

MINUTES

HISTORIC LANDMARKS COMMISSION MEETING

April 26, 2023
4:00 p.m.

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

PRESIDING: Forust Ercole, Vice Chair

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

COMMISSIONERS ABSENT: Robert McNary, Eric Gleason

OTHERS PRESENT: Museum Commission Representative Julie Reynolds

OTHERS ABSENT: City Councilor Scott Randall

STAFF PRESENT: Associate Planner Kaitlyn Cook, Director Joshua Chandler,
Secretary Paula Webb

CALL TO ORDER

The meeting was called to order by Vice Chair Ercole at 4:10 p.m.

PLEDGE OF ALLEGIANCE

Commissioner Eagy led the Pledge of Allegiance.

APPROVAL OF AGENDA

It was moved by Eagy and seconded by Stephenson to approve the agenda as presented. The motion carried 3/0; Eagy, Ercole, and Stephenson voting in favor, none opposed, Gleason and McNary absent.

APPROVAL OF MINUTES

It was moved by Eagy and seconded by Stephenson to approve the minutes of December 14, 2022 and January 25, 2023 as submitted. The motion carried 3/0; Eagy, Ercole, and Stephenson voting in favor, none opposed, Gleason and McNary absent.

PUBLIC COMMENT

None.

PRESENTATIONS

Joshua Chandler, Director, Community Development Department, presented Urban Renewal Agency (Agency) project updates.

Tony's Building Demolition Update

Director Chandler provided a brief overview of the structure's history. He added the Agency purchased the property in hopes of redeveloping a major portion of the downtown core. Multiple plans were considered and subsequently discarded. Inspections and surveys highlighted the high cost of necessary building repairs and noted hazardous materials through the structure.

Early in 2021, the Agency directed Staff to pursue demolition to create a "shovel-ready" opportunity for development. In August 2021, the Historic Landmarks Commission (HLC) approved demolition. As a condition of approval, the HLC required the Agency to obtain an archeological assessment in coordination with the State Archeologist.

Urban Renewal Agency Staff issued an Invitation to Bid solicitation for hazardous materials abatement and demolition in March 2023. The building is scheduled for demolition by the end of 2023.

First Street Renovation Project Update

In 2008, the Agency received 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") and designed 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.

In 2023, the City entered into a new contract solely with KPFF Consulting Engineers with a revised scope. The project began in March 2023. The new contract assumes a 24-month schedule to finalize construction plans. One of the largest expected delays is coordination with Union Pacific Railroad (UPRR). A land swap with UPRR is an 18-month process.

Director Chandler added after design completion, the project would go out to bid. Construction is expected to begin in 2025 or 2026.

In response to Museum Representative Reynolds' inquiry regarding dust, Director Chandler replied at this point, mitigation will dampen dust. Staff had hoped demolition would begin in the winter to reduce dust and airborne particles. Two seasons to complete the work were missed due to the wait for a Business Oregon grant that was later denied.

DISCUSSION ITEM

Tony's Building Mitigation

Associate Planner Cook provided background on the Tony's Building, and mitigation options due to the demolition. The presentation is Attachment 1.

Options include a sidewalk stamp, historic plaque, a web page, documentation, or no mitigation.

Commissioner Eagy was in favor of a sign with the site's history. Vice Chair Ercole was in favor of a sidewalk stamp or interpretive sign similar to an existing sign at 313 E. 2nd Street. Director Chandler added the plaques were relatively small and easily attached. Planner Cook noted the applicant would come before the Commission for approval.

Planner Cook stated the Commission would make a final determination when a future proposal is submitted for historic review. Staff is looking for direction on how we should mitigate, or if mitigation is required per the State Historical Preservation Office's (SHPO) recommendation. Director Chandler added SHPO left the decision up to the Commission. SHPO stated it was best practice to have a decision prior to demolition of the structure.

It was moved by Stephenson and seconded by Eagy to require mitigation for the Tony's Building. The motion carried 3/0; Eagy, Ercole, and Stephenson voting in favor, none opposed, Gleason and McNary absent.

STAFF COMMENTS

Pioneer Cemetery Grant Update

Associate Planner Cook submitted a grant application for the Pioneer Cemetery. Chair McNary and Planner Cook worked together to identify appropriate trails to be resurfaced with bark chips. Many of the trails have degraded over time. The Pioneer Cemetery Preservation Management Plan provided a trail map, and identified necessary actions. The grant passed technical review, and will be further reviewed on May 11, 2023. Planner Cook will provide the results at the next meeting.

Walking Tour Update

Planner Cook gave a huge thank you to Julie Reynolds, and Bev and Alan Eagy, for reading scripts for the Walking Tour app. The scripts provide history on Tour locations. Cook also thanked Scott Stephenson for his assistance in coordinating the recordings.

Planner Cook suggested the Commission keep an eye out for Walking Tour signage. She urged the Commission to download the Otocast app; it will soon be updated with the recordings.

Commissioner Stephenson added the Walking Tour is already live, the update is an expansion. He added his appreciation of Planner Cook's efforts, and stated she did a great job.

COMMISSIONER COMMENTS

Museum Representative Reynolds stated the cruise ships will return this season, providing a huge benefit to the Fort Dalles Museum.

Commissioner Eagy added Mr. Alan Eagy received matching funds to repair the sidewalk adjacent to St. Peter's Landmark.


ADJOURNMENT

Being no further business, the meeting adjourned at 4:51 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

4-26-23

1

Discussion: Tony's Building Mitigation



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Mitigation Options

- Sidewalk stamp
- Historic Plaque
- Web page
- Documentation
- No mitigation



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Mitigation Options

- Sidewalk stamp
- Historic Plaque
- Web page
- Documentation
- No mitigation



Interpretive panel at the Rock Fort in The Dalles



City Hall Historic Plaque


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Mitigation Options

- Sidewalk stamp
- Historic plaque
- Web page
- Documentation
- No mitigation

Memorial Clinic building (demolished)

Location: 529 4th Ave W
 Worklet; mid-Century/modern



Memorial Clinic building, 1948, Thurston County Assessor, Washington State Archives

Memorial Clinic building in 2013, photo by Deb floor

Latest News

@globehistor
 The Olympia Register-Huron Herald will feature Register-Huron 100 in Olympia recorded for 14, 2023. The all-children is announced April 26, 2023.

Looking Back

Tobias Book
 Throughout the origins of Tolson was in name for Olympia with some were in enclosed street (now) line joined to and April 23, 2023.

Charlotte B...
 Throughout the origins of French Road named for Dr. French and his French Chat in this area in support of Charlotte was to visit.

The Memorial Clinic building was designed by local architect father and son team Robert and Joseph Worheb and built in 1948. The photograph at above left was taken shortly after it was completed, and a close inspection reveals the Capitol Dome in the background still under repair after the 1949 earthquake. The clinic was an innovative concept at the time, grouping several physicians and specialties under one roof. It was located near downtown but hardly close to [St. Peter Hospital, 1000 on Sherman Street](#). Accordingly, when the current St. Peter Hospital was built in the 1970s, the clinic moved to remain closeby. The building then served as the Thurston County Department of Health until the 2000s. It was demolished in 2015.

Additional resources:

[Olympia Heritage Inventory](#)

[Department of Accretion and Historic Preservation, mid-Century/modern buildings](#)

[Looking Back feature, photos, history](#)

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Mitigation Options

- Sidewalk stamp
- Historic plaque
- Web page
- Documentation
- No mitigation

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-3B0 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 south facade (1993). The building is in good condition.

HISTORICAL DATA: This building was rebuilt in 1992 after the 1891 fire in downtown The Dalles that destroyed much of the downtown businesses. By 1905, the First National Bank occupied the building as well as an agricultural implements and a saloon (still occupied the building in 1909). In 1924, 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.

Mitigation Options

- Sidewalk stamp
- Historic plaque
- Web page
- Documentation
- No mitigation**



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DRAFT



Interpretive sign located at 323 E. Second Street