



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, January 30, 2008 @ 4 P.M.

I. Call to order

II. Roll call

III. Approval of Agenda

IV. Approval of Minutes: July 18, 2007

V. Public Hearing

Historic Landmarks Commission Application #105-08 of Amanda Williams & Matthieu Alirol requesting approval to replace the non-historic windows with new historically accurate windows. The structure is located at 515 W 3rd Place, and is further described as 1N 13E 4AA tax lot 1700. It is historically known as The Donnell House, and is located in the National Trevitt's Historic District.

VI. Resolution 100-08 Adopting HLC 105-08

VII. Discussion item – Application for Special Assessment; Ben Snipes House

VIII. Goal Setting for 2008

IX. Pioneer Cemetery Discussion

X. Next meeting date: Wednesday, February 27, 2008

XI. Adjournment

HISTORIC LANDMARK COMMISSION MINUTES

Wednesday, July 18, 2007

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 4:02 P.M.

ROLL CALL

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

The following Commissioners were absent: Bob McNary

Staff present: Richard Gassman, Senior Planner
City Councilor, Carolyn Woods
Denise Ball, Admin. Secretary

APPROVAL OF AGENDA

Commissioner Parker noted that the day on the Agenda says Monday and it should say Wednesday. She then moved to approve the agenda as corrected and Commissioner Hashizume seconded the motion. The motion carried unanimously, McNary absent.

APPROVAL OF MINUTES

Minutes of June 18, 2007: Commissioner Parker moved to approve the minutes as submitted and Commissioner Hashizume seconded. The motion carried unanimously, McNary absent.

PUBLIC HEARING - Historic Landmarks Commission Application #104-07 of The Dalles Civic Auditorium Historical Preservation Committee requesting approval to replace the Mezzanine windows with vinyl windows, replace the roof flashing, complete a door refurbishment and replacement project, and provide display cases on the southeast exterior of the building at Federal and E. 4th Street corners. The building is located at 323 E. 4th Street and the historic name is The Civic Auditorium and Veterans Memorial.

Chair Gleason read the rules for conducting a public hearing. There were no ex-parte contacts, bias, or conflicts of interest by the Commissioners. There were no challenges from the audience. Chair Gleason opened the public hearing and asked for the Staff Report.

Senior Planner Gassman presented the Staff Report. He informed the Commissioners that the applicant has decided to use wood windows and is not requesting the vinyl windows discussed in the Staff Report. Gassman also notified the Commission that Staff will not approve metal frames, plexiglass or back-lighting for the display cases and the applicant will need to find an acceptable alternative. He asked if there were any questions from the Commission.

Proponent: Dennis Morgan, Civic Auditorium Historic Preservation Committee board member, told the Commission he was filling in for the applicant Terry Armentrout, the managing director.

Morgan said the windows in question are on the mezzanine level and are not a part of the original building. They will be replacing four of those windows with new wood windows. Those windows are irreparable being side hinged windows that weren't well constructed, did not fit the space, and over the years have become totally inefficient in blocking drafts or heat.

Morgan added that the display cases proposed will be placed at the non-functional door spaces at the corners of Federal and E. 4th Street. Staff is recommending wood frames, real glass, and direct lighting.

Gleason asked that the two old doors being replaced be saved and stored on site, possibly in place and covered over. Morgan said storage space is at a premium in the Civic. He will bring it up at the next Board meeting.

Opponent: None

Gleason closed the public testimony portion of the hearing.

DELIBERATION:

After deliberating the Commissioners changed two conditions of approval to read as follows:

4. The applicant will need to repair the existing windows and doors using techniques supported by both the State Historic Preservation Office as well as the Secretary of Interior Standards. If the applicant feels that the windows and doors are beyond repair, one Planning staff person along with a historic landmarks commissioner will make a determination at a site visit. If it is determined that repair is not feasible, the replacement should match the original windows or doors or as closely as possible with like materials. No vinyl windows or vinyl or metal doors will be allowed.

5. The non-functioning doors can be replaced with manufactured wood doors to match the original doors and be located in the original locations. If the original doors are still available, they will need to be repaired rather than replaced with new manufactured wood doors. No vinyl or metal doors will be allowed.

Staff will make the decision on the display cases.

Commissioner Parker moved to approve application HLC 104-07 with conditions of approval as amended. Hashizume seconded, and the motion carried unanimously, McNary absent.

RESOLUTIONS – Commissioner Parker moved to adopt Resolution 99-07 approving HLC 104-07. Commissioner Hashizume seconded the motion and it carried unanimously, McNary absent.

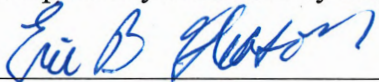
PIONEER CEMETERY DISCUSSION – Discussion was postponed until the next meeting as Commissioner McNary and Associate Planner Hert were absent.

COMMISSIONER/STAFF COMMENTS: The Mayor is actively looking for a replacement for the vacant position of Commissioner Clason. One applicant has submitted an application for consideration.

Commissioner Gleason said he has uncovered the cast iron threshold in his building. It has been covered for thirty to forty years.

ADJOURNMENT: The meeting was adjourned at 5:00 p.m.

Respectfully submitted by Denise Ball, Administrative Secretary.



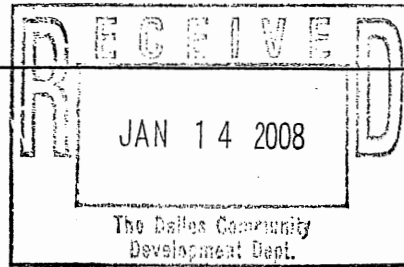
Eric Gleason, Chair
Historic Landmark Commission



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481



HLC# 105-08

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:	AMANDA WILLIAMS / MATTHIEU ALIRA
Address	3761 BARRETT DR. HOOD RIVER, OR 97031
Site Address	505 W 3RD PLACE, THE DALLES
Telephone	541-386-4471

Please describe your project goals.

We would like to remove the current picture windows that were a remodel effort circa 1927 when modifications were made to the house. We want to replace these picture windows with energy efficient wood windows that resemble the original windows that fit the now restored 10' ceilings. Our new windows will be an attempt to restore the look of the original 1905 house.

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

The home will reflect the height and windows of the original home built in 1905.

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

We are trying to restore the house to what it was like in 1905 to replace the later modifications that were made to the home around 1927's-1950's.

What is the current use of this property?

Residential

Will the use change as a result of approval of this application?

Yes ☒ No

List any known archeological resources on site.

None that we know of.

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.

Amanda Williams
Applicant

1/7/08
Date

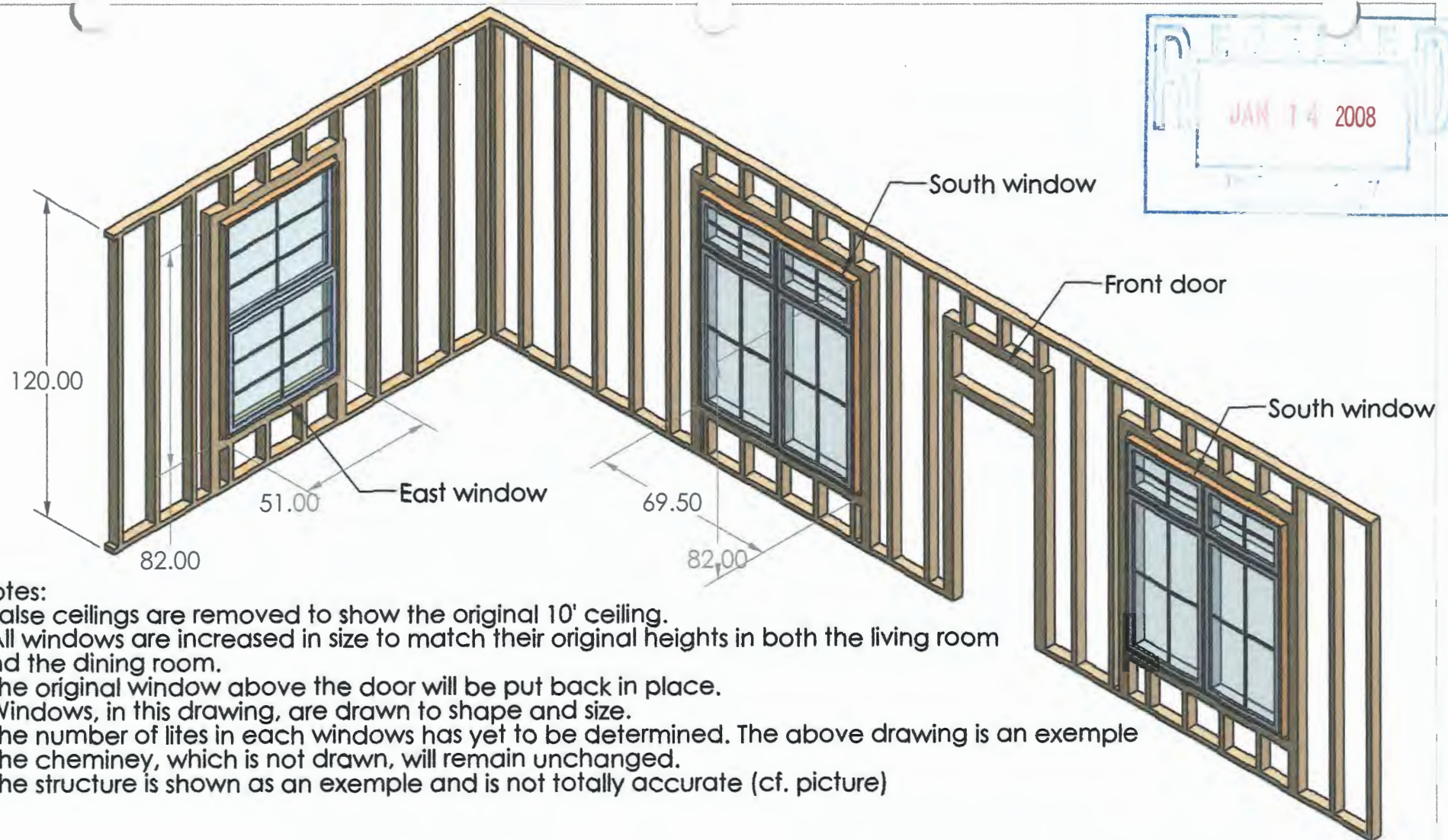
Owner (if not the applicant)

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

Dawn Marie Hert by Osau
Secretary, Historical Landmarks Commission

For Office Use Only

Historical Classification Secondary/Contributing
(Primary, Secondary, Historical, Etc.)
Historic Building/Site ☐ Historic District Trevitt ☒ Commercial ☐
Historic Name Donnell House
(If any)
Year(s) Built c. 1905 / c. 1927

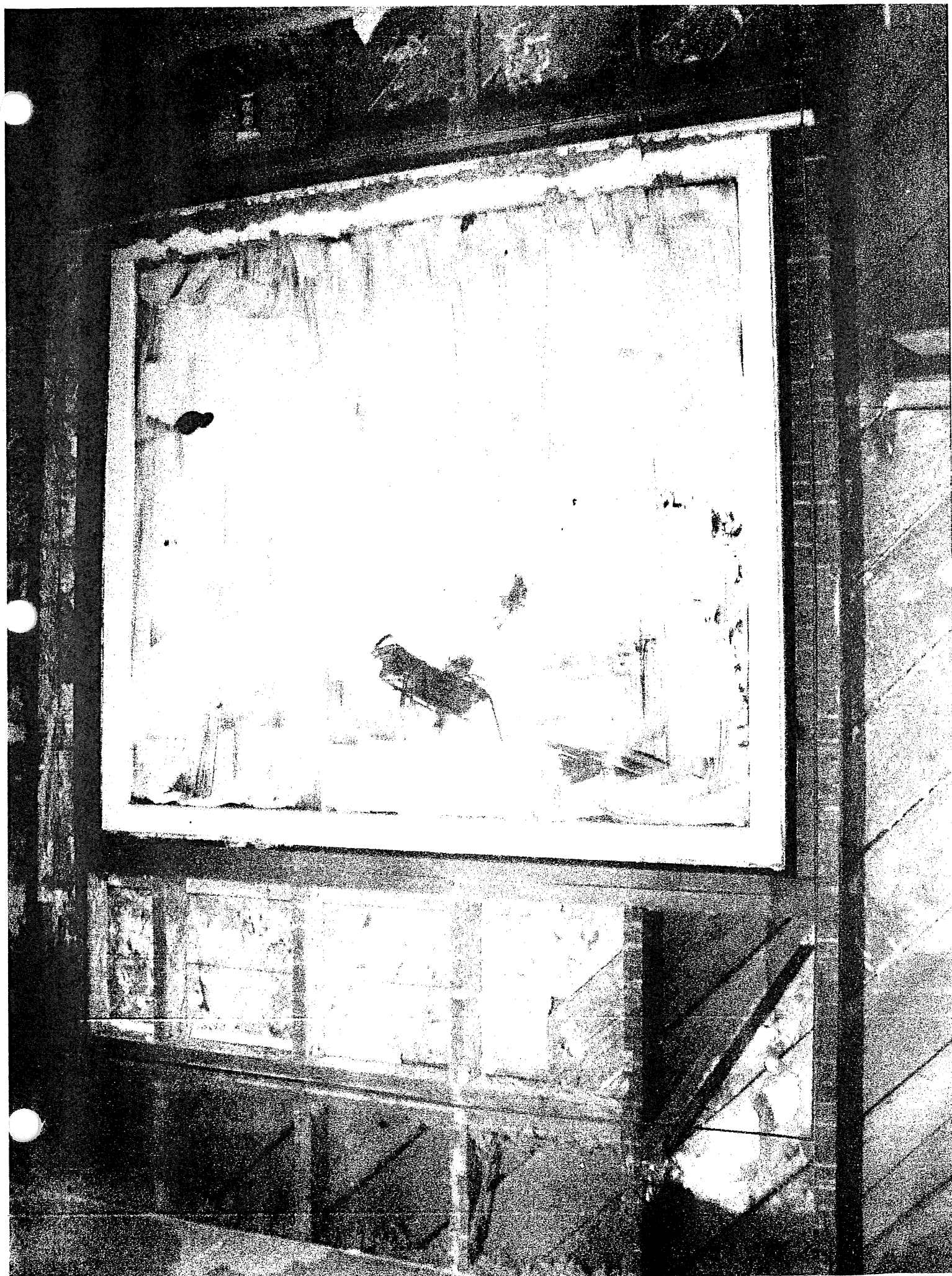


Notes:

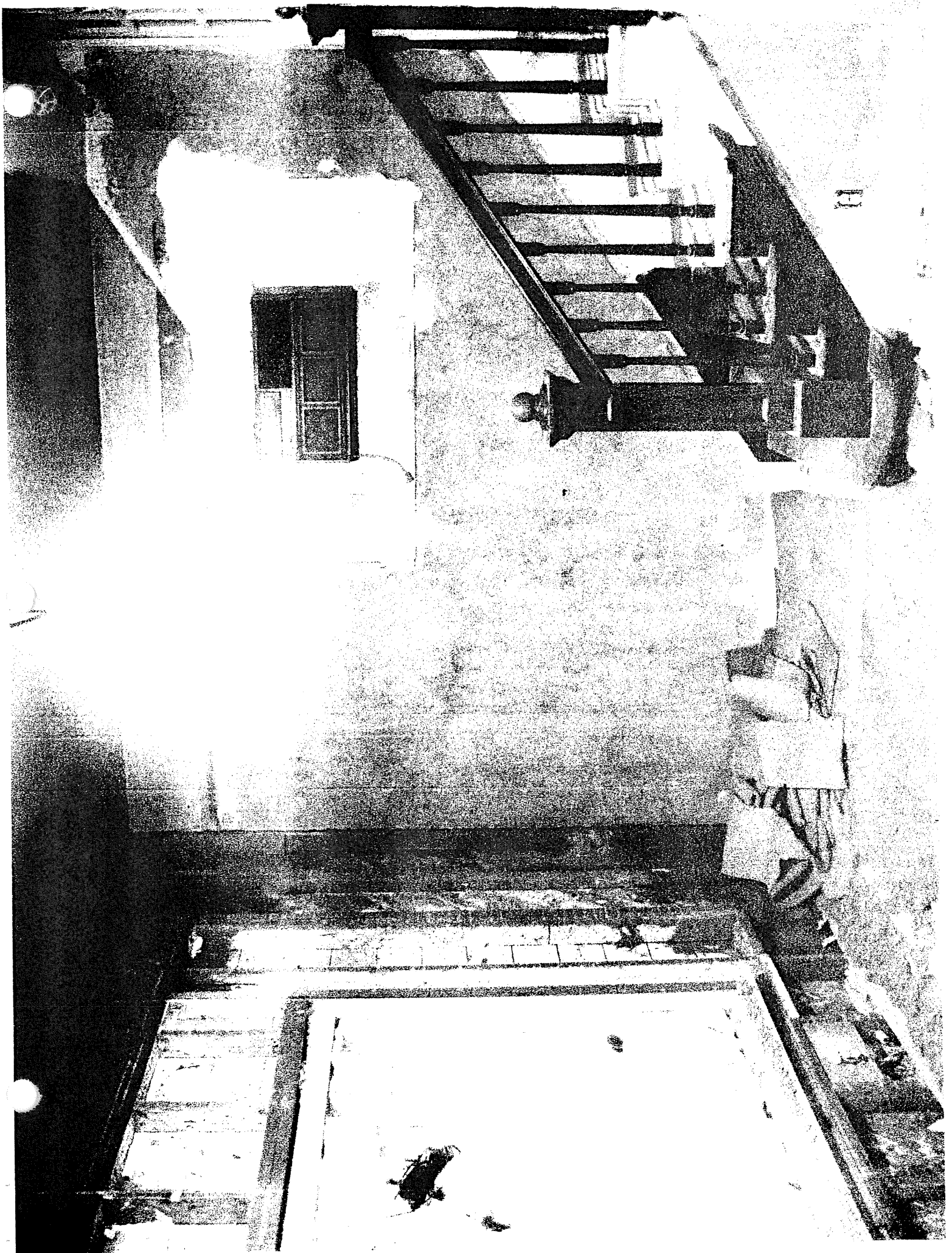
- False ceilings are removed to show the original 10' ceiling.
- All windows are increased in size to match their original heights in both the living room and the dining room.
- The original window above the door will be put back in place.
- Windows, in this drawing, are drawn to shape and size.
- The number of lites in each windows has yet to be determined. The above drawing is an exemple
- The chimney, which is not drawn, will remain unchanged.
- The structure is shown as an exemple and is not totally accurate (cf. picture)

PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF Matthieu Alrol & Amanda Williams. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF Matt A. & Amanda Williams IS PROHIBITED.

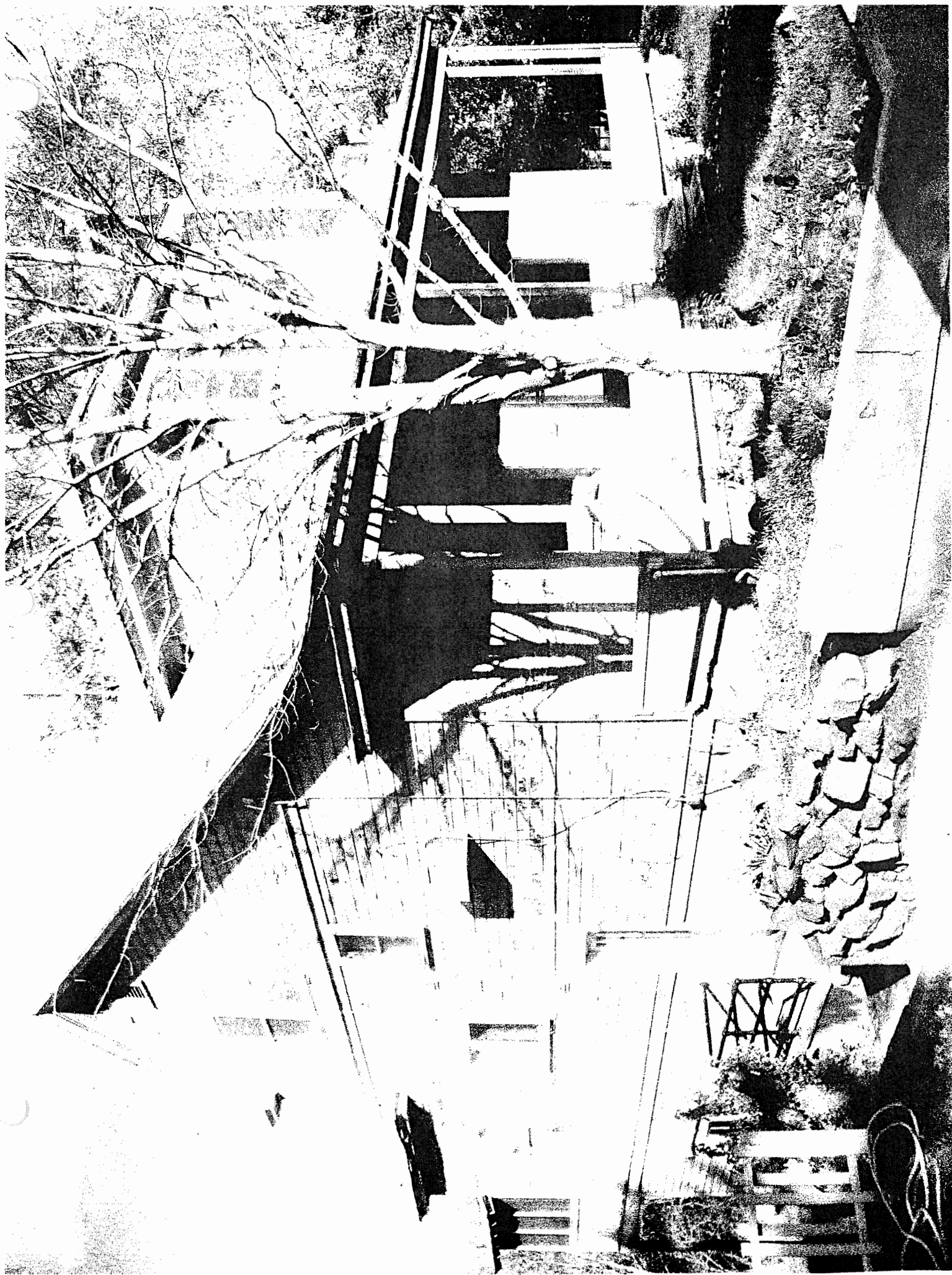
		UNLESS OTHERWISE SPECIFIED:		NAME	DATE
		DIMENSIONS ARE IN INCHES TOLERANCES: FRACTIONAL ± ANGULAR: MACH ± BEND ± TWO PLACE DECIMAL ± THREE PLACE DECIMAL ±		DRAWN M.A.	01/07/08
		INTERPRET GEOMETRIC TOLERANCING PER:		CHECKED	
		MATERIAL		ENG APPR.	
		FINISH		MFG APPR.	
				Q.A.	
				COMMENTS:	
NEXT ASSY	USED ON	TITLE: Living room: windows remodeling			
APPLICATION	DO NOT SCALE DRAWING	SIZE A	DWG. NO. HLV001	REV	
		SCALE: 1:60 WEIGHT:		SHEET 1 OF 1	











STAFF REPORT
HISTORIC LANDMARKS REVIEW #105-08

TO: The Dalles Historic Landmarks Commission

FROM: Dawn Marie Hert, Associate Planner

HEARING DATE: January 30, 2008

ISSUE: The property owner is requesting to replace the non-historic windows on the historic Donnell House back to original size and shape with energy efficient wood windows.

SYNOPSIS:

APPLICANT	Amanda Williams & Matthieu Alirol
PROPERTY OWNER	Same
LOCATION	515 West Third Place, The Dalles, OR 97058
ZONING	"CBC" – Central Business Commercial
EXISTING USE	Residential
SURROUNDING USE	Primarily Residential
HISTORIC STATUS	Secondary 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 applicants recently purchased the house with plans of restoration. During their interior restoration project they found that the picture windows that were installed circa 1927 were obviously not original. They plan to replace the windows with energy efficient wood windows that would resemble the original.

The new owners plan includes repair and replacement of deteriorating porches, painting and other minor repairs to the exterior that would be considered minor alterations that can be approved by the Director. All other planned modifications/repairs/restoration for the interior and are not regulated by the Historic Landmarks Commission.

Most of the proposed 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 waiting for approval for the window replacement to proceed.

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. Criterion met.

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

FINDING-A2: The 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 or historically accurate materials. 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: The picture windows that were installed have not acquired historic significance, the applicants are proposing to remove and replace the windows with historically appropriate windows. 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 Donnell 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 non historic windows is necessary. The applicant is replacing what is not historic and repairing what is salvageable. 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: No excavation is planned with this proposal. Therefore this criterion does not apply.

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 window 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 and non-historic 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 landmark 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.

General Ordinance No. 96-1207 ~ Design Guidelines for The Dalles Commercial Historic District

MATERIALS

The sense of cohesiveness and continuity of The Dalles' commercial area derives in part from the consistent use of building materials in building facades. New construction and rehabilitation should use appropriate materials that provide scale making a more pedestrian friendly environment.

GUIDELINES:

- a. *For building renovations, original materials should be restored wherever possible.*
- b. *When materials need to be replaced for restoration they should be compatible in quality, color, texture, finish and dimension to the original materials (see page 2, Secretary of the Interior's Standards for Rehabilitation).*
- c. *New construction should use materials compatible with the historic buildings in quality, color, texture, finish and dimension. Predominant materials of the commercial historic district are:*
 - brick*
 - stone*
 - cast iron*
 - glazed terra cotta*
 - cement plaster (stucco)*
- d. *The use of wood for windows is recommended.*
- e. *The use of reflective and smoked glass is prohibited.*
- f. *Whenever possible, the natural color of the materials should be retained.*
- g. *An ordinance prohibiting the painting of brick, unless it is damaged or has already been sandblasted, should be adopted.*
- h. *Sandblasting of brick is prohibited as it severely damages the brick.*
- i. *When painting a building the following color scheme is recommended:*
 - darkest-window sash*
 - medium-building*
 - lightest-trim, detail*

FINDING B-2: The applicant is proposing wood windows to be built similar to the original historic windows. The applicants were not able to access any historic photos at the time of submittal and were looking to the commission for suggestions on panes or "lights". Staff has contacted retired Judge Donnell and his wife Wendy for assistance with the windows

appearance. At the time the staff report was prepared, no additional information was available. If the Donnell family is unable to give assistance, the Commission will be asked for their professional opinion on the style of the replacement windows. This will be addressed as a condition of approval.

CONCLUSIONS: The proposed replacement of non-historic windows and restoration of the exterior of this historic structure is complimentary to the structure and the historic district in which it is located. 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 may need to submit plans for a building permit to the local Building Codes Department.
3. If any archeological resources or materials are discovered during any 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 need to avoid removing any historic materials that are on site. 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.
5. The style of the replacement wood windows will be required to meet the design guidelines of General Ordinance 96-1207, and as directed/approved by the Historic Landmarks Commission.

HISTORIC LANDMARKS RESOLUTION NO. 100-08

Adopting The Dalles Historic Landmarks Commission Application #105-08 of Amanda Williams & Matthieu Alirol requesting approval to replace the non-historic windows with new historically accurate windows. The structure is located at 515 W 3rd Place, and is further described as 1N 13E 4AA tax lot 1700. It is historically known as The Donnell House, and is located in the National Trevitt's Historic District.

I. RECITALS:

- A. The Historic Landmarks Commission of the City of The Dalles has, on January 30, 2008 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 105-08 and the minutes of January 30, 2008, upon approval, provide the basis for this resolution and are herein attached by reference.

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

- A. In all respects as set forth in Recitals, Part "I" of this resolution.
- B. Historic Landmarks Review No. HLC 105-08 of Amanda Williams & Matthieu Alirol is approved with the following Conditions of Approval:
 - 1. Work will be completed in substantial conformance to the pictures and proposals as submitted and reviewed.
 - 2. The applicant may need to submit plans for a building permit to the local Building Codes Department.
 - 3. If any archeological resources or materials are discovered during any 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 need to avoid removing any historic materials that are on site. 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.

5. The style of the replacement wood windows will be required to meet the design guidelines of General Ordinance 96-1207, and as directed/approved by the Historic Landmarks Commission.

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 30th DAY OF JANUARY 2008.

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 January 30, 2008.

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 97301-1266

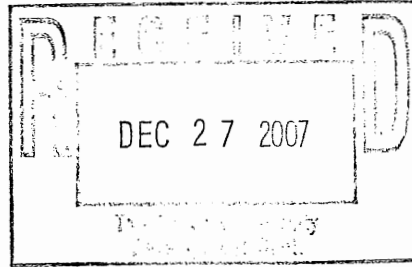
(503) 986-0707

FAX (503) 986-0793

www.hcd.state.or.us



December 26, 2007



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

Dear Ms. Hert:

Enclosed is a copy of an application for the Special Assessment of Historic Property program for a property located in your jurisdiction. We have performed an initial review, and would like to afford you the opportunity to review it as well.

Please submit any comments or recommendations you might have within thirty calendar days of the date on this letter. We will consider your comments with those of the county assessor during the final review of the application.

If approved, special assessment of the enclosed property would begin for the tax year starting July 1, 2008.

Thank you for your time. Please contact me at 503-986-0672 if you have any questions.

Sincerely,

Susan Q. Haylock
Preservation Specialist

SQH:sqh
Enclosure



SPECIAL ASSESSMENT OF HISTORIC PROPERTY PROGRAM
Application Form/Affidavit

1. **Property Information:**

Historic Name of Property: Ben Snipes House

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

Date Listed on the National Register: June 20, 1995

Property Address:

Street: 218 W 4th Street

City: The Dalles

County: Wasco Zip: 97058

2. **Property Tax Information:**

Tax Account Number: 13661

Does owner reside in property? ☒ Yes ☐ No

Current Assessed Value: \$113,276.00

Current Real Market Value (RM):
\$ 222,900.00

Application Fee (RMV x .0033): \$ 735.57

3. **Preservation Plan Overview**

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

Estimated Cost of Rehabilitation:
\$ 34,000.00

Estimated cost of Renovation (for reapplications only):
\$

Item Numbers proposed for completion by 5th year: 1,2,3,4,5,6,,9,10,11,14,15,16,17,18,19,20

Item Numbers proposed for completion by 10th year: 7,8,12,13

Item Numbers proposed for completion by 14th year: 0

4. **Owner Information:**

Owner Name: Alan and Bev Eagy

Organization/business: _____

Address: 218 W 4th Street

City: The Dalles,

State: OR

Zip: 97058

Phone: 541-296-5877

E-mail: eagy@gorge.net

Representative: _____

Phone: _____

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

R. Alan Eagy / Bev Eagy
Owner Signature

12/21/2007
Date

SHPO Determination

Application is acknowledged as complete:

☒ Susan Taylor 12/26/07
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

RECEIVED
DEC 24 2007
STATE PARK AND
RECREATION DEPARTMENT

7/01/2007 TO 6/30/2008 REAL PROPERTY TAX STATEMENT Page 946
 PROPERTY DESCRIPTION WASCO COUNTY ACCT # 13661
 218 W 4TH 97058 DEPT OF ASSESSMENT & TAX
 THE DALLES OR 511 WASHINGTON ST #208
 128243163CWFCWF THE DALLES OR 97058 2237 541 506-2540
 2237.27
 LAST YEAR'S TAX
 CODE: 1211 ACRES: .160 See back for explanation of taxes marked with (*)
 MAP: 1N 13E 3BC 4000

EAGY R ALAN & BEVERLY JO
 218 W 4TH ST
 THE DALLES OR 97058

CGCC 28.36
 REGION 9 ESD 49.08
 SD #21 549.55

VALUES: (REAL MARKET)	LAST YEAR	THIS YEAR	EDUCATION TOTAL :	
LAND	49180	65080	WASCO COUNTY	446.06
STRUCTURES	136050	157820	PORT OF TD	21.06
TOTAL RMV	185230	222900	PARKS & REC	71.33
			MID COL FIRE/RESCUE	220.33
			DALLES CITY	316.32
			URBAN RENEWAL	177.00
ASSESSED	109977	113276	SOIL & WATER DIST	17.72
EXEMPTION			4-H & EXT SVC DIST	25.18
NET TAXABLE:	109977	113276	WASCO CO LIBRARY DIS	71.34

GENERAL GOVT TOTAL : 1366.34

MID COL FIRE/RESCUE 30.36
 SD #12 BONDS 194.60
 CGCC 42.20
 VA BOND 28.59
 NORCOR BOND 31.56
 CGCC BOND-WASCO ONLY 42.69

BONDS - OTHER TOTAL: 370.00

Full Payment with 3% Discount 2292.43
 2/3 Payment with 2% Discount 1544.05
 1/3 Payment No Discount 787.78

TOTAL 2007-2008 TAX 2363.33
 TOTAL TAX (After Discount) 2292.43

▲ Tear Here PLEASE RETURN THIS PORTION WITH YOUR PAYMENT Tear Here ▲
 2007-2008 PROPERTY TAXES WASCO COUNTY REAL ACCT # 13661

Full Payment Enclosed Due: 11/15/2007 2292.43
 or 2/3 Payment Enclosed Due: 11/15/2007 1544.05
 or 1/3 Payment Enclosed Due: 11/15/2007 787.78

DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE

☐ Mailing address change on back

MAKE PAYMENT TO:

Enter Payment Amount \$

EAGY R ALAN & BEVERLY JO
 218 W 4TH ST
 THE DALLES, OR 97058

WASCO COUNTY
 DEPT OF ASSESSMENT & TAX
 511 WASHINGTON ST #208
 THE DALLES OR 97058 2237
 541 506-2540
 128243163CWFCWF

Preservation/Renovation Plan

Historic Name: Ben Snipes House

Street: 218 W. 4th 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 Steps and Railing</u> Approximate date of feature: <u>1865 - 1870</u>	Proposed treatment and impact on existing feature:
Describe existing feature and its condition: Front steps have several boards that have rotted on the ends. Many treads are worn from use. Bottom rail has been replaced on one side in the past. The replaced rail (left side on photo) does not match the other side. Posts have rotted out on bottom.		Replace damaged boards with pressure-treated wood. Prep, prime, and paint with sand-infused paint for slip-resistance. Replace bottom rail on west (right side in photo) with new wood to match the other side. Prep, prime, and paint. Replace all posts. Prep, prime, and paint.
Photo no.: <u>1</u>		Drawing no.: _____

2	Architectural feature: <u>Porch Roof</u> Approximate date of feature: <u>2004</u>	Proposed treatment and impact on existing feature:
Describe existing feature and its condition: Roof of porch was improperly replaced with shingles. Low angle of roof causes water to back up and leak through shingles, causing significant water damage underneath.		Remove shingles and underlayment Replace any damaged wood. Re-roof with low-angle rolled roofing.
Photo no.: <u>2</u>		Drawing no.: _____

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3	Architectural feature: Porch Ceiling Approximate date of feature: 1865-1870	Proposed treatment and impact on existing feature:
<p>Describe existing feature and its condition:</p> <p>Water damage to ceiling. Raining this day, and water is evident leaking through roof.</p> <p>Old nail holes were never sealed.</p>		<p>After roof replacement, remove old paint and fill all holes and damaged areas with appropriate wood putty. Prime and paint.</p>
Photo no.: 3, 4, 5, 6	Drawing no.:	

4	Architectural feature: Front Facade Approximate date of feature: 1865-1870	
<p>Describe existing feature and its condition:</p> <p>Boards are warped and sagging.</p>		<p>Remove boards and nail in a few 2 x 4 cleats so nails will have a better anchor. Replace boards and nail for a better fit. Prep, prime, and paint.</p>
Photo no.: 7	Drawing no.:	

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5	Architectural feature: <u>Front porch</u> Approximate date of feature: <u>1865-1870</u>	Proposed treatment and impact on existing feature: Replace rotted sections with matching wood. Replace all posts with exact replicas. Repair or replace damaged sections of bottom rail.
	Describe existing feature and its condition: Paint is peeling, posts are rotted at bottom. Sections of bottom rail are rotted.	
Photo no.: <u>8</u>		Drawing no.: _____

6	Architectural feature: <u>Front Porch, floor</u> Approximate date of feature: <u>1865-1870</u>	Proposed treatment and impact on existing feature: After roof repair, I will use weights to flatten boards back down. After assessing condition of boards, I will either replace them with period-appropriate tongue-and-groove boards or prepare the existing wood by scraping paint, priming, and painting. Prep, prime, and paint front of house under porch. Replace or repair broken lattice.
	Describe existing feature and its condition: Water damage has caused buckling of tongue-and-groove floorboards. Cracked and peeling paint from the front of the porch. Some latticework is broken.	
Photo no.: <u>9,10</u>		Drawing no.: _____

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7	Architectural feature: <u>Siding, south side</u> Approximate date of feature: <u>1865-1870</u>	Proposed treatment and impact on existing feature:
	<p>Describe existing feature and its condition:</p> <p>Lap siding is weathered and paint is in bad shape.</p>	<p>Prep by removing according to SHPO methods. Prime and paint with SHPO and city-approved color.</p>
Photo no.: <u>11</u>		Drawing no.: _____

8	Architectural feature: <u>Siding, West Side</u> Approximate date of feature: <u>1865-1870</u>	Proposed treatment and impact on existing feature:
	<p>Describe existing feature and its condition:</p> <p>Lap siding has been damaged by plant trellis. Paint in bad shape.</p>	<p>Repair and re-nail damaged boards with appropriate wood filler. Prep, prime and paint.</p>
Photo no.: <u>12</u>		Drawing no.: _____

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9	Architectural feature: <u>Siding, east side</u> Approximate date of feature: <u>1865-1870</u>	Proposed treatment and impact on existing feature:
	Describe existing feature and its condition: Paint peeling from west side. Some siding damaged.	Surface prep work needed according to SHPO specifications. Prime and paint with approved color.
Photo no.: <u>13</u>		Drawing no.: _____

10	Architectural feature: <u>Bay Window, east side</u> Approximate date of feature: <u>1865-1870</u>	Proposed treatment and impact on existing feature:
	Describe existing feature and its condition: Lower, newer section was improperly primed; cracking and peeling. Some wood damage to older wood above.	Remove old paint, prime and repaint; repair damaged older wood with wood filler if possible, then prime and paint.
Photo no.: <u>14</u>		Drawing no.: _____

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11	Architectural feature: <u>Gutter, east side</u> Approximate date of feature: <u>1960</u>	Proposed treatment and impact on existing feature:
	Describe existing feature and its condition: Gutter broken in recent ice storm.	Replace missing section.
Photo no.: <u>15</u>		Drawing no.: _____

12	Architectural feature: <u>Wood -shingled Carport #1 & 2</u> Approximate date of feature: <u>1865-1870</u>	Proposed treatment and impact on existing feature:
	Describe existing feature and its condition: Wood shingles are rotting and coming off during each significant windstorm.	Install underlayment. Replace both carport roofs with shingles that match house or with wood shingles.
Photo no.: <u>16,17</u>		Drawing no.: _____

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13	Architectural feature: <u>Roof - house</u> Approximate date of feature: <u>1960?</u>	Proposed treatment and impact on existing feature:
Describe existing feature and its condition: Shingles are coming off of roof in windstorms.		Replace roof with period-appropriate roofing material.
Photo no.: <u>18</u>		Drawing no.: _____

14	Architectural feature: <u>Entryway stairs to 2nd floor</u> Approximate date of feature: <u>1865-1870</u>	Proposed treatment and impact on existing feature:
Describe existing feature and its condition: Carpet is significantly worn and there is some wood damage to tread underneath. Stairs have been painted white. Treads are cracking apart on edges.		Remove carpet and remove white paint. Refinish in natural wood color. Fill tread ends with filler/glue/caulk. Install new, period-appropriated carpet runner that will allow wood to be seen.
Photo no.: <u>19,20,21</u>		Drawing no.: _____

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15	Architectural feature: <u>Picture rail and ceiling</u> Approximate date of feature: <u>1865-1870</u>	Proposed treatment and impact on existing feature: Re-nail picture rail moulding and prep and paint. Fill/seal sealing cracks and prep and paint.
Describe existing feature and its condition: Picture rail moulding is loose and has some paint damage. Ceiling has cracks.		
Photo no.: <u>22</u> Drawing no.: _____		

16	Architectural feature: <u>Ornate moulding</u> Approximate date of feature: <u>1865-1870</u>	Proposed treatment and impact on existing feature: Carefully clean and re-nail moulding.
Describe existing feature and its condition: Ornate moulding in upper hallway is loose.		
Photo no.: <u>23</u> Drawing no.: _____		

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17	Architectural feature: <u>Upper floor door moulding</u> Approximate date of feature: <u>1865-1870</u>	Proposed treatment and impact on existing feature:
	Describe existing feature and its condition: Moulding is damaged in many areas.	Fill with wood filler. Prep and paint
Photo no.: <u>24</u>		Drawing no.: _____

18	Architectural feature: <u>Exterior doors</u> Approximate date of feature: <u>1865-1870</u>	Proposed treatment and impact on existing feature:
	Describe existing feature and its condition: Both exterior doors do not fit properly and there is considerable airflow to/from outside.	Weatherize with weatherstripping/caulking.
Photo no.: <u>25</u>		Drawing no.: _____

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19	Architectural feature: <u>Upstairs bathroom - walls</u> Approximate date of feature: <u>1970s?</u>	Proposed treatment and impact on existing feature: Remove siding and replace with wallpaper or paint.
Describe existing feature and its condition: Wall is covered with 1970s?-era shake siding and painted white, period-inappropriate for the first bathroom with running water in the city of The Dalles!		
Photo no.: <u>26</u> Drawing no.: _____		

20	Architectural feature: <u>Upper bathroom floor</u> Approximate date of feature: <u>1970s?</u>	Proposed treatment and impact on existing feature: Removal of entire floor covering, replace any damaged wood; replace floor with age-appropriate floor covering in consultation with SHPO and local historical society.
Describe existing feature and its condition: Linoleum floor is separating from wall. Some sponginess around toilet and bidet indicating possible water leak.		
Photo no.: <u>27</u> Drawing no.: _____		

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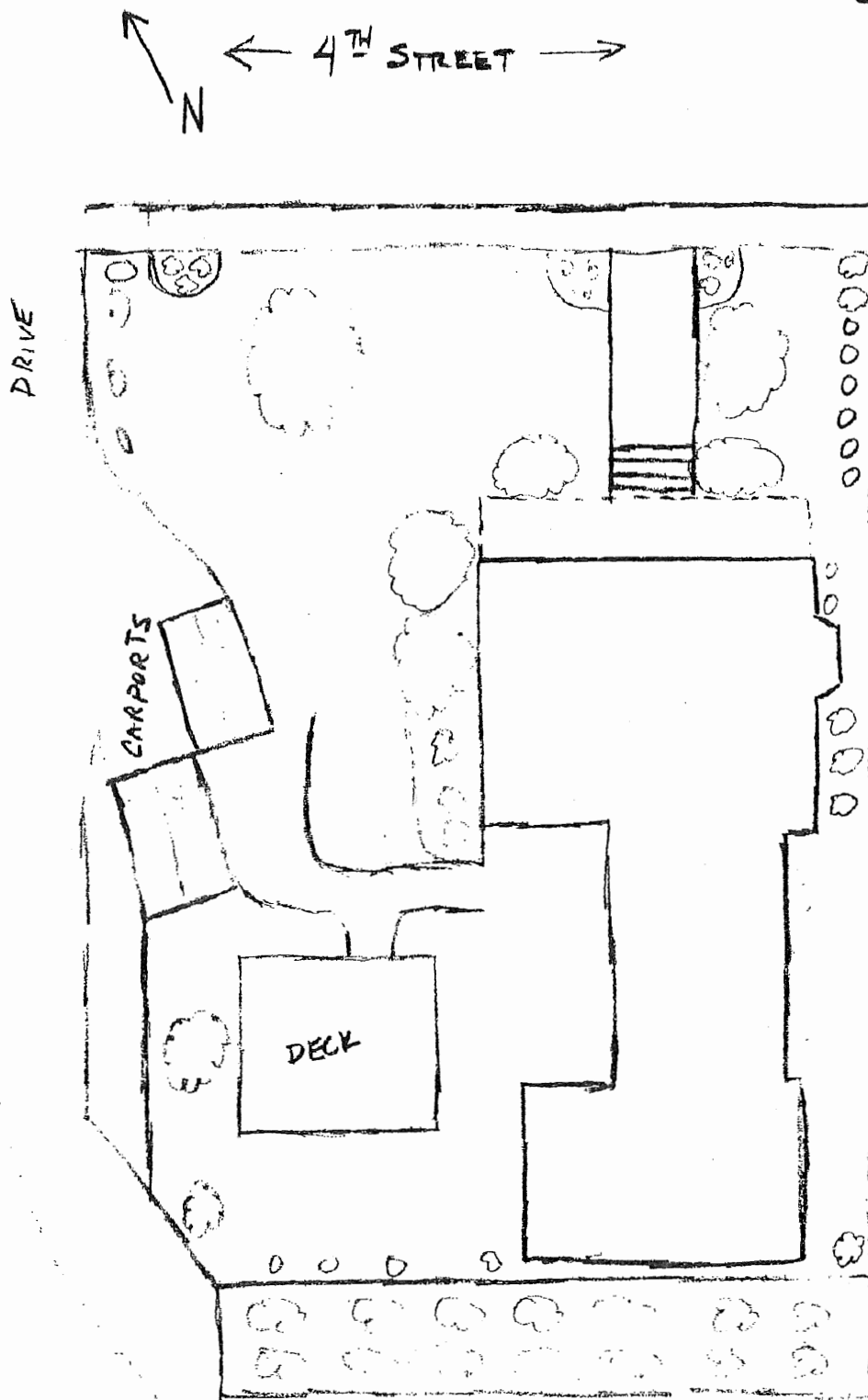
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21	Architectural feature: <u>Hardwood Floors</u> Approximate date of feature: <u>1865-1870?</u>	Proposed treatment and impact on existing feature:
	Describe existing feature and its condition: Hardwood floors in downstairs bathroom, kitchen, and front room are damaged.	Strip old finish, have floors gently sanded, and re-seal according to SHPO specifications.
Photo no.: <u>28</u>		Drawing no.: _____

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

SITE PLAN



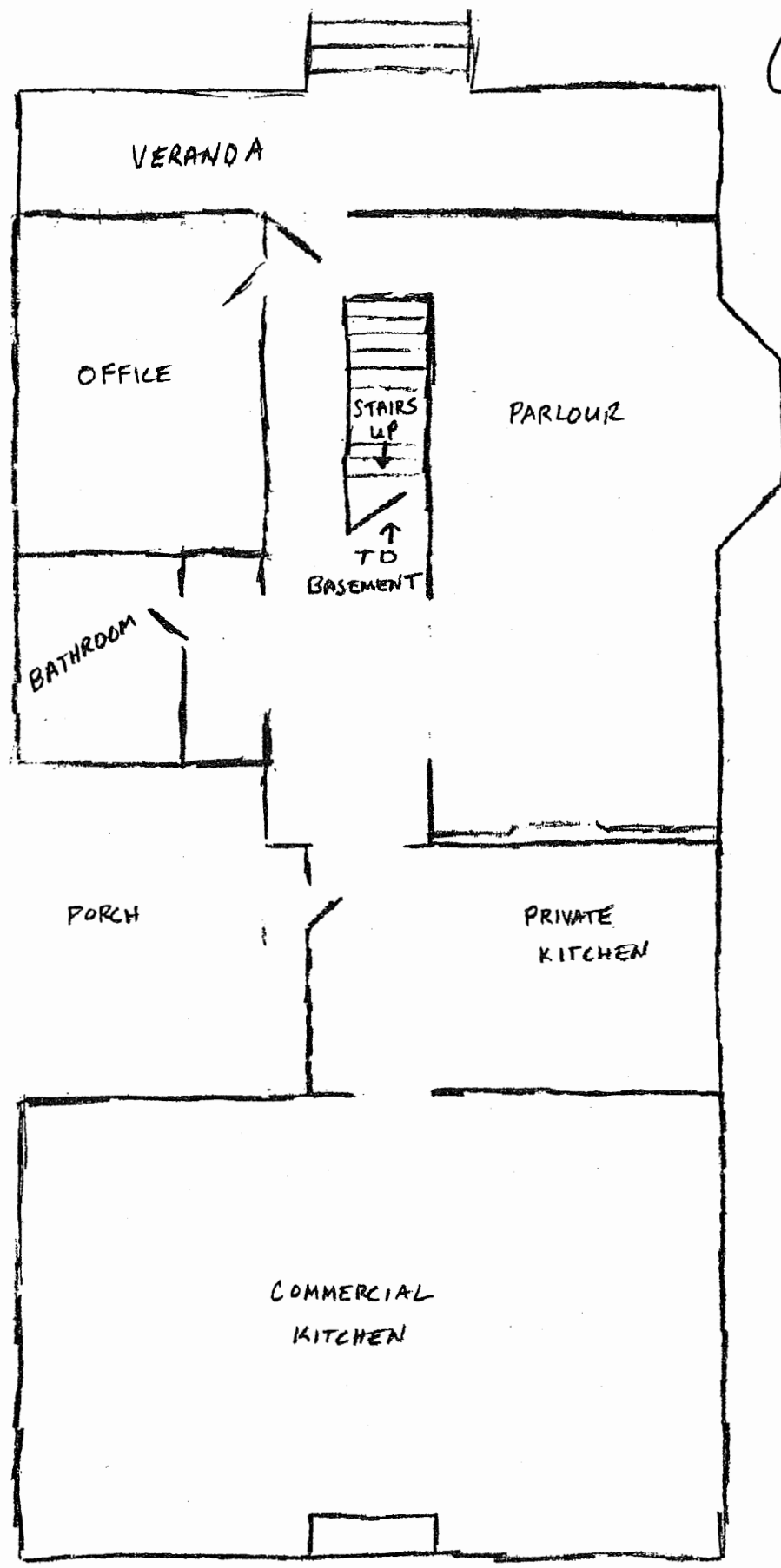
BEN SNIPE'S SITE PLAN (EXISTING)
(C. 1865)

218 W. 4TH STREET
THE DALLES, OR 97058

MAP: 1N 13E 38C 4000

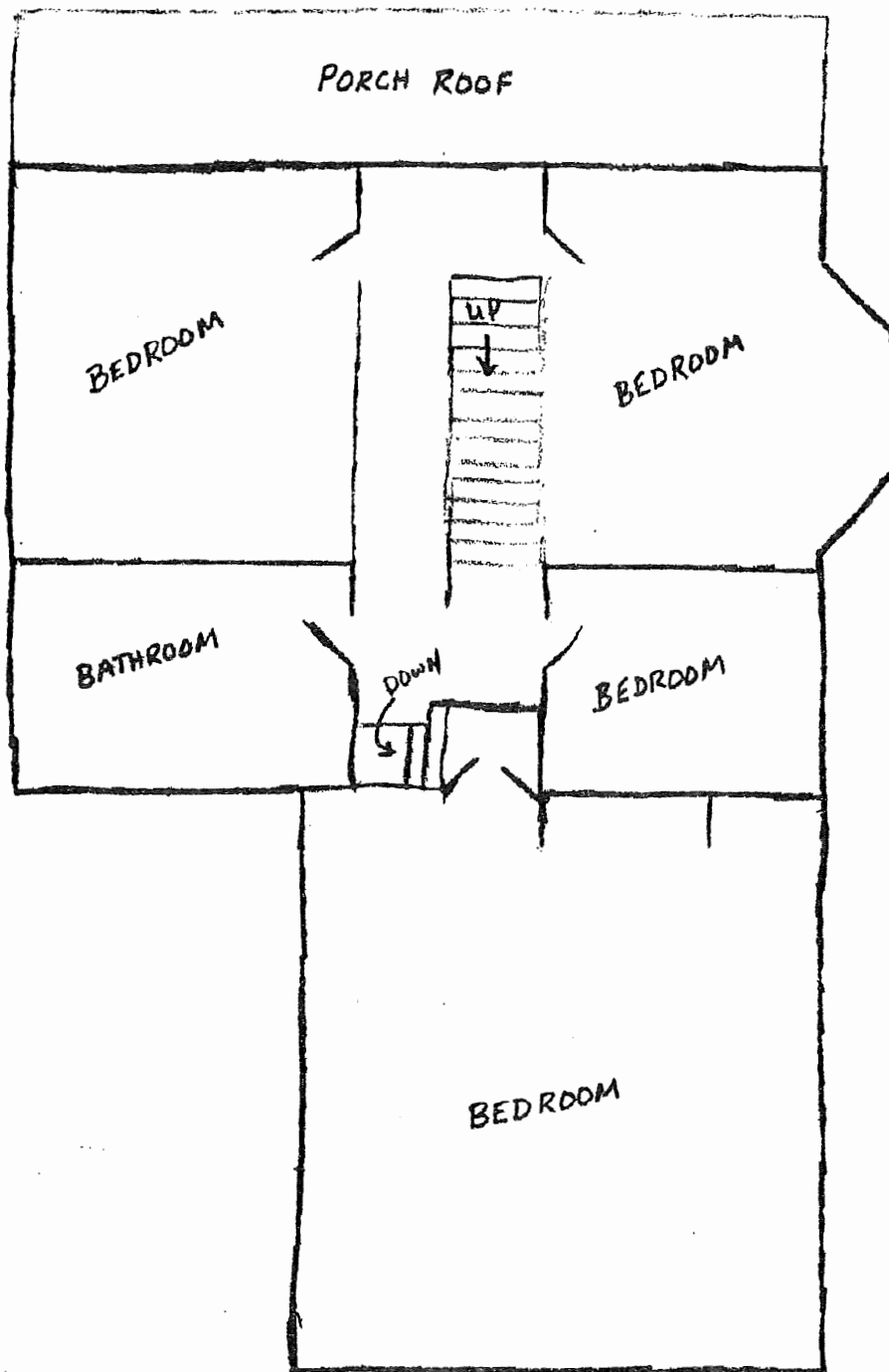
FLOOR PLANS

1 of 3



BEN SNIPES HOUSE
(c. 1865)

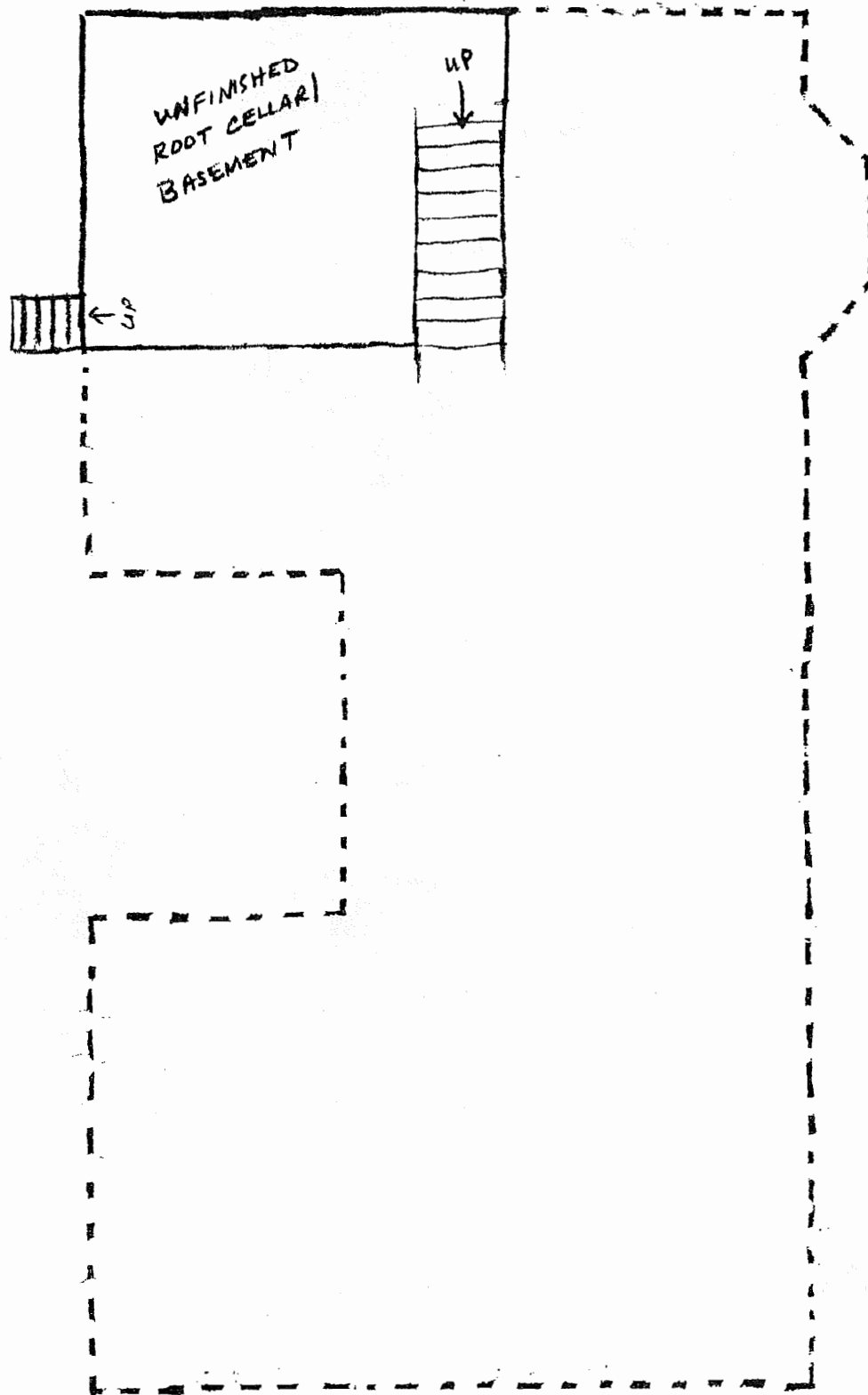
MAIN
FLOOR



2 of 3

BEN SNIPES HOUSE
(c. 1865)

2ND FLOOR



BEN SNIPES HOUSE
(c. 1865)

BASEMENT





BEN SNIPES
HOUSE

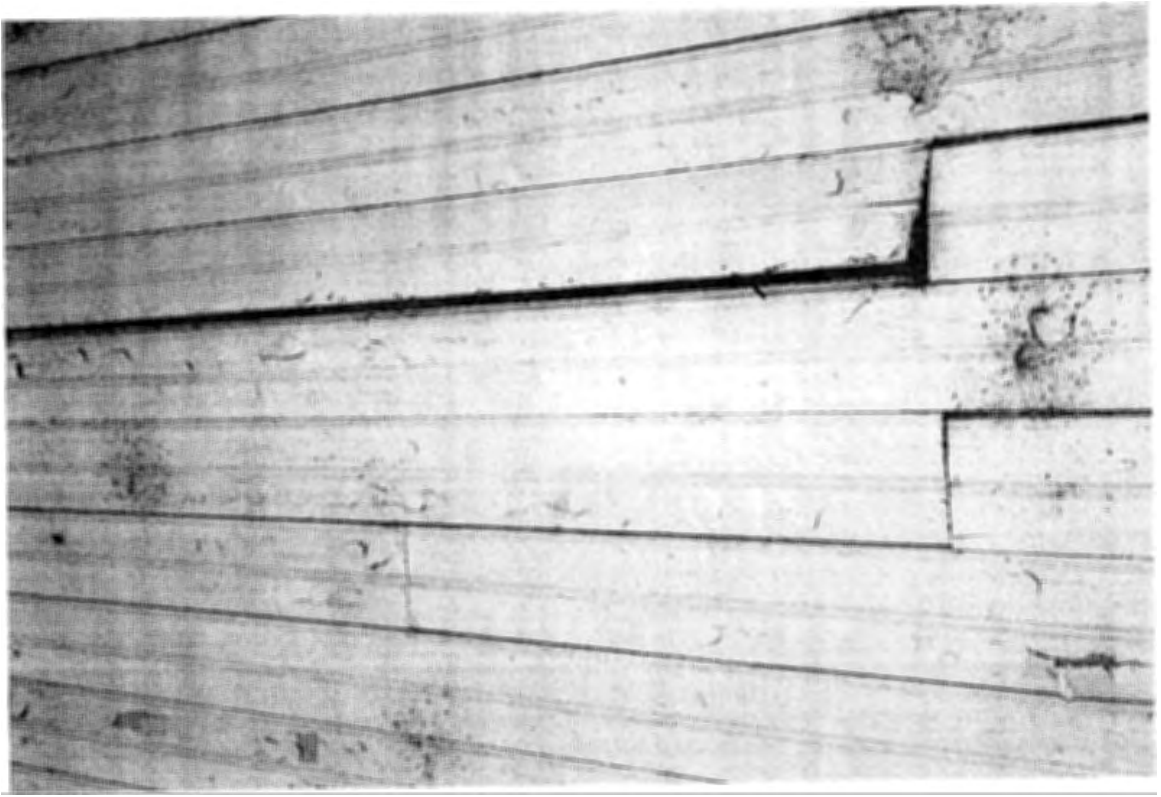


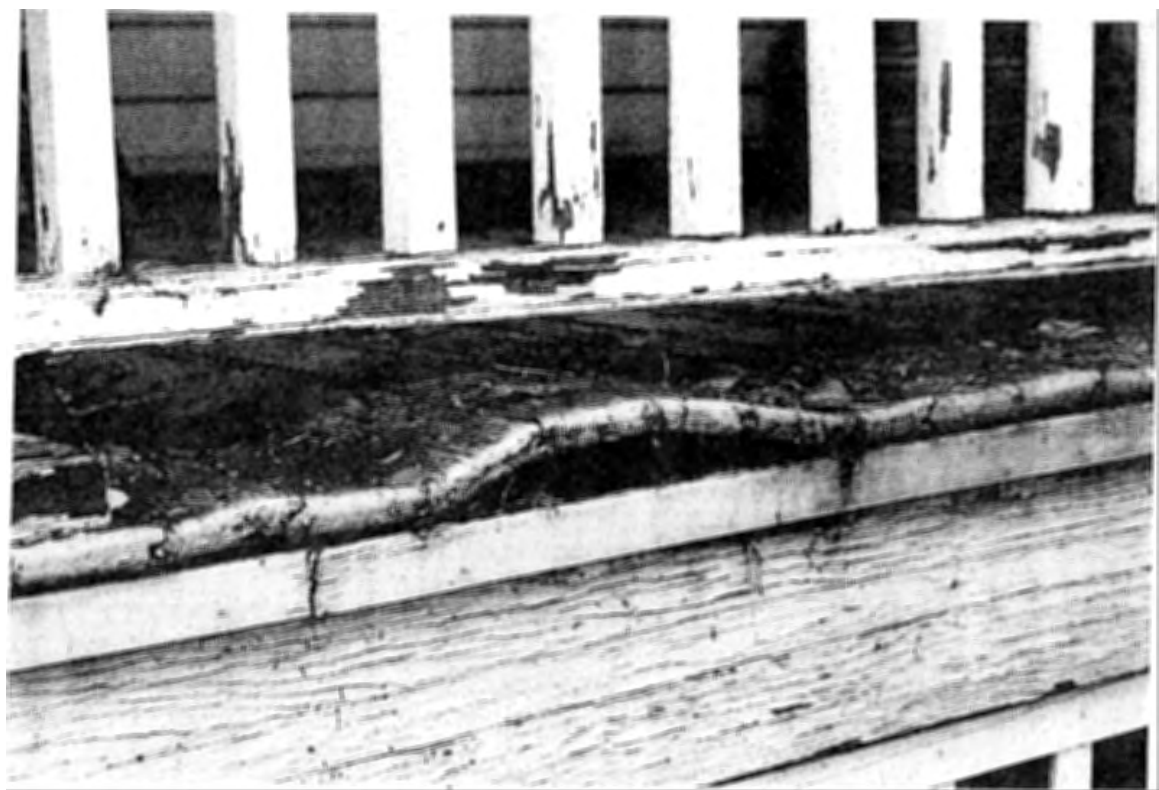
TREVITT/BOOTH
HOUSE

BEN SNIPES HOUSE

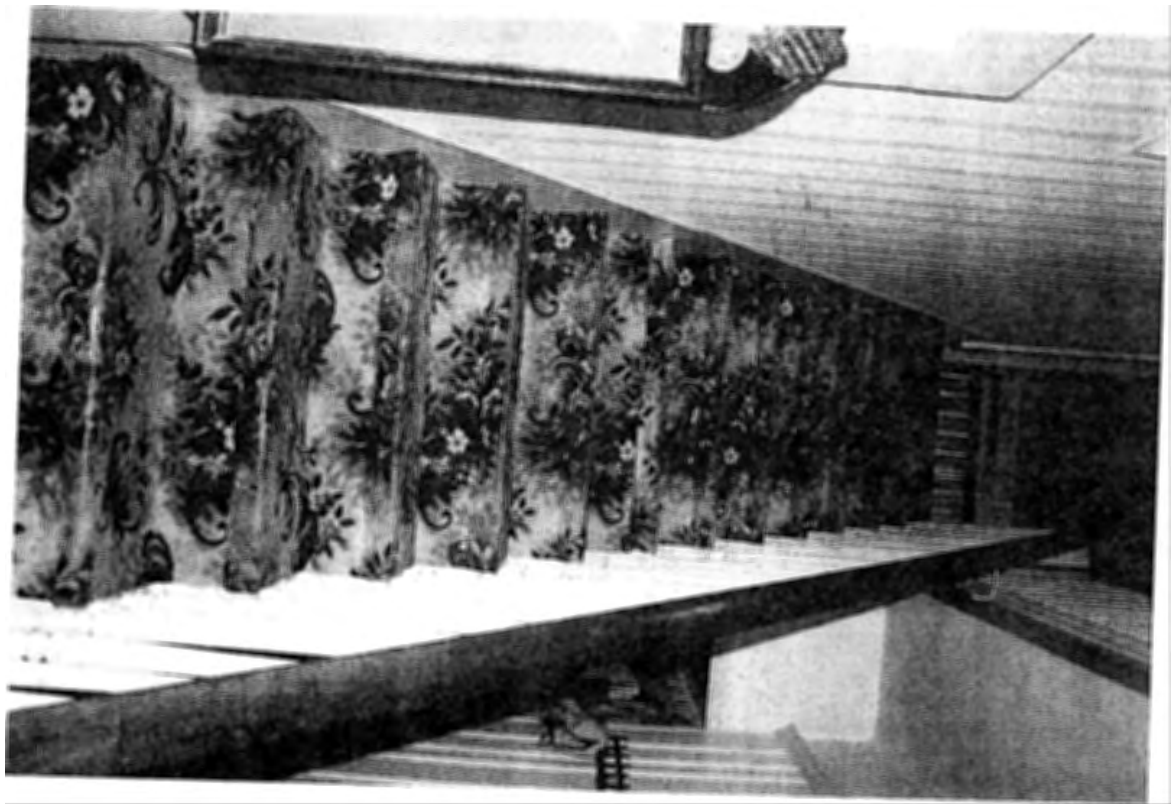
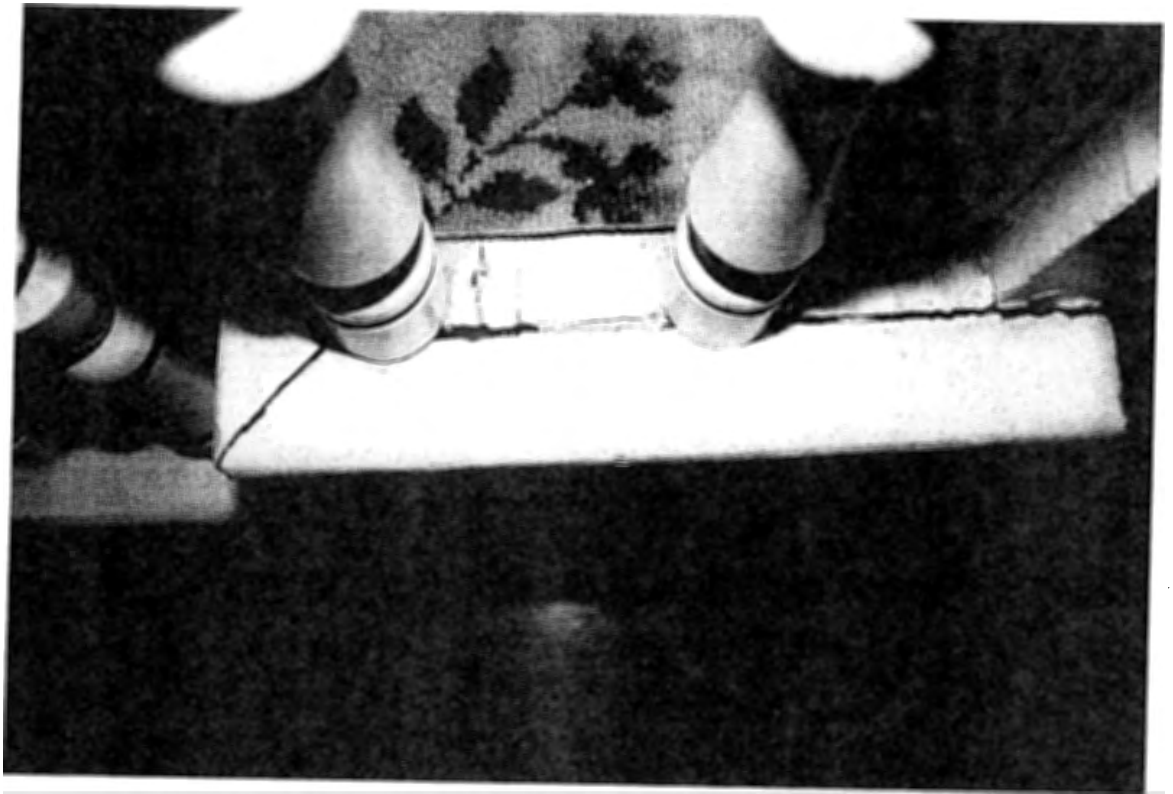
LOOKING WEST

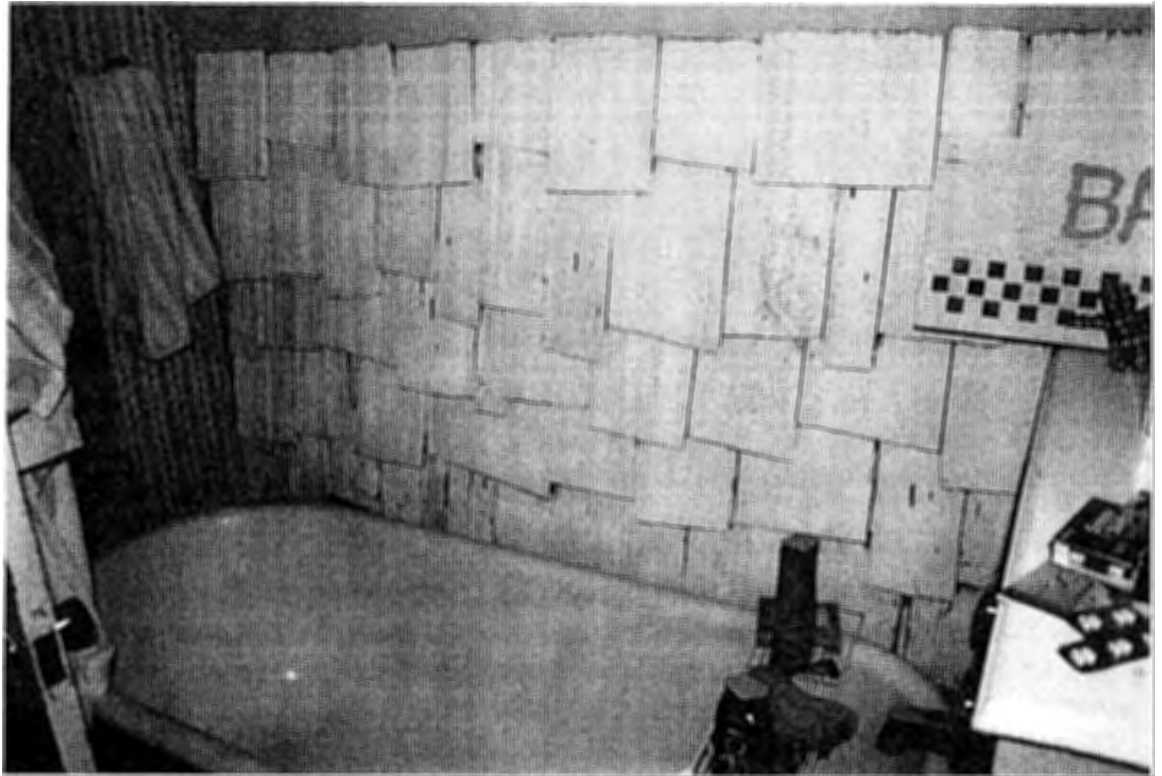
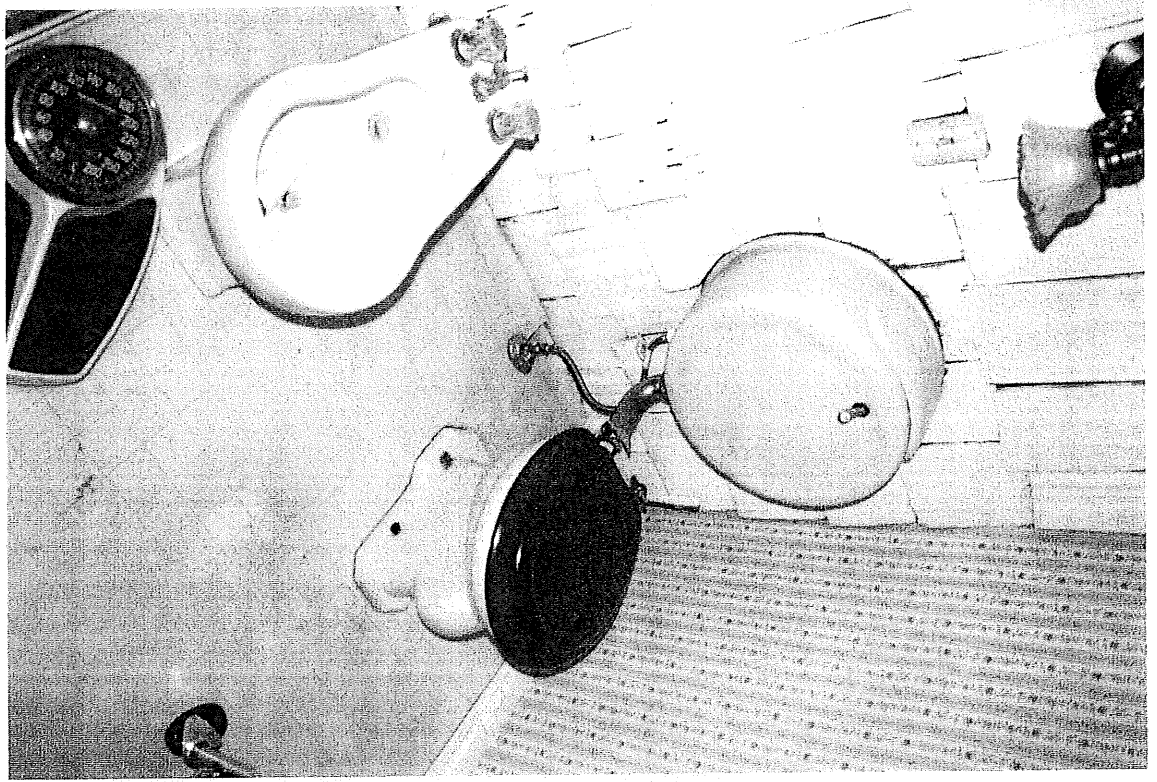














Historic Landmarks Commission

2007 Short Term Goals

1. Encourage restoration and preservation of the Pioneer Cemetery.
2. Provide educational assistance to help individual restorers by setting up a special assessment workshop.
3. Establish a Historic resource center. Research grant opportunities to have accessible resource center at local library.
4. Assist in saving and completing the Lewis and Clark Memorial and making it a local landmark.
5. Update Historic Inventories.
6. Actively support Historic The Dalles Days.
7. Create Historic Designs for E. 1st Street.
8. Establish an Archaeology Testing Plan.
9. Support and encourage the preservation and continued use of the Joseph G. Wilson school building.

Long Term Goals

1. Continued support for restoration and preservation of the Wasco County Courthouse #2.
2. Designate other qualified areas as national historic districts.
3. Encourage restoration of the Waldron Drug/Gitchell Building.
4. Encourage preservation and restoration of City Hall.
5. Maintain CLG status.
6. Support Civic Building restoration.
7. Continue to supply information on Historic Open Houses and encourage Open House visits during Historic The Dalles Days.
8. Continue to assist with historic plaque costs & availability.
9. Support and encourage the preparation of a Master Site Plan by the Fort Dalles Museum.
10. Encourage restoration and preservation of The Lewis and Clark Rock Fort.

Oregon Heritage Conference
Eugene May 6, 2008

Go the Distance! Sustain Oregon's Heritage

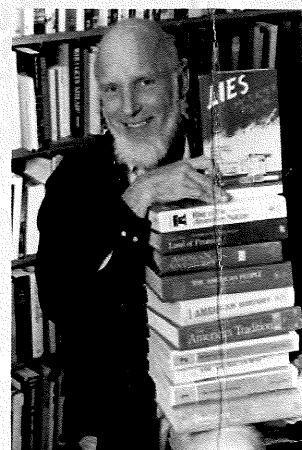
**Be inspired by the Oregon
Heritage Excellence Awards!**

Keynote Speaker

James W. Loewen, author of *Sundown Towns: A Hidden Dimension of American Racism* and *Lies My Teacher Told Me: Everything Your High School History Textbook Got Wrong*

Conference Topics include:

Oregon's 150th Birthday • Oregon Mainstreet Program • Strengthening Local Preservation • New Archaeological Discoveries • Finding Heritage Tourists • Improving Collections Care • Exhibit Design • Foundation Perspectives • Managing Volunteers • Disaster Tales • Cemetery Care
And much more!

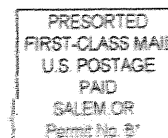




Join the crowds gathering for
the
**2008 Oregon Heritage
Conference.**
May 4-6, Eugene

For information, visit
www.oregonheritage.org
 or contact Kyle Jansson at
heritage.info@state.or.us or
 (503) 986-0673.

Registration begins in February!



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