

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

(541) 296-5481

HLC# 165-19**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:	<u>Victor Johnson</u>
Address	<u>P.O. Box 398, The Dalles, OR 97058</u>
Site Address	<u>313 W 4th The Dalles, OR 97058</u>
Telephone	<u>541-980-1482</u>

Please describe your project goals.

see narrative attached

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

We will transform this space from a transient camp to a community center for residents & tourists.

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

Recreating original fences and arbor entrance from 3rd St. Reconnecting to St. Peters. Re-establishing as a gathering place.

What is the current use of this property?

Mixed residential - commercialWill the use change as a result of approval of this application? Yes ☒ No

List any known archeological resources on site.

No documented archeological resources on property. Will halt if found

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.



Applicant

3-26-19

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, Secondary, Historical, Etc.)		
Historic Building/Site ID	Historic District	Trent ID	Commercial ID
Historic Name	(If any)		
Year(s) Built			

Mission:

Creating a space for community, culture, history and sense of place in downtown The Dalles.

Courtyard plan:

The north facing back yard at Herbring House will be the coffee shop entrance. We will create a piazza feel with open areas to allow for multiple uses. We will use pavers for the courtyard area and main walk ways and include vegetation in ground and in pots to soften and cool off the area. Lots of open space will allow for moveable tables, chairs, games and gatherings.

The existing outbuilding will be cleaned up and used for covered seating and double as a food/ beverage station for special events.

Working from old photos we will attempt to recreate the elaborate arbor that people would walk under when entering the property from 3rd street. We plan to bring it in about 20 feet into the courtyard. Photos attached

Access-

East- the parking lot to the west will offer ADA access with a gentle incline using pavers.

North- existing stairs from 3rd street

West- new stairs connecting with Old St. Peter's landmark

North- access from side staircase with bicycle racks on 4th street

As budget allows we would like to install an Italian style fountain near the entrance of the coffee shop. Something that will match the Italianate building style and offer sound cover from the noise of cars, trains, etc. A water feature will help create a downtown oasis feel to combat the occasionally oppressive temperatures in The Dalles.

We will install six foot wooden fences similar to old photos on East and West border of property.

Existing white picket fence on north will be extended out to property line with gate at bottom of stairs.

Bioswale- Roof gutters send water to a 4' wide strip of plants and rocks along the downstairs apartment. This will also provide privacy for the unit keeping people back from looking in the windows.

Park benches- As budget allows we will have several nice park benches for relaxing and taking in the views of the Landmark church, kids playing and people passing by.

Install a 10' x 16' deck with roof which can be used as covered seating for cafe and double as a small stage for courtyard. Less than 18" height. The idea from Sisters Oregon during the Folk Festival. Photos attached are Angelines Bakery, The Depot Cafe and another cafe in Sisters.

Create a fire pit and seating area.

Play area- create a designated area with sand for young children to play in and possible future play sculpture installation.

APPLICATION FOR STRUCTURAL PERMIT

Building Codes Services
2705 E 2nd Street
The Dalles, OR 97058
Phone: 541-506-2650 • Fax: 541-506-2651
Email: buildingcodes@co.wasco.or.us • www.co.wasco.or.us

DEPARTMENT USE ONLY

Permit #: _____
County: _____
By: _____ Date: _____

This permit is issued under OAR 918-460-0030. Permits expire if work is not started within 180 days of issuance or if work is suspended for 180 days.

CONSTRUCTION CATEGORY: ☐ Residential ☐ Government ☐ Commercial		
JOB SITE INFORMATION		OWNER INFORMATION
Address: _____		<i>I am the property owner doing my own work (INT):</i> _____
City: _____		Name: _____
Directions to inspection site: _____		Mailing address: _____
_____		City/State/ZIP: _____
_____		Phone: _____ Mobile: _____
Is property inside city limits: ☐ Yes ☐ No		Email: _____
LOCAL GOVERNMENT APPROVALS		
Zoning	Flood Plain Review	Sanitation
Application #: _____	☐ Y ☐ N	Information verified/approved? ☐ Y ☐ N
Information verified/approved? ☐ Y ☐ N	Signature: <i>Jim Macie Heat</i>	Signature: <i>Jim Macie Heat</i> Not Applicable
Signature: <i>Jim Macie Heat</i>	Jurisdiction: _____	Jurisdiction: _____
Jurisdiction: _____		Date: _____ Tax lot#: 1N 13E 3BB 4400
Date: 7/06/2021 Tax lot#: 1N 13E 3BB 4400		
VALUATION INFORMATION		
Job description: 12 ft. by 16 ft. - Covered Patio		
Occupancy: _____		
Construction type: _____		
Square feet: _____		
Cost per square feet: _____		
New/Alteration/Addition: ☐ New ☐ Alteration ☐ Addition		
Is this a foundation ONLY permit? ☐ Yes ☐ No		
Is this a plan review ONLY? ☐ Yes ☐ No		
Total valuation: _____		
Contractor name: _____		Building Fees
Mailing Address: _____		Permit fee _____
City/State/ZIP: _____		12% surcharge _____
Phone: _____		Plan Review
Email: _____		Plan review (permit fee x 0.65) _____
Contractor CCB license #: _____		Fire and Life Safety (permit fee x 0.40) _____
BCD license #: _____		Subtotal: (add up above fees) _____
<i>I hereby certify that, to my knowledge, the above information is true and correct. All work to be performed shall be in accordance with all governing laws and rules. I have read and do understand the attached "Information Notice to Property Owners About Construction Responsibilities."</i>		Miscellaneous Fees
		Seismic review (permit fee x 0.01) _____
		Re-inspection fee - \$78.00 each _____
		Investigation fee – actual cost _____
		GRAND TOTAL (fees and surcharges) _____

Applicant name: Victor Johnson	
Mailing Address: P.O. 398	
City/State/ZIP: The Dalles, OR 97058	
Phone: 541-980-1482	
Email: victor@victorjohnson.com	
Signature: _____	Date: 7/06/2021

PAYMENT OPTIONS
If paying by credit card, please provide best contact number below. _____
Payment can also be made online once permit is created. In most cases, a link to the ePermitting payment portal will be sent to the email on file. If you do not receive this link, please visit www.buildingpermits.oregon.gov and search for your address or permit number.
Make check or money order payable to Wasco County. DO NOT SEND CASH.

STRUCTURAL PERMIT FEES – State Permit Fees Adopted for State of Oregon Jurisdictions

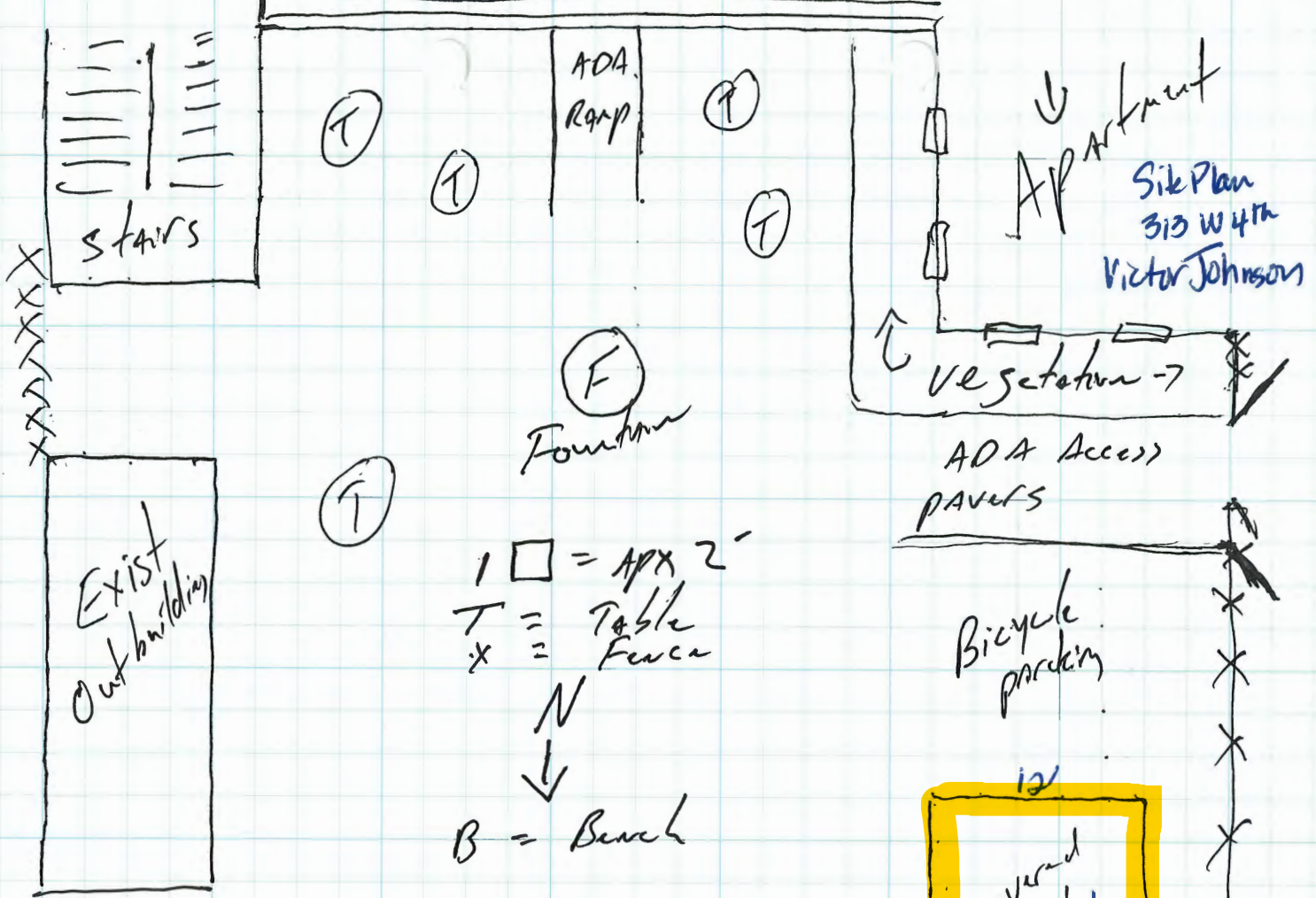
The 12% surcharge is not included in any of the fees below



Building Codes Services
2705 E 2nd Street
The Dalles, OR 97058
Phone: 541-506-2650 ▪ Fax: 541-506-2651
Email: buildingcodes@co.wasco.or.us ▪ www.co.wasco.or.us

TOTAL VALUATION	FEE
\$1.00 – \$2000.00	\$60.00
\$2001.00 – \$25,000.00	\$60.00 for the first \$2,000.00 plus \$9.40 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 – \$50,000.00	\$276.20 for the first \$25,000.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 – \$100,000.00	\$451.20 for the first \$50,000.00 plus \$4.70 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 and up	\$686.20 for the first \$100,000.00 plus \$3.90 for each additional \$1,000.00 or fraction thereof.
OTHER INSPECTIONS AND FEES	
Residential Fire Sprinkler 13R (standalone/closed system) – <i>fee includes plan review (13D multipurpose/continuous loop requires Plumbing)</i>	
0 to 2000 sq. ft. area covered	\$98.00
2001 to 3600 sq. ft. area covered	\$103.50
3601 to 7200 sq. ft. area covered	\$139.75
7201 sq. ft. and greater	\$186.25
Prescriptive solar photovoltaic system – <i>fee includes plan review</i>	\$160.00
Non-Prescriptive solar photovoltaic system – <i>requires plan review</i>	Use Structural Permit Fee table above
Phased plan review - \$60.00 application fee plus 10% of the total project building permit fee not to exceed \$1500.00 for each phase (<i>is in addition to standard structural plan review</i>)	
Deferred plan review - 65% of the building permit fee calculated using the deferred portion valuation with a \$156.00 minimum (<i>is in addition to standard structural plan review</i>)	
Inspection outside of normal business hours (minimum charge 2 hours)	\$78.00 per hour
Re-inspection fee	\$78.00 per each
Inspections for which no fee is specifically indicated	\$78.00 per hour
Plan review fees	65% of structural permit fee
Fire and Life Safety plan review fees	40% of structural permit fee
Additional plan review required by changes, additions, or revisions to approve plans	\$65.00 per hour Residential \$78.00 per hour Commercial

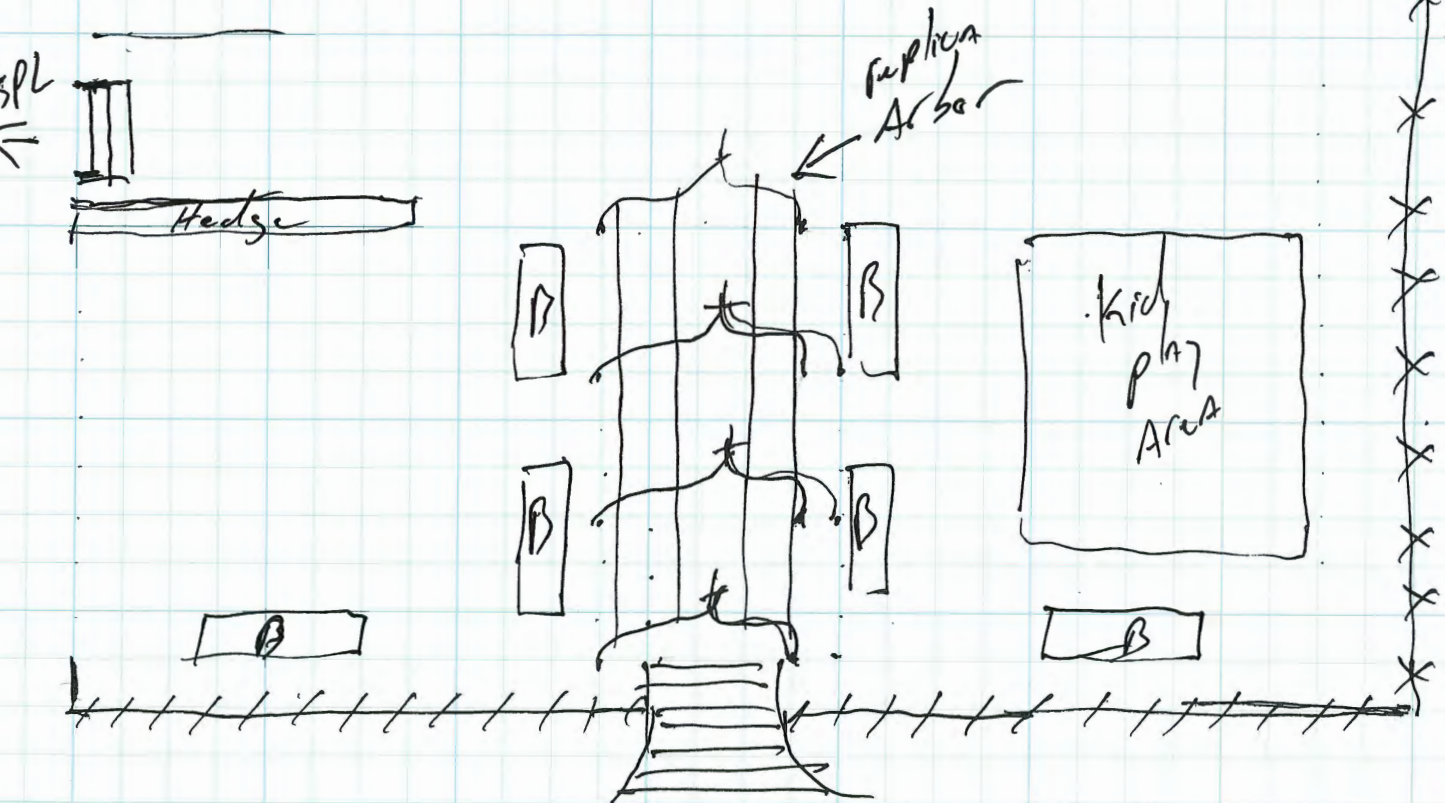
For SI: 1 square foot = 0.0929 m²

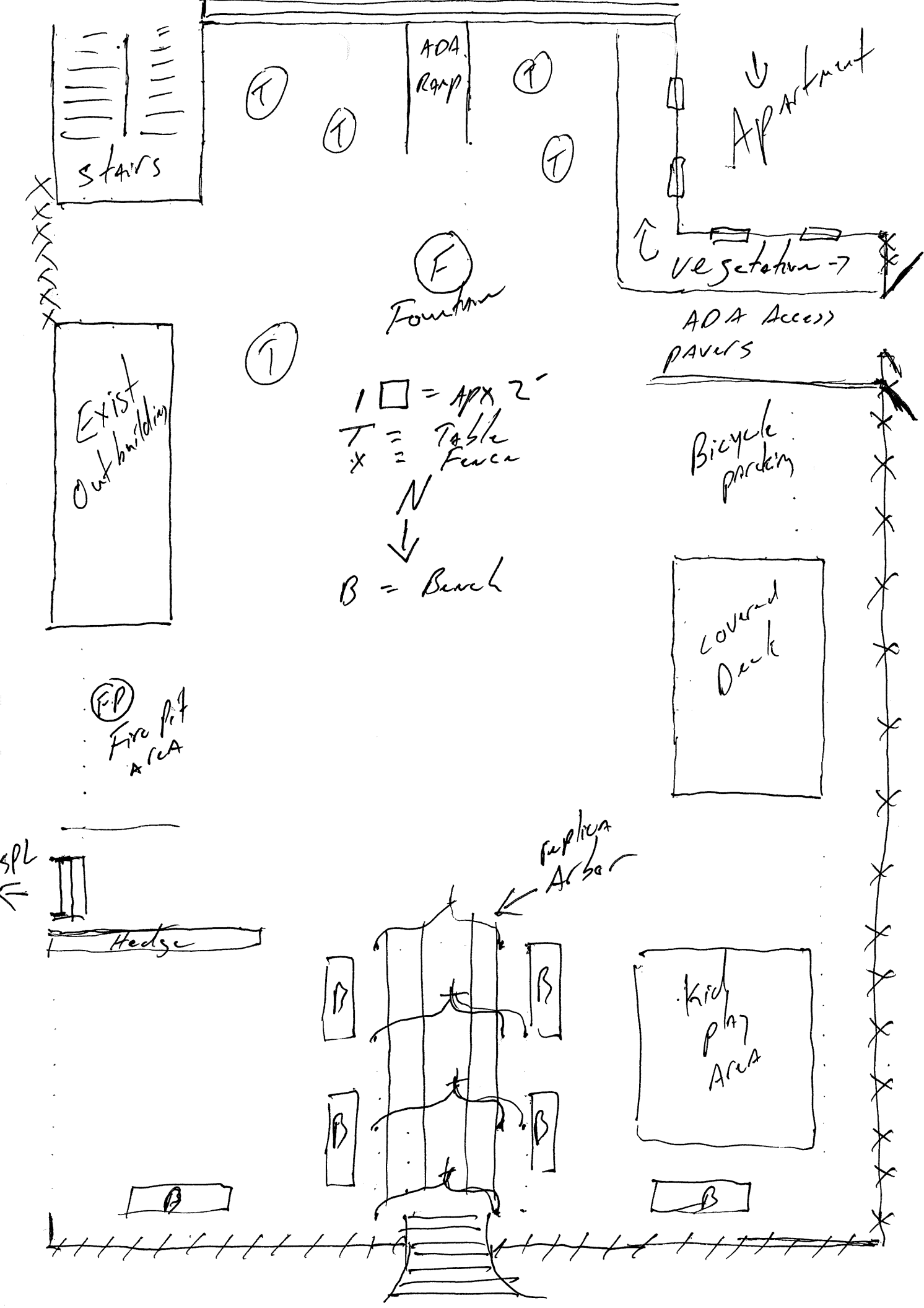


1 □ = approx 2'
 T = Table
 x = Fence
 N
 ↓
 B = Bench



FINAL PLAN
 Date 7/06/2021
 By *Donna Hart, Senior Planner*
 City of The Dalles
 Community Development Dept.





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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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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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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



















