

AGENDA**HISTORIC LANDMARKS COMMISSION**

February 25, 2026

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**

Dial: 1-669-900-6833 or 1-253-215-8782

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1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES – January 28, 2026
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
HLC Application 224-25, 412 Washington Street, Scott Austin
Request: Approval for the demolition of a non-contributing accessory building along the alleyway and to the rear of the primary building on the subject site, an historic structure formerly known as Webber's Cleaners located along Washington Street.
8. RESOLUTION
HLC Resolution 208-26, HLC 224-25, Scott Austin
9. 2026 Goal Setting (*continued from work session of January 28, 2026*) – Final Review

10. STAFF COMMENTS

11. COMMISSIONER COMMENTS

12. ADJOURNMENT

Meeting conducted in a room in compliance with ADA standards.

Prepared by/
Crystal Sayre, Administrative Assistant
Community Development Department

MINUTES

HISTORIC LANDMARKS COMMISSION WORK SESSION

January 28, 2026
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 (via Zoom), Victor Johnson, Bob McNary

COMMISSIONERS ABSENT: Tom Giamei

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 4:00 p.m.

PLEDGE OF ALLEGIANCE

Chair Ercole led the Pledge of Allegiance.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES: DECEMBER 17, 2025

It was moved by Johnson and seconded by Gleason to approve the minutes of December 17, 2025 as written. The motion carried 4/0; Ercole Gleason, Johnson, and McNary voting in favor, none opposed, Giamei absent.

PUBLIC COMMENT

Richard Wolfe, The Dalles: Richard Wolfe commented on potential historic resources associated with the Sam Barlow Trail, including structures near Brewery Grade that may represent historic toll or transportation facilities. He also suggested reuse of historic buildings, development of a

“maker space” focused on historic crafts, and the use of recognizable landmark signage silhouettes to improve public awareness of historic sites.

DISCUSSION: 2026 GOAL SETTING

Senior Planner Freund presented the revised 2026 goal-setting materials, explaining that the Commission’s previously adopted goals were reorganized into a strategic planning format pairing each goal with defined actions to improve implementation tracking. She stated that Attachments A, B, and C consolidate prior goals, remove redundancy, and create a clearer structure for monitoring progress. Freund added that the format could also incorporate a Commission vision and mission statement if desired.

Freund further reported that staff are pursuing Certified Local Government (CLG) grant funding to update and digitize the City’s historic inventories. She explained that the work would include field verification of historic properties, updated photography, GIS integration, and development of an online historic resource database. She also noted that staff are pursuing additional grant opportunities for cemetery preservation work and potential updates to Historic Resources Code provisions and design standards.

Historic Property Awareness and Disclosure

Commissioner Johnson stated that many property owners are unaware of historic district requirements at the time of purchase and suggested coordinating with title companies and real estate professionals so that historic designation status is disclosed earlier in the transaction process.

Freund responded that the concept could be incorporated into Commission goals and that staff would review potential legal considerations related to disclosure practices.

Goal Implementation and Responsibility Tracking

Commissioner McNary stated that several long-standing Commission goals have remained incomplete due to lack of assigned responsibility and emphasized the importance of identifying individuals or groups responsible for advancing each goal.

Freund noted that while staff must prioritize statutory development review responsibilities, Commissioners may volunteer to assist with specific goal-related tasks, and staff can provide coordination support where capacity allows.

Historic Inventories and Mapping Improvements

Freund explained that the City’s historic inventory records are currently maintained largely as scanned documents and require updating and verification. She stated that the proposed inventory project would include confirming property status, collecting updated photographs, integrating information into GIS mapping layers, and improving public access to historic resource information through a web-based platform.

Commissioners discussed the importance of providing public access to historic resource data so that property owners, researchers, and prospective buyers can easily determine whether properties are designated or located within historic districts.

Student Engagement and Educational Partnerships

MINUTES

Historic Landmarks Commission Meeting

January 28, 2026

Page 3 of 4

Chair Ercole stated that local students are required to complete community service hours for graduation and suggested that Historic Landmarks Commission activities could provide opportunities for students to fulfill those requirements while learning about local preservation efforts.

Commissioner Johnson noted that partnerships with local schools, colleges, and trade programs could also support preservation-related activities, particularly in construction, fabrication, and restoration work.

Commissioner Gleason stated that student outreach may require proactive engagement by the Commission, including contacting schools or posting information about participation opportunities, rather than waiting for students to initiate involvement.

Public Education and Walking Tour Programs

Commissioner Gleason explained that the historic walking-tour plaques and QR-code program were originally supported through grant funding and coordinated with the Chamber of Commerce, and he suggested identifying available metrics to evaluate usage of the walking-tour application.

Commissioners discussed opportunities to expand public awareness of the walking-tour program and improve public access to related historical information resources.

Research and Documentation of Historic Sites

Commissioners discussed several potential research topics, including the Rock House area, railroad-related structures, Amaton Field, and other historic infrastructure features.

Commissioner McNary noted that documenting historic transportation and infrastructure features could provide valuable historical context for the community and may support future preservation initiatives.

Chair Ercole stated that research and documentation efforts could proceed even where preservation authority may be limited by property ownership considerations.

Site-Specific Preservation Issues

Senior Planner Freund reported that the Waldron Building continues to present preservation and safety challenges, including deteriorating structural conditions and prior vandalism incidents.

Commissioner Gleason stated that additional coordination with City leadership may be necessary to address long-term preservation options and ensure continued monitoring of building conditions.

Chair Ercole emphasized the importance of maintaining building security and monitoring the site to prevent further damage while preservation options are evaluated.

Due to the late hour, Chair Ercole stated that he would entertain a motion to continue the discussion at the next meeting.

It was moved by McNary and seconded by Johnson to approve a continuance of the goal setting discussion at the next regularly scheduled meeting, February 25, 2026. The motion carried 4/0; Ercole Gleason, Johnson, and McNary voting in favor, none opposed, Giamei absent.

STAFF COMMENTS

Senior Planner Freund stated that, following completion of the goal-setting discussion process, staff will prepare a short memorandum to City Council summarizing the Commission’s 2025 activities and presenting the proposed 2026 goals for formal adoption. She noted that the Commission is required to submit an annual report under applicable code provisions and that staff will finalize the report once the goals are formally adopted at a future meeting.

Freund also reiterated that staff are actively preparing multiple grant applications, including CLG funding for historic inventory updates and additional preservation-related grants, and will provide future updates as application results become available.

COMMISSIONER COMMENTS

Commissioner Gleason provided updates regarding the upcoming February History Forum programs held at the original courthouse, noting that the annual lecture series—now named in recognition of long-time organizer Karl—will occur each Saturday in February, with an additional program scheduled for early March. He stated that promotional flyers have been distributed, radio announcements are planned, and the programs are open to the public with both upstairs seating and accessible downstairs viewing options.

Commissioner Gleason also reported that historic audio recordings from earlier history programs, including reel-to-reel and cassette recordings dating back several decades, have been digitized and will be made available to the public on portable media. He noted that these recordings preserve important local oral histories and educational presentations and will also complement the Commission’s broader historic preservation and education efforts.

Commissioners discussed the value of continuing public education initiatives, including lectures, historical programming, and outreach activities, as an important component of the Commission’s ongoing preservation mission.

ADJOURNMENT

Being no further business, the meeting adjourned at 6:10 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



STAFF REPORT
Historic Landmarks Commission
HLC 224-25

Applicant: Scott Austin

Procedure Type: Quasi-judicial

Assessor's Map: Township 1N 13E Section 38 BD

Tax Lots: 9800

Address: 412 Washington Street

Zoning District: Central Business Commercial (CBC) and in CBC-1 Sub-District

Historic Status: National Register Property (1993 nomination):

- Webbers Cleaners (Historic / Non-Contributing) – Building A not part of this application
- Accessory building in alley (no listed historic classification) – Building B subject of this application review.

National Register Property (1997 update):

- Webbers Cleaners (Secondary) – Building A not part of this application
- Accessory building in alley (no listed historic classification) – Building B subject of this application review.

Oregon State Inventory:

- Webbers Cleaners (Eligible / Contributing) – Building A
- Accessory building in alley – (no listed historic classification) - Building B subject of this application review.

Historic District: Commercial District

Existing Use: Vacant – Building B

Prepared by: Sandy Freund, AICP, Senior Planner

Hearing Date: February 25, 2026

REQUEST: Applicant is requesting approval for the demolition of a non-contributing, accessory building along the alleyway and to the rear of the primary building on the subject site, an historic structure formerly known as Webber's Cleaners located along Washington Street. The subject

property is located at 412 Washington Street and further described as 1N 13E 3 BD tax lot 9800. The subject property is zoned CBC – (Central Business Commercial), Sub-District CBC-1.

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 (February 25, 2026), as well as notification to property owners within 100 feet and to the State Historic Preservation Office (SHPO).

BACKGROUND: The subject site, addressed at 412 Washington Street, contains two structures. The historic structure fronting Washington Street is historically known as Webbers Cleaners (a.k.a. Dons Cleaners), referred to here as Building A, and is listed on both the Oregon Historic Site Record database and the National Register of Historic Places as eligible/contributing and secondary. Built circa 1937, Building A is an example of the Moderne style of architecture popular at the time. Building A was recently renovated, receiving approval from the HLC for exterior modifications and structural improvements in 2019, and Building B received approval for modifications in 2020 (HLC 166-19 and 178-20 respectively). The approval for Building B (HLC 178-20) proposed both structural and exterior modifications. Specifically reviewed was a request to install new roofing, window replacement, demolish NE corner of building due to foundation failure, resulting in structural cracks and separation from portion of the building. Due to undocumented circumstances, Applicant did not move forward with previous approval.

The structure under review in this application is the rear structure, Building B, located on the east third of the lot. Building B is connected to Building A by a wood-framed covered breezeway with a flat roof spanning the parking lot. Building B is not specifically classified on the historic registers, and there is no mention as to design or style for this utilitarian building but rather referenced within the overall site description as to its existence on the site of Building A. Applicant states that Building B has previously been used for storage of materials while Building A was under renovation. Building B is currently vacant. Applicant requests approval to demolish Building B and the associated covered breezeway connecting it to the adjacent structure, due to foundation failures and structural cracks that are causing the structure to separate from a portion of the building. Applicant wishes to convert the resulting area into a small parking lot serving the property.

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 the demolition of Building B, which, Applicant states, is currently not being used and has several structural issues, to include a sinking foundation at the eastern portion of the building adjacent to the alley, which is subsequently causing large vertical cracks and separation of the entire wall of the building. (see attached photos) Applicant intends to use the demolished space as additional parking for Building A, adding approximately 6-7 parking stalls. Lastly, Applicant noted in the application narrative that the deteriorating condition of the structure has deterred potential buyers from proceeding with transactions to purchase the building, which has been listed for sale for over one year.

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 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 Webbers Cleaners (Building A) is listed in the Oregon Inventory and the National Register, the secondary structure, Building B, is subject to the demolition review criteria pursuant to 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 Building A on site with no proposed alterations. Applicant requests approval to demolish Building B, the rear structure connected to Building A by a wood-framed covered breezeway over the parking lot. Building B is not individually listed on the historic registers but only referenced within the overall site description of Building A. Applicant notes that the proposed demolition is limited to Building B and the connected breezeway, both utilitarian, non-historic elements, and will not affect the use or character of the site as a whole. **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: See Finding #1. Applicant requests approval to remove Building B and the associated wood-framed covered breezeway located at the rear of the lot adjacent to the alley due to their deteriorating condition, and to convert the area into a small parking lot. Building B is referenced in the historic register’s description of the site for Building A—an eligible/contributing resource historically known as Webbers Cleaners—as a second one-story structure with a stucco façade. However, Building B is not individually listed or classified (e.g., eligible or contributing). The Applicant does not propose any alterations to Building A; the proposed work is limited to the removal of Building B and its connecting breezeway. **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 any exterior modifications to Building A. Applicant requests approval to demolish Building B and the associated wood-framed covered breezeway, both non-contributing, vacant, and deteriorating elements. There is no documented date of construction for Building B, nor any historic documentation regarding its design or style other than a stucco facade and single brick interior chimney—there is no construction date associated with this separate structure on the site. Staff finds that the proposed demolition will not create a false sense of historical development, as no historic features of Building A or the site will be altered. **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: See Finding #3. Applicant will retain Building A on site, with no proposed changes to the historic structure. Applicant requests approval to remove Building B and the associated covered breezeway. Neither Building B nor the breezeway appears to have acquired historic significance, and their removal is not anticipated to alter the historic classification of the site, which references only Building A. All original structures contributing to the historic listing of 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 is not proposing any construction modifications to Building A (Webbers Cleaners), which will remain in its existing condition. Applicant requests approval to demolish Building B due to its continued deterioration, including a sinking foundation and wall separation. Building B is not listed with a historical classification on the historic records, only referenced in association with Building A. It is therefore anticipated that its removal will not affect any distinctive features, finishes, or construction techniques of Building A’s Moderne style or the site as a whole. **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 requests approval to demolish Building B and create a small parking lot in its existing footprint to serve Building A. Applicant states Building B has deteriorated significantly, as documented in photographs provided by the applicant. Due to the severity of its deterioration, repair is not feasible, and demolition is proposed. Applicant has provided in the application materials, cost estimates for renovation and repair of Building B to be upwards of \$250,000-\$300,000. Applicant indicates the estimates do not include interior finish work but rather work to ensure overall building safety. The removal of Building B will not affect any historic features of Building A, which will remain unchanged. **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 does not propose any chemical or physical treatments, such as sandblasting to Building A (the historic structure), nor any treatments to Building B, the structure proposed for demolition. **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 has not provided the full extent of work necessary for the demolition of Building B. As a condition of approval, Applicant will be required to obtain a demolition permit from the Community Development Department prior to any demolition. In addition, if any historical artifacts over 75 years old are discovered during demolition, all applicable state laws and regulations shall be followed under the direction of the State Archaeologist. **Criterion met with conditions.**

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: No additions to Building A are proposed. **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: See Finding #9. No additions to the existing historic structure, Building A is proposed. **Criterion not applicable.**

Article 11.12.080. Permits to Demolish Designated Historic Landmarks

A. Review Criteria. The Commission shall consider:

1. *The state of repair of the landmark.* See Finding #11.

2. *The reasonableness of the cost of renovation or repair.*

FINDING #11: Applicant requests approval to demolish Building B and convert its footprint into a small parking lot serving Building A. Staff review confirms that Building B is not identified in any historic registers and is referenced only in the description of Building A. Applicant has submitted photographs and a narrative documenting the deteriorated condition of Building B, including foundation failure, CMU deterioration, roof leaks, deteriorated windows and doors, and compromised wood roof framing.

Applicant has provided estimates for foundation replacement/stabilization and CMU repairs, with 2020 costs exceeding \$39,000. Applicant provided updated quotes reflecting that current construction costs will increase the 2020 estimates by approximately \$6,000 to \$10,000. Based on the scope of work required to address structural and safety concerns, Applicant estimates the total cost to repair for structural safety of Building B to be approximately \$250,000 to \$300,000, excluding interior finish work.

Applicant indicates that the cost of renovation or repair is not reasonable. Furthermore, the property has been listed for sale, but the deteriorated condition of Building B negatively affects marketability. Based on the information provided regarding the scope and estimated cost of necessary repairs, staff finds that the cost of renovation and repair of Building B is unreasonable. **Criterion met.**

3. *The purpose of preserving such designated historical landmark.*

FINDING #12: Applicant does not propose the removal or alteration of the designated historic landmark, Building A. The proposed demolition is limited to Building B, a secondary, non-designated structure, and its associated covered breezeway. Removal of the non-designated structure could potentially create more useability to the site.

Therefore, the purpose of preserving the designated historic landmark will not be affected. **Criterion not applicable.**

4. *The criteria used in the original designation of the landmark.*

FINDING #13: See Findings #1, #2, and #4. **Criterion not applicable.**

5. *The applicable provisions of the City's Comprehensive Plan.*

FINDING #14: See Finding #1. Applicant does not propose any alterations to Building A. The proposed work is limited to the removal of Building B, an unlisted, non-contributing structure at the rear of the lot that is deteriorated and economically unreasonable to repair. Comprehensive Plan applicable provisions:

Goal 5-5(16) encourages maintenance of the historical integrity of designated historic properties and requires HLC review for exterior alterations. While Building A is designated and listed on the historic records, Building B has not been assigned a historic classification and is referenced only as a secondary structure. As such, the goal does not apply to Building B, the subject of this application.

Goal 9-4 *Support the maintenance and enhancement of The Dalles Commercial Historic District.* Applicant's removal of Building B could be viewed as property maintenance and overall enhancement to the property with replacement of parking area.

Goal 9-6 *Provide an adequate amount of properly located off-street parking.* Applicant intends to create additional on-site parking with the removal of Building B. **Criterion met.**

6. *The character of the surrounding neighborhood.*

FINDING #15: The surrounding neighborhood is characterized by commercial development consisting of a mix of historic and non-historic structures and properties. Building B is located within an alley at the northeast corner of the site. Adjacent properties consist primarily of paved and unpaved parking areas and buildings exhibiting a range of exterior materials, including modern metal finishes, historic siding materials, and stucco.

Specifically, immediately adjacent and to the south of the site, 414 Washington Street historically known as Hamilton Hospital, (originally addressed as 416 Washington Street and later known as Mid-Columbia Hospital and The Dalles Medical Arts Building) is identified as eligible/contributing. To its west is a surface parking lot. Across the street to the west, 409-417 Washington Street is Mid-Columbia Vision Clinic, listed as not eligible/out of period. To the southeast, 323 East 4th Street, The Dalles Civic Auditorium, is listed as eligible/significant. To the southwest, across the street, 220 East 4th Street is The Dalles Carnegie Library, listed as eligible/significant. Immediately to the north, 300 East 3rd Street, the French Building (presently known as the McDaniel Building), is listed as not eligible/non-contributing, with a parking lot to the east.

Given Building B's alley location, utilitarian character, secondary nature, and condition, its proposed demolition is not anticipated to materially alter or adversely affect the established commercial character of the surrounding neighborhood or adjacent historic properties. **Criterion met.**

7. *Any other factor deemed appropriate by the Commission.*

FINDING #15: For Commission discussion.

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. 224-25 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 December 30 2025 and subsequent materials submitted on February 1, 2026.

Conditions of Approval:

1. Demolition shall only involve Building B and the covered wood-framed breezeway as identified by Applicant and the submitted application materials.
2. Applicant shall submit plans for a demolition permit to the City of The Dalles. The permit application shall include photo documentation and a site plan identifying all existing structures on the subject property. The site plan shall clearly delineate Building B and the connected breezeway to be demolished.

3. 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 work related to building demolition if the total amount of cut/fill exceeds 50 cubic yards.
4. 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.



City of The Dalles
Community Development Dept
313 Court Street
The Dalles, OR 97058
(541) 296-5481, ext. 1125
www.thedalles.org

Application #: HLC 224-25
Filing Fee: \$85
Receipt #: DUE
Deemed Complete: 259665786
Ready to Issue: _____
Date Issued: _____

Received: 12/30/2025

Historic Landmarks Application

This application is required for all new construction, modifications, and/or alterations to the exterior of certified historic structures and all structures within certified historic districts and reviewed by the City of The Dalles' Historic Landmarks Commission. The review criteria for each application are the Secretary of the Interior's Standards. These standards have been adopted by The Dalles Municipal Code Chapter 11.12 Historic Resources as local review criteria.

Applicant

Name: Scott Austin
Address: 3019 Alexander LN
Albany OR 97321
Phone #: 503-302-4825
Email: Scotta4825@gmail.com

Legal Owner (if different than Applicant)

Name: _____
Address: _____

Phone #: _____
Email: _____

Property Information

Address: 412 Washington
Zone: _____
Current Use: Not Used

Map and Tax Lot: 1N 13E 3BD 9800

List any known archeological resources on site:

Department Use Only

Historic Name (if any): _____
Year(s) Built: _____ Historic Building/Site: Yes No
Historic Classification: _____
Historic District: Trevitt's Addition Downtown Commercial

Project Information

- New Construction
 Expansion/Alteration
 Demolition
 Landmark Designation

Briefly describe the proposed project:

Would like to demo the building and increase the number of parking spaces

Will the use change as a result of this application?
 Yes
 No

Please submit the following information with this application:

- Narrative #1: Description of the project consistent with the Secretary of Interior’s Standards for Rehabilitation (page ?)
- Narrative #2: Explanation of the project consistent with the associated project type (pages ?):
 - Landmark Designation (#2-A)
 - Alterations/New Construction/Relocation (#2-B)
 - Demolition (#2-C)
- Narrative #3: Description of the project consistent with the associated district design standards: New Construction and Alteration (page ?)
 - The Dalles Commercial Historic District (#3-A)
 - Trevitt’s Addition (#3-B)
- Narrative #4, Signs (if applicable): Description of the project consistent with the associated historic sign guideline criteria (page ?)
- Elevation drawings (existing vs. proposed)
- Current color photographs of the structure and/or site
- List of all proposed materials/colors (product brochures recommended)
- Site Plan (drawn to scale)
- Historic photographs/documentation of the structure and/or site (encouraged)
- Copy of all associated Historic Inventory information

Signature of Applicant

Scott [Signature] 12-24-25

Date
2/11

Signature of Property Owner

Scott [Signature] 12-29-25

Date

Narrative #1: Secretary of the Interior's Standards for Rehabilitation (11.12.095, D)

The Standards that follow were originally published in 1977 and revised in 1990 as part of Department of Interior regulations. They pertain to historic buildings of all materials, construction types, sizes and occupancy and encompass related landscape features and the building's site and environment as well as attached, adjacent or related new construction.

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristic of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
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.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
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.
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.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
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.
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.

Narrative #2-A: Landmark Designation (11.12.060)

A. Review Criteria (Landmark Designation). *The Commission shall review all applications for historic landmark or district designation and make its final determination at a public hearing based on at least one of the following criteria.*

1. The proposed landmark or district has historic significance or contributes to the historic resources of the community because it is:
 - a. Associated with past trends, events, or values that have made a significant contribution to the economic, cultural, social and/or political history of city, county, state, region, or nation;
 - b. Associated with the life of or activities of a person, group, or organization, or institution that has made a significant contribution to the city, county, region, state, or nation.

2. The proposed landmark or district has architectural significance because it:
 - a. Embodies distinguishing architectural characteristics of a period, style, method of construction, craftsmanship, or materials;
 - b. Represents the work of a designer, architect, or master builder who influenced the development and appearance of history of the city, county, region, state, or nation;
 - c. Is the only remaining, or one of few remaining resources of a particular style, building type, design, material, or method of construction;
 - d. Has a high quality of composition, detailing, and/or craftsmanship.
3. The site contains archeological artifacts related to prehistory or to the early history of the community.
4. The proposed landmark or district is listed on the National Register of Historic Places.
5. In conjunction with other criteria listed above, the proposed landmark:
 - a. Is listed on the State Inventory of Historic Places;
 - b. Is fifty years old or older unless the resource is of exemplary architectural or historical significance;
 - c. Contributes to the continuity or historic character of the street, neighborhood, and/or community;
 - d. Has sufficient original workmanship and materials remaining to show the construction technique and stylistic character of a given period.

B. Removal of Designation. *A designated resource that has lost its significance through alteration or by an error in the original documentation used to designate the resource can be considered for removal from the local historic inventory provided that:*

1. The alteration or misdocumentation was caused without intent or illegal action and is not feasible to reverse;
2. No foreseeable or reasonable treatment or research is available or likely to reconfirm the resource as significant;
3. In the case of a state or nationally designated resource, concurrence from the Oregon State Historic Preservation Office has been sought and any comments considered in the decision to remove the resource from the local inventory.

Narrative #2-B: Alterations, New Construction, Relocations (11.12.070)

A. Review Criteria.

1. Exceptions. Minor alterations described in Section 11.12.050 of this chapter may be approved without findings pursuant to this section.
2. Findings Required. A staff report is required to indicate whether a proposal is or is not in compliance with the provisions of this section.
3. Secretary's Standards. Commission decisions shall be based on the Secretary of the Interior's Guidelines for the Treatment of Historic Properties.
4. If the Commission finds that an application does not meet the approval criteria the permit shall be denied and no building permit shall be issued unless the decision is reversed on appeal.
5. Alterations.
 - a. Addition/Removal. Applications may be approved conditioned upon certain treatments of the resource to ensure compatibility with the secretary's standards.
 - b. New Construction in Historic Districts. The new construction must not adversely affect the character of the subject building or district. Efforts shall be made to ensure that the new construction is compatible in scale, height, volume, spacing, setbacks, roof pitch, color, and other characteristics typical of the district.
 - c. Relocations. Permits to relocate designated landmarks shall not be approved unless: the applicant shows that the landmark is in eminent danger and can not otherwise be protected; or the Commission has recommended the action in conjunction with denial of a demolition permit; or the landmark is being returned to its original location; or, in the case of a non-contributing resource within a district, the resource is not capable of achieving a future contributing status through accepted treatment. (Ord. 94-1194)

Narrative #2-C: Demolition (11.12.080)

A. Review Criteria. The Commission shall consider:

1. The state of repair of the landmark.
2. The reasonableness of the cost of renovation or repair.
3. The purpose of preserving such designated historical landmark.
4. The criteria used in the original designation of the landmark.
5. The applicable provisions of the City's Comprehensive Plan.
6. The character of the surrounding neighborhood.
7. Any other factor deemed appropriate by the Commission.

Narrative #3-A: Design Guidelines: The Dalles Commercial Historic District (11.12.095, F-N)

F. New Construction and Rehabilitation.

1. New construction is necessary to accommodate expanding and new needs of a healthy downtown. There are existing gaps in the downtown that should be filled. New construction should maintain the character of The Dalles by not hiding building additions but in making them sympathetic to the historic buildings and town form without imitating past architectural styles.
2. Guidelines.
 - a. New construction fronting streets should be in keeping with the original architectural character, color, mass, scale and materials of the neighboring buildings (see Subsection D, Secretary of the Interior's Standards for Rehabilitation).
 - b. Additions to existing buildings should be in keeping with the original architectural character, color, mass, scale and materials (see Subsection D, Secretary of the Interior's Standards for Rehabilitation).
 - c. New construction should fill in gaps in the urban fabric; tight to the sidewalk or vertical edge, reinforcing the enclosure of the street.
 - d. Existing additions to historic buildings should be evaluated for their sympathy with the historic building and their contribution to the downtown character.

G. Streetscape.

1. The Dalles' downtown is a pedestrian friendly environment resulting from the storefronts, width of sidewalks, and features such as street lights. New construction and rehabilitation should contribute in making downtown The Dalles an inhabitable place that is pleasant for walking, providing a buffer zone of parked cars between automobile traffic and pedestrians, while also reinforcing the rhythm of the street.
2. Guidelines.
 - a. Landscaping is not recommended because historically there was none.
 - b. Historically appropriate street lights should be installed.
 - c. Streetlights and other sidewalk elements should be placed so as not to obscure line of vision of automobiles.
 - d. Garbage cans are unattractive and should not be part of the streetscape.
 - e. A downtown maintenance program should be implemented to keep streets and sidewalks clean.

H. Building Setback.

1. The Dalles' buildings historically were aligned along the sidewalk, giving a sense of enclosure to the street and providing for a more pleasant pedestrian environment. New construction and rehabilitation should maintain the alignment of buildings along the sidewalk edge.
2. Guidelines.
 - a. New construction should face the street and maintain the sidewalk edge.

- b. The “Street Cafe” permit allows for restaurants to put tables on the sidewalk with a five-foot clearance, creating a more pedestrian friendly environment.

I. Building Height.

1. The Dalles’ historic building heights are varied, within a range of one story to four stories (Commodore Apartments). New construction should maintain this range of building heights through a minimum and maximum height limit which will allow for flexibility and contribute to the street environment in the rise and fall of cornice lines.
2. Guidelines.
 - a. A maximum building height of 55 feet, measured from the sidewalk to the highest portion of roof or cornice, is recommended.
 - b. A minimum building height of 20 feet is recommended.

J. Building Width.

1. The interest and variety of The Dalles’ commercial streets is derived in part from the historic lot size which helped in creating a pedestrian friendly environment through the rhythm of windows, entrances, and structure. New construction and rehabilitation should maintain the commercial nature and lot width that dominates in The Dalles’ in order to retain the definition and rhythm of the street front.
2. Guidelines.
 - a. New construction should build from side lot line to side lot line, especially when next to an alley.
 - b. If new construction is to take up more than one lot, some sense of division should be evident in the facade detailing through the use of adequate window frontage and rhythm of entrances.

K. Materials.

1. The sense of cohesiveness and continuity of The Dalles’ commercial area derives in part from the consistent use of building materials in building facades. New construction and rehabilitation should use appropriate materials that provide scale making a more pedestrian friendly environment.
2. Guidelines.
 - a. For building renovations, original materials should be restored wherever possible.
 - b. When materials need to be replaced for restoration they should be compatible in quality, color, texture, finish and dimension to the original materials (see Subsection D, Secretary of the Interior’s Standards for Rehabilitation).
 - c. New construction should use materials compatible with the historic buildings in quality, color, texture, finish and dimension. Predominant materials of the commercial historic district are:
 - brick
 - stone
 - cast iron
 - glazed terra cotta
 - cement plaster (stucco)
 - d. The use of wood for windows is recommended.
 - e. The use of reflective and smoked glass is prohibited.
 - f. Whenever possible, the natural color of the materials should be retained.
 - g. An ordinance prohibiting the painting of brick, unless it is damaged or has already been sandblasted, should be adopted.
 - h. Sandblasting of brick is prohibited as it severely damages the brick.
 - i. When painting a building the following color scheme is recommended:
 - darkest-window sash
 - medium-building
 - lightest-trim, detail

L. Roof Form.

1. Roof forms contribute to the identity of The Dalles commercial district because historically they were flat with parapets, false fronts, or gables concealed by a parapet or false front, in contrast to the pitched roofs in the residential neighborhoods. New construction and rehabilitation should maintain the commercial nature of the downtown in the articulation of its roof forms along the street edge.
2. Guidelines.
 - a. Roof forms should be consistent with those commercial buildings of the historic period of downtown.
 - b. Parapet and flat roof forms are recommended.
 - c. Pitched roof forms associated with residential structures are not recommended, unless concealed by a parapet.
 - d. Detailing of the parapets with patterned or relief cornices and stepping is highly recommended.

M. Commercial Front.

1. The continuous commercial fronts of downtown The Dalles make a consistent, pedestrian friendly backdrop for a wide variety of businesses. The storefront is predominantly made up of glazing with only structure and decoration revealed. The upper stories consist mostly of wall with discreet window openings. New construction and rehabilitation should maintain the continuity of the multi-story buildings and the clear distinction between storefront and upper floor office or residences through facade treatment and articulation.
2. Guidelines.
 - a. Primary entrances should be recessed, glazed and oriented to the street rather than to a rear or interior alley.
 - b. Tiled floors are highly effective in marking the recessed entrance.
 - c. The use of large, clear plate glass for display windows incorporated with transom windows is recommended.
 - d. The use of vertical, double-hung windows; either singly or in groups is recommended on the upper levels.
 - e. Window bulkheads of the historic type are recommended.
 - f. Identify and retain fragments such as earlier window systems and no longer used door locations which evoke a sense of the building's history.
 - g. The use of historic photographs for reference is recommended.
 - h. Development and adoption of a Facade Improvement Plan is recommended.

N. Awnings.

1. Awnings provide a "ceiling" for pedestrian traffic which helps to give a sense of enclosure to the street and protection from the elements. New construction and rehabilitation should maintain the horizontal datum line along the street, resulting from awnings which enliven the street, making it pedestrian friendly.
2. Guidelines.
 - a. The use of historic photographs is recommended for reference in replacement of awnings and canopies.
 - b. Awnings and canopies should fit within window bays so as not to detract from architectural features of the building.
 - c. Awnings and canopies should not obscure transom windows above display windows.
 - d. Retractable fabric awnings were used historically and are recommended, as they add variety to the streetscape because they can be adjusted to varying conditions, such as light and weather.
 - e. Awnings should have a slope of no more than 45 degrees.
 - f. The color of the awning should be compatible with the building.

- g. Flat, horizontal metal canopies suspended by chains or rods, if original, should be used as they provide cover for pedestrians and shade within the store.
- h. The use of internally illuminated, plastic, barrel awnings are prohibited as they detract from architectural features with incompatible materials that are out of scale.

Narrative #3-B: Design Guidelines: Trevitt's Addition (11.12.095, P)

2. Landscaping.

- a. Yards in the Trevitt's Addition vary as a result of the topography and in general the houses are setback from the sidewalk in contrast with the commercial district. They have three zones; sidewalk, front yard and house. New construction and rehabilitation should maintain the alignment of houses in the district and the historic character of the yards.
- b. Guidelines.
 - i. New construction should be set back from the street property line a minimum of 15 feet.
 - ii. Street facing portions of the property should be preserved so that the public's visual access is not obstructed.
 - iii. Shrubs, trees, and foundation plantings should not dominate the appearance of the house; rather, they should be complimentary and highlight important features of the building.
 - iv. Preserve and maintain all mature landscaping, remove only if diseased or presenting a life safety hazard.
 - v. New construction should keep landscaping low near the building using flowers and low shrubs with larger plants and trees further away from the building.
 - vi. In choosing landscaping elements the following should be considered:
 - style of house
 - climate appropriate plantings
 - vii. Use of fences is recommended provided they are in keeping with the style of the house and the scale of the neighborhood.
 - viii. The use of historic photographs for reference is recommended.

3. Porches.

- a. Porches are a prevalent aspect in Trevitt's Addition and they vary from small stoops to grand verandas. The porch is an integral part of the home in that it serves as both a functional and decorative element. It provides the transition from outdoor to indoor, public to private. New construction and rehabilitation should retain the neighborhood's historic character through the porches' proportion, scale, materials, and style.
- b. Guidelines.
 - i. Preservation of defining features such as columns, entablature, railings and other details is important to maintaining the overall character of the house.
 - ii. When original elements are too damaged to restore or rehabilitate, the materials and craftsmanship used to repair the porch should replicate the original construction (see Subsection D, Secretary of the Interior's Standards for Rehabilitation).
 - iii. When adding or remodeling a porch on a historic home the use of photographs for reference is recommended.
 - iv. Retain all representative distinctive damaged material as a future record.
 - v. Preventive maintenance can help avoid costly repairs. Annual inspection should include checking:
 - proper roof drainage

- integrity of roofing material
- blistering paint (water leakage)
- damp areas
- substructure for water and insect damage

vi. New construction should use a simple design with hip or shed roof with simple posts and handrails.

vii. The following materials are prohibited:

- corrugated fiberglass
- metal siding
- wrought iron porch supports
- prefabricated trellis
- plywood
- exposed concrete block

4. Roofing.

a. Roof forms contribute to the character of Trevitt's Addition in their form. They are predominantly gables with an assortment of gambrels and hips. New construction and rehabilitation should maintain the residential nature of the roof forms of the historic neighborhood.

b. Guidelines.

- Wherever possible preserve, repair and protect existing materials and forms (see Subsection D, Secretary of the Interior's Standards for Rehabilitation).
- New construction should use roof forms that are consistent with the residential buildings in the neighborhood.
- Gable, hip, and gambrel roof forms are recommended.
- Flat roof forms for new construction are not recommended and are usually associated with commercial buildings.
- Both new construction and rehabilitation should use wood or asphalt shingles.
- Metal roofing and wood shakes are not recommended, unless original (St. Peter's Catholic Church).
- If replacement or repair is necessary, retain a portion of original roofing for future information.
- The use of historic photographs for reference is recommended.

5. Siding.

a. The sense of cohesiveness and continuity of Trevitt's Addition derives in part from the consistent use of building materials in building facades: horizontal wood siding, brick, and stucco. New construction and rehabilitation should use materials that provide scale and relate to the historic residential character.

b. Guidelines.

- Wherever possible preserve, repair and protect existing materials (see Subsection D, Secretary of the Interior's Standards for Rehabilitation).
- If necessary, siding should be replaced with in-kind materials (see Subsection D, Secretary of the Interior's Standards for Rehabilitation).
- The use of materials appropriate to the building style is recommended.
- Be consistent with the original siding in terms of style and exposure.
- When replacing shingle siding it is recommended to use shingles with the same texture, exposure, pattern and to install with the same construction technique.

- vi. In general all buildings should have wood siding that is painted.
- vii. For new construction the use of stucco, brick and wood siding is recommended.
- viii. The use of aluminum, vinyl and plywood siding is prohibited.

6. Windows and Doors.

a. Windows and doors serve in giving character to the American house. They provide proportion and scale to the elevation. In Trevitt's Addition windows are predominantly double-hung sash. Door styles vary throughout the neighborhood. New construction and rehabilitation should try and preserve the historic character of the windows and doors through proportion, scale, and rhythm.

b. Guidelines.

- i. When dealing with historic windows and doors it is best to repair before replacing (see Subsection D, Secretary of the Interior's Standards for Rehabilitation).
- ii. Replacement of the original windows and doors is not recommended. However, when replacement is necessary the material, size, proportion, scale, and detail of the original should be matched in order to preserve the historic integrity.
- iii. Original muntin configuration should be kept as it gives scale and proportion to the overall reading of the window.
- iv. If no original material exists the use of historic photographs is recommended.
- v. The use of thermal shutters and shades is recommended for weatherization as it does not effect the original windows, providing a non-impacting solution.
- vi. Interior storm windows are recommended.
- vii. Weatherstripping and caulking should be checked regularly to ensure good weatherization.
- viii. New construction should use double-hung, one over one, or two over two windows with simple flat trim.
- ix. The use of vinyl windows is not recommended.
- x. Reflective glass is prohibited.

7. Color.

a. Trevitt's Addition has a varied range of building colors which contributes to the liveliness of the neighborhood. New paint should maintain an overall image of variety, without providing a strict palette, allowing for flexibility and freedom, which created the current appearance of the neighborhood.

b. Guidelines.

- i. Research and replication of original paint colors is recommended.
- ii. As a rule it is recommended that three colors be used:
 - darkest-window sash
 - medium-building
 - lightest-trim, detail
- iii. In choosing a color scheme for a house, consult the local hardware stores which have historic paint palettes for suggested styles.
- iv. In general earth tones are recommended.
- v. Lighter colors used for smaller homes help to give them more presence.
- vi. Houses should use varying color palettes in an effort to retain the sense of variety in the neighborhood.

Narrative #4: Sign Guidelines (11.12.095, O)

1. Signs should not be the dominant feature of a building or site, yet they are a key component in identifying businesses and contributing to the livelihood of the street with their individuality. New construction and rehabilitation should maintain a system in which signs identifying businesses are visible to both pedestrian and automobile traffic without detracting from the architecture or overpowering the streetscape.
2. Guidelines.
 - a. Wall signs, window signs, canopy and projecting signs attached to buildings should be compatible in scale, without obscuring the architectural features.
 - b. Window signs should be at eye level to entice the pedestrian.
 - c. The window background should be treated as if it is a black surface in order for a painted sign to be readable.
 - d. The use of gold leaf window signs at an appropriate scale is recommended.
 - e. Hanging signs using front lighting are recommended.
 - f. Historic product signs painted on building sides should be preserved when possible, as they contribute to the character of the commercial area.
 - g. The use of historic photographs for reference is recommended.
 - h. Murals are not recommended on primary, secondary, and historic buildings as they lessen the integrity of the architecture and damage the building surface.
 - i. Free standing sign faces are not recommended.
 - j. Plastic sign faces are not recommended.
 - k. Can signs are not recommended.

412 Washington Building B

At 412 Washington there are two buildings on the tax lot. Building A is the front building with the store front on Washington street. Building A was renovated and preserved in 2019 and has been maintained in exceptionally good condition. Building B is located on the east third of the lot and was originally used to Clean sizable items like carpets when the site was used as a dry cleaner. Building B has not been used other than storing materials during the Building A renovation. Building B has several structural concerns that include, sinking foundation in east portion of the building next to the Alley which has caused the concrete blocks to separate under stress. Large and small cracks or separation from one another is visible in the pictures below.

In addition, we have had the property for sale for a little over a year and all potential buyers have expressed concerns with Building B and have not moved forward with a purchase.

With the demolition of Building B, we would be able to increase parking for the property and Building A with 6-7 additional gravel parking spaces.

Information regarding Narrative #2C; Demolition (11.12.080)

1. The state of repair of the landmark.
 - a. In 2020 TerraFirma foundation systems provide a quote for grouted micro piles to stabilize the building. The quote only included the east corner suspected to cause the most sever cracking and separation of the CMU.
 - b. The Roof is leaking in multiple areas and in very poor condition.
 - c. most if not all wood roof framing in the building would need replaced
 - d. Doors and Windows are in bad shape
 - e. CMU repairs



Building B



CMU Cracking and separation Building B





2. The reasonableness of the cost of renovation or repair.

The estimated cost to repair and renovate Building B is estimated at 250-300K, this does not include any finish work on the interior, this is just to ensure the safety of the building itself.

- a. Foundation repairs 50K
- b. Replace roof 55-65K
- c. Wood framing 10-20K
- d. Doors windows 30K
- e. CMU repairs 60K
- f. Repair or replace exterior finishes (stucco) 40-50K

3. The purpose of preserving such designated historical landmark.

- a. Non-Contributing Rear Building

4. The criteria used in the original designation of the landmark.

- a. N/A to Rear Building

5. The applicable provisions of the City's Comprehensive Plan.

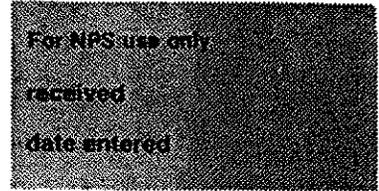
6. The character of the surrounding neighborhood.

- a. Building B is in the alley; the surrounding properties consist of gravel and paved parking lots and buildings with many different exterior finishes from modern metals to historical siding materials such as shiplap and stucco.

7. Any other factor deemed appropriate by the Commission.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



The Dalles Commercial
Continuation sheet Historic District Item number 7 Page 26

The minor (east and west) street elevations have similiar windows and door openings. There is a continuous rowlock brick course below the attic windows, which are paired in line with and above the larger windows below.

The north elevation is stuccoed with a random window pattern.

Interior rooms include the lobby, seating for 1000, and a stage. The Fireside room adjoins the auditorium. The gymnasium has steel roof beams, evidence of an early steel construction type.

The Civic Auditorium was built as a result of a large community effort, especially the American Legion, who worked hard for the passage of a \$125,000 bond measure for financing. Upon completion, the Auditorium was dedicated to World War I veterans of The Dalles and of Wasco County in June 1921. In 1978, the Civic Auditorium was added to the National Register of Historic Places.

The architects of the building were Houghtaling and Dougan of Portland. The structure is in poor condition.

029 BUILDING NAME: Historic: Webbers Cleaners
Present: same

ADDRESS: 417 Washington Street, The Dalles

CLASSIFICATION: Historic Non-Contributing

RESOURCE TYPE: Building

OWNER'S NAME AND ADDRESS: Audrey Webber White
311 E. 7th Place, The Dalles, Ore. 97058

ASSESSOR'S MAP #: 1N-13E-3BD BLOCK #: 6 TAX LOT #: 4700; 4700A1

YEAR BUILT: c. 1938-1940

ALTERATIONS: Minor

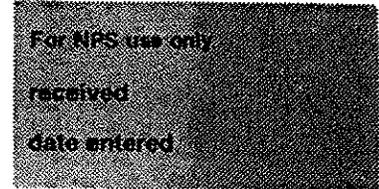
STYLE: Moderne

USE: Dry Cleaners

DESCRIPTION: The Webbers Cleaners building is a single story, concrete block building with a stuccoed finish. The building has rounded corners at the north end of the main (west) elevation and at the recessed, aluminum entrance door. Fixed sheet glass display windows have stainless steel mullions, with four rectangular glass panels butt jointed at each rounded corner.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



Continuation sheet The Dalles Commercial Historic District Item number 7 Page 27

The main elevation is organized with horizontal bands of wall material and glass typical of the art moderne style. A 1 1/2 story vertical element at the south end of the main elevation terminates the facade and has provision for a projecting sign. Other signage is located over the entrance in a circular metal panel, and painted signage above the canopy.

A wood and metal canopy above the display windows follows the rounded corner at the north end of the main elevation, and terminates at the taller vertical element at the south end. The canopy is wider and deeper over the entrance door. The north elevation also has three vertical slot windows of glass block, laid 3 blocks wide, 12 blocks high.

The building is in good condition.

030 BUILDING NAME: Historic: NA
Present: Parking
ADDRESS: 308 East Third Street, The Dalles
CLASSIFICATION: Vacant
RESOURCE TYPE: NA
OWNER'S NAME AND ADDRESS: Thomas Hatfield, 645 Morgan Building
Portland, Oregon 97205

ASSESSOR'S MAP #: 1N-13E-3BD BLOCK #: 6 TAX LOT #: 5400

USE: Parking for the McDaniel building.

DESCRIPTION: This parking, improved in 1967, has access from Third Street and serves the McDaniel building to the west.

031 BUILDING NAME: Historic: Unknown
Present: McDaniel Building
ADDRESS: 300 East Third Street, The Dalles
CLASSIFICATION: Historic Non-Contributing
RESOURCE TYPE: Building
OWNER'S NAME AND ADDRESS: McDaniel Estate; c/o D. McDaniel, 404 Washington St.
The Dalles, Oregon 97058

ASSESSOR'S MAP #: 1N-13E-3BD BLOCK #: 6 TAX LOT #: 5500 S.I.#30

YEAR BUILT: c. 1890

ALTERATIONS: Extensive alteration to both facades of this corner building with metal bands and pilasters.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 48

dedication ceremony. The new Civic Auditorium contained a gymnasium with a balcony, a ball room with a suspended dance floor, a community room for meetings with a stone fireplace, wood trim, and wood pillars, and a theater for road shows and music. Many plays were performed in the theater. After the decline of traveling shows, the auditorium was developed into a movie theater. Over the years, the auditorium has been used by a variety of groups.

In 1978, the Civic Auditorium was listed in the National Register of Historic Places. In the 1980s, citizens concerned about the deteriorating condition of the building started raising money for repair work. The roof and gutter were repaired at this time. In 1992, the Civic Auditorium Historic Preservation Committee bought the building from the City. The building is currently (1997) undergoing restoration.

#29 HISTORIC NAME: Webber's Cleaners
COMMON NAME: Don's Cleaners
ADDRESS: 412 Washington Street
RESOURCE TYPE: Building
OWNER'S NAME AND ADDRESS:
Donald Wilbern
412 Washington Street
The Dalles, Ore. 97058
ASSESSOR'S MAP: 1N-13E-3BD BLOCK 6 LOT: N. 1/2 11, 12 TAX LOT: 9800
ADDITION: Bigelow Addition
YEAR BUILT: c. 1937
ALTERATIONS: Minor
STYLE: Moderne
USE: Commerce: Business
PREVIOUS HISTORIC LISTING: None
CLASSIFICATION: Secondary

PHYSICAL DESCRIPTION: Webber's Cleaners is a good example of the Moderne Style, popular in the 1930s. There are few buildings in The Dalles built in this style and is one of the few constructed during the Depression.

The building is a single story, concrete block building with a stucco finish. The building has rounded corners at the north end of the main (west) elevation and at the recessed, aluminum entrance door. Fixed

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 49

sheet glass display windows have stainless steel mullions, with four rectangular glass panels butt jointed at each rounded corner.

The main elevation is organized with horizontal bands of wall material and glass typical of the Moderne style. A 1 1/2 story vertical element at the south end of the main elevation terminates the facade and has provision for a projecting sign. Evidence of a clock is still on the vertical element. Other signage is located over the entrance in the rectangular panel.

The north elevation has three vertical slot windows of glass block, laid 3 blocks wide, 12 blocks high. Other windows are two over three double-hung wood sash.

The east elevation has a single glass aluminum rear door that opens to a partially covered parking lot between the two sections of the building. Two windows have been enclosed and one window has a vent where the glass once was. A second one-story structure is located on the east third of the lot and is connected to the store by a breezeway over the parking area. The addition has a stucco facade and a single brick interior chimney. The south elevation has a mural depicting the Oregon Coast. The building is in good condition.

HISTORICAL DATA: Ward R. Webber purchased the property on March 26, 1937 from Joseph Stadelman. Webber constructed the cleaners c. 1937 and operated the business until 1948 when he was appointed Wasco County Judge. Webber was a prominent citizens in The Dalles.

Webber was born in Missouri on September 25, 1893, received his early education in Kansas, and traveled through California before settling in The Dalles in 1913. He then opened the French Cleaners and then another cleaning establishment until he built Webber's Cleaners in 1937. He operated the business until he became county judge in 1948. Webber's career as county judge was a very productive and progressive. Under his term, Webber set up the first juvenile office, and was instrumental in having The Dalles Bridge built in 1953. He was also a member of the Port Commission, the Elks Lodge, Masonic Lodge, and the Chamber of Commerce. Webber died in 1955 at the age of 61.



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Prepared for:
Scott Austin

Job location:
412 Washington St
The Dalles, or

Prepared on:
1-6-20

Project Summary

Permanently Stabilize Foundation	\$28,088.00
Estimated Engineering & Permits	\$7,745.00
Total Investment	\$35,833.00
Total Contract Price	\$35,833.00
Deposit Required - 25%	\$8,958.25
Deposit Paid	\$0.00
Amount Due Upon Installation	\$35,833.00

Customer Consent

If the foundation (including foundation walls, footings and/or concrete slab) is found to be in too poor of condition to safely complete the contracted work, additional work and associated cost will be required. Any alteration in scope and/or cost will only be made after a consultation and approval between TerraFirma Foundation Systems and Customer. While TerraFirma Foundation Systems will do its best to evaluate the condition of the foundation concrete prior to work commencing, TFFS is not responsible for any damage that occurs as the result of failing foundation concrete. Completing the work in this Proposal at the time scheduled is contingent upon accidents or delays beyond our control. This Proposal is based primarily on the Customer's description of the problem. This Proposal may be withdrawn if not accepted by the Customer within 45 days. OR: 173547 WA: TERRAFR931LH

Authorized Signature _____ **Date** _____

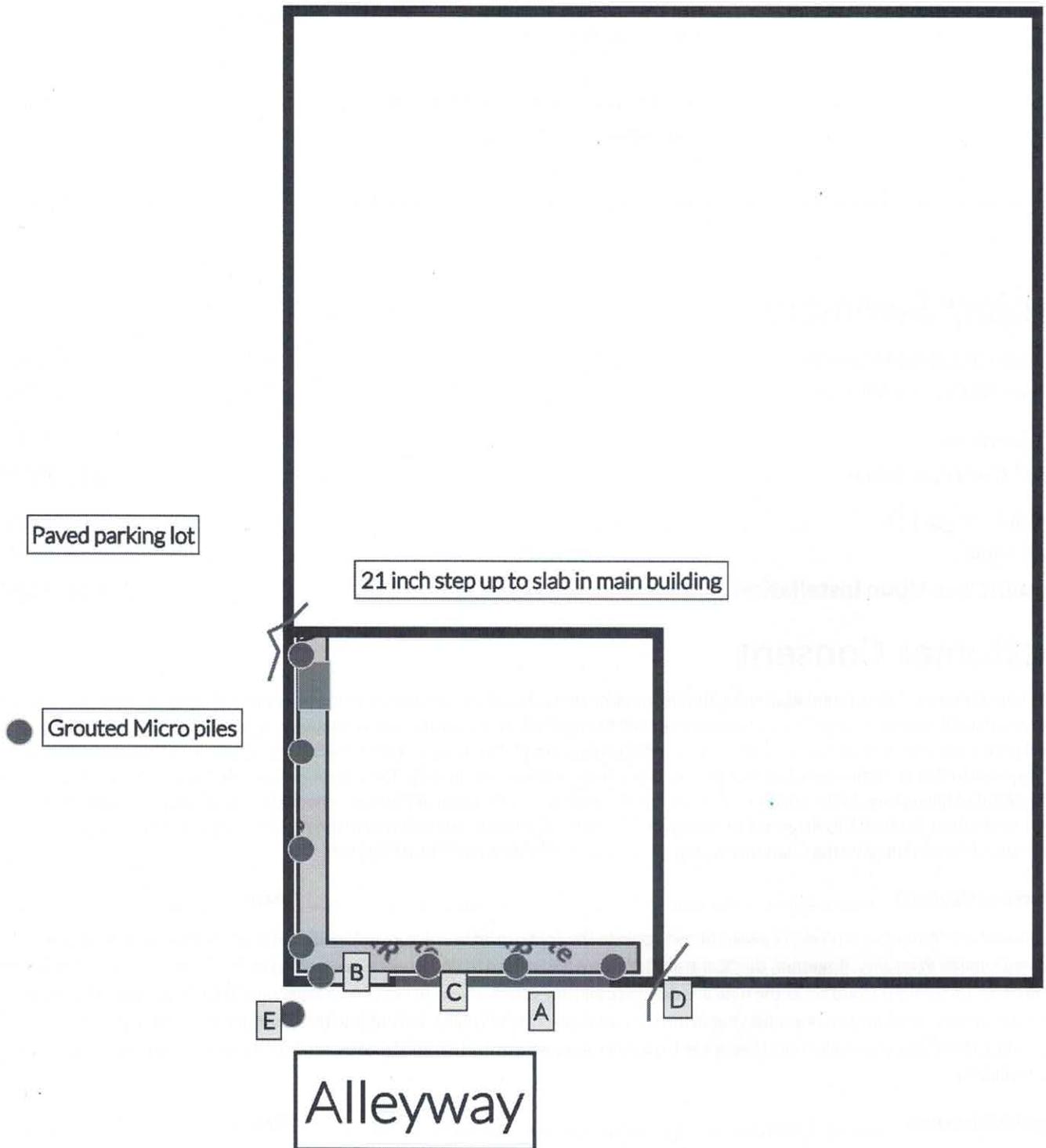
Acceptance of Contract— I am/we are aware of and agree to the contents of this Proposal, the attached Job Detail sheet(s), and the attached Limited Warranty, (together, the "Contract"). You are authorized to do the work as specified in the Contract. I/we will make the payment set forth in this Contract at the time it is due. I/we will pay your service charge of 1.33% per month (16% per annum) if my/our account is 30 days or more past due, plus your attorney's fees and costs to collect and enforce this Contract. In event account must be referred to a third party for collection, I/we agree to pay all reasonable collection and/or attorney fees, as well as court costs incurred to effect collection.

Customer Signature _____ **Date** _____

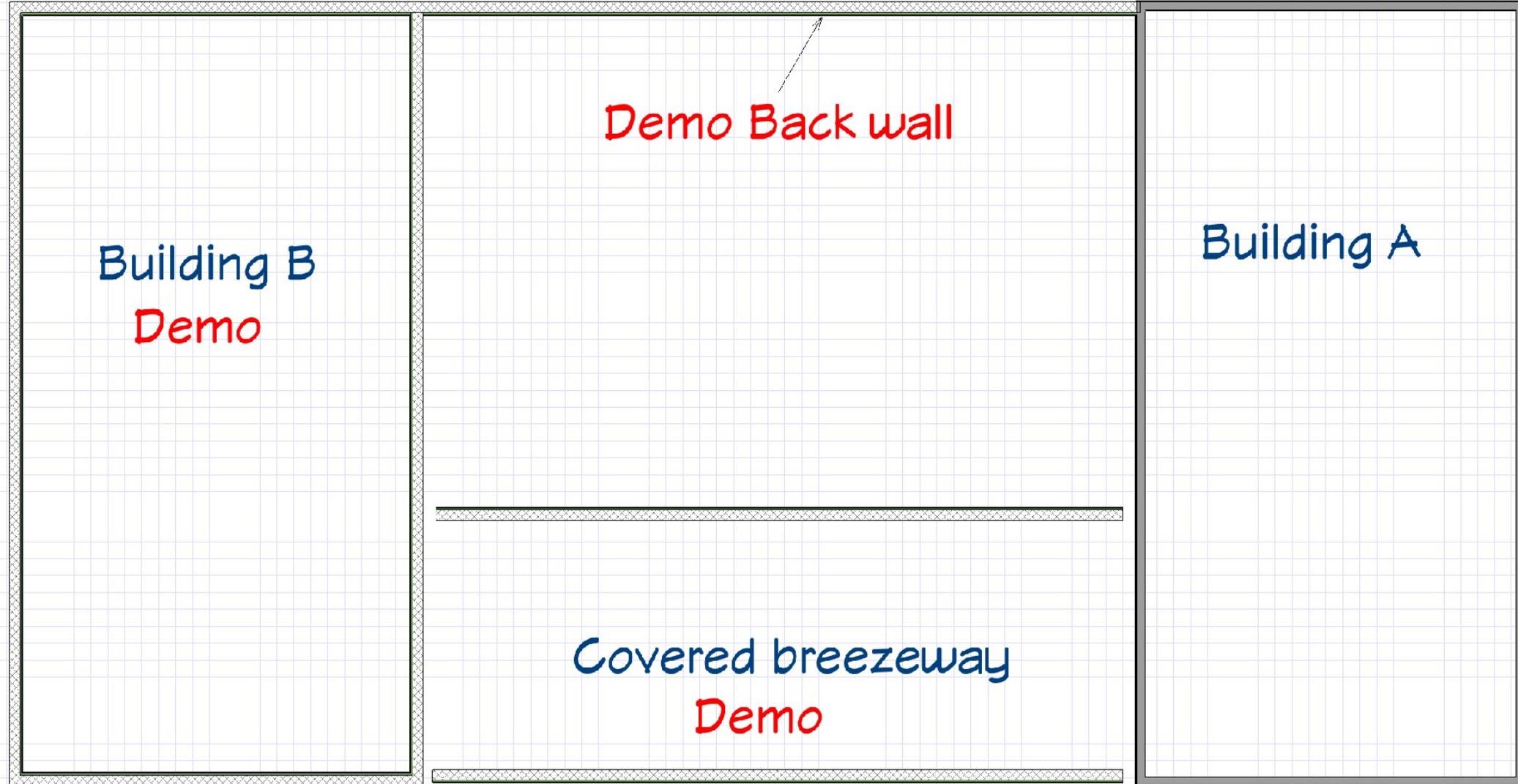
Canceling the project after 3 days may result in loss of deposit.

Initial _____

Job Details



- A) Natural gas meter
- B) sliding door
- C) Section of wall that used to be large sliding door that was closed in using CMU blocks
- D) separation from original building
- E) Utility pole



Demo 

From: scotta4825@gmail.com
To: [Sandy Freund](#)
Subject: RE: Historic register pages
Date: Monday, February 9, 2026 12:49:08 PM

WARNING: Email from external source. Links and attachments could pose security risks. Investigate sender and think before you click.

Hi Sandy,

I just got off the phone again with Terr Firma. Don Fahey just Ran quick increased numbers for me on the phone. Just quick estimating from the last quote it would be a 6 to 10 thousand increase in costs. Not sure how to show this in the application?

From: Sandy Freund <sfreund@thedalles.gov>
Sent: Thursday, February 5, 2026 8:06 AM
To: scotta4825@gmail.com
Subject: RE: Historic register pages

Good morning Scott,

Thank you, this is helpful. I appreciate the update on the quotes. My deadline to get this staff report completed is early next week, so if you are able to get that information by or before next Wednesday, would be fantastic. Really appreciate it.

Thanks again,
Best,

Sandy Freund, AICP (she/her/ella)

Senior Planner and
Historic Landmarks Coordinator
City of The Dalles
Community Development Dept.
(541) 296-5481 ext. 1132
(541) 993-7261 cell
sfreund@thedalles.gov

From: scotta4825@gmail.com <scotta4825@gmail.com>
Sent: Thursday, February 5, 2026 6:59 AM
To: Sandy Freund <sfreund@thedalles.gov>
Subject: RE: Historic register pages

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Hi Sandy,

Please see attached. I added the North arrow. I'm Still working on Terra Firma.

Let me know if you need anything additional.

Have a great day!

From: Sandy Freund <sfreund@thedalles.gov>
Sent: Wednesday, February 4, 2026 9:52 AM
To: scotta4825@gmail.com
Subject: RE: Historic register pages

Good morning Scott,

When you get a chance will you please add a north arrow to the Demo plan sheet? It's always helpful for our commissioners when they're looking at supporting application materials.

Also, have you heard any updates from Terra Firma yet re: updated quote?

Thanks in advance,

Best,
Sandy

Sandy Freund, AICP (she/her/ella)

Senior Planner and
Historic Landmarks Coordinator
City of The Dalles
Community Development Dept.
(541) 296-5481 ext. 1132
(541) 993-7261 cell
sfreund@thedalles.gov

From: scotta4825@gmail.com <scotta4825@gmail.com>
Sent: Sunday, February 1, 2026 12:26 PM

To: Sandy Freund <sfreund@thedalles.gov>

Subject: RE: Historic register pages

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Hi Sandy,

I have attached a demo plan to add to the review packet, I'm trying to get updated costs from Terra Firma. Not having much luck, I will keep trying.
Please let me know if you have any questions.

Thanks.

From: Sandy Freund <sfreund@thedalles.gov>

Sent: Monday, January 12, 2026 4:32 PM

To: scotta4825@gmail.com

Subject: RE: Historic register pages

Sounds good, thank you Scott, really appreciate it. Let me know if any other questions come up.

Thanks,
Sandy

Sandy Freund (she/her/ella)

Senior Planner, AICP

City of The Dalles

Community Development Dept.

313 Court Street

The Dalles, Oregon 97058

(541) 296-5481 ext. 1132

(541) 993-7261 cell

sfreund@thedalles.gov

From: scotta4825@gmail.com <scotta4825@gmail.com>

Sent: Monday, January 12, 2026 4:22 PM

To: Sandy Freund <sfreund@thedalles.gov>

Subject: RE: Historic register pages

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Thanks Sandy,

I will work on the items mentioned below. Thanks for all your help!!

From: Sandy Freund <sfreund@thedalles.gov>

Sent: Monday, January 12, 2026 9:25 AM

To: scotta4825@gmail.com

Subject: RE: Historic register pages

Good morning Scott,

Thank you for your request to be scheduled for the January 28 meeting. Unfortunately, we are unable to accommodate that date due to several constraints:

1. The January 28 meeting is scheduled as a work session only and is reserved for the Commission's 2026 goal-setting discussion. No public hearings are scheduled for that meeting.
2. Because your request involves a demolition, public noticing requirements apply. A public hearing notice must be submitted at least 20 days in advance and published twice in the newspaper. Due to the newspaper's publication deadlines, the required materials would have needed to be submitted by December 31 for publication beginning January 7. That timeline could not be met.
3. Additional time is also needed to complete the required internal review process. This includes reviewing the application for completeness, preparing the public hearing notice and legal advertisement, mailing property owner notices, and drafting a staff report for the Commission. While we typically allow up to 30 days for application review (though it often takes less), there was insufficient time to complete these steps prior to the January 28 meeting.

At this point we are tentatively scheduling your item for the February 25, 2026 Historic Landmarks Commission meeting. I am writing the legal ad information which will be sent to the paper in the next several weeks for publication.

Lastly, I have begun reviewing your materials and had a brief discussion with Josh. We both think it would be helpful for you to obtain an updated cost estimate from Terra Firma. The existing quote dates back to 2020, and construction and material costs have likely increased since then. If updated figures reflect higher costs, that information could also help support your rationale for demolishing the building.

If you receive any additional quotes from Terra Firma and/or other companies, please forward them to me so I can include them in the materials packet provided to the Commissioners.

Thank you in advance, and please let me know if any questions.

Best,

Sandy Freund (she/her/ella)

Senior Planner, AICP

City of The Dalles

Community Development Dept.

313 Court Street

The Dalles, Oregon 97058

(541) 296-5481 ext. 1132

(541) 993-7261 cell

sfreund@thedalles.gov

From: scotta4825@gmail.com <scotta4825@gmail.com>

Sent: Monday, January 12, 2026 6:42 AM

To: Sandy Freund <sfreund@thedalles.gov>

Subject: RE: Historic register pages

WARNING: Email from external source. Links and attachments could pose security risks. Investigate sender and think before you click.

Good Morning Sandy,

Can you tell me if we made it in time to be on the agenda for the January meeting with the historical review board?

Thanks for all your help!

From: Sandy Freund <sfreund@thedalles.gov>

Sent: Tuesday, December 30, 2025 11:54 AM

To: scotta4825@gmail.com

Subject: RE: Historic register pages

Hello Scott,

Submittal received, thank you. I will forward to our Admin. Assistant who does application

“intake”; she will reach out to you as necessary. We will try to get this scheduled for Jan. 28 HLC meeting; however, I have to double check the noticing requirements; it has to publish twice in the newspaper, etc... so will check the timelines to see if we can make the deadlines for Jan. We will keep you posted.

Thank you,
Sandy

Sandy Freund (she/her/ella)

Senior Planner, AICP
City of The Dalles
Community Development Dept.
313 Court Street
The Dalles, Oregon 97058
(541) 296-5481 ext. 1132
(541) 993-7261 cell
sfreund@thedalles.gov

From: scotta4825@gmail.com <scotta4825@gmail.com>
Sent: Monday, December 29, 2025 12:19 PM
To: Sandy Freund <sfreund@thedalles.gov>
Subject: RE: Historic register pages

WARNING: Email from external source. Links and attachments could pose security risks. Investigate sender and think before you click.

Hi Sandy,
Hope you had a great Christmas

Please see attached Application for your review. Please let me know if you have any recommended or needed changes.

Thanks for all the help!

.

From: Sandy Freund <sfreund@thedalles.gov>
Sent: Tuesday, December 9, 2025 11:59 AM
To: scotta4825@gmail.com

Subject: RE: Historic register pages

You're very welcome Scott. Hope Jacob can be of assistance as well.

Talk soon,

Sandy Freund (she/her/ella)

Senior Planner, AICP

City of The Dalles

Community Development Dept.

313 Court Street

The Dalles, Oregon 97058

(541) 296-5481 ext. 1132

(541) 993-7261 cell

sfreund@thedalles.gov

From: scotta4825@gmail.com <scotta4825@gmail.com>

Sent: Tuesday, December 9, 2025 11:30 AM

To: Sandy Freund <sfreund@thedalles.gov>

Subject: RE: Historic register pages

WARNING: Email from external source. Links and attachments could pose security risks. Investigate sender and think before you click.

Hi Sandy,

It was great meeting you also. Thanks for sending the documents over, I appreciate it very much.

Have a great day!

From: Sandy Freund <sfreund@thedalles.gov>

Sent: Monday, December 8, 2025 1:43 PM

To: scotta4825@gmail.com

Subject: Historic register pages

Hello Scott,

Nice meeting you this morning, thank you for stopping by. For your records I've attached the two historic records that Josh had in the notebooks during our meeting.

Please let me know if you have any questions.

Thank you,

Sandy Freund

Sandy Freund

Senior Planner, AICP
City of The Dalles
Community Development Dept.
313 Court Street
The Dalles, Oregon 97058
(541) 296-5481 ext. 1132
(541) 993-7261 cell
sfreund@ci.the-dalles.or.us

PUBLIC RECORDS LAW DISCLOSURE:

This email is a public record of the City of The Dalles and is subject to public inspection unless exempt from disclosure under Oregon Public Records Law. This email is also subject to the City's Public Records Retention Schedule.

Important update: Our domain name has changed to [@thedalles.gov](https://thedalles.gov) Please update your records to reflect our new email address.

Important update: Our domain name has changed to [@thedalles.gov](https://thedalles.gov) Please update your records to reflect our new email address.

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Important update: Our domain name has changed to [@thedalles.gov](https://thedalles.gov) Please update your records to reflect our new email address.



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

HISTORIC LANDMARKS RESOLUTION NO. 208-26

Adopting The Dalles Historic Landmarks Commission Application #224-25, Scott Austin.

This application is for a Historic Landmarks Commission hearing to gain approval for the demolition of a non-contributing accessory building along the alleyway and to the rear of the primary building on the subject site, an historic structure formerly known as Webber's Cleaners located along Washington Street. The property is located at 412 Washington Street and further described as 1N 13E 3 BD tax lot 9800. Property is zoned CBC – Central Business Commercial, with a CBC-1 Overlay.

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on February 25, 2026 conducted a public hearing to consider the above request.
- B. A Staff Report was presented, stating findings of fact and conclusions of law.
- C. Staff Report 224-25 and the minutes of the February 25, 2026 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 224-25, **Scott Austin**, is *approved* with the following conditions:
 1. Demolition shall only involve Building B and the covered wood-framed breezeway as identified by Applicant and the submitted application materials.
 2. Applicant shall submit plans for a demolition permit to the City of The Dalles. The permit application shall include photo documentation and a site plan identifying all existing structures on the subject property. The site plan shall clearly delineate Building B and the connected breezeway to be demolished.
 3. 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 work related to building demolition if the total amount of cut/fill exceeds 50 cubic yards.
 4. 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.

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 twelve (12) 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 25TH DAY OF FEBRUARY, 2026.

Forust Ercole, Chair
Historic Landmarks Commission

I, Sandy Freund, Senior Planner, 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 February 25, 2026.

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

ATTEST: _____

Sandy Freund, Senior Planner
Community Development Department, City of The Dalles

The City of The Dalles Historic Landmarks Commission | Goals – 2026

<p>Vision: The Dalles is a community where historic and cultural resources are preserved and thoughtfully integrated into development, strengthening neighborhood character, economic vitality, and a shared sense of place.¹</p>	
<p>Mission: To protect and preserve the historic and cultural resources of The Dalles by promoting appropriate development, preserving historic housing, stabilizing property values, educating the public about the City’s heritage, enhancing community and economic vitality, and ensuring compliance with the City’s Comprehensive Plan and Statewide Planning Goal 5.</p>	
GOAL	ACTION
<p>Short-Goals (1-2 years):</p>	
<p>Goal #1</p> <ul style="list-style-type: none"> Strengthen Historic Resources & Documentation 	<ol style="list-style-type: none"> Update The Dalles Municipal Code (TDMC) Chapter 11.12 <i>Historic Resources</i> – specifically update design standards (with illustrations or examples) – pursue Certified Local Government (CLG) Grant from SHPO. Develop a comprehensive Preservation Plan for The Dalles – need to narrow this down/more focused.
<p>Goal #2</p> <ul style="list-style-type: none"> Update Policies & Planning 	<ol style="list-style-type: none"> Update and digitize historic inventories / Develop online inventory and related educational resources on city website (part of CLG grant request) Initiate new nominations of unidentified properties to local & national registers (Amotan Field, etc.); potential “test” case of city owned property (TBD) Produce detailed documentation and evaluation of key historic sites: <ul style="list-style-type: none"> “Rock House” - former railroad structures Rock Fort Heritage Site activation
<p>Goal #3</p> <ul style="list-style-type: none"> Improve Site Specific Preservation efforts 	<ol style="list-style-type: none"> Support restoration projects at high priority historic sites, such as Pioneer Cemetery and upper windows of Waldron-Gitchell Building. Develop online inventory and related educational resources on city website. Moved to Goal #2 a above.

¹ TDMC 11.12.010 B
Strategic Plan
Page 1 of 4

<p>Goal #4</p> <ul style="list-style-type: none"> Expand Public Engagement & Interpretation 	<ul style="list-style-type: none"> a. Create prototype design for new historic building plaques and promote installation. (perhaps fabrication & construction classes/student body at the college-TBD) b. Support the development of guided and self-guided tours of historic properties. (this needs to be further defined) c. Addition of student representatives for HLC (high school student or college) for broader youth participation. Possibly the “Aspire” program at high school or similar type programs. (TBD)
<p>GOAL</p>	<p>ACTION</p>
<p><u>Continuous Goals Section:</u></p> <p>The following goals are combined from previous format of original goals document that had started with number 10, from attachments A, B, C.</p>	
<p>(combined goals: 12, 17, 24, 25, 26, 27, 28)</p> <p>Goal #5</p> <ul style="list-style-type: none"> Support and Promote Community-Wide Historic Preservation Efforts. 	<ul style="list-style-type: none"> a. Encourage, and advocate for the preservation, continued use, and appropriate restoration of significant historic properties and districts throughout the community, such as: <ul style="list-style-type: none"> Waldron-Gitchell Building / Fort Dalles/Anerson Homestead Museum and Vehicle Storage Display Building / The Dalles High School / Colonel Wright Elementary School / Rock Fort Heritage Site / Historic Chinatown b. Through research, guidance, and implementation of adopted preservation plan(s).

<p>(combined goals: 10, 14, 19, 23)</p> <p>Goal #6</p> <ul style="list-style-type: none"> • Provide accessible historic preservation education, training, and resources (in person and online) to support local homeowners, contractors, commissioners, and the broader community. 	<ul style="list-style-type: none"> a. Workshops b. Funding and assessment fees (need to define this further) c. Participation in Historic Preservation Month (every May)
<p>(combined goals: 15, 16, 20)</p> <p>Goal #7</p> <ul style="list-style-type: none"> • Recognize and promote notable historic restorations. 	<ul style="list-style-type: none"> a. Annual acknowledgements b. Onsite recognition – (further define, what does this entail?) c. Support for historic plaque availability and costs

GOAL	ACTION
<p>(combined goals: 13, 22)</p> <p>Goal #8</p> <ul style="list-style-type: none"> • Collaborate with Main Street, The Dalles Art Center, and Urban Renewal partners. 	<p>a. To strengthen communication and coordinate restoration projects, goals, and long-term downtown vision.</p>
<p>(combined goals: 18, 21)</p> <p>Goal #9</p> <ul style="list-style-type: none"> • Support the collection, documentation, and long-term preservation of local history through oral histories and written records. 	<p>a. Maintain up-to-date historic interpretation resources (e.g. Historic Walking Tours – all formats)</p>
<p>(combined goals: 11, 26, 27)</p> <p>Goal #10</p> <ul style="list-style-type: none"> • Support the preservation, maintenance, and interpretation of key historic sites, such as: <ul style="list-style-type: none"> ○ Such as: Pioneer Cemetery, Historic Chinatown, Rock Fort, etc. 	<p>a. Seek Cemetery grant (SHPO grants)</p> <ul style="list-style-type: none"> ○ Create digital and searchable inventory ○ Design informational signage for cemetery ○ Determine current condition & existing gravesite documentation ○ Headstone rehabilitation <p>b. Pursue appropriate compatible infill development</p> <p>c. Pursue appropriate signage – define types of signs wanted</p> <p>d. Continued adherence to adopted preservation and maintenance plan(s)</p>

City of The Dalles
Historic Landmarks Commission
2026 Goals

Condensed Short-Term Goals (1–2 years)

1. GOAL: Update Policies & Planning

ACTIONS:

- Update Chapter 11.12 *Historic Resources* – specifically update design standards (with illustrations or examples) – pursue Certified Local Government (CLG) Grant from SHPO
 - Develop a comprehensive Preservation Plan for The Dalles – need to narrow this down/more focused.
-

2. GOAL: Strengthening Historic Resources & Documentation

ACTIONS:

- Update and digitize historic inventories (pursue Certified Local Government (CLG) Grant from SHPO)
 - Initiate new nominations of unidentified properties to local & national registers (Anotan Field, etc.)
 - Produce detailed documentation and evaluation of key historic sites
 - a) Rock Fort Heritage Site activation
 - b) Rock House former railroad structures
-

3. GOAL: Improve Site Specific Preservation Efforts

ACTIONS

- Support restoration projects at high-priority historic sites, such as Pioneer Cemetery and upper windows of Waldron-Gitchell Building.
 - Develop online inventory and related educational resources on the City’s website.
-

4. GOAL: Expand Public Engagement & Interpretation

ACTIONS:

- Create prototype design for new historic building plaques and promote installation
 - Support the development of guided and self-guided tours of historic properties. (this needs to be further defined)
 - Addition of student representative for HLC (high school student or college? TBD)
-

Continuous Goals Section

(combined from Attachment A *Continuous Goals*: 12, 17, 25, 26, 27, 28, 24):

5. GOAL: Support and Promote Community-Wide Historic Preservation Efforts.

ACTION:

- Encourage, and advocate for the preservation, continued use, and appropriate restoration of significant historic properties and districts throughout the community. To include:
 - Downtown resources: schools, museums, culturally significant sites, and locally important landmarks.
 - Through research, guidance, and implementation of adopted preservation plans.
-

(combined goals: 10, 14, 19, 23):

6. GOAL: Provide accessible historic preservation education, training, and resources (in person and online) to support local homeowners, contractors, commissioners, and the broader community.

ACTION:

- Workshops
 - funding and assessment tolls
 - participation in Historic Preservation Month.
-

(combined goals: 15, 16, 20):

7. GOAL: Recognize and promote notable historic restorations.

ACTION:

- Annual acknowledgements
 - Onsite recognition – what does this look like?
 - support for historic plaque availability and costs
-

(combined goals: 13, 22):

8. GOAL: Collaborate with Main Street, The Dalles Art Center, and Urban Renewal partners.

ACTION:

- To strengthen communication and coordinate restoration projects, goals, and long-term downtown vision.
-

(combined goals: 18, 21):

9. GOAL: Encourage the collection and preservation of local history (including oral and written accounts).

ACTION:

- Maintain up-to-date historic interpretation resources (e.g. Historic Walking Tours – all formats)

(combined goals: 11, 26, 27):

10. GOAL: Support the preservation, maintenance, and interpretation of key historic sites. (i.e. Pioneer Cemetery, Historic Chinatown, and Rock Fort, etc.)

ACTION:

- Seek cemetery grant (SHPO grants)
- Pursue appropriate compatible infill development
- Pursue appropriate signage – define type of signage sought
- Headstone rehabilitation

Continued adherence to adopted preservation and maintenance plans.

Information about historic plaques requested by Commission (see Goal #4a):

Key Details on Oregon Historic Plaques:

- **Special Assessment Program (Tax Benefit):** If your property is enrolled in the Oregon Special Assessment of Historic Property Program (which freezes your assessed value for 10 years), the **Oregon SHPO will provide you with a plaque** that you must install on the building. You are responsible for maintaining it and must replace it at your own expense if it is lost or stolen.
- **National Register Listing (No Tax Benefit):** If your property is listed on the National Register but you are **not** in the special assessment program, you are not typically given a free plaque by the state, but you are encouraged to purchase one.
- **Ordering a Plaque:** Owners can purchase approved, official-style bronze plaques through various private manufacturers. The [National Park Service website](#) provides a list of recognized plaque manufacturers.
- **Local Landmarks:** In some jurisdictions, like the City of Astoria, the local Planning Division may provide a free plaque for officially designated local or National Register landmarks.

In summary: If you are in the 10-year tax freeze program, SHPO provides it. Otherwise, you can and should have one made to recognize your property's status.

Note: See [OAR 736-050-0120](#)

10-15

City of The Dalles Ordinances

10-15.2

GENERAL ORDINANCE NO. 94-1194

AN ORDINANCE RELATING TO HISTORIC RESOURCES WITHIN THE
CITY OF THE DALLES

THE COUNCIL OF THE CITY OF THE DALLES ORDAINS AS FOLLOWS:

Section 1: PURPOSE:

The Council finds it in the public interest to preserve the historic and cultural resources of The Dalles, and to achieve that end, hereby establishes a Historic Landmarks Commission.

The purposes of this ordinance are to:

- A. protect historic and cultural resources from destruction, inappropriate alteration, and incompatible adjacent development;
- B. stabilize and improve property values in historic districts and citywide;
- C. enhance the city's attractiveness to visitors and residents, and stimulate business, industry, and tourism;
- D. educate The Dalles' citizens and visitors concerning the city's heritage;
- E. preserve the historic housing stock of The Dalles; and
- F. to comply with The Dalles Comprehensive Plan regarding historic resources under Statewide Planning Goal 5.

Section 2: DEFINITIONS

For the purpose of this Ordinance the following words and terms are defined as indicated, unless the context requires otherwise:

- A. Alteration is defined under the following subcategories:
 - 1. addition/removal: the addition to, removal of or from, or physical modification or repair of, any exterior part or portion of a historic resource designated pursuant to this ordinance;
 - 2. new construction: the construction of a new building within a designated historic district;

10-15.2

City of The Dalles Ordinances

10-15.2

3. relocation: the process of removing and relocating a designated historic resource, including the removing and relocating of any non-historic resource within a designated historic district; and
 4. demolition: to raze, destroy, dismantle, deface, or in any other manner, cause partial or total ruin of a designated historic resource, including the destruction of any non-historic resource within a designated historic district.
- B. Director: The Community and Economic Development Director (Planning Director) or his duly appointed designee.
- C. Exterior: All outside features of a historic landmark, individually or within a historic district.
- D. Historic Landmark: A historic resource that has been so designated by The Dalles Historic Landmarks Commission due to findings of significance.
- E. Historic Resources include, but are not limited to the following definitions and examples by subcategories:
1. building: any structure having a roof supported by columns or by walls and designed for the shelter or housing of any person, animal or article. Examples of buildings include houses, barns, stables, sheds, garages, courthouses, city halls, social halls, schools, stores, churches, etc;
 2. district: a geographic area possessing a significant concentration, linkage, continuity or design relationship of historically significant sites, structures, landscape features, or objects unified by past events or physical development. Examples of districts include college campuses, central business districts, residential areas, commercial areas, industrial complexes, civic centers, etc;
 3. landscape: the natural and/or built environment, setting, or composition. Examples of landscapes include trees, vines, gardens, fountains, reflective pools, art work, walls, etc., and often the combination of several such elements;

10-15.2

City of The Dalles Ordinances

10-15.2

4. object: a significant physical element within the environment that can be seen and recorded. Examples of objects include sculpture, monuments, boundary markers, statuary, and fountains;
 5. site: a physical place of significance. Sites can include rock shelters, village sites, hunting and fishing sites, petroglyphs, rock carvings, ruins, campsites, sites of treaty signings, cemeteries, designed landscapes, natural features, and land areas having cultural significance; and
 6. structure: anything constructed or erected which requires location on, within or above the land. Examples of structures include bridges, tunnels, canals, dams, power plants, silos, roadways, grain elevators, mounds, boats and ships, railroad locomotives and cars, aircraft, etc.
- F. Significance is defined under the following subcategories:
1. architectural significance means a resource embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or (2) is a representative of the notable work of a builder, designer, or architect;
 2. historical significance means a resource exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history; (2) is identified with persons or events significant in local, state, or national history; or (3) is prehistoric.
- G. Treatments are defined as follows:
1. preservation is the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive

upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project;

2. reconstruction is the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location;
3. rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values; and
4. restoration is the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

Section 3: THE DALLES HISTORIC LANDMARKS COMMISSION

This Commission shall consist of six members; five of which are from the citizens at large entitled to one vote, one member of The Dalles/Wasco County Museum Commission (advisory - no vote). All members shall serve a term of four years. Any vacancy occurring in a position for any reason other than the expiration of the term shall be filled by appointment by the Mayor, subject to Council approval, for the remainder of the term.

Section 4: POWERS AND DUTIES OF THE COMMISSION

A. The Commission shall:

1. designate historic landmarks pursuant to the procedures and criteria in this ordinance;
2. review alterations to designated historic landmarks pursuant to the procedures and criteria in this ordinance;

10-15.4

City of The Dalles Ordinances

10-15.4

3. develop and periodically update written and graphic design guidelines to further clarify the intent of this ordinance;
4. maintain current inventories of historic resources;
5. meet monthly to conduct business, however, the Chairman or Secretary may cancel a meeting due to lack of business or schedule special meetings as needed;
6. decide matters by majority vote, with three members of the Commission constituting a quorum; and
7. submit an annual report to the Mayor and City Council by February 1st;

B. The Commission may:

1. adopt such rules and regulations as it finds necessary or appropriate to carry out the intent of this ordinance;
2. establish a revolving loan fund for rehabilitation of designated historic landmarks;
3. cooperate with other organizations and agencies in promoting the preservation of designated landmarks and other historic resources of The Dalles;
4. develop educational materials explaining the history of The Dalles and relating it to the historic resources of the city;
5. apply for, accept and administer granted or donated funds to carry out the stated purposes of this ordinance; and
6. perform other functions identified in the Commission's annual work program or as directed by the City Council.

Section 5. PROCEDURES FOR DESIGNATION OF AND, REVIEW OF
PROPOSED ALTERATIONS TO HISTORIC LANDMARKS

A. Procedures.

1. The Commission may approve, approve with conditions, or deny an application to designate, or remove designation from, a historic landmark, pursuant to the criteria listed in section 6.
2. The Commission may approve, approve with conditions, or deny any application to alter a designated historic landmark pursuant to the criteria listed in section 7.
3. Completed applications shall contain a signed application form together with photographs, drawings, literature excerpts or any other type of documentation in support of the request for addition/deletion of the landmark or alteration to a designated landmark. No application fee will be charged for either application.
4. The Commission may propose the addition designation or removal of designation of a landmark on its own motion. The Commission may rely upon any information it deems adequate in making such a proposal.
5. Upon receipt of a completed application or a motion from the Commission, the Director shall schedule a public hearing and cause public notice of the upcoming hearing to be served, unless the application is considered to be "minor".
6. Minor alterations may be approved by the Director at his or her discretion without public notice, or may be elevated to the Commission. Any administrative decision of the Director shall be made in writing, giving the reason for the "minor" classification and the decision, and shall be copied to the Commission. In granting an administrative approval, the Director may attach such conditions as he/she deems necessary to protect the resource. Minor alterations include:
 - (a) repainting original colors on designated resources;

10-15.5

City of The Dalles Ordinances

10-15.5

- (b) painting of non contributing resources within a district;
 - (c) exterior repairs of an emergency nature (i.e. gutters, roofing);
 - (d) fencing or other exterior landscape alteration;
 - (e) sign installation or removal; and
 - (f) other alterations specified by the Commission.
7. Notice of Public Hearings.
- (a) Landmark designation of single or group resource. Hearings on proposals to designate or remove designation of a resource or small group of related resources (other than a district) shall be held only after written notice of the proposed action is mailed to the subject property owner(s) and abutting property owners no later than 10 days prior to the hearing.
 - (b) Landmark designation of Historic District. A public hearing for a proposed historic district designation shall be legislative in nature. Written notice shall be published in a local newspaper of general circulation and mailed to all property owners within the district and to abutting property owners outside the proposed district, all no later than 10 days prior to the hearing date. In addition, a written memo shall be provided to the Planning Commission, City Council, and the Oregon State Historic Preservation Office.
 - (c) Alteration. Any public hearing to consider a request to alter a designated landmark, or building or other resource within a designated district shall be quasi-judicial in nature. Written notice shall be published in a local newspaper of general circulation and mailed to property owners within 100' of the subject parcel no later than 10 days prior to the hearing date.

10-15.5

City of The Dalles Ordinances

10-15.6

- (d) Demolition. Any public hearing to consider a request to demolish a landmark, or building or other resource within a designated district shall be quasi-judicial in nature. In addition to the notice requirements for alteration above: the notice shall be mailed at least 20 days prior to the hearing; the newspaper publication shall appear two consecutive weeks with the first being at least 20 days prior to the hearing; and additional notice shall be sent to the Oregon State Historic
8. Contents of Public Notice. All written public notices shall contain:
- (a) the applicant(s) name and address;
 - (b) a general description of the resource location(s) by address and/or assessor's map number;
 - (c) a brief explanation of the resource and its reported significance or loss of significance and where applicable a description of the proposed alteration;
 - (d) a summary of the approval criteria;
 - (e) the time, date, and place set for the hearing;
 - (f) an invitation for public comments to be delivered in writing prior to the hearing or in person at the hearing;
 - (g) the name and telephone number of a staff person that may be contacted regarding the proposal; and
 - (h) in the case of a quasi-judicial hearing, any additional statutory notice requirements shall be met.

Section 6: CRITERIA FOR LANDMARK DESIGNATION OF HISTORIC RESOURCES

- A. Review Criteria. The Commission shall review all applications for historic landmark or district designation and make its final determination at a public hearing based on at least one of the following criteria.

10-15.6

City of The Dalles Ordinances

10-15.6

1. The proposed landmark or district has historic significance or contributes to the historic resources of the community because it is:
 - (a) Associated with past trends, events, or values that have made a significant contribution to the economic, cultural, social and/or political history of city, county, state, region, or nation;
 - (b) Associated with the life of or activities of a person, group, or organization, or institution that has made a significant contribution to the city, county, region, state, or nation.
2. The proposed landmark or district has architectural significance because it:
 - (a) Embodies distinguishing architectural characteristics of a period, style, method of construction, craftsmanship, or materials;
 - (b) Represents the work of a designer, architect, or master builder who influenced the development and appearance of history of the city, county, region, state, or nation;
 - (c) Is the only remaining, or one of few remaining resources of a particular style, building type, design, material, or method of construction;
 - (d) Has a high quality of composition, detailing, and/or craftsmanship.
3. The site contains archeological artifacts related to prehistory or to the early history of the community.
4. The proposed landmark or district is listed on the National Register of Historic Places.
5. In conjunction with other criteria listed above, the proposed landmark:
 - (a) Is listed on the State Inventory of Historic Places;

10-15.6

City of The Dalles Ordinances

10-15.6

- (b) Is fifty years old or older unless the resource is of exemplary architectural or historical significance;
 - (c) Contributes to the continuity or historic character of the street, neighborhood, and/or community;
 - (d) Has sufficient original workmanship and materials remaining to show the construction technique and stylistic character of a given period.
- B. Removal of Designation. A designated resource that has lost its significance through alteration or by an error in the original documentation used to designate the resource can be considered for removal from the local historic inventory provided that:
- 1. The alteration or misdocumentation was caused without intent or illegal action and is not feasible to reverse;
 - 2. No foreseeable or reasonable treatment or research is available or likely to reconfirm the resource as significant;
 - 3. In the case of a state or nationally designated resource, concurrence from the Oregon State Historic Preservation Office has been sought and any comments considered in the decision to remove the resource from the local inventory.
- C. Guidelines. The following general guidelines are for the use of applicants, the Commission or Director to assist in the designation and inventory process.
- 1. Designated historic landmarks which are not already included in the Statewide Historic Inventory shall be documented using the state inventory format and forwarded to the State Historic Preservation Office.
 - 2. Buildings designated for their architectural significance need not be in completely restored or finished condition at the time of application.
 - 3. The Commission may advise the owner regarding pre-designation work to ensure consistency prior to designation; or

10-15.6

City of The Dalles Ordinances

10-15.7

4. The Commission may designate a resource as historic with specific Conditions to be met to ensure significance is achieved or enhanced.
5. Unless a building's grounds or interior are specified as significant in the Commission's final Order, the designation shall only apply to the building's exterior features.
6. Associated resources, such as landscape, object, etc. must be listed on the original application if contributing to the significance of a building being designated. If such resources are considered to be significant independent of the subject building, a separate review and determination is required.

Section 7: CRITERIA FOR REVIEW OF PROPOSED ALTERATIONS TO DESIGNATED HISTORIC LANDMARKS

A. Review Criteria

1. Exceptions. Minor alterations described in Section 5 above may be approved without findings pursuant to this section.
2. Findings required. A staff report is required to indicate whether a proposal is or is not in compliance with the provisions of this section.
3. Secretary's Standards. Commission decisions shall be based on the Secretary of the Interior's Guidelines for the Treatment of Historic Properties.
4. If the Commission finds that an application does not meet the approval criteria the permit shall be denied and no building permit shall be issued unless the decision is reversed on appeal.
5. Alterations
 - (a) Addition/removal. Applications may be approved conditioned upon certain treatments of the resource to ensure compatibility with the Secretary's Standards.

10-15.7

City of The Dalles Ordinances

10-15.8

- (b) New construction in historic districts. The new construction must not adversely affect the character of the subject building or district. Efforts shall be made to ensure that the new construction is compatible in scale, height, volume, spacing, setbacks, roof pitch, color, and other characteristics typical of the district.
- (c) Relocations - Permits to relocate designated landmarks shall not be approved unless: the applicant shows that the landmark is in eminent danger and can not otherwise be protected; or the Commission has recommended the action in conjunction with denial of a demolition permit; or the landmark is being returned to its original location; or, in the case of a non contributing resource within a district, the resource is not capable of achieving a future contributing status through accepted treatment.

Section 8: FOR PERMITS TO DEMOLISH DESIGNATED HISTORIC LANDMARKS

- A. Review Criteria. The Commission shall consider:
 - 1. The state of repair of the landmark.
 - 2. The reasonableness of the cost of renovation or repair.
 - 3. The purpose of preserving such designated historical landmark.
 - 4. The criteria used in the original designation of the landmark.
 - 5. The applicable provisions of the City's Comprehensive Plan.
 - 6. The character of the surrounding neighborhood.
 - 7. Any other factor deemed appropriate by the Commission.

B. Rejection of Application; Suspension.

1. The Commission may suspend an application for a demolition permit if it determines the suspension is in the interest of preserving historical values.
2. In this case issuance of the permit shall be suspended for a period fixed by the commission, but not exceeding 120 days from the original date of application; but
3. Within said suspension period, the commission may request an extension of the suspension period by the City Council. If the City Council determines that there is a feasible "reuse" program or project under way which could result in public or private acquisition of the historical building or site the Council may extend the suspension period for an additional period not exceeding 180 days, for a total of not more than 300 days from the date of original application.
4. No permit shall be issued for such demolition nor shall any person demolish the landmark unless the Commission or Council (on appeal) has granted approval, and the appropriate higher court appeal period has passed without appeal. If no further appeals are pending and/or the "reuse" program or project (#3 above) is not successful within the suspension time frame, the Director shall issue the demolition permit.
5. The Dalles Historical Landmarks Commission may identify specific non-contributing resources within a historic district which may be exempt from the provisions of this section governing review of a permit for demolition.

C. Interim Protection. This provision is intended to provide interim demolition protection measures for historic resources listed in the Oregon State Inventory of Historic Places that have not been designated as Historic Landmarks.

1. Resources in the Inventory are subject to the provisions of this section relating to the procedure for demolition and to section 7.A.5.c. and section 5 relating to the relocation process.

10-15.8

City of The Dalles Ordinances

10-15.9

2. After a complete Local Inventory survey and a determination of significance resulting in landmark status or finding of non-significance by the Commission, the interim protection measures shall cease.
3. In no case shall the interim protection last beyond 120 days from the initial demolition application submittal date.

D. Conditions of Demolition Approval; Recordation

1. When a designated landmark is approved for demolition, insofar as practicable and as funds are available, The Dalles Historical Landmarks Commission shall keep a pictorial and graphic history of the resource with such additional data as it may obtain.
2. To the extent funds are available, the Commission shall obtain artifacts from or of the landmark which are worthy of preservation, such as carvings, cast iron work, or other materials of artistic or historical importance.
3. In cases where a resource is experiencing "demolition by neglect" and no program or project can assist the preservation effort, the Commission should coordinate with the appropriate owners, agents, and government agencies to achieve proper recordation.

Section 9: APPEALS, ENFORCEMENT, AND PENALTIES

- A. Appeals. Any party of record may appeal a decision of the Historical Landmarks Commission to The Dalles City Council. Any appeal shall be made in writing and state the grounds for the appeal. Said appeal shall be submitted to the City Clerk within 10 days of the Commission's final Order. Upon receipt of a completed appeal with the appropriate fee, the City Clerk shall fix a date and time for the appeal hearing before the City Council within 45 days of the appeal filing. The filing of a written appeal with the City Clerk shall stay any action related to the subject property until a decision of the City Council is made. The Clerk shall cause notice of the public hearing to be served in the same manner as the initial hearing notice was served. In addition, a notice of appeal shall be sent to the

10-15.9

City of The Dalles Ordinances

10-15.10

Commission. In making its decision, the Council shall rely on the criteria set forth for the original hearing. The Council may affirm, reverse or modify the initial decision of the Commission. The Council's decision shall be considered a land use decision.

- B. Enforcement and Penalties. Failure to comply with any provision of this chapter shall be considered a infraction and the violator shall be subject to a fine of not less than \$250 per violation. In addition, this chapter may be enforced by a suit in equity for a mandatory or prohibitory injunction. The prevailing party to any such civil enforcement action by the City of The Dalles shall be entitled to recover reasonable attorney's fees from the non-prevailing party at trial or upon appeal.

Section 10: OTHER PROVISIONS

- A. Design Guidelines: [text and graphics to be added by later amendment to this ordinance]
- B. Severability. Each sentence, paragraph and section of this ordinance shall be deemed severable. A declaration by a competent court that any provision of this ordinance is invalid shall have no effect upon the portions remaining.
- C. Repeal. General Ordinance No. 880, as amended, is hereby repealed.

Passed by City Council and approved by the Mayor this 28th day of September, 1994.