



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

HISTORIC LANDMARKS COMMISSION

NOTICE OF PUBLIC HEARING DECISION

DECISION DATE: December 17, 2025

APPLICATION NUMBER: HLC 222-25

APPLICANT(S): Kathryn Montag

PROPERTY OWNER(S): Kathryn Montag

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.

LOCATION: The property is located at 420 E. 8th Street, The Dalles, Oregon, and further described as 1N 13E 3 CA tax lot 5400. 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. Property is zoned RH – High Density

AUTHORITY: City of The Dalles Municipal Code, Chapter 11.12, Historic Resources

DECISION: Based on the findings of fact and conclusions in the staff report of HLC 222-25, the request by **Kathryn Montag** is hereby **approved** with the following conditions:

Prior to the recording and filing of a Final Plat with the Wasco County Assessor's office, the following conditions shall be met:

- a. Work shall be completed in substantial conformance to the pictures and proposals as submitted and reviewed.
- b. The applicant shall submit plans for a demolition permit to the City of The Dalles and then Wasco County Building Codes.
- c. The applicant shall submit plans for a building permit to City of The Dalles and then Wasco County Building Codes.
- d. 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.

- e. The new replacement garage exterior materials and colors shall be compatible with the historic residence and match as closely as possible.
- f. 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.
- g. The applicant is required to notify the Community Development Department of any alteration of approved plans.
- h. In recognition of the historic nature of the auto house, the applicant will work with the Historic Landmarks Commission to document, salvage, and reuse as much of the structure as possible.
- i.

Signed this 31st day of December, 2025, by



Sandy Freund, Senior Planner
Historic Landmarks Commission Coordinator
Community Development Department

TIME LIMITS: The period of approval is valid for the time period specified for the particular application type in The Dalles Municipal Code, Title 10 Land Use and Development. All conditions of approval shall be fulfilled within the time limit set forth in the approval thereof, or, if no specific time has been set forth, within a reasonable time. Failure to fulfill any of the conditions of approval within the time limits imposed can be considered grounds for revocation of approval by the Director.

Please Note: No guarantee of extension or subsequent approval either expressed or implied can be made by the City of The Dalles Community Development Department. Please take care in implementing your approved proposal in a timely manner.

APPEAL PROCESS: The Commission's approval, approval with conditions, or denial is the final decision, and may be appealed to the City Council if a completed Notice of Appeal is received by the City Clerk no later than 5:00 p.m. on the tenth day following the date of the mailing of the Notice of Decision, **January 10, 2025**. The following may file an appeal of decisions:

1. Any party of record to the particular action.
2. A person entitled to notice and to whom no notice was mailed. A person to whom notice is mailed is deemed notified even if notice is not received.
3. The Historic Landmarks Commission, the Planning Commission, or the Council by majority vote.

4. The City Manager.

A complete record of application for public hearing action is available for review upon request during regular business hours, or copies can be ordered at a reasonable price, at the City of The Dalles Community Development Department. Notice of Appeal forms are also available at The Dalles Community Development Department. **The appeal process is regulated by Sections 10.3.020.080 and 11.12.090(A) of The Dalles Municipal Code.**