



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

(541) 296-5481 ext. 1125  
Planning Department

**AGENDA**  
**CITY OF THE DALLES**  
**HISTORIC LANDMARKS COMMISSION**  
CITY HALL COUNCIL CHAMBERS  
313 COURT STREET  
THE DALLES, OREGON 97058  
*CONDUCTED IN A HANDICAP ACCESSIBLE MEETING ROOM*

**Wednesday, August 26, 2015**  
4:00 PM

- I. **Call to Order**
- II. **Roll Call**
- III. **Approval of Agenda**
- IV. **Approval of Minutes – July 22, 2015**
- V. **Public Comments** – During this portion of the meeting, anyone may speak on any subject which does not later appear on the agenda. Five minutes per person will be allowed.
- VI. **Public Hearings**
  - A. **Historic Landmarks Commission Application #148-15 (continued); Michiel Haley;**  
**Request:** To site and construct a 4-unit townhouse with rear parking. The townhouses will front Fourth Street and include traditional front entry elements and meet the design guidelines for the Trevitt’s National Historic District. Property is located at 402 West Fourth Street, The Dalles, Oregon, and is further described as 1N 13E 4 AA t.l. 3200. Property is zoned “CBC-1” – Central Business Commercial and is located in Trevitt’s National Historic District.
  - B. **Historic Landmarks Commission Application #147-15; Alan and Bev Eagy;**  
**Request;** Approval of historic restoration of the Victor Trevitt House. Restoration to include kitchen and bathroom additions to the east and south sides of the structure that were previously removed; Property is located at 214 West Fourth Street, The Dalles, Oregon, and is further described as 1N 13E 3 BC t.l. 3600. Property is zoned “CBC”- Central Business Commercial District. The historic name of the structure is the Victor Trevitt House, and it is primary/contributing in The Dalles Trevitt’s Historic District.

(over)

**VII. Resolution** - #138-15 for HLC #147-15; Alan and Bev Eagy

**VIII. Pioneer Cemetery Discussion**

**IX. Staff/Commissioner Comments**

**X. Next Meeting Date** – September 23, 2015

**XI. Adjournment**



**DRAFT**

**CITY of THE DALLES**  
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THE DALLES, OREGON 97058

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## **HISTORIC LANDMARKS COMMISSION MINTUTES**

**Wednesday, July 22, 2015**

CITY HALL COUNCIL CHAMBERS  
313 COURT STREET  
THE DALLES, OREGON 97058  
*CONDUCTED IN A HANDICAP ACCESSIBLE MEETING ROOM*  
4:00 PM

### **Call to Order**

Acting Chair McNary called the meeting to order at 4:00 PM.

### **Roll Call**

The following Commissioners were present: Robert McNary  
Dennis Davis  
Sandy Bisset  
Pat Smith

Others present: Ft. Dalles Museum Representative Heather Hopkins

Staff present: Senior Planner Dawn Hert  
Administrative Secretary Carole Trautman

Commissioner absent: Eric Gleason

Others absent: City Councilor Linda Miller

Acting Chair McNary welcomed Ft. Dalles Museum Representative Heather Hopkins to the Historic Landmarks Commission.

### **Approval of Agenda**

It was moved by Smith and seconded by Bisset to approve the agenda as submitted. The motion carried unanimously; Gleason absent.

### **Approval of Minutes**

It was moved by Davis and seconded by Bissett to approve the May 27, 2015 minutes as submitted. The motion carried unanimously; Gleason absent.

**Public Comments**

None.

**Public Hearing - Historic Landmarks Commission Application #148-15 – Michiel Haley;**

**Request:** To site and construct a 4-unit townhouse with rear parking. The townhouses will front Fourth Street and include traditional front entry elements and meet the design guidelines for the Trevitt's National Historic District. Property is located at 402 West Fourth Street, The Dalles, Oregon, and is further described as 1N 13E 4 AA t.l. 3200. Property is zoned "CBC-1" – Central Business Commercial and is located in Trevitt's National Historic District.

Acting Chair McNary read the rules for a public hearing and asked if the Commissioners had any ex parte contacts, conflicts of interest, or bias that would hinder them from making an impartial decision. None were noted.

McNary opened the public hearing at 4:09 PM and called for the staff report.

Senior Planner Hert reviewed the background of the historic structure/property. The historic house was commonly known as the Bailey House, a duplex. The house had two fires, and after the second fire the owners cleaned up the property and preserved the rock wall and rock shed. Staff recommended approval with conditions based on the findings of fact in the staff report, some highlighted as follows:

Finding A-1 – Hert said there were plans, obviously, for the construction of a new structure. The historic home was a 2-unit house, originally a single family residence. The house was used as an office/residence, then as a duplex for a number of years. She pointed out that multi-family dwellings were allowed in that zone.

Finding A-8 – Hert stated that no archaeological resources were expected to be affected by this proposal. However, the applicant would be responsible to notify the appropriate authorities if an archaeological resource was found.

Regarding the proposed structure type and materials to be used, Hert reported that the applicant provided basic drawings. Staff recommended that the porches be modified and/or added to meet historic guidelines, and a list of materials would need to be provided to staff.

In conclusion, Hert stated that staff recommended approval with 10 conditions of approval which she read out loud. She distributed copies of Chair Gleason's letter regarding the application (Exhibit 1).

Bisset stated she was surprised that the original structure was a duplex at one time. She wondered at what period of time was the structure a duplex and if that was a precedent. Hert advised that she looked at it more from the land use portion rather than the historic portion. When Mr. Rommel owned the structure, it was a duplex. His daughter lived in the second unit; they functioned as a single family unit, even though the structure had two separate units, Hert stated. Otherwise, she said

she was uncertain if there was an historic trail on the modifications to the home.

Davis asked if there were parking requirements. Hert stated 7 or 8 parking spaces were required for the proposed unit per the land use code. She advised that the applicant's original design called for parking in the front, but due to historic guidelines, the structural plans were modified to show the structure towards the front of the property, and parking to the back of the property.

Bisset asked if Pentland Street had ever been vacated. Hert said it had not been vacated, it was still platted. During the land use pre-application meeting, the original plan was to use Pentland Street as a right of way and construct an access to the property. However, the City sewer department found a shallow sewer main in that right of way that serviced the entire hillside. Hert said it was still a possibility to install a driveway off of Pentland, or vacate that section of Pentland Street to allow for a wider lot. However, in doing so, there would be a sewer utility main easement going over half of the property.

Acting Chair McNary clarified that in this public hearing the Historic Landmarks Commission (HLC) was only to be concerned with historic design and the modifications to the exterior of the historic structure, archaeological findings and other historic issues. McNary said he realized that it was difficult to keep that in mind.

Davis asked if there would be another public review. Hert said not necessarily. A site plan review would be submitted that would be administered either by staff or by the Planning Commission, upon the request of the Planning Director because of certain issues. Hert also advised that either she or the HLC could request a quasi-judicial hearing to the Planning Director.

**Testimony:**

**Proponents:**

Contractor Michiel Haley, 301 North 15<sup>th</sup>, #206, Hood River, Oregon, stated that the property owners proposed to construct townhomes on the historic lot and they would keep the plans and construction within historic design guidelines by using appropriate color, design and trim. He stated that the property owners were willing to be flexible, and they wanted to keep within the guidelines and incorporate all of the ideas the Commission would recommend or require. Mr. Haley said the property owners understood the uniqueness of the process. He explained that the design was an Italiante design, three stories with windows, trim, façade, and landscaping that would have the look of the historic time period and blend in with the neighborhood.

Davis asked for the structure's elevation. After discussion between Mr. Haley and the Commissioners, it was determined that the total height was a little less than 30 feet.

**Opponents:**

Jenny Garner, 316 West 4<sup>th</sup> Street, The Dalles, Oregon, stated that this idea stunk. Ms. Garner stated that her neighboring house was built in 1862 and was built to preserve what the historic district had been to The Dalles. The Trevitt's Historic District was established after the multi-family dwelling was established. She stated that the Pentland House was built as a single family residence and was

used as such for decades. It was later used as a duplex, then was reverted back to a single family residence. Ms. Garner stated that she did not consider the historic structure to be a multi-family unit when a single family was living there. She believed the proposed, large, city-like dwelling with 4 units would not “fit” with the historic imagery that was all along Fourth Street.

Ms. Garner addressed the elevation modification to Pentland Street and the sewer main issues. She felt it would take a large amount of excavation to make the area level enough to use as an access to the applicant’s property. Ms. Garner said that the City had a history of not overseeing such projects closely. She had lost three feet off of the southeast side of her property due to serious over-excavation work, and she did not want her west side property destroyed from the elevation being dropped and leaving a gapping hole. Garner concluded by saying the proposed plan was bad for The Dalles, it was bad for the historic district, and she was furious. There was no way the project would fit the history of the area, she said.

Frances Connolly, 412 West Fourth Street, The Dalles, Oregon, explained that she was a next door neighbor who had lived at her residence for 64 years. Her main concern, she said, was the blasting in preparation for the construction. The area was nothing but rock, she said; it would jar the entire neighborhood and should not be allowed. Ms. Connolly emphasized that a townhouse going in the historic district was abusive.

**Rebuttal:**

Michiel Haley, 301 North 15<sup>th</sup>, #206, Hood River, Oregon, reported that the property was quite large. The applicants no longer proposed to go any direction into the bank of the property, and they were not proposing to lower the grade. There would be minimal excavation for the structure’s foundation only. Haley said that after meeting with the City’s Site Team, they were planning on a Fourth Street access due to the sewer main issue. He stated that the City had strict guidelines for driveway slopes, and those constraints alone would prohibit them from using a Pentland Street access.

In regards to Ms. Connolly’s comments, Mr. Haley said there would be no blasting because they thought enough ground had been previously graded to obtain enough depth for the foundation footing. The frost depth requirement would be achieved by bringing in soil surface material to place around the foundation. He said the only other excavation would be at the Fourth Street access. They would cut out part of the retaining wall on the east side of the lot and install the driveway to go up behind the new structure.

Smith asked if Mr. Haley would remove the rock shed. Mr. Haley said he would not. Smith asked how residents would access the four garage units. Haley said they would place the structure as far west as possible to create a large area on the east side for the access.

Bisset asked what the elevation of the structure was from street level. Haley answered that the elevation was still going to be between 30 and 32 feet. Davis commented that it would be closer to 35 or 36 feet. After further discussion, it was determined the elevation from street to top of structure would be approximately 34 feet. Haley clarified that the building codes agency measures from the ground level to the highest point of the structure.

Acting Chair McNary closed the public hearing at 4:40 PM.

**Deliberation:**

Acting Chair McNary called for discussion on Chair Gleason's letter (Exhibit 1). He highlighted Gleason's concerns listed in his letter and stated that the Commission had probably addressed the same concerns during the hearing. He identified the issues as preserving the rock wall and the rock structure. He also reiterated the requirements and due process for archaeological findings. Hert stated that she thought Gleason was requesting an archaeological report before construction started, but she believed her condition of approval regarding archaeological findings addressed Gleason's concerns.

Senior Planner Hert also stated that Gleason acknowledged there were some key elements missing in the drawings such as exterior drawings and a materials list, and the HLC should request another review. Hert said she supported that proposal. Bisset and Davis supported the proposal also.

Senior Planner Hert clarified on the comment regarding excavation. She stated that the City assumes that the property owner has identified his/her property boundaries. If over-excavating occurs, it becomes a civil matter, and the City is limited in resolving the issues. Regarding the blasting concerns, Hert assured the Commission and audience that the City would not allow blasting within City limits.

Bisset asked if there was a legal course of action for saving the rock building. Senior Planner Hert explained that the condition of approval verbiage in the staff report used the word "encourage" to preserve the rock structure, but the Commission could change the verbiage and make the condition a requirement. Hert clarified that the pile of rocks came from the structure's foundation, and those rocks could be incorporated into the new construction project.

Bisset said the proposed construction was an anomaly to The Dalles. The design of a 4-unit townhouse was different from the overall design of the remainder of Fourth Street. She had a concern that the construction would be really different. Hert pointed out that Third Place had a couple of Italianate structures mixed in with some tall houses. She said The Dalles had numerous structural designs. Bisset agreed and explained that she was not necessarily against the application, it was just different from the fabric of the area and from what was there previously on the lot.

Acting Chair McNary stated he could not see the historical significance of a townhouse in that area, and he had misgivings concerning the application. He called for a motion.

Senior Planner Hert reviewed the options for a motion. McNary asked if the applicant could appeal to the City Council if the HLC denied approval. Hert said the applicant could appeal, and staff would encourage the City Council to follow the historic design guidelines and uphold the HLC's decision.

Davis indicated he would like to see staff's recommended conditions of approval numbers 5 and 6

come back before the HLC. Davis and Hert discussed proposed modifications to the conditions of approval as follows (verbiage changes in bold/italics):

- Conditions #1-4 – leave as is
- Condition #5 change to read: “Prior to the issuance of a building permit, the applicant will need to submit revised elevation drawings to *the Historic Landmarks Commission* showing the structure’s details meet historic design guidelines.”
- Condition #6 – “Materials for the new construction will need to be detailed to *the Historic Landmarks Commission* prior to the issuance of a building permit. All materials are required to meet historic design guidelines for new construction.”
- Delete Condition #7 (redundant)
- Condition #8 – “Any future plans for fencing or landscaping will require review and approval by the *Historic Landmarks Commission*.”
- Condition #9 – “The final color scheme for the home will need to be reviewed and approved by *the Historic Landmarks Commission*. The color scheme should be chosen from a historic palette and should vary from the surrounding site.”
- Condition #10 – “The applicant will need to go through a formal Site Plan Review prior to approval of the final construction plans for the subject site.”

Acting Chair McNary stated that the Commission needed to take into consideration the applicant’s time frame. He said he would much rather follow this course of action than deny the application and have it appealed to City Council. Hert reported that she had spoken to the property owners, and they indicated the project was not on an urgent timeline. Applicant Haley said the owners wished to meet the historic design guidelines. Bisset said she was struggling visualizing the structure from the black and white renderings. Senior Planner Hert stated that the applicant was in the preliminary stage for drawings. Bisset requested colored drawings showing the proposed structure within the surrounding neighborhood of other historic homes. Hert said the Commission could suggest colored renderings or pictures within the surrounding existing structures.

Acting Chair McNary closed the public hearing.

Discussion followed amongst staff and Commissioners regarding the options for due process on making a decision on the application. Hert advised that if the Commission wanted to hold on a decision until they received the requested information, she recommended they deny this application and have the applicant re-submit a revised application, because the timeline for a decision could run out. McNary said he was trying not to deny this application, he was trying to place the application in a holding pattern. Hert revisited the Commission’s decision process options. She gave an explanation of the State mandated timeline where the Commission had 120 days from the date the application was received and deemed complete to make a decision. Hert also said that the applicant had the right to agree or disagree with extending the timeline. After further discussion, it was the general consensus of the Commission to continue the public hearing to the regularly scheduled August meeting for further review of the application.

It was moved by Bisset and seconded by Smith to re-open the public hearing and continue review of HLC application #148-15 at the August 26, 2015 HLC meeting. The motion carried unanimously; Gleason absent.

Senior Planner Hert said she would notify the parties of interest that the hearing was continued.

**Resolution:**

No action taken at this time.

**Pioneer Cemetery**

Senior Planner Hert reported that the fence was repaired.

Hert received an inquiry on the Rorick House, and Mid-Columbia Building Codes agency was looking into it since it appeared that foundation work was being done. She indicated it probably would not require an HLC review, but it would require a building codes permit.

**Staff/Commissioner Comments**

Senior Planner Hert reported that the local Main Street program will be hosting the statewide Oregon Main Street program the first week in October of this year. The Main Street “Uncorked” fundraising event will be held in the Elks Building this year, Hert reported. The historic window workshop will be “piggybacked” with the Uncorked event; participants would be able to receive 16 hours of credit.

Bisset said Main Street Director Matthew Klebes asked the Walking Tour people to conduct a guided tour in addition to the buildings that would be open for the Oregon Main Street Conference.

Trish Neal stated that there would be an historic workshop in the Civic Theater October 7-9, 2015.

Bisset reported that Oregon Public Broadcasting filmed in The Dalles at the Original Courthouse for a documentary on Thomas Condon, a well-known geologist, who also preached at the Original Courthouse.

**Next Meeting Date** – August 26, 2015

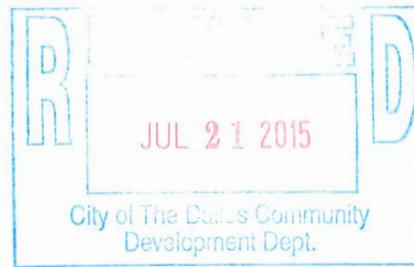
**Adjournment**

Acting Chair McNary adjourned the meeting at 5:28 p.m.

Respectfully submitted by Administrative Secretary Carole Trautman.

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Bob McNary, Acting Chairman



Eric Gleason  
PO Box 1065  
The Dalles,  
Oregon 97058  
(503) 505-4121

City of The Dalles  
Historic Landmarks Commission  
313 Court Street  
The Dalles, Oregon 97058

Fellow Commissioners,

I regret that I will not be able to attend the next meeting of the Historic Landmarks Commission as I will be out of town on a job, however I would like to make a few observations and comments on HLC Application # 148-15. My comments are based on information gleaned from the application, the staff report, and a brief site visit.

- In Finding A-8 of the staff report it is stated that “No archaeological resources are expected to be affected by this proposal.” Based on my experience as an archaeologist I would disagree with this portion of the finding. Buried archaeological features are commonly found at urban house lots. The proposed excavation for the driveway is in a portion of the lot where early maps show a outbuilding identified as a woodshed. As this is the only outbuilding shown prior to ca. 1900, it could also have served as a privy (outhouse), a feature that often contains significant buried archaeological resources. The combined use of outbuildings is not uncommon, the Fort Dalles Surgeons Quarters had a combination woodshed/privy, and the Zimmerman outbuilding behind the Original Couthouse also served both of these purposes in addition to also being a root cellar and carpenters workshop. Additional buried archaeological features such as trash pits may also be present elsewhere on the lot. Several above ground archaeological features are also on the site, these include the standing walls of a stone structure that dates to ca. 1900 (based on the Sanborn fire insurance maps), and several sections of stone retaining walls. It seems likely that the proposed redevelopment of the lot will impact archaeological resources (both above and below ground) unless they are identified early on in the planning process, and then can be avoided. I would suggest that an archaeological consultant with experience in historical era archaeological resources be retained and consulted prior to the completion of final site plans, so that significant and perhaps costly impacts to archaeological resources can be avoided, and that resources that can not be avoided will be properly mitigated.
- I did a quick paced measurement of the length of the 4<sup>th</sup> Street retaining wall for the lot and came up with a distance of 120 feet, if this is correct perhaps the lot is wider than 100 feet?
- The proposed site plans do not illustrate the rock structure, and it looks like it will have to be removed to accommodate the driveway. Is there a way that the new building and drive could be shifted to retain the rock structure? Could Pentland street be vacated here to allow more room for the drive, parking, or shifting the location of the new structure?

Maybe, as this is more of a rowhouse/townhouse style of building it could have less of a set-back from the street, this could allow for more room behind the building for a wider driveway that would avoid the rock structure and give easier garage access.

- The submitted plans are not detailed enough to comment on the design details, and it is these details that often make a big difference in the appearance of the proposed building, and how it will fit into the Historic District.
- However, it is possible to make a few general comments on the proposed design. The front elevation of the townhouse will need the addition of several essential design elements (porch, double-hung windows, trim details, etc) to fit the historic design guidelines. It could be useful to consult photographs and plans of similar historic structures such as rowhouses for design ideas, as this 4 plex is essentially a “detached” rowhouse. Perhaps it would also be good to draw some elements from the original Pentland house into the new design, as it should be easy to find some good photos of the house that would assist in this process. The prominent bay window on the front of the original house, the offset porch, and some of the trim details might be features that could be replicated on the new structure without adding too much to the final cost. This would help to bring some sense of what was lost when the original house burned, and it would also help tie the new structure into the history of the site.
- According to Finding B3(f) the staff recommends adding a porch to the front of the building. On the first story there needs to be front porches on each of the units, or one porch along its length. The current plans depict four identical units, each unit with a centered roof gable and openings. Perhaps all of the openings also do not need to be centered, and perhaps all of the units do not need to look exactly the same. Double hung second story windows would be more appropriate than the plain sliders shown on the plan drawings, and the third floor doors and balconies need additional designing to better meet the historic design guidelines. The third floor doors appear to be sliding glass doors, which are not appropriate. Clearly, more design work is needed to insure that the proposed structure better fits the historic district and conforms to the design guidelines.
- Perhaps on more substantial projects, such as this one, the Landmarks Commission needs to do two reviews, the first to provide input into the proposed design and give some guidance to the proponent, and a second to review the proposal once the design is in a more complete form. As it is now, too much of the burden and responsibility for final design approval rests entirely with staff, and there is no opportunity for additional public or Commission input.

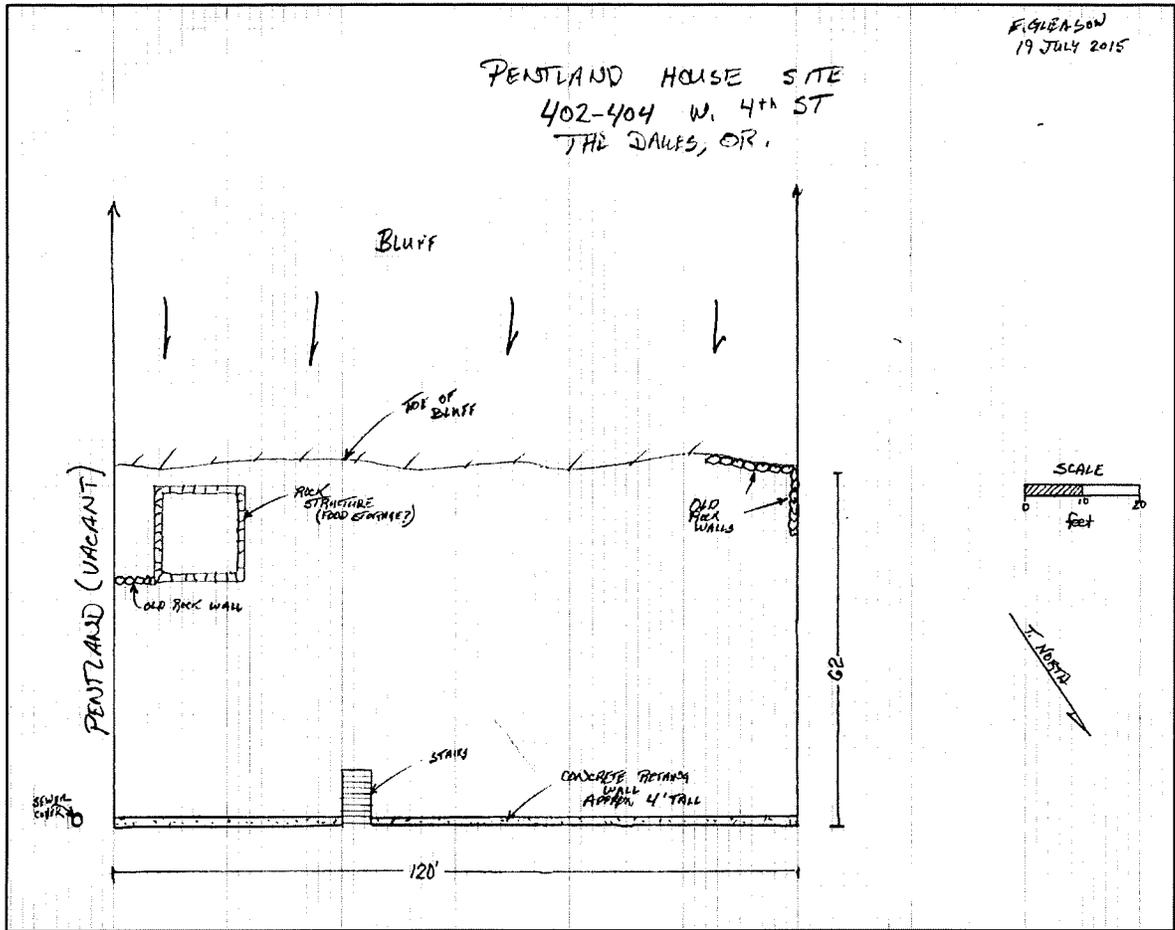


FIGURE 1: EXISTING FEATURES AT PENTLAND HOUSE LOT

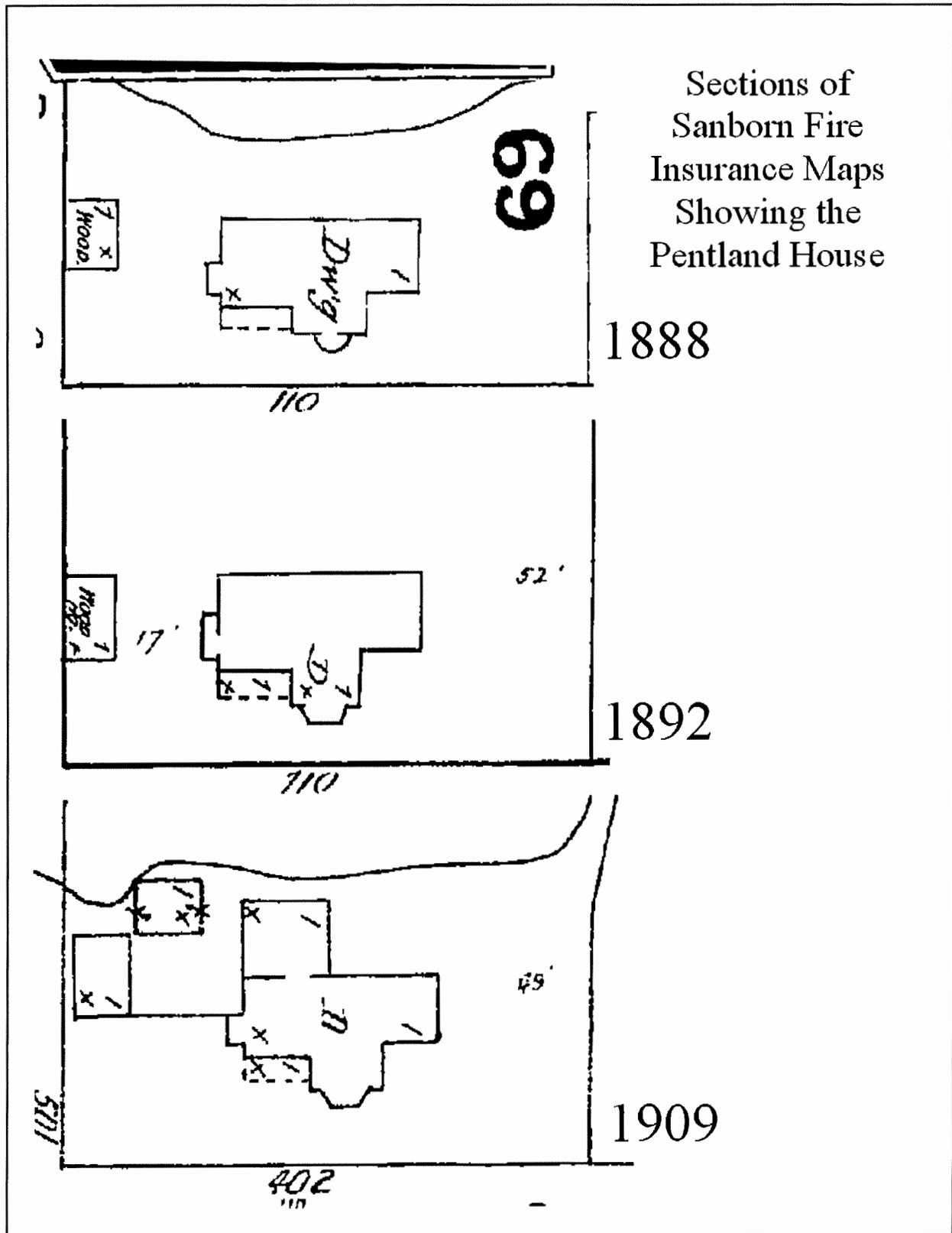


FIGURE 2: MAP SECTIONS FROM SANBORN FIRE INSURANCE MAPS SHOWING THE PENTLAND HOUSE AND OUTBUILDINGS

**STAFF REPORT  
HISTORIC LANDMARKS REVIEW # 147-15**

**TO:** The Dalles Historic Landmarks Commission

**FROM:** Dawn Marie Hert, Senior Planner 

**HEARING DATE:** Wednesday, August 26, 2015

**ISSUE:** The Eagys are applying to reconstruct additions that were previously removed from the historic Trevitt House (more accurately known as the Booth House).

Plans of restoration also include the addition, specifically restoring the kitchen and bathroom. The applicants plan to landscape the property between the townhouses and to install a water feature for relaxation and enjoyment.

**SYNOPSIS:**

	Alan & Bev Eagy
PROPERTY OWNER	Alan & Bev Eagy
LOCATION	214 W. 4 <sup>th</sup> Street, The Dalles, OR 97058
ZONING	"CBC-1" – Central Business Commercial
EXISTING USE	Vacant
SURROUNDING USE	Commercial and Residential
HISTORIC STATUS	N/A

**NOTIFICATION:** Published advertisement in local newspaper; notification to property owners within 100 feet, SHPO.

**RECOMMENDATION:** Approval, with conditions, based on the following findings of fact.

**BACKGROUND:** In 2006, the Eagys relocated the historic Victor Trevitt House, more accurately known as the Booth House, from City Park to their vacant lot located in Trevitt's National Historic Addition in The Dalles.

The vacant lot had an archaeological report completed for the previous owners in 2005. The report outlined the guidelines for the site and limitations for any additional excavation. The relocation involved very minimal excavation and followed the archaeological report.

In 2006, the Eagys had planned to restore the house and use it as an expansion to their Anzac Tea Parlour. Since then, plans have changed. At this time they are planning to restore the house to its original state with the small additions to the rear. Any change of use would require an application with the Planning Department.

**ANALYSIS:** The Historic Landmarks Commission is responsible for conducting hearings dealing with proposed alterations to historic buildings. City of The Dalles General Ordinance 94-1194 as well as General Ordinance 96-1207 establishing design guidelines for Historic Resources will serve as a tool to help the Commission make these decisions. The purpose of the Historic Landmarks Commission, the Historic Ordinance and the review criteria are to:

- *Protect historic and cultural resources from destruction, inappropriate alteration, and incompatible adjacent development;*
- *Stabilize and improve property values in historic districts and citywide;*
- *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;*
- *Comply with The Dalles comprehensive Plan.*

**A. CITY OF THE DALLES GENERAL ORDINANCE 94-1194—AN ORDINANCE RELATING TO HISTORIC RESOURCES WITHIN THE CITY OF THE DALLES.**

Section 7, Subsection A. Review Criteria:

“Secretary’s Standards. Commission decisions shall be based on the Secretary of the Interior’s Guidelines for the Treatment of Historic Properties.” The following are pertinent standards from the “Guide”.

1. *“A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships”.*

**FINDING-A1:** This site will be used for commercial or residential purposes. It is located in a commercial district. The house was relocated to the vacant lot in 2006 and was historically used as a residence. However, for many years it has been vacant in The Dalles City Park intended for housing the local Wonderworks Children’s Museum. The applicants have plans for minimal ground movement with the proposed additions. Criterion met.

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

**FINDING-A2:** The applicants have planned a complete restoration of the structure as well as an addition to the rear. All features will be replaced, if deteriorated beyond repair, and all repairs will be made to match the original house. The applicants will be using historic photos ensuring that the structure’s exterior will be brought back to its original glory. These criteria can be met as a condition of approval.

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-A3:** The applicants are proposing to restore the previous historic footprint. The restoration plan for the structure will follow historic photos. This addition will be a sympathetic addition that will not create a false sense of historical development, as it existed and is documented in photos and Sanborn Fire maps. Criterion met.

4. *“Changes to a property that have acquired historic significance in their own right shall be retained and preserved.”*

**FINDING-A4:** No changes are proposed to be removed from the historic structure. Therefore, this criterion does not apply.

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

**FINDING-A5:** The applicants’ passion for historic preservation is obvious as they own the adjacent historic Ben Snipes House. The addition to the rear of the house is planned in the future and will be sympathetic to the historic structure. There are no plans for any features to be removed. Criterion met.

6. *“Deteriorating historical 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 and physical evidence.”*

**FINDING-A6:** The applicants plan for the complete restoration of the structure as well as an addition to the rear. All features will be replaced, if deteriorated beyond repair, and all repairs will be made to match the original house. The applicants will be using historic photos to ensure that the structure’s exterior is historically accurate. 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-A7:** The historic structure will be required to be surface cleaned using the gentlest means possible. This will be addressed as a condition of approval.

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-A8:** In 2005, an archeological report was completed on this property. The applicants chose a location on the site that minimizes additional excavation. Due to the fact that additional excavation is needed on the site for the proposed relocated structure, the applicants is responsible to notify the appropriate authorities if any archaeological resources are found. This will be addressed as a condition of approval.

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-A9:** The proposed addition to the rear of the structure is not destroying historic materials that characterize the property. The addition will not be an obvious addition to the structure as it is to the rear where landscaping will be added to obscure. The new work will be compatible with the massing, size, scale and architectural features of the historic building. The materials used for the addition will be similar. Utmost care will need to be taken with the addition to the historic structure. This will be addressed as a condition of approval.

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-A10:** The addition that is proposed to the historic house will be built in a manner that, if removed in the future, the essential integrity of the building would be unimpaired. Criterion will be addressed as a condition of approval.

**B. CITY OF THE DALLES GENERAL ORDINANCE 96-1207—AN ORDINANCE AMENDING SECTION 10(A) OF GENERAL ORDINANCE 94-1194, ESTABLISHING DESIGN GUIDELINES FOR HISTORIC RESOURCES.**

**Page 22 ~ LANDSCAPING**

*“Yards in the Trevitt's Addition vary as a result of the topography and in general the houses are setback from the sidewalk in contrast with the commercial district. They have three zones; sidewalk, front yard and house. New construction and rehabilitation should maintain the alignment of houses in the district and the historic character of the yards.*

**GUIDELINES:**

- a. *New construction should be set back from the street property line a minimum of 15 feet.*
- b. *Street facing portions of the property should be preserved so that the public's visual access is not obstructed.*
- c. *Shrubs, trees, and foundation plantings should not dominate the appearance of the house; rather, they should be complimentary and highlight important features of the building.*
- d. *Preserve and maintain all mature landscaping, remove only if diseased or presenting a life safety hazard.*
- e. *New construction should keep landscaping low near the building using flowers and low shrubs with larger plants and trees further away from the building.*
- f. *In choosing landscaping elements the following should be considered:*
  - style of house*
  - climate appropriate plantings*
- g. *Use of fences is recommended provided they are in keeping with the style of the house and the scale of the neighborhood.*

*h. The use of historic photographs for reference is recommended.”*

**FINDING-B1(a):** The proposed addition is located to the back of the house and meets land use setback regulations. Criterion met.

**FINDING-B1(b):** As shown on the submitted site plan, landscaping is planned for the entire site. The applicants will need to ensure that the landscaping does not obstruct the public’s visual access to the historic structure. Criterion will be addressed as a condition of approval.

**FINDING-B1(c):** The landscape plan will need to be submitted showing minimum height, and medium height shrubs. The number of shrubs should not dominate the appearance of the proposed house. Criterion will be addressed as a condition of approval.

**FINDING-B1 (d):** The existing vacant lot only has a few volunteer trees that are not significant to the site that may be removed with construction. No other mature landscaping exists on the site. Criterion met.

**FINDING-B1 (e):** The submitted landscape plan will need to show low landscaping near the building, and trees will need to be shown to be set away from the building. Criterion will be addressed as a condition of approval.

**FINDING-B1 (f):** The applicants’ landscape plan will need to be appropriate for both the style of the house, as well as climate. Criterion will be addressed as a condition of approval.

**FINDING-B1 (g):** No fences are shown on the site plan. If the applicants want a fence, it will need to be included on a revised site plan and will be required to meet the historic design guidelines. The adjacent properties to each side of the subject parcel do not have fences in the front yard areas. If a fence is planned in the future, the applicants will need to seek the Planning Director’s approval prior to construction of the fence. Criterion will be addressed as a condition of approval.

**FINDING-B2 (h):** Historic photographs of the house are available on its original site. The applicants plan to use the photos as a reference for the project. Criterion met.

#### **Page 24 ~ SIDING**

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

#### **GUIDELINES:**

- a. Wherever possible preserve, repair and protect existing materials (see page 2, Secretary of the Interior’s Standards for Rehabilitation).*
- b. If necessary, siding should be replaced with in-kind materials (see page 2, Secretary of the Interior’s Standards for Rehabilitation).*
- c. The use of materials appropriate to the building style is recommended.*
- d. Be consistent with the original siding in terms of style and exposure.*
- e. When replacing shingle siding it is recommended to use shingles with the same texture, exposure, pattern and to install with the same construction technique.*
- f. In general all buildings should have wood siding that is painted.*
- g. For new construction the use of stucco, brick and wood siding is recommended.*
- h. The use of aluminum, vinyl and plywood siding is prohibited.”*

**FINDING-B4(a-h):** The applicants plan to restore the exterior to its original state . The proposed addition will be constructed of wood and glass. Criterion met.

**Page 26 ~WINDOWS & DOORS**

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

**GUIDELINES:**

- a. *When dealing with historic windows and doors it is best to repair before replacing (see page 2, Secretary of the Interior's Standards for Rehabilitation).*
- b. *Replacement of the original windows and doors is not recommended. However, when replacement is necessary the material, size, proportion, scale, and detail of the original should be matched in order to preserve the historic integrity.*
- c. *Original muntin configuration should be kept as it gives scale and proportion to the overall reading of the window.*
- d. *If no original material exists the use of historic photographs is recommended.*
- e. *The use of thermal shutters and shades is recommended for weatherization as it does not affect the original windows, providing a non-impacting solution.*
- f. *Interior storm windows are recommended.*
- g. *Weatherstripping and caulking should be checked regularly to ensure good weatherization.*
- h. *New construction should use double-hung, one over one, or two over two windows with simple flat trim.*
- i. *The use of vinyl windows is not recommended.*
- j. *Reflective glass is prohibited.”*

**FINDING-B5(a-j):** The applicants are proposing to preserve the historic character of the windows and doors. There are no plans to replace any windows or doors unless they are beyond repair. If any need to be replaced, the applicants are proposing to follow the design guidelines for replacement. The windows and doors on the addition are planned to be historically accurate. Criterion will be addressed as a condition of approval.

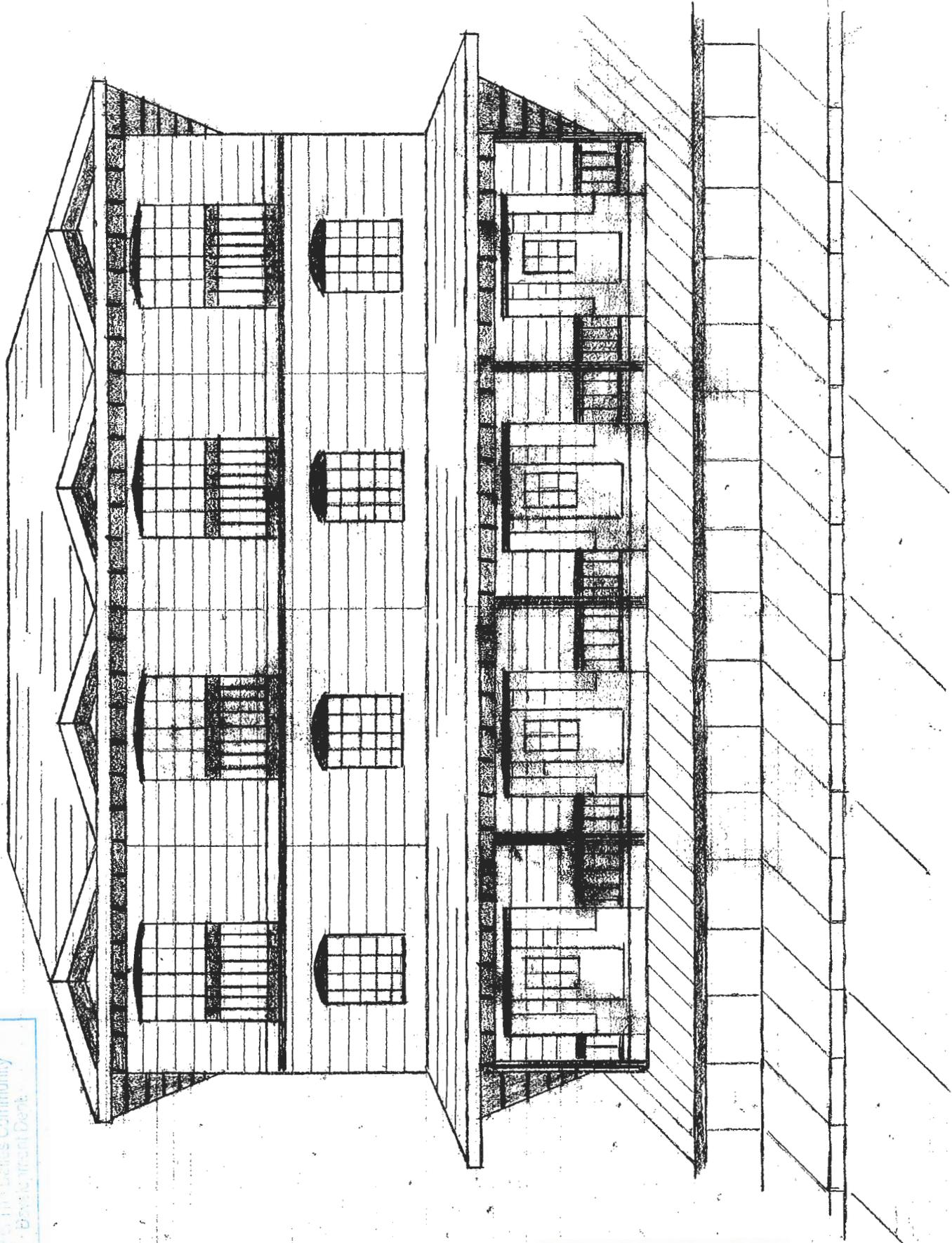
**CONCLUSIONS:** The proposed addition to the Trevitt/Booth house will be a beautiful addition to the Historic Trevitt's Addition, and allow for continued use of a historic resource. In all respects this application meets the standards of the Secretary of the Interior and the City of The Dalles General Ordinance No.94-1194, as well as General Ordinance No. 96-1207, with the following conditions:

**Recommended Conditions of Approval:**

1. Work will be completed in substantial conformance to the pictures and proposals as submitted and reviewed.
2. Any archeological resources or materials that are discovered during excavation, the applicants will need to stop excavation and have the site professionally evaluated prior to continued excavation at the site.

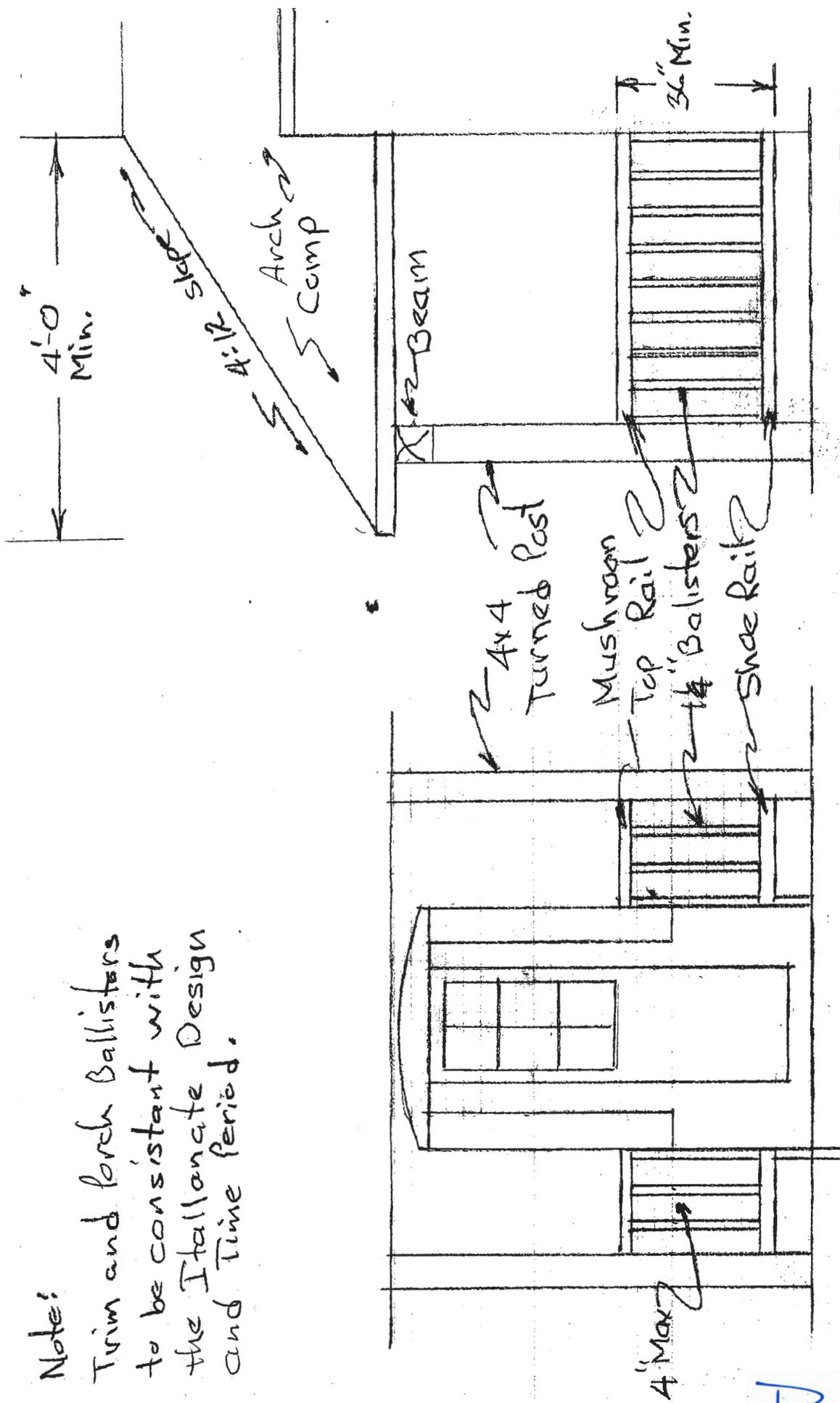
3. The applicants will take the utmost care in the new addition and how it is attached to the historic building in such a manner that, if removed in the future, the essential form and integrity of the historic building and its environment would be unimpaired.
4. A detailed landscape plan will need to be submitted to the Planning Department for review and approval. The landscape plan will need to meet the historic guidelines. Any future plans for fencing or landscaping will require review and approval by the Planning Department Director.
5. The final color scheme for the home will need to be reviewed and approved by the Planning Department Director. The color scheme should be chosen from a historic palette and should vary from the surrounding properties.
6. The applicants will need to submit plans for a building permit to the local State Building Codes Department.
7. Cleaning of the historic structure will require the applicants to use the gentlest means possible. No harsh chemical or sandblasting will be allowed.
8. The materials used for the addition will need to be similar to the historic structure. Utmost care will need to be taken with the addition to ensure that if removed in the future the essential integrity of the building would be unimpaired.
9. If any windows or doors need to be replaced, the historic design guidelines will be required to be followed for the replacement. The applicants will need to notify the Planning Department of any alteration of the approved plans.





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Development Dept.

Note:  
 Trim and porch Balusters  
 to be consistent with  
 the Italianate Design  
 and Time Period.



Porch & Railing Detail  
 No Scale

Michiel (mike)

**HALEY**  
**CUSTOM HOMES**

Materials list

Conc. Foundation	28 C.Y.
Garage Slabs	10 C.Y.
2x6 Pressure treated	382 LF
1/2"x10" Anchor bolts	75 Ea.
3" square washers	75 Ea.
4"x6" x 10'0" Girders	40 LF
2"x6" x 14" Floor Joists	716 LF
3/4" x 4" x 8" T & G Subfloor	32 Ea.
1st Floor 2x6 Plate	786 LF
2x6 studs	262 Ea.
2x4 Plate	168 LF
2x4 stud	56 Ea.
2x12 Stairs	96 LF
2nd Floor 2x8 x 14' Rim Joist	262 LF
2x8 x 14' Floor Joist	56 Ea.
3/4" x 4" x 8" T & G Subfloor	53 Ea.
2x6 Plate	786 LF
2x6 stud	262 Ea.
2x4 Plate	486 LF
2x4 studs	152 Ea.
2x12 Stairs	96 LF

Michiel (mike)

# HALEY

## CUSTOM HOMES

### Materials - Continued

3rd Floor	2x8x14' Rim Joist	2 CR LF
	2x8x14' Joist	56 Ea.
	3/4 x 4x8 T&G Subfloor	53 Ea.
	2x6 Plate	786 LF
	2x6 Studs	262 Ea.
	2x4 Plate	600 LF
	2x4 Stud	200 Ea.
	2x8 Ceiling Joist	36 Ea.
	2x8 Blocking	262 LF
	2x12x20' Rafters	28 Ea.
	2x14x16' Ridge	2 Ea.
	2x12x16' Back rafters	10 Ea.
	2x14x16' Hip	8 Ea.
	2x12x20' Back rafters	6 Ea.
	2x12x16' Blocking	172 LF
	7/16 x 4x8 OSB Roof Sheeting	82 Ea.
	7/16 x 4x8 OSB Sub Siding	145 Ea.
	4x12x16' Headers	292 LF
	2x4x16' Gable Rafters	24 Ea.
	2x6x16' Ridge	6 Ea.
	2x4x16' Fill in	10 Ea.
	Roofing - 30 Yr. Arch Camp	28 Sq.
	15 lb. Felt	28 Sq.
Gutters		192 LF

Michiel (mike)

# HALEY

## CUSTOM HOMES

### Materials - Continued

Lights - 4 - Front Door, 4 Back Door, 4  
Patio Drs., 4 Family ceiling, 4  
Garage ceiling, 4 Laundry ceiling,  
4 Kitchen, 4 Living Rm, 4 Dining  
& Bedroom ceiling, 3 Bath-wall,  
8 stairwells and 4 Exhaust Fans  
Light to be consistent with  
Historical Time Frame

Appliances - 1 - Range, 1 Micro, 1 - Dishwasher  
1 - Stack Washer/Dryer and  
1 - Fridge per Unit (4-Units)

Exterior Doors - All to be Solid Worn Wood  
or Equal.

Interior Doors All Door to be Solid Worn  
Colonist or equal

Windows - All windows to be Wood  
Clab Anderson or Equal

Custom Homes  
Remodeling  
Drafting Services

michiel (mike)  
**Haley**  
CUSTOM HOMES

3505 7-0-0

- Proposed Construction  
 Under Construction

**DESCRIPTION OF MATERIALS**

Loan No. \_\_\_\_\_

Property address 402 W 4th City The Dalles State \_\_\_\_\_

Mortgagor or Sponsor \_\_\_\_\_ (Name) \_\_\_\_\_ (Address)

**1. EXCAVATION:**

Bearing soil, type Natural

**2. FOUNDATIONS:**

Footings: concrete mix 5 sack; strength psi 2500 Reinforcing 1/2" Rebar  
 Foundation wall: material \_\_\_\_\_ Reinforcing \_\_\_\_\_  
 Interior foundation wall: material \_\_\_\_\_ Party foundation wall Pier & Post  
 Columns: material and sizes \_\_\_\_\_ Piers: material and reinforcing \_\_\_\_\_  
 Girders: material and sizes 4x6 DF Sills: material 2x6 Pressure Treated  
 Basement entrance areaway \_\_\_\_\_ Window areaways \_\_\_\_\_  
 Waterproofing per code Footing drains \_\_\_\_\_  
 Termite protection \_\_\_\_\_  
 Basementless space: ground cover \_\_\_\_\_; insulation \_\_\_\_\_; foundation vents \_\_\_\_\_  
 Special foundations \_\_\_\_\_  
 Additional information: \_\_\_\_\_

**3. CHIMNEYS:**

Material \_\_\_\_\_ Prefabricated (make and size) \_\_\_\_\_  
 Flue lining: material \_\_\_\_\_ Heater flue size \_\_\_\_\_ Fireplace flue size \_\_\_\_\_  
 Vents (material and size): gas or oil heater \_\_\_\_\_; water heater \_\_\_\_\_  
 Additional information: \_\_\_\_\_

**4. FIREPLACES:**

Type:  solid fuel;  gas-burning;  circulator (make and size) \_\_\_\_\_ Ash dump and clean-out \_\_\_\_\_  
 Fireplace: facing \_\_\_\_\_; lining \_\_\_\_\_; hearth \_\_\_\_\_; mantel \_\_\_\_\_  
 Additional information: \_\_\_\_\_

**5. EXTERIOR WALLS:**

Wood frame: wood grade, and species 2x6 - 16" OC  Corner bracing. Building paper or felt Type @ & Equal  
 Sheathing: OSB; thickness 7/16; width 4x8;  solid;  spaced \_\_\_\_\_" o. c.;  diagonal; \_\_\_\_\_  
 Siding \_\_\_\_\_; grade \_\_\_\_\_; type \_\_\_\_\_; size \_\_\_\_\_; exposure \_\_\_\_\_"; fastening \_\_\_\_\_  
 Shingles \_\_\_\_\_; grade \_\_\_\_\_; type \_\_\_\_\_; size \_\_\_\_\_; exposure \_\_\_\_\_"; fastening \_\_\_\_\_  
 Stucco \_\_\_\_\_; thickness \_\_\_\_\_"; Lath \_\_\_\_\_; weight \_\_\_\_\_ lb.  
 Masonry veneer \_\_\_\_\_ Sills \_\_\_\_\_ Lintels \_\_\_\_\_ Base flashing \_\_\_\_\_  
 Masonry:  solid  faced  stuccoed; total wall thickness \_\_\_\_\_"; facing thickness \_\_\_\_\_"; facing material \_\_\_\_\_  
 Backup material \_\_\_\_\_; thickness \_\_\_\_\_"; bonding \_\_\_\_\_  
 Door sills \_\_\_\_\_ Window sills \_\_\_\_\_ Lintels \_\_\_\_\_ Base flashing \_\_\_\_\_  
 Interior surfaces: dampproofing, \_\_\_\_\_ coats of \_\_\_\_\_; furring \_\_\_\_\_  
 Additional information: \_\_\_\_\_  
 Exterior painting: material \_\_\_\_\_; number of coats \_\_\_\_\_  
 Gable wall construction:  same as main walls;  other construction \_\_\_\_\_

**6. FLOOR FRAMING:**

Joists: wood, grade, and species 2x6 DF; other \_\_\_\_\_; bridging \_\_\_\_\_; anchors 1/2" x 10" J Bolt  
 Concrete slab:  basement floor;  first floor;  ground supported;  self-supporting; mix \_\_\_\_\_; thickness \_\_\_\_\_";  
 reinforcing \_\_\_\_\_; insulation \_\_\_\_\_; membrane \_\_\_\_\_  
 Fill under slab: material \_\_\_\_\_; thickness \_\_\_\_\_". Additional information: \_\_\_\_\_

**7. SUBFLOORING: (Describe underflooring for special floors under item 21.)**

Material: grade and species 3/4" OSB T&G; size 4x8; type \_\_\_\_\_  
 Laid:  first floor;  second floor;  attic \_\_\_\_\_ sq. ft.;  diagonal;  right angles. Additional information: \_\_\_\_\_

**8. FINISH FLOORING: (Wood only. Describe other finish flooring under item 21.)**

LOCATION	ROOMS	GRADE	SPECIES	THICKNESS	WIDTH	BLDG. PAPER	FINISH
First floor							
Second floor							
Attic floor							
Additional information: _____							

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**9. PARTITION FRAMING:**

Studs: wood, grade, and species 2x4 DIF size and spacing 16" OC Other \_\_\_\_\_  
 Additional information: \_\_\_\_\_

**10. CEILING FRAMING:**

Joists: wood, grade, and species 2x8 or 2x12 Other Per Span Bridging \_\_\_\_\_  
 Additional information: \_\_\_\_\_

**11. ROOF FRAMING:**

Rafters: wood, grade, and species \_\_\_\_\_ Roof trusses (see detail): grade and species \_\_\_\_\_  
 Additional information: \_\_\_\_\_

**12. ROOFING:**

Sheathing: wood, grade, and species 2x8 or 2x12 Per Span;  solid;  spaced \_\_\_\_\_" o.c.  
 Roofing Arch Comp; grade \_\_\_\_\_; size 7/16; type SB  
 Underlay \_\_\_\_\_; weight or thickness \_\_\_\_\_; size \_\_\_\_\_; fastening \_\_\_\_\_  
 Built-up roofing \_\_\_\_\_; number of plies \_\_\_\_\_; surfacing material \_\_\_\_\_  
 Flashing: material \_\_\_\_\_; gage or weight \_\_\_\_\_;  gravel stops;  snow guards  
 Additional information: 15# Felt Under Layment

**13. GUTTERS AND DOWNSPOUTS:**

Gutters: material Primed - Pre-Galvanized; size \_\_\_\_\_; shape \_\_\_\_\_  
 Downspouts: material \_\_\_\_\_; gage or weight \_\_\_\_\_; size \_\_\_\_\_; shape \_\_\_\_\_; number \_\_\_\_\_  
 Downspouts connected to:  Storm sewer;  sanitary sewer;  dry-well.  Splash blocks: material and size \_\_\_\_\_  
 Additional information: \_\_\_\_\_

**14. LATH AND PLASTER**

Lath  walls,  ceilings: material \_\_\_\_\_; weight or thickness \_\_\_\_\_ Plaster: coats \_\_\_\_\_; finish \_\_\_\_\_  
 Dry-wall  walls,  ceilings: material \_\_\_\_\_; thickness \_\_\_\_\_; finish \_\_\_\_\_  
 Joint treatment \_\_\_\_\_

**15. DECORATING: (Paint, wallpaper, etc.)**

ROOMS	WALL FINISH MATERIAL AND APPLICATION	CEILING FINISH MATERIAL AND APPLICATION
Kitchen _____	<u>Sharwin Williams Paint</u> <u>(Contractors)</u>	<u>Paint</u>
Bath _____		
Other _____		

Additional information: \_\_\_\_\_

**16. INTERIOR DOORS AND TRIM:**

Doors: type 1 3/8" Colonial; material \_\_\_\_\_; thickness \_\_\_\_\_  
 Door trim: type 2x4; material MDF Base: type \_\_\_\_\_; material \_\_\_\_\_; size \_\_\_\_\_  
 Finish: doors Paint; trim \_\_\_\_\_  
 Other trim (item, type and location) \_\_\_\_\_  
 Additional information: \_\_\_\_\_

**17. WINDOWS:**

Windows: type Anderson or Equivalent material Wood; sash thickness \_\_\_\_\_  
 Glass: grade \_\_\_\_\_;  sash weights;  balances, type \_\_\_\_\_; head flashing \_\_\_\_\_  
 Trim: type 5/4x4; material Hem Fir Paint Primed; number coats \_\_\_\_\_  
 Weatherstripping: type \_\_\_\_\_; material \_\_\_\_\_ Storm sash, number \_\_\_\_\_  
 Screens:  full;  half; type \_\_\_\_\_; number \_\_\_\_\_; screen cloth material \_\_\_\_\_  
 Basement windows: type \_\_\_\_\_; material \_\_\_\_\_; screens, number \_\_\_\_\_; Storm sash, number \_\_\_\_\_  
 Special windows \_\_\_\_\_  
 Additional information: \_\_\_\_\_

**18. ENTRANCES AND EXTERIOR DETAIL:**

Main entrance door: material Primed Lin width 36" thickness 1 3/4" Frame: material \_\_\_\_\_; thickness \_\_\_\_\_"  
 Other entrance doors: material Wood/Consistent w/trim thickness 1 3/4" Frame: material \_\_\_\_\_; thickness \_\_\_\_\_"  
 Head flashing \_\_\_\_\_ Weatherstripping: type \_\_\_\_\_; saddles \_\_\_\_\_  
 Screen doors: thickness \_\_\_\_\_"; number \_\_\_\_\_; screen cloth material \_\_\_\_\_ Storm doors: thickness \_\_\_\_\_"; number \_\_\_\_\_  
 Combination storm and screen doors: thickness \_\_\_\_\_"; number \_\_\_\_\_; screen cloth material \_\_\_\_\_  
 Shutters:  hinged;  fixed. Railings \_\_\_\_\_, Attic louvers \_\_\_\_\_  
 Exterior millwork: grade and species \_\_\_\_\_ Paint \_\_\_\_\_; number coats \_\_\_\_\_  
 Additional information: \_\_\_\_\_

**19. CABINETS AND INTERIOR DETAIL:**

Kitchen cabinets, wall units: material Oak Home Depot - Instock shelf width \_\_\_\_\_  
 Base units: material \_\_\_\_\_; counter top \_\_\_\_\_; edging \_\_\_\_\_  
 Back and end splash \_\_\_\_\_ Finish of cabinets \_\_\_\_\_; number coats \_\_\_\_\_  
 Medicine cabinets: make \_\_\_\_\_; model \_\_\_\_\_  
 Other cabinets and built-in furniture \_\_\_\_\_  
 Additional information: \_\_\_\_\_

**20. STAIRS:**

STAIR	TREADS		RISERS		STRINGS		HANDRAIL		BALUSTERS	
	Material	Thickness	Material	Thickness	Material	Size	Material	Size	Material	Size
Basement _____										
Main _____										
Attic _____										

Disappearing: make and model number \_\_\_\_\_

Additional information: \_\_\_\_\_

21. SPECIAL FLOORS AND WAINSCOT:

FLOORS	LOCATION	MATERIAL, COLOR, BORDER, SIZES, GAGE, ETC.	THRESHOLD MATERIAL	WALL BASE MATERIAL	UNDERFLOOR MATERIAL
	Kitchen		Carpet - Tile - Hardwood		
Bath					
WAINSCOT	LOCATION	MATERIAL, COLOR, BORDER, CAP. SIZES, GAGE, ETC.	HEIGHT	HEIGHT OVER TUB	HEIGHT IN SHOWERS (FROM FLOOR)
	Bath				

Bathroom accessories:  Recessed; material \_\_\_\_\_; number \_\_\_\_\_;  Attached; material \_\_\_\_\_; number \_\_\_\_\_  
 Additional information: \_\_\_\_\_

22. PLUMBING:

FIXTURE	NUMBER	LOCATION	MAKE	MFR'S FIXTURE IDENTIFICATION No.	SIZE	COLOR
Sink			Starling - Stainless			
Lavatory			Sale Rim			
Water closet			Khalay or Equal			
Bath tub			Steel - Tile			
Shower over tub $\Delta$			Fiberglass / Tile			
Stall shower $\Delta$						
Laundry trays						

$\Delta$   Curtain rod  $\Delta$   Door  Shower pan: material \_\_\_\_\_  
 Water supply:  public;  community system;  individual (private) system.  $\star$   
 Sewage disposal:  public;  community system;  individual (private) system.  $\star$   
 $\star$ Show and describe individual system in complete detail in separate drawings and specifications according to requirements.  
 House drain (inside):  cast iron;  tile;  other. \_\_\_\_\_ House sewer (outside):  cast iron;  tile;  other \_\_\_\_\_  
 Water piping:  galvanized steel;  copper tubing;  other \_\_\_\_\_ Sill cocks, number \_\_\_\_\_  
 Domestic water heater: type \_\_\_\_\_; make and model \_\_\_\_\_; heating capacity \_\_\_\_\_  
 \_\_\_\_\_ gph. 100° rise. Storage tank: material \_\_\_\_\_; capacity \_\_\_\_\_ gallons.  
 Gas service:  utility company;  liq. pet. gas;  other \_\_\_\_\_ Gas piping:  cooking;  house heating.  
 Footing drains connected to:  storm sewer;  sanitary sewer;  dry well. Sump pump; make and model \_\_\_\_\_  
 \_\_\_\_\_; capacity \_\_\_\_\_; discharges into \_\_\_\_\_

23. HEATING:

Hot water.  Steam.  Vapor.  One-pipe system.  Two-pipe system.  
 Radiators.  Convectors.  Baseboard radiation. Make and model Rheem - Heat Pump  
 Radiant panel:  floor;  wall;  ceiling. Panel coil: material \_\_\_\_\_  
 Circulator.  Return pump. Make and model \_\_\_\_\_; capacity \_\_\_\_\_ gpm.  
 Boiler: make and model \_\_\_\_\_ Output \_\_\_\_\_ Btuh.; net rating \_\_\_\_\_ Btuh.  
 Additional information: \_\_\_\_\_  
 Warm air:  Gravity.  Forced. Type of system \_\_\_\_\_  
 Duct material: supply \_\_\_\_\_; return \_\_\_\_\_ Insulation \_\_\_\_\_, thickness \_\_\_\_\_  Outside air intake.  
 Furnace: make and model Flex Rest R-2 Input \_\_\_\_\_ Btuh.; output \_\_\_\_\_ Btuh.  
 Additional information: \_\_\_\_\_  
 Space heater;  floor furnace;  wall heater. Input \_\_\_\_\_ Btuh.; output \_\_\_\_\_ Btuh.; number units \_\_\_\_\_  
 Make, model \_\_\_\_\_ Additional information: \_\_\_\_\_  
 Controls: make and types Digital - Honeywell  
 Additional information: \_\_\_\_\_  
 Fuel:  Coal;  oil;  gas;  liq. pet. gas;  electric;  No. gas meters;  other \_\_\_\_\_; storage capacity \_\_\_\_\_  
 Additional information: \_\_\_\_\_  
 Firing equipment furnished separately:  Gas burner, conversion type.  Stoker: hopper feed ; bin feed   
 Oil burner:  pressure atomizing;  vaporizing \_\_\_\_\_  
 Make and model \_\_\_\_\_ Control \_\_\_\_\_  
 Additional information: \_\_\_\_\_  
 Electric heating system: type Heat Pump Input \_\_\_\_\_ watts; @ \_\_\_\_\_ volts; output \_\_\_\_\_ Btuh.  
 Additional information: \_\_\_\_\_  
 Ventilating equipment: attic fan, make and model \_\_\_\_\_; capacity \_\_\_\_\_ cfm.  
 kitchen exhaust fan, make and model \_\_\_\_\_  
 Other heating, ventilating, or cooling equipment \_\_\_\_\_

24. ELECTRIC WIRING:

Service:  overhead;  underground. Panel:  fuse box;  circuit-breaker; make 200 AMP's Per Code No. circuits \_\_\_\_\_  
 Wiring:  conduit;  armored cable;  nonmetallic cable;  knob and tube;  other \_\_\_\_\_  
 Special outlets:  range;  water heater;  other \_\_\_\_\_  
 Doorbell.  Chimes. Push-button locations \_\_\_\_\_ Additional information: \_\_\_\_\_  
 Number of electrical meters 1 Ex.

25. LIGHTING FIXTURES:

Total number of fixtures \_\_\_\_\_ Total allowance for fixtures, typical installation, \$ 500  
 Nontypical installation \_\_\_\_\_  
 Additional information: Page 8 of 9

DESCRIPTION OF MATERIALS

26. INSULATION:

LOCATION	THICKNESS	MATERIAL, TYPE, AND METHOD OF INSTALLATION	VAPOR BARRIER
Roof	R-30	Vault	Fiberglass
Ceiling	R-30	Standard Ceiling	Fiberglass
Wall	R-21		Fiberglass
Floor	R-30		Fiberglass

} Per Code

HARDWARE: (make, material, and finish.) \_\_\_\_\_

SPECIAL EQUIPMENT

Amount	Brand	Manufacturer's Number
Free Standing Range & Oven	GE or Equal	
Drop-In Range & Oven		
Separated Built-In Range & Oven		
Garbage Disposal	ISE or Equal	
Dishwasher	GE or Equal	
Hood & Fan	MICRO - SPACE Saver GE or Equal	
Radio-Intercom		
Other		

27. MISCELLANEOUS: (Describe any main dwelling materials, equipment, or construction items not shown elsewhere; or use to provide additional information where the space provided was inadequate. Always reference by item number to correspond to numbering used on this form.)

PORCHES:

Per Plan

TERRACES:

GARAGES:

Per Plan

WALKS AND DRIVEWAYS:

Driveway: width 10'; base material 3/4" Box Pk; thickness \_\_\_\_\_"; surfacing material Concrete; thickness 4"  
 Front walk: width \_\_\_\_\_; material \_\_\_\_\_; thickness \_\_\_\_\_. Service walk: width \_\_\_\_\_; material \_\_\_\_\_; thickness \_\_\_\_\_.  
 Steps: material \_\_\_\_\_; treads \_\_\_\_\_"; risers \_\_\_\_\_. Cheek walls \_\_\_\_\_

OTHER ONSITE IMPROVEMENTS:

(Specify all exterior on-site improvements not described elsewhere, including items such as unusual grading, drainage structures, retaining walls, fence, railings, and accessory structures.)

Finish grading - Sloping with a Tractor and by Hand

LANDSCAPING, PLANTING, AND FINISH GRADING:

Topsoil \_\_\_\_\_" thick:  front yard;  side yards;  rear yard to \_\_\_\_\_ feet behind main building.  
 Lawns (seeded, sodded, or sprigged):  front yard \_\_\_\_\_;  side yards \_\_\_\_\_;  rear yard \_\_\_\_\_  
 Planting:  as specified and shown on drawings;  as follows:  
 \_\_\_\_\_ Shade trees, deciduous, \_\_\_\_\_" caliper. \_\_\_\_\_ Evergreen trees, \_\_\_\_\_' to \_\_\_\_\_', B & B.  
 \_\_\_\_\_ Low flowering trees, deciduous, \_\_\_\_\_' to \_\_\_\_\_'. \_\_\_\_\_ Evergreen shrubs, \_\_\_\_\_' to \_\_\_\_\_', B & B.  
 \_\_\_\_\_ High-growing shrubs, deciduous, \_\_\_\_\_' to \_\_\_\_\_'. \_\_\_\_\_ Vines, 2-year \_\_\_\_\_  
 \_\_\_\_\_ Medium-growing shrubs, deciduous, \_\_\_\_\_' to \_\_\_\_\_'.  
 \_\_\_\_\_ Low-growing shrubs, deciduous, \_\_\_\_\_' to \_\_\_\_\_'.

Signature \_\_\_\_\_

Signature \_\_\_\_\_

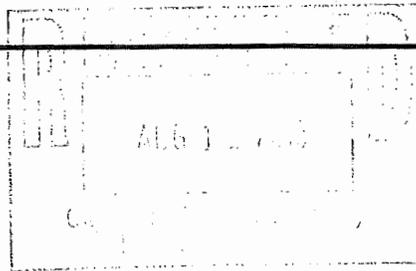


**CITY of THE DALLES**

313 COURT STREET  
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125  
PLANNING DEPARTMENT

HLC# 147-15  
FEE - \$25.00



**HISTORIC LANDMARKS APPLICATION**

Application is required for modifications and/or alterations to the exterior of certified historic structures and all structures within certified historic districts. Additionally, new construction within established historic districts are also required to appear before the City of The Dalles Historic Landmarks Commission.

Applicant Name	ALAN AND BEV EAGY
Address	218 W 4 <sup>th</sup> ST.
Phone	(541) 296-5877
Business Name	
Site Address	214 W 4 <sup>th</sup> ST.
Phone	
Map and Tax Lot	1N 13E 3BC TAX LOT 3600
Zoning	CBC Geohazard Zone C Flood Designation C

Please describe your project goals.

Our goal is to reconstruct the rooms that were lost prior to and during its 1982 move to City Park. Specifically, restore the kitchen & bathroom on the southeast & south ends of the house. We also wish to restore the balcony on the 2<sup>nd</sup> floor front of the house and repair & restore windows, doors, siding, ornamentation & mouldings.

How will your project affect the appearance of the building and or site?

Our project will restore the building to its pre-1982 appearance and will restore the balcony visible in historic photographs.

What efforts are being made to maintain the historic character of this structure?

We are referring to historic photos (attached) of the Trevitt/Booth house to guide in the building of the additions and balcony rail. We have consulted 1888+1926 Sanborn maps (also attached) to help guide the reconstruction of the missing rooms. Outside materials (siding) will be matched to the current (historic) condition.

What is the current use of this property? None; its last use was residential, but it has not been occupied for at least 33 years

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

List any known archeological resources on site.

---

The review criteria for each application are the Secretary of the Interior's Standards. These standards have been adopted by City Ordinance 94-1194 as local review criteria.

**I certify that the above information is correct and submit this application with six (6) copies of a site plan drawn to scale, six (6) copies of detailed, elevation drawings with proposed changes, and six (6) current color photographs (4X6 inch minimum) of the building/structure front.**

Alan Eagy  
Applicant

8-6-2015  
Date

\_\_\_\_\_  
Owner (if not the applicant)

I have reviewed the above application and certify that it is complete and accepted for processing.

C. Davidson  
Secretary, Historic Landmarks Commission

**FOR OFFICE USE ONLY**

Historical Classification Primary/Contributing  
(Primary, Secondary, Historical, Etc.)

Historic Building/Site Historic District: Commercial  Trevitt  Other

Historic Name (if any) Booth House AKA Victor Trevitt House

Year(s) Built 1868



TREVITT-BOOTH HOUSE ENROUTE FROM CITY PARK  
TO 214 W. 4<sup>th</sup> STREET. DECEMBER 15, 2006.

## Introduction to our Restoration Project

Trevitt/Booth house was built in 1868 on a lot originally owned by Victor Trevitt at 215 W 3rd Street. By a community effort, it was saved from demolition in 1981-1982. The back of the house was detached (photo, page 6) and the house was loaded on a truck and moved in May of 1982 to City Park (p.7). During the final stage of the move, a room on the side of the house fell off (p.8). Since these rooms contained the kitchen and bathroom, the house no longer has these important rooms. The house resided tax-free in City Park for 24 years and was deemed to be suffering from "demolition by neglect." We bought the house in December of 2006 and had it moved (p.1) to a double lot we purchased for this purpose at 214 W 4th Street, next to our home. We had a new foundation, sidewalk, and front steps constructed, and it has been on the tax rolls since we moved it to our lot.

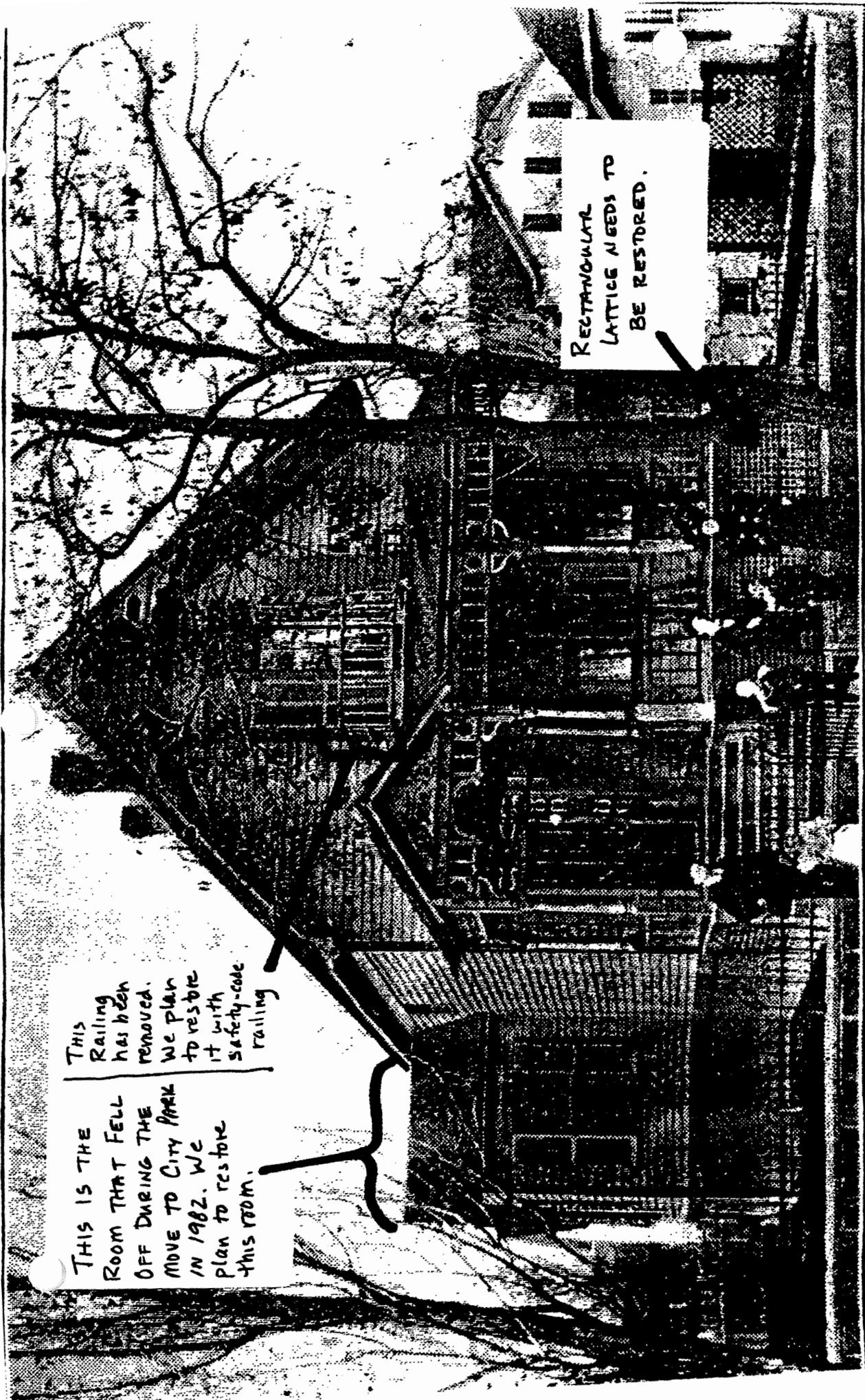
Our project description:

1. Restoration of all windows and shutters, including stained glass windows.
2. Restoration of exterior doors and screen doors.
3. Restoration of the second-story front balcony railing and balusters.
4. Restoration/repair of the siding, including fascia, crown moulding, and gable ornamentation.
5. Restoration of horizontal lattice and porch skirting.
6. Exterior chimney repair to replace missing and damaged brick.
7. Reconstruct the kitchen area to the southeast of the building. (This will restore the room that fell off during the 1982 move.) (pp. 8, 22, 23)
8. Reconstruct a bathroom and porch on the back of the building. (This will restore the part of the house which was removed prior to the 1982 re-location to City Park.) (p. 6)

We plan to restore the missing rooms within the original footprint of the house, according to photos (pp. 5, 6, 7, 21, 22) and an 1888 & 1926 Sanborn map of the building (pp. 3, 4).

Our site plan, including the reconstructed rooms, has been approved by the State Historic Preservation Office (SHPO) in Salem. (pp. 9, 20)

**[Please see accompanying plans and photos with captions]**



THIS RAILING HAS BEEN REMOVED. WE PLAN TO RESTORE IT WITH SAFETY-CODE RAILING

THIS IS THE ROOM THAT FELL OFF DURING THE MOVE TO CITY PARK IN 1982. WE PLAN TO RESTORE THIS ROOM.

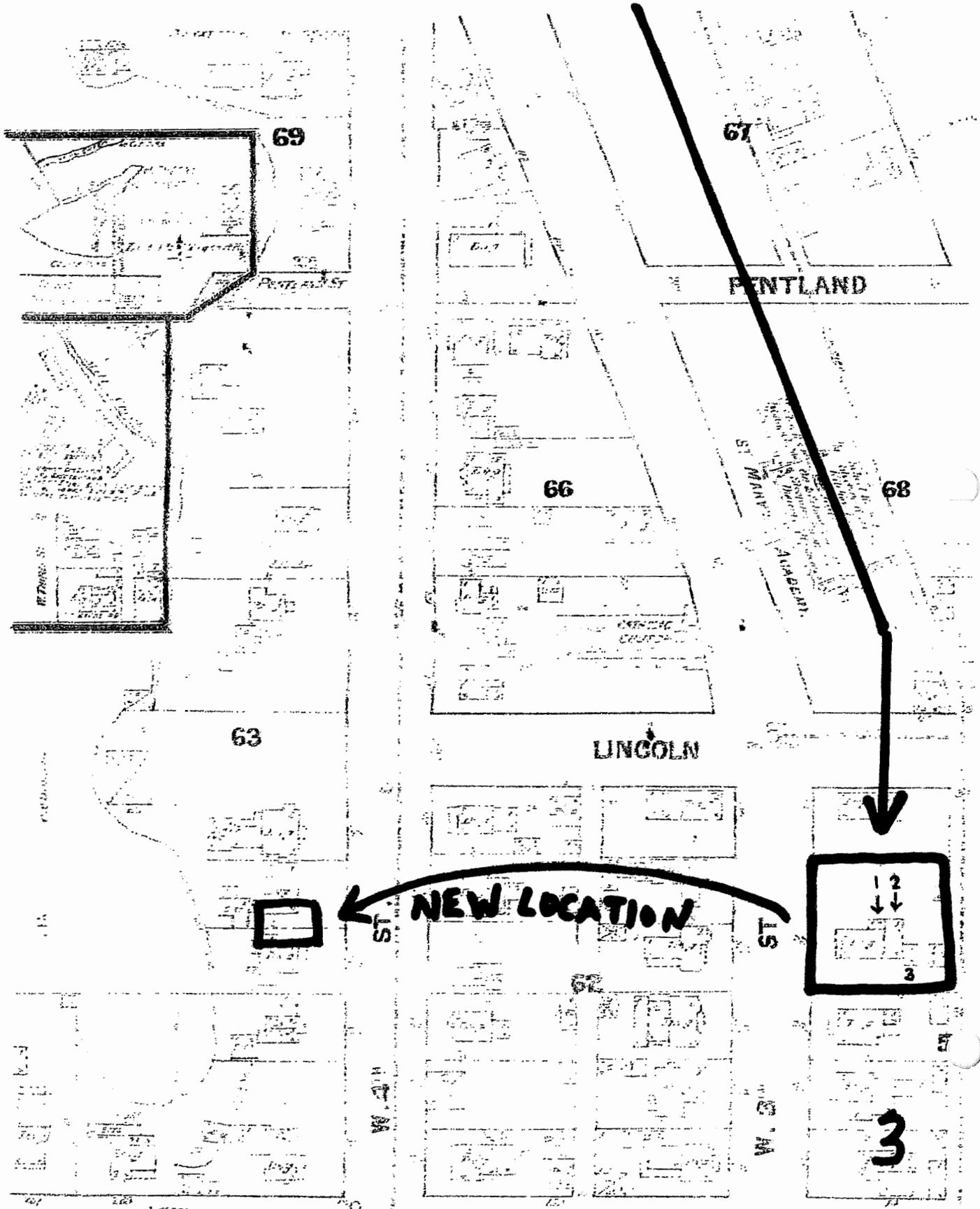
RECTANGULAR LATTICE NEEDS TO BE RESTORED.

Ted J. Seufert and Mary Ann Seufert with children Mildred, Leland, John, & Ted J. Jr.

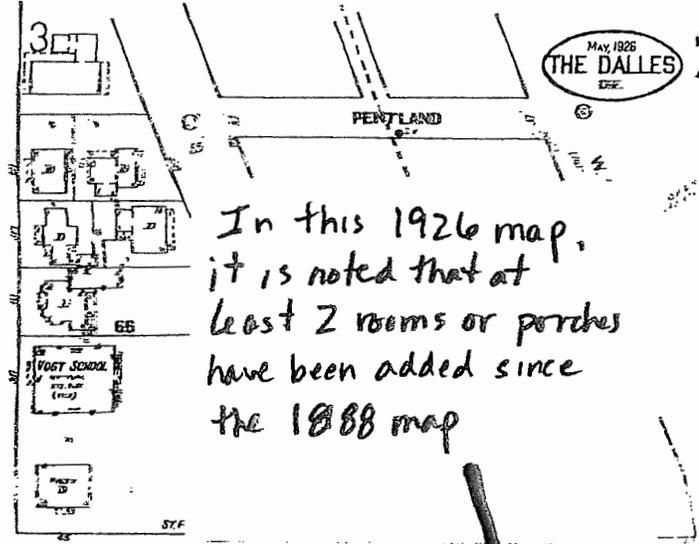
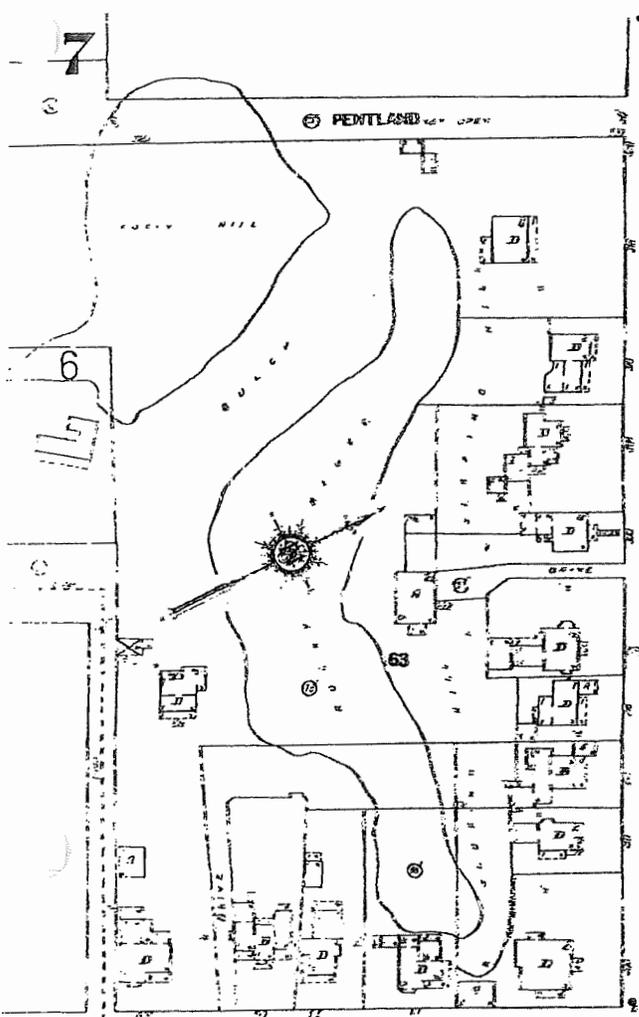
[THE SEUFERTS WERE THE 2<sup>ND</sup> OWNERS OF THE HOUSE.]

Sanborn Map June 1888

- #1 Room which fell off during 1982 move.
- #2 Rooms which were removed (detached) before 1982 move.
- #3. Additional room, not to be restored

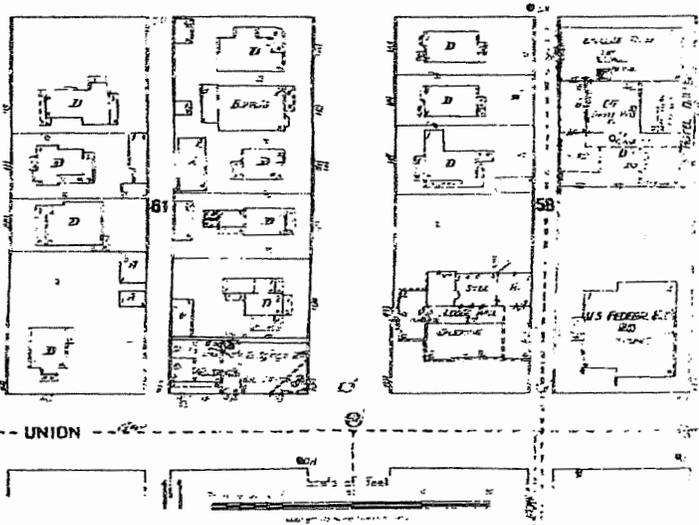
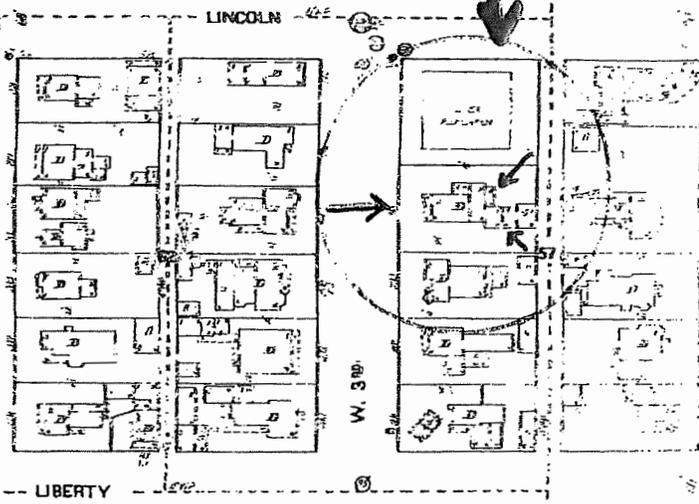
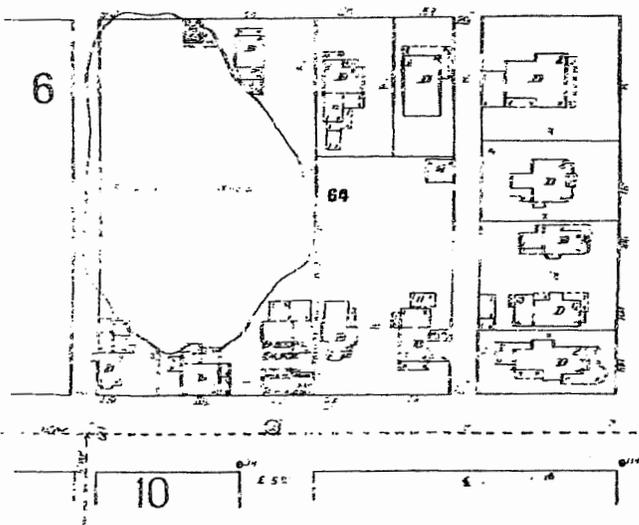


SANBORN MAP, MAY 1 26



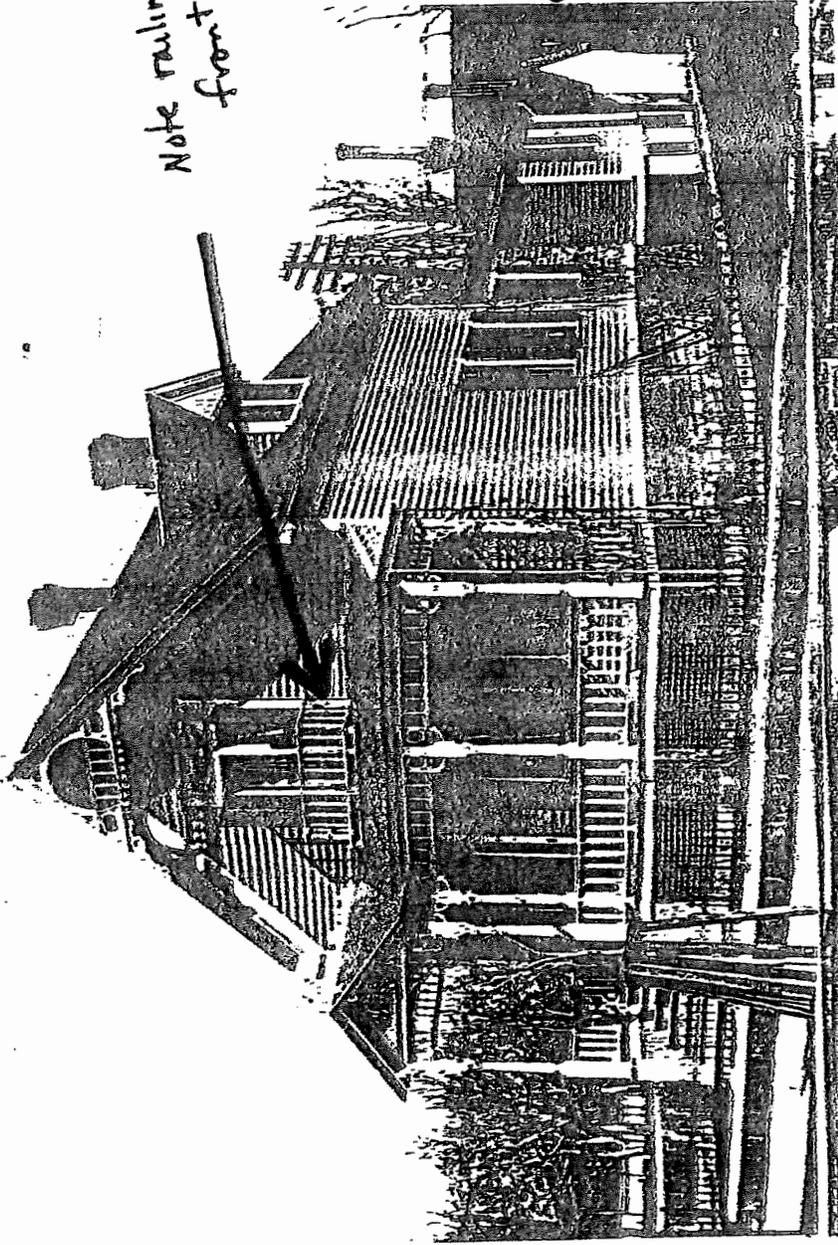
In this 1926 map, it is noted that at least 2 rooms or porches have been added since the 1888 map

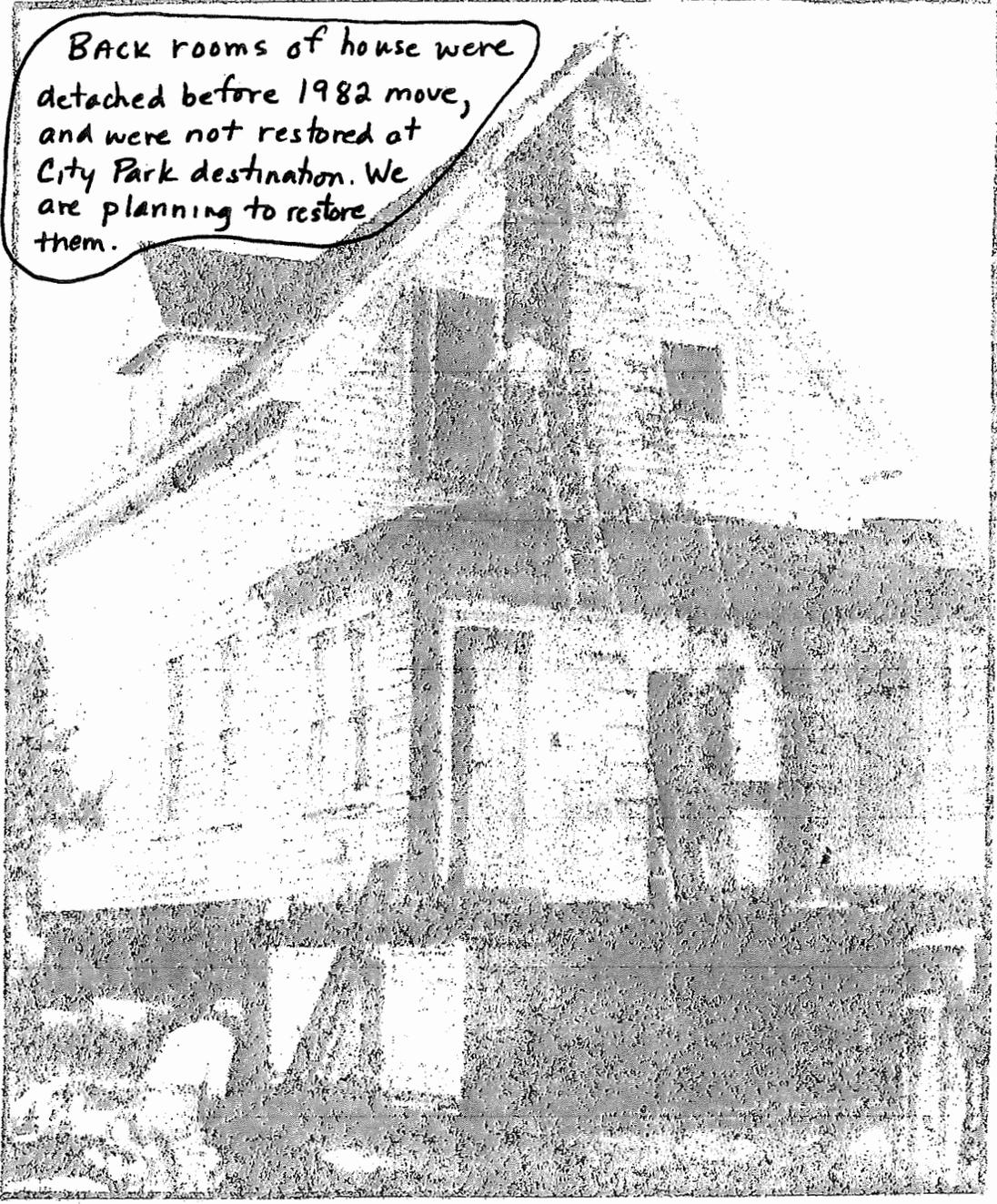
MAY 1926  
THE DALLES  
ORE.



Note railing on  
front balcony.

Note rooms  
attached to back  
of house.

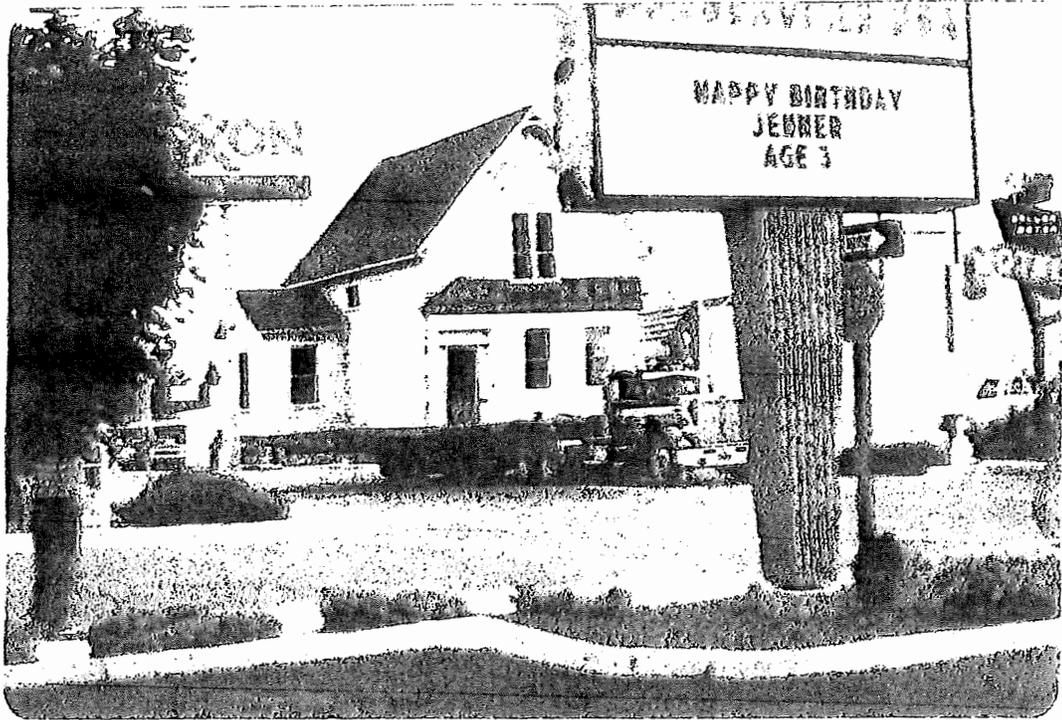




### Getting Ready To Move

Volunteers organized by Lew Nichols and Ed Sullivan have been preparing the Trovitt House for its move to a new site. The house is being moved to the present site while expansion of The Dalles Auto Electric Store must first be completed and a

site for the Trovitt House to be used as museum, meeting hall, or rented garage, can be found. Gary P. Kille, owner of the Auto Electric Store, will be assisting in the



3rd street

With front porch removed, house is moved to City Park on May 29, 1982, using one of Jim Ellett's trucks.



4th street

# Trevitt House Move Approved

A local corporation that owns the Victor Trevitt House was given permission to move that building to City Park at a city council meeting Tuesday night.

City Attorney Bill Cloran said an agreement with the corporation was signed giving it a 20-year lease on part of the park for \$1 per year. The agreement says the building has to be open and in use by November.

The question of moving the house had come up at a May 3 council meeting, and members of the local group asked for approval of the move as they had a chance to get the building moved without cost. At that time they said the building could be ready to part of the city's centennial birthday celebration in July. However, at that

agreement had not reached the council.

Problems over insurance for the building

and the availability of the facility for use by local civic groups had been worked out

previously. The building is presently located 206 block of West Third Street

The Dalles Chronicle May 24, 1982

## On the road



If all goes well, the Trevitt House should be on the road at 8 a.m. Tuesday for a new location in City Park. Volunteers have placed the house on a trailer and Jim Elliot has volunteered truck to move house. It will be restored and used as meeting place and museum or exhibit hall.

Wednesday, May 26, 1982

SIDE room fell off during final move into City Park



## Oops! wall tumbles down

All went well until the very last moment when the Trevitt House was moved into City Park Tuesday when a side room fell off. The room tumbled considerably when the house was pulled from its original site on West Third Street. At right scurrying away is Ed McKune, of the volunteers who has worked on the project several months. A meeting of volunteers was scheduled at noon today in the park to discuss restoration of the house. (Chronicle photo by Nick Dawson).



SPECIAL ASSESSMENT OF HISTORIC PROPERTY PROGRAM  
Application Form/Affidavit

RECEIVED  
NOV 27 2007  
STATE PARK AND  
RECREATION DEPARTMENT

1. Property Information:

Historic Name of Property: Trevitt/Booth House

National Register District and rank (if applicable): Trevitt's Historic District

Date Listed on the National Register: 6/20/95

Property Address:  
Street: 214 W 4<sup>th</sup> St

City: The Dalles County: Wasco Zip: 97058

2. Property Tax Information:

Tax Account Number: 3509.13687 (House is now on 2 lots; will be combined into one (#3509) on next tax statement) Does owner reside in property?  Yes  No

Current Assessed Value: \$ 72,592.00 Current Real Market Value (RMV) \$130,100.00

Application Fee (RMV x .0033): \$ 429.33

3. Preservation Plan Overview

Current Use:  Agricultural  Commercial  Industrial  Residential  Res./Multi-family

Estimated Cost of Rehabilitation: \$ 69,500.00 Estimated cost of Renovation (for reapplications only): \$ \_\_\_\_\_

Item Numbers proposed for completion by 5<sup>th</sup> year: 1,2,3,6,7,8,9,10,11,12,13,14,16,17,18,

Item Numbers proposed for completion by 10<sup>th</sup> year: 4,19,20

Item Numbers proposed for completion by 14<sup>th</sup> year: 5,15

4. Owner Information:

Owner Name: Alan and Bev Eagy Organization/business: \_\_\_\_\_

Address: 218 W 4<sup>th</sup> Street City: The Dalles,

State: OR Zip: 97058

Phone: 541-296-5877 E-mail: eagy@gorge.net

Representative: \_\_\_\_\_ Phone: \_\_\_\_\_

I certify that I have read and understand the Oregon Administrative Rule (OAR 736-050-0100 through 0150) which pertains to special assessment of historic property, and that this application and any attachments accurately represent the property to be specially-assessed. I agree to grant access for the viewing of the property by the State Historic Preservation Officer, the State Historic Preservation Officer's staff, the Historic Assessment Review Committee, and the public. I declare under the penalties for false swearing as contained in ORS 162.085 that I have examined this application, and to the best of my knowledge, it is true, correct, and complete.

Alan Eagy / Bev Eagy 12/21/2007  
Owner Signature Date

SHPO Determination

Application is acknowledged as complete:

Susan Haylock 12/26/07  
SHPO Authorized Signature and Date

Property is approved for Special Assessment:

Susan Haylock 1/28/08  
SHPO Authorized Signature and Date

Property is not approved for Special Assessment. Explanation: \_\_\_\_\_

\_\_\_\_\_  
SHPO Authorized Signature and Date

Restoration plan approved by SHPO. See site plan on page 20.

Preservation/Renovation Pla.

Historic Name: TREVITT/BOOTH HOUSE

Street: 214 W. 4<sup>th</sup> Street City: The Dalles County: Wasco

5. Detailed description of ~~rehabilitation~~/preservation/maintenance/renovation work. In the boxes below describe what you plan to do and why, clarifying both what is already there and what you plan to do to it/replace it with. Be sure to include any projects that may involve site work, new construction, or alterations.

1	Architectural feature: <u>Front Porch</u> Approximate date of feature: <u>1868-1870</u>	Proposed treatment and impact on existing feature:  <div style="text-align: right;"><i>completed</i></div> Reattach front steps and add new, matching steps to ground. }  Install lattice under porch, using historic photos to guide the selection and installation of the posts and lattice.
Describe existing feature and its condition:  Front steps have been removed and no longer fit since house is now at a more historically accurate higher level.  Missing porch latticework under porch.		
Photo no.: <u>1</u>		Drawing no.: _____

2	Architectural feature: <u>Front door, leaded glass</u> Approximate date of feature: <u>1868-1870</u>	Proposed treatment and impact on existing feature:  Replace screen.  Remove old casing wood that is damaged and replace. Recondition original lock so it functions properly. Commission local artist to create matching leaded glass and install.
Describe existing feature and its condition:  Screen door screen is full of holes.  Front door damage; door is secured with a padlock and hasp.  Leaded glass on west (right side in photo) is missing.		
Photo no.: <u>2</u>		Drawing no.: _____

## Preservation/Renovation Plan

Historic Name: TREVITT/BOOTH HOUSE

Street: 214 W. 4<sup>th</sup> Street City: The Dalles County: Wasco

5. Detailed description of rehabilitation/preservation/maintenance/renovation work. In the boxes below describe what you plan to do and why, clarifying both what is already there and what you plan to do to it/replace it with. Be sure to include any projects that may involve site work, new construction, or alterations.

<b>3</b>	Architectural feature: <u>Front Porch</u> Approximate date of feature: <u>1863-1870</u>	Proposed treatment and impact on existing feature:  Replace rotted wood with new wood. Reattach loose pieces of fretwork. Make wood pieces to match the missing ones and attach. Prep, prime, and paint all front porch woodwork.  <div style="text-align: center; font-family: cursive; font-size: 1.2em;">Completed</div>
Describe existing feature and its condition:  Fretwork and moulding on front porch: Some is rotted, some is broken, and some is missing.		
Photo no.: <u>3,4,5,6</u> Drawing no.: _____		

<b>4</b>	Architectural feature: <u>Upper veranda</u> Approximate date of feature: <u>1868-1870</u>	Proposed treatment and impact on existing feature:  Build matching rail and install per historic photographs. Prime and paint.
Describe existing feature and its condition:  As seen in historic photographs, the upper veranda had a small rail around it that matched the rail on the downstairs porch. It has been removed, apparently in the early to mid 1900s.		
Photo no.: <u>7</u> Drawing no.: _____		11

## Preservation/Renovation Plan

Historic Name: TREVITT/BOOTH HOUSE

Street: 214 W. 4<sup>th</sup> Street City: The Dalles County: Wasco

5. Detailed description of rehabilitation/preservation/maintenance/renovation work. In the boxes below describe what you plan to do and why, clarifying both what is already there and what you plan to do to it/replace it with. Be sure to include any projects that may involve site work, new construction, or alterations.

<b>5</b>	Architectural feature: <u>Missing room</u> Approximate date of feature: <u>1868-1870</u>	Proposed treatment and impact on existing feature:  We would like to add the room back on, along with other attachments shown in the historic photos. The site plan shows the approximate "future addition" that would house a bathroom and kitchen. The future addition would fit into the footprint of the original with its historic additions.
Describe existing feature and its condition:  When the house was moved in the early 1980s, a side room was attached (photo #8). It may have been a bathroom. Apparently it fell off during the end of the move. Photo #9 shows how it was patched, with windows installed.		
Photo no.: <u>8,9</u>		Drawing no.: _____

<b>6</b>	Architectural feature: <u>Siding</u> Approximate date of feature: <u>1868-1870</u>	Proposed treatment and impact on existing feature:  Removal of paint. Surface preparation, priming, and painting with historic society-approved colors.
Describe existing feature and its condition:  Paint is cracked and peeling from exterior of house		
Photo no.: <u>10</u>		Drawing no.: _____

12

## Preservation/Renovation Plan

Historic Name: TREVITT/BOOTH HOUSE

Street: 214 W. 4<sup>th</sup> Street City: The Dalles County: Wasco

5. Detailed description of rehabilitation/preservation/maintenance/renovation work. In the boxes below describe what you plan to do and why, clarifying both what is already there and what you plan to do to it/replace it with. Be sure to include any projects that may involve site work, new construction, or alterations.

<b>7</b>	Architectural feature: <u>South side windows</u> Approximate date of feature: <u>1868-1870</u>	Proposed treatment and impact on existing feature: Describe work and impact on existing feature:  Repair framing and install new windows. If feasible, restore easternmost window to its original size.
Describe existing feature and its condition:  Windows are broken, and easternmost window seems to have replaced the original (see photo #11), with patching evident.		
Photo no.: <u>11</u> Drawing no.: _____		

<b>8</b>	Architectural feature: <u>Rear exterior door.</u> Approximate date of feature: <u>1868-1870</u>	Proposed treatment and impact on existing feature:  Remove paint, repair with wood filler or new wood. Repair or replace door.
Describe existing feature and its condition:  The rear exterior door and doorjamb are in poor condition.		
Photo no.: <u>12</u> Drawing no.: _____		

## Preservation/Renovation Plan

Historic Name: TREVITT/BOOTH HOUSE

Street: 214 W. 4<sup>th</sup> Street City: The Dalles County: Wasco

5. Detailed description of rehabilitation/preservation/maintenance/renovation work. In the boxes below describe what you plan to do and why, clarifying both what is already there and what you plan to do to it/replace it with. Be sure to include any projects that may involve site work, new construction, or alterations.

<b>9</b>	Architectural feature: <u>Chimney</u> Approximate date of feature: <u>1868-1870</u>	Proposed treatment and impact on existing feature:  A brick mason will be hired to repair damage to chimney with matching brick.
Describe existing feature and its condition:  During move and subsequent placement on a foundation, damage was done to the chimney.		
Photo no.: <u>13</u>		Drawing no.:

<b>10</b>	Architectural feature: <u>Siding</u> Approximate date of feature: <u>1868-1870</u>	Proposed treatment and impact on existing feature:  Install matching siding boards during siding restoration. Prep, prime, and paint to match.
Describe existing feature and its condition:  Pieces of siding are missing from east side of house.		
Photo no.: <u>14</u>		Drawing no.:

14



## Preservation/Renovation Plan

Historic Name: TREVITT/BOOTH HOUSE

Street: 214 W. 4<sup>th</sup> Street City: The Dalles County: Wasco

5. Detailed description of rehabilitation/preservation/maintenance/renovation work. In the boxes below describe what you plan to do and why, clarifying both what is already there and what you plan to do to it/replace it with. Be sure to include any projects that may involve site work, new construction, or alterations.

<b>13</b>	Architectural feature: <u>Pocket doors</u> Approximate date of feature: <u>1868-1870</u>	Proposed treatment and impact on existing feature:  Repair hardware on pocket door tracks, lubricate, and adjust to full functionality  <div style="text-align: center; font-style: italic; font-size: 1.2em;">completed</div>
Describe existing feature and its condition:  Pocket doors are off their track.		
Photo no.: <u>17</u>   Drawing no.: _____		

<b>14</b>	Architectural feature: <u>Downstairs ceilings</u> Approximate date of feature: <u>1868-1870</u>	Proposed treatment and impact on existing feature:  Clean with fungicide and coat with Zinsser stain-blocking compound. Re-tape and re-mud as necessary. Prep, prime, and paint ceiling.  <div style="text-align: center; font-style: italic; font-size: 1.2em;">sheet rock completely removed completed</div>
Describe existing feature and its condition:  Ceiling paper has come off and attempted sheetrocking was never completed. Mold stains are evident on ceiling.		
Photo no.: <u>18,19</u>   Drawing no.: _____		

16

## Preservation/Renovation Plan

Historic Name: TREVITT/BOOTH HOUSE

Street: 214 W. 4<sup>th</sup> Street City: The Dalles County: Wasco

5. Detailed description of rehabilitation/preservation/maintenance/renovation work. In the boxes below describe what you plan to do and why, clarifying both what is already there and what you plan to do to it/replace it with. Be sure to include any projects that may involve site work, new construction, or alterations.

<b>15</b>	Architectural feature: <u>East room</u> Approximate date of feature: <u>1868-1870</u>	Proposed treatment and impact on existing feature:  Replace windows until an appropriate SHPO-approved addition (bathroom, kitchen) can be designed and built.
Describe existing feature and its condition:  This room was truncated when the small outer room fell off during the 1980s move. (See photo # 8). The wall was repaired and windows were installed.		
Photo no.: <u>20</u>		Drawing no.: _____

<b>16</b>	Architectural feature: <u>Fireplace &amp; Mantel</u> Approximate date of feature: <u>1868-1870</u>	Proposed treatment and impact on existing feature:  Jack up fireplace/mantel and reattach to chimney (brick mason). Re-grout as necessary. Repair/replace damaged tiles.
Describe existing feature and its condition:  Fireplace and mantel was displaced during house move. It is listing to the right and has come loose form the wall. Ceramic tiles are damaged/missing.		
Photo no.: <u>21,22,23,24</u>		Drawing no.: _____

17

## Preservation/Renovation Plan

Historic Name: TREVITT/BOOTH HOUSE

Street: 214 W. 4<sup>th</sup> Street City: The Dalles County: Wasco

5. Detailed description of rehabilitation/preservation/maintenance/renovation work. In the boxes below describe what you plan to do and why, clarifying both what is already there and what you plan to do to it/replace it with. Be sure to include any projects that may involve site work, new construction, or alterations.

<b>17</b>	Architectural feature: <u>Interior woodwork</u> Approximate date of feature: <u>1868-1870</u>	Proposed treatment and impact on existing feature:  Prepare interior woodworking with wood filler as appropriate. Prep, prime, and repaint interior wood that was previously painted.
Describe existing feature and its condition:  Interior woodwork, moulding, etc. has some damage.		
Photo no.: <u>25</u>		Drawing no.: _____

<b>18</b>	Architectural feature: <u>Staircase</u> Approximate date of feature: <u>1868-1870</u>	Proposed treatment and impact on existing feature:  Replace carpet with a period-appropriate runner.
Describe existing feature and its condition:  Currently the staircase is covered with an industrial carpet.		
Photo no.: <u>26</u>		Drawing no.: _____

## Preservation/Renovation Plan

Historic Name: TREVITT/BOOTH HOUSE

Street: 214 W. 4<sup>th</sup> Street City: The Dalles County: Wasco

5. Detailed description of rehabilitation/preservation/maintenance/renovation work. In the boxes below describe what you plan to do and why, clarifying both what is already there and what you plan to do to it/replace it with. Be sure to include any projects that may involve site work, new construction, or alterations.

<b>19</b>	Architectural feature: <u>Upper bedroom walls</u> Approximate date of feature: <u>1868-1870</u>	Proposed treatment and impact on existing feature:  Open flues will be capped. Walls will be re-plastered or sheet-rocked. New paint will be applied.  <div style="text-align: center; font-style: italic; font-size: 1.2em;">             old flues removed              completed           </div>
Describe existing feature and its condition:  Upper bedroom flues are open; walls are cracking.		
Photo no.: <u>26</u>		Drawing no.: _____

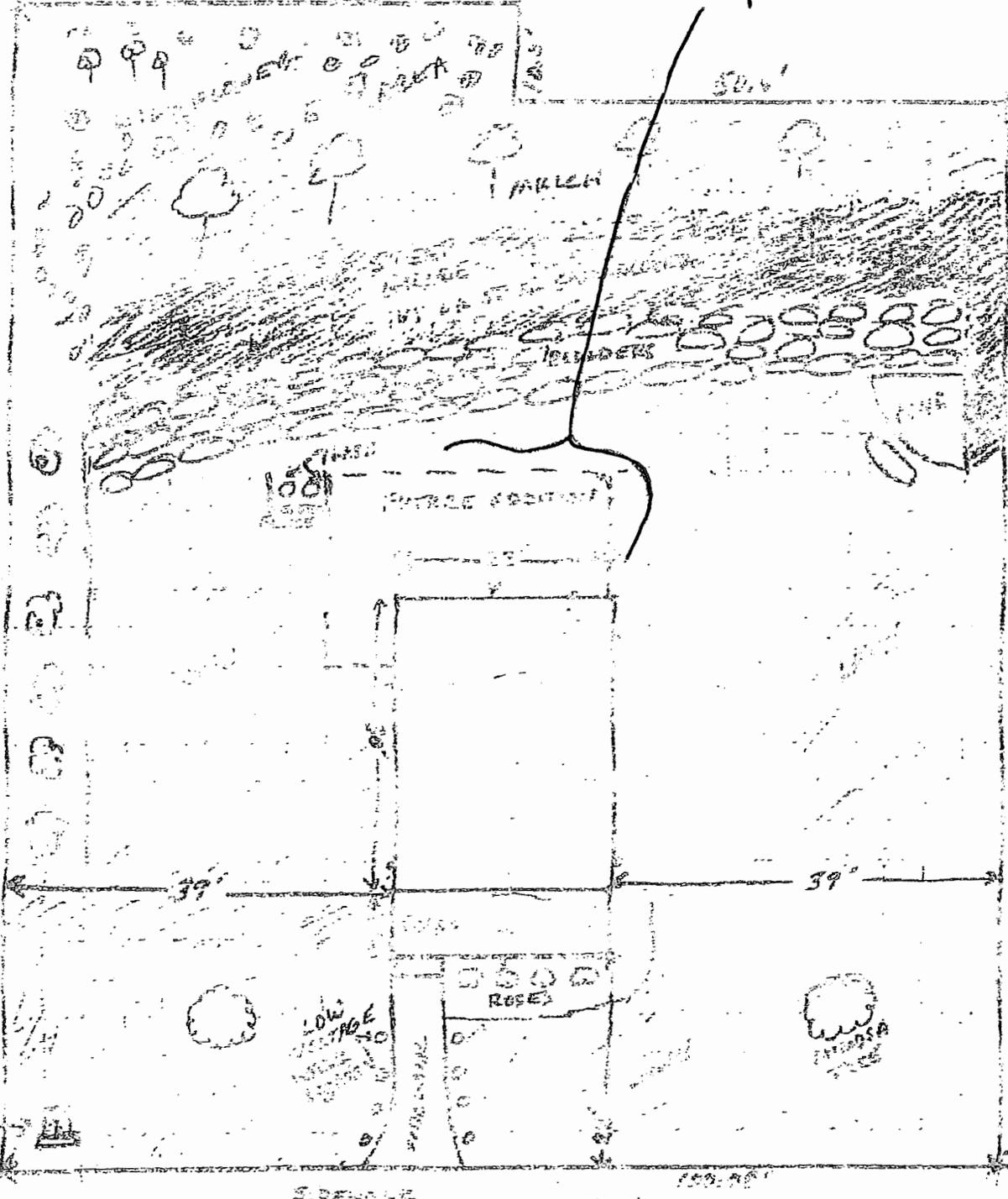
<b>20</b>	Architectural feature: <u>Baseboard heaters</u> Approximate date of feature: <u>1980s</u>	Proposed treatment and impact on existing feature:  Remove baseboard heaters. Consult with SHPO and local Historic Society regarding the most historic and efficient heating method that will affect the historic character of the house.  <div style="text-align: center; font-style: italic; font-size: 1.2em;"> <u>Electric baseboard</u>  <u>heaters removed</u>  <u>completed</u> </div>
Describe existing feature and its condition:  Electric baseboard heaters!		
Photo no.: <u>27</u>		Drawing no.: _____

19

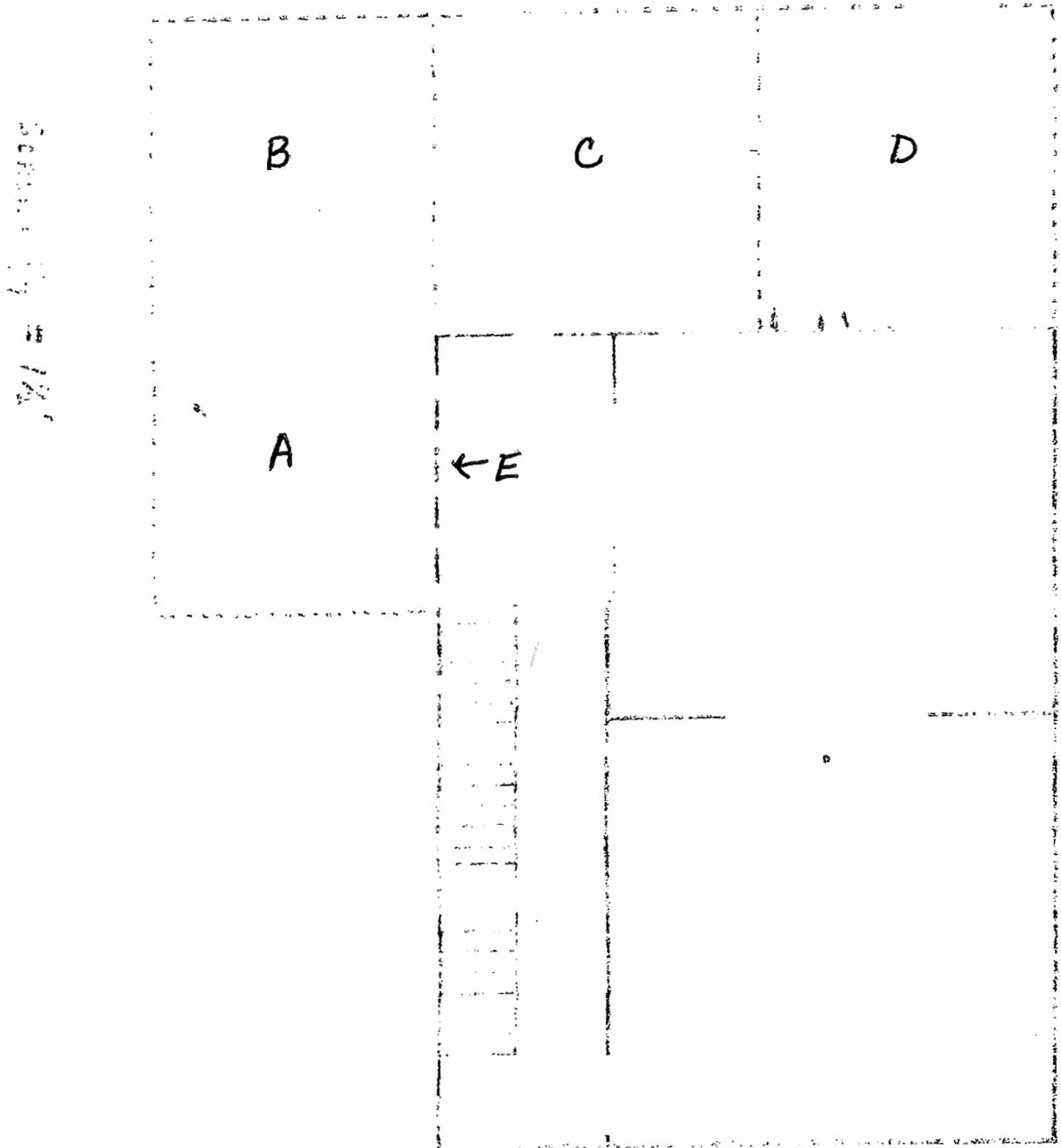


# SITE PLAN

SHPO  
Approved



Original footprint (1888) of house.



PRE 1981 MOVE TO CITY PARK

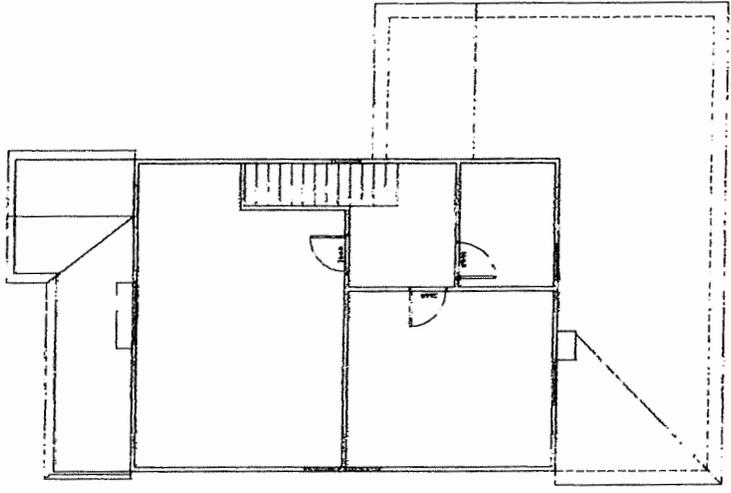
- A: FELL OFF DURING MOVE
- { B: Removed prior to move
- { C: Removed prior to move
- { D: Removed prior to move
- E: Non-existent wall; added in City Park after room (A) fell off.

PROPOSED USE

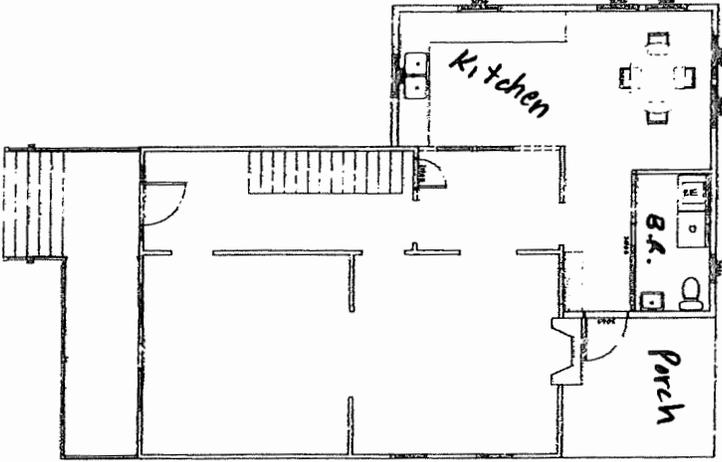
- A: Kitchen
- B: Kitchen
- C: Bathroom/Laundry 21
- D: Porch
- E: Wall to be removed

22

PROPOSED RESTORATION



UPPER LEVEL FLOOR PLAN  
SCALE 1/4" = 1'-0"  
PLAN

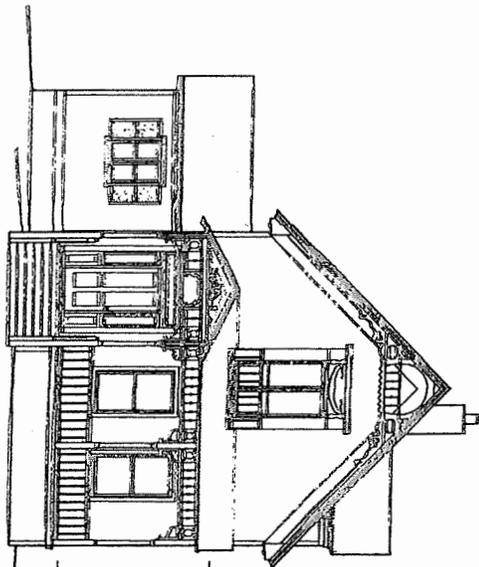


MAIN LEVEL FLOOR PLAN  
SCALE 1/2" = 1'-0"  
PLAN

7-7-15 Review Set  
Not For Construction

BASED FOR GRANT REVIEW

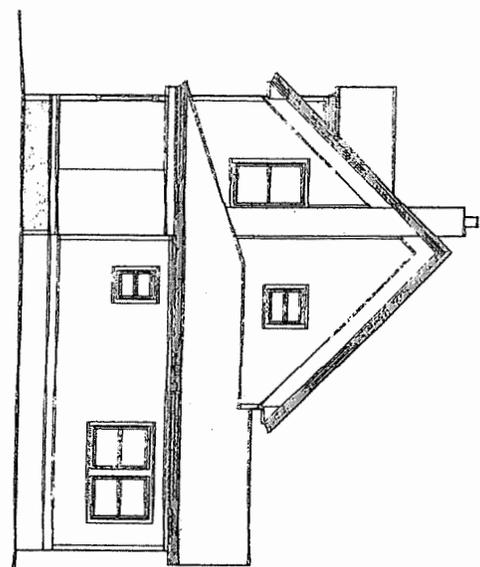
23



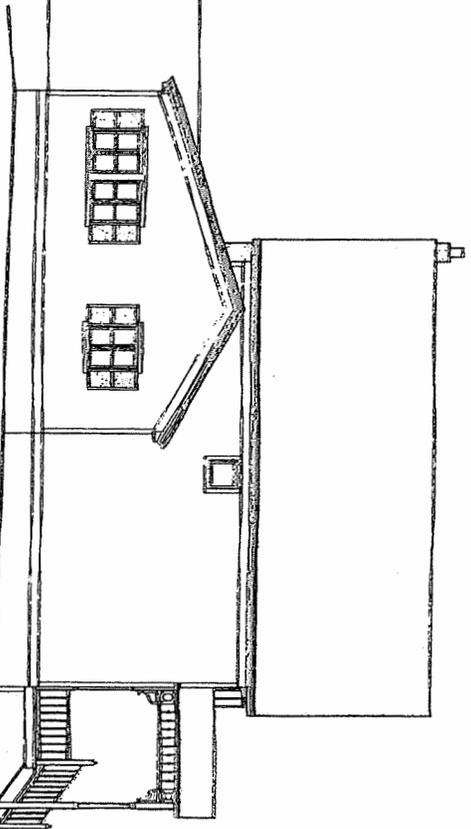
FRONT



REAR



VIEW FROM EAST



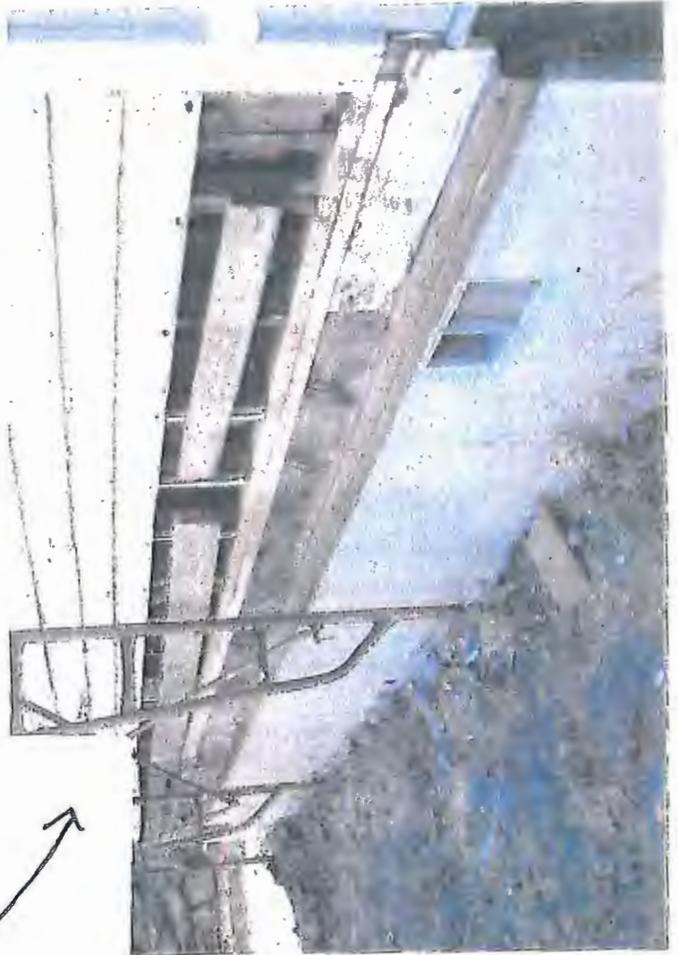
VIEW FROM WEST

MAINTAIN PERMIT REVIEW - NOT FOR CONSTRUCTION

A2.0 Drawing	<b>HAFFNER CONSULTING ENGINEERING</b> P.O. Box 584 Mosier, Oregon 97040 Office & Fax 541-478-3052	PROJECT NO. 2018-143 DRAWING NO. 7-20-15	<b>Addition to Trevitt House</b> <b>Alan &amp; Bev Eagy</b> 214 West 4th Street The Dalles, Oregon 97058
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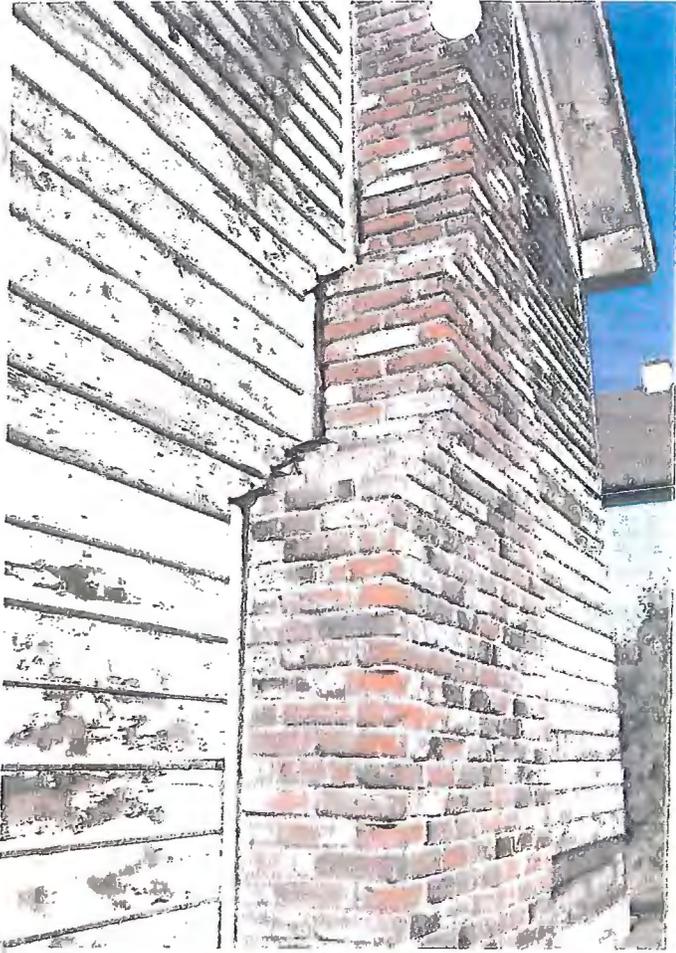
Restored safety rail  
needed here.





Lattice  
needed

Siding  
Repair  
Needed



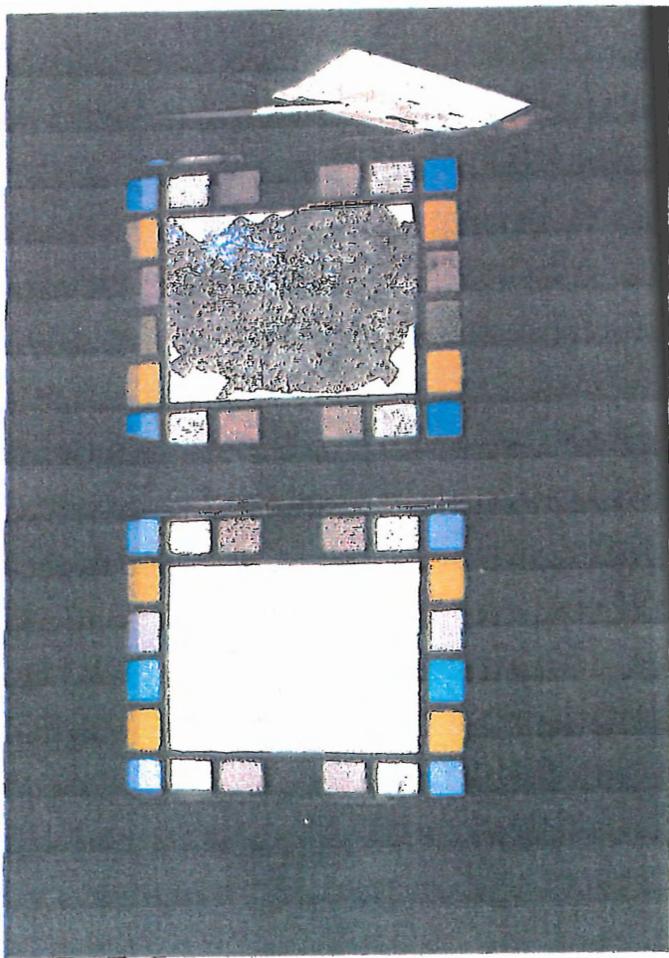
Chimney repair needed

Porch repair needed



Windows need repairing

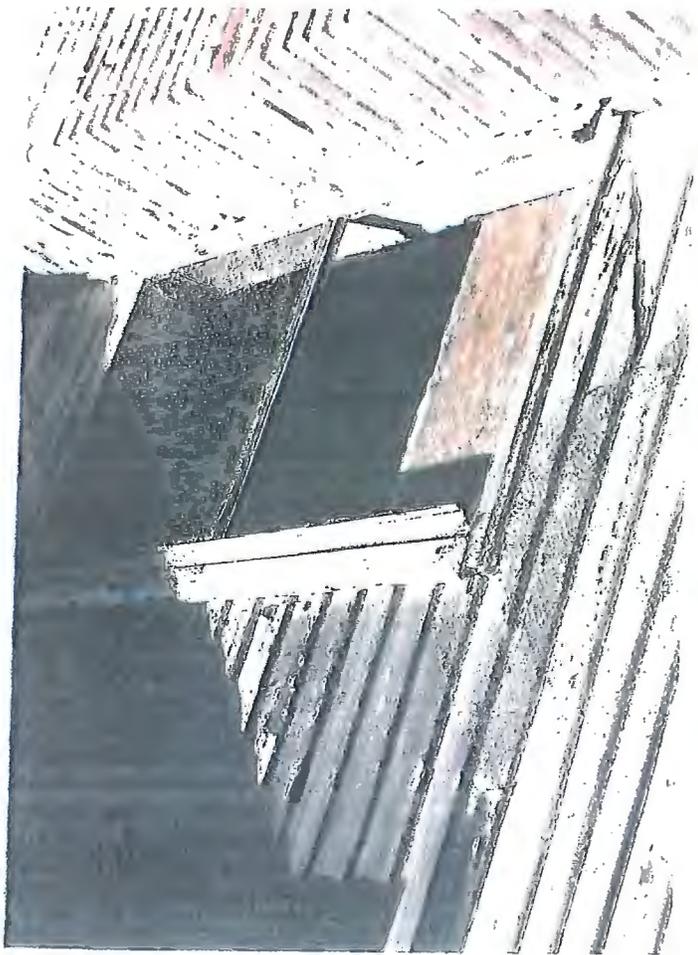


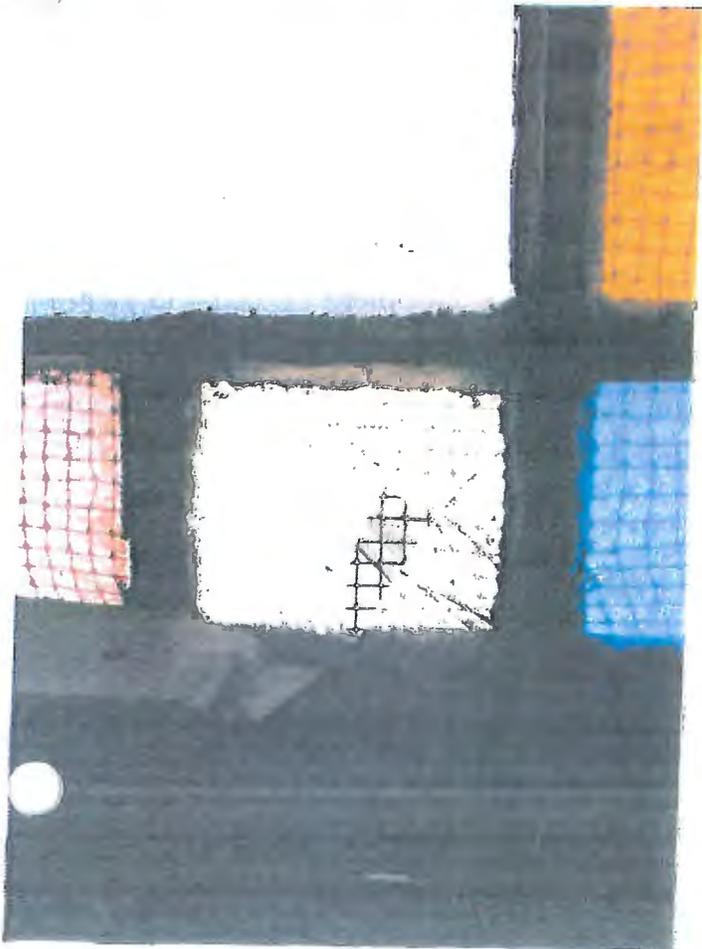


*Stained glass needs repair.*



More windows in need of repair





more windows

Back door was in  
such bad shape it  
will need to be  
replaced.

NORTH  
GABLE  
Ornamentation



Water table  
& skirt  
board  
needing  
restoration.



East  
elevation  
fascia &  
crown  
moulding  
damage



31



Front  
roof  
fascia  
(front  
porch)  
& crown  
mouldings  
in need  
of repair.

31



*Front entryway in need of restoration.*

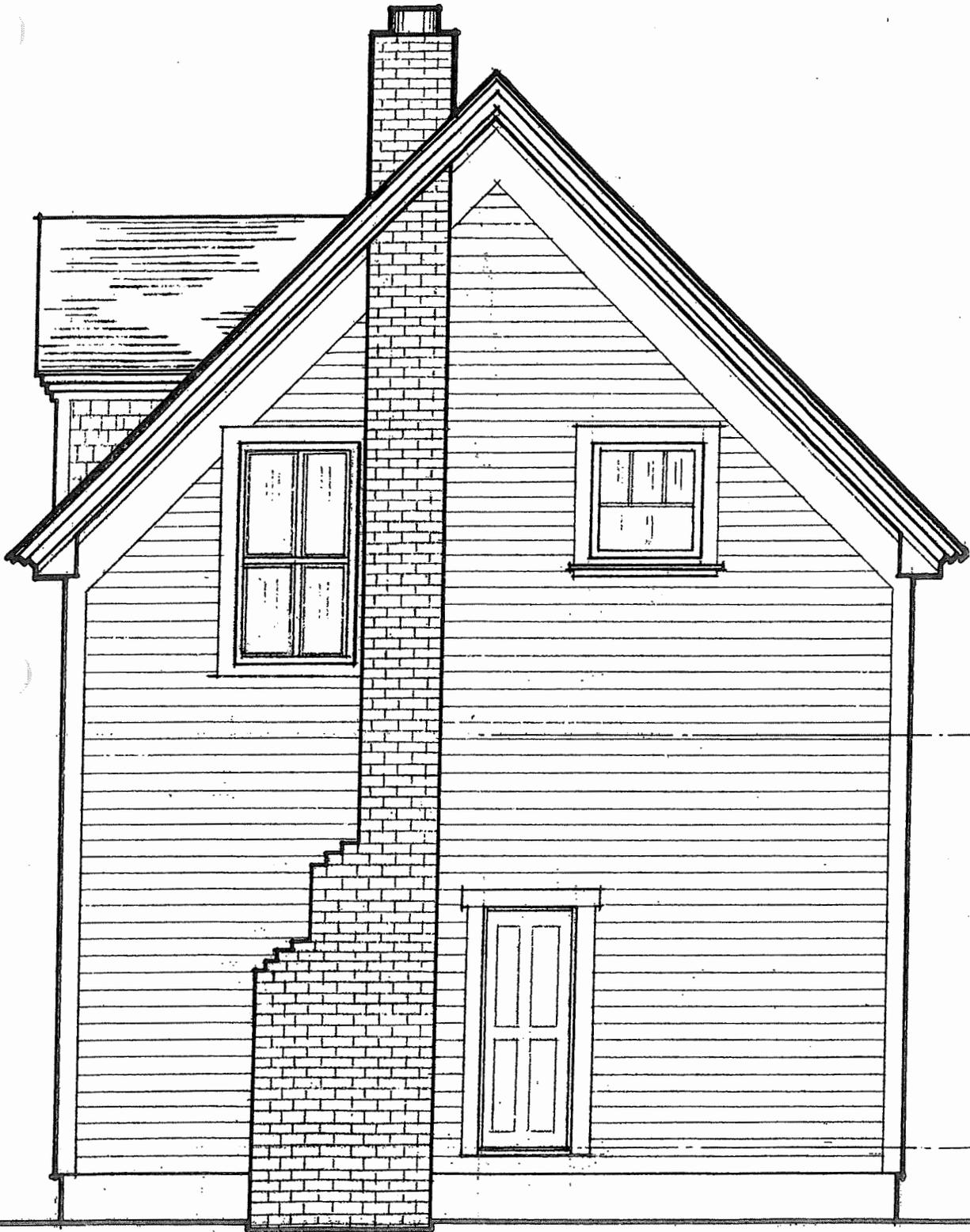




1

EAST ELEVATION

1/2" = 1'-0"



UPPER

LOWER

3 WEST ELEVATION  
1/4" = 1'-0"





## ***HISTORIC LANDMARKS RESOLUTION NO. 138-15***

**Adopting The Dalles Historic Landmarks Commission Application #147-15 of Alan and Bev Eagy.** This application is for a Historic Landmarks Commission hearing to gain approval to reconstruct additions that were previously removed from the historic Trevitt House (more accurately known as the Booth House) located in the Trevitt's National Historic District. Property is located at 214 West Fourth Street, The Dalles, Oregon, and is further described as 1N 13E 3BC t.l. 3600. Property is zoned "CBC" – Central Business Commercial District.

### **I. RECITALS:**

- A. The Historic Landmarks Commission of the City of The Dalles has, on August 26, 2015, 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 #147-15 and the minutes of the August 26, 2015 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 #147-15 – Alan and Bev Eagy, is **approved** with the following conditions:
  - 1. Work will be completed in substantial conformance to the pictures and proposals as submitted and reviewed.
  - 2. Any archeological resources or materials that are discovered during excavation, the applicants will need to stop excavation and have the site professionally evaluated prior to continued excavation at the site.

3. The applicants will take the utmost care in the new addition and how it is attached to the historic building in such a manner that, if removed in the future, the essential form and integrity of the historic building and its environment would be unimpaired.
4. A detailed landscape plan will need to be submitted to the Planning Department for review and approval. The landscape plan will need to meet the historic guidelines. Any future plans for fencing or landscaping will require review and approval by the Planning Department Director.
5. The final color scheme for the home will need to be reviewed and approved by the Planning Department Director. The color scheme should be chosen from a historic palette and should vary from the surrounding properties.
6. The applicants will need to submit plans for a building permit to the local State Building Codes Department.
7. Cleaning of the historic structure will require the applicants to use the gentlest means possible. No harsh chemical or sandblasting will be allowed.
8. The materials used for the addition will need to be similar to the historic structure. Utmost care will need to be taken with the addition to ensure that if removed in the future the essential integrity of the building would be unimpaired.
9. If any windows or doors need to be replaced, the historic design guidelines will be required to be followed for the replacement. The applicants will need to notify the Planning Department of any alteration of the 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 Section 9(a) of the Historic Landmarks Ordinance No. 1194, 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 Ordinance will invalidate this permit.

ADOPTED THIS 26TH DAY AUGUST, 2015.

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Bob McNary, Vice Chairman  
Historic Landmarks Commission

I, Richard Gassman, Director of the Planning 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 August 26, 2015.

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

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Richard Gassman, Director  
Planning Department