



HISTORIC LANDMARKS COMMISSION
NOTICE OF PUBLIC HEARING DECISION

DECISION DATE: February 25, 2026

APPLICATION NUMBER: HLC 224-25

APPLICANT(S): Scott Austin

PROPERTY OWNER(S): Scott Austin

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.

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

AUTHORITY: City of The Dalles Municipal Code, Title 10 Land Use and Development

DECISION: Based on the findings of fact and conclusions in the staff report of HLC 224-25, the request by **Scott Austin** is hereby **approved** with the following conditions:

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

- a. Demolition shall only involve Building B and the covered wood-framed breezeway as identified by Applicant and the submitted application materials.
- b. 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.
- c. 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.
- d. 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.

Signed this 2nd day of March 2026, by



Joshua Chandler, Director
Community Development Department

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

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

APPEAL PROCESS: The Director's approval, approval with conditions, or denial is the City's final decision, and may be appealed to the Planning Commission if a completed Notice of Appeal is received by the Director no later than 5:00 p.m. on the tenth day following the date of the mailing of the Notice of Administrative Decision, **March 12, 2026**. The following may file an appeal of administrative decisions:

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

A complete record of application for public hearing action is available for review upon request during regular business hours, or copies can be ordered at a reasonable price, at the City of The Dalles Community Development Department. Notice of Appeal forms are also available at The Dalles Community Development Department. **The appeal process is regulated by Section 10.3.020.080: Appeal Procedures of The Dalles Municipal Code, Title 10 Land Use and Development.**