

OREGON STATE HISTORIC PRESERVATION OFFICE
SPECIAL ASSESSMENT OF HISTORIC PROPERTY PROGRAM
Application Form/Affidavit and Preservation/Renovation Plan

EXAMPLE OF APPLICATION FOR RESIDENTIAL PROPERTY

Instructions: Read the instructions carefully before completing this application form/affidavit and Preservation/Renovation Plan. No certification will be made unless a completed application form has been received. Type or print clearly in ink. Upon receipt of this application and supplementary material the State Historic Preservation Office (SHPO) will determine whether or not the application is complete.

1. Property Information:

Historic Name of Property: Charles and Twila Samson House

National Register District and rank (if applicable): Broad Street Historic District (historic contributing)

Date Listed on the National Register: 8/26/87

Property Address:

Street: 1590 Broad Street NW

City: Anywhere County: Whatsis Zip: 97000

2. Property Tax Information:

Tax Account Number: R193114 Is property wholly depreciable: Yes No

Current Assessed Value: \$69,470 Current Real Market Value (RM): \$77,120

Application Fee (RMV x .0033): \$254.50

3. Preservation Plan Overview

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

Estimated Cost of Rehabilitation: \$ 29,000 Estimated cost of Renovation (for reapplications only):
\$ _____

Item Numbers proposed for completion by 5th year: 1, 2, and 4

Item Numbers proposed for completion by 10th year: 3, 5, and 6

Item Numbers proposed for completion by 14th year: _____

4. Owner Information:

Owner Name: Nathaniel Witt Organization/business: n/a

Address: 1590 Broad Street NW City: Anywhere

State: OR Zip: 97000

Work Phone No.: 541-567-8901 Home Phone No.: 541-562-9142

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/Owner Representative Signature Date

SHPO Office Use Only

SHPO has reviewed the application and has determined:

Property is not eligible for tax benefit. Explanation: _____

Application is not complete. Holding for following information: _____
Date: _____

Application is acknowledged as complete:

SHPO Authorized Signature Date

Preservation/Renovation Plan

Historic Name: Charles and Twila Samson House

Street: 1590 Broad Street NW City: Anywhere

County: Whatsis

5. **Detailed description of rehabilitation/preservation/maintenance/renovation work.** Include site work, new construction, alterations, etc. Complete blocks below.

1	Architectural feature: <u>Front Porch</u> Approximate date of feature: <u>1890 c1950</u>	Describe work and impact on existing feature: Although I have not been able to find any historic photographs of the house, there is good evidence, in the form of Sanborn Insurance maps (1890-1935), paint shadows, nail holes, and impressions in the concrete walkway to show the general configuration of the porch. It was a flat-roofed, two-bay structure with sawn face brackets on turned columns supporting perimeter beams. There was a short soffit, about 9" deep, and the two exposed sides of the roof were finished in shingles at a 12/12 pitch. The steps were wide, taking up almost half the width of the porch (one bay). I propose to remove the concrete stoop and restore the porch as revealed by this physical and documentary evidence. There are also several extant porches of this general type in the neighborhood, from which I am taking cues about those aspects I have been unable to document.
Describe existing feature and its condition: The existing porch is not the historic one, but replaced a second porch in 1974. The existing porch falls outside the period of significance of the historic district, 1879 - 1940, and is jarringly out of character with this Queen Anne style house. The porch is of wood frame construction, except for the steps and stoop, which are poured-in-place concrete. The porch roof leaks badly and the concrete steps have tilted significantly. The only railing is a 2" galvanized pipe about 30" above the porch floor.		
Photo no.: <u>1</u>		Drawing no.: <u>N and W Elevations</u>

2	Architectural feature: <u>Parlor/Dining Room</u> Approximate date of feature: <u>1890 and c1920</u>	Describe work and impact on existing feature: I propose to restore the earliest configuration of these two most public rooms as accurately as possible. I have already removed the dropped ceiling, revealing a circular plaster medallion in the middle of the room, the center of which matches a late nineteenth century lighting fixture found in the attic. There are also some remnants of many layers of wallpaper. The built-in truss that supported the pocket doors is in place in the wall, as are some broken pieces of the track system. There is good physical evidence in the floor, paint shadows and patched door guide mounting holes, to guide the restoration. The doors are gone. I plan to have new, compatible doors made, and will install new hardware to carry and close them. Appropriate finishes and flooring for both rooms will be determined in consultation with the Historic Preservation Office. See item 3 for discussion of the fireplace and stove flue.
Describe existing feature and its condition: This house was expanded by a sizable addition at the rear in about 1920, and the interior configuration was changed at that time. Further significant interior changes were undertaken in 1974 by the owners from whom I purchased the house, including the installation of lowered ceilings in all rooms at the height of the window heads, 8'-1". The parlor and dining room originally had pocket doors between them. This appears to have been followed by a widening of the opening and the addition of framing columns on raised pedestals. (Shadows of the capitals and the pedestals are faintly visible in the header and the flooring.) The pedestals and columns were removed in the "modernization" of 1974. One surviving door surround, from the inside of what was once a small toilet room, shows that the original trim system had bullseye corner blocks. These were replaced by cornice type heads in the c1920 remodeling which were in turn cut down in the 1974 lowering of the ceilings.		
Photo no.: <u>5, 6</u>		Drawing no.: <u>floor plan</u>

Preservation/Renovation Plan

Historic Name: Charles and Twila Samson House

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County: Whatsis

5. **Detailed description of rehabilitation/preservation/maintenance/renovation work.** Include site work, new construction, alterations, etc. Complete blocks below.

3	Architectural feature: <u>Fireplace and Stove Flue</u> Approximate date of feature: <u>1890</u>	Describe work and impact on existing feature: I propose to restore the fireplace and hearth, and perhaps the stove flue, in consultation with the SHPO, during the second five years of the benefit. For the time being I would like to install a flexible metal liner in the remaining chimney flue to serve a freestanding gas burning stove that looks like a traditional woodstove. This unit will be installed on the hearth, which I have stabilized with temporary shoring in the crawlspace.
Describe existing feature and its condition: As originally configured there was a stove to heat the parlor and a fireplace in the dining room, both served by the same chimney and occupying spaces on either side of the wall common to these rooms. The flue opening for the parlor stove is still in the wall, but has been bricked up and papered over. The mantelpiece and firebox of the fireplace, which faced diagonally into the dining room from a corner, have been removed and the opening closed with framing and sheetrock. The configuration of the firebox is discernable in the surviving fireplace floor and the throat of the chimney. The cantilevered brick hearth is intact but failing, and it has been plastered over with an unknown and highly adhesive material to bring the surface level with the floor. Above the roof line the original chimney has been removed and replaced with a smaller single flue that rises only four feet above the roof surface.		
Photo no.: <u>3, 7</u>		Drawing no.: <u>floor plan</u>
4	Architectural feature: <u>Windows</u> Approximate date of feature: <u>1890, c1920, 1974</u>	Describe work and impact on existing feature: All windows except the garden window in the kitchen and the aluminum sliders in the rear dormer will be fully rehabilitated. New wooden window screens and storm windows, based closely on a few surviving screens will be built and used in alternation to provide a measure of climate control. The garden window will be removed and two appropriate replacement windows will be installed to replicate the original configuration. See Item 5 for discussion of the dormer and its windows.
Describe existing feature and its condition: There are nine tall (2'-6" x 6'-0") and one short (2'-0" x 4'-6") original one-over-one, double-hung wooden windows on the front and sides of the house. Toward the rear, on both sides, where the house was expanded in c1920, there are four similar but not identical tall windows that appear to have been salvaged from another property. In the kitchen there is a large protruding "garden window" that replaced two short windows, like the one surviving from the extinct toilet room, in 1974. There are two 4'-0" x 4'-0" aluminum horizontal sliding windows in the dormer added to the attic in 1974, see Item 5. All the windows are in fair to poor condition, some painted or nailed shut, many with broken sash cords, some with cracked glass and failing glazing putty, etc.		
Photo no.: <u>1, 2, 3</u>		Drawing no.: _____

Preservation/Renovation Plan

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5. **Detailed description of rehabilitation/preservation/maintenance/renovation work.** Include site work, new construction, alterations, etc. Complete blocks below.

5	Architectural feature: <u>Attic Dormer</u> Approximate date of feature: <u>1974</u>	Describe work and impact on existing feature: I will develop plans in consultation with the SHPO and the local building official for a more compatible dormer, and possibly for finishing the attic as living space. Because the existing dormer gives daylight to the attic, is on the rear of the house, and is in sound condition, I propose to leave these changes until the second five years of the benefit.
Describe existing feature and its condition: In 1974 the previous owners "bootlegged" a sizable shed-roofed dormer onto the rear slope of the roof in anticipation of finishing the large attic as living space. The local building inspector was informed of the work and ordered it stopped, but the project was never reversed or made code compliant. It is distinctly out of character with the house but well built.		
Photo no.: <u>3, 4</u>		Drawing no.: _____

6	Architectural feature: <u>Cooler House</u> Approximate date of feature: <u>1895</u>	Describe work and impact on existing feature: I plan to rehabilitate the cooling house into a garden shed during the second five years of the benefit. I will consult with the SHPO in this process.
Describe existing feature and its condition: On the earliest Sanborn maps, 1890-1918, this small one story brick structure is shown as detached from the house. On the 1923 and subsequent maps its footprint becomes part of the house because of an addition. The structure was at first thought to be a smokehouse, but further investigation revealed that it was a cooling house. It has one original opening, a boarded up window on the south side, an internal door opening to the house, and an aluminum window cut into the east side in 1974. The brick is in good to fair condition, the mortar is in fair to poor condition, and the roof is in good to fair condition.		
Photo no.: <u>2, 4</u>		Drawing no.: <u>floor plan</u>

FRONT



BACK

Charles and Twilla Samson House
1590 Broad St NW
Broad Street Historic District
Anywhere, What'sis County OR 97000
Photo 1 of 7
North (front) and West Elevations

Do not mount photo

FRONT



BACK

Charles and Twilla Samion House
1590 Broad St NW
Broad Street Historic District
Anywhere, Whatis County, OR 97000
Photo 2 of 7
South (rear) Elevation

Do not mount photo

FRONT

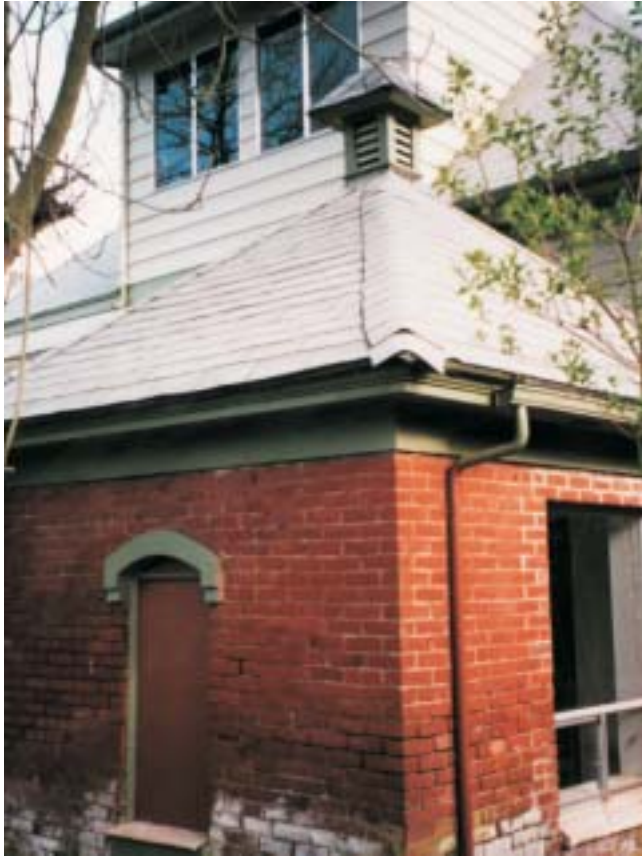


BACK

Charles and Twila Samson House
1590 Broad St NW
Broad Street Historic District
Anywhere, What's County, OR 97000
Photo 3 of 7
East Elevation (partial)

Do not mount photo

FRONT



BACK

Charles and Twila Samson House
1590 Broad St NW
Broad Street Historic District
Anywhere, Whatis County, OR 97000
Photo 4 of 7
Cool House (foreground) Dormer (beyond)

Do not mount photo

FRONT



BACK

Charles and Twila Samson House
1590 Broad St NW
Broad Street Historic District
Anywhere, Whatsis County, OR 97000
Photo 5 of 7
Plaster Ceiling Medallion (living room)

Do not mount photo

FRONT



BACK

Charles and Twila Samson House
1590 Broad St NW
Broad Street Historic District
Anywhere, What'sis County, OR 97000
Photo 6 of 7
Pocket Door Truss

Do not mount photo

FRONT

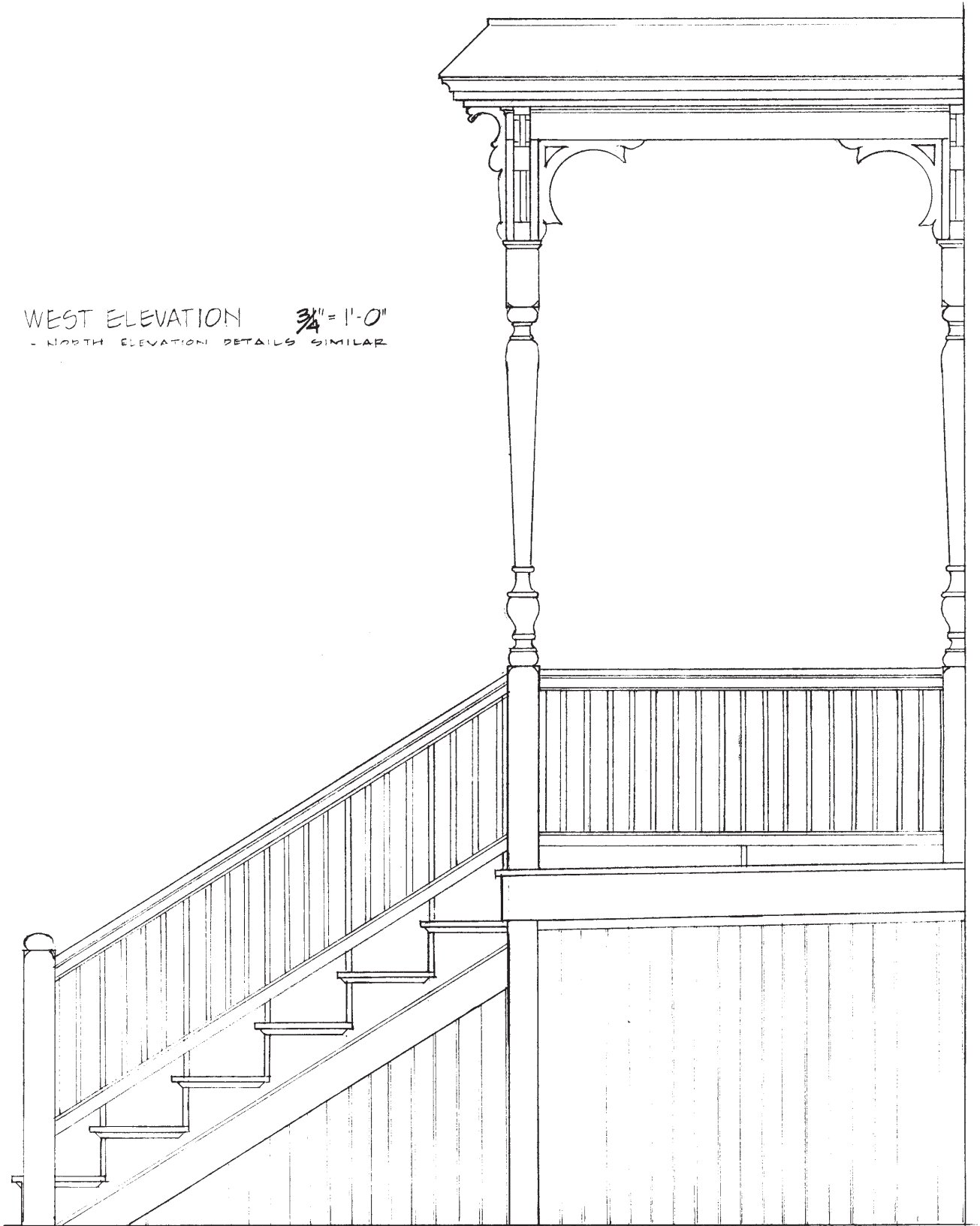


BACK

Charles and Twila Samson House
1590 Broad St NW
Broad Street Historic District
Anywhere, Whatitis County, OR 97000
Photo 7 of 7
Firebox and Chimney (from rear)

Do not mount photo

WEST ELEVATION $\frac{3}{4}'' = 1'-0''$
- NORTH ELEVATION DETAILS SIMILAR





NORTH (FRONT) ELEVATION

$\frac{1}{4}'' = 1'-0''$

FINE DETAIL OMITTED

