



## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

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

HLC # 203-22

## HISTORIC LANDMARKS APPLICATION

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

Applicant Name	George Robertson
Mailing Address	207 W Fourth St, The Dalles OR 97058
Phone	503.680.5597
Business Name	Private residence
Site Address	207 West Fourth, The Dalles OR 97058
Phone	503.680.5597
Map and Tax Lot	1N 13E 3 BC 1100
Zoning	CBC

Please describe your project goals.

Replace deteriorated and unsafe single pane basement windows with new windows with original appearance. Add new windows including an egress window on the west side of the home.

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

Removal of non-original door at north side of the building to be replaced with original siding. Replaced and added windows proposed are period correct, will match architectural style and trim of existing windows being replaced. Egress window proposed is on the west side of the house and not very visible. I can extend existing fence to keep it private. +

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

Exterior trim is being restored and our plan is to repaint with the original color scheme. All trim and restoration work to the home will be done to return residence to original appearance.

What is the current use of this property?

Residential dwelling.

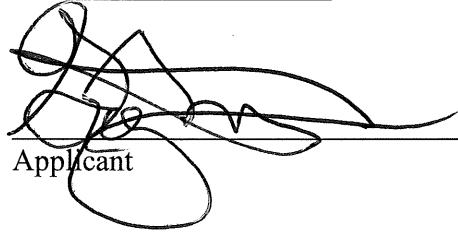
Will the use change as a result of approval of this application? ☐ Yes ☒ No

List any known archeological resources on site.

None known or described in National Register of Historic Places.

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

3/18/22  
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

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**For Office Use Only**

Historical Classification Primary, Contributing, Trevitt's Addition National Historic District  
(Primary, Secondary, Historical, Etc.)

Historic Building/Site ☒ Historic District: Trevitt ☒ Commercial ☐ Other ☐

Historic Name (if any) Wilkinsin House

Year(s) Built 1902

Dear Historic Landmarks Commission,

I am restoring a historic home at 207 West 4<sup>th</sup> Street. Modifications to main structure are limited to reversing modifications from previous owners that did not match the original design from 1900.

Exterior trim is being restored and our plan is to repaint with the existing color scheme. Previous owner added aqua, teal and light purple accent colors which will be restored to original paint colors. All trim and restoration work to the home will be done to return residence to original appearance.

Additional areas that will be restored to original design include:

- Removing an added door from the main floor master bedroom (see picture #1 below) and opening with original siding design.

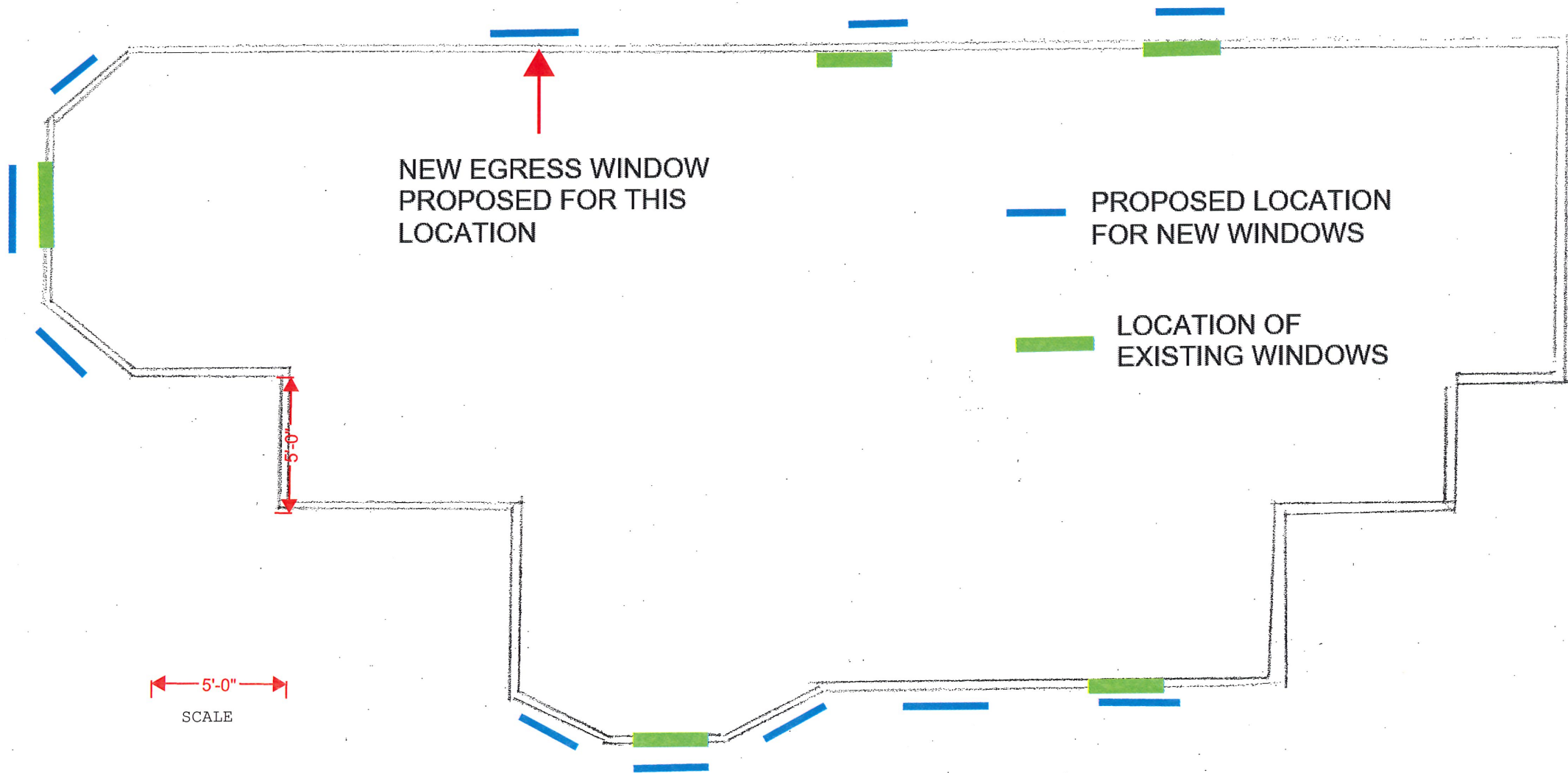
Windows in basement are single pane side hinged windows which are mismatched, deteriorated and unsafe. I want to replace them with windows that are energy efficient, secure and offer more light.

Energy efficient side hinged windows are impossible to purchase. My plan is to replace these with Marvin awning and fixed pane windows (that match the size and appearance of the existing window shown in attached picture #4) in the locations shown in the attached plan.

I would like to add windows of the historic design in locations shown in the attached plan. They will have same mullion design and be trimmed to match original windows (attached picture #4). The size will remain 36" X 21". Replaced and added windows proposed are period correct, will match architectural style and trim of existing windows being replaced.

I would like to add an egress window as shown in the attached plan and as shown in attached picture #6. Proposed width would be 36" so that trim and appearance would closely match existing basement windows. Egress window proposed is on the west side of the house and not very visible. I can extend existing fence and add vegetation to keep it more private and obscured.

Please note that some of the windows on the plan I may not add at this time. Since I am seeking an opinion from the Historic landmark review committee I am proposing all potential locations under consideration.

















## PRELIMINARY REVIEW COMMENTS AND SUPPLEMENTAL RESPONSES 3/7/22

**From:** Dawn Hert <dhert@ci.the-dalles.or.us>

**Sent:** Monday, March 7, 2022 12:09 PM

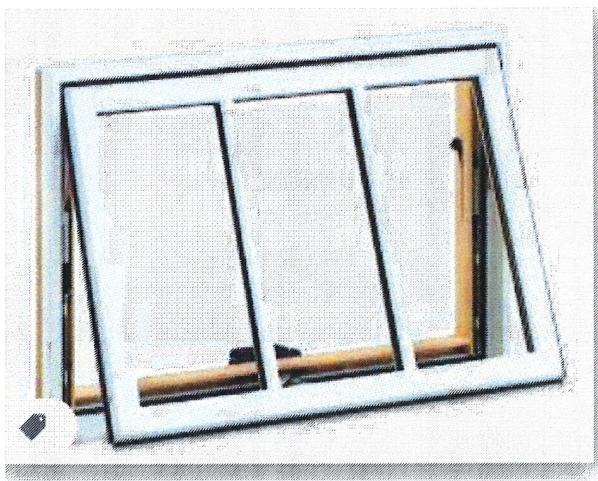
Dawn Hert: I did a quick scan of your application and will need some additional information in order to deem your application "complete." I will need examples (photos) of the new proposed windows to complete my analysis and staff report.

George Robertson: Marvin Elevate awning windows have been selected because they are efficient, secure, paintable windows that can be made to exactly replicate the dimensions and appearance of the existing windows. They have been approved on previous historic home renovations I have done, look correct, perform well and are an exceptional product for this application.

### Replacement Window – Existing



### Replacement Window – Proposed at Existing Locations

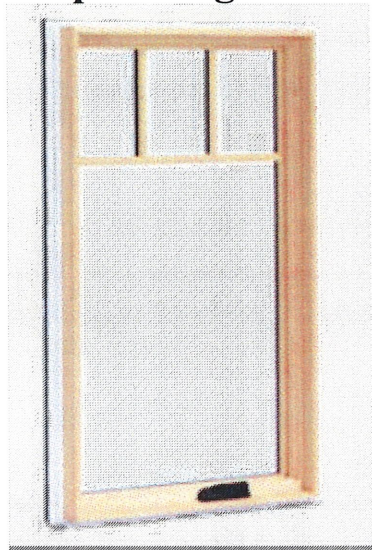


Marvin Elevate New Construction Awning

## Replacement Window Product Information

<https://www.marvinreplacement.com/replacement-windows/awning>

### Proposed Egress Window



Exact mullion design to be determined

### Proposed Egress Window Product Information

<https://www.marvin.com/products/collections/signature/ultimate/casement>

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Dawn Hert: Also, do you have any historic photos of the house that show the windows in the basement area? Those are very helpful in the Landmarks Commission's review. I don't have any historic pictures of the house.

George Robertson: Very much wish I did and if you have any suggestions on where I might find some I will seek them out.

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Dawn Hert: If the windows are not beyond repair (you will need to provide details of the state of disrepair), the Commission requires "repair" rather than "replacement" as detailed in the Secretary of Interior Standards.

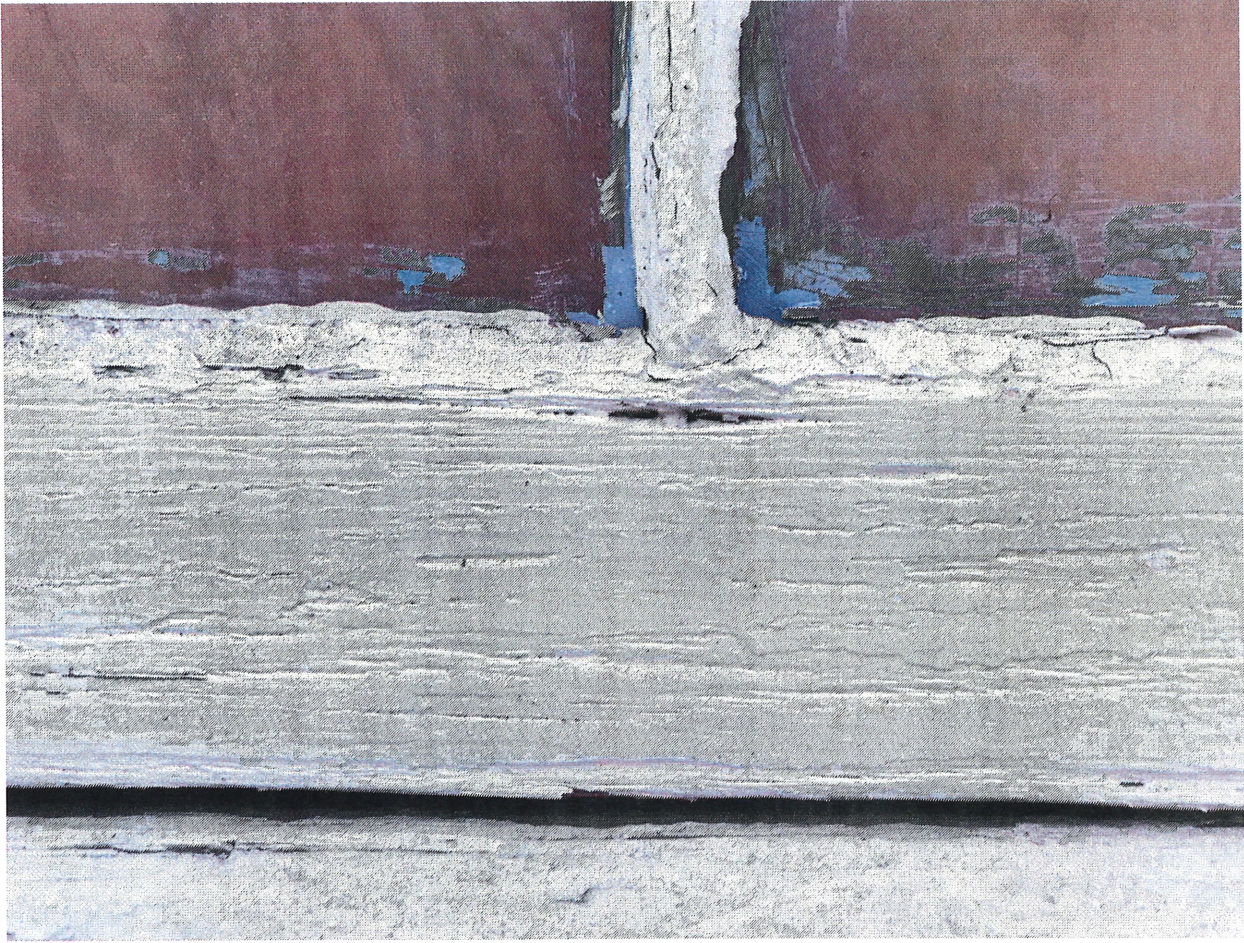
George Robertson: The windows are rotted off their hinges and beyond repair. Please see photos below.





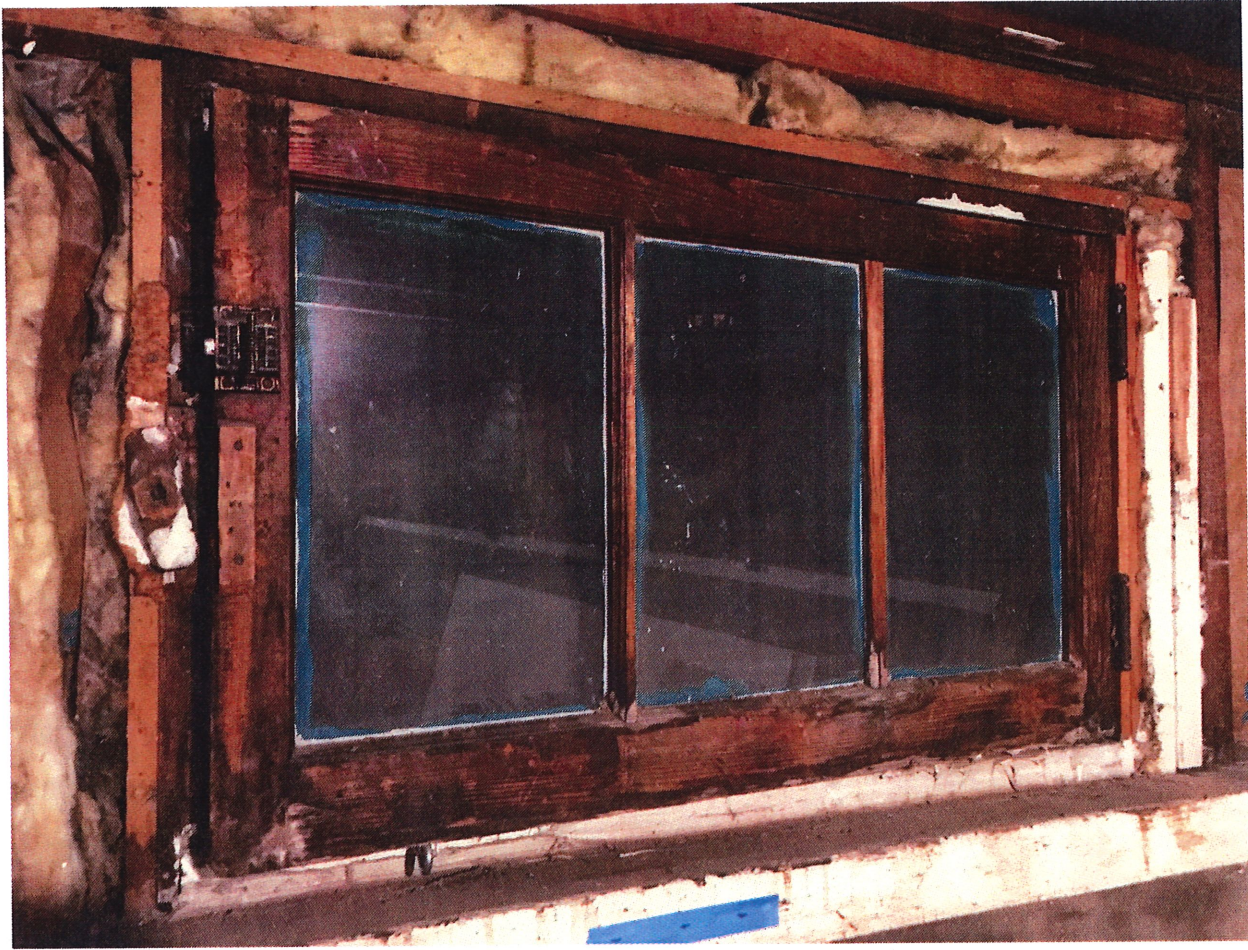
All windows dry rotted with decades of deterioration due to failed caulking.





Typical window condition detail.





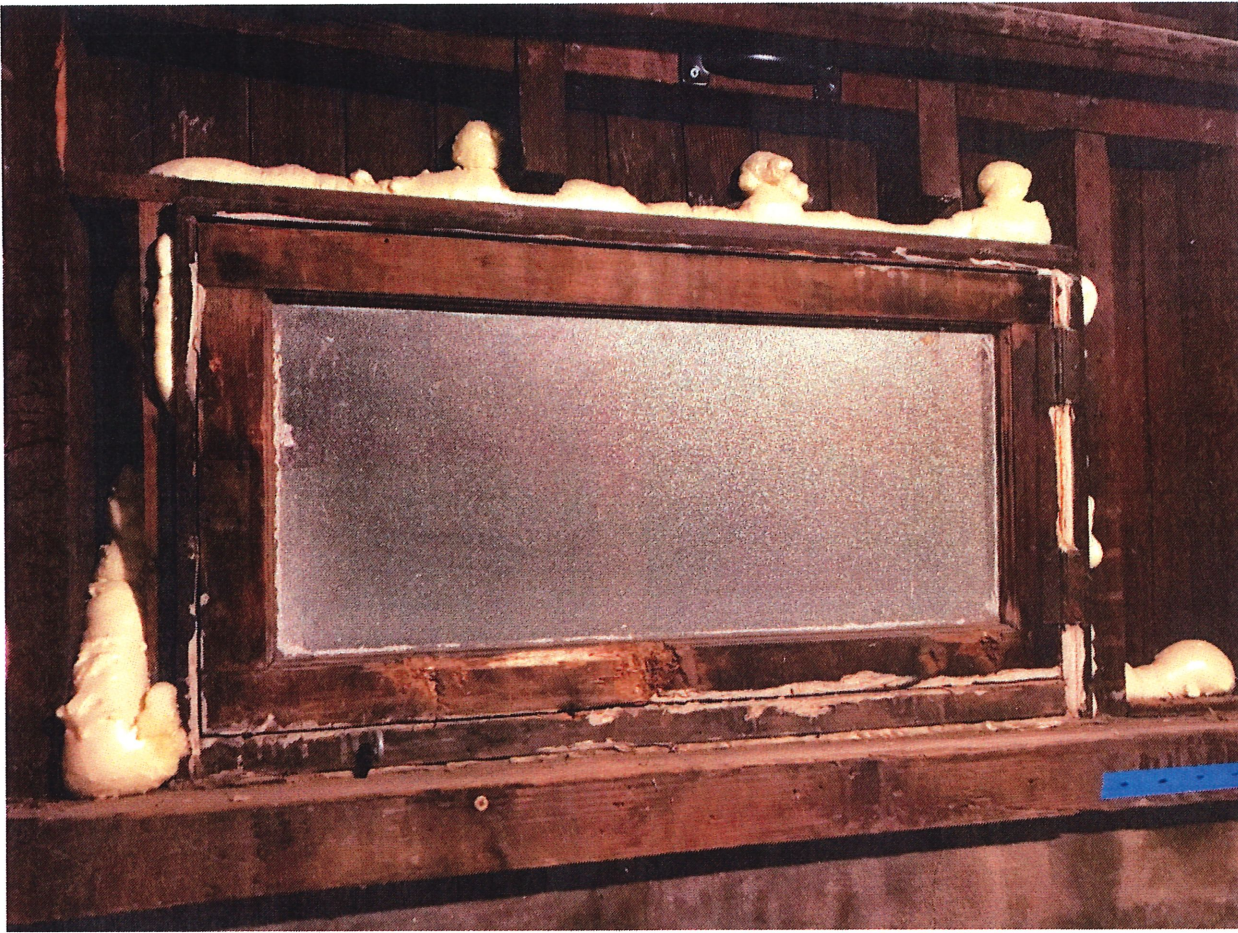
Existing windows all dry rotted, unable to be secured and leaking driven rain into the house.





All windows so deteriorated that they are literally rotting off the hinges.





Most of the windows were so deteriorated that they were caulked shut. Not the original design intent. This one now has a plexiglass insert.





Rotted, unable to be secured and allowing water to encroach on the structure we all seek to preserve.





Detail from photo above. All windows dry rotted beyond repair and able to leak water into the house, damaging structure.



Every single window in this basement is boarded up because they have no thermal efficiency, they cannot be secured, the wind blows them open and when it does the hinges are so rotted that the windows will fall and shatter.

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Dawn Hert: With regards to the new egress in the basement, are you looking to change the use of the basement? Please advise.

George Robertson: I have resolved structural and water intrusion issues in the basement (except the windows) and plan on finishing it so it can be used. I hope to add a bedroom at some point in the future. Since I was looking to replace basement windows I figured it was a good time to inquire about adding an egress window and the best place to put it. See proposed Egress window design above.

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**Historical Data:** This property is known as Lot 3 in Block 2 of Trevitt's Addition. On June 25, 1874, J. Silvia sold the W 1/2 of Lot 3 to William Weggerman for \$350 (Book E:41). Four years later, on October 31, 1878, H.J. Waldron sold the E 1/2 of Lot 3 to William Weggerman (Book F:482)

A house was most likely built c. 1875 during Weggerman's ownership. This current house on the site may have been a portion of the Weggerman's house. In November 1878, Weggerman sold the property (both halves) to Rudolph Lusher for \$1,500 (Book F:485). Rudolph Lusher sold the property to Albert Crum on April 29, 1885 for \$1,000 (Book J:389). By 1888, a two-story house is shown on the lot in the same configuration as the present house. Crum may have enlarged the house.

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

Rudolph Lusher: The 1865 *General Directory & Business Guide* listed a R. Lusher as a gunsmith on Main Street and P. Lusher as working at a hair-dressing salon on Main Street and residing on 4th Street in The Dalles. The 1881 directory lists Rudolph Lusher working as a barber (Portland Directory, 1881).

Albert Crum: The 1881 directory lists Crum working as a tobacconist (Portland Directory, 1881).

**Auxiliary Building:** None

#27	<b>Address:</b> 207 West Fourth	<b>Owner:</b> Marian Dyche
	<b>Historic Name:</b> Wilkinson House	207 West 4th
	<b>Common Name:</b> Vogt House	The Dalles, OR 97058
	<b>Year Built:</b> 1902	<b>Map No:</b> 1N 13 3BC
	<b>Architect:</b> Unknown	<b>Reference No:</b> 3445
	<b>Style:</b> Queen Anne	<b>Plat:</b> Trevitt's Addition
	<b>Use:</b> Residential	<b>Block:</b> 2
	<b>Alterations:</b> None	<b>Lot:</b> 2
	<b>Primary/Contributing</b>	<b>Tax Lot:</b> 1100

**Description:** The one and one-half story building is irregularly shaped in plan. The house has an intersecting gable roof with gable dormers. The roof is covered with composition asphalt shingles and is capped with a brick corbelled chimney. The overhanging eaves have eave returns decorated with an applied jigsaw design. The gable ends are embellished with jigsaw gable ornaments and varying patterns of cut wood shingles.

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National Park Service

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The front porch is recessed under the main gable and is supported by paired turned posts with brackets. The posts sit on a panelled half porch wall. The porch frieze is decorated with knob and spindle work. A screened porch is located on the rear (north) elevation. A bay window projects from the front of the house and is covered with a gable roof. The cut-away bay has brackets, pendants, and a stained glass window. Another bay window is located on the east elevation. The windows are primarily one over one double-hung wood sash windows. The house has shiplap siding on the lower story and wood shingles on the upper story. Vertical board skirting covers the concrete foundation. The skirting is capped with a watertable with cap. The lot is sparsely planted. Alterations include a new porch stair railing. The building is in excellent condition and has only minor alterations.

**Historical Data:** The earliest found deed record for this property was a quit claim from Victor Trevitt and Griffith Williams to H. J. Waldron for \$150 (Book D:358). In 1878 the county tax records listed H. J. Waldron as owning a dwelling and stable and three lots in Trevitt's Addition valued at \$2,500 each plus a drugstore and lot on Main Street with a gross value of \$15,500. On May 12, 1890, Emma J. Waldron sold the property to Mary Jane Smith for \$850 (Book P:262). On June 29, 1898, Mary Jane Smith et al lost the property in a Sheriff's Deed Foreclosure to Northern Counties Investment Trust, Ltd. (Book 1:54). On September 5, 1901, Northern Counties Investment Trust, Ltd. sold the property to S. Wilkinson for \$600 (Book 32:270).

The house was constructed in 1902 during Wilkinson's ownership. On February 15, 1909, Samuel and Annie J. Wilkinson sold the property to Max A. Vogt for \$1 (Book 48:254). On May 15, 1915, Pauline Vogt sold the property to Frank Vogt for \$10 (Book 59:262).

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

Samuel and Annie J. Wilkinson: The 1897-98 directory lists Samuel working as a wool dealer (Portland Directory, 1897-98).

Maximilian A. Vogt (1834-1911) was born in 1834 in Westfalia, Germany (Wasco County Death Records), and was an officer in the German Army during the war between France and Germany. In the 1860s Max came to The Dalles and worked at the Umatilla House. He opened a notions store on First Street between Washington and Court. This enterprise prospered and Max and his sister, Phillipine, then began Max Vogt & Company. They built a brick building near First and Washington streets. In 1880 he was 55 and worked as a merchant in The Dalles. In that year he lived with his sister and brother-in-law, Phillipine and N.W. Chapman (1880 Census). In 1890 he built the Vogt Block and a large armory at 3rd and



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Washington, but the great fire of 1891 destroyed these structures. He didn't rebuild for several years and a wooden fence separated pedestrians from the charred and gutted remains until he overcame his discouragement, borrowed money and rebuilt the armory and Vogt Block (McNeal, 1953:369; 1975:113). Maximilian died on January 27, 1911, and was buried in St. Peter's Cemetery (Wasco County Death Records).

Frank Vogt (1839-1929) was born on October 16, 1839, in Arnsberg, Westfalia, Germany (Mid-Columbia Genealogical Society, 1983:17). He was an officer in the German army during the war between France and Germany. He married Elza Koch in 1867 in Germany. Elza was born in 1843 in Germany. Frank and Elza came to the U.S. in 1876. In 1880 he was 40, worked as a merchant in The Dalles. In that year's census, his wife Elza was listed by the initial "E". At that time she was 37 years old (1880 Census). The 1910 directory listed Frank as working at the Vogt Grand Opera House at 309 East 3rd and living this house at 207 West 4th. The 1925 and 1928 directories listed no occupation but the same residence (Polk's, 1910, 1925, 1928). and the couple had seven children: Denjamin, Emma, Frank Jr., Mary May, William, Joseph, and Max A. Vogt (McNeal, 1975: 113). Elza died on July 27, 1919 and was buried in St. Peter's Cemetery. Frank died on September 2, 1929, and was buried in St. Peter's Cemetery (Mid-Columbia Genealogical Society, 1983:17).

**Auxiliary Building:** Garage/c. 1908      **Secondary/Contributing**  
A one-story single car garage is located in back (north) of the house and fronts the alley. The rectangular garage has a flat roof and is sheathed with shiplap siding. The garage doors are located on the east side of the garage. The building is in good condition.

#28	<b>Address:</b> 201-03 W. Fourth Str.	<b>Owner:</b> Frank & Shirley Bonn
	<b>Historic Name:</b> Bonn Duplex	%S & C Hudson
	<b>Common Name:</b> NA	6464 Rowena Ferry Road
	<b>Year Built:</b> 1930	The Dalles, OR 97058
	<b>Architect:</b> Unknown	<b>Map No:</b> 1N 13 3BC
	<b>Style:</b> Mediterranean	<b>Reference No:</b> 3449
	<b>Use:</b> Residential/Duplex	<b>Plat:</b> Trevitt's Addition
	<b>Alterations:</b> None	<b>Block:</b> 2
	<b>Secondary/Contributing</b>	<b>Lot:</b> 1
		<b>Tax Lot:</b> 1200

**Description:** The one-story, rectangular building has a flat roof with a front stepped parapet. Two small clay tiled pent roofs flank the central projecting porch. The porch has a tiled hip roof that is supported by squat square posts connected with rounded arch openings.



**City of The Dalles**  
 313 Court Street | PO Box 1790  
 The Dalles, OR 97058  
 (541) 296-5481

XBP Confirmation Number: **117248098**

HLC 203-22

▶ Transaction detail for payment to City of The Dalles.			Date: 03/18/2022 - 11:23:41 AM MT
Transaction Number: 168902369PT VisaXXXX-XXXX-XXXX-1041 Status: Successful			
Account #	Item	Quantity	Item Amount
	Planning Fees	1	\$85.00

**TOTAL: \$85.00**

▶ Transaction detail for payment to City of The Dalles.			Date: 03/18/2022 - 11:23:42 AM MT
Transaction Number: 168902370PT VisaXXXX-XXXX-XXXX-1041 Status: <b>Successful</b>			
Account #	Item	Quantity	Item Amount
	Service Fee	1	\$2.55

**TOTAL: \$2.55**

**Billing Information**

George Robertson  
 1833 SE 20th  
 Portland, OR 97214  
 (503) 680-5597  
 georgerobertson2011@live.com

Transaction taken by: Admin pwebbCaselle pwebb