

Memorandum

Date: October 11, 2013

To: Historic Review Board

From: Sara Javoronok

Subject: Historic Resources Rehabilitation Grants

Background

The City and Historic Review Board received Certified Local Government (CLG) funding for a Historic Resources Rehabilitation Grant program. With the local match, \$6,500 is available with some funding set aside for staff review and program administration. Generally, the grant program followed the same guidelines as the 2011 grant round. Staff announced the program in mid-July and set an application deadline of September 16, 2013 for applicants.

Staff received two grant applications and both qualify for funding. The total amount of funding requested is \$3,487.50. These grant applications are evaluated below and summarized in the attached spreadsheet. The evaluations include comments from staff and the State Historic Preservation Office (SHPO). One of the projects is for replacement of deteriorated building material, which does not require historic review. This applicant applied for the grant in 2011 and was not awarded funding and is reapplying for the same improvements. The other is for a project that was approved in 2007 by the Clackamas County Historic Review Board. These are detailed below. Staff recommends funding the two applications in full.

The “Eligible Projects and Funding Priority” from the guidelines are included below and the three-page guidelines are attached to this report.

First Priority: Projects that restore integrity to the architectural style by removing incompatible features, alterations or additions and/or restoring missing or altered historic features on facades visible from the public right-of-way. Example projects include, but are not limited to, the following: replacing documented missing features such as porch newel posts or balusters, eave brackets, replacing inappropriate windows or doors (aluminum, vinyl, non-wood) with wood windows or doors compatible with the architectural style, removing artificial or inappropriate siding from the house and restoring with appropriate siding.

Second Priority: Projects that remove incompatible features or restore missing or altered historic features on the elevations not visible from the public right-of-way.

Third Priority: Projects that repair or replace in-kind deteriorated historic features that are visible from the public right-of-way or projects that preserve the integrity, safety, and stability of elevations of the building not visible from the right-of-way. Examples of projects include, but are not limited to: decorative features, porch parts, columns, columns, stairs, balusters/handrails, newel posts, porch flooring and porch roofs, windows, doors, siding, foundations, and chimneys.

Discussion

1) 1808 4th Avenue, Mike and Jill Briney

Historic Significance: The residence was constructed c. 1916 and is a Gable Front Bungalow. Its distinguishing features include a front porch and brackets on the eaves. It is a contributing structure in the Willamette Falls Neighborhood Historic District.

Project Costs: \$2,975.00

Grant Request: \$1,487.50

General Project Description: The proposal is for third priority elements. The applicant is proposing to rehabilitate and restore the front porch decking using the same construction methods, materials, and finishes as the existing decking and wall. Stained fir is proposed for the decking. The applicant is proposing to take apart the railing wall, stabilize, and put back into place.

Secretary of the Interior's Standards: The historic character of the property will be preserved. The deteriorated features will be repaired and replaced as needed. The proposal meets the Secretary of the Interior's Standards.

Project Timeline: The applicant states that it will be complete in Fall 2013.

SHPO Comments and Recommendation: SHPO recommends approval and that as much historic wood decking needs to be retained and only the boards too deteriorated get replaced. Fir is a good material for the porch deck. Any new boards will have to match the historic ones in width and thickness. Stabilizing the solid porch railing in addition while repairing the porch decking is a good idea.

Applicable CDC Criteria: Section 25.040(A)(4). The applicant is proposing to replace deteriorated elements as needed with the same building material.

Staff Recommendation: Staff finds that the project meets the grant criteria. The proposed project is for third priority elements and would be completed by Home Guardian NW.



Front elevation



Porch decking



Porch decking

2) 1798 4th Avenue, Claudio and Angela Pernisco

Historic Significance: The residence, which was constructed c. 1895, is known as the Schmidt house and is in the Queen Anne style with some vernacular elements. It is a 1 ½ story home with truncated gables in a cross gable form. There are decorative shingles and ornamental corbels in the second story eaves. Approximately half of the porch is recessed and the remainder is supported by a low pitched hipped roof. It is a contributing structure in the Willamette Falls Neighborhood Historic District.

Project Costs: \$4,245.86

Grant Request: \$2,000.00

General Project Description: The property owners have been rehabilitating and restoring this residence for many years. The proposed project was approved as part of DR-07-04. The proposal is for first priority elements. The applicant is proposing to restore the original shape and design of the front porch based on a historic photo (see below). This includes the turned posts, rails, and balustrade of the porch and the stairs and railing on the porch. See the attached drawings. The materials are predominantly Douglas Fir with some Western Red Cedar.

Secretary of the Interior's Standards: This project meets the Standards since a missing feature will be replaced. The missing feature is documented by photographic and physical evidence through a c. 1900 photograph.

Project Timeline: The applicant will complete the work between November 2013 and April 2013.

SHPO Comments and Recommendation: SHPO commented, looks good based on the historic photo showing the porch while meeting current code and it will be nice addition to finishing off the front of the house.

Applicable CDC Criteria: Section 25.060(A)(17). The applicant is proposing to restore the porch based on the historic photograph.

Staff Recommendation: Staff finds that the project meets the grant criteria. The proposed project is for a first priority element, restoring a missing historic feature, and staff recommends funding these first. The project shall be completed by the homeowner, who is a licensed contractor.



Residence in 2007



Residence in 2013



Existing porch



Close up of historic photo

Recommendation

Staff recommends approving funding for the two projects submitted.

HISTORIC RESOURCES REHABILITATION GRANT APPLICATION

For Office Use Only

PROJECT NO.	STAFF CONTACT
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Site Location/Address 1808 4TH AVE, WEST LINN OR 97068	Assessor's Map No.
	Tax Lot(s) No.

Owner Name: Mike and Jill Briney	Phone: 503-657-5524
Address: 1400 SE Lava Drive #39	Email: Jill.briney@gmail.com
City State Zip: Milwaukie OR, 97222	

Applicant Name (if different than owner): SAME	Phone:
Address:	Email:
City State Zip:	

Historic Significance (historic name, architectural style/type, approximate construction date, and defining characteristics):
1916 Craftsman Bungalow House in the National Register, Willamette Falls Neighborhood Historic District

Project Costs: (Attach at least three contractor's estimates or a list of detailed estimates for materials.)

- Attached

Grant Request: (Cannot exceed 50% of costs or \$2,000.)

\$1487.50

General Project Description:

First Priority Elements:

Second Priority Elements:

Third Priority Elements:

Restoring unstable railing wall and front porch decking.

Describe how your project meets the Secretary of the Interior's Standards (rehabilitation standards are listed on the guidelines):

We will be preserving the historic character of the property by restoring the porch decking with the same construction, materials and finishers. Stained fir decking will be used throughout.

Railing wall will be taken apart, stabilized and put back as is.

This grant will enable us to protect the historic integrity of the porch and restore it as it was in 1916.

Project Timeline:

Completed Fall 2013

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. I warrant that the information provided is true and accurate to the best of my knowledge or belief. I have read the Secretary of the Interior's Standards for the Treatment of Historic Properties and the City of West Linn Community Development Code, as applicable, and agree to complete the project as submitted and approved by July 31, 2014. The project must be complete by July 31, 2014 to receive reimbursement. I will notify City Staff when the project is complete.

Mary Gill Barry _____ *9/1/13* _____ *same* _____
Applicant's signature Date Owner's signature Date

HOME GUARDIAN N.W.

CCB# 95473

1798 4th Avenue, West Linn, OR 97068

cpernisco@comcast.net Cell: (503) 701-4039

To: **Jill and Mike Briney**
4th Avenue West Linn
Oregon 97068
jill.briney@gmail.com

Front Deck Project

Front Deck

- Remove existing 1x4 T&G decking
- Open deck and assess damaged areas if any
- Provide minimum understructure repairs and backing for new decking
- Install new decking applying exterior grade adhesive over joists and carpenters glue at seams
- Install 3/4 x3/4 inch quarter round molding at floor perimeter
- Remove wall cap and replace corner post of wall railing, re-install cap
- Clean up and haul away debris

Total: \$2,975.00

This statement includes all work quoted based on labor and materials, unless otherwise specified above.

Any changes or modifications that may result in a cost adjustment will be disclosed in an addendum to the original contract and signed by both the contractor and the building owner(s).

All work to be done in a workman-like manner according to standard practices. By signing proposal Home Owner states that they understand lien laws for labor and material provided on their home.

Any changes or modifications that may result in a cost adjustment will be disclosed in an addendum to the original contract and signed by both the contractor and the building owner(s).

SAMPSON CONSTRUCTION COMPANY, INC.

2419 SE MULBERRY DRIVE – MILWAUKIE, OR 97267 – 503-659-9661 – CCB# 0073590

Briney Residence

Estimate:
Porch Deck Repair

Remove 1 x 4 Fir Decking
Replace with New
Install Corner Post on Wing Wall
Remove Old Deck Boards

*Note: Any dry-rot damage under decking will be billed @ time \$54.00 per hr. + materials.

*Paint or sealing not included.

\$2,746.00

Note: Owner shall be responsible for plans and permits.
Any water, floor, dry-rot, etc. damage repairs will be billed at Time & Materials.
Any add-ons or changes to scope of work will be negotiated and approved prior to start of work and billed separately.

Please feel free to contact me with any questions.
Thank you for providing me the opportunity to work with you on this project.

Steven Sampson

Acceptance of Proposal

You are authorized to do the work as specified. Conditions are satisfactory and are hereby accepted.
Payments will be made as outlined.

Date _____ Signature _____
Date _____ Signature _____

Porch Bid



File Download Edit in Browser Data Find, Connect, Communicate, Collaborate with Office365 - Learn more

K18 A B C D E F G H I

1 Estimate for your Client

2 These Numbers will be pre-filled

4 Greybeard Home Solutions LLC

5 1747 5th Ave. West Linn, OR

6 503-522-4179

7 CCB# 192692

8

9

10 Estimate of Services

11 Briney Porch Repair

12

13 Materials \$ 1,546.00

14 Description:

15 vertical grain materials

16

17 Labor \$ 2,054.91

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22 Total Cost of your project \$ 3,600.91

23

24

25

26

Fixed Cost Labor Cost Estimate Estimate for Client

HISTORIC RESOURCES REHABILITATION GRANT APPLICATION

For Office Use Only

PROJECT NO.

STAFF CONTACT

Site Location/Address

1798 4TH AVE, WEST LINN, OR 97068

Assessor's Map No.

Tax Lot(s) No.

Owner Name: Claudio and Angela Pernisco

Phone: **503-807-2146**

Address: 1798 4th Ave

Email:

City State Zip: West Linn, OR 97068

angelapernisco@gmail.com

Applicant Name (if different than owner):

Phone:

Address:

Email:

City State Zip:

Historic Significance (historic name, architectural style/type, approximate construction date, and defining characteristics): **Schmidt House – Queen Anne Vernacular – c.1895**

Restore front entry porch based on historic photo of home to include turned pilasters, posts and rails. All work to be completed between November and April by licensed and bonded contractor (CCB#95473) who is also th homeowner.

Project Costs: (Attach at least three contractor's estimates or a list of detailed estimates for materials.)

SEE ATTACHED

Grant Request: (Cannot exceed 50% of costs or \$2,000.)

\$ 2000 x 1/2 TOTAL JOB COST = \$ 2122.93

General Project Description:

First Priority Elements:

- Recreate turned posts to match remnant piece currently attached to wall. Install new posts to match existing historic picture of home.
- Install porch rails and ballusters to match existing historic picture of home.
- Recreate entry stairs and handrails to match historic picture of home.

Second Priority Elements:

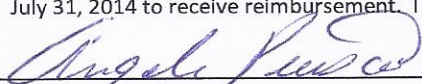
Third Priority Elements:

Describe how your project meets the Secretary of the Interior's Standards (rehabilitation standards are listed on the guidelines):


1. The porch will be restored to its original shape and design by recreating its distinctive features shown in historic photo of home.
2. Conjectural features will not be included as we have a historical account of the original porch (picture)
3. Distinctive materials, features, finishes, and construction techniques and examples of craftsmanship will be preserved.

Project Timeline: All work to be completed between November 2013 and April 2014.

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. I warrant that the information provided is true and accurate to the best of my knowledge or belief. I have read the Secretary of the Interior's Standards for the Treatment of Historic Properties and the City of West Linn Community Development Code, as applicable, and agree to complete the project as submitted and approved by July 31, 2014. The project must be complete by July 31, 2014 to receive reimbursement. I will notify City Staff when the project is complete.


Applicant's signature

9-16-13
Date


Owner's signature

9-16-13
Date

Historic Resources Rehab Grant

Project Cost Detail

1798 4th Avenue

Material	Quantity	Price/Unit	Price
Turned Posts-Full	3	\$425.00	\$1,275.00
Turned Posts-Partial	2	\$475.00	\$950.00
Cedar/Fir - Parr	1	\$1,300.86	\$1,300.86
Sweat Equity	60	\$12.00	\$720.00
Total			\$4,245.86



Claudio Pernisco <homeguardiannw@gmail.com>

porch posts

1 message

Tim Corcoran <auroracolony@gmail.com>
To: homeguardiannw@gmail.com

Mon, Sep 16, 2013 at 9:25 AM

Claudio,

Here is the quote that you requested:

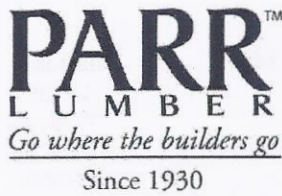
3 each 5 ½" X 5 ½" X 120" post per sample supplied. V/G Fir exterior P/G \$425.00 ea.

1 each 5 ½" X 5 ½" X 120" split post per sample \$475.00 ea.

Two weeks delivery from time of order.

Thanks,

Tim.



Parr Lumber Co. West Linn
 2351 SW Borland Road
 503-638-7575
 West Linn, OR 97068
 www.parr.com

Sold To
 Pernis Construction Co
 1798 4th Ave
 West Linn, OR 97068

Pernis Construction Co
 1798 4th Ave
 West Linn, OR 97068

QUOTE

ACCT #	QUOTE #	TERMS	ENTERED	SLSM	EXPIRATION
40757	863189	1% 10th Prox	09/16/13	802	09/23/13

LN #	SKU	QTY	U/M	Description	Price	Extension
				****ESTIMATE****		
20	s	291	EA	2x4 A/Btr KD Rough VG Rough Dimension 1-3/4 x 4 24/8 11/9	3.100	902.10
40	54128CVGS	2	EA	5/4x12 8' CVG Stepping	8915.000/MBF	178.30
50	s	2	EA	5/4x8 8' WRC A/Btr KD S1S2E	46.850	93.70
60	s	2	EA	6x6 #1 KD Doug Fir	51.840	103.68
70	21210NSPTS	1	EA	2x12 10 Nat Sel #2&btr Ground Contact Use	1154.000/MBF	23.08

Sales Type:

***TERMS AND CONDITIONS ***

If this quote is not accepted by customer on or before the expiration date, this quote and all prices stated herein shall automatically expire and will be rescinded by Parr Lumber. This quote is based on calculations and/or data (including, but not limited to, material lists and product specifications) provided by Customer and the quote assumes, among other things, normal and typical construction techniques and conditions. The actual amount of material used may vary from the quote due to a number of factors. Consequently, Parr Lumber makes no representation or warranty that the actual amount of material used will not vary from this quote. The material list for this job is not warranted for its accuracy, suitability for the intended project, or completeness. Customer acknowledges that Parr Lumber is not liable for the accuracy of the quantities, grades, species, moisture content or any other characteristics of the material list. Prices quoted herein are applicable only to the specific quantities of materials explicitly listed in this quote. MOLD WARNING. Mold can occur naturally on lumber from a variety of sources including airborne spores which feed off sugars and starches in wood. Parr Lumber Company MAKES NO REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH REGARD TO THE EXISTENCE OR NON-EXISTENCE OF MOLD ON THE GOODS. Buyer is encouraged to examine the goods and take such precautions as Buyer deems necessary and prudent. Buyer may contact the Western Wood Products Association for information on steps that can be taken to remove any mold that may be present on the wood. It is understood and agreed that Buyer assumes all risk and liability resulting from the use of the goods, whether used singly or in combination with other goods. Parr Lumber Company neither assumes nor authorizes any person to assume for Parr Lumber Company any other liability in connection with the sale or use of the goods. Customer and Parr Lumber agree that facsimile copies will be relied upon as originals. Any changes to these Terms and Conditions require the express written approval of both Customer and Parr Lumber.

September 16, 2013 13:29:3	PAGE 1 OF 1	MERCHANDISE:	1300.86
*****		OTHER:	0.00
* ESTIMATE *		TAX:	0.00
*****		FREIGHT:	0.00
*** Actual amounts may vary from this estimate.		TOTAL:	1300.86

We offer financing through Parr/GE Money and gladly accept most major credit cards!

INSTALL
INSTA
INSTA
INSTA

Existing 4x8 Beam

Existing structure

20"

3"

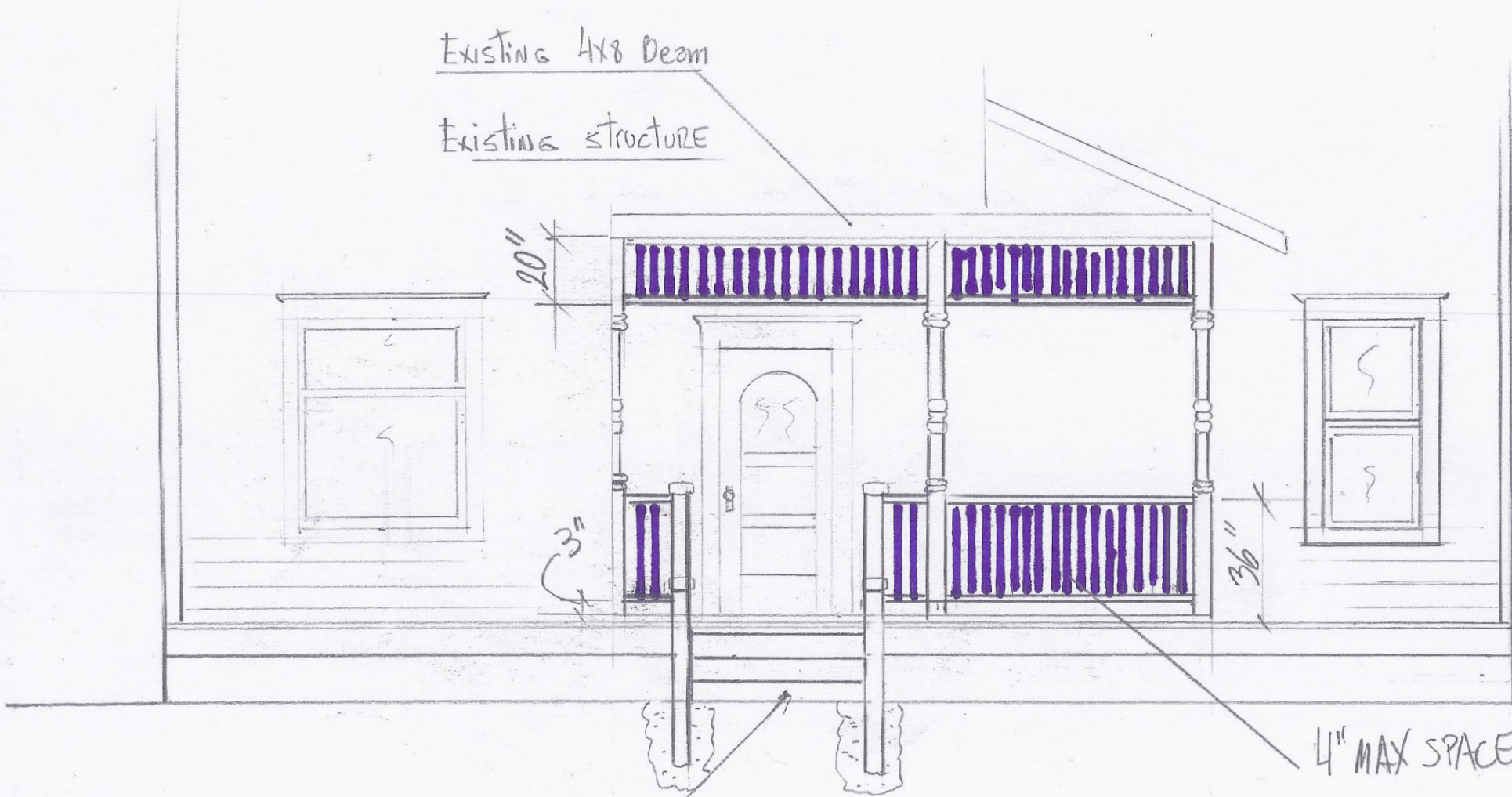
36"

4" MAX SPACE

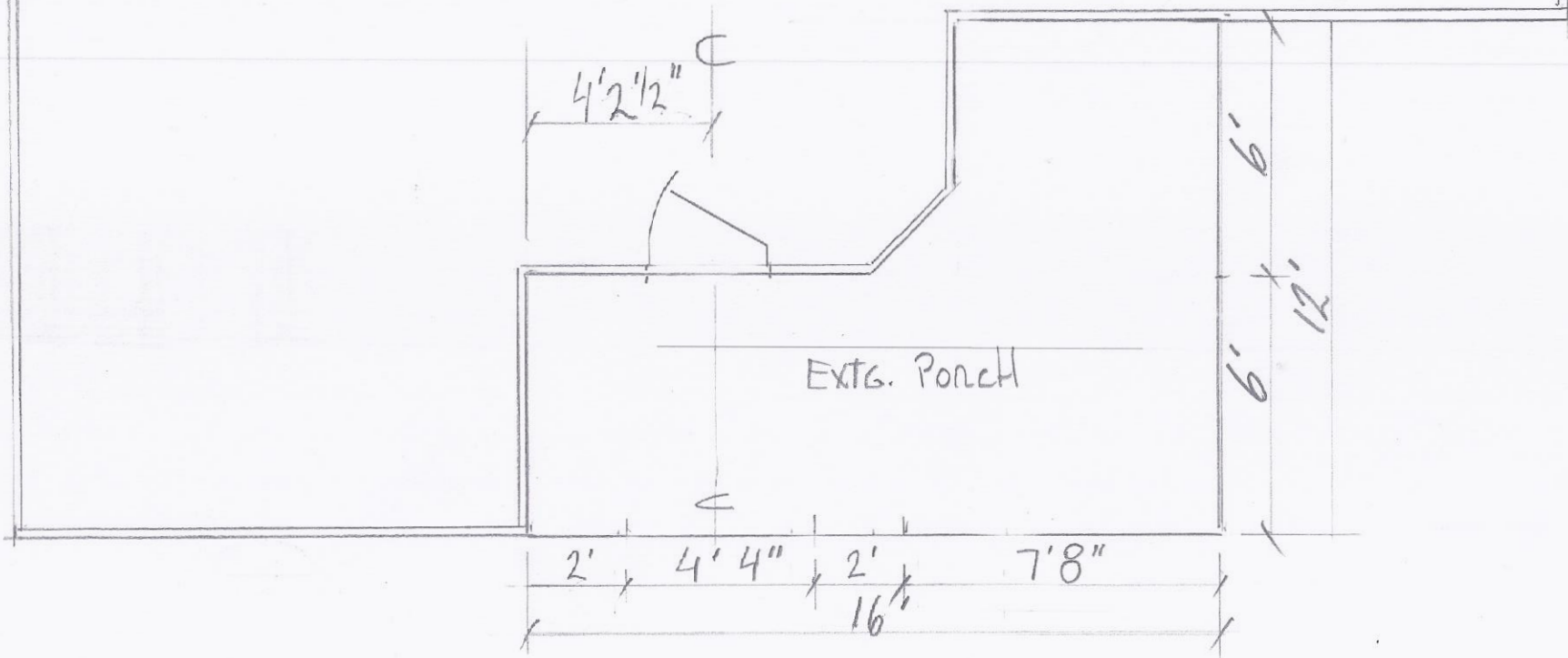
4 - 7" RISERS

FRONT ELEVATION

scale 1/2"



Existing Residence



1794

4TH AVENUE.