



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, December 6, 2006 @ 4 P.M.

- I. Call to order**
- II. Roll call**
- III. Approval of Agenda**
- IV. Approval of Minutes –November 15, 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 #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. 12th Street. The historic name of the building is the Joseph G. Wilson School.**
- VII. Resolutions**
 - No. 95-06 – Denying application HLC 100-06**
- VIII. Discussion: Application for special assessment by Debbie Liesegang owner of the Hugh Glenn House at 100 W. 9th Street.**
- IX. Pioneer Cemetery Discussion**
- X. Next meeting date: Wednesday, January 24, 2007**
- XI. Adjournment**



HISTORIC LANDMARK COMMISSION MINUTES

Wednesday, November 15, 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 4:00 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

Chair Gleason informed the Commission and audience that the hearing for Joseph G. Wilson, HLC 100-06, has been postponed until December 6, 2006 and is removed from the agenda. McNary moved that the agenda be approved as amended. 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 August 23, 2006. There were none. Parker moved to approve the minutes as submitted and McNary seconded the motion. The motion carried unanimously, Clason absent.

PUBLIC COMMENT

None

ACTION ITEMS – PUBLIC HEARING

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. 4th Street. The historic name of the building is the Wall House and it is a primary, contributing building.

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. Hert explained that SHPO has approved the application but the Historic Landmarks Commission needs to review and give local approval.

Proponents: Joe Betzing, 2704 Dry Creek Road, Mosier, Oregon, is the applicant and spoke in favor of the application. Mr. Betzing said his family might live there or it might be made into a four unit apartment house.

Chair Gleason told Mr. Betzing he is to be commended for taking on the project.

Opponents: None

Rebuttal: None

Gleason closed the public testimony portion of the hearing and called for deliberation. Commissioner Parker moved to approve HLC 99-06 of Joe Betzing to restore and repair the Herbring House, as approved by SHPO, with staff's six conditions of approval. McNary seconded the motion and it carried unanimously, Clason absent.

B. 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. 4th Street and convert the house into a tea parlor. The historic name of the building is the Booth House.

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

Associate Planner Hert presented the Staff Report. Hert said the home will be moved from the City Park to the vacant lots on West 4th, previously owned by the Fowler's. The archaeologist report on those parcels recommends no further excavation of the property. The applicant will also have to apply for a Site Plan Review and a Conditional Use Permit for a parking waiver. Historically, Staff would prefer no or minimal on-site parking.

Commissioner Parker pointed out that the new City parking lot on 3rd Street could provide the needed parking.

Chair Gleason said the archaeologist was very clear that he preferred the artifacts remain covered on site. It could be costly for the applicant if they have to hire an archaeologist to oversee an excavation project for a parking lot on their property.

Proponents: Bev and Alan Eagy, 218 W. 4th, are the applicants and spoke in favor of the proposal. The Eagys explained how they acquired the lots from the Fowler's and purchased the Trevitt House

from Northern Wasco County Parks and Recreation. Their Anzac Tea Parlor is very busy and is ready to expand. Eagy talked about the conservatory she hopes to add on to the house.

Chair Gleason told the Eagys he has a lot of pictures from the Lou Nichols estate of the moving of the house from behind Auto Electric to the City Park. This took place in the early 1980's. Gleason said he believes there was an addition on the left side of the house that fell off during the move. Gleason commended the Eagys for taking on this project.

Associate Planner Hert advised the Commission that the Eagys will be applying for the special assessment from SHPO and applying for a grant from the Urban Renewal Agency.

Eagy said the tentative timeline is to move the house in December and begin interior restoration during the winter months. The home will be placed on a foundation next spring.

There were no questions of the applicants. Commissioner Parker said this was like getting an early Christmas present and the other Commissioners agreed.

Staff and Commissioners discussed the proposed addition of the conservatory. Currently the applicant has no plans to show how it would look. The Commission requested a revised condition of approval #12 to read "Review of the final plans for the conservatory/sunroom addition will need to be approved ministerially by the Historic Landmarks Commission prior to construction".

Opponents: None

Rebuttal: None

Deliberations: After a brief deliberation, McNary moved to approve #HLC 101-06 with eleven original conditions of approval and revising condition of approval number 12. Parker seconded the motion and it carried unanimously, Clason absent.

RESOLUTIONS:

Parker moved to adopt Resolution 94-06 approving HLC 99-06 of Joe Betzing with six conditions of approval. McNary seconded the motion and it carried unanimously, Clason absent

Parker moved to adopt Resolution 96-06 approving HLC 101-06 of Alan and Bev Eagy with twelve conditions of approval as modified. McNary seconded the motion and it carried unanimously, Clason absent.

PIONEER CEMETERY DISCUSSION –

Hert informed the Commission that Director Durow is requesting a written plan for the landscaping and clean up of the cemetery. Hert, McNary, and Hashizume agreed to meet on November 30 at 10 AM in the cemetery to formulate a plan.

Hert told the Commission that the Traffic Safety Committee has removed the on-street parking on the north side of Scenic Drive in front of the cemetery.

COMMISSIONER/STAFF COMMENTS:

The Sanborn maps are available through the University of Oregon. RARE Planner John Dean is working on getting the maps electronically.

Commissioner Parker asked why the Joseph G. Wilson application was postponed. Hert explained that the notification on a demolition is different than a regular Commission hearing. Renotification was required and the hearing will be on December 6, 2006.

Commissioner McNary recommended the City purchasing a copy of Earline Wassers' book on the Pioneer Cemetery. Hert said the department has funds available for purchasing books. It would be nice to purchase a copy for the library also.

ADJOURNMENT

The next meeting is scheduled for December 6, 2006.

The meeting was adjourned at 5:10 p.m.

Respectfully submitted by Denise Ball, Administrative Secretary.

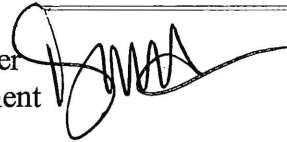


Eric Gleason, Chair
Historic Landmark Commission

STAFF REPORT
HISTORIC LANDMARKS REVIEW #100-06
Joseph G. Wilson Elementary

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Associate Planner
Community Development Department



HEARING DATE: December 6, 2006

ISSUE: Request to demolish the historic Joseph G. Wilson Elementary school and prepare the property for sale and to bring the highest price possible. Currently no land use application(s) have been applied for or approved.

SYNOPSIS:

APPLICANT	North Wasco County School District #21
PROPERTY OWNER	North Wasco County School District #21
LOCATION	413 East 12 th Street
ZONING	RH – Residential Medium/High Density with a CFO – Community Facility Overlay
EXISTING USE	Vacant
SURROUNDING USE	Residential
HISTORIC STATUS	Built in 1911, State Inventoried - Secondary

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

RECOMMENDATION: The Historic Landmarks Commission suspend the application for the demolition permit, for a period of up to 120 days from the original date of the application (October 19, 2006), in the interest of preserving historical values.

BACKGROUND: The historic name of this facility is Joseph G. Wilson Elementary School. The facility was built in 1911. The building has been vacant for the past few years. The school was in operation as an elementary school until 1996. It was used as Middle School classes from 2001 to 2002 while the new middle school was under construction. The main building was used from 2000 to 2006 as an administration office for the school Superintendent.

The applicant plans to demolish the school to help prepare for the sale of the property to a developer in hopes of bringing in the highest price.

No studies were provided to staff in regards to the structures stability, nor any plans for re-use of this historic structure. Their plans are to get the demolition permit and sell the property with the opportunity for re-use of the building(s) or demolition of the buildings.

ANALYSIS: The Historic Landmarks Commission is responsible for conducting hearings dealing with proposed demolition of designated historic landmarks. City of The Dalles General Ordinance 94-1194 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 regarding historic resources under Statewide Planning Goal 5.*

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

Section 8, 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. *The state of repair of the landmark.*

FINDING A1: No information or reports were provided by the applicant that detailed the state of repair of the historic structure. Staff is unable to make a determination on the state of the landmark.

2. *The reasonableness of the cost of renovation or repair.*

FINDING-A2: As stated before, no reports were provided in regards to costs for renovation. Criterion cannot be addressed.

3. *The purpose of preserving such designated historical landmark.*

FINDING-A3: Preservation of our historic landmarks is vital for our local heritage. The Dalles Comprehensive Plan Goal #5 Open Spaces, Scenic and

Historic Areas, and Natural Resources states that subgoal #3 is to recognize, protect and enhance the historical importance of the community, and to promote increased public awareness and participation in historic preservation. Approval of the demolition request would be contrary to The Dalles Comprehensive Plan as well as the Secretary of Interior Standards.

4. The criteria used in the original designation of the landmark.

FINDING-A4: The Criteria used for the original designation to the State Inventory was architecture. This school is a good representative example of school architecture of the early twentieth century. The building is a simple and competently detailed school building. The inventory sheet notes that the addition to the west side is semi-detached and does not compromise the integrity of the old building. The school is named for Joseph G. Wilson who was significant to The Dalles area as he was the first Circuit Court Judge of Wasco County in 1862. J.G. Wilson's wife Elizabeth Millar Wilson became the first woman U.S. Postmistress and was appointed by Ulysses S. Grant.

5. The applicable provisions of the City's Comprehensive Plan

FINDING-A5(a): Goal 5 Policy No. 12 states that owners of historical buildings and sites that have been identified by the Historic Landmarks Commission or the State Inventory of Historic Properties shall be encouraged to maintain the historic integrity of their properties. The property owners of this building have allowed the building to deteriorate over the years.

FINDING-A5(b): Goal 5, sub-goal #3 is to recognize, protect and enhance the historical importance of the community, and to promote increased public awareness and participation in historic preservation. The applicant has not provided any studies or reports that indicate that they have tried to or failed at protecting and enhancing the historical importance of this structure in our community. Discussions with a school board member indicate that the school is in disrepair and the costs to renovate would be high.

The Commission needs to examine the other criteria, including the structure's state of disrepair, the excessive cost of renovation or repair, and the character of the surrounding neighborhood and determine if approving the demolition permit is in the City's best interest.

6. The character of the surrounding neighborhood

FINDING-A6: Joseph G. Wilson school is located in an established residential neighborhood. Schools were once thought of as important civic landmarks built to last a century. They represented community investments that inspired civic pride and participation in public life.

CONCLUSION:

It would be difficult to argue that every historic neighborhood school can or even should be saved. But it is equally difficult to argue that a school's age automatically means it cannot be preserved and adapted to meet other community, commercial or residential

Staff Report HLC 100-06

Joseph G. Wilson Demolition

needs. A suspension for the demolition permit will allow the opportunity to look for other options that may reuse and preserve this historic structure.

COMMISSION OPTIONS:

OPTION 1 (Staff's Recommendation): The Commission could move to suspend the application for the demolition permit, for a period of up to 120 days from the original date of the application (October 19, 2006), if the Commission determines that suspension is in the interest of preserving historical values. If the decision is delayed, the Commission provides this time to see if a program could be established to maintain and restore the structure.

If the suspension expires, and the demolition is issued, per General Ordinance 94-1194 under Section 8-D, insofar as practicable and as funds are available, The Dalles Historical Landmarks Commission shall keep a pictorial and graphic history of the landmark be undertaken and request that any artifacts such as equipment be salvaged from the structures. This might include taking black and white photographs, and color slides of the structure (exterior and interior), scaled drawings (if none exist), and detail drawings. A description of the construction method and mechanical systems may also be requested. The Commission may direct staff to include this pictorial and graphic history as a condition in the event of the issuance of the demolition permit.

OPTION 2: The Commission move to grant the demolition permit. After examining the review criteria, the Commission determines it is not in the public interest to preserve the ~~warehouse~~ structure.

Mitigation Measures, which should be implemented if demolition is approved:

City: If a demolition permit is issued for the ^{Joseph G. Wilson School} Wasco Warehouse Milling Company Building, mitigation measures may be necessary on a local level. According to The Dalles Historic Ordinance (General Ordinance 94-1194) under Section 8-D, insofar as practicable and as funds are available, The Dalles Historical Landmarks Commission shall keep a pictorial and graphic history of the landmark be undertaken and request that any artifacts such as equipment be salvaged from the structures. This might include taking black and white photographs, and color slides of the structure (exterior and interior), scaled drawings (if none exist), and detail drawings. A description of the construction method and mechanical systems may also be requested. The Commission may include this pictorial and graphic history as a condition of approval for the applicant.

OPTION 3: The Commission could move to continue the hearing and wait on making a decision.

If this option is selected, the Commission is advised that the 120-day clock is still running. The demolition application was submitted on 10/19/06 and will be issued on 2/16/06, if the Commission takes no further action. ⁰⁷



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481

HLC# 100-06

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:	North Wasco County School District No 21 / <u>Joseph G. Wilson</u>
Address	3632 West 10th Street <u>School</u>
Site Address	1413 East 12th Street
Telephone	541-296-6149

Please describe your project goals.

To prepare the property for sale to bring in the highest price possible.

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

The building will be demolished and the site cleared.

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

None.

What is the current use of this property?

School - vacant

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

List any known archeological resources on site.

No known archeological resources on site.

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

I certify that the above information is correct and submit this application with 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.

Carol C. [Signature]
Applicant

10/10/06
Date

Owner (if not the applicant)

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

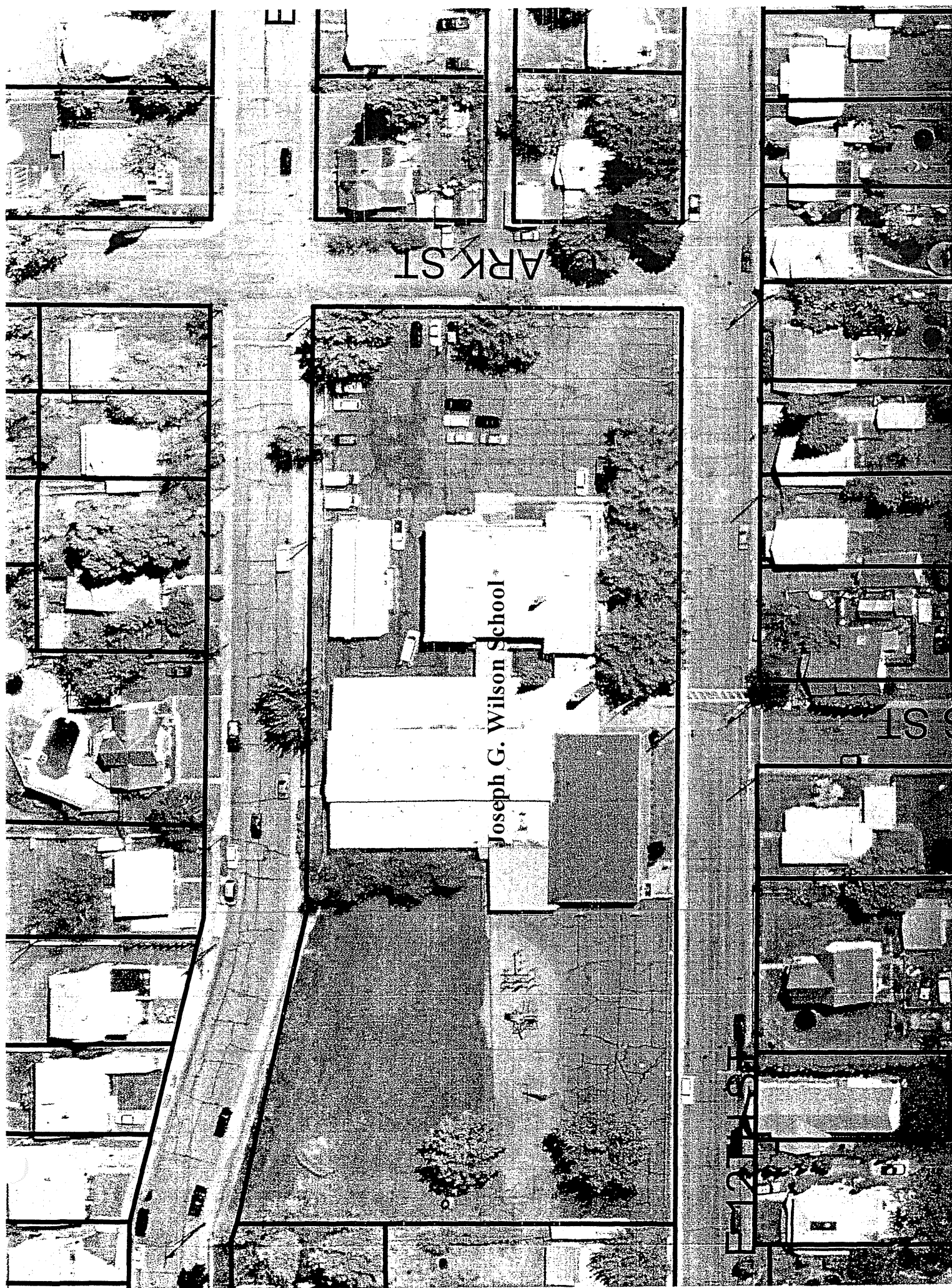
Sawn Marie Hest by D. Ball
Secretary, Historical Landmarks Commission

=====

For Office Use Only

Historical Classification Secondary - State Register
(Primary, Secondary, Historical, Etc.)
Historic Building/Site ☒ Historic District: Trevitt ☐ Commercial ☐
Historic Name _____
(If any)
Year(s) Built 1911





ARK ST

Joseph G. Wilson School

IS ST

12th St

Detailed Elevation Drawing after Demolition
Joseph G. Wilson School
1413 East 12th Street

(Building will be demolished so there is nothing to draw)





HISTORIC LANDMARKS RESOLUTION NO. 95-06

Denying The Dalles Historic Landmarks Commission Application #100-06 of North Wasco County School District #21 requesting approval for demolition of the Joseph G. Wilson school facility. The property is located at 1413 E. 12th Street. The historic name of the building is the Joseph G. Wilson School.

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on December 6, 2006, conducted a public hearing to consider the above request.
- B. A Staff report was presented, stating findings of fact and conclusions of law.
- C. Staff Report number HLC 100-06 and the minutes of December 6, 2006, upon approval, provide the basis for this resolution and are herein attached by reference.

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

- A. In all respects as set forth in Recitals, Part "T" of this resolution.
- B. Historic Landmarks Review No. HLC 100-06 of North Wasco County School District #21 is hereby denied.

III. APPEALS, COMPLIANCE AND PENALTIES:

- A. Any party of record may appeal a decision of the Historic Landmarks Commission to the City Council for review. Appeals must be made in accordance to Section 9(a) of the Historic Landmarks Ordinance No. 1194, and must be filed with City Clerk within ten (10) days of the date of mailing of this Order.
- B. Failure to exercise this approval within the time line set either by Order or by Ordinance will invalidate this permit.

APPROVED AND ADOPTED THIS 6th DAY OF DECEMBER 2006.

Eric Gleason, Chairman
Historic Landmarks Commission

I, Dan Durow, Director of the Community Development Department of the City of the Dalles,
hereby certify that the foregoing Order was adopted at the meeting of the City Historic
Landmarks Commission, held on December 6, 2006

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

Dan Durow, Director Community Development Dept.



Oregon

Theodore R. Kulongoski, Governor

Parks and Recreation Department

State Historic Preservation Office

725 Summer St. NE, Suite C

Salem, OR 97301-1271

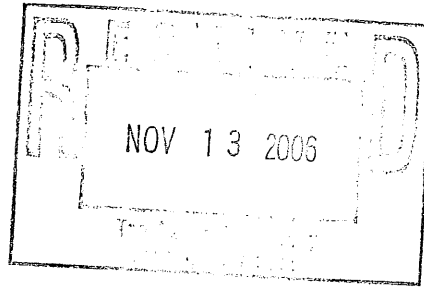
(503) 986-0707

FAX (503) 986-0793

www.hcd.state.or.us

November 8, 2006

Dawn Hert
Wasco County Planning Dept
313 Court St
The Dalles OR 97058



Dear Ms. Hert:

Enclosed is a copy of a reapplication for special assessment of historic property pursuant to ORS 358.475-358.565 and OAR 736-050-0100 through 736-050-0150, for property(ies) in The Dalles. The Legislative Assembly declared that it is in the best interest of the State to maintain and preserve historic properties in Oregon which are listed in the National Register of Historic Places. For that purpose, and to insure local participation in the application process OAR 736-050-0115(3) states that:

“The SHPO shall consider the governing body’s recommendations relating to public benefit when determining whether a property qualifies for special assessment. Public benefit recommendations should relate to the historic preservation element of the governing body’s Comprehensive Plan and to the policy statement found in ORS 358.475.”

Your comments or recommendations must be received within thirty calendar days of the date on this submittal letter, and will be considered with those of the county assessor during the final review of the application. If approved, special assessment of the enclosed property(ies) would begin for the tax year starting July 1, 2007.

Thank you for your prompt attention to this matter. Please contact me at 503-986-0672 any questions.

Sincerely,

Susan Q. Haylock
Preservation Specialist

SQH:sqh
enclosure



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: Hugh Glenn House

National Register District and rank (if applicable): n/a

Date Listed on the National Register: 02/20/91

Property Address:

Street: 100 West Ninth Street

City: The Dalles

County: Wasco

Zip: 97058

2. Property Tax Information:

Tax Account Number: 5707

Does owner reside in property? ☒ Yes ☐ No

Current Assessed Value: \$175,800.

Current Real Market Value (RM): \$291,540.

Application Fee (RMV x .0033): \$962.08

3. Preservation Plan Overview

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

Estimated Cost of Rehabilitation:

\$

Estimated cost of Renovation (for reapplications only):

\$ 125,000.

Item Numbers proposed for completion by 5th year: 1, 2

Item Numbers proposed for completion by 10th year: 4, 5

Item Numbers proposed for completion by 14th year: 3, 6

4. Owner Information:

Owner Name: Debbie Liesegang

Organization/business: n/a

Address: 586 Circlewood Dr, Unit 8, Bldg R

City: Venice

State: Florida

Zip: 34293

Phone: OR #541-298-1691, FL #941-493-9705

E-mail: ccliesegang@gorge.net

Representative: _____

Phone: _____

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

Owner Signature

Date

SHPO Determination

Application is acknowledged as complete:

☒

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

Preservation/Renovation Plan

Historic Name: Hugh Glenn House

Street: 100 West Ninth Street City: The Dalles County: Wasco

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

1	Architectural feature: <u>Front Porch</u> Approximate date of feature: <u>1884 & 1992</u>	Proposed treatment and impact on existing feature: I propose to remove the wood shakes from porch roof and repair leak replacing any damaged wood with new wood materials. The existing wood shakes if not damaged during removal will be reused or replaced with new wood shakes as required. The existing porch steps will be dismantled and the rotten porch steps removed. New steps will be constructed of like materials and measurements to replace damaged steps. The porch will be rebuilt using existing handrails, spindles and balustrades to reflect original construction then sealed and painted.
	Describe existing feature and its condition: The porch is of wood frame construction and has spindled balustrades and spooled frieze. The deck and ceiling are tongue and groove. The roof material is wood shakes. The roof has a leak that if not repaired, will result in damage to the tongue and groove porch ceiling. Several of the porch steps have rotted through due to dry rot.	
Photo no.: <u>1, 2, 3</u>		Drawing no.: _____

2	Architectural feature: <u>Back Porch</u> Approximate date of feature: <u>1890 & 1996</u>	Proposed treatment and impact on existing feature: I propose to replace the current plain lumber material (4x4's, 2x4's, etc.) on the back porch with posts, balustrades, railings and spindles that closely resemble the existing ones on the porches that currently grace both the front and side of the house. The finished back porch will be consistent with the historic architecture of the house.
	Describe existing feature and its condition: Existing back porch is not completely original. The previous owner did not hold the renovation to the house's historic era. The porch is of wood frame construction with a tongue & groove deck and ceiling as per an 1890's era but the posts, balustrades, railings and spindles were constructed using plain 4x4's, 2x4's and 1"x2" materials.	
Photo no.: <u>1, 4</u>		Drawing no.: _____

Preservation/Renovation Plan

Historic Name: Hugh Glenn House

Street: 100 West Ninth Street City: The Dalles County: Wasco

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

<div data-bbox="196 296 220 327">3</div> <div data-bbox="261 302 802 352">Architectural feature: <u>Brick Foundation</u> Approximate date of feature: <u>1900</u></div> <div data-bbox="183 378 596 403">Describe existing feature and its condition:</div> <div data-bbox="183 428 818 600">The brick foundation located primarily on the south side of the house was added in the early 1900's when an addition was built to include indoor plumbing. Attempts by previous owners were made to repair the crumbling mortar by applying new mortar over the old mortar and the brick itself. Although effective in preventing further deterioration, the repairs do not reflect the appearance of the original foundation.</div> <div data-bbox="178 1073 352 1098">Photo no.: <u>5, 6, 7</u></div> <div data-bbox="513 1073 636 1098">Drawing no.:</div>	<div data-bbox="846 302 1341 327">Proposed treatment and impact on existing feature:</div> <div data-bbox="846 352 1510 499">I propose to remove the poorly applied mortar repair and the old crumbling mortar between the bricks. The existing brick will be cleaned and filled in with new mortar. Any damaged brick will be replaced with like materials. This will restore the brick foundation to reflect it's original appearance and help to prevent further deterioration.</div>
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<div data-bbox="191 1150 215 1182">4</div> <div data-bbox="256 1157 797 1207">Architectural feature: <u>Brick Chimney</u> Approximate date of feature: <u>1882</u></div> <div data-bbox="178 1232 592 1257">Describe existing feature and its condition:</div> <div data-bbox="178 1283 805 1331">The brick chimney is located on the south roof of the house. The mortar has deteriorated and the bricks are loose.</div> <div data-bbox="170 1929 315 1955">Photo no.: <u>8,9</u></div> <div data-bbox="508 1929 633 1955">Drawing no.:</div>	<div data-bbox="842 1157 1336 1182">Proposed treatment and impact on existing feature:</div> <div data-bbox="842 1207 1500 1329">I propose to remove old mortar, clean brick, apply new mortar and reconstruct chimney keeping the original design. Any damaged brick will be replaced with like materials. Restoring the chimney will prevent further deterioration and eliminate a potential safety hazard.</div>
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Preservation/Renovation Plan

Historic Name: Hugh Glenn House

Street: 100 West Ninth Street City: The Dalles County: Wasco

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

5	Architectural feature: <u>House Exterior</u> Approximate date of feature: <u>1890, 1991, 1997</u>	<p>Proposed treatment and impact on existing feature:</p> <p>I propose to strip all of the old caulking and paint from the exterior of the house. The surface/siding of the house will be sanded, primed and new caulking will be applied between each piece of siding. The house will be repainted with the current color scheme, which was approved by the local historic preservation office.</p>
<p>Describe existing feature and its condition:</p> <p>The exterior of the house is constructed of the original 1890 lap siding. Caulking was applied between each piece of siding by previous owner during the 1991 renovation. The house was repainted the existing colors by a prior owner in 1997. The caulking is beginning to deteriorate and will eventually need to be replaced.</p>		
Photo no.: <u>10, 11</u> Drawing no.: _____		

6	Architectural feature: <u>Wood Shake Roof</u> Approximate date of feature: <u>1992</u>	<p>Proposed treatment and impact on existing feature:</p> <p>I propose to remove all existing wood shakes, repair any damaged areas as needed and re-roof the entire home and garage with new wood shake roofs. This would be completed during the 3rd five years of the benefit.</p>
<p>Describe existing feature and its condition:</p> <p>Both the house and garage roof were constructed of wood shakes in 1992 and is in fair condition at this time. A few wood shakes have needed to be replaced over the last couple of years to stop/prevent leaks. The roofing company that completed these repairs estimated that the existing roof would last approximately another 10 yrs before needing to be replaced in its entirety.</p>		
Photo no.: <u>12, 13</u> Drawing no.: _____		

PROPERTY DESCRIPTION
00 W 9TH 97058
THE DALLES OR

WASCO COUNTY
DEPT OF ASSESSMENT & TAX
511 WASHINGTON ST #208
THE DALLES OR 97058 2237

ACCT # 5707

541 506-2540

LAST YEAR'S TAX

689.26

See back for explanation of taxes marked with (*)

ODE: 121 ACRES: .220
AP: 1N 13E 4DA 600

LIESEGANG CHARLES C & DEBRA D
100 W 9TH
THE DALLES OR 97058

CGCC 43.99
REGION 9 ESD 76.12
SD #21 852.37

VALUES:	LAST YEAR	THIS YEAR
(REAL MARKET)		
LAND		59170
STRUCTURES		232370
TOTAL RMV	36900	291540
ASSESSED	36900	175800
EXEMPTION		
NET TAXABLE:	36900	175800

EDUCATION TOTAL : 972.48

WASCO COUNTY 691.84
PORT OF TD 32.66
PARKS & REC 110.63
MID COL FIRE/RESCUE 341.76
DALLES CITY 490.64
URBAN RENEWAL 269.59
SOIL & WATER DIST 28.48

GENERAL GOVT TOTAL : 1965.60

MID COL FIRE/RESCUE 47.41
SD #12 BONDS 323.30
CGCC 75.56
VA BOND 53.41
NORCOR BOND 53.46
CGCC BOND-WASCO ONLY 85.10

BONDS - OTHER TOTAL: 638.24

If a mortgage company pays your taxes,
This statement is for your records only.

Full Payment with 3% Discount	2/3 Payment with 2% Discount	1/3 Payment No Discount
3469.03	2336.54	1192.11

TOTAL 2006-2007 TAX 3576.32
TOTAL TAX (After Discount) 3469.03

▲ Tear Here

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Tear Here ▲

006-2007 PROPERTY TAXES WASCO COUNTY

REAL

ACCT #

5707

Full Payment Enclosed.....	Due:	11/15/2006	3469.03
or 2/3 Payment Enclosed.....	Due:	11/15/2006	2336.54
or 1/3 Payment Enclosed.....	Due:	11/15/2006	1192.11

DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE

☐ Mailing address
change on back

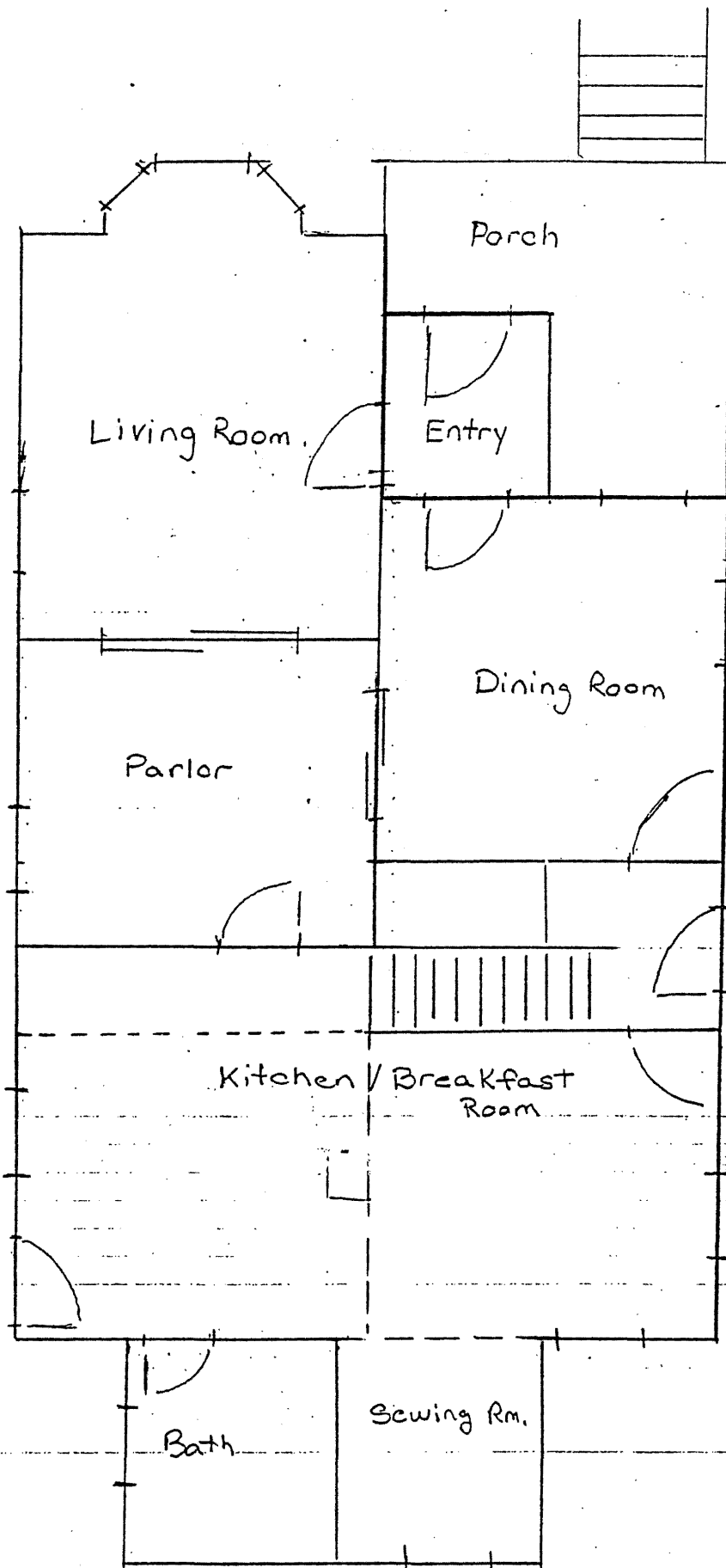
Enter Payment Amount
\$

MAKE PAYMENT TO:

LIESEGANG CHARLES C & DEBRA D
100 W 9TH
THE DALLES, OR 97058

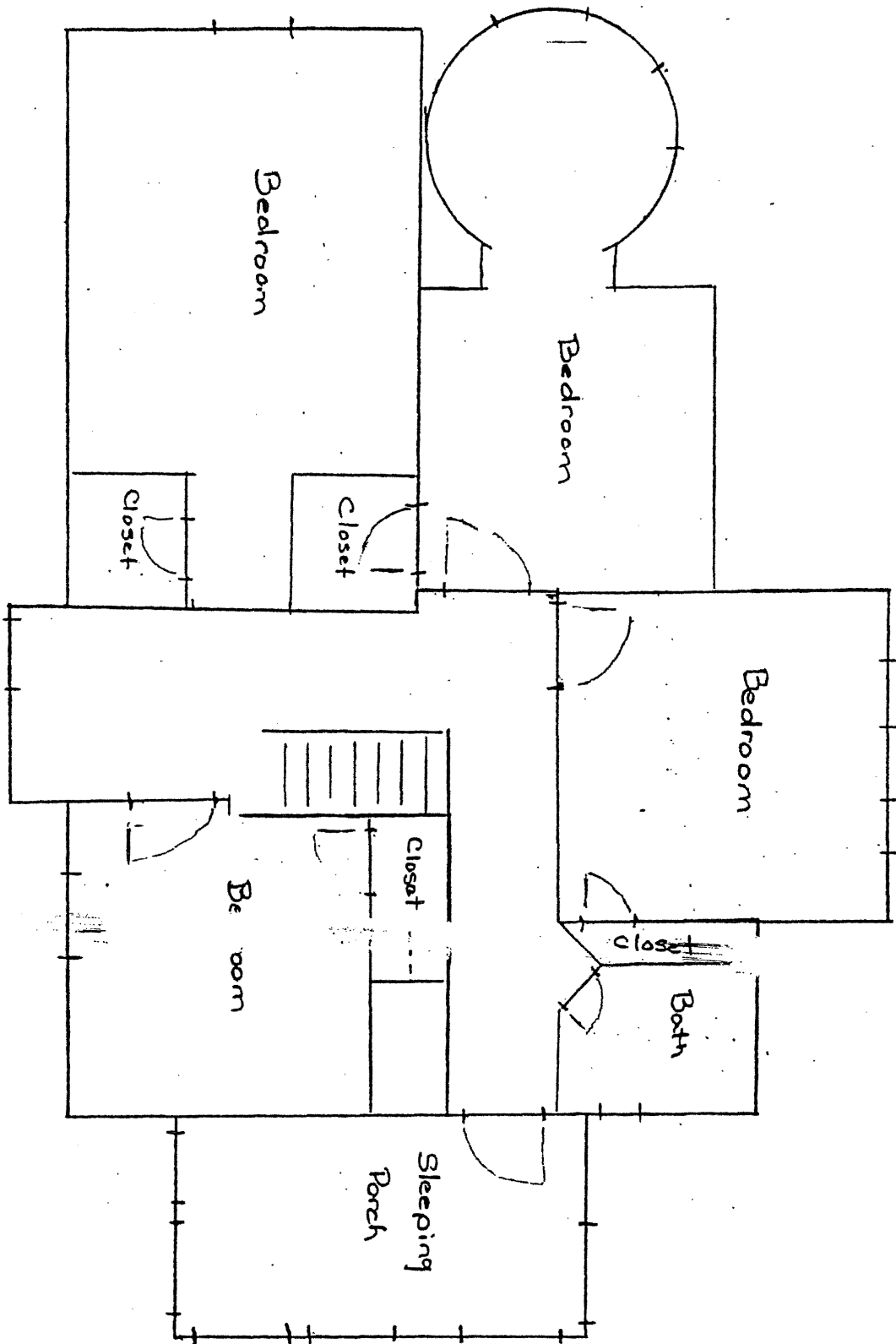
WASCO COUNTY
DEPT OF ASSESSMENT & TAX
511 WASHINGTON ST #208
THE DALLES OR 97058 2237

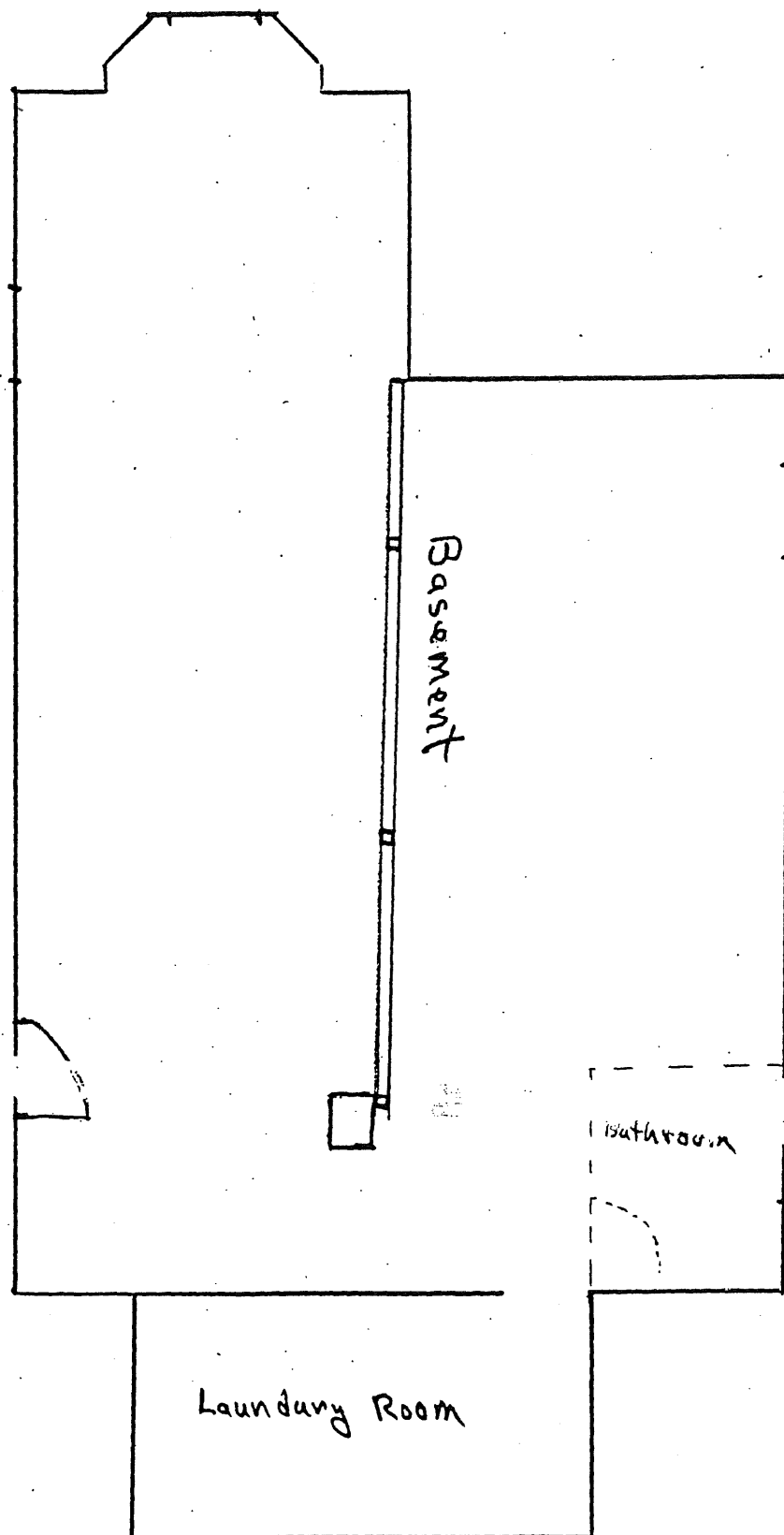




Main Floor

Upstairs - second floor







SEE MAP IN 13 4DB

SEE MAP IN B 4AC

NE 1/4 SE 1/4 Sec. 4 T.1N. R.13E. W.M.
WASCO COUNTY

SEE MAP IN 13 4AD

WEST

CANCELLED NO.
7100

IN 1950
THE DAIJES

ADA

12-1

SEE MAP IN 13 3CB

