

**MINUTES**

**HISTORIC LANDMARKS COMMISSION MEETING**

June 26, 2024

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, Karl Vercouteren, Eric Gleason (joined at 4:54 p.m.)

**COMMISSIONERS ABSENT:** Bev Eagy

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

**STAFF PRESENT:** Director Joshua Chandler, Special Projects Coordinator  
Ann Moorhead, Secretary Paula Webb

**CALL TO ORDER**

The meeting was called to order by Chair McNary at 4:08 p.m.

**PLEDGE OF ALLEGIANCE**

Commissioner Ercole led the Pledge of Allegiance.

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

It was moved by Ercole and seconded by McNary to postpone approval of the February 28, 2024 minutes until the next Commission meeting. The motion carried 3/0; Ercole, McNary and Vercouteren voting in favor, none opposed, Eagy and Gleason absent.

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## **PUBLIC COMMENT**

### Richard Wolfe, 4752 Simonelli Road, The Dalles

Mr. Wolfe said the Port Authority constructed a modern sea terminal in The Dalles in the late 1930s. The wharf was 1,000 feet long and able to accommodate three freighters simultaneously. Mr. Wolfe noticed portals near the Baldwin Saloon, and believes they connected to the wharf. Mr. Wolfe said it is the City's responsibility to protect the area.

## **PRESENTATIONS**

### Waldron Drug Store Light Projector Project Completion

Special Projects Coordinator (SPC) Ann Moorhead, provided a presentation on the Waldron Drug Light Capsule Project, Attachment 1.

The project began in September 2023, and concluded in May 2024, with activation of "Illuminate The Dalles." The projection works autonomously, illuminates the structure every night, and has an expected life span of 10 years.

### Tony's Building Site Public Survey

SPC Ann Moorhead, provided the results of a survey conducted for the Tony's site at 401-407 E. 2<sup>nd</sup> Street.

The Columbia Gateway Urban Renewal Agency acquired the building for redevelopment. The project was later determined to be economically unfeasible, resulting in demolition of the structure. The Urban Renewal Agency Board directed staff conduct further research for possible uses of the site. A survey was created inviting the public to suggest ideas for site redevelopment.

Survey results are provided in Attachment 2.

Director Chandler added the survey suggestions will guide the Request for Proposal (RFP). Options include mixed-use development and open space.

Commissioner Gleason joined the meeting at 4:54 p.m.

Chair McNary invited comments.

Museum Representative Reynolds attended the time capsule opening, and said it was a great event. Commissioner Gleason agreed, and said it adds a lot to the downtown.

Commissioner Ercole asked what was included on the bar chart under "None of the Above." SPC Moorhead replied the responses were either so unique they were in the minority, or were too vague to classify.

## **STAFF COMMENTS**

Director Chandler thanked Ann Moorhead for her work. This is Ann's last public meeting with the City; her term ends the third week of July. He shared his appreciation of her amazing work.

Director Chandler referred to the lack of HLC meetings, stating applications have been scarce. An application for Sigman's Flowers may come in next month.

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Director Chandler provided a presentation (Attachment 3) updating the Commission on the First Street Project, the First Street Urban Renewal parking lots, and the Urban Renewal Incentive Program.

Councilor Randall referred to underground storage tanks, and asked if the new Farm Stand [315 Federal Street] was once a gas station. Director Chandler thought that was correct.

Chair McNary stated John Lundell kept thorough records of the downtown buildings, but was not sure what year Mr. Lundell began keeping the records.

Director Chandler replied Staff often uses Sanborn maps, dating from the 1880s to the 1940s. He added the tanks were a surprise, and complimented the property owners for sticking with the project.

Commissioner Gleason was impressed with the projects, and glad they were moving forward. He also thanked Staff for paying attention to the archeology.

Museum Representative Reynolds said she is looking forward to the Farm Stand opening.

Commissioner Ercole thanked Staff for their efforts.

#### Richard Wolfe, 4752 Simonelli Road, The Dalles

Mr. Wolfe said the black top on the parking lots is the wrong system. The blacktop creates sheet water; the water does not drain. Plumbing has been blocked with blacktop.

Director Chandler replied, stating the parking lot will be graded to drain into a drain in the alleyway behind the Recreation building.

## **COMMISSIONER COMMENTS**

Commissioner Vercouteren extended an invitation to all to attend his presentation on “All Together The Dalles.” He will speak at the Wasco County Historical Society on July 6, 2024, at 11:00 a.m.

Museum Representative Reynolds said it is great to have the ships back in town. More visitors are now going to the Fort Dalles Museum.

Chair McNary suggested giving out a thank you note or plaque to people who have performed restoration work; they deserve recognition.

Director Chandler expected the next meeting to be held in July or August.

## **ADJOURNMENT**

The meeting adjourned at 5:31 p.m.

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*Meeting conducted in a room in compliance with ADA standards.*

Submitted by/  
Paula Webb, Secretary  
Community Development Department

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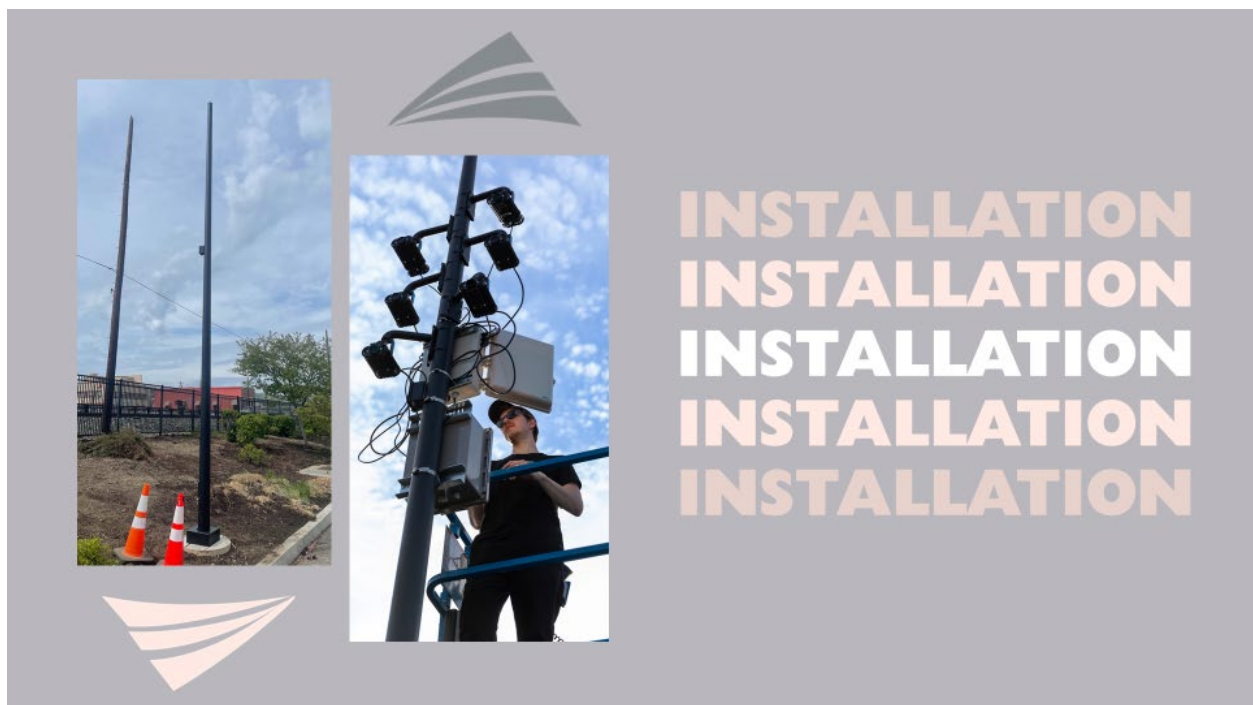
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SIGNED:

  
Robert McNary, Chair

ATTEST:

  
Paula Webb, Secretary  
Community Development Department





## A large, illuminated digital billboard at night. The billboard features a grid pattern and displays the text "SCAN IN PROGRESS" on the left and "STORAGE" on the right. The billboard is surrounded by landscaping, including bushes and a large rock in the foreground. The scene is lit with streetlights and the billboard's own lights.



# PLACING GOBOS


# PLAQUE





ACTIVATION  
EVENT

ILLUMINATE  
THE DALLIES



1ST ST

Come See  
the New Art  
Installation!

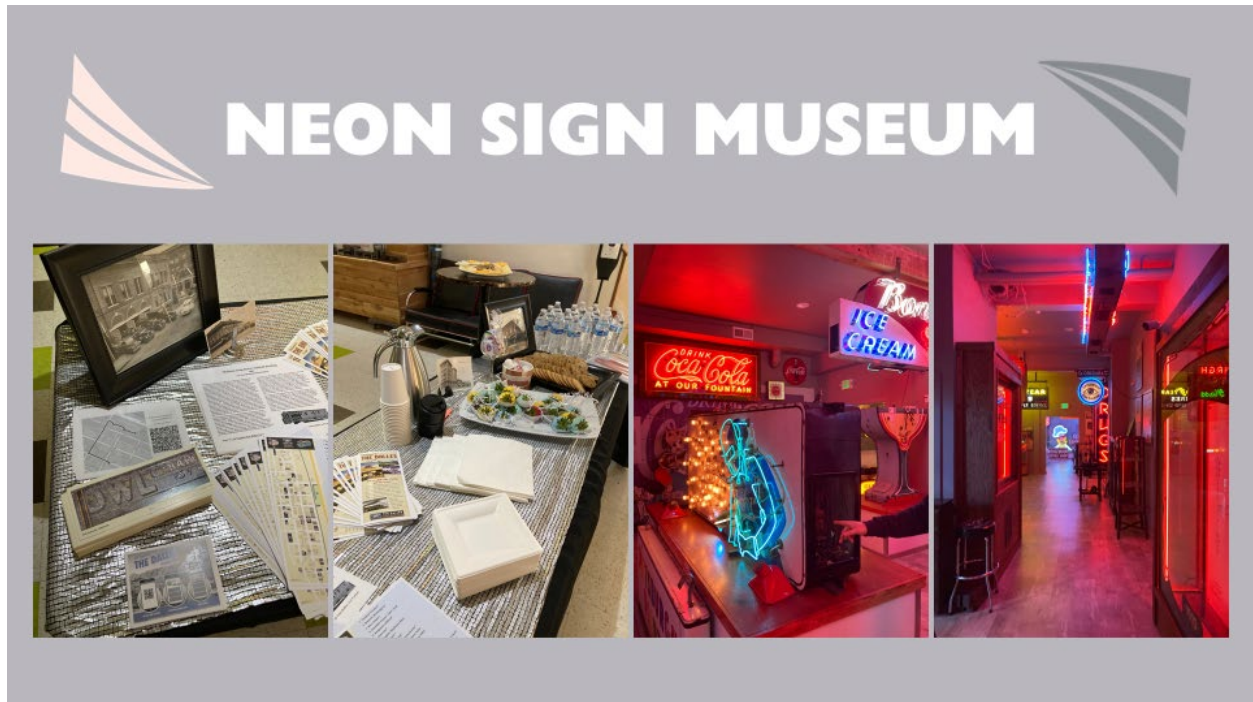
7-9 PM  
MAY 17TH, 2024

SCHEDULE

7-8 PM	<b>NEON SIGN MUSEUM</b> 200 E 3rd St, The Dalles	<ul style="list-style-type: none"><li>• Free Admission</li><li>• Snacks and Drinks</li><li>• Mural Movie</li></ul>
7:30-8:30 PM	Join us on a short walking tour of downtown murals and historic buildings starting at the museum and ending in the park!	<b>DOWNTOWN WALKING TOURS</b> 200 E 3rd St, The Dalles
8-9 PM	<b>Lewis &amp; Clark Park</b> W 1st St, The Dalles	<ul style="list-style-type: none"><li>• Music in the Park</li><li>• Talk with the artist and local historians</li></ul>
8:30-9 PM	Come watch the Grand opening of the new light installation in Lewis and Clark Park!	<b>Lighting Ceremony</b> W 1st St, The Dalles

Brought to you by The City of The Dalles, The Columbia Gateway Urban Renewal Agency, and The Neon Sign Museum









## LIGHTING CEREMONY



QUESTIONS?



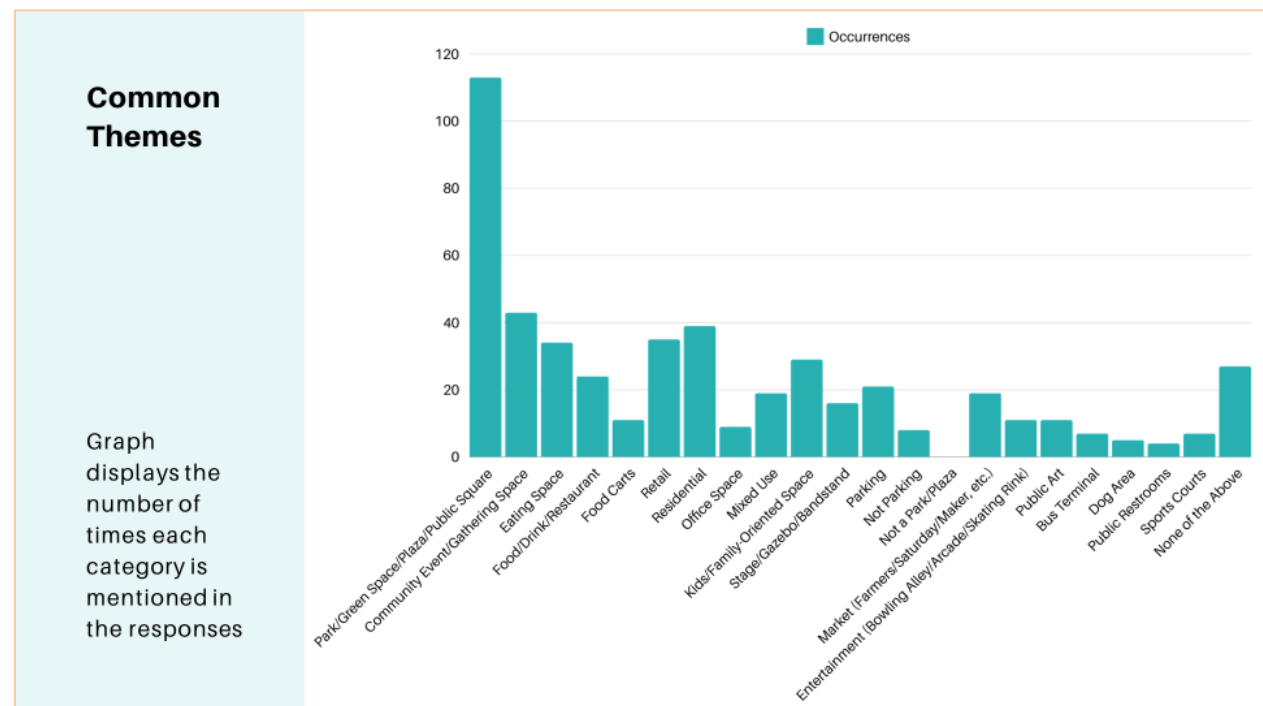
*"PLEASE LET US KNOW  
WHAT YOU WOULD LIKE TO  
SEE IN THIS SPACE!"*

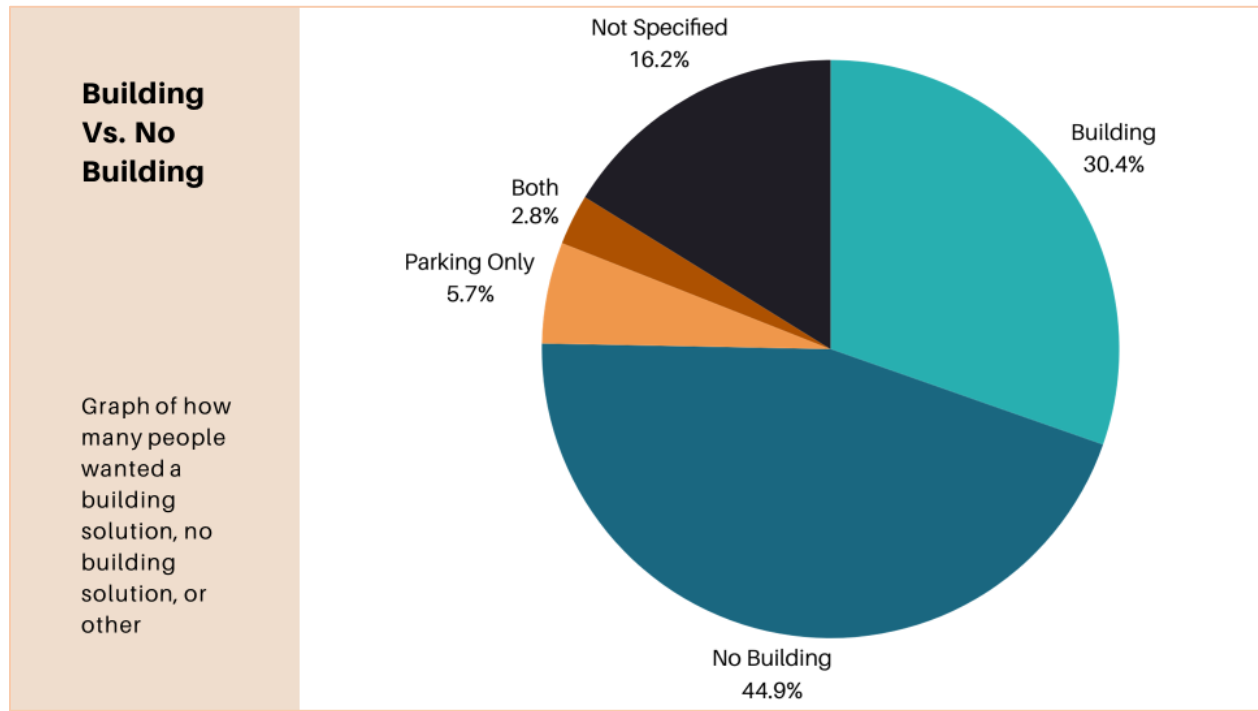
### **Survey open two and a half months**

Responses: 251  
Removed due to inappropriate content: 3  
Total responses considered: 248  
Participants were allowed to submit multiple entries  
No personal information was required









## TOP CATEGORY CLUSTERS

Based on the survey responses, the top six most frequently mentioned categories are:



### PARK / PLAZA / PUBLIC SQUARE

Green spaces, walking paths, public art, benches, and shade trees.



### RETAIL / COMMERCIAL

Small businesses, shopping centers, retail stores, and commercial spaces.



### COMMUNITY / EVENT SPACE

Outdoor stages, concert venues, farmers markets, and gathering areas.



### FOOD / DRINK / EATING SPACE

Restaurants, cafes, food trucks, picnic areas, and food courts.



### RESIDENTIAL / HOUSING

Affordable housing units, mixed-use buildings with residential spaces.



### KIDS / TEENS / FAMILY-ORIENTED

Playgrounds, skate parks, interactive structures, and family entertainment areas.





# City of The Dalles Historic Landmarks Commission

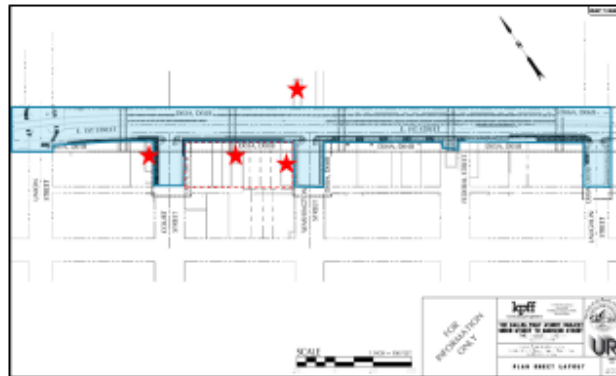
WEDNESDAY, JUNE 26, 2024 | 4:00 PM

## Staff Comments/Updates

- A. First Street Project
- B. First Street Urban Renewal Parking Lots
- C. Urban Renewal Incentive Program

## First Street Project

- Original commercial corridor in 19<sup>th</sup> and early 20<sup>th</sup> centuries
- Location of multiple historic resources:
  - Waldron Drug Building
  - Baldwin Saloon
  - Bloch, Miller & Co Building (Blue Building)
  - Chew Kee and Company Building
  - Chinatown / Archeological Zone 35WS453



## First Street Project

- “First Street Project” (formerly The Dalles Riverfront Connection)
- Began in 2007, retaining KPFF Consulting Engineers
- Multiple rescoping/downsizing amendments
- Received Federal and State funding throughout the process; much of which returned due to rescoping
- Due to escalating construction costs, additional rescoping is currently being considered by Agency and City

## First Street Project

- Plans currently at 95%
- Major project aspects:
  - Complete streetscaping within project area: sidewalks, street trees, lighting
  - Replacement of existing walls
  - Replacement of failing sidewalks around Baldwin
  - Replacement of ~125 year old water pipes
- Right-of-Way acquisition process to begin soon
- Railroad permit has been approved
- SHPO Permit submitted in May 2024



## First Street Urban Renewal Parking Lots

- Urban Renewal / City of The Dalles Resurfacing Project



## First Street Urban Renewal Parking Lots

- Urban Renewal / City of The Dalles Resurfacing Project



## First Street Urban Renewal Parking Lots

- Minor resurfacing work uncovered deteriorating surface = new surface required
- Lots located in registered Archeological Zone 35WS453
- Staff contacted SHPO about project scope
- SHPO determined scope requires permitting
- Staff currently exploring archeological work consultation
- Lots to be closed until work is complete



## Urban Renewal Incentive Program

- Adopted Fall 2022
- Committed \$1.5M to date | 11 total properties
- 6 historic properties
  - The former Sears Building (now the Workshop): 116 E. 2<sup>nd</sup> St.
  - The Foley Building: 106 E. 4<sup>th</sup> St.
  - The former Chronicle Building (now the Farmstand): 315 Federal St.
  - Sunshine Mill: 901 E. 2<sup>nd</sup> St.
  - The Mint Building: 710 E. 2<sup>nd</sup> St.
  - The American Legion Building: 201 E. 2<sup>nd</sup> St.



## City of The Dalles Historic Landmarks Commission

QUESTIONS?