for the past 20 years. Parts of the roof and ceiling are collapsing in the 401 Building, due to ongoing roof leaks.
- **HVAC/Furnace:** Of five units, only one has five to ten years of usability; others need to be replaced. The furnace is no longer operating, requiring City staff to use inefficient portable heaters in the building for the past two winters in order to prevent further roof and building damage caused by freeze and thaw conditions.
- **Structural:** Multiple removed/cut structural beams and ties; crumbling foundation and brickwork.

- **Hazardous materials:** Asbestos, lead, and universal wastes have been detected throughout the buildings.
- **Dry rot:** Structural load of entire storefront of 403-407 building is rotted. The floor joists of the 401 building are damaged with dry rot, impacting the structural integrity of this building.

2. *The reasonableness of the cost of renovation or repair.*

In 2016, the Urban Renewal Agency purchased the subject buildings for \$420,000. At the time of purchase, the Agency a developer had intended to demolish the building and redevelop the site with a mixed-use building with ground-floor retail and upper level multi-family housing. For a variety of economic reasons, the potential developer abandoned the project. In 2019, the Agency solicited proposals from other investors who would be interested in reusing the building. The Agency selected a local group called The Gorge Fitness Hub, LLC (led by Mr. Brian Cassady) who proposed to renovate the building for reuse, housing a variety of different fitness-related uses. The COVID pandemic and building renovations costs contributed to Mr. Cassady and the Agency deciding to amicably discontinue negotiating any building re-use options. The estimated cost in 2020 to repair both buildings to a “safe” condition is \$711,632. The total 2020 assessed value of both buildings is \$556, 557.

3. *The purpose of preserving such designated historical landmark.*

Neither structures are listed as historical landmarks, but historic non-contributing resources located within The Dalles Commercial District. Once demolished, the Agency will be able to provide 10,000 SF of shovel-ready land for investment in the downtown core with potential development that can better contribute to the historical character of the neighborhood.

4. *The criteria used in the original designation of the landmark.*

The level of extensive exterior alterations of both structures may have contributed to their lack of landmark designation.

Per the inventory sheet, the 401 E 2nd Street structure, although compatible in scale, has experienced extensive alterations to the façade over the years including: aluminum storefront doors/windows, Roman brick being installed over the bulkhead, and a mural painted on the Federal Street facing brick façade. Due in part to these modifications, the architectural style of the structure is listed as “Altered.” Similar extensive alterations have occurred to the 403-407 E 2nd Street building: aluminum doors/windows, as well as the addition of a metal canopy. The architectural style is listed as “20th Century. Commercial”. In addition to the exterior modifications that occurred over the years, both buildings have experienced extensive interior modifications, most notably cutting

two doorways into the exterior wall between 401 and 403, to incorporate the two spaces into one retail space, Tony's Clothing.

5. The applicable provisions of the City's Comprehensive Plan.

Once demolished, the reinvestment in the 100'x100' city block will help to provide a catalyst for economic development in the downtown core, specifically **Goal #9: Policy 9 which aims to "encourage investment in The Dalles Central Business District, and support project activities in the Columbia Gateway/Downtown Urban Renewal Plan."**

In addition to economic development, this space may provide a lucrative opportunity to develop much needed high density housing options and due to the central location will **"encourage energy conservation by increasing residential densities in mixed use centers, along major linear streets that may one day serve as future transit corridors, and near commercial and employment centers (Goal #10: Policy 6).**

6. The character of the surrounding neighborhood.

The subject buildings are located at E 2nd and Federal Streets, within The Dalles Historic Commercial District which has a mix of building styles, years of construction, and historical significances. The properties directly adjacent to the subject properties include the following:

<u>Address(es)</u>	<u>Historic Name</u>	<u>Common Name</u>	<u>Year(s) of construction</u>	<u>Historic Classification</u>	<u>Style</u>
319-323 E 2nd St	Pease Dept. Store	Craig Office Supply	1910-1911	Secondary	Chicago Style
312-320 E 2nd St	Vogt Block	Vogt Block	1900; 1962	Non-Compatible Non-Contributing	Altered
400-408 E 2nd St	Williams Hardware Co.	Krier Bldg.	c. 1910	Secondary	English Renaissance Revival
409 E 2nd St	N/A	N/A	1935	Historic Non-Contributing	Altered
401 E 2nd St	N/A	Tony's Clothing	ca. 1920	Historic Non-Contributing	Altered
403-407 E 2nd St	N/A	Tammy Hall Floral	c. 1905	Historic Non-Contributing	20 th Century Commercial

7. *Any other factor deemed appropriate by the Commission.*

Awaiting discussion with the Commission.

Attachment: Information Presented to the Urban Renewal at their June 16, 2020 meeting









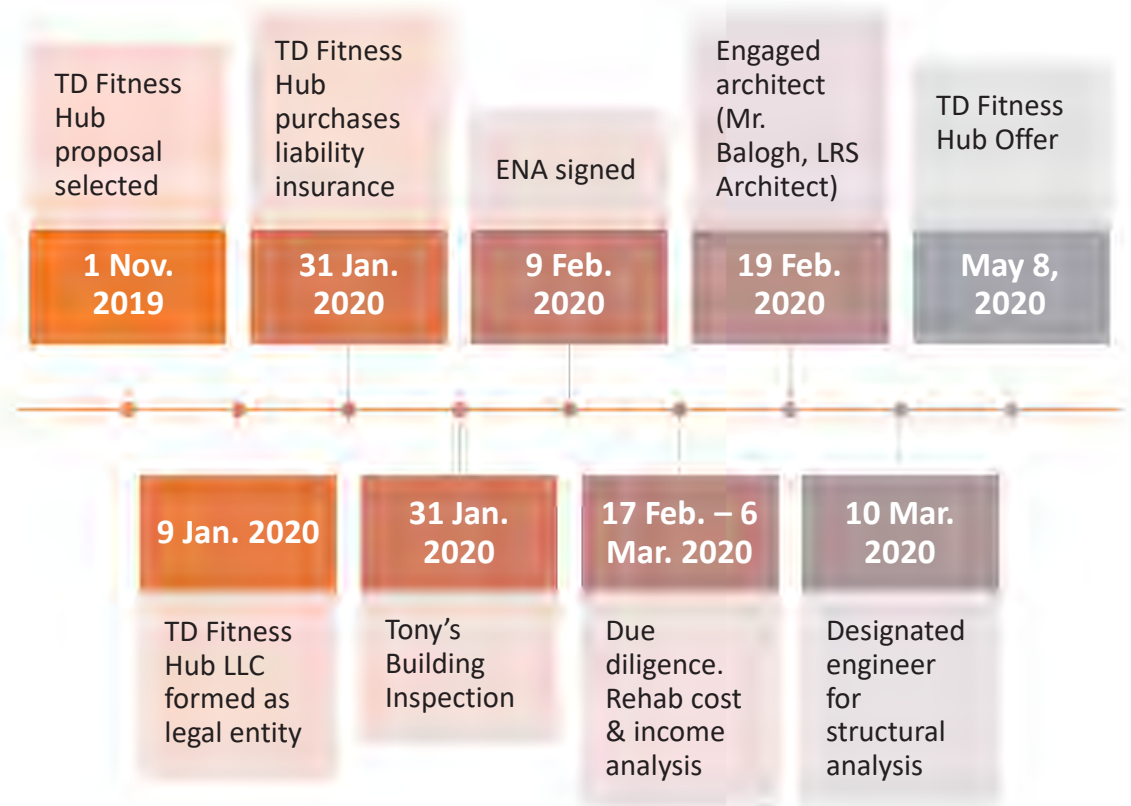


Information Presented to Urban Renewal Board at June 20, 2020 meeting

The Tony's Building



PROJECT TO DATE:



Primary Items of Concern:

- Roof Both roofs leak. Roofers confirm no usable life in existing roofs.
- HVAC Of 5 units, only one has 5-10 years usable life. The remainder are spent.
- Structural Multiple removed/cut structural beams & ties. Crumbling foundation and brickwork.
- Asbestos Most must be removed. Roof and some exterior can possibly remain and be covered.
- Dry rot Structural components carrying entire 2nd St storefront of 403-407 building is rotted.

Repair Cost Estimates:

Tony's Building Repair Costs

One Time Repair Costs for Bld 1			
Roof		\$76,250.00	Brown Roofing
HVAC		\$23,500.00	Oregon Equipment
Brick Repair		\$77,654.00	D&R Masonry
Asbestos Removal		\$151,028.00	Alpha Environmental
Tank Removal		\$9,145.00	3 Kings
Storm Water Repair	Est	\$7,500.00	Grant?
Fire Suppression	Est	\$15,000.00	Cochenauer
Dryrot Repair		\$5,200.00	Doug Jenkins
Electrical		\$2,500.00	Devco
Plumbing		\$13,490.00	
Sheetrock Repair	Est	\$3,500.00	
TOTAL		\$384,767.00	

One Time Repair Costs for Bld 2			
Roof		\$60,620.00	Brown Roofing
HVAC		\$24,500.00	Oregon Equipment
Asbestos		\$17,675.00	Alpha Envirnmental
Dryrot Repair		\$52,038.03	Adams
Fire Suppression	Est	\$15,000.00	Grant?
Electrical		\$3,200.00	Doug Jenkins
Plumbing		\$5,370.00	Devoc
Façade Dryrot Replacement		\$147,961.97	Cochenauer/Adams
Sheetrock Repair	Est	\$500.00	
TOTAL		\$326,865.00	

Structural Concerns

CUT OR REMOVED POSTS/BEAMS/TIE RODS

\$ cost not yet determined



Structural Concerns

CRUMBLING BASALT FOUNDATION
\$ cost not yet determined



Structural Concerns

UNDERMINED AND CRACKED FOOTINGS/WALLS

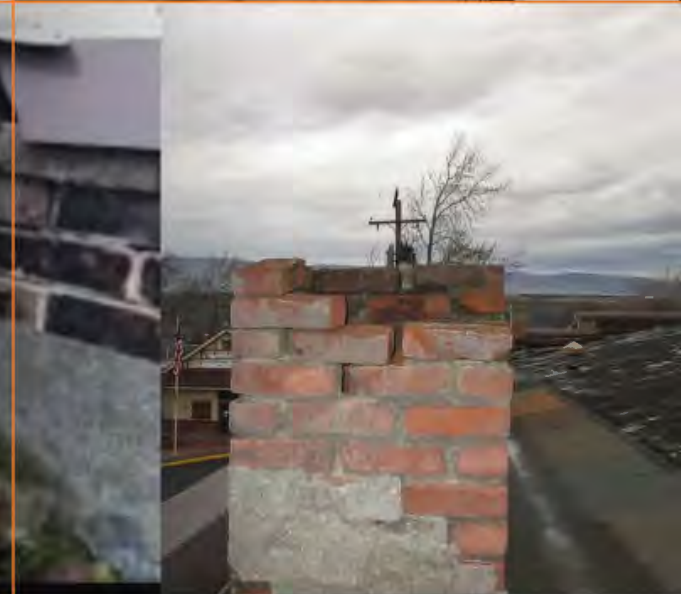
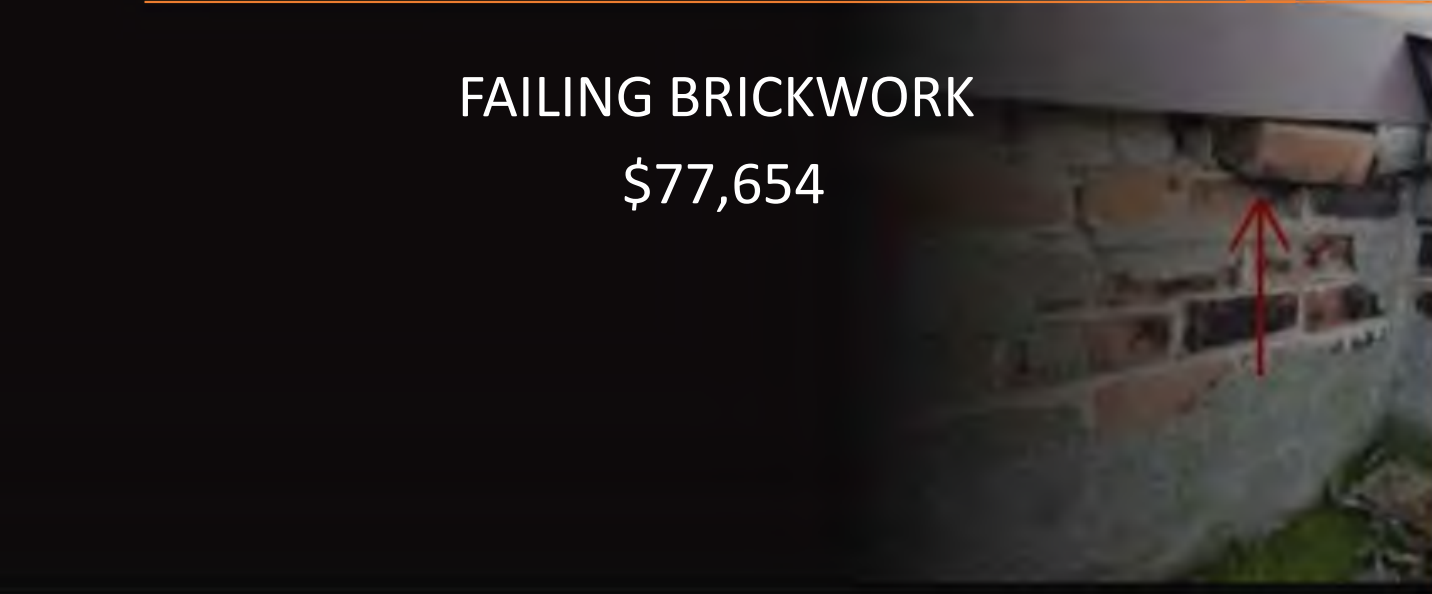
\$ cost not yet determined



Structural Concerns

FAILING BRICKWORK

\$77,654



Structural Concerns

DRY ROT. 401 Building
\$5,200



Structural Concerns

DRY ROT. 403-7 Building

- \$52,038 for removal of rotten members only
- Est. \$147,962 for repair & remodel of storefront



Environmental Concerns

ASBESTOS & LEAD
\$168,703



Environmental Concerns

FUEL OIL BOILER AND UNDERGROUND TANK

\$9,145



Safety & Occupancy Concerns

FAILED ROOF. 401 Building
\$76,250



Safety & Occupancy Concerns

FAILED ROOF. 403-407 Building
\$60,620



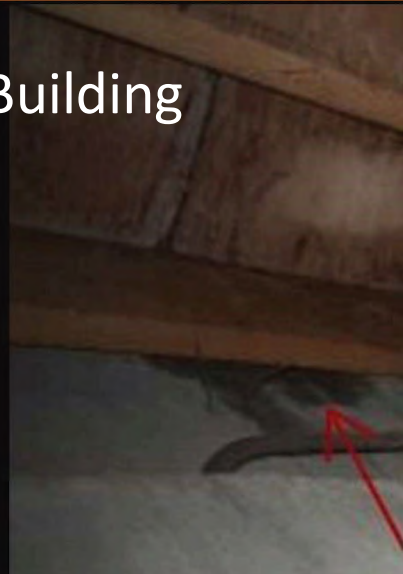
Safety & Occupancy Concerns

Interior roof leak damage. 401 Building
Est. \$3,500



Safety & Occupancy Concerns

Interior roof leak damage. 403-7 Building
\$500



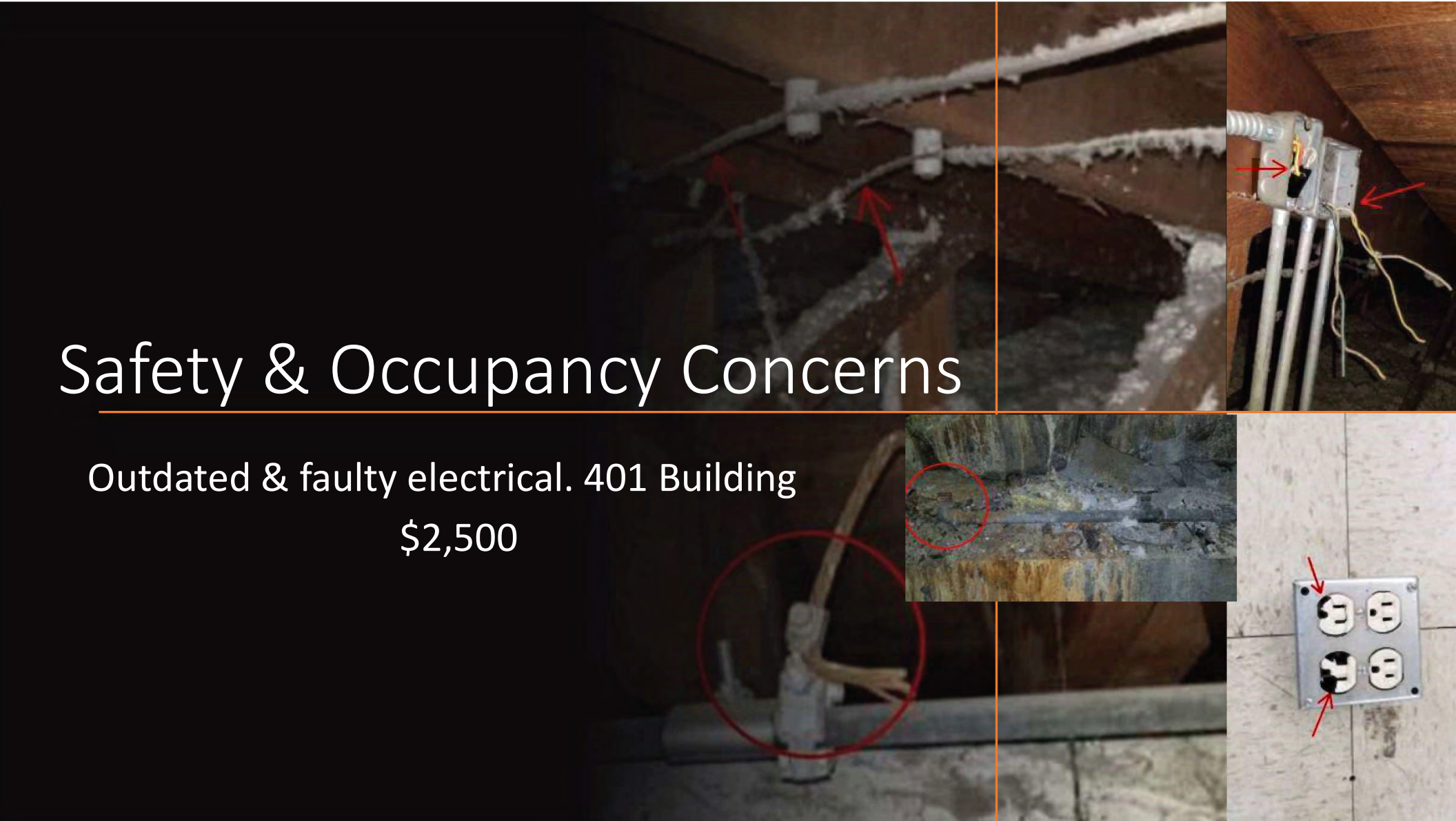
Safety & Occupancy Concerns

Dangerous and Unusable HVAC units
\$48,000



Safety & Occupancy Concerns

Outdated & faulty electrical. 401 Building
\$2,500



Safety & Occupancy Concerns

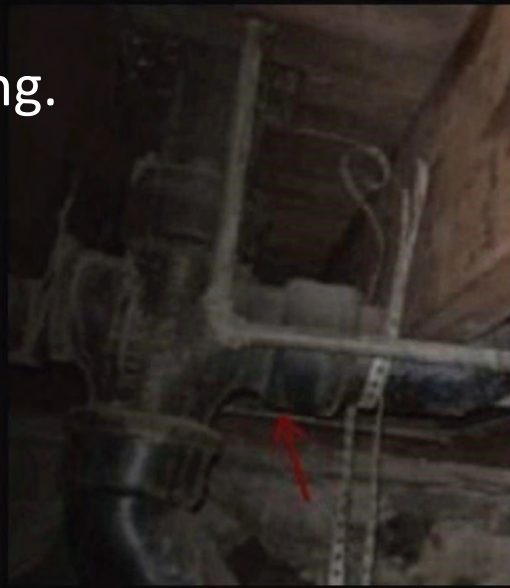
Outdated & faulty electrical. 401 Building
\$3,500



Safety & Occupancy Concerns

Leaking and outdated plumbing.

\$18,860



Safety & Occupancy Concerns

Improper and ineffective rain scuppers
Est \$7,500



TOTAL
REPAIR
COSTS to
bring the
building to a
SAFE
condition

401 Building: \$384,767

403-407 Building: \$326,865

TOTAL: \$711,632*

* This total does not include the undetermined amount for structural repairs that may be needed, pending structural analysis.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 113

#92 HISTORIC NAME: NA
COMMON NAME: Tony's Clothing
ADDRESS: 401 East Second Street
RESOURCE TYPE: Building
OWNER'S NAME AND ADDRESS:
Anthony Foote
P.O. Box 261
The Dalles, Oregon 97058
ASSESSOR'S MAP: 1N-13E-3BD BLOCK: 5 LOT: 12 TAX LOT: 2300
ADDITION: Laughlin's Addition
YEAR BUILT: ca. 1920
STYLE: Altered
ALTERATIONS: Major; Extensive alterations to the main facade
USE: Retail
CLASSIFICATION: Historic Non-Contributing

PHYSICAL DESCRIPTION: This two-story brick building has stucco curtain wall as the exterior wall finish. The roof is flat and built up. The building is of a compatible scale, but extensive alterations have been made to the facade, including aluminum storefront doors and windows and the installation of Roman brick over the bulkhead. A parking area is in the back (north) of the building. A mural depicting the Lewis and Clark Expedition is painted on the north facade (1993). The building is in good condition.

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