



CITY OF
West Linn

Memorandum

Date: February 9, 2009
To: Chris Jordan, City Manager
From: Peter Spir, Associate Planner
Subject: Salvage Procedures for Historic Homes

In a January 22, 2009 discussion with Joy Sears of Oregon State Historic Preservation Office (SHPO) it was learned that SHPO has no formal procedures or requirements regarding salvage operations. Ms. Sears asked if we had created our own procedures. I stated that a search of the internet had produced some suggestions.

One site used by the US Army Corps of Engineers entitled "Removal and Salvage of Historic Building Materials" recommended a tour of the house by staff assisted by qualified individuals to identify features appropriate for salvage. Taking photographs and notes would assist in this inventory. They also offered a non exclusive list of items typically appropriate for salvage including:

- fences
- gates
- precast architectural elements
- masonry
- brick
- stone
- fireplace and brazier
- cast stone
- terra cotta
- stairs and handrails
- architectural metalwork
- millwork
- custom paneling
- wood stairs

handrails
wood timbers
dimensional lumber
slate tiles
gutters and downspouts
kitchen and bathroom tile work
exterior siding
doors and door knobs
windows
glass stenciling
decorative finishes
wood flooring
light fixtures
latches
light switch plates
metal hardware for doors, cupboards etc
mirrors
toilet and sink fixtures
radiators, registers and grilles
ceiling coverings (pressed metal)
other items of historic or architectural value

- Salvage priority would be given to West Linn residents of Historic Homes and Landmarks first, followed by other West Linn residents and then non-West Linn residents.
- There is the issue of policing the site during the salvage operation and liability for the city. Both of those concerns argue in favor of having the house only open to the public for supervised inspection and identification of desirable salvage material on one Saturday morning and then making it available for removal of that material either in that same afternoon, the next day (Sunday) or on the following Saturday morning. Supervision required at all times.
- A waiver should be prepared for signature by members of the public so they may accept personal responsibility and indemnify the city against any accident on the property or claims regarding the quality and structural integrity of the salvaged products.
- If the removal of this material is not fully accomplished by West Linn residents for the restoration of their own historic homes, then we may want to contact Portland's Deconstructive Services. This company specializes in salvaging material at demolition sites, particularly old homes. They would be an ideal resource to finish the salvage project after residents have had their opportunity.