

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.

MINUTES

Historic Landmarks Commission Meeting

November 19, 2025

Page 2 of 4

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 flashing sign. 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.

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

Senior Planner Freund introduced the application, explaining 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.

MINUTES

Historic Landmarks Commission Meeting
November 19, 2025
Page 3 of 4

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.

MINUTES

Historic Landmarks Commission Meeting

November 19, 2025

Page 4 of 4

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

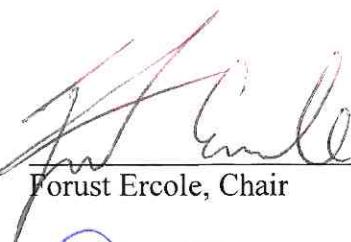
Being no further business, the meeting adjourned at 4:42 p.m.

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