

AGENDA**HISTORIC LANDMARKS COMMISSION****SPECIAL MEETING**

December 17, 2025

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**

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Contact the City Clerk at (541) 296-5481 ext. 1119, or amell@ci.the-dalles.or.us.

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES – November 19, 2025
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. PUBLIC HEARING – *Continued from November 19, 2025*
 - A. HLC Application 222-25, Katie Montag, 420 E. 8th Street

Request: Applicant is requesting approval for the demolition of the existing non-contributing detached garage located at the southwest corner of the property, accessed from the alley, and for the construction of a new detached garage in the same location.
8. RESOLUTION
 - A. HLC Resolution 207-25, Katie Montag, 420 E. 8th Street

9. 2026 GOAL SETTING

10. DISCUSSION

A. HLC Application Fees

11. STAFF COMMENTS

12. COMMISSIONER COMMENTS

13. ADJOURNMENT

Meeting conducted in a room in compliance with ADA standards.

Prepared by/
Crystal Sayre
Administrative Assistant
Community Development Department

MINUTES

HISTORIC LANDMARKS COMMISSION MEETING

November 19, 2025
4:00 p.m.

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

PRESIDING: Forust Ercole, Chair

COMMISSIONERS PRESENT: Eric Gleason, Victor Johnson, Tom Giamei

COMMISSIONERS ABSENT: Bob McNary

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

STAFF PRESENT: Senior Planner Sandy Freund, Administrative Assistant Crystal Sayre

CALL TO ORDER

The meeting was called to order by Chair Ercole at 3:57 p.m.

PLEDGE OF ALLEGIANCE

Chair Ercole led the Pledge of Allegiance.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

It was moved by Gleason and seconded by Johnson to approve the minutes of October 22, 2025 as written. The motion carried 4/0; Ercole, Gleason, Giamei, and Johnson voting in favor, none opposed, McNary absent.

PUBLIC COMMENT

Museum Representative Reynolds relayed two comments from the public:

Resident Bill Lennox expressed concern that the historic markers throughout the City are deteriorating and asked whether refurbishment could occur. Staff noted this topic will be addressed during upcoming goal-setting discussions.

Members of the public had again reported concerns regarding the Granada Theatre marquee. Staff confirmed the issue has been addressed.

PUBLIC HEARINGS

HLC Application 222-25, 420 East 8th Street, Kathryn Montag

Request: Approval for the demolition of the existing non-contributing detached garage located at the southwest corner of the property, accessed from the alley, and for the construction of a new detached garage in the same location.

Chair Ercole 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, Chair Ercole opened the public hearing at 4:08 p.m.

Senior Planner Freund introduced the application and provided the presentation (Attachment 1) Freund explained that the applicant, Ms. Montag, was unable to attend due to a family emergency. Freund summarized the request, and the condition of the existing structure, noting the lack of a foundation, a failing wooden floor, and structural instability. She added that the new garage would closely match the color palette of the main residence, a historic resource known as the Dr. J.A. Reuter House. She indicated that Staff recommended approval with conditions based on consistency with Secretary of the Interior's Standards and Title 11 criteria, though some application materials had been slow to arrive due to the applicant's family circumstances.

Commissioner Gleason presented his independent research suggesting that the garage, though listed as non-contributing in the National Register documentation, may in fact date to 1909 and be historically associated with the Reuter residence. He referenced Sanborn maps, early automobile licensing records, and architectural similarities between the house and garage.

Commissioners discussed whether the garage might qualify as a historic structure, whether portions could be preserved or integrated into a new structure.

Commissioner Gleason asked staff if guidance had been received from SHPO regarding the correction process for errors found in existing register forms. Freund confirmed that she was unaware of a formal response from SHPO at the time of the meeting, then requested time to investigate and potentially consult with legal counsel regarding the appropriate course of action if there is an error found.

Chair Ercole expressed the desire to wait on a decision until more information could be provided, by staff and the applicant.

Public Testimony

Jim Foster, 508 East 8th Street: Mr. Foster spoke in support of demolition and replacement, stating that the garage appears structurally unstable, visually inconsistent with the house, and

functionally inadequate. He felt that replacing it with a better-constructed, compatible garage would benefit both the applicant and the neighborhood.

Jacqueline Cheung, 704 K Street: Ms. Cheung, a local archaeologist and historian, urged the Commission to delay a decision until more information could be gathered. She stated that architectural details and historical records strongly suggest the garage is contemporary with early modifications to the Reuter House and may hold historical value. She encouraged consultation with SHPO and further discussion with the applicant to explore preservation or partial salvage options.

With no further commentary, this portion of the public hearing was closed at 4:28 p.m.

Commissioner Deliberation

During deliberations, Commissioners expressed general agreement that additional information was needed.

Commissioner Gleason emphasized the importance of determining the garage's true historic status before authorizing demolition. He explained that errors in the National Register nominations are not unheard of and would like guidance from SHPO.

Chair Ercole stated that making a decision at this time would not be in the best interest of the applicant due to a lack of information provided.

Commissioner Giamei stated logistical concerns, including the approaching winter season and potential costs associated with preservation.

Commissioner Johnson noted the possibility of exploring resources such as Urban Renewal support if preservation or stabilization were warranted.

Ultimately, the Commission determined that continuing the hearing was the most responsible course of action.

It was moved by Gleason and seconded by Johnson to continue the hearing to the next scheduled meeting on **December 17, 2025**, date and time certain. The motion carried 4/0; Ercole, Gleason, Giamei, and Johnson voting in favor, none opposed, McNary absent.

STAFF COMMENTS

Senior Planner Freund reported that the next Historic Landmarks Commission meeting would include review of the Commission's 2025 goals and preparation for the 2026 goal-setting cycle, noticing requirements in the newspaper, including property owner notices, and updated information for HLC 222-25. Freund also described current work with community partners on historic signage projects, including opportunities to replace aging signs, particularly at Rock Fort, where new funding sources may be available. Staff intends to distribute background materials prior to the next meeting to support informed Commission discussion.

Johnson asked questions regarding the possibility of fee reductions. Freund responded that a possible way to do that would be to change the current noticing requirements, and reiterated that the application fee would be a topic of discussion in the next meeting.

COMMISSIONER COMMENTS

Commissioner Gleason announced that the February History Forum series would return at the Original Wasco County Courthouse, featuring presentations on topics including the City's first Mayor Mays, the Jantzen Beach Carousel, farm-to-market roads, and other regional history subjects.

Museum Representative Julie Reynolds reported that the museum had recently closed for the season following the end of cruise ship visits and would reopen early next year to encourage broader local engagement.

ADJOURNMENT

Being no further business, the meeting adjourned at 4:42 p.m.

Meeting conducted in a room in compliance with ADA standards.

Submitted by/
Crystal Sayre, Administrative Assistant
Community Development Department

SIGNED: _____

Forust Ercole, Chair

ATTEST: _____

Crystal Sayre, Administrative Assistant
Community Development Department



City of The Dalles Historic Landmarks Commission

WEDNESDAY, NOVEMBER 19, 2025 | 4:00 PM

HLC Application #222-25

Applicant: Kathryn Montag

Site Address: 420 East 8th Street

Historic Status: Garage – “non-contributing Structure”

- Residence: National Register, Dr. J.A. Reuter Residence – “contributing”

Historic District: None

Existing Use: Detached structure (non-contributing) / Residence (contributing resource)

Request: Approval for the demolition of the existing non-contributing detached garage located at the southwest corner of the property, accessed from the alley, and for the construction of a new detached garage to be constructed in the same location.

Vicinity Map

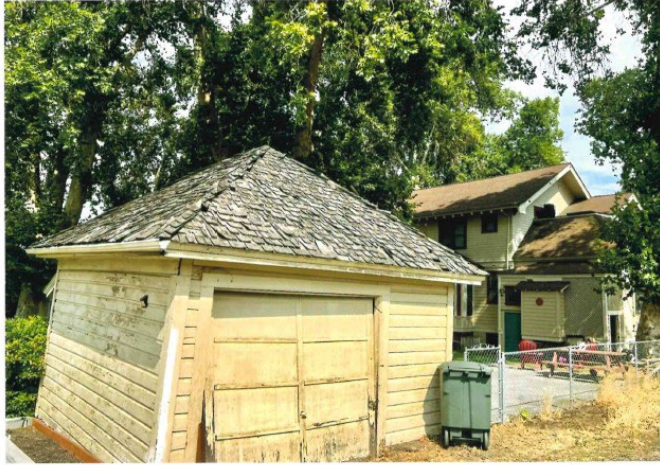
420 East 8th Street



Applicant Proposal

Demo & New Construction:

- Request demolition of existing non-contributing garage structure (14'6" x 19'7")
- Replace with new garage (20 x 26')
 - To match paint and materials of existing historic residence
- Site of historic Dr. J.A. Reuter residence c. 1890 / 1909



Recommendation

- All applicable criteria met:
 - Secretary of the Interior Standards
 - The Dalles Municipal Code, Title 11 criteria
- Staff recommends the HLC adopt Resolution No. 207-25, granting approval to demolish the existing detached non-contributing garage structure and build a new garage in its place.



City of The Dalles Historic Landmarks Commission

QUESTIONS?



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

MEMORANDUM

Meeting Date: December 17, 2025

To: The Dalles Historic Landmarks Commission

From: Sandy Freund, AICP, Senior Planner

ISSUE: HLC 222-25 Kathryn (Katie) Montag, 420 East 8th Street
Detached Structure Demolition

Applicant Request:

Applicant is requesting approval for the demolition of the existing non-contributing detached garage located at the southwest corner of the property, accessed from the alley, and for the construction of a new detached garage in the same location. The subject property is located at 420 East 8th Street, The Dalles, Oregon, and is further described as 1N 13E 3CA Tax Lot 5400, zoned "RH" – High Density Residential. The site includes a residence listed on the National Register of Historic Places and the Oregon Inventory of Historic Properties, historically known as the Dr. J.A. Reuter Residence.

Additional information:

At the November 19, 2025 regularly scheduled meeting of the Historic Landmarks Commission, public hearing item, HLC 222-25 was discussed by the Commission. However, the item was continued to date and time certain to December 17, 2025, due to the absence of the applicant and her availability to answer the Commission's questions specific to the structure.

At issue is whether or not demolition versus preservation of the detached garage structure should be allowed to proceed as proposed even though the structure is currently listed as a "non-contributing" structure on the National Register of Historic Places and the Oregon Inventory of Historic Properties.

Under TDMC 11.12.070, the Commission reviews alterations and related new construction on landmark sites for consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Because the Dr. J.A. Reuter Residence is listed in the Oregon Inventory and on the National Register, TDMC 11.12.080 also applies to this request: resources in the Inventory that have not been designated as local landmarks are subject to demolition review and

a limited interim protection period, during which the Commission may delay demolition and consider alternatives, but it does not create an open-ended prohibition on demolition of a non-contributing structure.

Recent information provided to staff (attached) from Commissioner Gleason includes information from a 1909 Sanborn Fire Insurance Map of The Dalles of Auto Houses located in the City. On this 1909 map, an Auto House is shown on the map; however, on the map from 1900 it was not shown. On the 1926 Sandborn Map, the same Auto House is shown, with the addition of a bump-out extension to the north side. It is assumed that the owner at the time may have added the Auto House during extensive renovations to the historic residence. Additionally, per the 1910 Record of Automobile Licenses, the property owner, J.A. Reuter had registered a “licensed Locomobile, considered an expensive and high-quality car of the time”.¹ Said Locomobile was registered again in 1911.² By 1910 the License Register the The Dalles included 64 vehicles in town. However, those numbers declined to only five, and according to Commissioner Gleason, three of those last five Auto Houses remain standing in the City, one being located at the subject site under review for demolition. Lastly, there is an Auto House located at 512 Union Street, currently in the Commercial Historic District that has a detached garage structure listed as “historic non-contributing”. Of note, the subject garage structure at the Dr. J.A. Reuter Residence is listed as a “non-contributing garage structure” in the National Register. It is not listed as a “historic non-contributing resource as the Auto House located at 512 Union Street.

Staff have reached out to SHPO for additional guidance and received the following information: The SHPO administrator of the Historic Sites database indicated that no action is required from them on the matter as to whether or not a non-contributing structure should be listed as contributing. The administrator noted that while there is a formal process to amend a National Register Nomination to add contributing resources, it is time-consuming and outcomes are not guaranteed. SHPO emphasized that the strongest historic preservation regulations occur at the local level and recommended that the HLC rely on the City of The Dalles’ established preservation code and procedures.

Staff recommend the HLC either:

- a) Delay demolition for a defined period of time (within the limits set by TDMC 11.12.080) while alternatives are explored; or,
- b) Approve the demolition with reasonable conditions (either documentation, salvage, or interpretative material).

It is advised that the Commission cannot turn a non-contributing garage structure into a de facto permanent landmark without going through the proper designation process and getting owner consent to proceed as such, and attempting to do so without owner consent would be inconsistent with applicable Oregon law.

¹ Record of Automobile Licenses, The Dalles, ca. 1910 Ledger

² Ibid

Automobiles and Auto Houses of The Dalles, ca 1905-1911

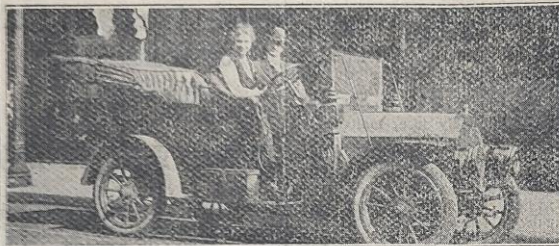
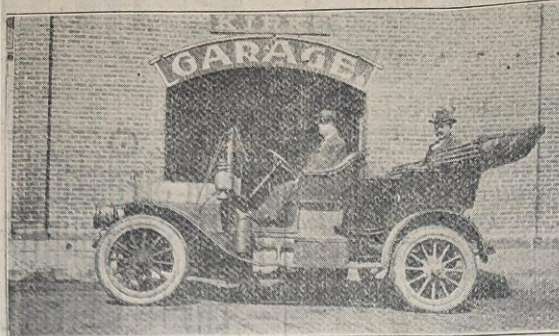
The first automobiles came to The Dalles in the early 1900s. By 1905 James B. Kirk, the founder of The Dalles Iron Works, reported that there were only two automobiles in all of Wasco County, a White steam car and a two-cylinder REO. It was in the spring of 1908, according to Kirk, that the first good serviceable cars were brought to The Dalles. Dr. J.A. Reuter was one of these early automobile adopters, buying his first car, an expensive air-cooled Knox, in the spring of that pivotal year of 1908. Just 2 years later, he replaced his Knox with another higher priced car, a Locomobile according the vehicle license registry log for the City of The Dalles (Figure 9). The Locomobile car was advertised and widely regarded as "The greatest car built in America"(Figure 10).

By 1910 the local automobile License Register for The Dalles lists 64 automobiles in town. The number of locally registered and licensed cars in The Dalles dropped to 32 in 1911 when Oregon started to require State issued license plates, and midway through the year The Dalles stopped issuing local licenses. Several of the earliest automobiles brought to The Dalles are on exhibit at Ft. Dalles Museum, these include a 2-cylinder REO and a 2-cylinder Buick, a curved dash Oldsmobile, a Studebaker electric car, and Malcom Moody's 1908 water-cooled Knox touring car, the sister car to Dr. Reuter's Knox (Figure 1, Figure 2). A 1907 Everybody's car, first registered and licensed in The Dalles, is on display at the Western Antique Aeroplane and Automobile Museum in Hood River (Figure 3).



Figure 1: Malcolm Moody's 1908 Knox touring car at Fort Dalles Museum.

Two Views of Malcolm Moody's Knox, The Oldest Car in The Dalles Still in Operation



Upper—M. A. Moody at the wheel J. B. Kirk seated in the rear; lower—members of The Chronicle staff enjoy a spin in the venerable machine.

Time does not seem to have impaired the vigor and serviceability of Malcolm A. Moody's sturdy old Knox, the first water-cooled Knox automobile shipped west of the mountains. It was away back in 1908, back in antiquity as far as automobiles are concerned, that Moody read and believed almost all the good things that were printed about the Knox automobile, and forthwith sent an order for one to the factory at Springfield, Mass. The car arrived in due time, and with Dr. J. A. Reuter's air-cooled Knox was one of the only two cars of that make in this vicinity for a long time.

This old Knox, which is still owned by Moody, is a five passenger car, with all the copper and other almost unwearable and unbreakable materials in it that car manufacturers built into cars in the early days of the automobile industry. It was equipped with the same tonneau, or back seat, shown in the accompanying views, and also with a rumble seat that could replace the tonneau with a "quick change" operation. The price of this old car was \$4,000, f. o. b. the factory.

Never Overhauled.

During his long and active life this car has never been overhauled. It has been frequently repaired, but the repairs were always of a "minor" nature, except the first one, which was made necessary by an accident on the old county fair grounds when Moody was patting his new car through a severe pulling test through a sandy road. He drove this car for 10 years, and estimates that he undoubtedly covered 50,000 miles, over some of the worst roads in the world. He never made any long trips in it, but it was put to the most severe tests in the short jaunts over "hill and dale" in this vicinity.

Three years ago Moody retired his

Knox, but a year or more ago, L. M. Martin, local automobile repair man, brought it out of its retirement, and has been making good use of it ever since. "I don't have a bit of trouble with it," said Martin, "and while it is not exactly a good looking, I believe it is more reliable than a great many cars now in use."

Not Woman-Broke.

Here is an odd fact connected with this old Knox: Moody says it has never been broke to women. In other words, no woman has ever driven it, and so Miss Lillian Schassen, of The Chronicle office, who is seen at the wheel in one of the pic-

tures shown here, enjoys the distinction of being the only woman who has ever handled its wheel.

Moody thinks the world of his old car, and intends to keep it in his possession, and to pension it when L. M. Martin decides to turn it back into his charge.

SULLY-PORT INVITES OVERLAND OWNERS

NEW CORPORATION HAS GIFTS FOR PILOTS OF THESE CARS.

Overland owners of the community are asked to call around at the Sully-Port Auto Sales company, 110 East Second street, Saturday morning, May 6, between 11:30 and 12 o'clock, to meet the new members of the company and to attend a demonstration.

W. C. Sullivan announced that he will have a gift for each Overland owner which will be of value to him in the service of his car. Sullivan, in extending the invitation, did not say what it would be, only declaring that the gift would be "worth while."

A factory representative of the Willys-Knight Motors company will be at the garage at that time and, by using a cutaway block, will explain the inside mechanism of the Willys-Knight motor. The demonstration will be open to anyone interested.

Clifford Porter, of Hood River, has formed a partnership with Sullivan, and he is the "Port" end of the partnership combination. They have discarded the name "Circle Overland" because of confusion with a similar name in Hood River.

TWO CHEVROLETS SOLD.

G. W. Barnett, of Thompson's addition, is driving a new Chevrolet "490" touring car, and Mrs. Floyd Woolery, also of this city, is driving a new Chevrolet "490" coupe. Both cars were purchased from the Danielle Motor company.

DON'T WAIT

Until summer rolls around to have your car painted. You'll want it every day then, so

Have It Painted Now

I can do the work for you at a price and in a way that will meet your approval.

E. HELMS

722 East Second

Over Kirk's Garage

Figure 2: Malcolm Moody's 1908 Knox from The Dalles Daily Chronicle, April 29, 1922.

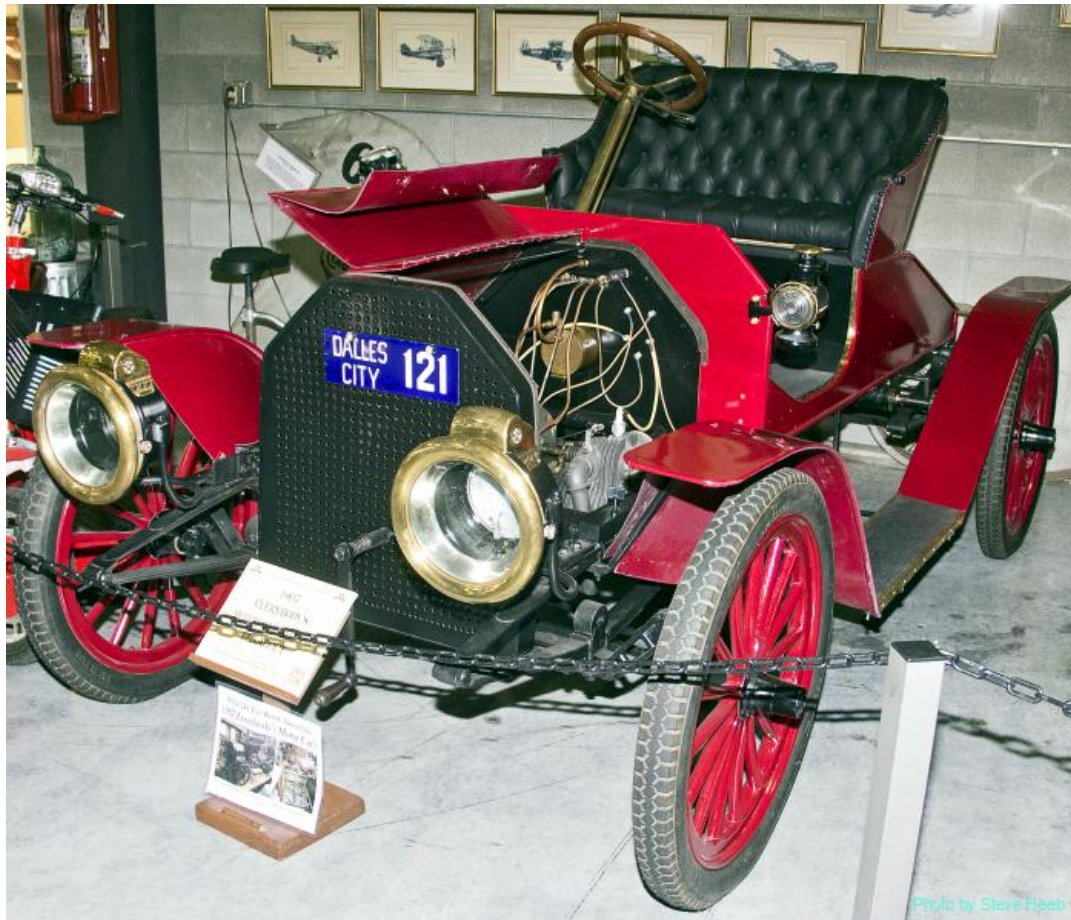


Figure 3: 1907 Everybody's car on display at the Western Antique Aeroplane and Automobile Museum in Hood River.

With automobiles came domestic garages, initially referred to as Auto Houses on Sanborn Fire Insurance maps. The 1900 Sanborn maps show no Auto Houses in The Dalles, and none at the future location of the Dr. J. A. Reuter house (Figure 5), not surprising given that the automobile had not yet arrived in town. The next Sanborn map of The Dalles dates to 1909, by now there were probably close to 50 automobiles in town, however the map shows only 5 Auto Houses in all of The Dalles (Figure 4). Included in the 5 is the Auto House of Dr. J.A. Reuter, recently constructed at the corner of his double lot (Figure 6). Figure 7 shows Dr. Reuter's Auto House on the 1926 Sanborn map, clearly showing the bump-out extension on the north side. In some cases, these bump-outs were added to accommodate a larger and longer car. The ongoing trend, then as now, is for both automobiles and garages to increase in number and size with each passing year.



Figure 4: Composite of the 1909 Sanborn Fire Insurance Map of The Dalles, Oregon. Auto Houses are circled in Blue. Map obtained from the Library of Congress.

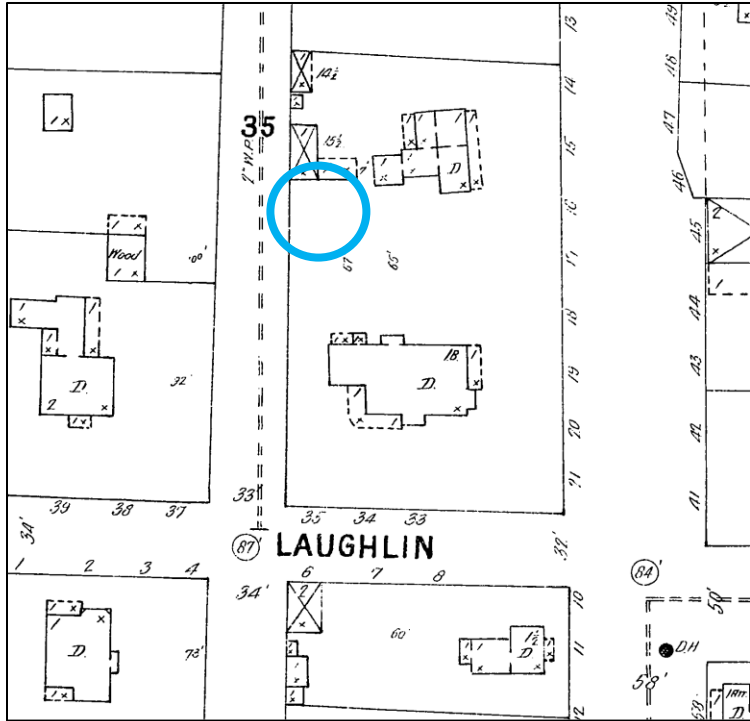


Figure 5: 1900 Sanborn Fire Insurance Map. No Auto House shown at the location of the old garage at the Dr. J.A. Reuter house.

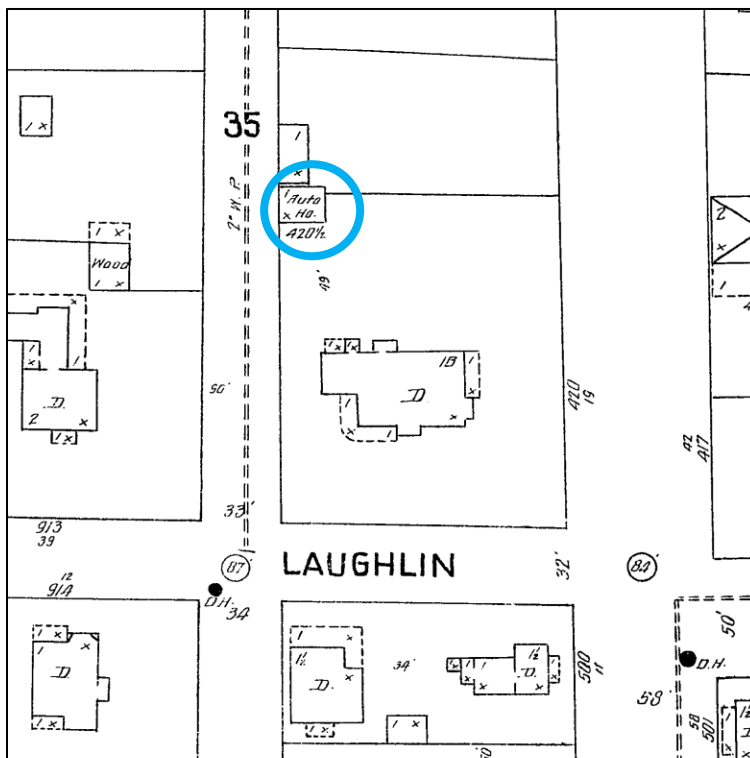


Figure 6: 1909 Sanborn Fire Insurance map showing the Auto House, likely built as part of the extensive work on the house and property by Dr. J.A. Reuter after he purchased it that same year.

60		RECORD OF FINES.				RECORDS
1911 Auto License						Fines
DATE	OF WHOM RECEIVED	FOR WHAT OFFENSE	WHEN TRIED	AMOUNT	REMARKS	DATE
Jan 9 1911	J. N. Leonard	Auto 210		1.00	Busch	
" 11 "	Grant May	" " 3484		1.00	Merrison	
" 11 "	G. H. Rogers	" " 3319		5.00	Ford	
" 11 "	T. H. Watts	" " 3907		5.00		
Feb 7	Vince Kelley	" " 1131		1.00	Ford	
Mar 14	B. B. Chittaplace	" " 17332		5.00	Mitchell	
" 15	J. B. Kirk	Automobile " 2899		1.00	Castlund	
" 20	Vince Bauer	Mobile " 3635		5.00	Mobile	
" 29	E. S. Sharp	" " 5525		1.00	Castlund	
Apr 1	F. B. Humming	" " 862		1.00	White	
" 1	Trotter Bros	" " 5275		1.00	Studebaker, Sanford	
" 1	C. B. Betts	" " 547		5.00		
" 3	Walter Williams Hardware Co	" " 2992		1.00	Marion	
" 3	Wm. Taedman	" " 1385		1.00	Town	
" 3	Julius Meyer	" " "		1.00	Mobile	
" 4	John Phillips	" " 940		1.00	Town	
" 5	E. O. McCoy	" " 3453		1.00	Locomobile	
" 5	J. F. Stadelman	" " 4980		1.00	Chalmers Drive	
" 5	J. C. Harkness	" " 2901		1.00	Franklin	
" 5	Ed. French	" " 3113		1.00	Franklin	
" 6	J. L. Keller	" " "		1.00	Leather Car	
" 8	M. E. Miller	" " "		5.00	Locomobile	
" 8	C. S. Ratch	" " 3692		5.00	Castlund	
" 10	Vance Bauer	" " 5837		5.00	Schlicht	
" 11	R. M. Stitt	" " 2454		1.00	White	
" 11	S. Ballou	" " 3005		1.00	Overland	
" 14	E. Ferguson	" " 3380		1.00	Locomobile	
" 14	J. A. Reuter	" " 3381		1.00	"	
May 1	S. Cohen	" " 6103		5.00	Reed	
" 2	C. A. Johnson	" " 4718		5.00	Autobus	
June 24	R. W. Stubbs	" " 2454		4.00	White	
July 1	J. I. Miller	" " "		5.00	Valley Auto Truck	

Figure 9: Record of Automobile Licenses, The Dalles, 1911. At The Columbia Gorge Discovery Center and Museum. J. A. Reuter licensed a Locomobile, an expensive and high-quality car of the time.



1910

30" Shaft Drive  40" Chain Drive

The Locomobile Co. of America

New York Bridgeport Conn. Boston
Philadelphia San Francisco Chicago

LICENSED UNDER THE SELDEN PATENT

The New Locomobile Book for 1910 will be mailed on request to any address.

Figure 10: By 1910 the Locomobile was known as "The greatest car built in America."

The 1909 Auto House at the Dr. J.A. Reuter house remains largely unmodified, with the exception of a historical addition to the north side to accommodate a larger car, and a more modern garage door. The wood shingle roof has deteriorated and some sagging and racking is present. Nothing that is reasonably beyond repair.



Figure 11: 1909 Dr. J.A. Reuter House garage. Photo Taken Nov 13, 2025.



Figure 12: 1909 Dr. J.A. Reuter House garage. Photo Taken Nov 13, 2025.



Figure 13: 1909 Dr. J.A. Reuter House garage. Photo Taken Nov 13, 2025.



Figure 14: 1909 Dr. J.A. Reuter House garage. Photo Taken Nov 13, 2025.

A visit to each of the Auto Houses shown on the 1909 Sanborn map shows that 3 of the 5 remain standing, each have some degree of modification.

The Auto House located in the dead-end alley a block east of the Reuter Auto House is two stories tall with what looks to be a residence above (Figure 15). It has replaced garage doors and other minor modifications.



Figure 15: Auto House in the alley one block east of the Reuter Auto House.

The James Condon house at 512 Union Street, a primary contributing resource of The Dalles Commercial Historic District, has a detached Auto House adjacent to the north of the house. It is on the inventory as a historic non-contributing resource, with possible replacement doors (they may be original) and added asbestos siding, like the residence (Figure 16).



Figure 16: The Auto House by the James Condon house at 512 Union Street.

The rest of the Auto Houses shown on the 1909 Sanborn maps have been torn down, these include one that stood in the alley a block west of the Condon House, and one that was on Liberty Street between East 8th and 9th.



Figure 17: Former Auto House location in the alley a block west of the James Condon house.



Figure 18: Former Auto House location on Liberty Street next to the north side of the alley between 8th and 9th Streets.



REVISED
STAFF REPORT
Historic Landmarks Commission
HLC 222-25

Applicant: Kathryn (Katie) Montag
Procedure Type: Quasi-judicial
Assessor's Map: Township 1N 13E Section 3 CA
Tax Lots: 5400
Address: 420 East 8th Street
Zoning District: High Density Residential (RH)
Historic Status: National Register Property:

- Dr. J.A. Reuter Residence (one contributing structure /one non-contributing structure)
- Oregon State Inventory #136 (Eligible / Significant)

Historic District: Not in a historic district
Existing Use: Residence (contributing resource) and detached garage (non-contributing structure)
Prepared by: Sandy Freund, Senior Planner
Hearing Date: December 17, 2025 (*meeting continued from November 19, 2025*)

REQUEST: Applicant is requesting approval for the demolition of the existing non-contributing detached garage located at the southwest corner of the property, accessed from the alley, and for the construction of a new detached garage in the same location. The subject property is located at 420 East 8th Street, The Dalles, Oregon, and is further described as 1N 13E 3 CA tax lot 5400, zoned "RH" – High Density Residential. The site includes a residence listed on the National Register of Historic Places and the Oregon Inventory of Historic Properties, historically known as the Dr. J.A. Reuter Residence.

A detailed list of the proposed materials and scope of work for the replacement garage is included in the application materials.

NOTIFICATION: Published advertisement in local newspaper, The Columbia Gorge News, appearing two consecutive weeks, with the first at least 20 days prior to the hearing (October 29, 2025), as well as notification to property owners within 100 feet and to the State Historic Preservation Office (SHPO).

BACKGROUND: The Dr. J. A. Reuter residence is a two and a half story Arts and Crafts-style bungalow house located on a third of an acre at the southwest corner of the intersection of East 8th and Laughlin Streets in the Laughlin Bluffs area of The Dalles. The home was built c. 1890 and later enlarged in 1909. Also located on the site is a small, non-historic detached garage sited at the southwest corner, which is “counted as a non-contributing feature of the property.”¹

ANALYSIS: The Historic Landmarks Commission (Commission) is responsible for conducting hearings associated with proposed alterations to historic buildings. The Dalles Municipal Code (TDMC), Title 11 Planning, Chapter 11.12 Historic Resources, provides process as well as established design guidelines to assist the Commission in making these decisions. The purpose of the Commission, Chapter 11.12, and associated review criteria is to:

- *Protect historic and cultural resources from destruction, inappropriate alteration, and incompatible adjacent development;*
- *Stabilize and improve property values in historic districts and City-wide;*
- *Enhance the City's attractiveness to visitors and residents, and stimulate business, industry, and tourism;*
- *Educate The Dalles' citizens and visitors concerning the City's heritage;*
- *Preserve the historic housing stock of The Dalles; and*
- *To comply with The Dalles Comprehensive Plan regarding historic resources under Statewide Planning Goal 5.*

For this application, the Commission is being asked to review both (1) removal of an existing detached garage located on a property listed on the National Register of Historic Places and in the Oregon Inventory of Historic Properties, and (2) construction of a replacement garage in the same location. Under TDMC 11.12.070, the Commission applies the Secretary of the Interior's Standards to evaluate alterations and related new construction on landmark sites. Under TDMC 11.12.080, historic resources listed in the Oregon State Inventory that have not been designated as local landmarks are also subject to demolition review and interim protection procedures. In practice, that means the Commission must consider both the Secretary's Standards and the demolition review criteria in TDMC 11.12.080(A) when deciding this request.

REVIEW CRITERIA:

City of The Dalles Municipal Code, Chapter 11.12 Historic Resources

Article 11.12.080, Section A. Review Criteria – Demolition of Historic Landmarks and Inventory Resources

In addition to the Secretary's Standards discussed below, TDMC 11.12.080(A) requires the Commission to consider the state of repair of the resource, the reasonableness of the cost of renovation or repair, the purpose of preserving the landmark, the criteria used in the original

¹ *National Register of Historic Places: Dr. J. A. Reuter House*, Section 7, page 1. U.S. Department of the Interior, National Park Service.

designation, applicable provisions of the City's Comprehensive Plan, the character of the surrounding neighborhood, and any other appropriate factor when reviewing a demolition request. Because the Dr. J.A. Reuter Residence is listed in the Oregon Inventory, the existing detached garage is subject to these demolition review criteria and the interim protection procedures in TDMC 11.12.080. See **FINDING #11**.

Article 11.12.070, Section A. Review Criteria

3. *Secretary's Standards. Commission decisions shall be based on the Secretary of the Interior's Guidelines for the Treatment of Historic Properties.* Findings #1 - #10 are pertinent standards from the Secretary of the Interior's Guidelines for the Treatment of Historic Properties.

1. ***A property shall be used for its historic purpose or be placed in a new use that required minimal change to the defining characteristic of the building and its site and environment.***

FINDING #1: Applicant will retain the purpose and use of the site, namely the historic residence will remain as is. The applicant requests approval to demolish the existing detached garage, identified as a non-contributing structure, located at the southwest corner of the property and accessed from the alley. The applicant indicates that the existing garage is in poor condition and poses a safety hazard. A new detached garage is proposed to replace it, measuring 20 feet by 26 feet, a little larger than existing structure, which measures 14 feet 6 inches by 19 feet 7 inches. The new replacement garage will feature exterior materials and colors compatible with the historic residence. **Criterion met with conditions.**

2. ***The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.***

FINDING #2: Applicant requests replacement of the existing, non-contributing detached garage due to its dilapidated condition. The applicant will not be altering or modifying the historic residence, but rather replacing the existing detached garage with a new detached garage in the same location as current garage. **Criterion met.**

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.***

FINDING #3: Applicant is not proposing exterior modifications to the historic residence, but rather replacing a non-contributing detached garage with a newer garage that can accommodate two vehicles and not just one. The replacement garage will match in colors and materials in order to blend with the historic residence on the subject property. Staff finds that the proposed work does not create a false sense of historical development as it will not alter any historic feature. **Criterion met.**

4. ***Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.***

FINDING #4: The existing site will be retained as Dr. J. A. Reuter House. Applicant is uncertain when the existing detached garage was constructed, assumes perhaps sometime

in the 1940s or 1950s. The garage structure is listed on the national register as a “small, non-historic detached garage...is counted as a non-contributing feature of the property.”² The proposed removal and replacement of this garage will not alter the historic residence on the site nor alter its designation. All original structures on the site will be preserved and retained. **Criterion met.**

5. ***Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.***

FINDING #5: Applicant has stated the new replacement garage color and siding will match the historic home’s colors. The use of similar colors, combined with the proposed materials (HardiePlank lap siding) resembling wood siding will help maintain the site's overall character and historical integrity. Applicant proposes one (1) Milgard window using either wood or vinyl for the frame and color to match the garage and residence. Again, the historic residence is not being altered and will remain in ‘as-is’ condition. **Criterion met.**

6. ***Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.***

FINDING #6: See Finding #5. Applicant is proposing demolition and replacement of the existing detached garage, which is listed on the national register as a non-contributing structure. Applicant has provided an example color palette with the application materials, as well as photographs of the existing garage structure demonstrating its dilapidated condition. **Criterion met.**

7. ***Chemical or physical treatments, such as sandblasting that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.***

FINDING #7: Applicant is not proposing the use of chemical or physical treatments on the structure of the new detached garage. **Criterion not applicable.**

8. ***Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.***

FINDING #8: Applicant is proposing minimal excavation and disturbance as part of the garage replacement. If historical artifacts are found to be over 75 years in age, all state laws and regulations will be required to be followed per the direction of the State Archeologist. In addition, the applicant will be required to submit a Physical Constraints Permit application along with the associated building permit application for the construction of the new structure if the total amount of cut/fill exceeds 50 cubic yards. **Criterion met with conditions.**

² Ibid.

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

FINDING #9: As previously mentioned, the applicant is proposing to demolish and replace the structure with new detached garage that will accommodate two vehicles rather than one. The proposed garage will match as closely as possible in materials and colors in order help maintain the site's overall character and historical integrity. Applicant proposes using wood materials (Douglas fir) for the garage framing, and HardiePlank lap siding 7" reveal on the exterior to emulate the look of wood while also providing weather protection. Applicant proposes exterior paint colors to match as closely as possible to the historic home. **Criterion met.**

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

FINDING #10: No additions to the existing historic structure, the Dr. J. A. Reuter House, are proposed at this time. **Criterion not applicable.**

Article 11.12.080. Permits to Demolish Designated Historic Landmarks

FINDING #11: The existing detached garage is identified in the National Register documentation as a non-contributing feature of the Reuter property. The applicant has submitted photographs and narrative describing the garage as being in poor condition and a safety concern. Background information submitted by Commissioner Gleason describes the structure as an early auto house with deteriorated roof and some sagging and racking, but reasonably repairable, and places it in the broader context of early automobile history in The Dalles. The house itself, which is the primary contributing resource, will remain, and the replacement garage is proposed in the same location and designed to be compatible with the historic residence and neighborhood. The record does not include detailed cost estimates for rehabilitation of the existing garage versus replacement. If the Commission needs more information on that point, it may continue the hearing or leave the record open to receive it. Considering the non-contributing status of the existing garage, its documented condition, the value of the auto house context, and the limited interim protection afforded under TDMC 11.12.080(C), staff finds that demolition of the existing garage and construction of the replacement garage, with conditions, can be consistent with the demolition review criteria in TDMC 11.12.080(A). **Criterion met with conditions.**

RECOMMENDATION: Based on the application materials, the record to date, and the findings demonstrating compliance with the applicable criteria, Staff finds this proposal meets the standards of the Secretary of the Interior and the demolition review criteria in The Dalles Municipal Code, Title 11 Planning, Chapter 11.12 Historic Resources and **recommends approval of Historic Landmarks Commission No. 222-25 subject to the following conditions of approval.** This approval is based on the applicant's submitted plans, written narrative, and supplemental application materials received on September 12, 2025 and subsequent materials submitted on October 6, 2025. Consistent with TDMC 11.12.080, the Commission also retains

the discretion to delay issuance of a demolition permit for a limited period in order to explore alternatives or gather additional information, if it determines that such action is warranted.

Conditions of Approval:

1. Work shall be completed in substantial conformance to the pictures and proposals as submitted and reviewed.
2. The applicant shall submit plans for a demolition permit to the City of The Dalles.
3. The applicant shall submit plans for a building permit to City of The Dalles and then Wasco County Building Codes.
4. The applicant shall submit a Physical Constraints Permit to be reviewed and approved by the City Engineer for all cut/fill, grading, and groundwork required for the construction of the new detached garage structure if the total amount of cut/fill exceeds 50 cubic yards.
5. The new replacement garage exterior materials and colors shall be compatible with the historic residence and match as closely as possible as proposed.
6. If historical artifacts over 75 years old are found on the site in relation to the proposed project, resulting from land disturbance, excavation, or grading activities, all applicable state laws and regulations shall be followed in accordance with the guidance of the State Archeologist.
7. The applicant is required to notify the Community Development Department of any alteration of approved plans.



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

HISTORIC LANDMARKS RESOLUTION NO. 207-25

Adopting The Dalles Historic Landmarks Commission Application #222-25, Katie Montag.

This application is for a Historic Landmarks Commission hearing to gain approval for the demolition of the existing non-contributing detached garage located at the southwest corner of the property, accessed from the alley, and for the construction of a new detached garage in the same location. The subject property is located at 420 East 8th Street, The Dalles, Oregon, and is further described as 1N 13E 3 CA tax lot 5400, zoned “RH” – High Density Residential. The site includes a residence listed on the National Register of Historic Places and the Oregon Inventory of Historic Properties, historically known as the Dr. J.A. Reuter Residence.

RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on November 19, 2025 conducted a public hearing to consider the above request.
- B. A Staff Report was presented, stating findings of fact and conclusions of law.
- C. At the November 19, 2025 meeting, after Staff Report 222-25 was presented the record was left open and continued to date and time certain to the December 17, 2025 meeting.
- D. Staff Report 222-25, as revised, for the December 17, 2025 meeting, and minutes of the November 19, 2025 hearing, upon approval, provide the basis for this resolution and are herein attached by reference.

II. RESOLUTION: Now, therefore, be it FOUND, DETERMINED, and ORDERED by the Historic Landmarks Commission of the City of The Dalles as follows:

- A. In all respects as set forth in Recitals, Part “I” of this resolution.
- B. Historic Landmarks Review 222-25, **Katie Montag**, is *approved* with the following conditions:

Conditions of Approval:

- 1. Work shall be completed in substantial conformance to the pictures and proposals as submitted and reviewed.
- 2. The applicant shall submit plans for a demolition permit to the City of The Dalles and then Wasco County Building Codes.
- 3. The applicant shall submit plans for a building permit to City of The Dalles and then Wasco County Building Codes.
- 4. The applicant shall submit a Physical Constraints Permit to be reviewed and approved by the City Engineer for all cut/fill, grading, and groundwork required for the construction of the new detached garage structure, as applicable.

5. The new replacement garage exterior materials and colors shall be compatible with the historic residence and match as closely as possible.
6. If historical artifacts over 75 years old are found on the site in relation to the proposed project, resulting from land disturbance, excavation, or grading activities, all applicable state laws and regulations shall be followed in accordance with the guidance of the State Archeologist.
7. The applicant is required to notify the Community Development Department of any alteration of approved plans.

III. APPEALS, COMPLIANCE AND PENALTIES:

- A. Any party of record may appeal a decision of the Historic Landmarks Commission to the City Council for review. Appeals must be made in accordance to Article 11.12.090 of The Dalles Municipal Code, Chapter 11.12 Historic Resources, and must be filed with the City Clerk within ten (10) days of the date of mailing of this Order.
- B. Failure to exercise this approval within the time line set either by Order or by The Dalles Municipal Code will invalidate this permit.

ADOPTED THIS 19TH DAY OF NOVEMBER, 2025.

Forust Ercole, Chair
Historic Landmarks Commission

I, Sandy Freund, Senior Planner and Historic Landmarks Commission Coordinator, Community Development Department of the City of the Dalles, hereby certify that the foregoing Order was adopted at the meeting of the City Historic Landmarks Commission, held on December 17, 2025.

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

ATTEST: _____
Sandy Freund, Senior Planner and Historic Landmarks Commission Coordinator
Community Development Department, City of The Dalles



CITY of THE DALLES

313 COURT
STREET THE DALLES,
OREGON 97058

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

MEMORANDUM

To: City of The Dalles Historic Landmarks Commission

Meeting Date: December 17, 2025

Regarding: 2026 Historic Landmarks Goal Setting

Prepared by: Sandy Freund, AICP, Senior Planner
Historic Landmarks Coordinator

DISCUSSION:

The City of The Dalles is a Certified Local Government. Therefore, there are certain requirements the City must fulfill to maintain this certification, such as establishing a historic review board. In The Dalles, the Historic Landmarks Commission (HLC) serves as the local review board responsible for conducting hearings to review historic designations as well as development applications of all historic properties and structures.

The Dalles Municipal Code 11.12.040 outlines the powers and duties of the Commission. One of these duties is to *submit an annual report to the Mayor and City Council by February 1st* to outline the goals for the upcoming year of the Commission with a narrative of HLC's efforts to meet those goals. The objective of the December 17, 2025 HLC meeting is to establish the goals for 2026 and also to recognize how the Commission and the City have met those goals.

In reviewing HLC goals at the November 20, 2024 meeting, staff had recommended restructuring the goals in order to ensure goals are achieved and prioritized for completion over the coming years. One approach was to define length of terms for each goal on a Short-Term (1-2 years), Medium-Term (3-5 years) and Continuous (5+ years) basis, as well as numbering each goal for easier reference. The Commission decided to omit the proposed Medium-Term (3-5 year) goals and keep the Short-Term and Continuous Goals. Many of the goals on this list have been documented as continued priorities for the Board, some with actionable steps needed for completion, with others as ongoing commitments and policies the City must be mindful of with future historic initiatives and developments occurring within the City. A similar approach to this is outlined in the City's Comprehensive Plan which outlines Goals, Policies, and Implementation Measures for each of the fourteen Goals within that document. This strategy could help further

breakdown the list by moving goals up as they are achieved throughout the year, as well as outline various steps that may be taken to achieve any number of these goals.

In reviewing the list, staff have either made a ~~striketrough~~ of various goals where duplicative in content and/or combined into more streamlined versions and would like the HLC to consider this strategy (Attachments A and C) with the proposed goals for 2026.

Staff have reviewed the listed 2025 Goals and will provide an update where appropriate. Lastly, staff had planned to seek assistance from the University of Oregon RARE program to help complete several of this year's goals, however, after initial review by the RARE selection committee, our placement was not secured due to federal funding reductions in April 2025

Attachments:

- A. Historic Landmarks Commission – 2025 Goals
- B. 2026 HLC Goals track changes version
- C. 2026 HLC Proposed Continuous Goals combined

City of The Dalles
Historic Landmarks Commission
2026 Goals

Short-Term Goals (1-2 years):

1. Update Historic Ordinance and Design Standards to be clear and objective.
2. Encourage the addition of a student representative on the Historic Landmarks Commission.
3. Apply for a grant to create a Preservation Plan for The Dalles.
4. Develop a concept design for new historic building plaques and promote their fabrication and installation throughout the community.
5. Support the creation of tours of historic properties, including the Pioneer Cemetery.
6. Encourage the restoration and preservation of the Pioneer Cemetery and establish an inventory available on the City of The Dalles website.
7. Encourage the restoration of the upstairs windows of the Waldron-Gitchell Building.
8. Update historic inventories and encourage new nominations to local and national registries, including the addition of Amotan Field.
9. Research the historical significance of the “Rock House” and former railroad structures along East Second Street near Brewery Grade Overpass.

Continuous Goals:

10. Provide a historic restoration workshop for local homeowners and contractors.
11. Provide landscaping, informational signage, and maintenance of the Pioneer Cemetery.
12. Encourage preservation and re-use of the Waldron-Gitchell Building.
13. Collaborate with Main Street and The Dalles Art Center on further downtown restoration project goals.
14. Make historic preservation educational and funding resources available online to assist restorers with assessment and other historic preservation needs.
15. Provide annual recognition of historic restorations at the annual goal setting meetings.
16. Provide onsite acknowledgements for notable restorations.
17. Encourage historic restoration for downtown by providing historic background research.
18. Encourage the collection and preservation of local history, including irreplaceable oral and written histories.

19. Support Historic Preservation Month, local historic preservation, and educational workshops.
20. Assist with historic plaque costs and availability.
21. Keep the Historic Walking Tour current in all formats.
22. Increase communication on all Urban Renewal and Main Street projects, vision and goals.
23. Provide optional historic and procedural commissioner trainings.
24. Support the Fort Dalles/Anderson Homestead Museum and the Vehicle Storage Display Building.
25. Support and advocate for the preservation and continued use of The Dalles High School and Colonel Wright Elementary School.
26. Encourage continued preservation and compatible infill of Historic Chinatown.
27. Encourage preservation and continued use of Rock Fort by following the adopted Preservation and Maintenance Plan.
28. Continue to support, advocate, and preserve historic properties throughout the community.

City of The Dalles Historic Landmarks Commission 2026 Goals

Short-Term Goals (1-2 years):

1. Update Historic Ordinance and Design Standards to be clear and objective.
2. ~~Encourage the addition of~~Add a student representative on the Historic Landmarks Commission.
3. Apply for a grant to create a Preservation Plan for The Dalles. Narrow this down to exactly “where” in The Dalles. (Preservation Plan defined: “a strategic document that outlines a community’s goals, objectives, and strategies for identifying, protecting, and managing its historic and cultural resources.” (SHPO) should be consistent with Goal 5 of Comprehensive Plan)
4. Develop a concept design for new historic building plaques ~~and promote their fabrication and installation throughout the community.~~ (and promote installation)
5. Support the ~~creation of~~ tours of historic properties, including the Pioneer Cemetery.
6. Encourage the restoration and preservation of the Pioneer Cemetery ~~and establish an inventory available on the City of The Dalles website.~~ Combine this with #7
7. Encourage the restoration of the upstairs windows of the Waldron-Gitchell Building. (combine with #6)
8. Update historic inventories ~~and encourage;~~ pursue new nominations to local and national registries, including ~~the addition of~~ Amotan Field.
 - Develop a publicly accessible online inventory
- ~~8.9.~~ Research the historical significance of the “Rock House” and former railroad structures along East Second Street near Brewery Grade Overpass.

Continuous Goals:

- ~~9.10.~~ Provide a historic restoration workshop for local homeowners and contractors.
- ~~10.11.~~ Provide landscaping, informational signage, and maintenance of the Pioneer Cemetery.
- ~~11.12.~~ Encourage preservation and re-use of the Waldron-Gitchell Building.
- ~~12.13.~~ Collaborate with Main Street and The Dalles Art Center on further downtown restoration project goals.
- ~~13.14.~~ Make historic preservation educational and funding resources available online to assist restorers with assessment and other historic preservation needs.
- ~~14.15.~~ Provide annual recognition of historic restorations at the annual goal setting meetings.
- ~~15.16.~~ Provide onsite acknowledgements for notable restorations.

- ~~16.~~17. Encourage historic restoration for downtown by providing historic background research.
- ~~17.~~18. Encourage the collection and preservation of local history, including irreplaceable oral and written histories.
- ~~18.~~19. Support Historic Preservation Month, local historic preservation, and educational workshops.
- ~~19.~~20. Assist with historic plaque costs and availability.
- ~~20.~~21. Keep the Historic Walking Tour current in all formats.
- ~~21.~~22. Increase communication on all Urban Renewal and Main Street projects, vision and goals.
- ~~22.~~23. Provide optional historic and procedural commissioner trainings.
- ~~23.~~24. Support the Fort Dalles/Anderson Homestead Museum and the Vehicle Storage Display Building.
- ~~24.~~25. Support and advocate for the preservation and continued use of The Dalles High School and Colonel Wright Elementary School.
- ~~25.~~26. Encourage continued preservation and compatible infill of Historic Chinatown.
- ~~26.~~27. Encourage preservation and continued use of Rock Fort by following the adopted Preservation and Maintenance Plan.
- ~~27.~~28. Continue to support, advocate, and preserve historic properties throughout the community.

Continuous Goals: Proposed**Combine 12, 17, 24, 25, 26, 27, 28:**

12. Encourage preservation and re-use of the Waldron-Gitchell Building.
17. Encourage historic restoration for downtown by providing historic background research.
24. Support the Fort Dalles/Anderson Homestead Museum and the Vehicle Storage Display Building.
25. Support and advocate for the preservation and continued use of The Dalles High School and Colonel Wright Elementary School.
26. Encourage continued preservation and compatible infill of Historic Chinatown.
27. Encourage preservation and continued use of Rock Fort by following the adopted Preservation and Maintenance Plan.
28. Continue to support, advocate, and preserve historic properties throughout the community.

Single Combined Goal:

- Support, encourage, and advocate for the preservation, continued use, and appropriate restoration of significant historic properties and districts throughout the community—including downtown resources, schools, museums, culturally significant sites, and locally important landmarks—through research, guidance, and implementation of adopted preservation plans.

Or, further streamlined:

- **Preservation of Key Historic Properties & Districts**

- Encourage and support the preservation, continued use, and compatible restoration of notable historic sites and buildings—including downtown resources, the Waldron-Gitchell Building, Historic Chinatown, Rock Fort, local schools, and museum properties—through advocacy, research, and adherence to adopted preservation plans.

- **Community-Wide Historic Stewardship**

- Promote preservation efforts for historic properties across the entire community, ensuring long-term stewardship, appropriate infill, and the protection of culturally significant places.

Goals 10, 14, 19, 23:

10. Provide a historic restoration workshop for local homeowners and contractors.
14. Make historic preservation educational and funding resources available online to assist restorers with assessment and other historic preservation needs.
19. Support Historic Preservation Month, local historic preservation, and educational workshops.
23. Provide optional historic and procedural commissioner trainings.

Single Combined Goal:

- Provide accessible historic preservation education, training, and resources—both in person and online—to support local homeowners, contractors, commissioners, and the broader community, including through workshops, funding and assessment tools, and participation in Historic Preservation Month.

Or, further streamlined:

- **Education & Training**

- Provide accessible historic preservation education and training for homeowners, contractors, and commissioners through workshops, online resources, and guidance on funding and assessment tools.

- **Community Outreach & Support**

- Support community engagement in historic preservation through participation in Historic Preservation Month and other local events, programs, and educational activities.

Combine 15, 16, 20:

15. Provide annual recognition of historic restorations at the annual goal setting meetings.
16. Provide onsite acknowledgements for notable restorations.
20. Assist with historic plaque costs and availability.

Single Combined Goal:

- Recognize and promote notable historic restorations through annual acknowledgements, onsite recognition, and support for historic plaque availability and costs.

Or, further streamlined:

- **Recognition of Historic Restorations**

- Provide annual and onsite recognition for notable historic restoration projects within the community.

- **Support for Historic Plaques**

- Assist property owners with access to and costs of historic plaques that acknowledge and interpret restored historic resources.

Combine 13, 22:

13. Collaborate with Main Street and The Dalles Art Center on further downtown restoration project goals.
22. Increase communication on all Urban Renewal and Main Street projects, vision and goals.

Single Combined Goal:

- Collaborate with Main Street, The Dalles Art Center, and Urban Renewal partners to strengthen communication and coordinate restoration projects, goals, and long-term downtown vision.

Or, further streamlined:

- **Collaborative Partnerships**

- Strengthen collaboration with Main Street, The Dalles Art Center, and other partners to advance shared downtown restoration goals.

- **Communication & Transparency**

- Increase communication about Urban Renewal and Main Street projects, vision, and goals to ensure clarity and community awareness.

Combine 18, 21:

18. Encourage the collection and preservation of local history, including irreplaceable oral and written histories.
21. Keep the Historic Walking Tour current in all formats.

Single Combined Goal:

- Encourage the collection and preservation of local history—including oral and written accounts—and maintain up-to-date historic interpretation resources such as the Historic Walking Tour in all formats.

Or, further streamlined:

- **Preservation of Local History**

- Encourage the collection, preservation, and safeguarding of local history, including irreplaceable oral and written histories.

- **Historic Interpretation & Public Access**

- Ensure the Historic Walking Tour remains current and accessible across all formats to support public engagement with local history.

Combine 11, 26, 27:

11. Provide landscaping, informational signage, and maintenance of the Pioneer Cemetery.
26. Encourage continued preservation and compatible infill of Historic Chinatown.
27. Encourage preservation and continued use of Rock Fort by following the adopted Preservation and Maintenance Plan.

Single Combined Goal

- Support the preservation, maintenance, and interpretation of key historic sites—including the Pioneer Cemetery, Historic Chinatown, and Rock Fort—through appropriate landscaping, signage, compatible infill, and adherence to adopted preservation and maintenance plans.

Or, further streamlined:

- **Preservation & Stewardship of Key Historic Sites**
 - Encourage ongoing preservation and continued use of significant historic places such as Historic Chinatown and Rock Fort by supporting compatible infill and following adopted preservation and maintenance plans.
- **Maintenance & Interpretation of Pioneer Cemetery**
 - Provide landscaping, informational signage, and ongoing maintenance to protect and interpret the Pioneer Cemetery.



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

MEMORANDUM

Meeting Date: December 17, 2025

To: The Dalles Historic Landmarks Commission

From: Sandy Freund, AICP, Senior Planner

ISSUE: HLC Application Fees

DISCUSSION:

At the October 22 and November 19 Historic Landmarks Commission (HLC) meetings, discussions ensued regarding the HLC application fee of \$85.00 and related public noticing costs. Pursuant to TDMC 11.12.050, applications for landmark designations, alterations, and demolitions must be published in the local newspaper prior to the hearing, with demolition requests requiring two notices before each hearing. Newspaper publication costs have increased in recent years, averaging \$157 per application in 2025 and \$123 over the past five years. Demolition cases require multiple notices, and two such applications were published in 2025, contributing to the higher average.

As part of the City-wide annual fee schedule update, CDD staff is proposing department-wide adjustments to certain land use applications, permits, and licenses. Initial considerations include indexing fees to CPI and increasing fees to recover required noticing costs. This mirrors the 2024 update to Short-Term Rental license fees, which were adjusted to cover mandatory publication costs. Although fee increases ultimately require City Council approval, staff is seeking early input from the HLC before drafting formal proposals.

Based on the current average noticing cost of \$123, staff may defer the standard 3% CPI increase for HLC applications, as incorporating the publication cost alone would more than double the fee—from the current \$85 to approximately \$210 (rounding to the nearest \$5). The purpose of the increase is cost recovery, not revenue generation. Application processing for HLC reviews already exceeds the existing \$85 fee, and when noticing costs are added, the subsidy from the General Fund becomes significant. Low fees increase the burden on taxpayers to subsidize development or historic review activities.

Staff first discussed this topic with the HLC in October 2025. The Commission generally understood the rationale for cost recovery but expressed concern that higher fees could

discourage historic preservation. Staff noted that removing the newspaper noticing requirement could substantially reduce application costs; however, this must be weighed against the longstanding practice and statutory intent of the notice. The group also acknowledged that newspaper notice effectiveness may be declining compared to other outreach methods such as social media and the City’s website. The City already posts all public meeting notices online and distributes notifications to media outlets via email. For reference, administrative and quasi-judicial land use applications—such as site plan reviews or subdivisions—do not require newspaper publication; that requirement applies only to legislative actions, such as code amendments. Both administrative and quasi-judicial applications do, however, require notice to property owners in the vicinity, which is consistent with the notice provided for all HLC proposals. If newspaper noticing is removed, the higher fee increase to recover noticing costs may no longer be necessary, though staff may still recommend a standard CPI adjustment.

To maintain enhanced transparency for the most consequential historic resource actions—such as the removal or demolition of a designated or inventoried structure—the HLC may wish to retain newspaper publication for demolition-related applications. If the Commission supports this approach, staff would continue to recommend full cost recovery for these notices. Under this framework, newspaper publication would be removed for all other HLC application types, with standard City noticing methods (website, email distribution, and agenda posting) remaining in place.

This tiered structure could preserve heightened public awareness for significant demolition requests, while avoiding unnecessary publication costs for routine alterations or designations. Fee impacts would reflect the level of notice required: demolition applications would include the cost of newspaper publication (approximately \$210), while all other HLC applications would be adjusted only as needed to reflect CPI or other standard updates.

BOARD ALTERNATIVES:

This item is presented for discussion only. Because fee adjustments must ultimately be adopted by the City Council, no formal action from the HLC is requested at this time. Staff is seeking general direction on the preferred noticing approach to inform the draft fee proposal:

- **Alternative 1 – Retain Newspaper Notice for All HLC Applications**
Under this option, all landmark designations, alterations, and demolition requests would continue to be published in the local newspaper. Fee adjustments would incorporate full cost recovery for publication, increasing the standard HLC application fee accordingly.
- **Alternative 2 – Limit Newspaper Notice to Demolition-Related Applications**
Under this option, newspaper publication would be required only for demolition or removal of a historic resource. All other HLC applications would utilize the City’s standard noticing platforms only. Fees would reflect the lower notice cost for non-demolition applications, while demolition applications would include full cost recovery for required newspaper publication.

Staff will consolidate the Commission’s feedback into the draft fee proposal and recommended noticing changes for City Council consideration as part of the 2026 fee schedule update.