

AGENDA

HISTORIC LANDMARKS COMMISSION

April 26, 2023

4:00 p.m.

City Hall Council Chambers
313 Court Street, The Dalles, Oregon

Via Zoom

<https://us06web.zoom.us/j/83000976030?pwd=Y3NwM1NPVUk3anVPUjNTdythYW1sZz09>

Meeting ID: **830 0097 6030** Passcode: **22217**

Dial: 1-669-900-6833 or 1-253-215-8782

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES – December 14, 2022
6. PUBLIC COMMENT – During this portion of the meeting, anyone may speak on any subject that does not later appear on the agenda. Five minutes per person will be allowed.
7. PRESENTATION
 - A. Columbia Gateway Urban Renewal Agency Updates, Joshua Chandler, Urban Renewal Manager
8. DISCUSSION ITEM
 - A. Tony's Building Mitigation
9. STAFF COMMENTS
 - A. Pioneer Cemetery Grant Update
 - B. Walking Tour Update
10. COMMISSIONER COMMENTS
11. ADJOURNMENT

Meeting conducted in a room in compliance with ADA standards.

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Prepared by/
Paula Webb, Secretary
Community Development Department

MINUTES

HISTORIC LANDMARKS COMMISSION MEETING

December 14, 2022
4:00 p.m.

CITY HALL COUNCIL CHAMBERS
313 Court Street, The Dalles, Oregon 97058
Via Zoom / Livestream via City Website

PRESIDING: Robert McNary, Chair

COMMISSIONERS PRESENT: Forust Ercole, Eric Gleason, J. Scott Stephenson

COMMISSIONERS ABSENT: Bev Eagy

OTHERS PRESENT:

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

STAFF PRESENT: Associate Planner Kaitlyn Cook, Secretary Paula Webb

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Commissioner Stephenson led the Pledge of Allegiance.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

It was moved by Stephenson and seconded by Gleason to approve the minutes of October 5, 2022 as written. The motion carried 4/0; Ercole, Gleason, McNary and Stephenson voting in favor, none opposed, Eagy absent.

PUBLIC COMMENT

Richard Wolfe, 4752 Simonelli Road, The Dalles

Mr. Wolfe spoke of former switchbacks located in The Dalles. One switchback, included on Sam Barlow's map, may have been the beginning of the Barlow Trail.

Mr. Wolfe noted the moldings and bead board used in the Council Chamber's renovation are incorrect.

PUBLIC HEARING

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.

Commissioner Gleason stated he owned a neighboring property, but would offer an unbiased decision. Chair McNary opened the public hearing at 4:19 p.m.

HLC Application 210-22, Tony Zilka, 201-205 Washington Street

Request: Approval to modify an existing structure for both commercial and residential use.

Associate Planner Cook provided the staff report and presentation, Attachment 1.

Commissioner Gleason noted the 1871 inventory date is probably the date of a remodel. The lower stone portion of the structure dates back to the 1860s.

Tony Zilka, 205 Washington Street, The Dalles

Mr. Zilka stated:

- The bellyband will resemble the original,
- Selected windows are double-hung, wooden windows,
- Wooden doors with a large bottom rail were selected,
- The commercial space will include commercial entry doors,
- The Juliet balconies (Attachment 2) are no longer planned,
- Open deck space will be provided on the roof,
- Two additional windows will be added to the north end of the building, and
- Planned color palette will be fox gray with black trim.

Associate Planner Cook stated the articulation between the two floors could be a bellyband, awnings or paint, among others.

Mr. Zilka stated excavations in the parking lot (to access the basement) are dependent on the doorway entries. He added the lower portion of the structure is archaeologically significant. The current plan is to enter at grade and step down to the residence.

Chair McNary closed the public hearing at 4:50 p.m.

MINUTES

Historic Landmarks Commission Meeting

December 14, 2022

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Commissioner Gleason noted this project matches the guidelines, brings the building into use, and will bring the structure closer to its' historic use.

It was moved by Stephenson and seconded by Gleason to approve HLC 210-22, based on the findings of fact and recommended conditions of approval. The motion carried 4/0; Ercole, Gleason, McNary and Stephenson voting in favor, none opposed, Eagy absent.

HLC Application 211-22, Todd Carpenter, 213 E. Second Street

Request: Approval to retain the northern Concrete Masonry Unit (CMU) portion of the structure.

Chair McNary noted there were no additional attendees. He then asked if any Commissioner had ex parte contact, conflict of interest or bias, which would prevent an impartial decision. Commissioner Gleason stated he owned a neighboring property, but would offer an unbiased decision. Chair McNary opened the public hearing at 4:58 p.m.

Associate Planner Cook provided the staff report and presentation, Attachment 3.

There were no proponents or opponents present.

Chair McNary closed the public hearing at 5:08 p.m.

It was moved by Ercole and seconded by Stephenson to approve HLC 211-22, based on the findings of fact and recommended conditions of approval. The motion carried 4/0; Ercole, Gleason, McNary and Stephenson voting in favor, none opposed, Eagy absent.

RESOLUTIONS

HLC Resolution 197-22: Approval of HLC Application 210-22, Tony Zilka

It was moved by Gleason and seconded by Ercole to approve HLC Resolution 197-22 approving Application HLC 210-22 with the recommended conditions of approval. The motion carried 4/0; Ercole, Gleason, McNary and Stephenson voting in favor, none opposed, Eagy absent.

HLC Resolution 198-22: Approval of HLC Application 211-22, Todd Carpenter

It was moved by Gleason and seconded by Stephenson to approve HLC Resolution 198-22 approving Application HLC 211-22 with the recommended conditions of approval. The motion carried 4/0; Ercole, Gleason, McNary and Stephenson voting in favor, none opposed, Eagy absent.

STAFF COMMENTS

Associate Planner Cook stated one application was received for the January HLC meeting. Goal Setting and Election of Officers are also on the agenda.

Staff is working with ODOT to establish the "Rock House" location, and whether it is in ODOT's or the City's right-of-way. The archaeological review process will depend on ownership.

COMMISSIONER COMMENTS

Commissioner Stephenson stated The Dalles Art Center is doing well. The Walking Tour App now includes over 70 sites, with 45 commitments to install placards. The third phase will include the murals, bringing the total to approximately 90 sites available on the app.

Commissioner Gleason attended the 100th anniversary of paving the Scenic Highway into The Dalles. A commemorative plaque is located in the pavement in front of St. Peter's Landmark (W. Third and Liberty Streets). He suggested adding the plaque to the landmark inventory.

Commissioner Gleason stated windows were broken at the Anderson House, Fort Dalles Museum. He added window restoration contractors are unavailable in The Dalles. The Museum may pursue grant funding to provide window restoration workshops to encourage correct window repairs.

ADJOURNMENT

Being no further business, the meeting adjourned at 5:32 p.m.

Meeting conducted in a room in compliance with ADA standards.

Submitted by/
Paula Webb, Secretary
Community Development Department

SIGNED:

Robert McNary, Chair

ATTEST:

Paula Webb, Secretary
Community Development Department

Welcome to the Historic Landmarks Commission

12/14/2022

1

HLC Application #210-22

- Applicant: Tony Zilka
- Address: 201, 203, and 205 Washington Street
- Classification: Historic, Non Contributing
- Historic District: Downtown Commercial District
- Current Use: Commercial

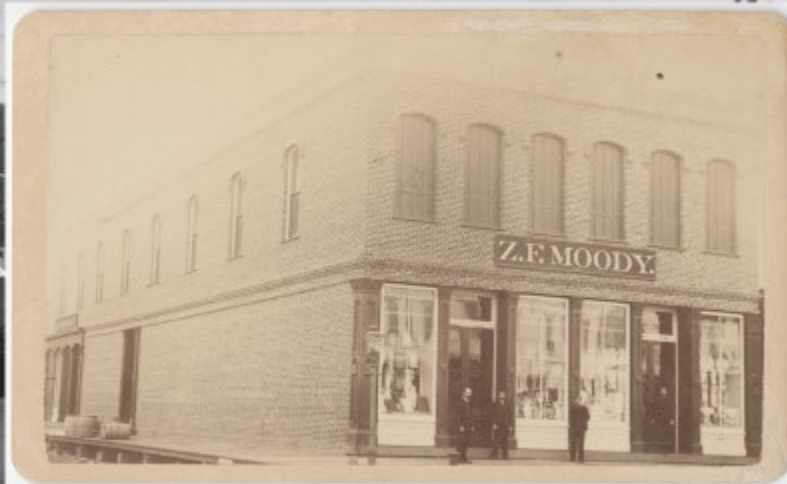
2

Vicinity Map



3

Background



4

Existing Conditions



5

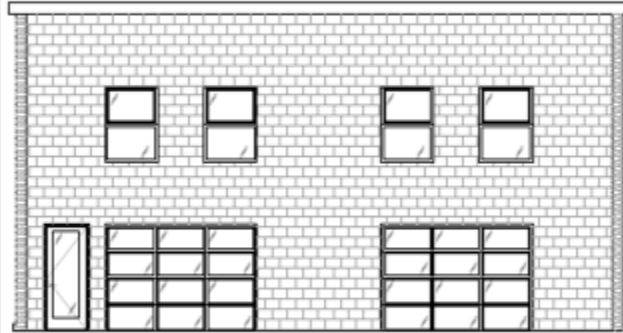
Changes Through Time

- Historic description describes this building as "void of decorative detail"
- No original doors or windows present on the property today
- Historic distinctive features gone.



6

Proposed Elevation- North



Proposal

- Commercial use on the first floor
- 13 residential units



G. Streetscape

The commercial portion of the first floor will retain a pedestrian friendly commercial front with windows, entry doors and bi-fold or tri-fold garage doors.



K. Materials

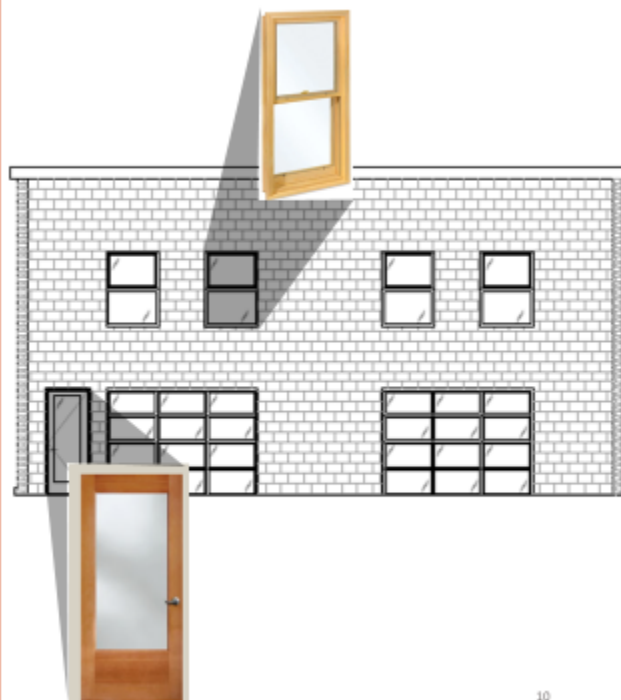
New construction should use materials compatible with the historic buildings in quality, color, texture, finish and dimension. Predominant materials of the commercial historic district are:

- Brick
- stone
- cast iron
- glazed terra cotta
- cement plaster (stucco)

The use of wood for windows is recommended.

When painting a building the following color scheme is recommended:

- darkest-window sash
- medium-building
- lightest-trim, detail



K. Materials

- This development is utilizing the existing entryways.
- The Applicant is including wood transom windows to create a commercial façade on Washington Street.
- The windows are to be vertical, double-hung windows on the second floor, rear of the first floor, and the basement floor.
- The Washington Street frontage has two bi-fold and/or tri-fold garage doors.



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M. Commercial Front

- This development is utilizing the existing entryways.
- The Applicant is including wood transom windows to create a commercial façade on Washington Street.
- The windows are to be vertical, double-hung windows on the second floor, rear of the first floor, and the basement floor.
- The Washington Street frontage has two bi-fold and/or tri-fold garage doors.



12

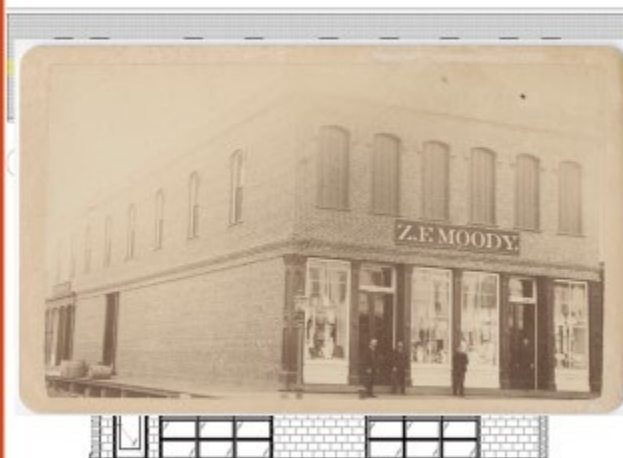
M. Commercial Front

The continuous commercial fronts of downtown The Dalles make a consistent, pedestrian friendly backdrop for a wide variety of businesses. The storefront is predominantly made up of glazing with only structure and decoration revealed. The upper stories consist mostly of wall with discreet window openings. New construction and rehabilitation should maintain the continuity of the multi-story buildings and the clear distinction between storefront and upper floor office or residences through facade treatment and articulation.

13

Additional design feature recommended

- Staff recommends that the Applicant utilize a bellyband, paint, awnings, or other features compatible with the Commercial Historic District to distinguish the first and second floor of this development.



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Recommended Conditions of Approval

1. Work shall be completed in substantial conformance to the pictures and proposals as submitted, reviewed and modified.
2. The Applicant shall submit plans for a building permit to City of The Dalles and then Wasco County Building Codes.
3. The Applicant is required to notify the Community Development Department of any alteration of approved plans.
4. Staff recommends that the Applicant utilize a bellyband, paint, awnings, or other features compatible with the Commercial Historic District to distinguish the first and second floor of this development.

Ongoing Conditions:

1. The Applicant shall submit a Site Plan Review Application with the Community Development and be subject to review SPR (10.3.030.040) Review Criteria, and all other relative criteria of The Dalles Municipal Code.

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Commission Alternatives

1. **Staff recommendation (Motion):** Move to approve application HLC #210-22 based on findings of fact detailed in the staff report
2. Move to approve application HLC #210-22 with modified conditions of approval, based on findings of fact detailed in the staff report
3. Move to deny application HLC #210-22

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MINUTES

Historic Landmarks Commission Meeting

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Attachment 2

1st and Washington | Front



ZILKA
CONSTRUCTION

HLC Application #211-22

- Applicant: Todd Carpenter
- Address: 213 East 2nd Street
- Classification: Historic, Non Contributing
- Historic District: Downtown Commercial District
- Current Use: Commercial

1

213 East 2nd Street Map



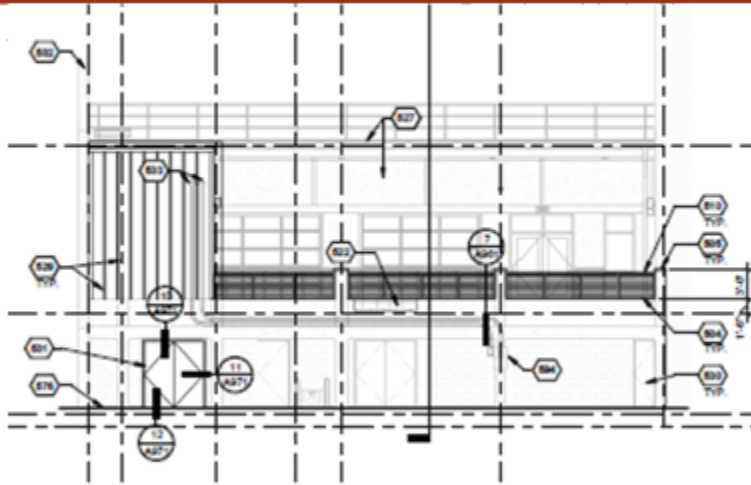
2



Conditions prior to construction



Previous Approval



5

Current Conditions



6

Rear Façade Existing Conditions

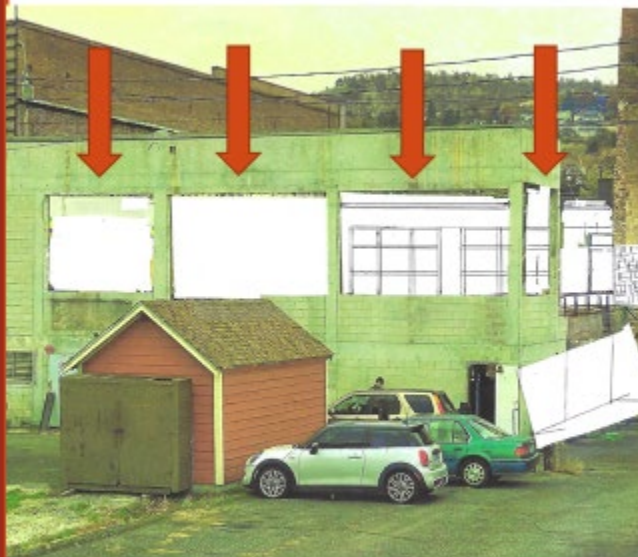
- No original windows or doors exist on the rear
- All 1950's era portion of the building were removed
- No examples of historic craftsmanship have been maintained on the rear façade.



7

Proposed Facade

- 4 Openings
- Railing



8

Proposed Rear Facade

- 4 Openings
- Railing



9

K. Materials

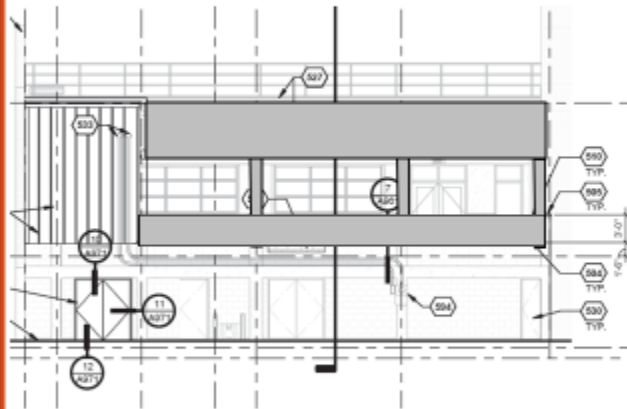
C. New construction should use materials compatible with the historic buildings in quality, color, texture, finish and dimension. Predominant materials of the commercial historic district are:

- brick
- stone
- cast iron
- glazed terra cotta
- cement plaster (stucco)

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Previously Approved Rear Facade

- Railings
- No openings



Recommended Conditions of Approval

1. Work shall be completed in substantial conformance to the pictures and proposals as submitted, reviewed and modified.
2. The Applicant shall submit plans for a building permit to City of The Dalles and then Wasco County Building Codes.
3. The Applicant is required to notify the Community Development Department of any alteration of approved plans.
4. The modification to the rear façade shall not alter the essential form and integrity of the historic property. Utmost care will be taken with new construction.
5. Staff recommends the installation cast iron railings with this development.

Commission Alternatives

1. **Staff recommendation (Motion):** Move to approve application HLC #211-22 based on findings of fact detailed in the staff report
2. Move to approve application HLC #211-22 with modified conditions of approval, based on findings of fact detailed in the staff report
3. Move to deny application HLC #211-22

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MINUTES

HISTORIC LANDMARKS COMMISSION MEETING

January 25, 2023
4:00 p.m.

CITY HALL COUNCIL CHAMBERS
313 Court Street, The Dalles, Oregon 97058
Via Zoom / Livestream via City Website

PRESIDING: Robert McNary, Chair

COMMISSIONERS PRESENT: Bev Eagy, Forust Ercole, Eric Gleason, J. Scott Stephenson

COMMISSIONERS ABSENT:

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

OTHERS ABSENT:

STAFF PRESENT: Associate Planner Kaitlyn Cook, Secretary Paula Webb

CALL TO ORDER

The meeting was called to order by Chair McNary at 4:06 p.m.

PLEDGE OF ALLEGIANCE

Commissioner Ercole led the Pledge of Allegiance.

APPROVAL OF AGENDA

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

ELECTION OF OFFICERS

Commissioner Eagy nominated Robert McNary for Chair. The nomination carried 5/0; Eagy, Ercole, Gleason, McNary and Stephenson voting in favor, none opposed.

Commissioner Gleason nominated Forest Ercole for Vice Chair. The nomination carried 5/0; Eagy, Ercole, Gleason, McNary and Stephenson voting in favor, none opposed.

PUBLIC COMMENT

None.

PUBLIC HEARING

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 4:18 p.m.

Associate Planner Cook provided the staff report and presentation, Attachment 1.

HLC Application 212-22, Colin Jensen, Thesis Studio Architecture, 301-307 E. Second Street

Request: Approval to redevelop the second floor office space into eight self-contained affordable housing units.

Brandon Rush, 3204 NW 95th Place, Vancouver, Washington, 98665

Mr. Rush stated he found the need for affordable housing, beyond builder grade, in The Dalles. He added the commercial spaces are currently women-owned and run; there are no plans to change tenants.

Colin Jensen, Thesis Studio Architecture, 205 Oak Street, Suite 1, Hood River, Oregon, 97031

Mr. Jensen stated the plan was to take a light touch with façade improvements. The current windows are inoperable, but must become operable for fire, life and safety, as well as ingress and egress.

The scope of work is primarily for the second floor. However, period appropriate features will be used to present a cohesive composition.

Commissioner Eagy asked if the sash windows on the second floor would be repaired. Mr. Jensen replied the windows were no longer operable and would require a significant amount of repair. Mr. Rush added it was questionable that the windows could be repaired, and the cost is prohibitive. Commissioner Eagy noted beautiful wood window reproductions were available.

Commissioner Gleason stated renovation of the Honald Building required wood replacement windows or repair the existing windows. A contractor was found to repair the windows at a significant savings.

Commissioner Gleason said there was no list of approved windows, and added the replacements should be as close a match as possible to the existing windows.

In response to Mr. Jensen's inquiry, Commissioner Gleason replied the structure never featured divided lights and the addition would be inappropriate.

Mr. Rush stated the impact of replacing wood windows is not only financial. Single-pane glass will present constant issues, and have no insulation benefits. Mr. Rush noted the earlier use of wrought iron. He felt he could obtain high end, steel-sash windows that look almost identical to wrought iron. Rush added the chance of bringing back the windows "is pretty close to nil." It will be either a modern wood window with insulated units, which will not look any better, or it will be the steel and iron equivalent.

Commissioner Stephenson added if the façade work increased the value and livability of the structure, that seems an appropriate way to go.

Mr. Rush stated there would be two forms of ingress/egress, one each on Second and Washington Streets. ADA access will be available.

Commissioner Eagy shared her reluctance to go with any window material other than wood. Commissioner Ercole added the wood windows are noted in the inventory.

Commissioner Stephenson stated it would be helpful to provide a list of resources for applicants. There is a great amount of experience in this Commission. He suggested the addition of a goal to not only be helpful with decisions, respecting and maintaining historic preservation, but also being a resource.

Associate Planner Cook offered to compile a list of resources for use by applicants.

Chair McNary closed the public hearing at 5:18 p.m.

Commissioner Gleason stated some of the second floor windows look repairable or salvageable. He suggested revision of the fourth condition of approval to read, “The applicant shall install replacement second story windows, if required, with wood windows rather than vertical, single hung windows with divided light and steel sashes. This modification shall be illustrated on all building elevations. The applicant will restore original wood sash windows where present and repairable.”

It was moved by Gleason and seconded by Ercole to approve HLC 212-22 with revised condition of approval number four. The motion carried 5/0; Eagy, Ercole, Gleason, McNary and Stephenson voting in favor, none opposed.

RESOLUTION

Resolution HLC 196-23: Approval of HLC Application 212-22, Colin Jensen

It was moved by Gleason and seconded by Eagy to adopt Resolution 196-23 approving HLC Application 212-22, Colin Jensen, Thesis Studio Architecture, for the building at 301 W. Second Street with the modified conditions of approval. The motion carried 5/0; Eagy, Ercole, Gleason, McNary and Stephenson voting in favor, none opposed.

GOAL SETTING

The Commission revised the HLC Goals for 2023. Staff will return with revisions for approval by the Commission. Proposed revisions are provided in Attachment 2.

STAFF COMMENTS

None.

COMMISSIONER COMMENTS

None.

ADJOURNMENT

Being no further business, the meeting adjourned at 6:37 p.m.

Meeting conducted in a room in compliance with ADA standards.

Submitted by/
Paula Webb, Secretary
Community Development Department

SIGNED: _____

Robert McNary, Chair

ATTEST: _____

Paula Webb, Secretary
Community Development Department

Welcome to the Historic Landmarks Commission

1/25/2023

1

HLC Application #210-22

- Applicant: Colin Jensen, Thesis Studio Architecture
- Address: 301, 303, 305 and 307 E. 2nd Street
- Classification: Historic, Primary
- Historic District: Downtown Commercial District
- Current Use: Commercial

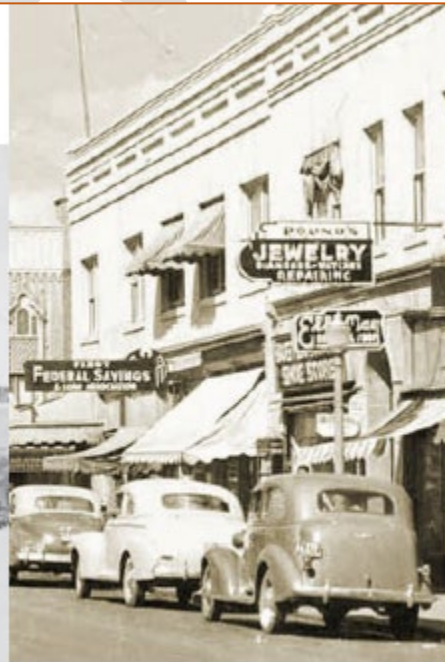
2

Vicinity Map



3

Background



4

Existing Conditions



5

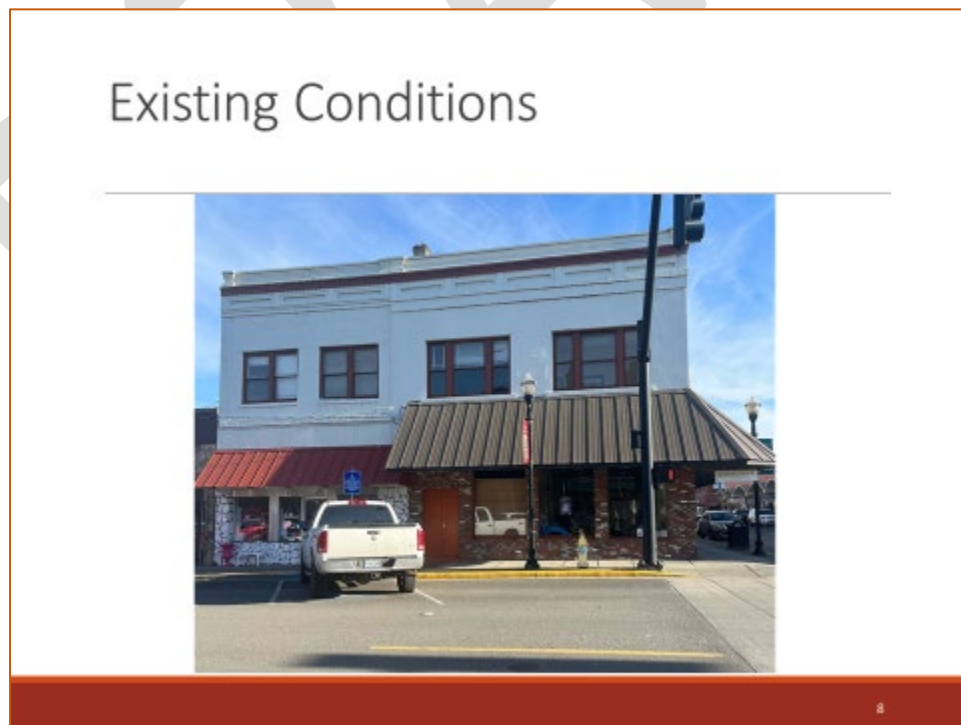
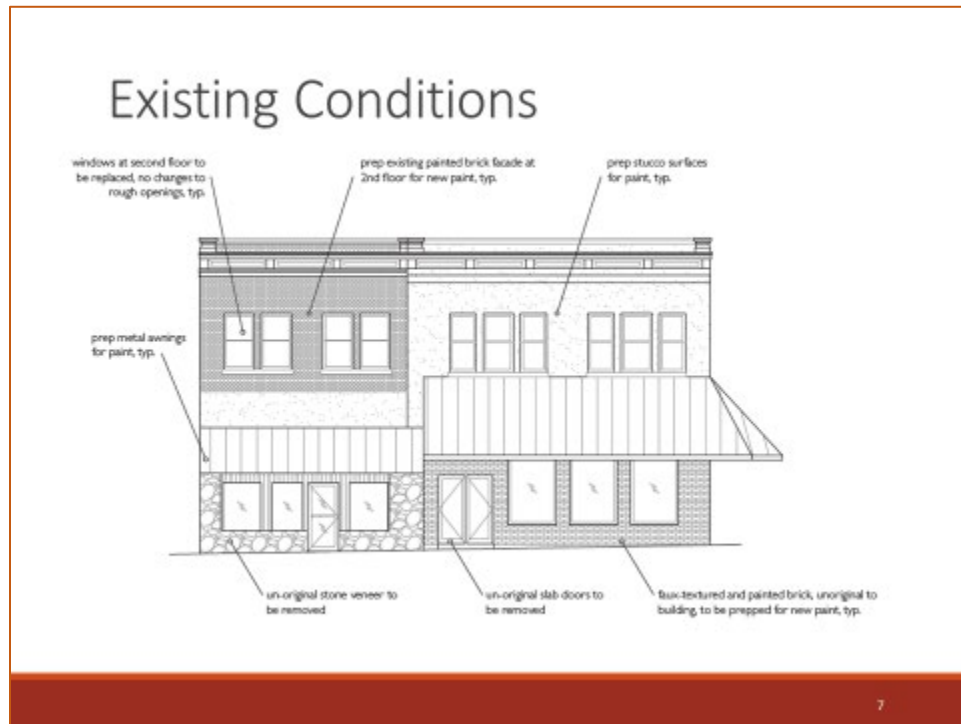
Existing Conditions

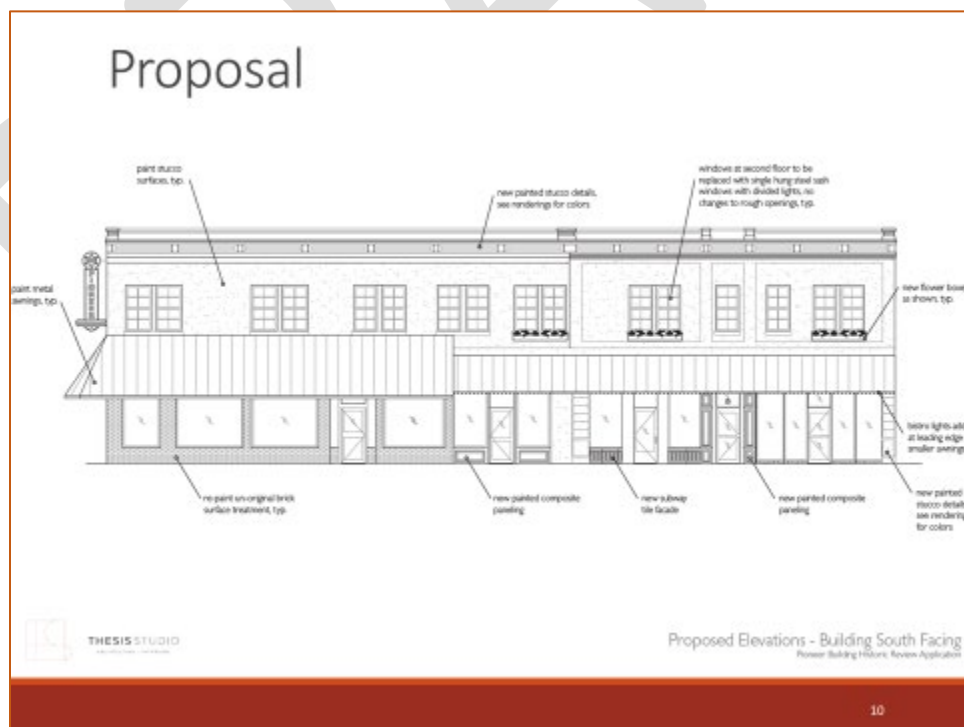


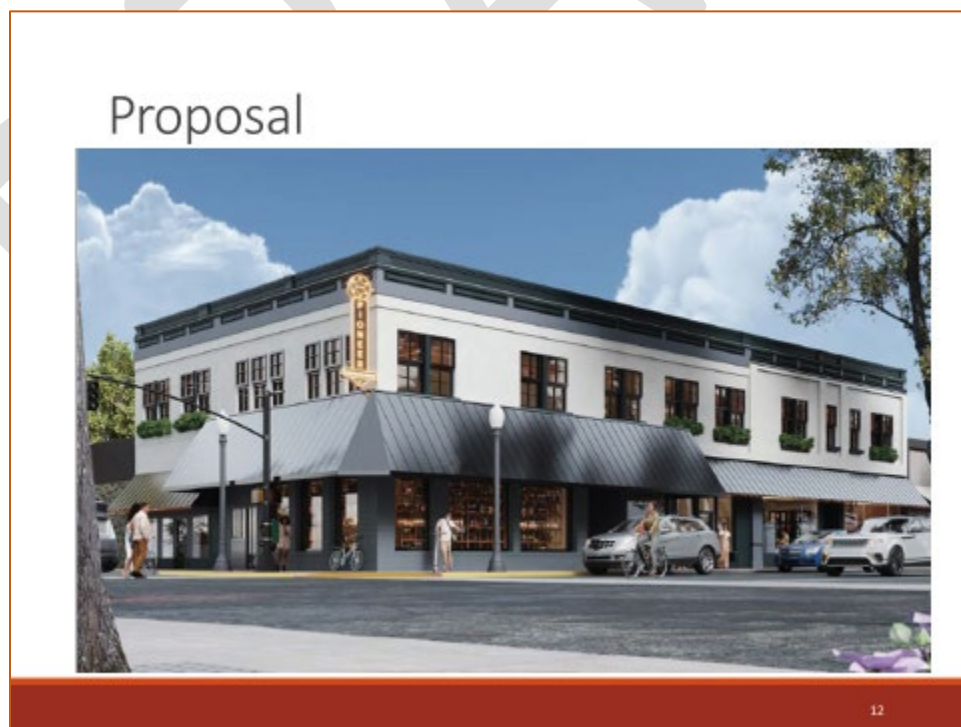
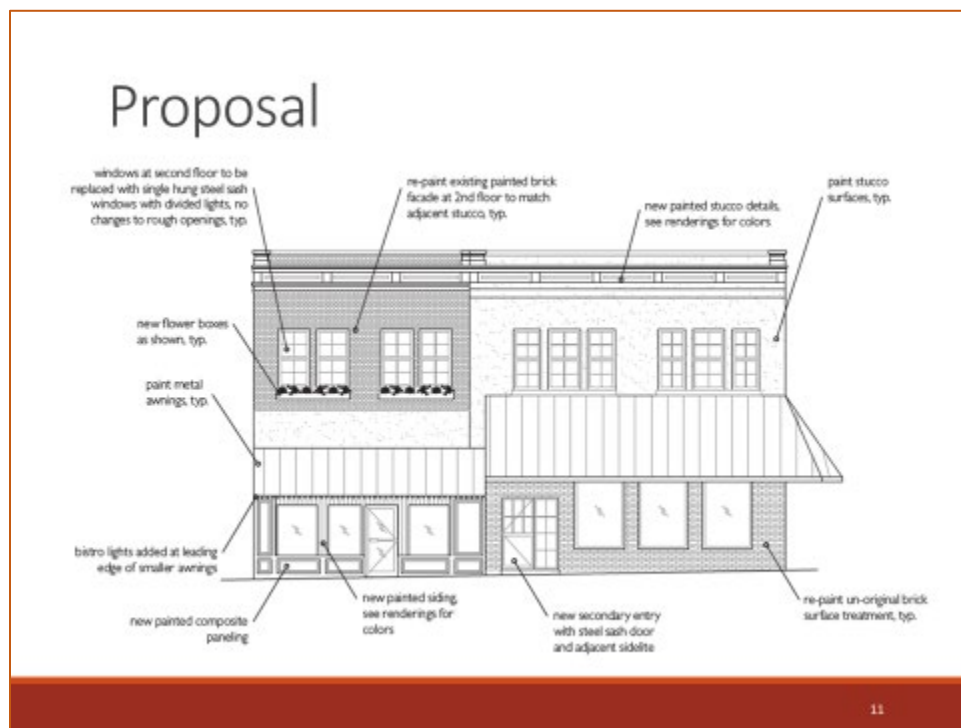
THESIS STUDIO
www.thesisstudio.com

Existing Elevations - Building South Facing
Pioneer Building - Historic Renovation Application

6







G. Streetscape

- The commercial portion of the first floor will retain a commercial front with the existing windows, updated façade improvements distinguishing each store, awning, and string lighting.
- Existing trashcan is incorporated in the streetscape for pedestrian use.
- The two period streetlights that abut this development will be retained.

Criterion Met



13

K. Materials

New construction should use materials compatible with the historic buildings in quality, color, texture, finish and dimension. Predominant materials of the commercial historic district are:

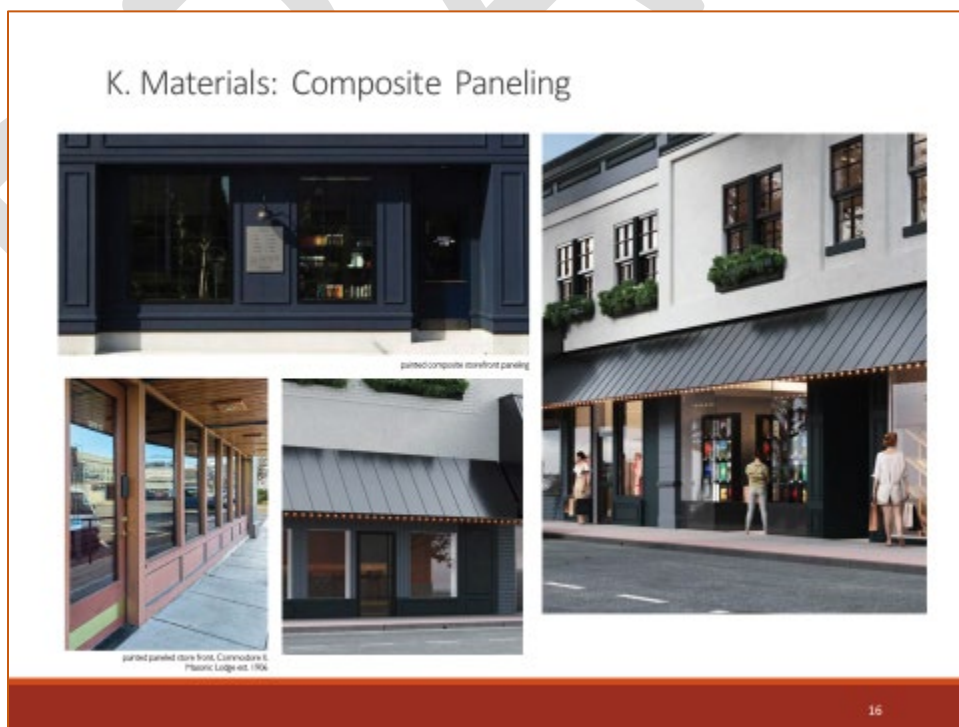
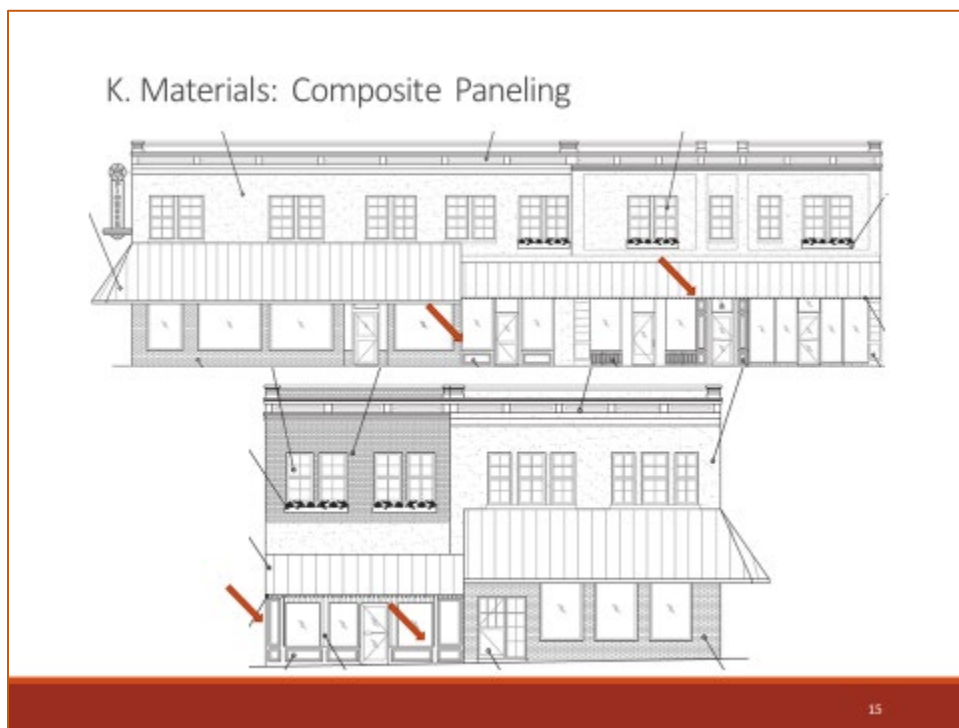
- Brick
- stone
- cast iron
- glazed terra cotta
- cement plaster (stucco)

The use of wood for windows is recommended.

When painting a building the following color scheme is recommended:

- darkest-window sash
- medium-building
- lightest-trim, detail

14







K. Materials

The applicant provided pictures of other divided light windows in The Dalles. Single hung steel sash windows with divided lights

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.



Single hung windows with divided lights, Historic Post Office, est. 1916

21

M. Commercial Front

The continuous commercial fronts of downtown The Dalles make a consistent, pedestrian friendly backdrop for a wide variety of businesses. The storefront is predominantly made up of glazing with only structure and decoration revealed. The upper stories consist mostly of wall with discreet window openings. New construction and rehabilitation should maintain the continuity of the multi-story buildings and the clear distinction between storefront and upper floor office or residences through facade treatment and articulation.

22

M. Commercial Front

- Primary entrances should be recessed, glazed and oriented to the street rather than to a rear or interior alley.
- Tiled floors are highly effective in marking the recessed entrance.
- The use of large, clear plate glass for display windows incorporated with transom windows is recommended.
- The use of vertical, double-hung windows; either singly or in groups is recommended on the upper levels.
- Identify and retain fragments such as earlier window systems and no longer used door locations which evoke a sense of the building's history.
- The use of historic photographs for reference is recommended.
- Development and adoption of a Facade Improvement Plan is recommended.



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N. Awnings

Awnings and canopies should fit within window bays so as not to detract from architectural features of the building.

Awnings and canopies should not obscure transom windows above display windows.

Retractable fabric awnings were used historically and are recommended, as they add variety to the streetscape because they can be adjusted to varying conditions, such as light and weather.

The color of the awning should be compatible with the building.

Flat, horizontal metal canopies suspended by chains or rods, if original, should be used as they provide cover for pedestrians and shade within the store.

The use of internally illuminated, plastic, barrel awnings are prohibited as they detract from architectural features with incompatible materials that are out of scale.



bistro lights at leading edge of two smaller awnings

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O. Signs

- Wall signs, window signs, canopy and projecting signs attached to buildings should be compatible in scale, without obscuring the architectural features.
- Window signs should be at eye level to entice the pedestrian.
- The window background should be treated as if it is a black surface in order for a painted sign to be readable.
- The use of gold leaf window signs at an appropriate scale is recommended.
- The use of historic photographs for reference is recommended.
- Plastic sign faces are not recommended.



signage at the Pioneer Building, looking West on 2nd Street, 1944

25

O. Signs

- Wall signs, window signs, canopy and projecting signs attached to buildings should be compatible in scale, without obscuring the architectural features.
- Window signs should be at eye level to entice the pedestrian.
- The window background should be treated as if it is a black surface in order for a painted sign to be readable.
- The use of gold leaf window signs at an appropriate scale is recommended.
- The use of historic photographs for reference is recommended.
- Plastic sign faces are not recommended.



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Recommended Conditions of Approval

1. Work shall be completed in substantial conformance to the pictures and proposals as submitted, reviewed and modified.
2. The Applicant shall submit plans for a building permit to City of The Dalles and then Wasco County Building Codes.
3. The Applicant is required to notify the Community Development Department of any alteration of approved plans.
4. The Applicant shall install replacement second story windows rather than steel stashed windows with divided lights. This modification shall be illustrated on the building elevations. The applicant will restore wood original wood sashed windows where present and repairable.
5. No sandblasting is approved with this development. Any planned cleanings will be required to meet the standards set forth by the Secretary of Interior.
6. The Applicant shall describe the new siding material on their building elevations. This siding shall be compatible with all applicable standards in The Dalles Municipal Code Chapter 11.

Ongoing Conditions:

1. The Applicant shall submit a sign permit for all the proposed signage with this development.
2. The conditions of approval outlined in the Site Plan Review Notice of Decision for this development shall be met.

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Commission Alternatives

1. **Staff recommendation (Motion):** Move to approve application HLC #212-22 based on findings of fact detailed in the staff report
2. Move to approve application HLC #212-22 with modified conditions of approval, based on findings of fact detailed in the staff report
3. Move to deny application HLC #210-22

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City of The Dalles Historic Landmarks Commission 2023 Goals

Short-Term Goals (1-2 years):

- Encourage preservation and re-use of the Waldron-Gitchell Building.
- Update Historic Ordinance and Design Standards to be clear and objective.
- Provide a historic restoration workshop for local homeowners and contractors.
- Collaborate with Main Street and The Dalles Art Center on further downtown restoration project goals.
- Support the creation of tours of historic properties and the Pioneer Cemetery.
- Encourage the addition of a student representative on the Historic Landmarks Commission.
- Provide landscaping, informational signage, and maintenance of the Pioneer Cemetery.
- Encourage the fabrication and installation of historic plaques throughout the community, including Pulpit Rock and Amotan Field.
- Create a concept design for historic building plaques.
- Apply for a grant to create a Preservation Plan for The Dalles.
- Encourage the restoration and preservation of the Pioneer Cemetery and establish an inventory available on the City of The Dalles website.

Continuous Goals:

- Make historic preservation educational and funding resources available online to assist restorers with assessment and other historic preservation needs.
- Provide annual recognition of historic restorations, including onsite acknowledgement and media coverage.
- Encourage historic restoration for downtown by providing historic background research.
- Encourage the collection and preservation of local history, including irreplaceable oral and written histories.
- Update historic inventories and encourage new nominations to local and national registry districts.

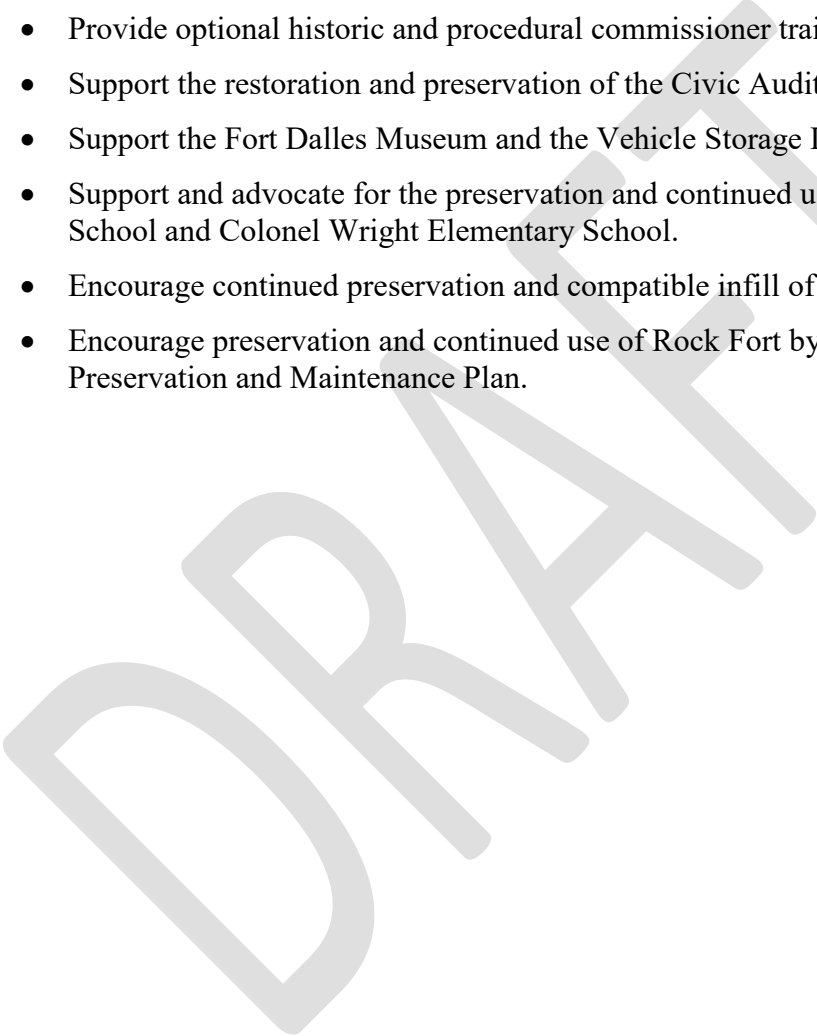
MINUTES

Historic Landmarks Commission Meeting

January 25, 2023

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Attachment 2

-
- Maintain Certified Local Government status.
 - Support Historic Preservation Month, local historic preservation, and education.
 - Assist with historic plaque costs and availability.
 - Keep the Historic Walking Tour current in all formats.
 - Increase communication on all Urban Renewal and Main Street projects, vision and goals.
 - Provide optional historic and procedural commissioner trainings.
 - Support the restoration and preservation of the Civic Auditorium and City Hall.
 - Support the Fort Dalles Museum and the Vehicle Storage Display Building.
 - Support and advocate for the preservation and continued use of The Dalles High School and Colonel Wright Elementary School.
 - Encourage continued preservation and compatible infill of Historic Chinatown.
 - Encourage preservation and continued use of Rock Fort by using the adopted Preservation and Maintenance Plan.
- 



IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY

CITY OF THE DALLES

TO: Chair and Members of the Historic Landmarks Commission

FROM: Joshua Chandler
Urban Renewal Manager

MEETING DATE: April 26, 2023

RE: Urban Renewal Agency Update, Spring 2023

Honorable Chair and Members of the Historic Landmarks Commission,

On behalf of the Columbia Gateway Urban Renewal Agency (“Agency”), I would like to thank you for the opportunity to update the Commission on two Agency projects occurring within The Dalles Commercial Historic District. These projects include: the *Tony’s Building property redevelopment* and the *First Street Project*. I have provided a brief update on each of these projects for the April 26, 2023 meeting and will be available for further discussion.

Tony’s Building Property

The “Tony’s Building” property, located at the corner of E. Second and Federal Streets (401-407 E. Second Street), was first developed in the late 1800s. After being destroyed in the Fire of 1891, the main building was rebuilt the following year. The main building was extensively remodeled over time and eventually incorporated the adjacent building into the overall design in the 1970s. The property has housed many different businesses over the years, most notably Tony’s Town and Country operating from 1977 to 2016.

The Agency purchased the property in 2016 with the hopes of redeveloping a major portion of the downtown core. Multiple plans, including demolition, as well as reuse of the building were considered; however, various factors led to abandoning these plans. In review of these plans, various building inspections and surveys were conducted, which highlighted the high cost of necessary building repairs and an inventory of hazardous materials throughout the property.

In early 2021, the Agency directed Agency Staff to pursue the steps necessary for demolition of the building with an interest in creating a mixed-use “shovel-ready” development opportunity in the downtown. In August 2021, the Historic Landmarks Commission unanimously approved the Agency’s request for demolition of the building. As conditioned with HLC approval, following demolition the Agency will perform an archeological assessment in coordination with the State Archeologist.

After an extended period of research and preparation, Agency Staff issued an Invitation to Bid solicitation for hazardous materials abatement and demolition in March 2023 for the property. The building is scheduled for demolition by the end of the calendar year.

First Street Project.

In 2008, the Agency was awarded a \$1.62M federal grant for the Downtown Riverfront Connection Project, which included rebuilding First Street from Union to Madison Streets, adding upgraded sidewalks, ADA ramps, new water/sewer/storm water lines, asphalt and street furniture. This project was administered by the Oregon Department of Transportation (“ODOT”), with project design provided by KPFF Consulting Engineers. The project has experienced many modifications and setbacks during that time.

In 2022, the City and ODOT mutually agreed to terminate the partnership, and discontinue federal grant funding awarded for the project. This termination resulted in a cost savings of approximately \$940,000, excluding project construction costs. ODOT’s Statewide Program and Funding Services approved an Exception of Repayment Request, which removed the City’s requirement to repay previously expended grant funding, a total of \$320,000.

In 2023, the City entered into a new Engineering Services Agreement for the “First Street Project” with a revised scope. The revised scope included previous incomplete tasks outlined in the original contract and assumes responsibilities of all previous ODOT tasks, as well as new tasks not outlined in the previous scope. This new contract assumes a 24-month schedule with work beginning in March 2023.

I look forward to answering any questions and discussing these projects further the night of the meeting.

Thank you,

A handwritten signature in black ink, appearing to read "Joshua Chandler". The signature is fluid and cursive, with the first name "Joshua" and last name "Chandler" clearly distinguishable.

Joshua Chandler
Urban Renewal Manager



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

Memorandum

TO: Historic Landmarks Committee

FROM: Kaitlyn Cook

DATE: April 19, 2023

RE: Tony's Building Mitigation

During this meeting we will discuss demolition of the Tony's Building. This building is a noncontributing resource in The Dalles Commercial Historic District.

The Historic Landmark Commission approved the Columbia Gateway Urban Renewal Agency's demolition application of Tony's Building at a public meeting held on July 28, 2021. With this approval, the Historic Landmark Commission added conditions that included the Agency provide a pictorial and graphic history of the landmark and that they perform all necessary archaeological assessments of the basement to review found artifacts. The Agency notified The State Historic Preservation Office (SHPO) of this demolition and SHPO recognized the demolition of the subject building will result in an adverse effect to historic properties. Therefore, mitigation of this adverse effect is a recognized necessity for this undertaking.

Mitigation efforts will be discussed among the Historic Landmarks Commissioners to determine the appropriate tactics for this development. Mitigation should be relevant to the affected property, informative, and commensurate with the scale of the adverse impact. Among the multitude of mitigation strategies, some mitigation options include:

- Informative building plaques
- Sidewalk stamp of building name
- Interpretive panels
- Public art
- Websites

Staff will provide a presentation illustrating the mitigation strategies outlined above.