

AGENDA

HISTORIC LANDMARKS COMMISSION

November 19, 2025

4:00 p.m.

City Hall Council Chambers
313 Court Street, The Dalles, Oregon

Via Zoom

<https://us06web.zoom.us/j/83000976030?pwd=Y3NwM1NPVUk3anVPUjNTdythYW1sZz09>

Meeting ID: **830 0097 6030** Passcode: **222217**

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

Upon request, the City will make a good faith effort to provide an interpreter for the deaf or hard of hearing at regular meetings if given 48 hours' notice. To make a request, please contact the City Clerk and provide your full name, sign language preference, and any other relevant information.

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

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES – October 22, 2025
6. PUBLIC COMMENT – During this portion of the meeting, anyone may speak on any subject that does not later appear on the agenda. Five minutes per person will be allowed.
7. PUBLIC HEARING
 - A. HLC Application 222-25, Katie Montag
Request: Applicant is requesting approval for the demolition of the existing non-contributing detached garage located at the southwest corner of the property, accessed from the alley, and for the construction of a new detached garage in the same location.
8. RESOLUTION
 - A. HLC Resolution 207-25, Katie Montag, 420 East 8th Street

9. STAFF COMMENTS

10. COMMISSIONER COMMENTS

11. ADJOURNMENT

Meeting conducted in a room in compliance with ADA standards.

Prepared by/
Crystal Sayre, Administrative Assistant
Community Development Department

MINUTES

HISTORIC LANDMARKS COMMISSION MEETING

October 22, 2025
4:00 p.m.

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

PRESIDING: Forust Ercole, Chair

COMMISSIONERS PRESENT: Eric Gleason, Victor Johnson

COMMISSIONERS ABSENT: Bob McNary, Tom Giamei

OTHERS PRESENT: City Councilor Scott Randall

OTHERS ABSENT: Museum Commission Representative Julie Reynolds

STAFF PRESENT: Director Joshua Chandler, Senior Planner Sandy Freund,
City Manager Matthew Klebes, City Clerk Amy Ell,
Administrative Assistant Crystal Sayre

CALL TO ORDER

The meeting was called to order by Chair Ercole at 4:01 p.m.

PLEDGE OF ALLEGIANCE

Chair Ercole led the Pledge of Allegiance.

APPROVAL OF AGENDA

It was moved by Gleason and seconded by Johnson to approve the agenda as presented. The motion carried 3/0, Ercole, Gleason, and Johnson voting in favor, none opposed, McNary and Giamei absent.

APPROVAL OF MINUTES

It was moved by Gleason and seconded by Johnson to approve the minutes of August 27, 2025 as written. The motion carried 3/0, Ercole, Gleason, and Johnson voting in favor, none opposed, McNary and Giamei absent.

PUBLIC COMMENT

None.

PRESENTATION

Robert's Rules of Order – Amie Ell, City Clerk

Ms. Ell provided a presentation on Robert's Rules of Order, Attachment 1, explaining their purpose in ensuring fair, structured, and efficient meetings. She reviewed basic parliamentary procedures, including making motions, obtaining recognition from the Chair before speaking, and proper voting practices.

She distributed a quick-guide reference sheet on common motions and discussed frequent errors such as unclear phrasing or speaking out of turn. Commissioners appreciated the refresher, and no questions were raised.

PUBLIC HEARINGS

HLC Application 223-25, City of The Dalles, 201 Federal Street

Request: The City of The Dalles is proposing a public plaza on Federal Street between First and Second Streets in the Commercial Historic District. Plans include shaded seating, landscaping, an interactive water feature, and other amenities to provide a public gathering space.

Chair Ercole read the hearing script into the record, outlining procedures and criteria under the City's Comprehensive Plan and Land Use and Development Ordinance.

Chair Ercole opened the public hearing at 4:13 p.m.

Senior Planner Sandy Freund presented the staff report for HLC 223-25, Attachment 2.

Ms. Freund described the project as new construction within the historic district, designed in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Key features include:

- Multiple shade structures with integrated seating areas;
- A bike hub with repair station, racks, and lockers;
- A central water feature and public art spaces;
- Wayfinding signage consistent with Columbia River Gorge design standards.

She noted that the adjacent Transportation Building would remain, undergoing minor exterior updates and internal upgrades to support plaza utilities. Two freestanding signs would identify the Gorge Bike Hub and provide interpretive information.

Ms. Freund recommended approval through HLC Resolution 206-25, subject to conditions of approval addressing materials, colors, and archaeological procedures.

Commissioner Gleason commended the inclusion of an archaeological condition but noted the finding should list the criterion as "*met as conditioned*" rather than "*not applicable*." Staff agreed to edit the staff report finding.

MINUTES

Historic Landmarks Commission Meeting

October 22, 2025

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Commissioner Johnson inquired about opportunities for commercial advertising within the bike hub signage. City Manager Matthew Klebes responded that signage would adhere to the Gorge Trail branding standards and serve informational and navigational purposes only, not commercial advertising.

Johnson suggested considering ways to highlight local lodging, dining, and cycling routes for visitors, to enhance tourism while maintaining low impact on the district. Mr. Klebes agreed the concept aligned with the project's goals and could be explored through partnerships with the Main Street Program.

Further discussion covered bike lockers, fix-it stations, and design coordination with regional partners. Mr. Klebes explained design details were still being finalized and noted examples from Sisters, Oregon, could offer useful insight.

Commissioner Gleason asked whether the Craig's Building mural would be affected. Mr. Klebes clarified that it lies on private property, and no changes are proposed as part of this project, though coordination with property owners is ongoing.

Councilor Randall observed this was the Commission's first review of a street-to-plaza conversion rather than a building alteration. Commissioners agreed it was consistent with the Commission's role in preserving the district's character.

Commissioner Johnson expressed strong support, noting that pedestrian use of streets is historically consistent with early urban patterns in The Dalles.

Commissioner Gleason praised staff for integrating the Secretary of the Interior's Standards early in design development and for bringing the proposal to the Commission prior to final design. Commissioner Johnson commended the public engagement process and noted broad community support.

With no further deliberation, this portion of the public hearing was closed at 4:33 p.m.

It was moved by Gleason and seconded by Johnson to approve HLC 223-25. The motion carried 3/0, Ercole, Gleason, and Johnson voting in favor, none opposed, McNary and Giamei absent.

RESOLUTIONS

HLC Resolution 206-25, City of The Dalles, 201 Federal Street

It was moved by Gleason and seconded by Johnson to approve HLC Resolution 206-25 as written. The motion carried 3/0, Ercole, Gleason, and Johnson voting in favor, none opposed, McNary and Giamei absent.

STAFF COMMENTS

Senior Planner Freund previewed discussion topics for November, including:

- Annual Goal Setting;
- Review of projects involving non-contributing structures within or adjacent to historic districts.

She described instances where garages or secondary structures on historic properties require removal or replacement, raising questions about whether such actions should undergo HLC review.

Commissioner Gleason stated that demolition or replacement of any structure within the district—even non-contributing—should require Commission review. Director Chandler and Ms. Freund agreed to bring forward a case study for consideration at the next meeting.

Director Chandler further noted plans to propose fee schedule adjustments, explaining that current HLC applications cost \$85 while newspaper noticing costs exceed \$115, resulting in a taxpayer subsidy. Commissioners discussed whether public notices should continue in the newspaper or be limited to mailed notices.

Commissioner Gleason recalled that HLC applications were once free to encourage participation, while Commissioners Johnson and Chandler emphasized balancing accessibility with fiscal responsibility. City Manager Klebes provided budget context, noting limited property tax growth under Measures 5 and 50 and the City’s reliance on user fees for sustainability.

Commissioner Johnson suggested that title companies could include a notice at closing for properties within the Historic District, ensuring buyers are aware of applicable restrictions and procedures.

COMMISSIONER COMMENTS

Commissioner Gleason reported that the Original Courthouse Regional History Forum will return in February 2026, dedicated to the late Carl Vercouteren, a long-time Commission member and community historian.

ADJOURNMENT

Being no further business, the meeting adjourned at 4:58 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

ROBERTS RULES OF ORDER

BASIC COMMITTEE OVERVIEW



WHY USE ROBERT'S RULES OF ORDER?

Grounded in integrity, equality, and respect, Robert's Rules have remained relevant for nearly 150 years.



Provide a structured approach for more efficient meetings and help keep discussions on track.



Facilitate effective communication and decision-making during Committee or Commission meetings



Promote fairness by giving everyone a voice and the space to be heard.

ELECTION OF CHAIR & SECRETARY

CHAIR

Facilitates the meeting, maintains order, recognizes speakers, and ensures adherence to the agenda.

SECRETARY

Signs approved minutes



- Any member may nominate a candidate.
- Nominations do not require a second.

SPEAKING PROCEDURES

RECOGNIZING SPEAKERS



Members should wait to be acknowledged by the Chair before speaking.

FOLLOWING PROCEDURE



- Speak only when recognized.
- No interruptions or speaking over others.
- Stay on topic per the agenda.

STAFF PRESENTATIONS



- Staff presents first.
- Committee members ask questions when recognized by the Chair.

Motions are made for committee actions, including approval of the agenda, minutes, and approving the recommended budget.



- 1**
Member makes a clearly worded motion to take action.
 - “I move...”
 - All motions are recorded in the minutes
- 2**
Motion must be seconded.
 - “I second the motion...”
 - A second allows discussion to occur; it does not signify approval
 - A motion without a second does not move forward
- 3**
Chairperson restates the motion.
 - “It has been moved by... and seconded by... that...”
 - Provides any needed clarity
- 4**
Discussion / Debate occurs
 - Maker of the motion begins the discussion and Chairperson facilitates discussion
 - Amendments may be offered - return to step 1 to amend a motion: “I move to amend the motion by...”
- 5**
Chairperson closes discussion and states the question / asks for vote
 - “The question is on the adoption of the motion that...”
 - Motion repeated word for word
- 6**
Chairperson provides voting directions
 - “Those in favor of the motion say aye”;
 - “Those opposed, say no”
- 7**
Chairperson announces the result of the vote
 - “The ayes have it, and the motion is adopted”
 - “The noes have it, and the motion is lost”
 - Recorded in the minutes



Speaking Without Recognition: Always be acknowledged by the Chair before speaking.

Unclear Motion Phrasing: Clearly state motions using proper language.

Skipping Motion Seconding: Motions need a second before discussion can proceed.

Irrelevant Discussions: Stay on-topic and avoid straying into unrelated matters.

Improper Voting: Ensure clarity on what is being voted on and confirm results.



THANK YOU

FOR SERVING ON OUR BUDGET COMMITTEES



City of The Dalles Historic Landmarks Commission

WEDNESDAY, OCTOBER 22, 2025 | 4:00 PM

HLC Application #223-25

Applicant: City of The Dalles

Site Address: Federal Street from E. 2nd Street to E. 1st Street

Historic Status: Not listed

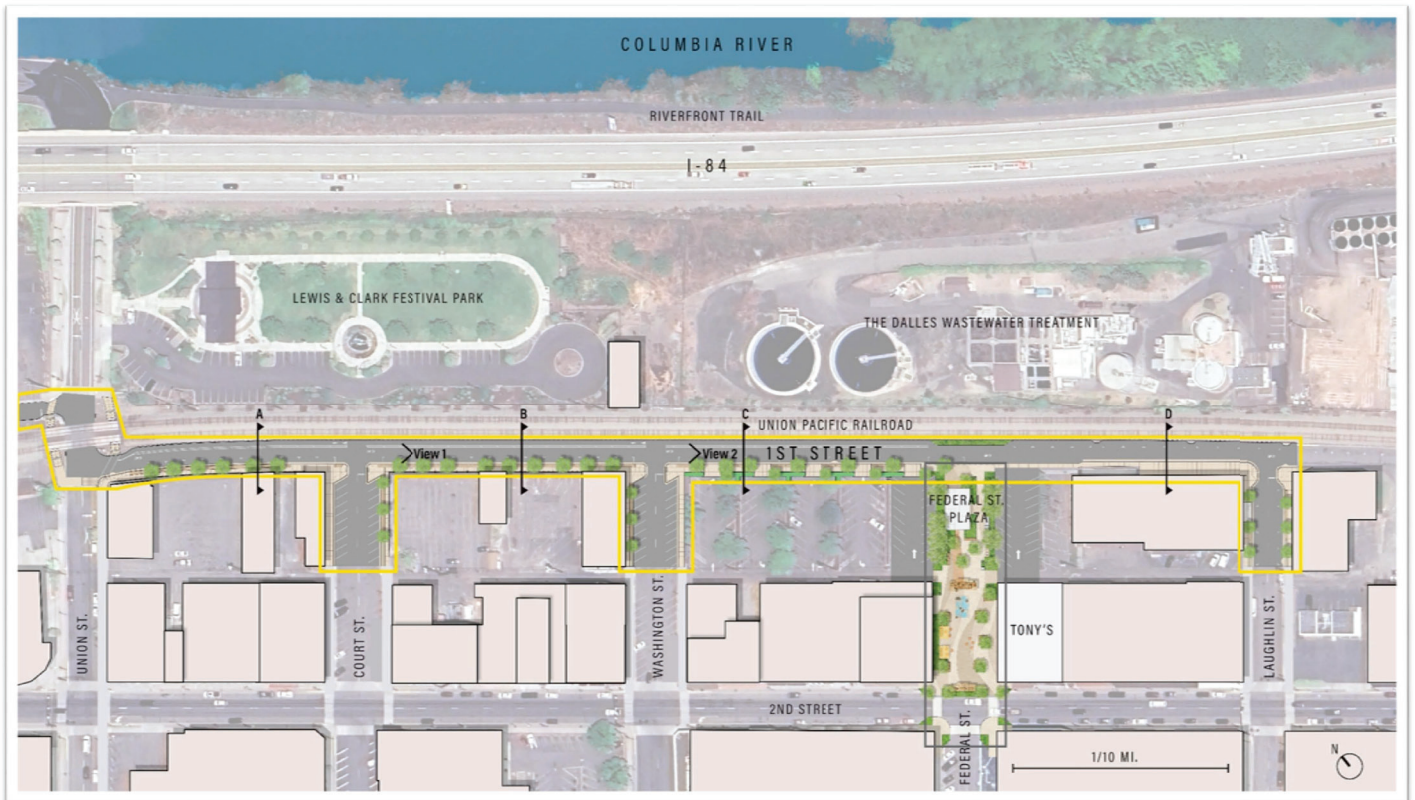
Historic District: The Dalles Commercial

Existing Use: None/Vacated Right-of-Way

Request: Approval to develop a public pedestrian plaza between East First and Second Streets on recently vacated segment of Federal Street.

Vicinity Map



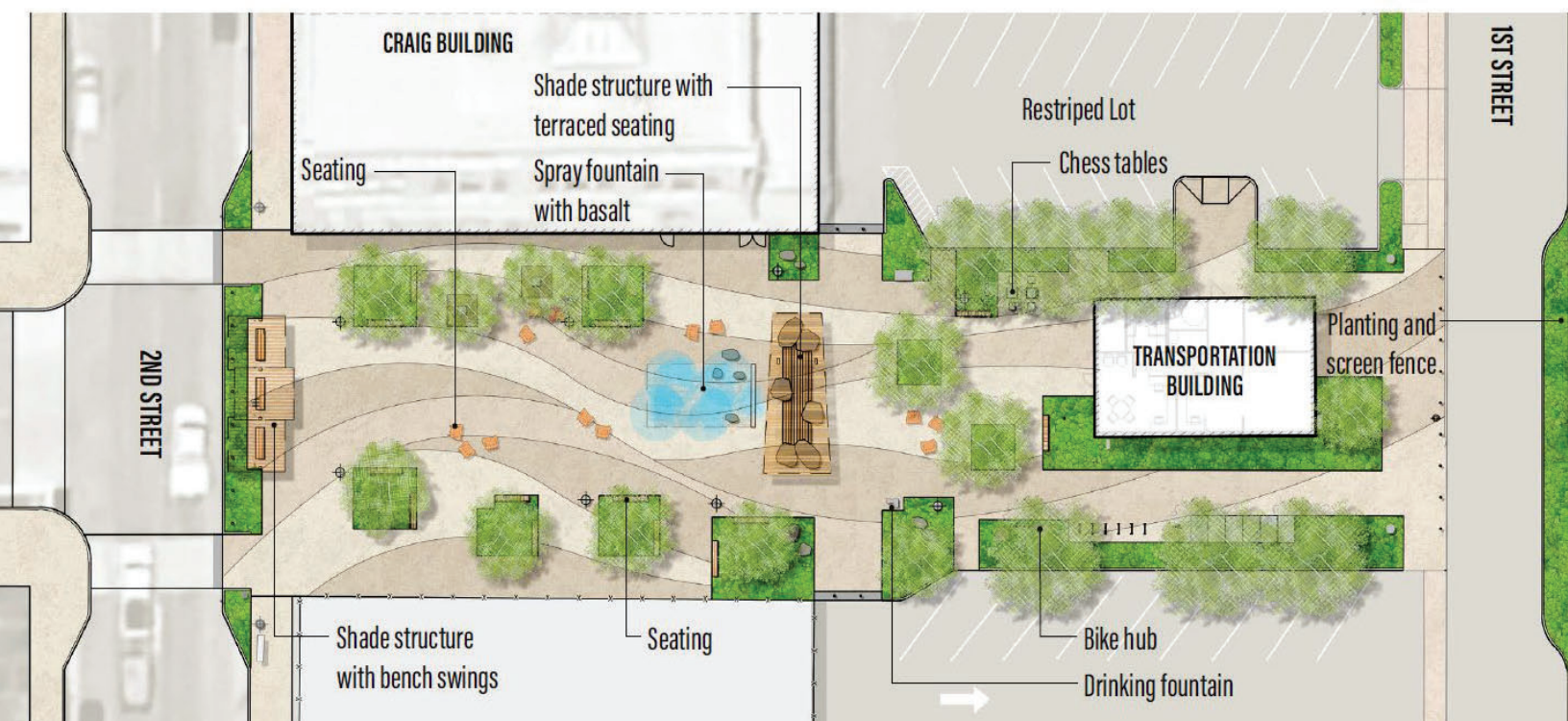


Applicant Proposal

New Construction:

- Proposed public plaza is categorized as new construction in a historic district.
- Designed in accordance with Secretary of Interior's Guidelines
- Compatible with the district in scale, materials and colors.
- Focus on pedestrian amenities:
 - Shade structures
 - Seating
 - Natural stone paving
 - Historic style lighting

Site Plan



View south
to 2nd
Street



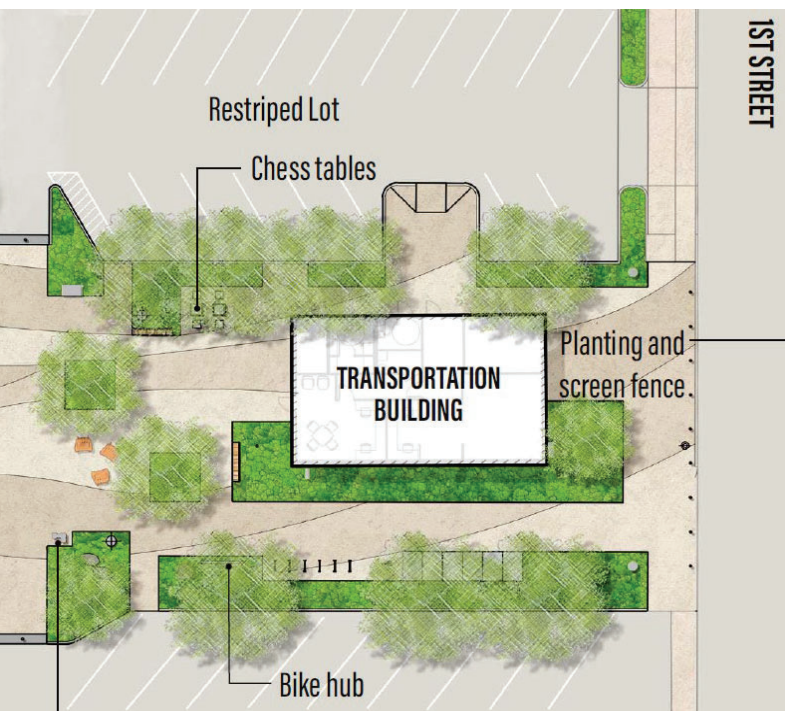




View from
Bike Hub
looking
towards
2nd Street



Overview: Transportation Bldg. & Bike Hub



Proposed Bike Hub with wayfinding signage



Recommendation

- All applicable criteria meet:
 - Secretary of the Interior Standards
 - The Dalles Municipal Code, Title 11 criteria

- Staff recommends the HLC adopt Resolution No. 206-25, granting approval to develop a public pedestrian plaza between East First and Second Streets on a recently vacated segment of Federal Street, based on findings of fact with conditions of approval.



City of The Dalles Historic Landmarks Commission

QUESTIONS?



STAFF REPORT
Historic Landmarks Commission
HLC 222-25

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

- Dr. J.A. Reuter Residence (1-Contributing structure /1 non-contributing structure)
- Oregon State Inventory #136 (Eligible/Significant)

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

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

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

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

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

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

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

REVIEW CRITERIA:

City of The Dalles Municipal Code, Chapter 11.12 Historic Resources

Article 11.12.070, Section A. Review Criteria

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

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

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

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

feature exterior materials and colors compatible with the historic residence. **Criterion met with conditions.**

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

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

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

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

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

FINDING #4: The existing site will be retained as Dr. J. A. Reuter House. Applicant is uncertain when the existing detached garage was constructed, assumes perhaps sometime in the 1940s or 1950s. The garage structure is listed on the national register as a “small, non-historic detached garage...is counted as a non-contributing feature of the property.”² The proposed removal and replacement of this garage will not alter the historic residence on the site nor alter its designation. All original structures on the site will be preserved and retained. **Criterion met.**

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

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

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

² Ibid.

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

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

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

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

FINDING #8: Applicant is proposing minimal excavation and disturbance as part of the garage replacement. If historical artifacts are found to be over 75 years in age, all state laws and regulations will be required to be followed per the direction of the State Archeologist. In addition, the applicant will be required to submit a Physical Constraints Permit along with the associated building permit for the construction of the new structure if the total amount of cut/fill exceeds 50 cubic yards. **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: As previously mentioned, the applicant is proposing to demolish and replace the structure with new detached garage that will accommodate two vehicles rather than one. The proposed garage will match as closely as possible in materials and colors in order help maintain the site's overall character and historical integrity. Applicant proposes using wood materials (Douglas fir) for the garage framing, and HardiePlank lap siding 7" reveal on the exterior to emulate the look of wood while also providing weather protection. Applicant proposes exterior paint colors to match as closely as possible to the historic home. **Criterion met.**

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

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

RECOMMENDATION: Based on the application materials and findings demonstrating compliance with the applicable criteria, Staff finds this proposal meets the standards of the Secretary of the Interior and The Dalles Municipal Code, Title 11- Planning, Chapter 11.12 Historic Resources and **recommends approval of Historic Landmarks Commission No. 222-25 subject to the following conditions of approval.** This approval is based on the applicant's

submitted plans, written narrative, and supplemental application materials received on September 12, 2025 and subsequent materials submitted on October 6, 2025.

Conditions of Approval:

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



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

Application #: HLC 222-25
Filing Fee: \$85.00
Receipt #: 875735
Deemed Complete: _____
Ready to Issue: _____
Date Issued: _____

Received: 09/12/2025

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 "Katie"
Name: Kathryn Montag
Address: 420 E. 8th St
The Dalles OR 97058
Phone #: 541-340-0463
Email: km@gorge.net

Legal Owner (if different than Applicant)
Name: _____
Address: _____
Phone #: _____
Email: _____

Property Information

Address: 420 E. 8th St
Zone: RH
Current Use: Residence

Map and Tax Lot: 01N13 E03CA08000 00

List any known archeological resources on site: unknown

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:

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

Signature of Property Owner

Katie Montag

9-12-2025

Date

2/11

Date

Historic Landmarks Application

Katie Montag
420 E. 8th St.
The Dalles OR. 97058
541-340-0463
kmm@gorge.net

Property Information:

Address:
420 E. 8th St.
The Dalles OR 97058
Zone: RH
Map and Tax Lot: O1N13 EO3CA08000 00
Current Use: residence

Unknown archeological resources on site

NEW CONSTRUCTION

Removal of current garage/shed that is falling down and could be dangerous. Build new detached 20 x 26 garage on property which is my home and will continue to be a residence.

Construction will be lower in height than home, as it will be one level. Roof and siding will match current home colors. Building materials will be Douglas fir and plywood.

No chemical or physical treatments proposed.

The home on my property is historic and will not be altered due to this detached garage, nor will it affect the preservation or historic value of home. The garage will be approximately 35 feet from home with an alley entrance. This is a double lot and the garage will be in the southwest corner of lot with large Sycamore trees between home and garage. The garage will be compatible with the size, scale and architectural features to protect the historic integrity of the property and its environment.

Secretary of the Interior's Standards for Rehabilitation (11.12.095,D)

1. No changes in historic home. As stated in National Register the garage is “a small non-historic garage”, and “non contributing feature”.
2. No changes in historic home.
3. Proposed one story garage to be built after tear down of current structure which is falling down and dangerous to safety and welfare of people.
4. Current garage is non historic per National Register and Preservation Specialist from the State Historic Office.
5. Non historic garage and basic structure (see photo for details)
6. No historic features. Colors of new garage will be the same.
7. No chemical or physical treatments proposed.
8. Detached garage around 35 feet from Historic home
9. The unsafe current structure is not historic.
10. Considering that the current garage is detached from house, in addition to proposed replacement, the historic home will not be affected.

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

3. Secretary standards followed as stated above.

5. A. Removal.Compatibility with secretary’s standards

B. This home is not in a “Historic District”. the new construction is compatible in scale, height, volume, spacing, setback, roof pitch, color with Historic Home on the property. The new garage will be a standard one story garage and wood structure. Only one window in proposed and will match color of entire garage. Colors will match the historic home. Current State Historic Preservation Office information considers current garage “small non Historic garage and Non-contributing feature” of Historic Home.

The current garage has a crumbling wood floor and no foundation making it unstable. In addition the shingles on roof are rotting and not keeping the rain out of garage. A new garage will comply with all codes and permits that my contractor will submit.

The character of the property will be preserved and allow a car to be out of the alley or street and into the new garage. A car does not fit into current garage.

Ziegenhagen Enterprises LLC OR CCB# 167975

Bid 20'x26' Garage for Katie Montag 420 East 8th TD

Scope of Work 1: Create a set of plans to obtain a permit from Wasco County Building Codes for the garage . Apply for the structural permit and pay the structural permit fee.

Scope of Work 3: excavate for and form and pour foundation to code for 20'x26' garage with 16" wide footings and 6" thick stemwalls. Use 6sack 3500 psi min concrete. Backfill foundation when done. ½ rebar uprights every 4' and two continuous runs horizontal 3" from bottom and 6" from top of stemwall. Footing 2 runs of continuous ½ rebar. This foundation exceeds code requirements.

Scope of work 4: prep for concrete floor inside of the garage. Form and pour 5" thick concrete floor with ½ rebar grid 2' O/C each way. Slope to garage door to code. Smooth finish. Sawn in crack control joints. Use 6sack 3,500 PSI min concrete.

Scope of work 5: Frame and sheet 20'x26' garage with 2x4 walls #2 or better KD DougFir studs 16" o/c. Sheet walls with 7/16 OSB sheeting. Sheet roof with 5/8" CDX plywood. Garage to have one 3' man door and one 16' x 7' garage door. No insulation , no sheetrock , open soffits. Walls 8'-1" tall. Roof pitch 6/12.

Scope of Work 6: Apply tyvek house wrap to wall sheeting and side with Hardie lap siding 7" reveal. Trim doors and windows and corners with 5/4x4 forest trim. Fascia to be 5/4x6 forest trim.

Scope of Work 7: Install 3' man door. Install 16'x7' Garage door. Install 2 windows. Man door and Garage door and windows (including all hardware) \$2,200 allotment in this bid. If owner chooses doors and windows that cost less they save the money if they cost more the difference is paid over and above the bid price. This allotment will cover base level steel doors and white vinyl windows.

Scope of work 8: Apply one row of ice and water shield and then titanium brand underlayment or 30Lb felt to roof sheeting. Use painted metal Drip edge flashing at all roof edges. Use Owens Corning continuous roof peak vent. Use Owens Corning Duration roofing (120 mph wind rating or equivalent) to closely match house roofing.

Scope of work 9: Paint garage to match house using Sherwin Williams Duration paint.

Scope of work 10: Clean up and haul off all construction debris generated from scopes of work 1-10.

Labor and materials price for these scopes of work \$37,500

Option 1: add insulation and change framing to 2x6 for code insulation R-21 walls R-38 ceiling = \$ 3,300

Option 2: sheetrock the walls and ceiling to code with orange peel finish and primed/painted = \$ 3,600

Electrical Rough Estimate: to have a light at the man door and above the garage door and inside the garage, a garage door opener, an outside plug in next to garage door and inside plug ins on three walls and move line to new garage = \$3,300 (will be necessary to choose actual light fixtures and have electrician meet on site to look at existing power to get an official bid).

Take down the existing out building and haul to the dump : \$1,200

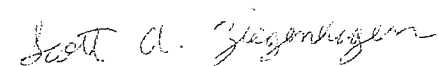
Any removal of the concrete slab would be at \$100 an hour plus dump fees and concrete saw rental. A rough estimate if all of it had to be removed would be \$2,100.

I bid the garage at 20'x26' instead of 20'x25' because you already would have purchased the framing materials for that extra foot ... and they would have been wasted: for example trusses span every two feet already and sheets of plywood are 4' wide so at 25' you would not be using a foot of those resources If you want it to be 20'x25' there would be a credit of \$280.

Let me know if you have any questions , or would like to make changes .

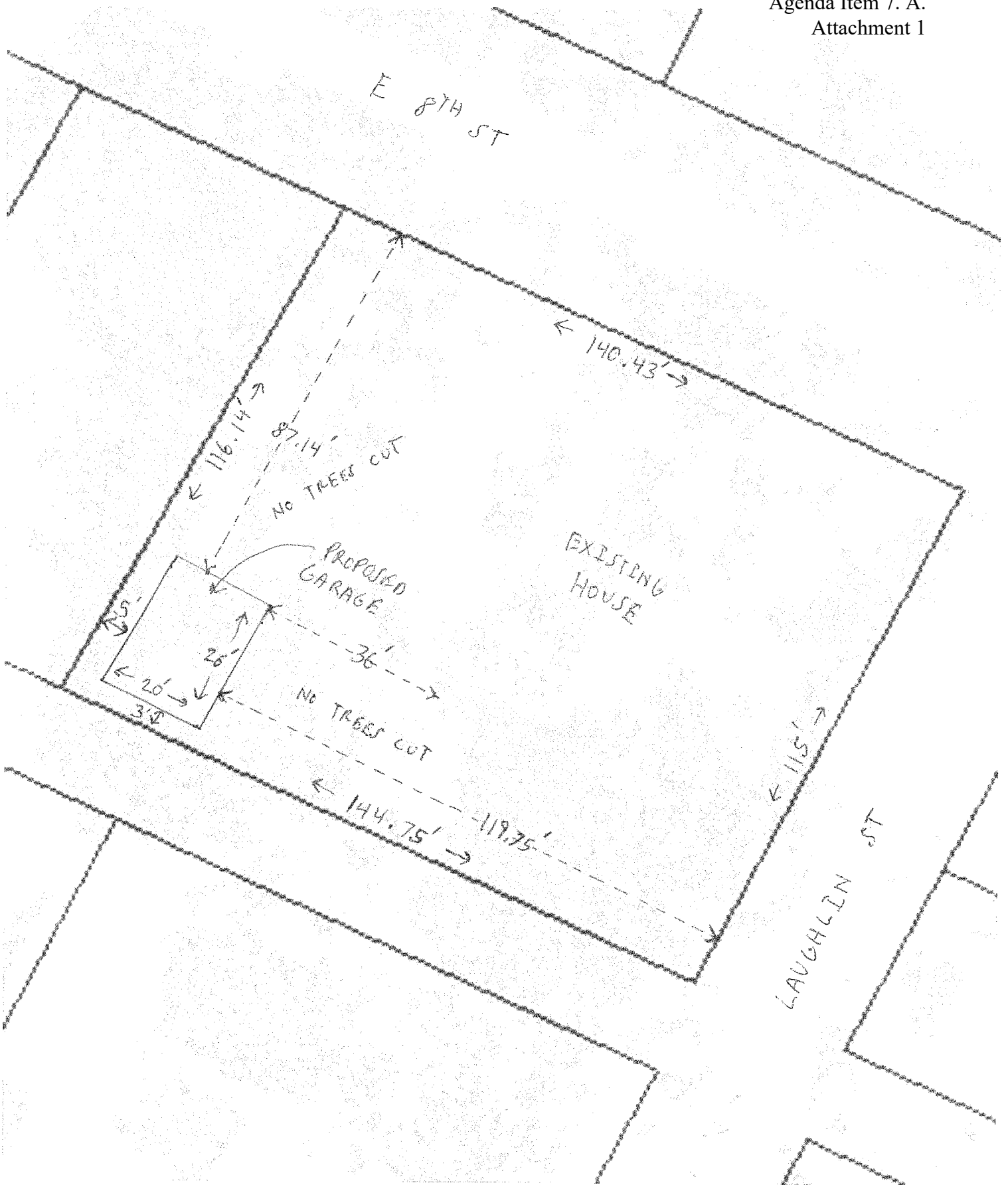
Thanks for the opportunity to bid your project

Scott A. Ziegenhagen



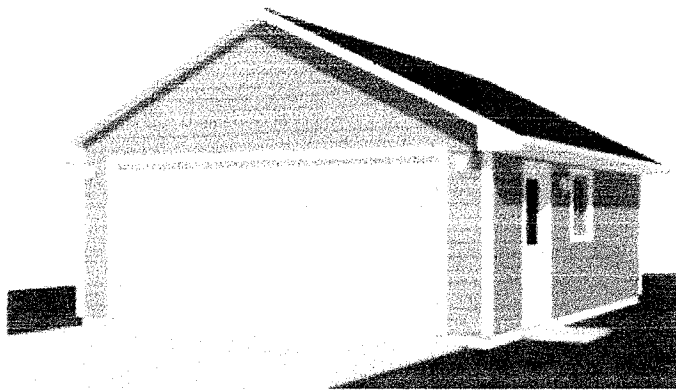
Ziegenhagen Enterprises LLC





OIN 13E 03CA08000 00
420 E. 8TH ST
THE DALLES, OR 97058

APPLICANT / OWNER
KATHRYN MONTAG
541-340-0463



20' X 26' 2-CAR GARAGE WITH EXTRA SPACE

ECONOMICAL, CONVENTIONAL
FRAMED CONSTRUCTION

THIS 5' WIDE PLAN INCLUDES
STANDARD 16' X 7' GARAGE DOOR

NOTES:

Foundation - 6" x 12" footing, 6" x 12" stemwall

Slab - 4" concrete, slopped to drain to the front

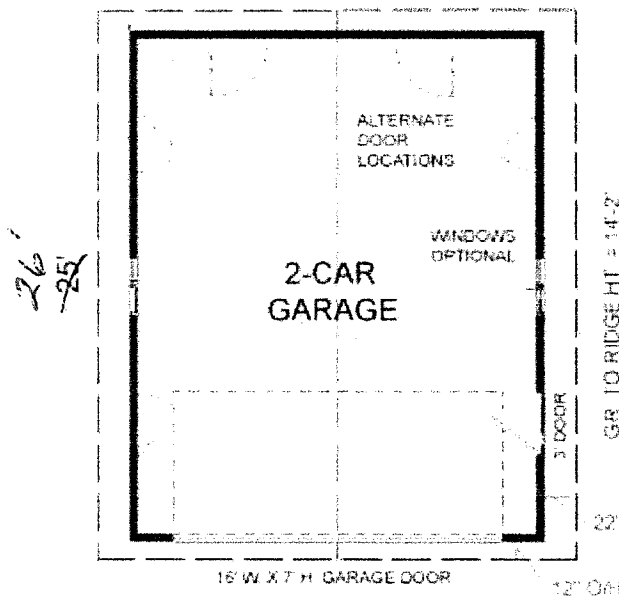
Framing - 2x4 studs 16" oc with PT plate, header for door and window 4x8", 1/2 PLY CDX
(OSB if cheaper) sheathing walls and roof, Hardi Plank horizontal siding, with 5/4"x4"
Trim, 2X6" garage surround.

Window: 3'x4' slider Mandoor: 3"x 6'-8" with dead bolt and knob

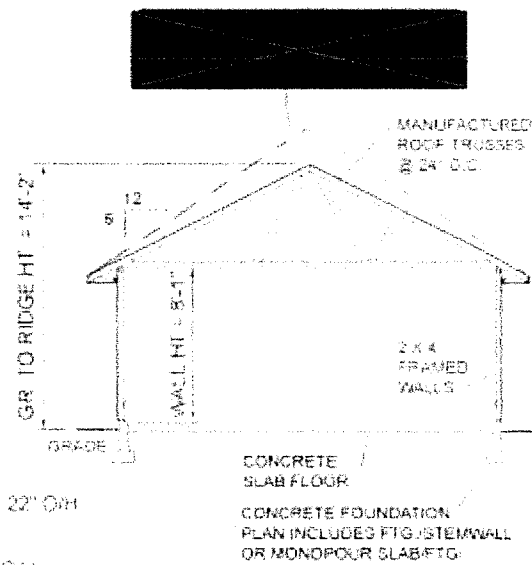
Electrical to remain from existing structure

Roof to be similar to house

20'



FLOOR PLAN



CROSS-SECTION



These paint colors are the two to use as the ones used on the house (listed below) are discontinued.



Mauve Blush 12A-3P



Ivory Vapor 35A-2P



Flint Ridge 52B-3D



Flax 24A-3P



Alden Charcoal 65B-3D



Dutch Cream 34A-2P



Irish Cream 21B-1P



Easton Brown 26C-3D

INTERIOR OR EXTERIOR

This is the one I put on the house - very light!

SAWYER'S TRUE VALUE

Red - True Value

TRIM - Windows & Porch

Exterior/Latex/Flat/WeatherAll	Ounces:	Shots:	Half Shots:
HPX-N	F 4	36	1
	J 7	6	
Gallon	KX 2	1	
	L 2	4	1

7/15/2006 8:24:36 AM



Bracken Brown 25C-2I



Honey Rose 20B-1P



Lowell 35B-2T



Silver Spur 78C-2T



Wheatland 47B-2T



Suede 36C-4A



Deauville 47B-1P



Poplar 47B-3D



Roanoke Red 10A-1A



Putty 49C-1P



Cumberland 13A-1A



Mayfair 12C-3D



Brown Rose 10C-2T



Kitty Hawk 37C-2T



Confederate Blue 78B-3D



Tea N Cream 34C-1P

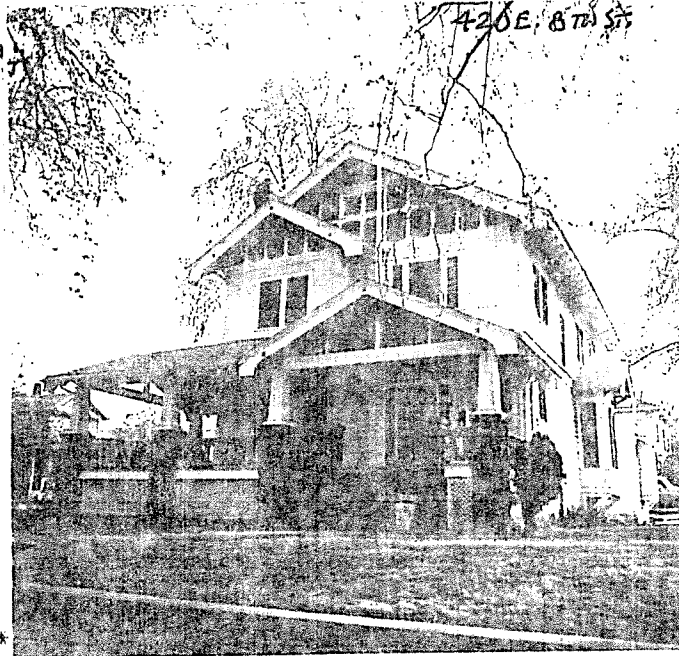


Provincial Tan 37A-3P

All colors are available in Latex Flat, Satin or Semi-Gloss for Interior or Exterior.

I think we should go with Riveria

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY SHEET



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***** Historic Name: Dr. J. A. Reuter
* Residence
*
* Common Name: _____
*
* Address: 420 E. Eighth St.
*
* Owner: Wm. E. & Doreen K. Gord
*
* Address: 420 E. 8th St.
* The Dalles, OR 97058
*
* Lot 4&5 Block 5
* Addition Neyce-Gibson
* Plat _____
***** Tax Lot 5400, 1N-13-3CA

Date of Construction c. 1890/1909
Present use/function Residence Original use/function: Residence
Area of significance/study theme: Architecture. Medicine.
Architectural style: Bungalow on Queen Anne Arch./Bldr., if known _____

Plan type/shape: Rectangular No. of stories: Two
Foundation material: Stone Mas., stucco finishes Basement (y/n): Yes
Roof form & materials: Gable, bellcast eaves. Cedar shingles.
Wall construction: Wood frame Structural frame: Wood frame /at fro
Primary window type: 1/1 DH sides and back. Leaded beveled & art glass top lites and sidelit
Primary exterior surfacing materials: Horizontal channel drop siding, roughcast stucco gables.
Outstanding decorative features: Squared column and beamed roof veranda, bracketed eaves, half timbered gables, basalt basement, spindle work at rear porches.
Condition: X Excellent ___ Good ___ Fair ___ Deteriorated ___ Moved ___ (date)

Associated Structures: Garage at southwest corner of rear of lot on alley.

Interior alterations/additions (dated): "Modernized" to Bungalow Style from Victorian, still visible in back of house, front and front sides, veranda on east and north.

Known archeological features of site: _____

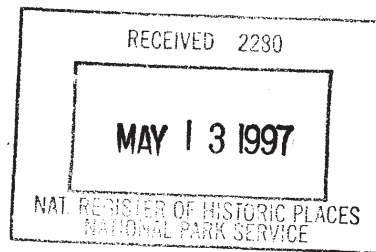
Noteworthy landscape features: Very large mature street trees and trees on lot. Large site with broad lawns. Appropriate shrubbery. Well maintained.

Recorded by: Al Staehli and Daniel Meader Date: 10/84 and 4/85
Negative No.: Roll 3, frame 10 Slide No.: _____

State Inventory No. 146

Oregon Historic Site Record

LOCATION AND PROPERTY NAME			
address:	420 E 8th St The Dalles, Wasco County		historic name: Reuter, Dr J A, House
assoc addresses:		current/other names:	
location descr:		block/lot/tax lot:	
		twنشp/rng/sect/qtr sect:	1N 13E 3
PROPERTY CHARACTERISTICS			
resource type:	Building	height (stories):	2.5
elig evaluation:	eligible/significant	total elig resources:	1
prim constr date:	c.1890	NR Status:	Individually Listed
	second date:	1909	date indiv listed:
			06/27/1997
primary orig use:	Single Dwelling		orig use comments:
second orig use:			
primary style:	Craftsman		prim style comments:
secondary style:			sec style comments:
primary siding:	Horizontal Board		siding comments:
secondary siding:	Wood:Other/Undefined		
plan type:			architect:
			builder:
			Maxon, R D
comments/notes:			
GROUPINGS / ASSOCIATIONS			
Not associated with any surveys or groupings.			
SHPO INFORMATION FOR THIS PROPERTY			
NR date listed:	06/27/1997	Special Assessment	
ILS survey date:		Status	Term
RLS survey date:		Closed	1st
		End Yr	2012
106 Project(s):		None	
Federal Tax Project(s):		None	
ARCHITECTURAL / PROPERTY DESCRIPTION			
(Includes expanded description of the building/property, setting, significant landscape features, outbuildings and alterations)			
Refer to scanned documents links.			
HISTORY			
(Chronological, descriptive history of the property from its construction through at least the historic period - preferably to the present)			
Refer to scanned documents links.			
RESEARCH INFORMATION			
Title Records	Census Records	Property Tax Records	Local Histories
Sanborn Maps	Biographical Sources	SHPO Files	Interviews
Obituaries	Newspapers	State Archives	Historic Photographs
City Directories	Building Permits	State Library	
Local Library:		University Library:	
Historical Society:		Other Respository:	
Bibliography:			

NPS Form 10-900
(Oct. 1990)United States Department of the Interior
National Park ServiceNational Register of Historic Places
Registration Form

578

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Reuter, Dr. J.A., House

other names/site number _____

2. Location

street & number 420 East Eighth StreetN/A ☐ not for publicationcity or town The DallesN/A ☐ vicinitystate Oregoncode ORcounty Wascocode 065zip code 97058

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☒ See continuation sheet for additional comments.)

James Smith
Signature of certifying official/Title Deputy SHPO

April 30, 1997

Date

Oregon State Historic Preservation Office
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title _____

Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is:

☒ entered in the National Register.
☐ See continuation sheet.

☐ determined eligible for the
National Register
☐ See continuation sheet.

☐ determined not eligible for the
National Register.

☐ removed from the National
Register.

☐ other, (explain:) _____

Signature of the Keeper

Date of Action

Pat R. Lujan

6/27/97

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

**National Register of Historic Places
Continuation Sheet**

Section number 3 Page 1

REUTER, DR. J. A., HOUSE (1890, 1909)

420 E Eighth Street

The Dalles, Wasco County, Oregon

COMMENTS OF THE STATE HISTORIC PRESERVATION OFFICE

The two and a half story Arts and Crafts-style house of Dr. J. A. Reuter in The Dalles, Oregon occupies a third of an acre at the southwest corner of the intersection of East Eighth Street and Laughlin on the bluff overlooking the downtown and Columbia River to the north. The house achieved its present configuration in 1909 as an enlargement of a core volume of 1890. The earlier house was built for Judge Robert Mays, who lived in it as mayor before transferring the property to his daughter, Eunice Mays Crowe, a few years later. Local builder Richard Maxon undertook the renovation for Dr. Reuter, and Albert Weigelt was the stone mason. A small, non-historic detached garage at the southwest corner of the lot is counted a non-contributing feature of the property. Stately sycamores line the parking strip, and a wrought iron fence of relatively recent date (between 1982 and 1990) borders the yard along streetfronts. The property was acquired by the present owners in 1995.

The Reuter House meets National Register Criterion C as a locally outstanding example of Arts and Crafts architecture which is well preserved and exhibits high quality craftsmanship as well as the characteristic elements of its style. The house is significant also under Criterion B as the place longest and most immediately associated with John Alexander Reuter (1876-1954), co-founder of The Dalles Hospital, The Dalles Clinic, and the local nurses training school. Although the historic settlement on the south bank of the Columbia River east of the Cascade Range developed as an important trading center for a large agricultural district, The Dalles had no hospital before 1901. Reuter, a Fellow of the American College of Surgeons, occupied his house on Eighth Street from 1909 until his death in 1954.

According to tradition, in 1909 the existing house on the lot Dr. Reuter acquired was jacked up and a new ground story was built beneath it. Although the renovation resulted in a coherent plan, recognizable elements of the original house of 1890, which is presumed to have been a vernacular version of the Queen Anne style, are the single story kitchen attachment and the wrap-around veranda at the southwest corner.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 3 Page 2

As presently configured, the house rises from its basement as an end-gabled, two and a half-story rectangular volume with single story hip-roofed kitchen attachment and a basic ground plan measurement of approximately 30 x 45 feet. The secondary street elevation fronting on Laughlin Street is dominated by a cross gable and large outside stone and brick chimney which pierces the gable's eave overhang. Characteristic elements of the Craftsman-inspired house are the broad eaves on cutout brackets and rafter tails, offset gabled projections on either end elevation, reticulated stickwork and pebble-dashed stucco in the gables, a variety of porches, and squared window bays with gable roofs. Across the north front, a gabled veranda with arcaded railing is supported by tapered dwarf columns and tall piers of random coursed ashlar. Enwrapping the dining room at the southeast corner of the house is the radiused veranda with turned posts, spindlework frieze, and solid shingle-clad upper deck or balcony railing. The exterior is variegated with horizontal drop siding on the ground story and shingles above a second story belt course. Windows typically are one-over-one double-hung sash in architrave framements. A number of window are grouped in pairs.

The interior is organized on a side entry hall plan in which the front parlor, library, and dining room are aligned on the east side of the ground story. The dining room can be separated by a set of sliding pocket doors. These rooms, and the entry stair hall on the west side are finished with clear fir, dark-stained and sealed with varnish. The woodwork includes a fine dog leg staircase with inset paneled newel post and bannister with gooseneck profile, stairwell and dining room wainscoting, picture moldings, buffet cabinetry, inglenooks, and window top light and doorway side light glazing of beveled art glass. Original oak flooring is intact, as are brass hardware and original lighting fixtures. An interesting interior feature is the billiard and card room suite that extends, with its box-beamed ceiling, the full width of the second story front. On the east end is the card room with its brick-fronted fireplace centered on the east wall. It is separated from the billiard table area by a passage screen with tapered dwarf columns. A similar column screen originally distinguished the library space from the front parlor downstairs.

John Alexander Reuter (1876-1954), a native of Kaukauna, Wisconsin and of German parentage, was raised in Jacksonville, Oregon and was educated in his profession at Rush Medical College in Chicago, from which he was graduated in 1897. He served his residency at St. Vincent Hospital in Portland, and was engaged as physician for the Snake River Railroad Company before going abroad to medical study in Vienna, Berlin, and London. On his return to the United States, he served on the staff of Bellevue Hospital in New York and joined the faculty of Northwestern University in Chicago. He came to The Dalles in 1902 and entered into partnership with Drs. Elmer Ferguson and Belle Rinehart, who in the previous year had founded the first local hospital. The three partners established at the hospital a training school for nurses

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

**National Register of Historic Places
Continuation Sheet**

Section number 3 Page 3

as a means of developing skilled staff. The first graduates were produced in 1904. This documentation points out that as the nurses married and resettled throughout Wasco County, their skills benefited a rural population. The school continued until as recently as 1951, by which time standards for certification of nurses training had changed. By 1920, Dr. Reuter's original partners had sold their interest in the expanding hospital, and Dr. Reuter was joined by others. In 1937, The Dalles Clinic was established for the medical staff's private practice. Though he had retired in 1940, Dr. Reuter was recalled to practice in order to cover community needs in war time. In 1946, when Dr. Paul Vogt, his nephew, came home from service in the Second World War, Reuter retired permanently, and it is this year that marks the end of the historic period of significance. In 1952, The Dalles General Hospital, was liquidated and the proceeds went to establish the present, acclaimed Mid-Columbia Medical Center, a public institution.

Dr. Reuter was joined in the house by two sisters during his early career in The Dalles. A third sister, Pauline, was the wife of Max A. Vogt, a neighbor whose son, Paul, entered the medical field and eventually joined his uncle at The Dalles Hospital. Reuter married a nursing staff member, Lydia Bottomiller, in 1910. About 1936, he married Dr. Ethel Gasman, with whom he raised two children in the house.

Dr. J.A. Reuter House

Name of Property

Wasco, Oregon Attachment 1

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	1	buildings
		sites
		structures
		objects
1	1	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC / Single Dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC / Single Dwelling

DOMESTIC / Secondary Structure

7. Description

Architectural Classification

(Enter categories from instructions)

Arts and Crafts (Craftsman)

Materials

(Enter categories from instructions)

foundation concrete and sandstone

walls wood siding and shingles

roof cedar shingles

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Summary

The Dr. J. A. Reuter House is located at 420 E. Eighth Street in The Dalles, Oregon. The upper floor, built in 1890, is the original Crowe home. Dr. John Alexander Reuter, who has been credited as one of the most skillful physicians on the Pacific Coast, purchased the home in 1909. Soon after purchase, builders raised the home to permit construction of the new ground floor beneath. The renovations reflect the simple living, Craftsman style. The construction was completed by Richard David Maxon and the stonework and fireplace were done by Albert Weigelt. Dr. Reuter lived in the home from 1909 until his death in 1954.

This two story, wood framed house resides on two lots totaling 0.38 acres. Its broad lawns are partially enclosed by a stately wrought iron fence to the north and east. Very large Sycamore trees frame the house on all sides except the rear. A small garage (non-contributing) sits at the southwest corner of the property and can be accessed from the back alley.

The upper story has a low-pitched, cross-gabled roof with wide, unenclosed eave overhang. The rafters are exposed, and decorative (false) bungalow brackets were added at regular intervals under each gable. The unique, pebbled concrete panels on the north and east gable ends are a notable aesthetic feature. The lower story flaunts two wrap-around porches; the side porch features decorative Eastlake woodwork such as turned posts and a spindled frieze, while the front boasts Craftsman style square columns upon stone bases and a hand-cut balustrade.

The exterior is textured with various siding materials including horizontal channel drop siding, and two different styles of shingle detail. The windows vary in size, shape and kind, but most are one over one, wood sash, double hung. Many of the lower level front and side windows feature copper-set beveled glass arranged in geometrical patterns. There is also a unique beveled glass transom over the entrance door with the doctor's name etched into the pattern.

Decorative details in the interior include wainscotting, oversized trim and baseboards, large pocket doors, an oak banister and staircase,

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 7 Page 2

and built in wooden benches, bookcases, plate rails, and buffet cabinet. Other features include high ceilings, multiple rooms, a fireplace on each floor, original light fixtures and hardware, and hard oak floors throughout the house. This large and grandly scaled house is in very good condition and has had little alteration since 1909.

Site

The Dr. J.A. Reuter House is located on the corner of East Eighth and Laughlin Street, resides on Lots 4&5 of Block 5, and sits in the Neyce and Gibsons Addition to The Dalles, Oregon. This house anchors the east end of a block of important houses on the south side of Eighth Street between Laughlin and Federal streets. Elevated above street level, the residence is set back approximately 35 feet from the public sidewalk. This 0.38 acre parcel is rectangular in shape and is enclosed on the north and east by a stately wrought iron fence. Concrete stairs and sidewalk lead to the house from Eighth Street.

The Reuter House is situated on the east portion of the property, allowing room for a generally flat, broad lawn to the west. A small garage (non-contributing) sits at the southwest corner of the property and can be accessed from the back alley. Noteworthy are the large, mature Sycamore trees that frame the house. Four are located along the northern sidewalk, three are located in the lawn and to the west of the home, and one is located in the south-east corner of the property. Appropriate shrubbery also encircles the home.

Exterior

General Qualities

This complex wood frame house is two stories high with a basement below. It is rectangular shaped in plan. The dimensions of the first floor measure approximately 58 feet (north-south) by 35 feet (east-west), while the second floor measures approximately 45 feet by 25 feet. The roof is comprised of intersecting gables and a rear one-story hip. Cedar shingles cover the roof. The gable ends on all sides have wide, overhanging eaves and decorative (false) braces. The upper story is covered with

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 7 Page 3

rectangular wooden shingles, while the first story is clad with horizontal channel drop siding. Many of the windows are one over one, wood sash, double hung. The home is painted in authentic colors of the time, specifically, Deauville, Wheatland, Nantucket Blue, and Sequoia Red.

North Side

Concrete stairs and a curved concrete path in the front of the residence lead to the front porch, which is supported by tapered, square columns upon dark, sandstone bases. The porch wraps around to the east side of the home and is accented by a hand-cut balustrade. A decorative gable tops the main entrance way on the west side of the porch. Exposed rafters appear under the porch covering.

The 42 inch oak entrance door has a single pane of beveled glass in the upper portion and three recessed vertical wood panels below. On each side of the door are vertical panes of copper-set beveled glass above, with recessed wooden panels below. The transom above the entrance door is also made of beveled glass set in copper (a new technique Tiffany introduced in the early twentieth century) and has the Reuter name etched in the design. A projecting cornice caps the front entrance. The upper portion of the large picture window to the east of the entrance door emulates the geometric design of the copper-set beveled glass on each side of the door. There is also a smaller window to the west of the door made in the same fashion.

Above the porch gable are two other gables; one large roof gable and one smaller and lower decorative gable. The eastern half of the smaller gable is also the lower half of the main roof gable. The gable ends are punctuated by rows of decorative, rectangular, pebbled concrete slabs. In the center of the large roof gable are a small pair of wood sash windows that light the attic area. The second story is glazed with double hung windows in groups of two and three.

East Side

A concrete path and wooden steps lead to the east porch, which wraps around to the south. This porch is accented by Eastlake decoration

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National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 4

such as turned posts, and a spindled frieze. The spindled balustrade is being restored at this time. Directly above this side porch is a balcony. The balcony is partially enclosed by an unusual four foot wall sheathed with diamond shaped wooden shingles, and an alternating pattern of half curve and round shingles. The balcony is accessed through a screen door leading from the screened sleeping porch, which completes the east side of the second story.

The east entrance door has a single pane of glass on the upper portion, complete with an etching of the house done in the 1960's. The photo used for the etching was taken shortly after the renovations in 1909. The lower portion of the door has two vertical recessed panels. The lead-set glass transom above the door displays a geometrical pattern.

To the south of the side entrance door is a tall, double hung window, and to the north is a bay window capped with a decorative gable. To the north of the bay window is a stone and brick chimney that allows for a fireplace on both levels. The lower portion of the chimney is made of dark sandstone, while the upper three-fourths is made of red brick. Double hung windows are located on each side of the chimney, both with copper-set beveled glass upper sashes. Also visible from the east side is the hipped kitchen at the rear of the residence, and the wrap-around porch in the front.

South Side

A narrow concrete path from the alley leads to a small, covered and enclosed entrance porch. The porch covers a set of steps that leads to the back entrance door, which opens into the west side of the kitchen. Five windows punctuate the kitchen; a pair of double hung windows near center on the south wall, another pair of double hung, forming the south east corner, and a single double hung on the east wall. To the east of the kitchen is the south side of the wrap-around porch, with turned posts and a spindled frieze. The dining room is northeast of the kitchen, and is punctuated with a large picture window on the south wall. Above the lower wrap-around porch is the south side of the sleeping porch, which extends from the large roof gable, and is capped with a smaller gable.

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**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 5

Four screen windows in the sleeping porch are visible from the south side of the home. Also visible is the four foot wall that encloses the balcony and is textured with the patterned shingles described earlier.

West Side

The front porch and the back kitchen hip are visible from the west side of the home. Attached to the kitchen hip is the small half-hipped covered and enclosed porch to the back entrance door. Attached to this small porch is a small alcove that houses pantry supplies. To the north of the alcove is a door that opens to the basement stairs. Above the door is a small, square window. The upper story is textured with wooden shingles and punctuated with six windows; two pairs of double hung windows to the left and the middle right, one single double hung window to the middle left, and one small square window to the right. The lower level is clad with horizontal channel drop siding. An oriel window protrudes from the lower level and is accented by a decorative gable above and false braces below, similar to the braces located in all of the gable ends. On each side of the oriel window are smaller double hung windows. Nearly three feet of the concrete basement is visible beneath the first story. The exterior is covered with stucco and two small windows give light to the basement.

Interior

General

The interior of the home is grandly scaled with tall ceilings and large rooms. The woodwork is clear fir stained dark and finished with a gloss varnish, except in the kitchen, bathrooms, and upstairs bedrooms where it is painted. Original brass hardware and light fixtures are found throughout the home. Wainscotting, oversized trim and baseboards, corniced doors and windows, nine foot pocket doors, oak floors and banister, and molding on all the walls make for an interior worthy of the grand exterior.

Entrance Hall, Foyer and Stairway

The door on the west side of the front porch leads to a small entrance hall. It is enhanced by wood trim, wainscotting, a built in bench, and a

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small pocket door opening to the foyer. Moving into the larger foyer, the oak staircase and banister are visible. A window illuminates the stair landing while the banister displays simple Craftsman elegance in its turned balusters and square newel posts. The small lamp built onto the first newel post displays two delicate shades made from shell.

Wainscotting covers the walls of the foyer to a height of four feet, seven inches, and two more built in benches are noticeable. An arched hallway at the south end leads to a door that opens to the downstairs bedroom. The large (9X6 foot) clear fir paneled pocket doors to the west lead to the front parlor.

Front Parlor and Library

The front parlor is a wide, open room with a concrete fireplace at the east end. Wood molding, about ten feet up on the walls, accentuates the high ceilings in all of the downstairs rooms. A large picture window to the north helps light the room as do the mission style hanging lamps. The two windows on each side of the fireplace display the same copper-set beveled glass as the large picture window in the front. The library is to the south of the living room and is separated by a large entryway. This opening originally displayed two square, tapered posts extending from the ceiling beam to a three foot wall on each side. The library features two built in bookcases on each side of the large pocket doors that lead to the dining room. To the east of the library is a large bay window and to the west is a door that opens to the first story bedroom.

Dining Room

The dining room also flaunts a high ceiling, wainscotting and trim. A plate rail was added above the paneling as a decorative, but useful feature. Beneath the large picture window to the south is a built in, wooden buffet cabinet, embellished with lead-set glass doors. The glass is set in the same geometric design as the transom above the east door. This door opens to the east side wrap-around porch and is enhanced by an etching of the home as it looked shortly after the 1909 renovation. To the right of the door is a tall, double hung window. Above the dining room table hangs a chandelier with some unique hand-blown glass globes. Each

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one is signed and the artist is said to be a student of Tiffany. To the south of the dining room is an opening into the kitchen.

Kitchen

The kitchen is a large open area with wood counters and cabinets. Painted wood paneling covers the wall to about 30 inches. The wood trim has also been painted. A large wooden support beam stretches across the ceiling north to south. There are two doors on the north side of the kitchen; the door on the right leads to the basement and the door on the left leads to the second story. A door to the west of the kitchen opens to the small covered and enclosed porch.

First Story Bedroom and Bath

The downstairs bedroom sits to the west of the library and is illuminated by an oriel window extruding from the west wall. On the south side of the room are two doors, the right leads to the bathroom and the left leads to the closet. The bathroom features a claw foot bathtub, a brass shower fixture, and a high ceiling like the rest of the downstairs.

Second story Billiard and Card Rooms

The foyer staircase leads upstairs to the hallway. To the north of the top stair are the billiard and the card rooms. These two rooms were built onto the home during the renovation of 1909 and really exemplify the quality craftsmanship that went into building this house. The billiard room features "leatherette," an early vinyl, covering the lower portion of the wall and designed to keep the pool cues from damaging the plaster. The leatherette and the ceiling are boxed in by false beams and trim. Here, as in the downstairs, all the woodwork is clear fir, stained dark. The billiard table is lit with a specially built light fixture which draws from the simple, sturdy Craftsman style. It consists of a main square tube from which hangs three pyramid shaped shades that light the entire table. The north and west walls feature double hung windows. The card room is to the east of the billiard room. Square, tapered columns extend from the ceiling beam to 5 foot walls that protrude from the main walls about 4 feet, forming the opening between the two rooms. The walls of the card room are also covered with leatherette panels and wood trim. The abundance of

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wood trim and the entrance to the card room are excellent examples of the Craftsman style. The east wall of the card room features a fireplace made of brick and topped with a wooden mantle. An original hanging lamp brightens the room. Double hung windows are located to the north and small square windows are located to the east of the room and on each side of the fireplace.

Second Story Rooms

At the top of the stairs to the north is a hallway leading to the second story bedrooms. This section of the house constitutes the original Crowe home. The first bedroom on the east side has two double hung windows on the east wall and a small walk-in closet in the southeast corner. The room is unique in that it features an antique sink in the southwest corner, and may have been an exam room when Dr. Reuter was getting started. Directly across the hall from this room are two small windows, now filled in, that appear to have been "teller" windows or possibly a switch board. Heading south, the next bedroom is on the west side and is slightly larger and serves as the master bedroom. This room has two double hung windows to the west and two doors to the south; the right opens to a walk-in closet and the left opens to a small bathroom which features an elevated, oak water closet toilet, an antique pedestal sink, and a claw foot bathtub with an unusual drain. This bathroom also has a door to the hallway. Across from the bathroom is the third bedroom which is about half the size of the other two, featuring only one double hung window on the east wall, and a door opening to a closet on the north side of the room. Between the two bedrooms on the east side is a built in shelf and drawer closet concealed by a four-paneled door. Past this room is the screened sleeping porch, also located on the east side of the hall. The north wall of the sleeping porch is covered with wood shingles while the top half of the south and east walls are screened. A screen door leads to the second story balcony on the east side. Across from the sleeping porch, and on the south side of the stairs leading down to the kitchen, is an unfinished storage room with sloping walls and a skylight. This room is directly over the kitchen.

Dr. J.A. Reuter House
Name of Property

Wasco, Oregon
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☒ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Health / Medicine

Period of Significance

1909

1946

Significant Dates

1890

1909

1946

Significant Person

(Complete if Criterion B is marked above)

Dr. John Alexander Reuter (1876-1954)

Cultural Affiliation

N/A

Architect/Builder

Richard Davis Maxon - builder (1909)

Albert Weigelt - stonework, fireplace

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary location of additional data:

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository:

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Summary

The Dr. J.A. Reuter House, built in 1890, is significant under Criterion (B) for its association with Dr. John Alexander Reuter, pioneer physician and founder of the hospital, clinic, and nurses' training school in The Dalles, Oregon. Dr. Reuter (born in 1876) lived in the house from the time of purchase in 1909 until his death in 1954. Educated at Rush Medical College in Chicago, and abroad in Europe, Dr. Reuter soon became credited as one of the most highly skilled physicians on the Pacific Coast. For over four decades (until his retirement in 1946), he worked to establish and maintain The Dalles Hospital, The Dalles Clinic, and the School of Nursing.

The Dr. J.A. Reuter House is also significant under Criterion (C), as an excellent example of an Arts and Crafts home. In 1890 a very modest dwelling was constructed under the direction of Robert Mays. When Dr. Reuter purchased the home in 1909, he hired builders to lift the home, in an unusual procedure, and erect another story beneath, utilizing the popular Craftsman style. The residence reveals signs of other styles as well, such as the Queen Anne style, in its decorative exterior shingles and Eastlake woodwork. The blend of architectural characteristics adds to the complexity of this grandly scaled house, which is of the best of its kind in Wasco County.

The First Owners of the Reuter House

In March of 1873, Judge Robert Mays bought lots 4 and 5 of block 5 (where the Dr. J.A. Reuter House now sits) from Henry Marlin. Then Mays sold lot 5 to John Lauer in November of 1876, who then sold the parcel to Max Vogt three months later (Wasco County Courthouse). After some time had passed, Mays wanted to buy the property back so he could build on the combined lots 4 and 5, but Vogt wouldn't sell to him because he didn't want a home built right next to his (Vogt). However, B.S. Huntington bought lot 5 in October of 1887 and then sold it to Mays exactly five minutes later for the sum of \$425 (Wasco Co. Courthouse). In 1890 Mays had a small, one-story home, of unknown architectural style, built on the property (Seufert 20; Staehli 91; "Tour" 25).

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Dufur and Tygh can both claim the large Mays family as pioneer settlers. Born in 1828, Judge Robert Mays crossed the plains to Oregon during the big emigration of 1852. Originally, he was a farmer in Tygh Valley. Then in 1856 he opened a trading post and blacksmith shop for emigrating travelers and Native Americans. After 1862 he lived at both The Dalles and Tygh. The Mays family bought many acres of land in Wasco County, including the large ranch in Tygh Valley, now known as the Dodd place (McNeal 241). He also bought dozens of lots in The Dalles (Wasco Co. Courthouse).

Judge Robert Mays was elected mayor of The Dalles in 1860 and then later on in 1891 and 1892. He was a legislative representative in 1874 and the Judge of Wasco County Court in 1896 through 1900. He developed the electric power plant at Tygh to operate the Wasco Mill and to light The Dalles and Dufur during evening hours (McNeal 241).

Three years after Judge Robert Mays built the modest home on the combined lots 4 and 5, he sold it to his daughter, Eurnice, who was married to Luther E. Crowe. Luther and Eurnice lived in the house for sixteen years (Wasco Co. Courthouse). During that time the Dr. J.A. Reuter House was known locally as the Crowe home (Vogt).

Born in Nova Scotia, Luther Crowe moved to California with his mother and step-father when he was ten. At age sixteen, he began working for the Central Pacific Railroad Company. Later he worked for the Oregon Railroad and Navigation Company and the Northern Pacific Railroad. In 1890 Luther Crowe came to The Dalles; two years later he married Eurnice Mays. The Crowe family ran a successful hardware business in The Dalles on 2nd St. and Federal, and employed from fourteen to twenty clerks and artisans. The Crowes also owned a plumbing shop, stables, warehouses, implement sheds, and other downtown lots (Harris 67).

In March of 1909, Luther and Eurnice sold their home to Dr. John Alexander Reuter (Wasco Co. Courthouse). Dr. Reuter, two of his sisters, and his house keeper occupied the home. Soon after the purchase, builders

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raised the house to permit construction of a new ground floor beneath. This was the home of Dr. Reuter until his death in 1954 (Vogt). According to Paul Vogt, Dr. Reuter lived at 512 Union Street from 1902 to 1909 in a large home which stands in The Dalles today.

Dr. John Alexander Reuter

Dr. Reuter was born in Kaukauna, Wisconsin on January 2, 1876. He was the son of Alexander and Christina Reuter of Germany. At the age of seven, he came to Jacksonville, Oregon. He attended school at Jacksonville until he was seventeen. From there he went directly to Rush Medical College in Chicago ("Retired Physician Dies" 15). After his graduation in 1897, Dr. Reuter interned at the St. Vincent hospital in Portland for one year. During the next year he worked as a physician for the Snake River Railroad. Afterward, Dr. Reuter studied abroad for eighteen months to learn the latest in the medical field ("John A. Reuter").

During this time period, the European hospitals were the best medical training facilities in the world. In Europe he studied at the Vienna General Hospital in Vienna, St. Thomas Hospital in Berlin, and Guy's Hospital in London. Thereupon, he studied at the Bellevue Hospital in New York, and at Northwestern University of Chicago. He then established a practice in Portland, but finding the weather to be bad for his asthma, he moved from the Willamette Valley to The Dalles (McNeal 396).

In 1902 he came to The Dalles as an equal partner in The Dalles Hospital. Dr. Elmer E. Ferguson and his wife, Dr. Belle (Cooper) Rinehart established the twenty-bed hospital one year earlier, in the spring of 1901 ("Early Doctor"). Prior to this, they practiced medicine out of their home. The Dalles Hospital, then located in block "B" of the Bigelows Bluff Addition, was the first institution of its kind in The Dalles (Vogt).

A short time later, the three doctors established a training school for nurses to ensure a steady stream of skilled help for the hospital. The first class graduated in 1904 ("Dalles Nurses Celebrate" 24). Dr. Belle once wrote "...thorough training was given the nurses in our training school. Several of our nurses were on duty overseas during World War I, and were reported to be a credit to the training they received" ("Early

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Doctor"). The School of Nursing was also an asset to the community; many of the nurses married and spread out over rural Wasco County, providing medical care as needed (Vogt). The doctors themselves trained the nurses; however, the State Department of Health considered the institution too small to support such a school. The last nurses' class graduated in September of 1951 (Cowley).

In 1905 the hospital was remodeled to accommodate twenty more patients. During the next fifteen years, Thompson Coberth, Thomas Griffith, and Fred Thompson joined Dr. Reuter in partnership, while Dr. Ferguson and Dr. Belle sold their interest in The Dalles Hospital. In 1937, the hospital was again remodeled to house more patients. The Dalles Clinic was also constructed in the same year ("Early Doctor"; Vogt). The hospital and clinic were owned and operated by the doctors themselves. Many feel that this was why it was such a successful and well-managed institution (Vogt).

In 1940 Dr. Reuter retired; however, he came back to work a short time later to fill in for some of the doctors who were serving their country in World War II. He retired again in January of 1946, when his nephew, Dr. Paul Vogt, came back to the hospital after the war. While practicing medicine, Dr. Reuter received X-ray burns on his hands, which later forced him to receive skin grafts. Nonetheless, the burns on his left hand were severe enough to warrant amputation of that hand in 1947 (Vogt).

Altogether, Dr. Reuter practiced medicine at The Dalles Hospital (later renamed The Dalles General Hospital) for over forty-three years (Vogt). He is considered a pioneer physician and surgeon with The Dalles clinic and hospital. He has also been credited as one of the most skillful physicians on the Pacific Coast and was a Fellow in The American College of Surgeons (McNeal 396; W.,K. 27).

By 1952 many of the founders of the hospital and clinic had retired. The new team wanted to build a modern facility. At the same time, they wanted to get out of the "business" of owning and operating the hospital. They decided to contribute all the assets of The Dalles General Hospital to establish what is now known as Mid-Columbia Medical Center. This was

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a gift of over half a million dollars (Vogt). In March of 1953, the doctors appointed community members to take their places on the board, and the hospital became a non-profit organization (Cowley; Vogt).

In addition to being a highly skilled physician, Dr. Reuter was said to be a wise business man. He did not make his fortune in medicine; instead, he made his share by investing in various companies and corporations. He was a founder and director of the St. Helens Pulp and Paper Company and after the firm merged with the Crown-Zellerbach corporation, he became a Crown-Zellerbach director. He also served as a director of the Northwest Portland Cement Company. He even operated a cattle ranch in the Dallesport area of Washington ("J.A. Reuter Dies" 15; "Retired Physician Dies" 15).

Memberships held by Dr. Reuter were in the Mid-Columbia Medical Society, the Oregon State Medical Society, the American College of Surgeons, The Dalles Chapter No. 6 of the Royal Arch Masons, the Columbia Commandery No. 13, the Knights Templar, Al Kader Temple of the Shrine, The Dalles Elks Lodge, The Dalles Country Club, and the Wauna Lake County Club ("J.A. Reuter Dies" 15; "Retired Physician" 15).

The Reuter Family

Dr. Reuter had two sisters, Dorothy and Cordilla, who lived with him for many years after he came to The Dalles. His third sister, Pauline, lived next door with her husband, Max A. Vogt, and their son, Paul. In 1910, just one year after purchasing and remodeling his home, Dr. Reuter married Lydia Bottomiller, a member of the staff at The Dalles Hospital. Sadly, she developed Metaphasal Synopsis and was admitted to the mental hospital in Pendleton around 1925 (Vogt). Eleven years later Dr. Reuter married Ethel Gasman, MD, and their children are John A. Reuter Jr. and Gerda Christine Reuter. In 1954, at the age of 78, Dr. Reuter died in his home after an illness of several days ("Retired Physician" 15).

The Reuter Residence

The Reuter House occupies lots 4 and 5 of Block 5 in the Neyce and Gibsons addition of The Dalles. It is two stories in height and rectangular in floor plan. Large Sycamore trees, a broad lawn, and a wrought iron fence frame the residence.

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It's difficult to imagine what the original Crowe home looked like. The renovation of 1909 completely changed the appearance of the 1890 home. First, the residence was raised (except the kitchen) to allow construction of the lower floor beneath. During this time a sleeping porch was added to the upper level, as well as the billiard and card rooms. Even gables were added to the roof. The original Crowe home kitchen was left on the ground level and was attached to the rear of the home. The exterior siding was also altered to incorporate several styles of shingles popular during that time.

The oldest known photo of the home is on a postcard mailed October 19, 1911, which suggests the photo was taken a short time after the renovations were complete ("Typical Residence"). The present condition of the home is very similar to the condition at the time the photo for the postcard was taken. Only a few details appear to have been altered. The home has been recently painted using traditional Craftsman colors. A shingled wall was added to the second story porch (off of the sleeping porch and above the east side wrap-around porch), and lattice was added to cover the openings under the front porch. The balustrade on the east side wrap-around porch was also disassembled after becoming weak. Currently, it is being restored to its original state. The last notable difference is the etching of the home on the glass in the east side entrance door.

The interior of the home has kept its historical integrity as well. Only a few changes appear to have been made. In the opening between the living room and library, the two square, tapered posts extending from the ceiling beam to a low wall on each side have been removed. The three foot walls have been removed as well. (Two similar posts and low walls remain in the opening between the billiard and card rooms.) The only other notable change is the fact that the woodwork in the original Crowe home was painted at some point in history. During the 1970's, Steve and Joan Bowyer stripped and refinished the woodwork in the upstairs hallway, but left the woodwork in the bedrooms painted ("Tour" 25).

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The major renovation of 1909 displays numerous Craftsman details throughout the home. "The Craftsman Style of the early twentieth century residential architecture was the result of many convergent tendencies: the rise of the middle class; the proliferation of the democratic ideal; the increase in individual home ownership; a growing interest in nature and 'natural living'; and the American Arts and Crafts movement, which recognized and adapted itself to all of these tendencies" (Stickley V). Furniture maker and architect, Gustav Stickley, is considered a major force in the Arts and Crafts movement. Stickley was also the editor of *The Craftsman*, a monthly magazine (1901-1916) that published plans and descriptions of houses depicting the Craftsman philosophy. Numerous articles published by *The Craftsman* stress that homes should be in harmony with their environments (Stickley V). Craftsman houses were also inspired by the work of two brothers from California, Charles and Henry Greene. The two began designing simple Craftsman bungalows around 1903. By 1909, they had created several outstanding examples that were later called "ultimate bungalows" (McAlester 454).

The notable exterior features of the upper level include a low-pitched, cross-gabled roof; wide, unenclosed eave overhang; exposed rafters; decorative braces; and the unique pebble and cement inlays in the large gable ends. The upper story is enhanced by two different styles of wood shingles, while the first floor is clad with horizontal channel drop siding.

The lower story features two wrap-around porches; one incorporates the Craftsman style, square, tapered columns, while the other flaunts Eastlake woodwork in the turned posts and spindled frieze. One bay window, an oriel window, and many one over one double hung windows punctuate the exterior. A unique feature of the lower level is a large, copper-set beveled glass transom over the entrance door with Dr. Reuter's name etched in it. Glass of the same type and geometric pattern accentuates the twin side panels of this entrance door, making it a "grand" entrance indeed. Many windows on the first floor also feature the copper-set beveled glass in the upper sash.

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The interior details include wide pocket doors, high ceilings, multiple rooms, a fireplace on each floor, original light fixtures and hardware, and an oak banister and staircase. Built in wood benches, book shelves, plate rails, and a buffet cabinet accentuate the original wood trim and wainscotting. The bathrooms reveal two claw foot tubs, pedestal sinks, and an elevated oak water-closet toilet. The billiard room utilizes a unique "leatherette" wall covering, an early form of vinyl, to protect the walls from the pool cues. Hard oak floors are found throughout the home.

Subsequent Owners

Shortly after Dr. Reuter's death, Ethel Reuter sold the property to Earl and Larissa Wisner. Just two years later, in 1957, the Wisners sold the parcel to Albert and Corry Laakso. In 1962, the Laaksos sold the property to John and Gloria Exall, who then sold it to Robert and Sharon Nippolt in 1973. The Nippolts sold the property to Steven and Joan Bowyer in 1977, and the Bowyers sold it to William and Doreen Gord in 1982. In 1990, the Gords sold the parcel to Glenn and Deborah Snyder. The current owners, Ricky and Kathryn Martinson, bought the property in 1995 (Wasco Co. Courthouse).

The City of The Dalles

In October of 1805, the Lewis and Clark expedition stopped near present-day The Dalles. At the time, this area was occupied only by Native Americans (Harris 4). "Its beginnings of white occupation can be traced back to the 1820's when a short lived post of the Hudson's Bay Company was established" (Harris 12). Just a scant number of traders and explorers traveled through The Dalles until the Methodist missionaries came in 1838. They established their mission in order to take the Word to the Native Americans (Harris 4). The Methodist settlement persisted until 1847, when it was sold and transferred to the Presbyterians (Harris 5).

During this time, emigrants were pouring through The Dalles on their way to the Willamette Valley. "The arrival of the pioneers marks the beginning of a period of transition in the use of Wasco County's stretch of the Columbia River. Up to this time, commerce on the upper river had consisted largely of the exchange of the goods between the white man and

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the Indians, but from the 1840s on, commerce between white men found an important center in The Dalles" (Harris 5). The Dalles became a stopping point for the wagon trains on their way to Oregon City. Because they were eager to reach the Willamette Valley, few considered The Dalles for the location of their homes (Harris 5).

In 1850, William Loring established a military post at The Dalles after the massacre of the Whitmans at the Walla Walla Mission. The army felt Fort Wascopam (later known as Fort Dalles) would encourage friendly relations between the Native Americans and the white settlers (Harris 6). More emigrants passing through the area led to more conflict with the Native Americans, causing more soldiers and civilians to settle in The Dalles. By 1855, the town was taking form. The gold strikes in eastern Oregon in the 1860's also brought emigrants to the area (Harris 8).

Of the first businesses in The Dalles were the establishment of two stores in 1850 and 1851, and the first post office in November of 1851. By 1853, The Dalles was showing signs of permanency (Harris 12). When the flow of gold started to dry up in the late 60s, The Dalles faced depression and business stagnation. The community then focused on agricultural activities including farms, orchards, and ranches. The local economy today still depends largely on these elements (Harris 15).

The Dalles boomed again after the Oregon Railway and Navigation line was completed in 1883 (Harris 15). However, after the railway passed into Union Pacific hands, the railroad's principal shops were moved to Albina, causing hundreds to lose their jobs. Despite this, The Dalles continued to grow. By the turn of the century 3,542 people occupied the town (Harris 16).

Dr. J.A. Reuter House
Name of Property

Wasco, Oregon
County and State

10. Geographical Data

Acreage of Property 0.38 acres (115 x 144 feet)

The Dalles South, Oregon 1:24000

UTM References

(Place additional UTM references on a continuation sheet.)

1 10 641820 5050670
Zone Easting Northing
2

3
Zone Easting Northing
4
☐ See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Sonja Little

organization N/A date November 15, 1996

street & number 908 Court Street telephone (541) 296-4816

city or town The Dalles state Oregon zip code 97058

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Ricky Dale Martinson and Kathryn Montag Martinson

street & number 420 East Eighth Street telephone (541) 2984859

city or town The Dalles state Oregon zip code 97058

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 5127, Washington, DC 20541-5127 and the Office of Management and Budget, Paperwork Reduction Project (1024-0018), Washington, DC 20503.

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 2

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Wasco County Courthouse. Office of Deed and Records. The Dalles,
Oregon.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 1

Verbal Boundary Description

The nominated area is located in NE 1/4 SW 1/4 Section 3, Township 1N, Range 13 E, Willamette Meridian, in The Dalles, Wasco County, Oregon. It is described as the whole of Tax Lots 4 and 5 of Block 5 in the Neyce and Gibsons Addition to Dalles City. Wasco County Assessor's Map Ref. No. 1N 13 3CA. Note: In addition to lots 4 and 5, the nominated area includes the small tract of land (.6 acres) located to the east of lot 5. This tract of land has historically been sold with, and as an addition to, lot 5.

Boundary Justification

The nominated area is comprised of the full urban tax lots 4 and 5, plus the tract adjacent on the east, presently owned by Ricky and Kathryn Martinson and historically associated with Dr. J.A. Reuter.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 11 Page 1

Photographs

Name of Property: Dr. J.A. Reuter House

County and State: Wasco County, Oregon

Photographer: Ricky Martinson

Date of photos: November, 1996

Location on original negatives: 420 East Eighth St., The Dalles, OR 97058

- #1 Viewing the northeast corner of the home through two Sycamore trees
- #2 Viewing the east side of the home from the side street
- #3 Viewing the southeast corner of the home; wrap-around porch
- #4 Viewing the south side of the home from back alley
- #5 Viewing the northwest corner of the home from edge of lawn
- #6 Viewing the northwest corner of the home from front sidewalk
- #7 Viewing the front entrance door, side panels and transom
- #8 Viewing the small pocket door leading to the front entrance from inside
- #9 Viewing the oak banister and antique shell light from the foyer
- #10 Viewing the front parlor fireplace and built in wooden bench
- #11 Viewing the bay window from the library
- #12 Viewing the mission style hanging lamp (front parlor and library)
- #13 Viewing the library and pocket doors from the front parlor entryway
- #14 Viewing the chandelier over dining room table; etching in background
- #15 Viewing the stairway leading from the foyer to the upstairs rooms
- #16 Viewing the billiard room and table from the card room
- #17 Viewing the card room and fireplace from the billiard room
- #18 Viewing the upstairs bathroom from hallway

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

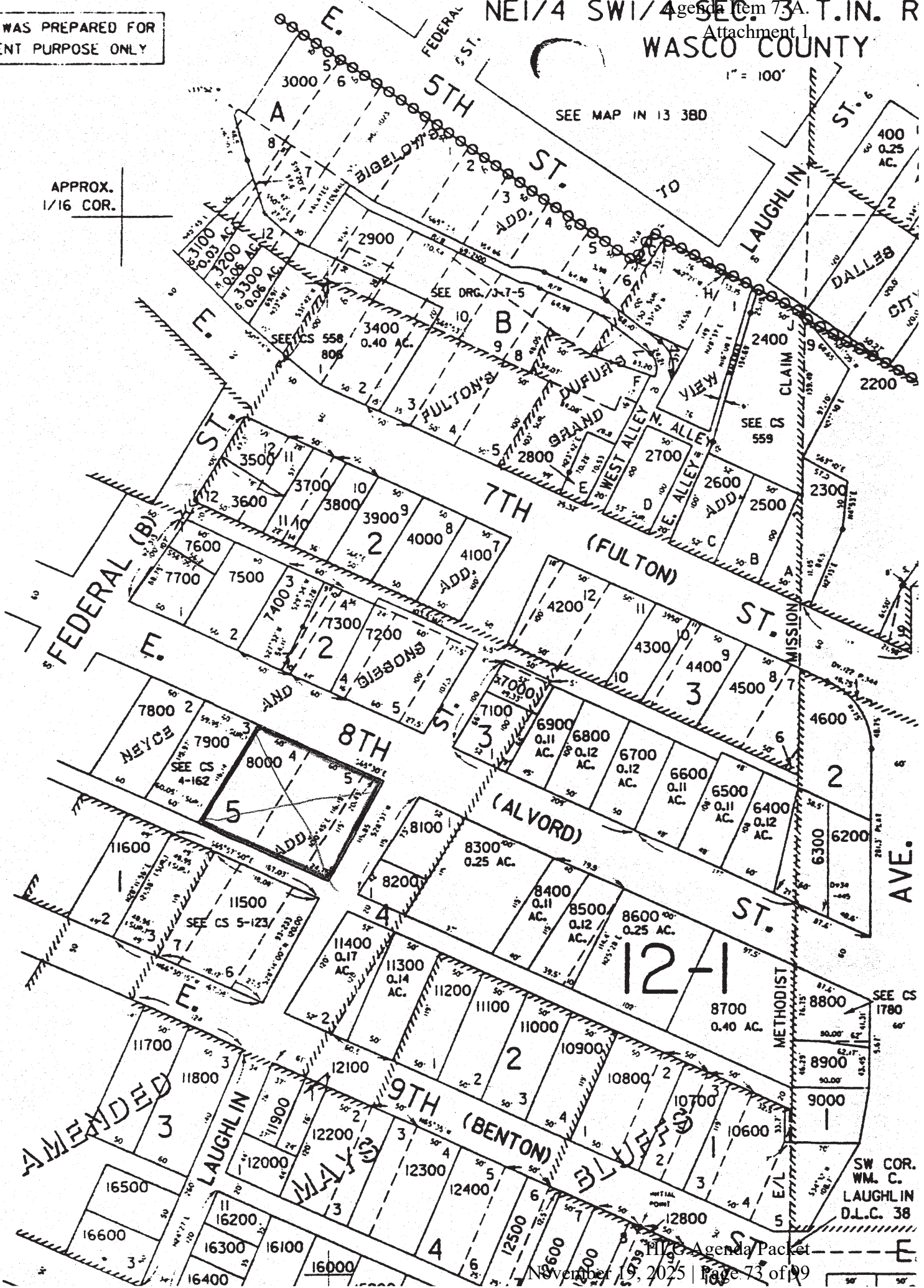
Agenda Item 73A
Attachment 1
NE1/4 SW1/4 SEC. 3 T.1N. R
WASCO COUNTY

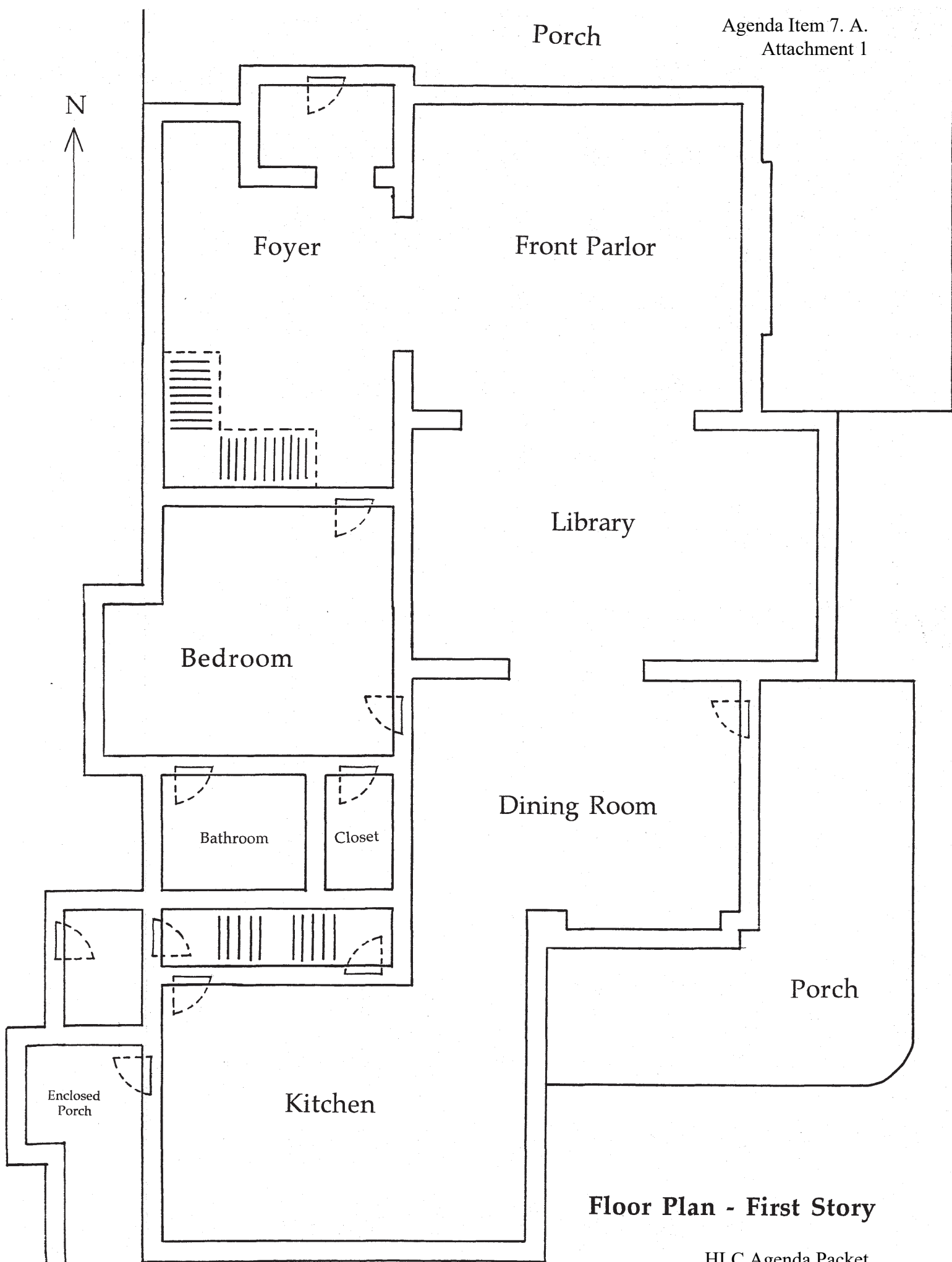
1" = 100'

SEE MAP IN 13 380

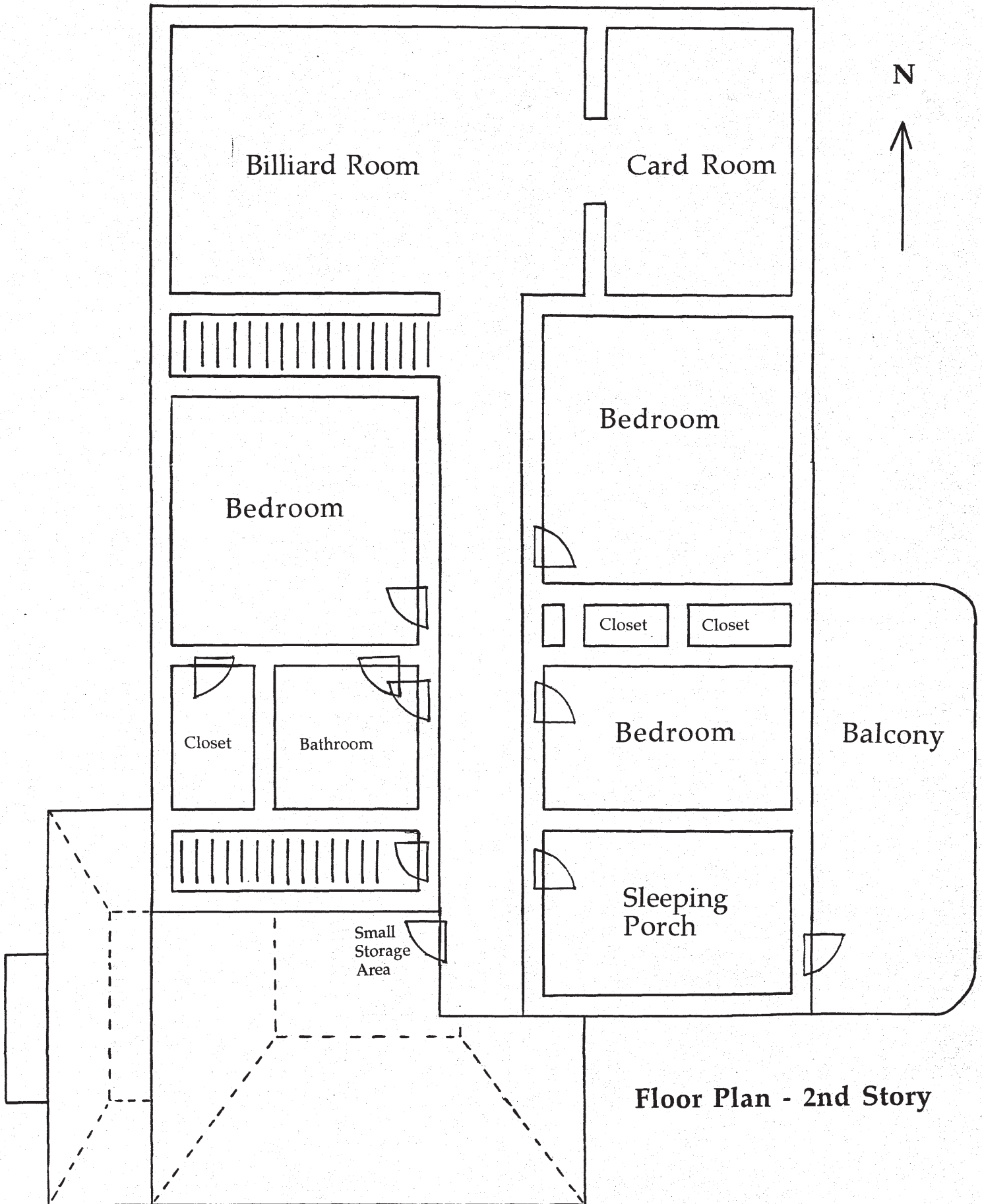
APPROX.
1/16 COR.

SEE MAP IN 13 3CB





Floor Plan - First Story



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 97000578

Date Listed: 6/27/97

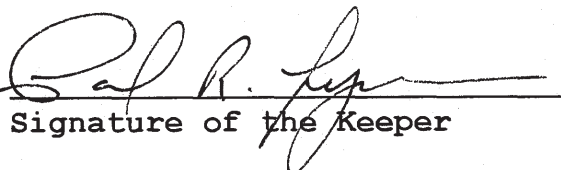
Reuter, Dr. J. A., House
Property Name

Wasco
County

OR
State

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.


Signature of the Keeper

6/27/97
Date of Action

=====

Amended Items in Nomination:

Significant Date:

The nomination is revised to remove 1890 as a significant date, since it falls outside of the period of significance. The building no longer retains integrity from that earlier period. [The correct period of significance is 1909-1946, as provided.]

This information was confirmed with Elisabeth Potter of the OR SHPO.

DISTRIBUTION:

National Register property file
Nominating Authority (without nomination attachment)

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY SHEET



***** Historic Name: Dr. J. A. Reuter
* Residence
*
* Common Name: _____
*
* Address: 420 E. Eighth St.
*
* Owner: Wm. E. & Doreen K. Gord
*
* Address: 420 E. 8th St.
* The Dalles, OR 97058
*
* Lot 4&5 Block 5
* Addition Neyce-Gibson
* Flat _____
***** Tax Lot 5400, 1N-13-3CA

Date of Construction c. 1890/1909
Present use/function Residence Original use/function: Residence
Area of significance/study theme: Architecture. Medicine.
Architectural style: Bungalow on Queen Anne Arch./Bldr., if known _____

Plan type/shape: Rectangular No. of stories: Two
Foundation material: Stone Mas., stucco finishes Basement (y/n): Yes
Roof form & materials: Gable, bellcast eaves. Cedar shingles.
Wall construction: Wood frame Structural frame: Wood frame /at front.
Primary window type: 1/1 DH sides and back. Leaded beveled & art glass top lites and sidelites
Primary exterior surfacing materials: Horizontal channel drop siding, roughcast stucco gables.
Outstanding decorative features: Squared column and beamed roof veranda, bracketed eaves, half-timbered gables, basalt basement, spindle work at rear porches.
Condition: X Excellent ___ Good ___ Fair ___ Deteriorated ___ Moved ___ (date): _____

Associated Structures: Garage at southwest corner of rear of lot on alley.

Interior alterations/additions (dated): "Modernized" to Bungalow Style from Victorian, still visible in back of house, front and front sides, veranda on east and north.

Known archeological features of site: _____

Noteworthy landscape features: Very large mature street trees and trees on lot. Large site with broad lawns. Appropriate shrubbery. Well maintained.

Recorded by: Al Staehli and Daniel Meader Date: 10/84 and 4/85
Negative No.: Roll 3, frame 10 Slide No.: _____

State Inventory No. 146 136

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY SHEET-TWO

Describe geographic location & immediate setting Large corner lot, generally flat, at East Eighth and Laughlin streets, center of potential Laughlin's Bluff Historic District. This house anchors the east end of a block of important houses on the south side of Eighth Street between Laughlin and Federal streets.

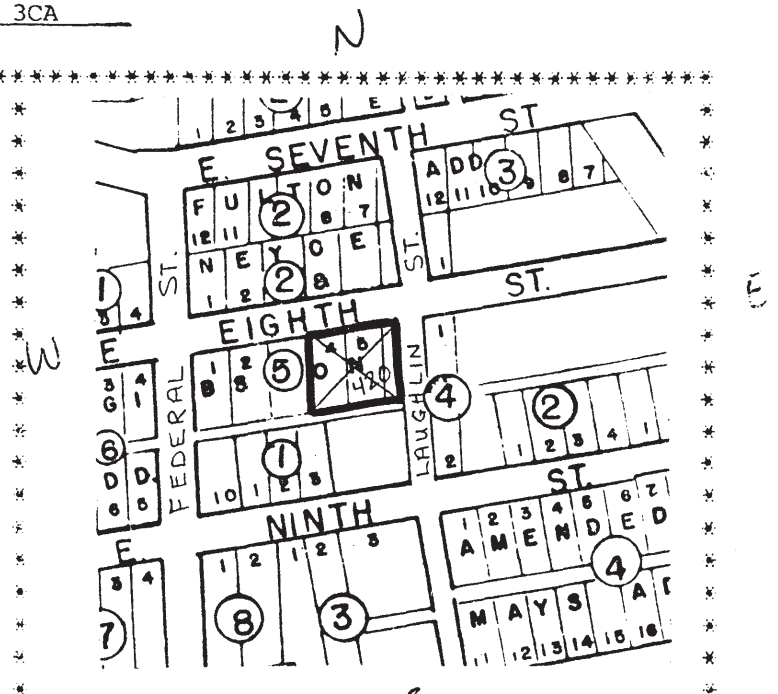
Statement of Significance (Historical and/or architectural importance, dates, events, persons, contexts): A large and grandly scaled house, one of the best of its type in The Dalles. Prominently sited among great trees. Unusual stained glass transom lite over entrance door with the doctor's name in the pattern.

The upper floor, except for the poolroom, is the original Crook home, built about 1890. In an unusual procedure, builders raised the house about 1909 to permit construction of a new ground floor underneath. This was the home of Dr. J.A. Reuter for many years and his name remains etched in the glass transom over the front door.

Quadrangle name: _____
Township 1N Range 13 Section 3CA

PLEASE PLACE HERE:

Site map schematic drawing showing inventoried bldg. (s) and including outbuildings, structures, roads, and historic landscaping, if appropriate. Indicate north by an arrow.



Sources:
Wasco County Assessor's Records
The Dalles Landmark List, City Planning Dept., City of The Dalles, Oregon.

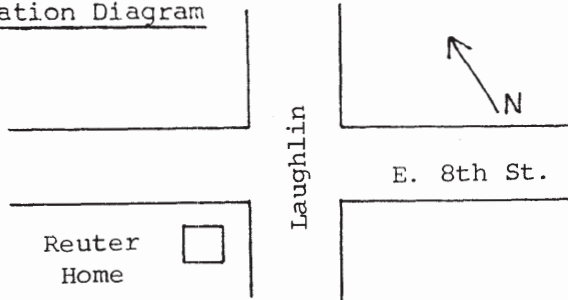
THE DALLES, OREGON HISTORICAL LANDMARKS COMMISSION INVENTORY FORM

1. NAME (Common & Historic)
Reuter House

2. HISTORIC DISTRICT _____

3. LOCATION (present)

$\frac{1}{4}$ Section C Lots 4 & 5
Block 5 Addition Wayce and Gibson
Address 420 E. 8th
County Wasco
Location Diagram



Zoning Multiple Family Residential, R-3
Original Location same

Date Moved _____

Site Endangered By _____



4. CONSTRUCTION DATE 1890 ARCHITECT _____
ORIGINAL USE Home ORIGINAL OWNER Crook House
PRESENT USE Home PRESENT OWNER William Gord

5. STYLE _____ PRESENT CONDITION Good
CONSTRUCTION & MATERIALS _____
Wood siding and stone

6. HISTORICAL SUMMARY (Significance, physical history, events, personages)

First built in 1890 while the house was one 1/2 storey. The original floor was lifted to make the second floor and a new floor was added underneath. This work was done by Richard Davis Paxson. The stonework and the fireplace were done by Albert Weigelt, father of Gus and Paul Weigelt, longtime owners of Weigelt's Book Store. It was the home of Dr. J. A. Reuter for many years. 2 1/2 story bungalow in related group of homes. Excellent street trees.

7. SOURCES OF INFORMATION Paul Vogt, The Dalles Chronicle, Francis Seufert

8. OTHER LANDMARK DESIGNATION (State, Federal) No

9. INVENTORIED BY: INDIVIDUAL Gladys Seufert ORGANIZATION City of The Dalles
ADDRESS The Dalles Landmark Committee
DATE June 15, 1983





2: Viewing the east side of the home from the side street



#3: Viewing the southeast corner of the home; wrap-around porch



#4: Viewing the south side of the home from back alley







#7: Viewing the front entrance door, side panels and transom



#8: Viewing the small pocket door leading to the front entrance from inside HLC Agenda Packet
November 19, 2025 | Page 87 of 99



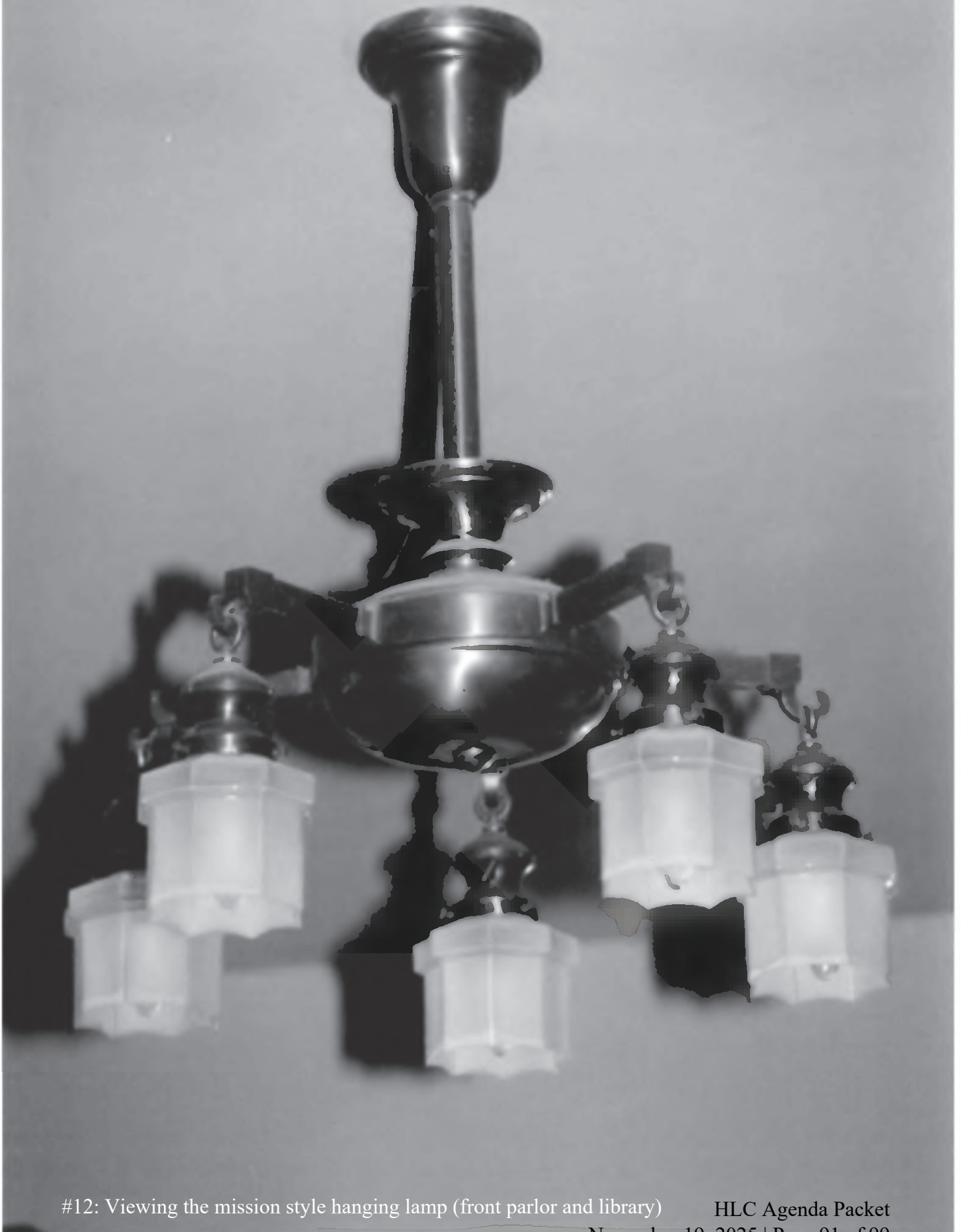
#9: Viewing the oak banister and antique shell light from the foyer



#10: Viewing the front parlor fireplace and built in wooden bench



#11: Viewing the bay window from the library



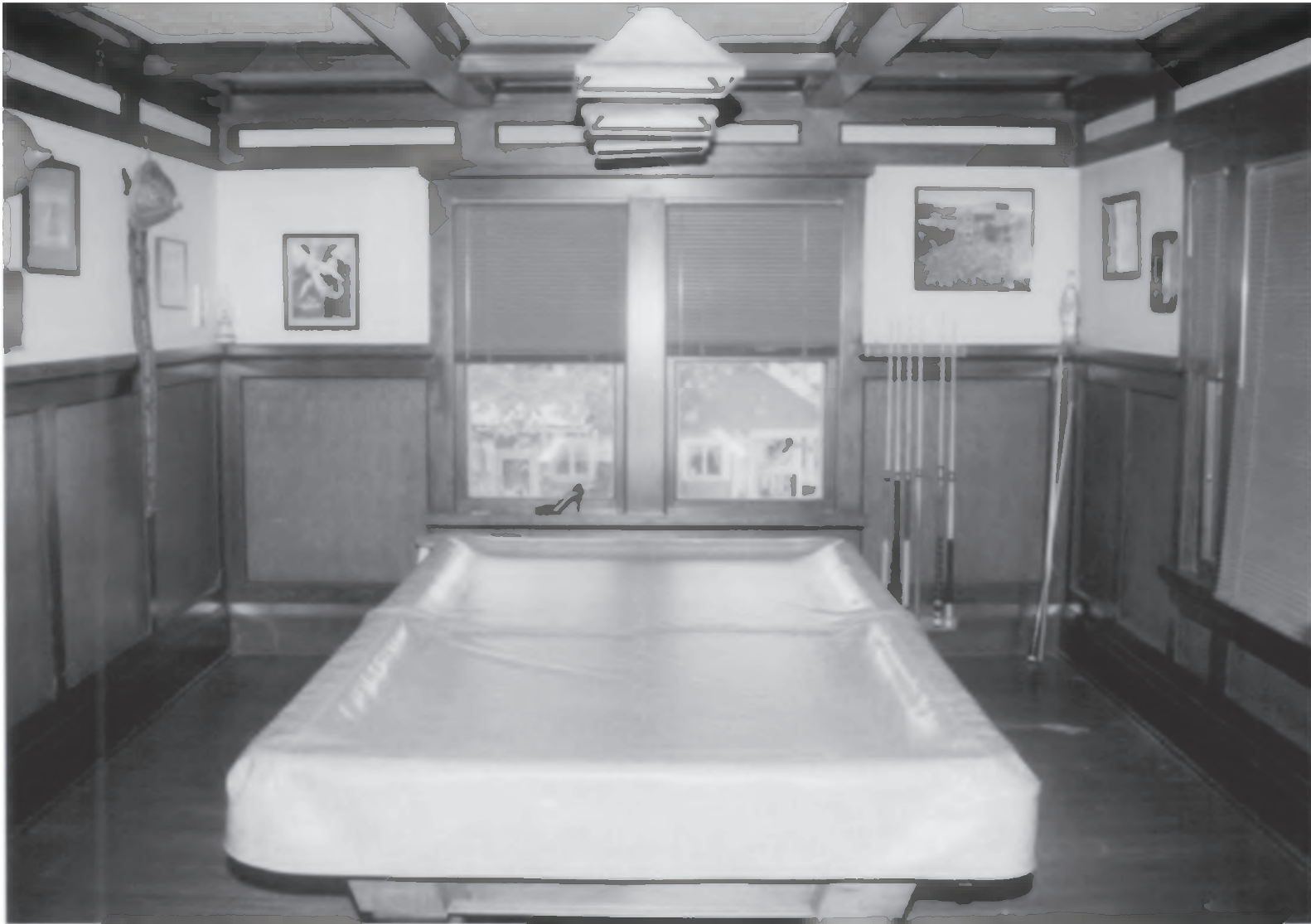
#12: Viewing the mission style hanging lamp (front parlor and library)







#15: Viewing the stairway leading from the foyer to the upstairs rooms





#17: Viewing the card room and fireplace from the billiard room



#18: Viewing the upstairs bathroom from hallway



CITY of THE DALLES
313 COURT STREET
THE DALLES, OREGON 97058

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

HISTORIC LANDMARKS RESOLUTION NO. 207-25

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

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

RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on November 19, 2025 conducted a public hearing to consider the above request.
- B. A Staff Report was presented, stating findings of fact and conclusions of law.
- C. Staff Report 222-25 and the minutes of the November 19, 2025 hearing, upon approval, provide the basis for this resolution and are herein attached by reference.

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

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

Conditions of Approval:

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

- 6. If historical artifacts over 75 years old are found on the site in relation to the proposed project, resulting from land disturbance, excavation, or grading activities, all applicable state laws and regulations shall be followed in accordance with the guidance of the State Archeologist.
- 7. The applicant is required to notify the Community Development Department of any alteration of approved plans.

III. APPEALS, COMPLIANCE AND PENALTIES:

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

ADOPTED THIS 19TH DAY OF NOVEMBER, 2025.

Forust Ercole, Chair
Historic Landmarks Commission

I, Sandy Freund, Senior Planner and Historic Landmarks Commission Corrdinator, 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 November 19, 2025.

AYES: _____
NAYS: _____
ABSENT: _____
ABSTAIN: _____

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