



# PORT OF KLICKITAT

For Immediate Release

February 20, 2014

## Dallesport Building Demolished

**Bingen, Washington** – Slated for demolition by the Port Commission earlier this year, the last walls of the building at 101 Parallel Avenue in Dallesport, Washington, came down February 6, 2014. “We anticipated the demolition would require considerable effort, but the building came down not so much with a bang as with a wimper,” said Port Executive Director Marc Thornsby. “Although the structure was barely forty years old, the concrete was in remarkably poor condition and crumbled into surprisingly small pieces with very little effort.”

Located in the Port of Klickitat's Dallesport Industrial Park, the building was one of three constructed in the early 1970s with funds from the U.S. Dept. of Commerce Economic Development Administration. Though originally intended to support development of a production plant for Dow Chemical, when the proposed project fell through, the monies were used to construct buildings and other infrastructure instead. The building was erected for the Port by Plemmons Industries and completed in April 1972 at a cost of \$243,390.

### At A Glance...

**Who:**.....Port of Klickitat

**What:**.....Building Demolition

**When:**.....February 6, 2014

**Where:**.....Dallesport

**Quick Facts:**...Demolition of the former Cherry Grower's building at 101 Parallel Ave. has been completed. Removal opens the way for a southward expansion of The Dalles Fruit Company plant adjacent to the property.

The Port Commission did not easily come to its decision as to the structure's fate. “We reviewed a number of potential improvements to the building,” said Thornsby. “These included dividing it into multiple bays and adding finished space either inside the existing shell or attached to it.”



However, an examination by a structural engineer cast doubt on the long-term viability of the building. “The report pointed out structural problems and questioned the capacity of the facility to withstand a seismic event,” added Thornsby.

The expense of improvements to the building, combined with the prospect of significant additional cost to address the

*For more information, please contact:*

**Marc Thornsby, Executive Director ■ 509-493-1655 ■ [mthornsby@portofklickitat.com](mailto:mthornsby@portofklickitat.com)**

structural and seismic problems, proved too much for the Commission and the decision was made to clear the property, opening the way for a southward expansion of The Dalles Fruit Company plant adjacent to the property.

According to Josh Mead, the Port's Maintenance Supervisor, the Port has worked to recycle as much of the old facility as reasonably possible. "Exterior, interior, and emergency lighting, heating and ventilation units, skylights, and various other parts were removed before demolition and will be reused by the Port or sold at bid," said Mead. "In addition, all beams and posts still largely intact after demolition have been salvaged and will also be sold at bid." The concrete from the walls, floor, and apron will be crushed and placed as structural fill on adjacent Port property and the rail siding will be relocated in support of a future extension of the western rail spur.

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**About the Port of Klickitat**

Economic development, transportation, and marine-based recreation are key functions of the Port of Klickitat. These are achieved through leasing industrial-zoned property, developing and renting industrial and commercial facilities, developing and maintaining rail spurs and dock facilities, assisting companies with an interest in locating in Klickitat County, creating and managing marine-based recreational facilities, and working closely with various partner organizations and agencies.

The Port of Klickitat is located in Klickitat County, Washington and was created in 1944. It is one of several port authorities located in the mid-Columbia region. It owns two industrial parks and several buildings, leases industrial property and space, operates a barge dock, and holds property set aside for a park and marina. Transportation access is provided via rail, river barge, highways 14, 35, and 197, and Interstate 84. More information can be found on the Port's web site at [www.portofklickitat.com](http://www.portofklickitat.com).

*For more information, please contact:*

**Marc Thornsbury, Executive Director ■ 509-493-1655 ■ [mthornsbury@portofklickitat.com](mailto:mthornsbury@portofklickitat.com)**