



## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125  
FAX: (541) 298-5490  
Community Development Dept.

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

**Wednesday, November 15, 2006 @ 4 P.M.**

- I. Call to order
- II. Roll call
- III. Approval of Agenda
- IV. Approval of Minutes –August 23, 2006
- V. Public comment: The public is invited to comment on any topic that does not appear on the agenda.
- VI. Public Hearings
  - A. Historic Landmarks Commission Application #99-06 of Joe Betzing to receive local approval for proposed alteration and restoration of the Herbring House approved by SHPO on October 5, 2006. The property is located at 313 W. 4<sup>th</sup> Street. The historic name of the building is the Wall House.
  - ~~B. *Postponed until 12-6-06* Historic Landmarks Commission Application #100-06 of North Wasco County School District #21 to request approval for demolition of the Joseph G. Wilson school facility. The property is located at 1413 E. 12<sup>th</sup> Street. The historic name of the building is the Joseph G. Wilson School.~~
  - C. Historic Landmarks Commission Application #101-06 of Alan and Bev Eagy to relocate the Trevitt House from the City Park to vacant parcels located at 214 & 216 W. 4<sup>th</sup> Street and convert the house into a tea parlour. The historic name of the building is the Booth House.
- VII. Resolutions
  - No. 94-06 – Approving application HLC 99-06
  - No. 95-06 – Denying application HLC 100-06
  - No. 96-06 – Approving application HLC 101-06
- VIII. Pioneer Cemetery Discussion – Postponed until next meeting due to number of Agenda items
- IX. Next meeting date: Wednesday, December ~~27~~<sup>6</sup>, 2006
- X. Adjournment



## **HISTORIC LANDMARK COMMISSION MINUTES**

**Wednesday, August 23, 2006**

City Hall Council Chambers  
313 Court Streets  
The Dalles, OR 97058  
Conducted in a handicap accessible room.

### **CALL TO ORDER**

Chair Eric Gleason called the meeting to order at 4:04 P.M.

### **ROLL CALL**

The following Commissioners were present: Eric Gleason, Bob McNary, John Hashizume & Dixie Parker

The following Commissioners were absent: Anita Clason

Staff present: Dawn Hert, Associate Planner  
Denise Ball, Administrative Secretary

### **APPROVAL OF AGENDA**

Parker moved that the agenda be approved as submitted. Hashizume seconded the motion. The motion was passed unanimously, Clason absent.

### **APPROVAL OF MINUTES**

Gleason asked if there were any corrections needed for the minutes of May 23, 2006. There were none. McNary moved to approve the minutes as submitted and Hashizume seconded the motion. The motion carried unanimously, Clason absent.

### **PUBLIC COMMENT**

None

### **ACTION ITEMS – PUBLIC HEARING**

**1. Historic Landmarks Commission Application #97-06 of HoodCreek LLC** to site and construct a new real estate office on a vacant downtown parcel. Property is located at 304 E. 3<sup>rd</sup> Street and is currently a parking lot. Gleason read the rules for conducting a public hearing. Commissioners had no bias, ex-parte contact, or conflict of interest to declare. There were no challenges from the audience.

Chair Gleason opened the public hearing and asked for the Staff Report.

Associate Planner Hert presented the Staff Report. There were no written comments from adjacent property owners. Hert said she had a conversation with the property owner to the west, who had previously owned the vacant lot. That property owner had no objections to the application. Hert said she brought up Flap Jack mural and discussed recreating it to the back of the building, or preserving it by photographing it. Hert said she did not hear from the Mural Society. The design guidelines on infill call for buildings to go up to the adjoining building. Hert said she had not researched the Sanborn maps on this lot but believes Sally Donovan did. The lot appears to have been vacant for a long time.

Gleason asked if there is money in the budget to buy Sanborn maps. Hert said there is and she will check with the Library to get a better rate.

**Proponents:** Nan Wimmers, Windemere, 312 E. 3<sup>rd</sup> Street, spoke in favor of the application.

Gleason asked if there are metal grates across the windows. Wimmers said they are going for a decorative look with a vinyl window, some type of grating, and a shutter that may or may not be solid. The building will have a stucco exterior. The front door will be a wood door.

Gleason said the building looks more residential than commercial. Wimmers explained that the smaller windows are necessary to provide lighting for the offices as well as not allow visual access to the desks and office clutter. The storefront look is not compatible with the interior office configuration for the business.

Gleason suggested an awning the entire length of the building or a recessed front entry rather than the single awning over the door.

The Commission and applicant briefly discussed the exterior of the building.

McNary asked what the rear of the building will look like and Hert said it will look just like the front.

Gleason asked how the applicant will be attaching to the building to the west. Wimmers said they will not be able to attach to that building due to the rubble foundation and the age of the structure. They will need to stay approximately a foot away for their footings. The gap between the buildings will be covered with a façade, front and back, and the mural will not be touched.

Gleason asked if the Commission has the authority to mitigate the loss of the mural. Hert said she spoke with Director Durow about this situation. Staff cannot require the applicant to preserve or recreate the mural.

Gleason said the older building wall will be open to the weather but won't be accessible for re-pointing. He is not comfortable with that situation. Wimmers said they would be willing to install a flashing between the buildings to protect that portion of the exterior wall.

**Opponents:** None

**Rebuttal:** None

Gleason closed the public testimony portion of the hearing and called for deliberation.

**Deliberation:** The Commission deliberated about the preservation of the adjoining building.

McNary said he doesn't believe the Commission can mandate building preservation on a building owner who is not an applicant for this hearing and who wasn't concerned about this application.

Gleason said he thinks the Commission has the authority because it is the Commission's prerogative to preserve buildings. Preservation of the adjacent building to the west will need to be considered.

After deliberation Staff and Commissioners agreed on the following language for new Condition of Approval #5: Steps shall be taken to protect the eastern wall of the adjacent building to the west as the law allows.

Parker moved to approve application # HLC 97-06 of HoodCreek LLC to site and construct a new real estate office on a vacant downtown parcel with five conditions of approval as amended. McNary seconded the motion and it carried unanimously.

**2. Historic Landmarks Commission Application #98-06 of Gorge Networks Inc.** to place a 14' antenna mount on the roof of the City Hall Building to aggregate wireless internet service and connect directly to the Q-Life fiber optic line. The property is located at 313 Court Street. The historic name of the building is The Dalles City Hall.

Chair Gleason did not re-read the rules for the second hearing as there was no audience. Chair Gleason opened the second public hearing and asked for the Staff Report.

Associate Planner Hert presented the Staff Report.

There were no proponents, opponents, or rebuttal and Chair Gleason closed the public testimony portion of the hearing.

**Deliberations:** After a brief deliberation, McNary moved to approve #HLC 98-06 with two conditions as presented by Staff. Parker seconded the motion and it passed unanimously.

**RESOLUTIONS:**

Parker moved to adopt Resolution 92-06 as amended approving HLC 97-06. McNary seconded the motion and it carried unanimously.

McNary moved to adopt Resolution 93-06 approving HLC 98-06. Parker seconded the motion and it carried unanimously.

**COMMISSIONER/STAFF COMMENTS:** Hert told the Commission she received an email about the Amerititle building front steps. The owner wants to cut grooves in the granite steps for gripping and traction. They want to get rid of the black rubber traction treads currently glued onto the steps.

Commissioners McNary, Gleason, and Hashizume said scoring the granite could cause it to break and also allow moisture and freezing to weaken the granite.

The Commission and Staff briefly discussed a previous application by the former owner of the Mint building. Hert said she will research the approved alterations further.

Commissioner McNary said there is an ugly antenna on the west wall of the building, where NetConnect is located. Hert said there is no approval for that antenna that she is aware of.

The City Park will be getting one of the historic plaques this year. Staff and Commissioners briefly discussed the material used for the Parks covered stage.

**PIONEER CEMETERY DISCUSSION** – There will be funds next year for landscaping and regular maintenance. The survey, fence, and signage are still at the top of the list for completion.

Hert brought the Commission up to date on prospective signage for the cemetery.

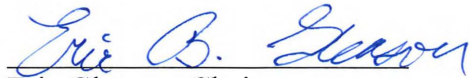
Staff and Commission briefly discussed E. 1<sup>st</sup> Street design.

**ADJOURNMENT**

The next regular meeting is scheduled for September 27, 2006. McNary will not be available for this meeting. There is no business scheduled at this time.

The meeting was adjourned at 5:32 p.m.

Respectfully submitted by Denise Ball, Administrative Secretary.



Eric Gleason, Chair

Historic Landmark Commission



**STAFF REPORT**  
**HISTORIC LANDMARKS REVIEW #99-06**

**TO:** The Dalles Historic Landmarks Commission

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

**HEARING DATE:** November 15, 2006

**ISSUE:** The property owner applied for the Special Assessment Program through Oregon State Historic Preservation Office. The Betzing's application was approved by SHPO stating that the proposed alterations would not significantly affect the historic integrity of the building. The only alteration from their request is that vinyl windows will not be allowed.

**SYNOPSIS:**

APPLICANT	Joe Betzing
PROPERTY OWNER	Same
LOCATION	313 West Fourth Street, The Dalles, OR 97058
ZONING	"CBC" – Central Business Commercial
EXISTING USE	Residential
SURROUNDING USE	Commercial and Residential
HISTORIC STATUS	Primary Contributing in Trevitt's National Historic District

**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:** The Betzing's recently applied and were approved for the SHPO's Special Assessment program. Their plan includes repair and replacement of deteriorating porches for both the front and rear of the structure, replacement of poor wood windows, and brick restoration. All other modifications are for the interior and are not regulated by the Historic Landmarks Commission.

Most of the restoration could fall under minor modifications and repairs, however, staff wanted to take the application through the formal process for the Commission to give a formal review and approval of the proposed alterations.

The applicant has started a majority of the projects both inside and out and is currently working on the replacement/repair of the front porch.

**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 A-1:** This structure was historically used as residential. The proposed use will remain the same. The applicant has talked about reducing the number of units, however is planning on using it as it was historically used.

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 historic character of the property is being retained and preserved. This application request will remove the deteriorating materials on the structure and replace them with the same. All features that characterize the property will be required to be replaced and all alterations/repairs will be required to follow the SHPO's requirements. This will be added 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:** No alternations are planned that would give a false sense of historical development. The structure has had minor alterations over the years and the applicant plans to follow the restoration guidelines by the SHPO and the City of The Dalles.

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

**FINDING-A4:** There are no proposed changes to the exterior, repair and restoration is planned. Criterion met.

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

**FINDING-A5:** All of the distinctive architectural elements of the Herbring House shall be preserved. No changes are requested that impact the historic features of the site. 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:** Replacement of the two porches is necessary for safety. The painting of the brick building is necessary for preservation. The applicant consulted with SHPO and found that repainting the building was the best option for preservation. Criterion will be addressed as a condition of approval.

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:** All exterior surfaces will be required to be surface cleaned using the gentlest means possible. Criterion 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:** Minimal excavation is planned with this proposal, which may include new footings for the porch replacement. If any archeological resources or materials are discovered, they will need to be professionally evaluated prior to continued excavation at the site. 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 porch replacements shall not destroy the historical materials that characterize the property. No new work is proposed with this application other than rebuilding and replacing deteriorated elements. Criterion met.

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



**FINDING-A10:** No new additions are planned with this application, therefore, this criterion does not apply.

**B. Comprehensive Plan (June 1994):**

**Goal #5 Open Spaces, Scenic and Historic Areas, and Natural Resources** lists a City goal applicable to this project as follows:

3. *To recognize, protect and enhance the historical importance of the community, and to promote increased public awareness and participation in historic preservation.*

**FINDING B-1:** This application is consistent with the Comprehensive Plan by encouraging the restoration and sympathetic renovation of this landmarked property. Continued use of this residential resource is vital to our community and its awareness to our historic preservation. The modifications, both interior and exterior will allow for continued use for many years to come. Criterion met.

**CONCLUSIONS:** The proposed restoration of the exterior of this historic structure is necessary for the safety and welfare of the residential tenants. The replacement/repair of the porches and the painting of the structure and brick is necessary for the preservation of the building. 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 the City of The Dalles Comprehensive Land use Plan 1994, 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. The applicant will need to submit plans for a building permit to the local State Building Codes Department.
3. If any archeological resources or materials are discovered during excavation, the applicant will need to stop excavation and have the site professionally evaluated prior to continued excavation at the site.
4. The applicant will take the utmost care in the replacement of the porches and how they are 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.
5. Any historic materials are on site the applicant will need to avoid removing the materials. Conjectural or architectural features that create a false sense of historical development will not be allowed. Any distinctive features, finishes, or craftsmanship found with construction will need to be preserved by the applicant as best as possible.
6. Vinyl windows will not be allowed with the rehabilitation of the property.



**STAFF REPORT  
HISTORIC LANDMARKS REVIEW #99-06**

**TO:** The Dalles Historic Landmarks Commission

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

**HEARING DATE:** November 15, 2006

**ISSUE:** The property owner applied for the Special Assessment Program through Oregon State Historic Preservation Office. The Betzing's application was approved by SHPO stating that the proposed alterations would not significantly affect the historic integrity of the building. The only alteration from their request is that vinyl windows will not be allowed.

**SYNOPSIS:**

APPLICANT	Joe Betzing
PROPERTY OWNER	Same
LOCATION	313 West Fourth Street, The Dalles, OR 97058
ZONING	"CBC" – Central Business Commercial
EXISTING USE	Residential
SURROUNDING USE	Commercial and Residential
HISTORIC STATUS	Primary Contributing in Trevitt's National Historic District

**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:** The Betzing's recently applied and were approved for the SHPO's Special Assessment program. Their plan includes repair and replacement of deteriorating porches for both the front and rear of the structure, replacement of poor wood windows, and brick restoration. All other modifications are for the interior and are not regulated by the Historic Landmarks Commission.

Most of the restoration could fall under minor modifications and repairs, however, staff wanted to take the application through the formal process for the Commission to give a formal review and approval of the proposed alterations.

The applicant has started a majority of the projects both inside and out and is currently working on the replacement/repair of the front porch.

**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:

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- *Enhance the city's attractiveness to visitors and residents, and stimulate business, industry and tourism;*
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**FINDING A-1:** This structure was historically used as residential. The proposed use will remain the same. The applicant has talked about reducing the number of units, however is planning on using it as it was historically used.

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 historic character of the property is being retained and preserved. This application request will remove the deteriorating materials on the structure and replace them with the same. All features that characterize the property will be required to be replaced and all alterations/repairs will be required to follow the SHPO's requirements. This will be added 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:** No alternations are planned that would give a false sense of historical development. The structure has had minor alterations over the years and the applicant plans to follow the restoration guidelines by the SHPO and the City of The Dalles.

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

**FINDING-A4:** There are no proposed changes to the exterior, repair and restoration is planned. Criterion met.

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

**FINDING-A5:** All of the distinctive architectural elements of the Herbring House shall be preserved. No changes are requested that impact the historic features of the site. Criterion met.

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**FINDING-A6:** Replacement of the two porches is necessary for safety. The painting of the brick building is necessary for preservation. The applicant consulted with SHPO and found that repainting the building was the best option for preservation. Criterion will be addressed as a condition of approval.

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:** All exterior surfaces will be required to be surface cleaned using the gentlest means possible. Criterion 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:** Minimal excavation is planned with this proposal, which may include new footings for the porch replacement. If any archeological resources or materials are discovered, they will need to be professionally evaluated prior to continued excavation at the site. 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 porch replacements shall not destroy the historical materials that characterize the property. No new work is proposed with this application other than rebuilding and replacing deteriorated elements. Criterion met.

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

**FINDING-A10:** No new additions are planned with this application, therefore, this criterion does not apply.

**B. Comprehensive Plan (June 1994):**

**Goal #5 Open Spaces, Scenic and Historic Areas, and Natural Resources** lists a City goal applicable to this project as follows:

3. *To recognize, protect and enhance the historical importance of the community, and to promote increased public awareness and participation in historic preservation.*

**FINDING B-1:** This application is consistent with the Comprehensive Plan by encouraging the restoration and sympathetic renovation of this landmarked property. Continued use of this residential resource is vital to our community and its awareness to our historic preservation. The modifications, both interior and exterior will allow for continued use for many years to come. Criterion met.

**CONCLUSIONS:** The proposed restoration of the exterior of this historic structure is necessary for the safety and welfare of the residential tenants. The replacement/repair of the porches and the painting of the structure and brick is necessary for the preservation of the building. 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 the City of The Dalles Comprehensive Land use Plan 1994, 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. The applicant will need to submit plans for a building permit to the local State Building Codes Department.
3. If any archeological resources or materials are discovered during excavation, the applicant will need to stop excavation and have the site professionally evaluated prior to continued excavation at the site.
4. The applicant will take the utmost care in the replacement of the porches and how they are 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.
5. Any historic materials are on site the applicant will need to avoid removing the materials. Conjectural or architectural features that create a false sense of historical development will not be allowed. Any distinctive features, finishes, or craftsmanship found with construction will need to be preserved by the applicant as best as possible.
6. Vinyl windows will not be allowed with the rehabilitation of the property.

**CITY of THE DALLES**

313 COURT STREET

THE DALLES, OREGON 97058

(541) 296-5481

SEP 13 2003

HLC# 99-06**HISTORICAL 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 Historical Landmarks Commission.

Name:	Joe Betzing
Address	2704 Dry Creek Road
Site Address	313 W 4th - Herbring House
Telephone	(541) 506-9275

Please describe your project goals.

See Attached SHPO Special Assessment #1

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

Detailed in SHPO application

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

See Attached

What is the current use of this property?

Residential - ~~11~~ Currently 6 units.

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

List any known archeological resources on site.

None Known

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 nine (9) copies of a site plan drawn to scale, nine (9) copies of detailed, elevation drawings with proposed changes, and nine (9) current color photographs (4X6 inch minimum) of the building/structure front.**

Joseph B. Evans  
Applicant

9-5-06  
Date

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

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

Dawn Marie Hest by Deed  
Secretary, Historical Landmarks Commission

**For Office Use Only**

Historical Classification	<u>PRIMARY CONTRIBUTING</u> (Primary, Secondary, Historical, Etc.)		
Historic Building/Site	<input checked="" type="checkbox"/>	Historic District	Trevitt <input checked="" type="checkbox"/> Commercial <input type="checkbox"/>
Historic Name	<u>WALL HOUSE</u> (If any)		
Year(s) Built	<u>c. 1864 &amp; c. 1890</u>		

9/7/00

TO: DAWN HERT, Assoc. Planner  
Community Development Department

FAX # 298-5490

FROM: JOE + ALISON BETZING

RE: 313 W. 4TH ST.

THE DALLES, OR

(541) 506-9275

HERE ARE THE HISTORIC COLORS WE WILL BE USING  
FOR THE HOUSE ON 313 W. 4TH.

SAYBROOK SAGE HC-114 MAIN HOUSE - WOOD STRUCTURE

CARRINGTON BEIGE HC-93 TRIM (BOTH WOOD + BRICK)

HODLEY RED HC-65 BRICK STRUCTURE

GARRISON RED HC-66 ACCENT TRIM

(Historic colors from Benjamin Moore)

Any questions please call us anytime.

Thanks.

Alison Betting



United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation Sheet

Section number 7 Page 40

John Carey was listed in the 1883 directory as an engineer and in the 1897-98 directory as an engineer for The Dalles-Rockland ferry (Portland Directory, 1883, 1897098). The 1910 directory lists John as working at 604 East 2nd and living at 604 1/2 East 2nd (Polk's, 1910). John married Honora Walsh at The Dalles on July 1, 1879 (Drake, 1978:20). Honora was born in Ireland in 1841, and died on December 25, 1912. She was buried at St. Peter's Cemetery (Mid-Columbia Genealogical Society, 1983:32).

John H. Pelletier: The 1865 *General Directory & Business Guide* listed a J. D. Pelletier as a tailor at John O'Neil's (Owens, 1865). This may be the same John H. Pelletier or a relative of the Pelletier cited in the deed research.

Auxiliary Building: None

#21	Address: 313 West Fourth Street	Owner: Barbara Preston
	Historic Name: Wall House	313 West Fourth Street
	Common Name: Herbring House	The Dalles, OR 97058
	Year Built: c.1864/c.1890	Map No: 1N 13 3BB
	Architect: Unknown	Reference No: 3430
	Style: Italianate	Plat: Trevitt's Addition
	Use: Residential	Block: 5
	Alterations: Minor	Lot: 4
	Primary/Contributing	Tax Lot: 4100

**Description:** The house is L-shape in plan and consists of two distinct sections. The older wooden section, fronting Fourth Street, is a one-story house and a two-story brick portion on the rear (north) elevation. The rear ell is a two-story brick building was constructed approximately 25 years later than the front of the building. The front wooden structure has a gable roof with a a low-hip roof extension to the north elevation. The front of the wooden building is rectangular in plan with two bay windows flanking the central front porch. The front porch has a decorative friezeboard embellished with cut-out designs. The porch posts are chamfered square posts with jigsaw brackets. Windows are one over one double-hung wood sash windows with simple wood trim. The building is clad with shiplap siding finished with plain cornerboards. The back (north) elevation of the wooden portion of the house has an upper and lower balustrade on the second-story porch.

The two-story brick portion of the building is partially visible from the Fourth Street elevation. The building is rectangular in plan and has a flat roof. The cast iron cornice has two finials that surmount the parapet. A brick drip course is located below the cast iron

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National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 41

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cornice. The one over one double-hung wood sash windows have segmental arches with keystones and a projecting window sill. A projecting stringcourse separates the two stories. The building is in poor-fair condition and has minor alterations.

**Historical Data:** This property is known as Lot 4 in Block 5 of the Trevitt's Addition. The earliest deed record showed Victor Trevitt, the owner, selling eleven lots to William Nix on July 26, 1862: Lots 1, 2, 4 & 6 of Block A; Lots 5, 6 & 7 of Block 1; Lots 4 & 9 of Block 2; Lots 4, 5 & 6 of Block 5; and Lots 5 & 6 of Block 6 - all for \$3,300 (Book C:32). The wooden portion of the building fronting Fourth Street was most likely built during Nix's ownership. According to the 1865 *General Directory and Business Guide*, however, A Mrs. Wall (possibly the next owner's wife) was listed as living on Fourth Street. Wall may have rented the house prior to purchasing the property in 1866.

On May 30, 1866, William Nix sold Lot 4 of Block 5 to John Wall for \$250 (Book C:754). The 1867 tax assessment for John Wall lists a house on a lot on 4th Street valued at \$400. On October 22, 1870, John and Elizabeth Wall sold the property to James Smith for \$300 (Book D:378). On June 30, 1884, James and Mary J. Smith sold the property to Henry Herbring for \$2,250 (Book I:575).

The rear two-story brick addition was built between 1888 and 1892 according to the 1888 and 1892 Sanborn Fire Insurance Maps. Henry Herbring was the owner at the time the addition was made. On September 4, 1918, Paul C. Herbring, an unmarried man, sold any interest in the property to Henry and Adolphine Herbring for \$10 (Book 64:325). On September 5, 1924, Adolphine Herbring, widow, sold the property to Charles A. Harth for \$10 (Book 74:555). On September 8, 1924, Charles A. Harth, an unmarried man, sold the property to J. A. Bolton for \$10 (Book 74:561).

The following are brief biographical sketches of the historic owners of the house in chronological order according to the chain of title.

William Nix was listed in the 1865 *General Directory and Business Guide* as working at the Bank Exchange Salon on Main Street between Court and Washington (Owens, 1865). William died on February 26, 1873, in San Francisco, California (*The Dalles Weekly Mountaineer*, March 8, 1873, 2:1).

John Wall: The 1865 *General Directory and Business Guide* listed a Mrs. Wall, widow, residing on 4th Street (Owens, 1865). This may have been the wife of John Wall.

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National Park ServiceNational Register of Historic Places  
Continuation Sheet

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James Smith: The 1883 directory lists a J.C. Smith working for the railroad in The Dalles (Portland, 1883).

Henry B. Herbring (1846-1920) was born on December 25, 1846, in Germany (Drake, 1978). Henry was listed in the 1910 directory as a merchant of dry goods, clothing, shoes, and hats working at 314 East 2nd (where it is possible to still read his name imprinted on the sidewalk) and living with his wife Adolphine at 313 West 4th (Polk's, 1910, 1917). In 1880, H. Herbring was 30 years old and working as a merchant (1880 Census:8). Adolphine Herbring was born in Bavaria, Germany, on January 24, 1861, the daughter of Judge William Gottfried. Her mother was the former Baroness von Mourat. Adolphine traveled to The Dalles in 1883 to join her brothers Fred and Karl. She met Henry there and they married in 1884. The couple had eight children and after Henry died on August 28, 1920, Adolphine moved with the children to Portland. Adolphine died on February 1, 1945, and was buried in the family plot at the catholic cemetery in The Dalles. She was survived by Karl, Ada, Helen, Frances, and Mrs C. E. Blunt (all of Portland) and Paul Herbring of Milwaukee, Wisconsin, Leo B. Herbring of Bend, Oregon, and Mrs. Joseph F. Noyes of Lewiston, Idaho. She had twelve grandchildren (*Oregonian*, 4 February 1945:11)

Charles A. Harth: No biographical information known at this time.

J. A. Bolton, possibly John A. Bolton (1871-1932), who was one of the early settlers of Tygh Ridge. John was buried in the Kingsley Catholic Cemetery (Drake, 1994:1).

Auxiliary Building: None

#22A	Address: 307 West Fourth Street	Owner: Tenneson Engineering
	Historic Name: Vogt Hall	409 Lincoln Street
	Common Name: NA	The Dalles, OR 97058
	Year Built: 1921	Map No: 1N 13 3BB
	Architect: Unknown	Reference No: 3431
	Style: Mission	Plat: Trevitt's Addition
	Use: Social Hall	Block: 5
	Alterations: Minor	Lot: 2 & 3
	Secondary/Contributing	Tax Lot: 3900

**Description:** The two-story rectangular building with a daylight basement is rectangular in plan and has a hip roof covered with composition asphalt shingles. A Mission style curvilinear parapet surmounts the front of the building. The parapet is covered with wood shingles. The parapet has a Palladian shaped window, currently enclosed

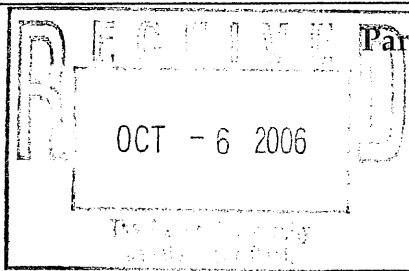


# Oregon

Theodore R. Kulongoski, Governor

October 5, 2006

Joe & Alison Betzing  
2704 Dry Creek Rd  
Mosier OR 97040



Parks and Recreation Department

State Historic Preservation Office

725 Summer St. NE, Suite C

Salem, OR 97301-1271

(503) 986-0707

FAX (503) 986-0793

www.hcd.state.or.us

RE: Wall (Herbring) House - exterior paint/brick repair & repaint/rehab front porch/rebuild back two-story deck, install full bathroom for proposed apartment Unit #1 on main floor  
Trevitt's Addition Historic District  
313 W Fourth Street  
The Dalles, Wasco County

Dear Mr. & Mrs. Betzing:

Thank you for your submission of a request for our review of your proposed construction project for the property referenced above. This property is listed on the National Register of Historic Places, and is receiving special property tax assessment benefits pursuant to Oregon Revised Statute ORS 358.475 et seq. Properties that are enrolled in the program are also subject to the requirements of Oregon Administrative Rule (OAR) 736-050-0100 through 736-050-0150.

Review of this documentation by SHPO staff was done in accordance with criteria referenced in the Secretary of the Interior's Standards for Treatment of Historic Properties. These criteria are referenced in "Changes and Alterations" – OAR 736-050-0125(5)(a-j).

- ☒ The proposed alteration will not significantly affect the historic integrity of the property, therefore your request is **approved** as submitted.
- ☐ The proposed alteration will affect the historic integrity of the property, therefore your alteration is **approved with condition(s)** that specific design revisions are implemented as recommended. These revisions are noted below.
- ☐ The proposed alteration will affect the historic integrity of the property, therefore your alteration design plan is **denied**. See comment(s) below.

Comment(s): **Please provide color photos upon completion of project(s).**

**Review by the SHPO does not constitute local ordinance review approval. Verify alteration/new construction approval procedures with your local government agency.**

If you should have any questions or need further assistance, please feel free to contact me at 503-986-0672.

Sincerely,

Susan Haylock  
Special Assessment Coordinator

cc: Dawn Hert

**SPECIAL ASSESSMENT OF HISTORIC PROPERTY PROGRAM**  
**Application Form/Affidavit**

**Instructions:** Please fill out the form completely. Type or print in ink. Be sure to read the paragraph above the signature line before signing. Submit this form along with the Preservation Plan and all supplementary material as indicated on the enclosed checklist. Incomplete applications will be returned. Upon receipt of your application the State Historic Preservation Office (SHPO) will determine whether or not the application is complete.

1. **Property Information:**  
Historic Name of Property: WALL HOUSE (COMMON NAME: HERBING HOUSE)  
National Register District and rank (if applicable): TRIVIS ADDITION; THE DALLIES, OR  
Date Listed on the National Register: 6/20/95  
Property Address:  
Street: 313 WEST 4<sup>th</sup> STREET  
City: THE DALLIES County: WASCO Zip: 97058
2. **Property Tax Information:** 34302006  
Tax Account Number: 2005006963 Does owner reside in property? ☐ Yes ☒ No  
Current Assessed Value: \$ 43,724 Current Real Market Value (RM): \$ 60,230  
Application Fee (RMV x .0033): \$ 198.70
3. **Preservation Plan Overview**  
Current Use: ☐ Agricultural ☐ Commercial ☐ Industrial ☐ Residential ☒ Res./Multi-family  
Estimated Cost of Rehabilitation: \$ 32,800 Estimated cost of Renovation (for reapplications only): \$ N/A  
Item Numbers proposed for completion by 5<sup>th</sup> year: Items #1 → #11 ALL  
Item Numbers proposed for completion by 10<sup>th</sup> year: N/A  
Item Numbers proposed for completion by 14<sup>th</sup> year: N/A
4. **Owner Information:**  
Owner Name: JOE AND ALISON BERLING Organization/business: N/A  
Address: 2704 DRY CREEK RD City: \_\_\_\_\_  
State: MOSIER, OR 97040 Zip: \_\_\_\_\_  
Phone: (541) 506-9275 E-mail: \_\_\_\_\_  
Representative: JOE AND/OR ALISON 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.

Joe Berling / Alison Berling  
Owner Signature

June 15, 2006  
Date

**SHPO Determination**

Application is acknowledged as complete:

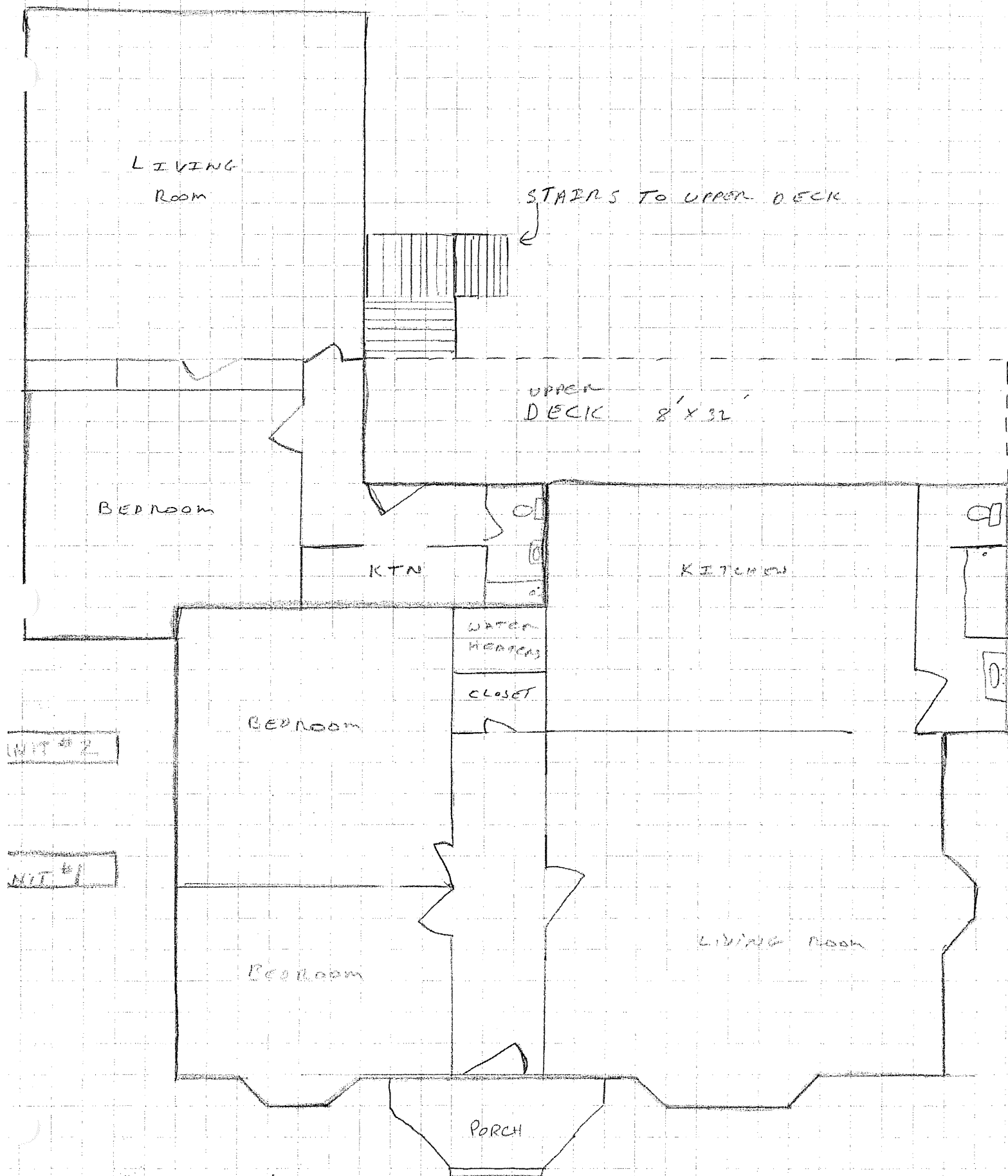
☒ Susan Haylock 8/14/06  
SHPO Authorized Signature and Date

Property is approved for Special Assessment:

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

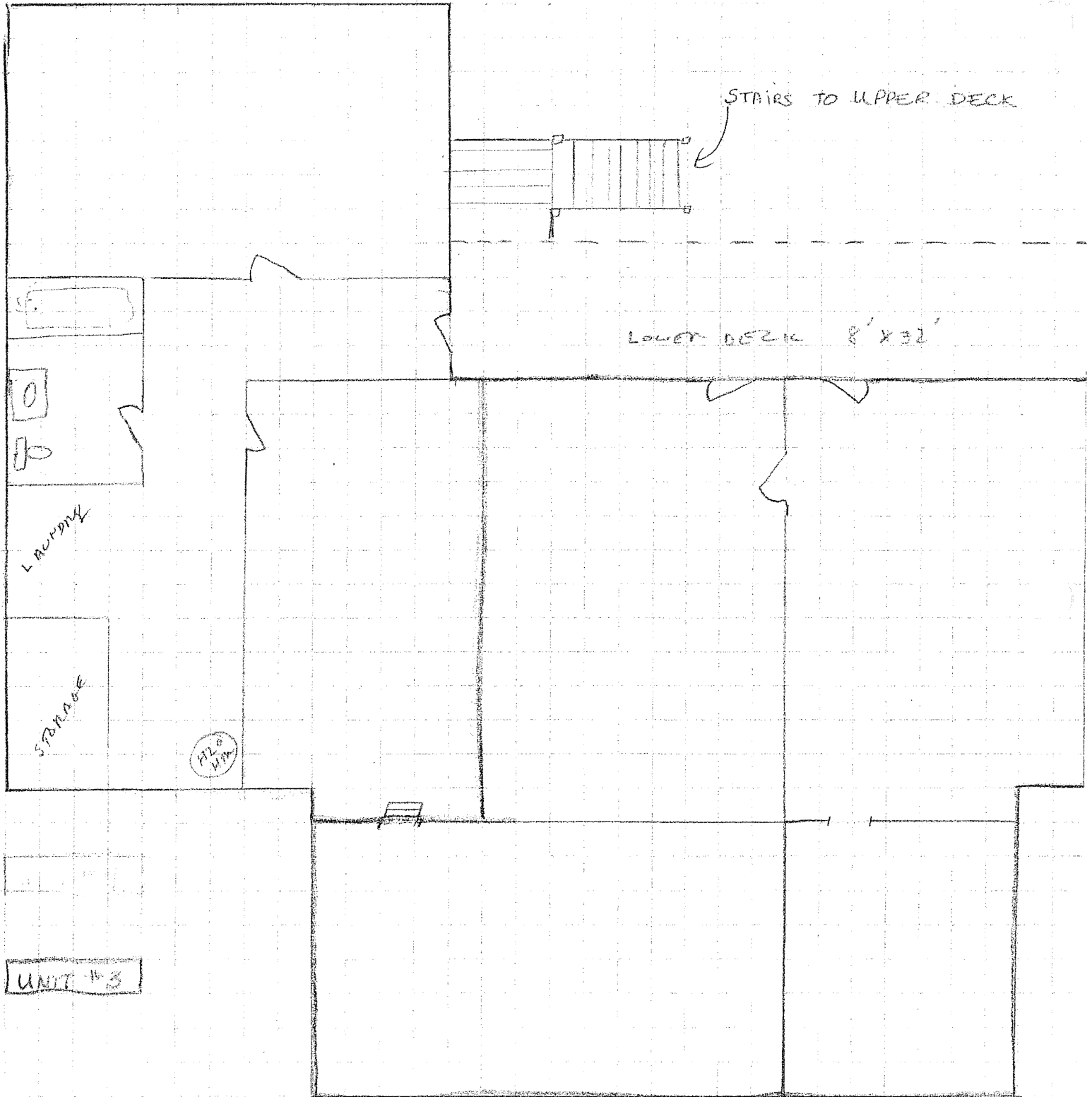
Property is not approved for Special Assessment. Explanation: \_\_\_\_\_

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



MAIN FLOOR PLAN  
313 W 4<sup>TH</sup> ST; THE DAHES, OR

(NOT TO SCALE)



LOWER LEVEL

313 W. 4TH STREET, THE DAINES, OR

(NOT TO SCALE)

Historic Name:

Wall House

Street:

313 W. 4th St.

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.

<p><b>1</b> Architectural feature: <u>PORCH - FRONT</u> Approximate date of feature: <u>1964-1990</u></p> <p>Describe existing feature and its condition:</p> <p>SIZE: 6 1/2 feet (N→S); 13 1/2 feet (E→W) STEPS: 5 ONTO PORCH</p> <p>DETERIORATED HISTORIC TRIM BOARD</p> <p>2 - 2x4's AS POSTS ON FRONT OF PORCH SUPPORTING PORCH ROOF (ASSUME PLACEMENT WHEN ROOF REPLACED APPROX. 2 yrs. ago)</p> <p>PORCH <del>STAIRS</del> <sup>STAIRS</sup> DOWN TO SOUTH FROM FRONT DOOR</p> <p>STEPS: LOOSE FROM PORCH &amp; STAIRS NOT SUPPORTED ON EAST SIDE.</p> <p>RAILING LOOSE &amp; MISMATCHED</p> <p>Photo no.: #1, #2 Drawing no.:</p>	<p>Proposed treatment and impact on existing feature:</p> <p>REBUILD TO SAME SIZE REPLACE PORCH FLOOR, STEPS AND SUPPORTING POSTS LATH &amp; SKIMMING REPAIR DECORATIVE TOP TRIM TO NOT CHANGE HISTORIC APPEARANCE</p> <p>NEW PAINT to PORCH AND HOUSE USING HISTORIC PALETTE</p> <p>* FRONT PORCH REPAIR WILL SIGNIFICANTLY IMPROVE APPEARANCE OF HOUSE</p> <p>EXPECTED COMPLETION DATE: OCTOBER 2006</p>
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<p><b>2</b> Architectural feature: <u>WOOD WINDOWS</u> Approximate date of feature: <u>1964</u></p> <p>Describe existing feature and its condition:</p> <p>ORIGINAL WOOD WINDOWS SINGLE PANE</p> <p>POOR WOOD CONDITION - DRY ROT &amp; WEATHERED FRAMES</p> <p>GLASS - MOST CRACKED AND/OR BROKEN OR MISSING</p> <p>3 BEAUTIFUL BAY WINDOWS ON BOTH SOUTH AND EAST WALLS. IN POOR CONDITION AS WELL.</p> <p>SIZE: 27 INCHES WIDE X 78 INCHES HIGH</p> <p>Photo no.: #1, #2, #3 Drawing no.:</p>	<p>Proposed treatment and impact on existing feature:</p> <p>REPLACE ALL WINDOWS USING ENERGY CONSERVATION MEASURES. - LOW E ENERGY EFFICIENCY</p> <p>REPLACE WITH VINYL WINDOWS TO EQUAL SIZE OF EXISTING WINDOWS</p> <p>* IMPACT: WILL ALLOW SAME WINDOW EXPOSURE AND INCLUDE ENERGY EFFICIENCY, WITHOUT CHANGING STRUCTURAL APPEARANCE</p> <p>EXPECTED COMPLETION DATE: OCT 2006 FOR UNIT #1</p>
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# Preservation/Renovation Plan

Historic Name: \_\_\_\_\_

Street: 313 W. 4th St.

City: THE DALLIES

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.

<p><b>3</b> Architectural feature: <u>MAIN FLOOR / STRUCTURAL</u> Approximate date of feature: <u>1864</u></p> <p>Describe existing feature and its condition:</p> <p>UNEVEL FLOORING IN MOST ALL ROOMS WATER DAMAGE TO KITCHEN + BATHROOM FLOORS ROT AND WHAT APPEARS TO BE FIRE DAMAGE TO UNDER LAYERS MULTIPLE FLOOR LAYERS - JOISTS</p> <ul style="list-style-type: none"> <li>- tongue + groove 1 1/4" fir under</li> <li>- CARPET UNDER</li> <li>- PARTICLE BOARD UNDER</li> <li>- CARPET OR TILE OR LINOLEUM</li> </ul> <p>Photo no.: <u>#4 #5 #10 #7</u> Drawing no.: _____</p>	<p>Proposed treatment and impact on existing feature:</p> <p>SEISMIC IMPROVEMENTS FOR SAFETY. CURRENT FIR FLOORING RETAINED AS POSSIBLE ROTTEN JOISTS REPLACED AS NEEDED</p> <p>NEW STRUCTURAL POSTS UNDER MAIN FLOOR BEAMS TO PROPERLY SUPPORT EXISTING WALLS</p> <p>NEW POSTS AND HEADERS IN CURRENT WALL STRUCTURE FOR EXISTING WALLS AND DOORWAYS.</p> <p>TIE IN FLOOR SYSTEMS FOR INCREASED SUPPORT</p> <p>REPLACE FLOORING IN HALLWAY, KITCHEN AND BATHROOM USING TILE, WOOD AND/OR LINOLEUM FOR DURABILITY USING NATURAL COLORS + TONES</p> <p>* IMPACT: LEVEL FLOORS THROUGHOUT HOUSE AND INCREASED STRUCTURAL STABILITY; &amp; colors of preexisting PETS + TENANTS</p> <p>EXPECTED COMPLETION: STRUCTURAL + UNIT #1 OCT. '06</p>
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<p><b>4</b> Architectural feature: <u>KITCHEN</u> Approximate date of feature: <u>1864 - 1930's</u></p> <p>Describe existing feature and its condition:</p> <p>WALL AND FLOOR CABINETS BUILT-IN COUNTERTOPS WITH METAL TRIM - STAINED AND CHIPPED. LINOLEUM</p> <p>LINOLEUM FLOORS IN POOR CONDITION WITH "spongy" FEEL SECONDARY TO WATER DAMAGE</p> <p>GAS STOVE WITH SAME BURNERS NOT WORKING</p> <p>LEAKS IN SINK PLUMBING/DRAIN</p> <p>ELECTRICAL WIRING TRAVELS THRU CABINETS &amp; OUTLETS NOT SECURED ON GROUND ED.</p> <p>Photo no.: <u>#8 #12</u> Drawing no.: _____</p>	<p>Proposed treatment and impact on existing feature:</p> <p>REHAB EXISTING CABINETRY AND HARDWARE WITH CLEANING AND PAINT</p> <p>NEW COUNTERTOPS IN NEUTRAL COLOR</p> <p>NEW APPLIANCES</p> <p>NEW PLUMBING</p> <p>NEW FLOORING (REFER TO #3 ABOVE)</p> <p>WILL REHAB ALL EXISTING TRIM</p> <p>- RUN WIRING IN WALLS, PROTECT 2 GFCI OUTLETS ATTACHED TO STUDS.</p> <p>* IMPACT: CLEAN + FUNCTIONAL KITCHEN</p> <p>EXPECTED COMPLETION DATE: OCTOBER 2006</p>
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# Preservation/Renovation Plan

Historic Name: \_\_\_\_\_

Street: 313 W. 4<sup>th</sup> St.

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.

<p><b>5</b> Architectural feature: <u>Bathroom</u> Approximate date of feature: <u>1980s</u></p> <p>Describe existing feature and its condition:</p> <p>Bathroom Remodel / Update Plumbing ONLY A 1/2 BATH AVAILABLE TO MAIN FLOOR. CEILING SHEETROCK collapsed onto toilet secondary to roof leakage Flooring particle board rotten secondary to water damage ↓ strength wall + floor supports narrow door opening - into CABINETRY Wiring installed 6" above floor directly behind trim with shortage and ↓ safety leaky plumbing</p> <p>Photo no.: <u>#13, #14</u> Drawing no.: _____</p>	<p>Proposed treatment and impact on existing feature:</p> <p>Remodel 1/2 bath to a full bath. STRUCTURAL REPAIRS (REFER TO #3) TO walls + flooring as needed UNDERLAYMENT OF HARDIBALKER BOARD, then tile installation atop of 3/4" plywood INSULATE EXTERIOR EXISTING WALL &amp; R-15 NEW WIRING NEW BATHROOM FIXTURES - TUB/SHOWER, toilet, vanity and exhaust fan NEW plumbing TO SAME</p> <p>* IMPACT: FULL BATHROOM ACCESSIBLE TO UNIT #1 ON MAIN FLOOR</p> <p>EXPECTED DATE OF COMPLETION: OCTOBER 2006</p>
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<p><b>6</b> Architectural feature: <u>PORCH - BACK (NORTH)</u> Approximate date of feature: <u>1800s - UNKNOWN</u></p> <p>Describe existing feature and its condition:</p> <p>8 feet x 32 feet porch along north facing wall of main house Minimal to no supports and very rotten. (has not been used for years) Upon ownership of house porch was torn down for safety concerns in MARCH 2006 No wood was salvageable</p> <p>Photo no.: <u>#15, #16, #17, #18</u> Drawing no.: _____</p>	<p>Proposed treatment and impact on existing feature:</p> <p>REBUILD AN 8' x 32' porch with stair access from back (N.) lawn. BUILD RAILINGS AROUND porch AND STAIRS. Will allow FIRE ESCAPE ACCESS TO ALL ON MAIN FLOOR OF HOUSE PAINT AS NEEDED to match house style</p> <p>* IMPACT: STRUCTURALLY SOUND + functional porch; improve house appearance TO ORIGINAL</p> <p>EXPECTED DATE OF COMPLETION: October 2006</p>
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# Preservation/Renovation Plan

Historic Name: \_\_\_\_\_

Street: 313 W. 4th St.

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.

<p><b>7</b> Architectural feature: <u>Plaster Restoration</u> Approximate date of feature: <u>1890s</u></p>	<p>Proposed treatment and impact on existing feature: Describe work and impact on existing feature:</p>
<p>Describe existing feature and its condition:</p> <p>Main floor - brick building Original plaster on walls with 12' ceilings and decorative trim.</p> <p>This is one of the prettiest rooms in the house. It shows the history of the house with the trim detail and large windows</p>	<p>Repair plaster Paint Drop ceilings to 11' to allow room for new wiring and R-30 insulation. Replace windows (refer to #3)</p> <p>* IMPACT: RESTORE BEAUTY EXPECTED DATE of completion: <u>OCTOBER 2008</u></p>
<p>Photo no.: <u>#17, #19, #21</u></p>	<p>Drawing no.: _____</p>

<p><b>8</b> Architectural feature: <u>Unit #2</u> Approximate date of feature: <u>1864-1890s</u></p>	<p>Proposed treatment and impact on existing feature:</p>
<p>Describe existing feature and its condition:</p> <p>LARGE BRICK RM on main floor with above plaster walls Access from back porch</p> <p>- CURRENTLY UNIT #2 has kitchenette and NO BATHROOM and ACCESS only from front door (South entrance)</p>	<p>Build porch on back North wall Add door entrance (move current door more to west) Add Full Bathroom - new plumbing Remove kitchenette from back room and replace with <del>Back</del> new kitchen. New wiring as needed Paint</p> <p>* IMPACT: Add new 1 bedroom apt living quarters with independent access EXPECTED DATE of completion: <u>OCT. 2008</u></p>
<p>Photo no.: <u>#18, 19, 20, #21</u></p>	<p>Drawing no.: _____</p>

# Preservation/Renovation Plan

Historic Name: \_\_\_\_\_

Street: 313 W. 4th St. 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.

<p><b>9</b> Architectural feature: <u>Unit #3</u> Approximate date of feature: <u>1864</u></p> <p>Describe existing feature and its condition: <u>Lower Level 4 EAST (NORTH ROOM OF MAIN HOUSE) LARGE ROOM WITH SMALLER ROOM TO SOUTH</u> <u>12' CEILINGS</u> <u>PLASTER IN POOR CONDITION</u> <u>Access from outside and Room to west.</u> <u>Kitchenette in large room</u> <u>→ poor old plumbing</u> <u>NO BATHROOM FROM INSIDE -</u> <u>would need to go outside</u> <u>and use current tenants bathroom.</u> <u>NO HEAT</u></p> <p>Photo no.: <u>N/A</u> Drawing no.: _____</p>	<p>Proposed treatment and impact on existing feature:</p> <p><u>REPLACE FLOORING AS NEEDED</u> <u>(REFER TO #3)</u> <u>DROP CEILINGS TO 11' for insulation</u> <u>for heat + sound barrier and</u> <u>to allow room for plumbing.</u> <u>Remake kitchenette and remodel</u> <u>kitchen into back room</u> <u>ADD FULL BATH IN ROOM TO WEST</u> <u>ADD BEDROOM IN ROOM TO WEST</u> <u>PAINT</u> <u>Replace windows</u> <u>ADD small wall furnace/baseboard.</u> <u>* IMPACT: FUNCTIONAL 1 BEDROOM Apt</u> <u>with private entrance</u> <u>EXPECTED DATE OF completion: OCTOBER</u> <u>2007</u></p>
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<p><b>10</b> Architectural feature: <u>Unit #4</u> Approximate date of feature: <u>1890s</u></p> <p>Describe existing feature and its condition: <u>Lower level of brick structure</u> <u>12' ceilings</u> <u>Full Bath</u> <u>Kitchenette</u> <u>Currently a tenant occupies</u> <u>therefore no changes other than</u> <u>EXTERIOR DOOR will be addressed</u> <u>unless needed. AT THIS TIME.</u></p> <p>Photo no.: <u>N/A</u> Drawing no.: _____</p>	<p>Proposed treatment and impact on existing feature:</p> <p><u>CHANGE EXISTING EXTERIOR DOOR</u> <u>to an insulated, locking door</u> <u>with a good seal</u> <u>Remodel bathroom</u> <u>Update kitchenette</u> <u>DROP CEILINGS TO 11' for insulation</u> <u>+ sound barrier</u> <u>Replace windows</u> <u>EXPECTED DATE OF completion: OCT. 2009</u> <u>IF/OR WHEN TENANT LEAVES</u></p>
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## Preservation/Renovation Plan

Historic Name: \_\_\_\_\_

Street: 313 W. 4<sup>th</sup> St.

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.

<div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 5px; width: 50px; text-align: center;">11</div> <div>             Architectural feature: <u>BRICK RESTORATION</u>              Approximate date of feature: <u>1890's</u> </div> </div>	Proposed treatment and impact on existing feature:
Describe existing feature and its condition: <div style="margin-top: 20px;">                 Painted Brick                   Exposed Brick + Mortar with                      chips and cracks                   Beautiful concrete detail trim                      on top of brick             </div>	<div style="margin-top: 20px;">                 To be determined as recommended                  by your office and advice                  from experts with brick                  preservation/repair             </div> <div style="margin-top: 100px;">                 impact: protect existing structure                          improve appearance             </div> <div style="margin-top: 100px;">                 Expected completion date: October 2010             </div>
Photo no.: #18, #22, #23      Drawing no.:	

12	Architectural feature: _____ Approximate date of feature: _____	Proposed treatment and impact on existing feature:
	Describe existing feature and its condition:	
Photo no.: _____	Drawing no.: _____	

**From:** <jgbotr@gorge.net>  
**To:** HAYLOCK Susan <Susan.Haylock@state.or.us>  
**Date:** 8/14/06 7:43AM  
**Subject:** Re: application for 313 W 4th Street, The Dalles, OR

Hello Susan, Sorry for the long delay. We are still not sure what to do about the windows. We had a contractor out to give us advise and an estimate and most of the windows will need to be replaced entirely. We again hope to rehab all of the sills, but the glass and sashes are in bad shape especially on the South facing (front) side. The North facing windows we think can be rehabed with the glass replaced only. So at this point we will replace with wood windows vs vinyl.

Unfortunately we have had many set backs this month with our new "friend" and there is more work then first anticipated. Money is certainly a factor, however we are interesting in restoring the building as we are able. We would love to move forward with the application and would like to have someone come out as soon as possible to give us SHPO input to ensure we are within the guidelines of your program. I will call you early next week to make sure you received this. As you can see from the pictures the front porch is falling down each day so lots of projects coming our way. Thanks for your patience! Our original expected completion date for Unit #1 is not realistic at this point and we are hoping now for March 2007. Following is the addendum for the windows which we will replace as needed with wood or wood clad vs. vinyl as originally stated in the application.

#### Addendum to original #2 Wood Windows

##### Existing feature and its condition:

Original wood windows, single glass pane, poor wood condition with dry rot and weathered frames. The glass is cloudy and most is cracked or broken or missing entirely.  
Approx. size: 27" wide by 78" high  
all window weights not in working order

##### Proposed treatment and impact on existing feature:

Rehab/restore as able. North facing windows on lower level in "okay" status for repair with potential plan of glass replacement and window weight repair.  
Main House/Upper Level: Replace original wood windows with wood or wood clad windows. (Both unit #1 and #2). Window size will remain the same.  
Impact: improve energy efficiency with new glass or entire window frame, no change in structural appearance.  
Expected completion date: Unit #1 March 2007







**STAFF REPORT**  
**HISTORIC LANDMARKS REVIEW # 101-06****TO:** The Dalles Historic Landmarks Commission**FROM:** Dawn Marie Hert, Associate Planner**HEARING DATE:** Wednesday, November 15, 2006**ISSUE:** The Eagy's are applying to relocate the historic Trevitt House that is more accurately known as the Booth House from City Park to their vacant lot in Trevitt's 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 Eagy's plan to site the Trevitt/Booth house involves minimal excavation.

The Eagy's plan to restore the house and use it as a Tea Parlour. The use will be required to be reviewed and approved by The Planning Commission due to the applicant's request for a parking variance. The parking variance request is due to the limitations put on additional excavation by the archaeological study. The applicant wants to minimize any additional ground disturbance.

Plans of restoration also include an addition to the rear of the house. The Eagy's plan to add a historically style sunroom that will compliment outdoor seating for the Tea Parlour. The applicant plans to landscape the property between the tow houses and plans to install a water feature for relaxation and enjoyment.

**SYNOPSIS:**

APPLICANT	Alan & Bev Eagy
PROPERTY OWNER	Alan & Bev Eagy
LOCATION	214 W. 4 <sup>th</sup> Street, The Dalles, OR 97058
ZONING	"CBC" – 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:**

**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 purposes. It is located in a commercial district. The house that is being relocated to the vacant lot was historically used as a residence, however for many years it has set vacant in City Park with plans of housing the local Wonderworks Children's Museum. The Museum plans changed and the Parks and Recreation Department decided to sell the structure. The applicant has plans for minimal ground movement. Most of the excavation occurred by the previous owners. 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:** There are currently no structures on the site. A condition of approval will be added to address removal of any historical materials on this site. In regards to the Historic structure being relocated, there are plans for 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 applicant will be using historic photos

to ensure that the house's exterior is brought back to its original glory. These criterion 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 applicant is proposing to relocate a historic structure from another historic district. The restoration plan for the structure will follow historic photos. One addition of a sun room type structure is planned to the rear of the structure. This addition will be a sympathetic addition that will not create a false sense of historical development. Criterion met.

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

**FINDING-A4:** There are no existing structures or significant features to the vacant lot. No changes are proposed to be removed from the historic structure that is planned to be relocated on the site. 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 applicant's passion for historic preservation is obvious as they own the adjacent historic Ben Snipes House. The plans to move a historic structure commonly known as the Trevitt House into the Trevitt's Historic District is very exciting to the applicants. 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 applicant plans 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 applicant will be using historic photos to ensure that the house'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:** As stated earlier in the staff report, an archeological report was completed on this property in 2005. The applicant's has chosen a location on the site that will minimize any additional excavation. Due to the fact that additional excavation is needed on the site for the proposed relocated structure, the applicant 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 for the sum room 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:** In order to meet current standards set forth in the City's Land Use and Development Ordinance, the applicant will need to do some excavation of the existing site. If the residential structure (being used as a commercial business) is removed at a later date, the site could be brought back to its current state by adding fill. The proposal is anticipated to be a part of the neighborhood for years to come. This site has been vacant since the late 1980's. Replacing the vacant site with a historic structure that will be used as a commercial building will bring the neighborhood back to the original state. The addition that is proposed to the historic house will be built in a manner that if it was 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.**

**Pages 17-21 ~BUILDING DESCRIPTIONS**

*"The primary period of significance for Trevitt's Addition is 1864-1902. This marks the earliest settlement and development of the residential areas and the commercial core. The secondary period of significance is 1903-1937 which is due to changes resulting from the motor age, electricity and telephone systems..."*

*"The historic homes in the Trevitt's Addition fall into a broad range of styles. Not every home will fit within a specific style; some buildings may combine features of several styles, as well as being in a vernacular form..."*

*QUEEN ANNE (1880-1910) - steeply pitched roof of irregular shape, usually with a dominant front-facing gable; patterned shingles, cutaway bay windows, and other devices used to avoid a smooth walled appearance; asymmetrical facade with partial or full-width porch which is usually one story high and extended along one or both side walls.*

*EXAMPLE: Bennett House, c. 1899*

**FINDING-B1:** The applicant is proposing to move the Booth/ Trevitt House that is currently located in the Commercial Historic District and is classified as Primary. The house is Vernacular/Queen Anne/ Eastlake in style. This style of structure will compliment the Trevitt's Historic District. Criterion met.

## **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-B2(a):** The proposed structure is setback 22'. Criterion met.

**FINDING-B2(b):** As shown on the submitted site plan, landscaping is planned for the entire site. The applicant will need to ensure that the landscaping not obstruct the public's visual access to the historic structure. Criterion will be addressed as a condition of approval.

**FINDING-B2(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-B2 (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-B2 (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-B2 (f):** The applicant's 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-B2 (g):** No fences are shown on the site plan. If the applicant wants a fence it will need to be included on a revised site plan and 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 applicant will need to get the Planning Directors approval prior to constructing 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 applicant plans to use the photos as reference for the project. Criterion met.

### **Page 23 ~ PORCHES**

*"Porches are a prevalent aspect in Trevitt's Addition and they vary from small stoops to grand verandas. The porch is an integral part of the home in that it serves as both a functional and decorative element. It provides the transition from outdoor to indoor, public to private. New construction and rehabilitation should retain the neighborhood's historic character through the porches' proportion, scale, materials, and style.*

#### **GUIDELINES:**

- a. *Preservation of defining features such as columns, entablature, railings and other details is important to maintaining the overall character of the house.*
- b. *When original elements are too damaged to restore or rehabilitate, the materials and craftsmanship used to repair the porch should replicate the original construction (see page 2, Secretary of the Interior's Standards for Rehabilitation).*
- c. *When adding or remodeling a porch on a historic home the use of photographs for reference is recommended.*
- d. *Retain all representative distinctive damaged material as a future record.*
- e. *Preventive maintenance can help avoid costly repairs. Annual inspection should include checking:*
  - proper roof drainage*
  - integrity of roofing material*
  - blistering paint (water leakage)*
  - damp areas*
  - substructure for water and insect damage*
- f. *New construction should use a simple design with hip or shed roof with simple posts and handrails.*
- g. *The following materials are prohibited:*
  - corrugated fiberglass*
  - metal siding*
  - wrought iron porch supports*
  - prefabricated trellis*
  - plywood*
  - exposed concrete block"*

**FINDING-B3 (a-g):** The existing porch will be restored. It is decorated with a spindle frieze with the cut-out designs, and cut-out brackets. Wood lattice covers the

area under the front porch. Concrete steps will lead to the wooden porch deck. Criterion met.

#### **Page 24 ~ROOFING**

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

##### **GUIDELINES:**

- a. *Wherever possible preserve, repair and protect existing materials and forms (see page 2, Secretary of the Interior's Standards for Rehabilitation).*
- b. *New construction should use roof forms that are consistent with the residential buildings in the neighborhood.*
- c. *Gable, hip, and gambrel roof forms are recommended.*
- d. *Flat roof forms for new construction are not recommended and are usually associated with commercial buildings.*
- e. *Both new construction and rehabilitation should use wood or asphalt shingles.*
- f. *Metal roofing and wood shakes are not recommended, unless original (St. Peter's Catholic Church).*
- g. *If replacement or repair is necessary, retain a portion of original roofing for future information.*
- h. *The use of historic photographs for reference is recommended."*

**FINDING-B4(a-h):** According to the National Register Inventory sheet, a new wood shingle roof was installed in 1996. Any repairs or alterations will be required to follow the design guidelines. This will be addressed as a condition of approval.

#### **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-B5(a-h):** The applicant plans 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-B6(a-j):** The applicant is 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 applicant is proposing to follow the design guidelines for replacement. Criterion will be addressed as a condition of approval.

**Page 27~COLOR**

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

**GUIDELINES:**

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

**FINDING-B7(a-f):** There is no historical data known of the previous home colors. From the black and white photo, it is difficult to tell what the original colors may have been. The applicant has not submitted color choices for the structure. The Planning Director can approve the final colors administratively; therefore this criterion will be addressed as a condition of approval. The proposed colors will



need to be different than the surrounding properties. The surrounding properties have varying colors: greens, blues, creams, burgundy, gray, taupe and white. The final color choice will be confirmed by staff and will be suggested to differentiate from the existing surrounding buildings. Criterion will be met as a condition of approval.

**CONCLUSIONS:** The proposed relocation of the Trevitt/Booth house from one historic district to another will be a beautiful addition to the Historic Trevitt's Addition. 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 are discovered during excavation, the applicant will need to stop excavation and have the site professionally evaluated prior to continued excavation at the site.
3. The applicant 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 applicant will need to go through a formal Site Plan Review prior to approval of the final construction plans for the subject site.
7. The applicant will need to submit plans for a building permit to the local State Building Codes Department.
8. Cleaning of the historic structure will require the applicant to use the gentlest means possible. No harsh chemical or sandblasting will be allowed.
9. 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.
10. Any repairs or alterations to the existing roof will be required to follow the design guidelines and can be approved by the Planning Director.

11. If any windows or doors need to be replaced, the historic design guidelines will be required to be followed for the replacement. The applicant will need to notify the Planning Department of any alteration of the approved plans.

*August*  
12. The final color choice will be confirmed by staff, need to follow the historic palate, and will be required to differentiate from the existing surrounding buildings.





## CITY of THE DALLES

313 COURT STREET

THE DALLES, OREGON 97058

(541) 296-5481

HLC# 101-06

### HISTORICAL 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 Historical Landmarks Commission.

Name:	ALAN & BEV EAGY
Address	218 W. 4 <sup>TH</sup> STREET
Site Address	214, 216 W. 4 <sup>TH</sup> STREET
Telephone	(541) 296-5877

Please describe your project goals.

TO MOVE TREVITT HOUSE (AKA BOOTH HOUSE) FROM  
CITY PARK TO THE DOUBLE LOT (NEXT TO OUR HOME  
AT 218 W. 4<sup>TH</sup> ST) AT 214, 216 W. 4<sup>TH</sup> STREET. WE PLAN  
TO RESTORE THE HOUSE & USE IT AS A TEA PARLOUR.

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

THE BUILDING WILL BE RESTORED AND PLACED ON  
THE VACANT LOT.

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

EXTENSIVE PHOTOS HAVE BEEN TAKEN AND THE  
HOUSE NEEDS MANY REPAIRS. WE ENDEAVOR TO RESTORE  
THE HOUSE, MAINTAINING ITS CURRENT CHARM.

What is the current use of this property?

VACANT LOT - NO USE

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

List any known archeological resources on site.

ARCHAEOLOGICAL REPORT ATTACHED.

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 nine (9) copies of a site plan drawn to scale, nine (9) copies of detailed, elevation drawings with proposed changes, and nine (9) current color photographs (4X6 inch minimum) of the building/structure front.**

R. Alan Eazy  
Applicant

10-06-2006  
Date

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

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

\_\_\_\_\_  
Secretary, Historical Landmarks Commission

=====

**For Office Use Only**

Historical Classification Primary  
(Primary, Secondary, Historical, Etc.)  
Historic Building/Site ☒ Historic District: Trevitt ☐ Commercial ☒  
Historic Name Booth House  
(If any)  
Year(s) Built 1868

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 13

**PHYSICAL DESCRIPTION:** The End of the Oregon Trail Landmark is a basalt obelisk standing in The Dalles City Park. The obelisk is at the west end of the Union Street entrance stairs and is located on the south side of the sidewalk. The landmark reads: "End of the Oregon Trail, 1843-1906".

**HISTORICAL DATA:** The monument was dedicated on March 11, 1906 at the time Ezra Meeker was attempting to draw popular attention to the Oregon Trail. Ezra Meeker, a Puyallup, Washington hop farmer and an Oregon Trail pioneer, first crossed the plains in 1852 by oxcart at the age of 22. In 1906, Meeker began the first of several transcontinental journeys retracing his original route. A monument was left by Meeker marking his 1906 passage through The Dalles; he returned by oxcart again in 1910; traveled over most of the route later by automobile in 1916; and completed his final journey at the age of 94, when he approximated the route by airplane.

#1C **HISTORIC NAME:** ~~Unknown~~ *Booth*  
**COMMON NAME:** Trevitt House  
**ADDRESS:** Vicinity of 6th and Union Streets, City Park  
**RESOURCE TYPE:** Building  
**OWNER'S NAME AND ADDRESS:**  
Northern Wasco County Parks and Recreation  
323 E. 4th Street  
The Dalles Or. 97058  
**ASSESSOR'S MAP:** 1N-13E-3BC **BLOCK:** 13, 14 **LOT:** 9-11 **TAX LOT:** 8200  
**ADDITION:** Gates Addition  
**YEAR BUILT:** 1868  
**ALTERATIONS:** Minor  
**STYLE:** Vernacular/Queen Anne/Eastlake  
**USE:** Vacant  
**PREVIOUS HISTORIC LISTING:** Oregon Statewide Inventory (1976)  
**CLASSIFICATION:** Primary

**PHYSICAL DESCRIPTION:** The house is an one and one-half story, wood frame building with clapboard siding and a gabled roof. An exterior brick chimney is on the west elevation. The eaves project slightly and are boxed. The principal facade has a front facing gable with a gable ornament. French doors, centrally located, are over the porch on the second story of the front (east) elevation. The architrave over the

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 14

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door is decorated with garlands and swags. A gabled dormer window on the north elevation is decorated with filigree on the end. The central window pane is surrounded with small panes of colored glass. The majority of the other windows are double-hung wood sash.

The main entrance door has leaded glass sidelights and a transom. The porch is decorated with a spindle frieze with cut-out designs, and cut-out brackets. Wood lattice covers the area under the front porch. Concrete steps lead to the wooden porch deck. The house is clad with shiplap siding. A watertable and cap extends around the perimeter of the building. Evidence of an addition is on the south side of the house.

The building was moved to its current location from a site on Third Street in 1981. The concrete steps and foundation were constructed at that time. A new wood shingle roof was installed in 1996.

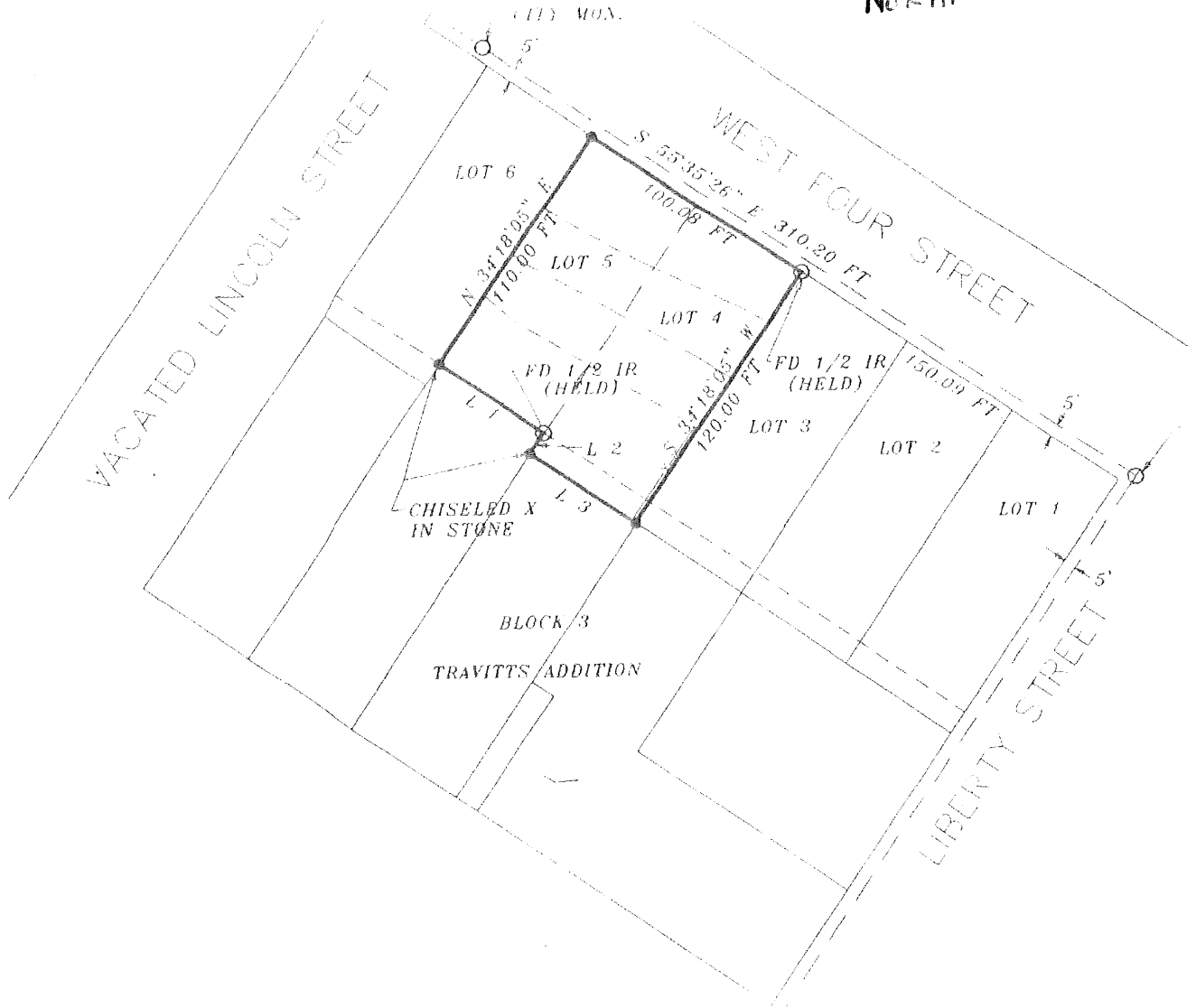
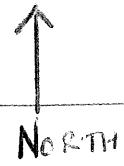
**HISTORICAL DATA:** There is conflicting research as to whether Victor Trevitt occupied this house. The house is nonetheless worthy as a locally rare example of its architectural style.

Victor Trevitt (1827-1883) laid out a portion of The Dalles townsite known as Trevitt's Addition in c. 1860. Trevitt came to The Dalles in 1854 and filed a donation land claim on June 18, 1855 about 15 miles southeast of the present downtown. He also ran the Trevitt and Crown Saloon. Trevitt was elected state representative to the legislature in 1858 and appointed a member of The Dalles City Council in 1859. He also served as a state senator from 1868 to 1872.

According to local historian Lulu Crandall (deceased), Victor Trevitt lived at 507 West Third Street until 1868 when he sold the property. This was the same year he started serving as a Wasco County Senator. It is not known where Victor Trevitt lived after he moved from West Third. Some long-time residence state that the house now located in the City Park was Victor Trevitt's residence.

According to the deed research, the lot where the house was located before being moved to the park, was only owned by Victor Trevitt for a short period of time. From 1861 to 1868, Trevitt slowly sold off all the lots in Block 1 of Trevitt's Addition. This block included the house now located in the City Park. Although not a owner, Trevitt, may have rented the house.

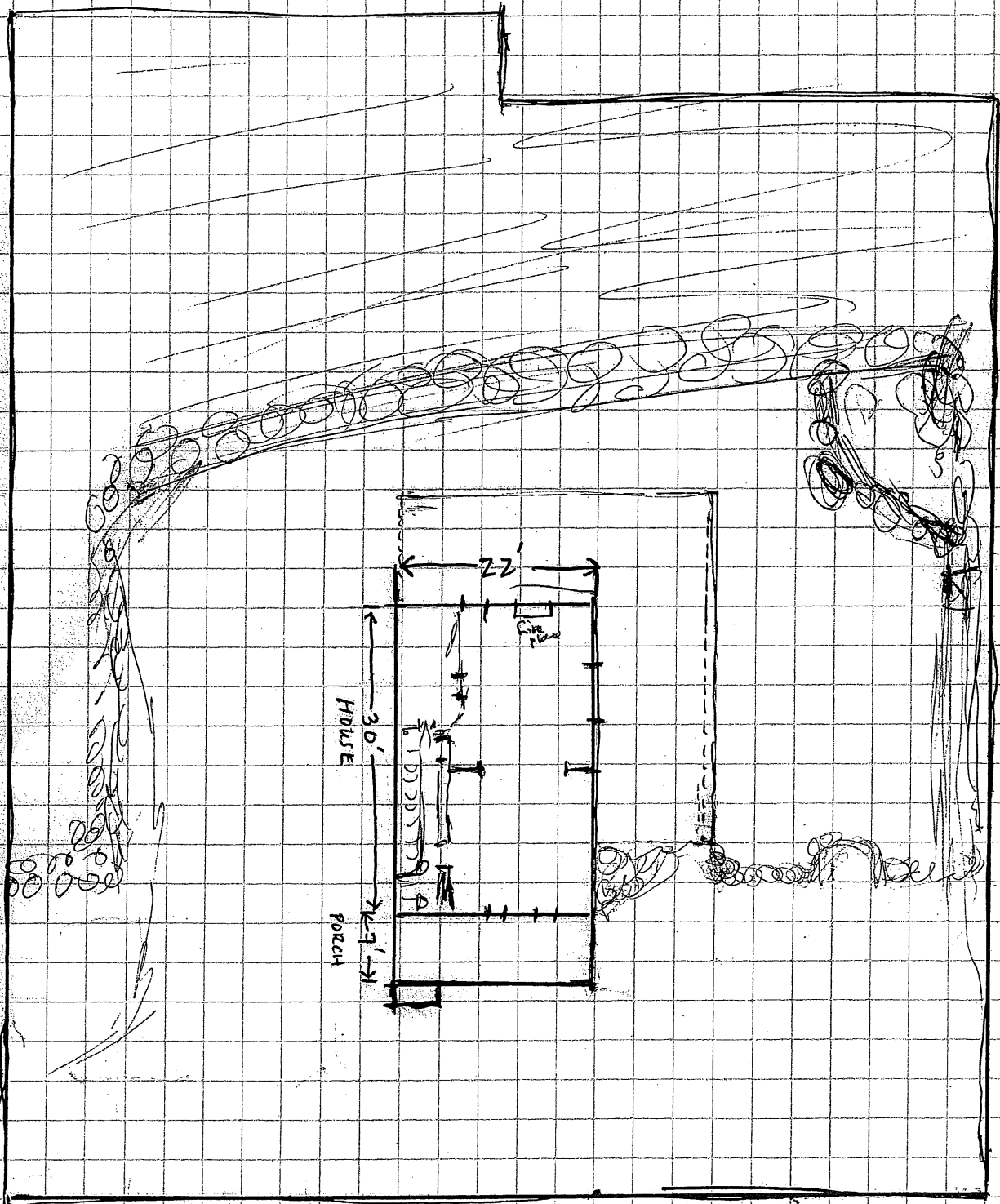
FIRE  
HYDRANT





# TREVITT HOUSE PROJECT

10/09/06



SCALE: 1" = 16'

Height of house = 32 feet

**TO:** Pat and Mike Fowler  
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The Dalles, OR 97058

**FROM:** Robert A. Freed  
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**DATE:** April 29, 2005

**ACS Letter Report No. 46:**

**Assessment of Historic Archaeological Remains at  
212 West Fourth Street in The Dalles, Wasco County, Oregon**

This letter report presents the results of an assessment of historic archaeological remains encountered during preparation of a lot for residential construction at 212 West Fourth Street in one of the city's oldest neighborhoods near downtown The Dalles, Oregon. The property, owned by Pat and Mike Fowler, is located in the Trevitt's Addition Historic District. The Planning Department required an after-the-fact assessment of the archaeological material pursuant to City of The Dalles General Ordinance 94-1194. The field work was conducted by Archaeologist/Project Manager, Rob Freed, on April 21, 2005.

**Project Location and Setting**

The lot measures approximately 100 feet east-west by 120 feet north-south and is located in the NE 1/4, SW 1/4, NE 1/4, Section 3, T1N, R13E, Willamette Meridian, on The Dalles South, OR-WA, USGS Quadrangle map (Figure 1). The property is bordered on both the east and west by historic residential structures, on the south by a steep hillside or bluff, and on the north by West

Fourth Street. A concrete sidewalk is present along the street, and an existing curb cut provides access to the lot. The Fowlers are planning to construct a house on the property which originally consisted of two smaller lots, each measuring 50 feet east-west by 120 feet north-south. A house existed on each lot, the addresses of which were 212 and 216 West Fourth.

The property is located at an elevation of 100 feet above mean sea level. Prior to the removal of the previously existing structures, the ground surface elevation gradually rose about six feet from street level to the back of the lot, a distance of 80 feet. This determination was made by examining the existing excavation cuts on the property lines of the neighboring residences to the east and west. At this distance from the street, the hillside/bluff rises steeply about 40 feet in elevation. Initial lot preparation by the Fowlers resulted in the removal of several feet of soil and the excavation of a portion of the base of the bluff to accommodate the siting of the new home. The soil and rock excavated from the hillside has remained on-site and has been used as fill to build up the elevation of the lot. Additional rock fill has been brought in from an off-site location and is stockpiled in the middle of the lot. Sparse vegetation, consisting of perennial weeds and grasses, is present.

Further preparation of the lot for house construction has been suspended, pending completion of the archaeological assessment. The Fowlers' plan includes excavating an additional five feet into the base of the hillside in the southeast corner at the back of the lot and constructing two four-foot-high retaining walls terraced into the hillside.

### **Field Investigation**

Prior to the field work, Mrs. Fowler contacted State Archaeologist Dennis Griffen with the Oregon State Historic Preservation Office (OSHPO). Dr. Griffen confirmed no archaeological sites have previously been recorded on the property. The OSHPO files indicate the Trevitt's Addition Historic District was placed on the National Register of Historic Places in 1995 and consists of 53 structures encompassing 250 acres. The district is bounded by Mill Creek and Second, Sixth, and Liberty streets. At the request of the City of The Dalles Planning Department, Erik Gleason (who is an archaeologist and a member of The Dalles Historic Landmarks Commission) contacted Archaeological Consulting Services to explain the city's archaeological requirements and to describe the cultural material observed at the lot.

At the time of the investigation, the Fowlers were present on site as was John Lundell who was extremely helpful by providing historical information on the property's previous use. Mr Lundell once owned the Fowlers' property, as well as the residence to the west and several other houses in the neighborhood. He currently resides in a newer house located at the top of the bluff directly behind the Fowlers' lot.

According to Mr Lundell, the structure (220 West Fourth Street) to the west of the Fowlers' property is known as the Ben Snipes House and was constructed in 1864. The house (210 West

Fourth Street) to the east is the Captain Gray House and was built in the 1880s. The Oregon State historical plaque in front of the latter indicates construction around 1900; however, the 1888 Sanborne map shows the Captain Gray House had already been constructed. This map indicates dwellings present on all four lots (i.e., 210, 212, 216, and 220 West Fourth Street) and a shed present in the southeast corner of the lot at 216 West Fourth. The 1909 Sanborne shows "cellar built into hill" behind both residences at 212 and 216 West Fourth. The shed no longer existed at the latter address, but a stairway led to the hillside. The 1926 map does not show the cellars present but does indicate that garages had been built in the northwest portion of both lots.

Mr. Lundell provided a 1976 photograph of the root cellar behind the house at 216 West Fourth. He remembers the garage at 216 West Fourth was removed in the 1960s and the houses and root cellar demolished in 1983. He also indicated that he has no memory of the shed noted on the 1888 Sanborne at 216 West Fourth, and the structure definitely was not present at the time of the house's demolition. The Sanborne maps show a barn present on the bluff south of 220 West Fourth. This structure is now located on Mr. Lundell's property and was built in 1875. He also indicated no other structures (other than his current new house) have ever been present on the bluff above the Fowlers' property. However, in the 1970s, the upper portion of the bluff/hillside was removed and used for fill for the J. C. Penny parking lot in downtown.

The field investigation consisted of examining all three (i.e., west, south, and east) soil profiles exposed during excavation, as well as inspecting the existing ground surface by walking meander-style transects. Historic archaeological material was observed on the lot's ground surface as well as in all three profiles.

A portion of the west profile, the location of the Ben Snipes House, contained historic artifacts and an ash deposit within an area that was characterized by grey soil, indicative of cultural activity (Figure 2). Artifacts in the soil around residences of this period are commonly found, particularly prior to the initiation of public trash removal in cities. Most likely similar artifacts existed around the residences at 212 and 216 West Fourth Street before their demolition and the removal of the debris and soil. The east profile, where the Captain Gray House is located, also contained a thin, grayish-colored cultural layer in the upper two to three inches that was continuous from where excavation began to the back of the lot for a distance of about 42 feet (Figure 2). Only a few historic artifacts were observed.

The south profile contained an extensive amount of historic cultural material (Figure 2). At the back of the lot at 216 West Fourth Street, grayish-colored cultural deposits were at least three feet deep in the upper layer and contained considerable evidence of burning as significant ash deposits were present. Animal bone (i.e., fowl and possibly cow) and large unidentifiable pieces of metal were observed within these deposits. The section of the profile with the thickest deposits matched the approximate location of the former cellar, as indicated on the 1909 Sanborne map. Examination of the west and east profiles allows one to determine the approximate original elevation and slope of the ground, on which the residential dwellings were constructed. Consequently, the cellar's former location appears to coincide with the location of

the cultural deposits. Large chunks of unmodified basalt were also present within the grey soil. Although no mortar was evident, the basalt may have been used to form the back wall of the cellar. Original bedrock or naturally eroded rock deposits exist below the cultural layer.

The hillside/bluff above the back of the lot was examined by traversing the slope which appeared to be somewhat terraced. A path switchbacked up the slope where a section of rock wall was present about 12 feet above the top of the bank cut at the southwest corner of the Fowlers' lot. Mr. Lundell indicated the wall had been constructed after the top of the sloping hill/bluff had been removed in the 1970s. Historic artifacts/remains were scattered across much of the hillside and were undoubtedly eroding downslope toward the Fowlers' lot.

A significant amount of historic cultural material was observed on the hillside, in the soil profiles, and within the lot. An extensive amount of bottle glass fragments were present. Colors included brown, green, clear, and aqua. Remains of mason jars and medicine bottle necks and rims were identified. An entire, clear-glass ink container was also noted. Other remains consisted of window glass, china/ceramic dishware (at least two with maker's marks), crockery, and two brick fragments. Some of the clear glass fragments had an opaque appearance, evidence of being affected by heat. A lot of the material in the hillside cut at the back of the Fowlers' lot was beyond reach; moreover, removing cultural material from the dry crumbly soil matrix would have promoted further loosening of the artifacts and erosion of the hillside. The cultural material observed appeared to date to the late 1800s to early 1900s.

The information provided by Mr. Lundell and obtained from the Sanborne maps, supplemented by the field observations, were used to offer a couple of explanations of what may have occurred on and adjacent to the property. The historic cultural material appears to be associated with domestic household activities. While the storage of items in containers does occur to a limited extent in "root cellars," the amount and variety of historic remains encountered is not entirely consistent with material associated with root cellars. One possible explanation is the hillside/bluff area may have been historically used as a trash dump by adjacent households located in this section of the historic district or those residences along West Fourth Street. Perhaps the subsequent removal of the bluff top in the 1970s contributed to the exposure of the historic material and may have exacerbated hillside erosion during the ensuing 30 years. The cultural material located on the lot most likely resulted from the hillside excavation. The amount of material present in the hillside, the extent of the deposits, and the presence of ash suggests the existence of a dump, rather than solely resulting from incidental household activities.

### **Summary and Recommendations**

The historic cultural material observed while investigating the Fowlers' property would appear to represent a trash dump from the late 1880s to early 1900s. The potentially significant historic material could provide information important to the understanding of the early historic period of The Dalles. Consequently, further excavation into the hillside or construction of retaining walls

is not recommended if the work would adversely affect the cultural deposits. Preservation in place is the preferred treatment. If further construction work on the Fowlers' property to accommodate the house plans cannot be performed without adversely affecting the cultural deposits, then a comprehensive evaluation of the significance of the historic cultural remains would need to be undertaken by a professional archaeologist and would require obtaining an archaeological excavation permit from the OSHPO.

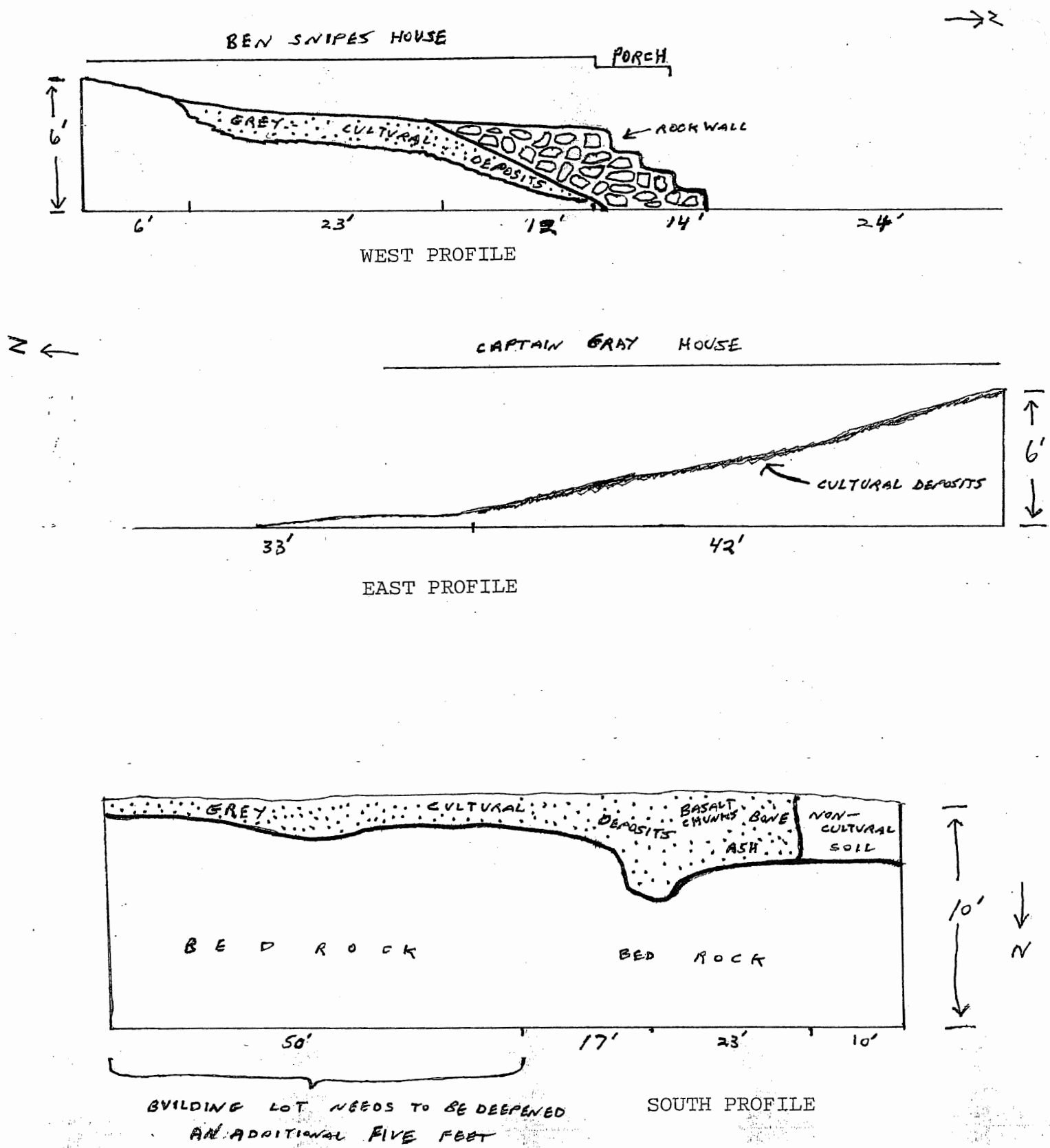


FIGURE 2. PROFILES