

To: Historic Landmarks Board

From: James Reitz (AICP) Senior Planner
jreitz@forestgrove-or.gov (503) 992-3233

Re: August 22 Agenda

Date: August 16, 2017

Memorandum

ACTION ITEMS -

A. **Preservation Grants** - For FY 2017-18, the City Council awarded the Board **\$7,675**. Two new grants have been requested. The application materials are enclosed. Requested are grants for –

- A soffit repair project. The grant request is in the amount of **\$1,000**.
- A waterproofing project. The grant request is in the amount of **\$300**.

If both projects are approved for the amounts above, there would be **\$4,432** remaining. Staff has been contacted about another project, but the request has not yet been filed.

<u>Building</u>	<u>Address</u>	<u>Grant \$</u>	<u>Project</u>	<u>Status</u>	<u>Notes</u>
"Morrison" House	1827 Douglas St	793	Painting	Approved	CEP 17-18
"Renzema" House	1903 22 nd Avenue	450	Chimney	Approved	CEP 17-18
Rasmussen House	1653 Birch Street	\$1,000	Soffit Repair	Requested	CEP 17-18
Burlingham House	1306 Birch Street	\$1,000	Waterproofing	Requested	CEP 17-18

B. **Original Town Resurvey** – The HPNW consultants will be present to provide an update.

C. **Media Outreach** – Kelsey will update us on the calendar.

D. **Public Safety Open House** – The event will be Saturday October 14 from 4-8 p.m. at the Fire Station, so it's time to start planning.

INFORMATION ITEMS -

Preservation Grants - For FY 2016-17, the City Council awarded the Board \$5,950. Five \$1,000 grants were awarded, along with one \$950 grant. Since our last meeting, the two remaining projects have been completed.

<u>Building</u>	<u>Address</u>	<u>Grant \$</u>	<u>Project</u>	<u>Status</u>	<u>Notes</u>
Jerome House	2033 18 th Av	\$ 360	Painting	Completed	CEP 15-16
Broderson House	2202 "A" St	\$1,000	Front Door	Approved	CEP 16-17
Wilcox-Williams House	2036 16 th Av	\$1,000	Gutters	Completed	CEP 16-17
Rasmussen-Price House	1653 Birch St	\$1,000	Seismic	Completed	CEP 16-17
I. J. Hoar House	1623 Ash St	\$1,000	Painting	Completed	CEP 16-17
Oscar Brown House	2325 "A" St	\$1,000	Roofing	Completed	CEP 16-17
Wilson House	1305 Birch St	\$ 950	Waterproof	Completed	CEP 16-17

As for the Broderson House project, on August 14 staff received an email from the owner that *"Our door will be another 4 weeks. We want to get it installed as soon as it arrives before the weather gets nasty."*

Historic Landmark Designation of 1205 Cedar Street – The ordinance second reading was approved at the August 14 Council meeting. It takes effect in 30 days.

2017 – 2018 CALENDAR - UPCOMING AGENDA ITEMS

September 26, 2017

- ☐ Public Safety Open House planning (October 14)

October 24, 2017 (fourth Tuesday)

- ☐ HPNW Report

November 28, 2017

- ☐ No items scheduled at this time

December 19, 2017

- ☐ Prepare annual report and presentation for January boards and commissions reception (not to exceed 5 minutes)
- ☐ Annual website review
- ☐ 2018 work plan
- ☐ Resurvey Open House (date TBD)

January 23, 2018 (fourth Tuesday)

- ☐ Review and adopt 2018 work plan
- ☐ Annual elections

February 27, 2018

- ☐ Appoint subcommittee to prepare CEP application
- ☐ Discuss potential Stewart Award recipient
- ☐ Mock Design Review Hearing

March 27, 2018

- ☐ Review and finalize CEP grant application (due March 30th)
- ☐ Select Stewart Award recipient
- ☐ Preservation Month planning

April 24, 2018

- ☐ Preservation Month planning (continued)

May 22, 2018 (fourth Tuesday)

- ☐ Historic Month Proclamation (May 14 CC meeting)
- ☐ Honor Stewart Award recipient (May 14 CC meeting)

June 26, 2018

- ☐ Preservation Grant reviews
- ☐ Restore Oregon nominations
- ☐ National Night Out planning

July 24, 2018

- ☐ Preservation Grant reviews
- ☐ National Night Out planning

August 21, 2018

- ☐ Public Safety Open House planning (October 13)

September 25, 2018

- ☐ Public Safety Open House planning (October 13)



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311.17.000035-PLNG

File No. 1304-1.120

HISTORIC PRESERVATION GRANT APPLICATION

Please Print or Type Clearly

DATE: 7/21/2017

Applicant Name: Claude Romig Mailing Address: 1653 Birch Street
Phone Number: [REDACTED] E-mail Address: [REDACTED]
Site Address: 1653 Birch Street Historic Name (if known): Rasmussen/Price
Historic Date (if known): 1905 Architectural Style: Queen Anne/Victorian
Tax Assessor Map and Parcel Number: 153068D15000; 1995-114PARTITION PLAT, LOT 1 ACRES .30

Treatment (check one) (From the *Secretary of the Interior's Standards for the Treatment of Historic Properties*):

- ☒ **PRESERVATION** focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time. (Protection and Stabilization have now been consolidated under this treatment.)
- ☐ **REHABILITATION** acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.
- ☐ **RESTORATION** depicts a property at a particular period of time in its history, while removing evidence of other periods.
- ☐ **RECONSTRUCTION** re-creates vanished or non-surviving portions of a property for interpretive purposes.

Project Description: Briefly explain the proposed work and materials to be used.

NOTE: SOME ALTERATIONS MAY REQUIRE HISTORIC REVIEW AND/OR BUILDING PERMITS. CONTACT THE CITY PLANNER AT (503) 992-3233 FOR DETAILS.

Repair eaves and underlying structures as needed.

Historicity or Preservation Significance: Describe how the project will enhance the historical nature of, or preserve, renovate, or rebuild the historical aspects of the structure.

This is basically a repair project.

Historical Documentation: Indicate any physical evidence such as old paint lines, original moldings, historic photographs, etc. that support your request to alter the exterior.

Photographs: Submit a "before" photo of the project site. An "after" photograph is required upon completion of the project. *Digital photos should be submitted on disk or via an e-mail attachment in high-resolution, JPG format.*

Project Costs: Attach the contractor's bids or a list of detailed estimates for materials. (Example: Paint: 10 gallons @ \$25/each = \$250; Siding (drop lap): 600 feet, 1" x 6" @ \$1/foot = \$600). Eligible labor costs are limited to those performed by a licensed contractor. Therefore, for DIY projects, grant funding only covers up to 50% of the cost of materials or \$1,000, whichever is less. Property owners planning DIY projects must also submit an invoice showing cost of materials in addition to at least two bids from licensed contractors.

Materials and Labor

Cost Estimate

See attached (2 bids)

Total: **\$12,540**

Total amount requested: **\$1,000**

- All projects are eligible to receive up to a \$1,000 grant or 50% of the project cost, whichever is less.
- Have you applied to other grant sources for this project? Circle one: ☐ Yes ☒ No

If yes, indicate the grant source(s) and amount: _____

Project Scheduling:

Beginning Date: **September**

Completion Date: **October**

Since funding is limited, you must contact the City Planner at (503) 992-3233 for a possible extension if you cannot start your project within 90 days or complete it within 180 days of when the grant is awarded. Funds are distributed to the owner (not the contractor) upon, completion, inspection, and approval of the project.

If you are approved for a Historic Preservation Grant, you must contact the City Planner when you actually begin the proposed work and when you finish the project. A member of the Board then inspects the work when the project is completed. Once the project passes inspection, the City Planner sends you the grant amount in the form of a check issued by City of Forest Grove.

I have read all pertinent sections of the Historic District Design Guidelines as per Section V of the City of Forest Grove Design Review Handbook and agree to complete the project as approved within 180 days of the application. I will notify the City Planner at (503) 992-3233 when I begin the project and when the project is completed.

Signature: _____

Date: **7/21/2017**

Date: 6/6/17

Time: 9:12pm

Estimator: Dewayne Mann

To: Claude Romig

Finish First Bid number: 1090

Attention:

Job Name: Romig exterior

Email address:

Phone number:

Site address: 1653 Birch st. Forest Grove, Oregon

Inclusions:

This proposal is for the repair and replacement of exterior cornice, fascia, and soffit material. This proposal is for one weeks' worth of work to replace trim and determine the depth of water damage. We will fix everything we can within the week time frame. The substrate damage cannot be determined at this time and we will discuss with you (customer) how you want to proceed should we find any and whether or not permits will be required for structural repair.

Millwork – Supply and install:\$ 3150

- Should be enough trim for entire home
- 300 linft of cornice material. \$2.56 per lin ft. VG Doug fir
- 300 linft of soffit material \$2.96 per lin ft VG Doug Fir
- 300 linft of fascia material 1x6 cedar. \$2.70 lin ft VG Doug Fir.
- Cedar milling will be about \$1 more a lin ft.
- All material assumed to be custom milled to match existing
- Material handling

Labor – Supply and install: \$4800

- 2 men for 40 hours
- \$60 per man hour

Paint supplies:\$288

- 2 gal paint
- 2 gal primer
- Painting supplies
- Painting labor is in part of all labor for the week.

Pump jack rental and handling: \$1135

Overhead:\$1480

- Management
- On site supervision

SUBTOTAL: \$10853

TAXES: \$N/A

TOTAL: \$10853

Optional pricing:

Exclusions:

1. Boom lift rental
 - a. Rental for 60' boom lift is 425 day/1215 week plus any fees
 - b. Used where we can't set up pump jacks
 - i. Front northwest porch roof area, and maybe rear over east end roof.
2. Framing material
 - a. Framing material has not been calculated because it is unknown at this time. If we find to be in poor condition, we will discuss with you prior to purchasing. Permits could be required if structural repair is necessary.
3. Permits or other fees.
4. Meetings with Forest grove landmark board
5. Gutter sheet metal replacement.

Conditions:

1. This quote is valid for 30 days.
2. Customer agrees to allow Finish First to have a continuous flow of work unless otherwise stipulated in this proposal.
3. Framing, blocking, and backing will be by others and will be installed within ¼" in 12' per AWI standards. Any additional work required due to framing outside these dimensions will be charged for accordingly.
4. All work to be performed between the hours of 6am-5pm Monday through Friday.
5. A dumpster shall be provided for by the contractor unless stated otherwise in this proposal.
6. Changes: 15% markup on all material and equipment costs. 10% pass through on sub-tier sub-contractors. Labor will be billed at \$70/hr regular time, \$92/hr Overtime.
7. Markup will be retained on deductive changes after shop drawings have been submitted.
8. Acceptance of this proposal, accepts the terms and conditions here in.



KOPP CONSTRUCTION CO.

ESTIMATE

PO Box 775
Forest Grove, OR 97116
503-357-8810 Office
CCB# 76090
www.koppconstruction.com

ESTIMATE NO.
DATE
CLIENT NAME
ADDRESS
CITY, STATE, ZIP

1653-FF
7/18/2017
ROMIG
1653 BIRCH ST.
FOREST GROVE, ORE.

Description		Total
SCOPE OF WORK: TIME & MATERIAL TO REPAIR ROTTED EAVES.		
Preliminary Estimate to repair rotted eaves is (2) workers for 10 days @ \$50hr.	Allowance	\$ 8,000.00
Materials to repair eaves, Preliminary Estimated @ \$1,000	Allowance	\$ 1,000.00
Primer Paint newly repaired eaves only.	Allowance	\$ 1,450.00
THIS IS A PRELIMINARY ESTIMATE AND MAY CHAGE ONCE DEMO IS COMPLETED.		
Sub-Total		\$ 10,450.00
Overhead		\$ 2,090.00
Total Estimate		\$ 12,540.00

Thank you - we appreciate your business. Please don't hesitate to ask any questions.

Owner

Date

Kopp Construction

Date









HISTORIC PRESERVATION GRANT CHECK LIST

(To be completed by City of Forest Grove staff.)

 X Application submitted (Date: 07/21/17)
 X Historic eligibility verified
 X Ownership verified
 X HLB review of request (Date): 08/22/17
 Letter sent to the applicant of HLB action
 Approved
 Denied (reason for denial): _____
 Additional information requested: _____
 Work Begun (Date): _____
 Work Completed (Date): _____
 Follow-up Inspection. Board Member Name: _____
Signature: _____ Date: _____

Total Project Cost: \$ _____

Grant Awarded: \$ _____

Amount Due Owner: \$ _____ Check Sent (Date): _____

(Not to exceed either 50% of the project cost or the maximum grant amount of \$1,000 that can be awarded, whichever is less.)



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311-17-000037-PLNG File No. 1304-1.122

HISTORIC PRESERVATION GRANT APPLICATION

Please Print or Type Clearly

DATE: _____

Applicant Name: Scott McCATON Mailing Address: 1306 Birch St

Phone Number: [REDACTED] E-mail Address: [REDACTED]

Site Address: 1306 Birch St. Historic Name (if known): _____

Historic Date (if known): 1939 Architectural Style: _____

Tax Assessor Map and Parcel Number: _____

Treatment (check one) (From the Secretary of the Interior's Standards for the Treatment of Historic Properties):

☒ **PRESERVATION** focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time. (Protection and Stabilization have now been consolidated under this treatment.)

☐ **REHABILITATION** acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.

☐ **RESTORATION** depicts a property at a particular period of time in its history, while removing evidence of other periods.

☐ **RECONSTRUCTION** re-creates vanished or non-surviving portions of a property for interpretive purposes.

Project Description: Briefly explain the proposed work and materials to be used.

NOTE: SOME ALTERATIONS MAY REQUIRE HISTORIC REVIEW AND/OR BUILDING PERMITS. CONTACT THE CITY PLANNER AT (503) 992-3233 FOR DETAILS.

THE PROJECT WILL INCLUDE NAIL SUPPORTS ON WEST WALL
OF BASEMENT AND WATER DRAINAGE FOR BASEMENT.

Historicity or Preservation Significance: Describe how the project will enhance the historical nature of, or preserve, renovate, or rebuild the historical aspects of the structure.

THE PROJECT WILL STOP FURTHER MOVEMENT OF WEST WALL
OF BASEMENT (PROPOSED BY STRUCTURAL ENGINEER) AND
PREVENT WATER LEAKAGE INTO BASEMENT.

Historical Documentation: Indicate any physical evidence such as old paint lines, original moldings, historic photographs, etc. that support your request to alter the exterior.

2011-10-18 10:10 AM 8.17.15 10:10 AM

Photographs: Submit a "before" photo of the project site. An "after" photograph is required upon completion of the project. *Digital photos should be submitted on disk or via an e-mail attachment in high-resolution, JPG format.*

Project Costs: Attach the contractor's bids or a list of detailed estimates for materials. (Example: Paint: 10 gallons @ \$25/each = \$250; Siding (drop lap): 600 feet, 1" x 6" @ \$1/foot = \$600). Eligible labor costs are limited to those performed by a licensed contractor. Therefore, for DIY projects, grant funding only covers up to 50% of the cost of materials or \$1,000, whichever is less. Property owners planning DIY projects must also submit an invoice showing cost of materials in addition to at least two bids from licensed contractors.

Materials and Labor

Cost Estimate

SEE ATTACHED BIDS - I-BEAM TOWER BRACES

Total: _____

Total amount requested: 1,000.00

- All projects are eligible to receive up to a \$1,000 grant or 50% of the project cost, whichever is less.
- Have you applied to other grant sources for this project? Circle one: ☐ Yes ☒ No

If yes, indicate the grant source(s) and amount: _____

Project Scheduling:

Beginning Date: Aug 9 Completion Date: Aug 10

Since funding is limited, you must contact the City Planner at (503) 992-3233 for a possible extension if you cannot start your project within 90 days or complete it within 180 days of when the grant is awarded. Funds are distributed to the owner (not the contractor) upon, completion, inspection, and approval of the project.

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I have read all pertinent sections of the Historic District Design Guidelines as per Section V of the City of Forest Grove Design Review Handbook and agree to complete the project as approved within 180 days of the application. I will notify the City Planner at (503) 992-3233 when I begin the project and when the project is completed.

Signature: [Redacted] Date: 7/28/2017

Oregon Historic Site Record

LOCATION AND PROPERTY NAME			
address:	1306 Birch St Forest Grove, Washington County	historic name:	Burlingham, Mr & Mrs Gordon, House
assoc addresses:		current/other names:	
location descr:		block/lot/tax lot:	4 / 1,4 / 5500
		twtnshp/rng/sect/qtr sect:	1S 3W 6 CA
PROPERTY CHARACTERISTICS			
resource type:	Building	height (stories):	1.0
elig evaluation:	eligible/contributing	total elig resources:	
prim constr date:	1939	NR Status:	Listed in Historic District
	second date:	date indiv listed:	
primary orig use:	Single Dwelling	orig use comments:	
second orig use:			
primary style:	Ranch (Type)	prim style comments:	
secondary style:	Colonial Revival	sec style comments:	
primary siding:	Shingle	siding comments:	
secondary siding:	Horizontal Board		
plan type:		architect:	
		builder:	
comments/notes:			
GROUPINGS / ASSOCIATIONS			
Survey/Grouping Included In:	Type of Grouping	Date Listed	Date Compiled
Forest Grove Southside ILS 2007	Survey & Inventory Project		2007
Forest Grove Southside Survey	Survey & Inventory Project		2005
Painter's Woods Historic District	Listed Historic District	05/28/2009	2008
SHPO INFORMATION FOR THIS PROPERTY			
NR date listed:	N/A	106 Project(s):	None
ILS survey date:	06/25/2007	Special Assess Project(s):	None
RLS survey date:	03/08/2005	Federal Tax Project(s):	None
ARCHITECTURAL / PROPERTY DESCRIPTION			
<i>(Includes expanded description of the building/property, setting, significant landscape features, outbuildings and alterations)</i>			
The one-story house at 1306 Birch Street was built in 1939. Though the dominant style is Ranch, decorative touches such as the entry surround, which features pilasters and a frieze with dentils, impart a Colonial Revival flair. The footprint is L-shaped, with a projecting front gable to the south forming the base of the "L" and a long leg including the attached and recessed two-car garage stretching to the north. The horizontality of the structure is emphasized by exterior wood shingle cladding as well as by 4-pane casement windows with horizontally oriented panes. The classically inspired front entry is located to the north of the front gable and is recessed. The paneled front door is flanked by a narrow sidelights with five panes of glass. Like the door, the wall area of the recess is paneled. The structure is located slightly below the street level and the driveway to the recessed garage slopes slightly. A side entry is found in the recess formed by the garage. The wide garage door repeats the paneling of the entrance. A brick chimney emerges toward the rear (west) of the front gable volume. The roof surfaces are clad in wood shakes. Two large 2' diameter oaks can be found to the southeast and northeast of the house. No alterations are apparent.			
HISTORY			
<i>(Chronological, descriptive history of the property from its construction through at least the historic period - preferably to the present)</i>			
Historic Name: Burlingham House; Architect/Original Owner: Ernest Tucker/George Burlingham Significance: On Local Inventory (#25). Seed Co. Date: 1939 The property was purchased by Charles Gordon and Doris Burlingham in 1936 and the Burlinghams constructed their home in 1939. Charles Burlingham entered his father's business with his brother Vernon and the firm became known as E.F. Burlingham & Sons. They specialized in field and grass seed, and by the mid 1970's had expanded their market internationally. Charles was past Director of the American Seed Trade Association, and past President of the Forest Grove Chamber of Commerce. Charles also served on the Board of Directors of the Forest Grove National Bank. Doris served on the Forest Grove School Board for 15 years. She was also a trustee for the Pacific University for 15 years. Doris held the property until her death in 2004 when it was left to Pacific University. Her obituary states that her pool was the center for many family gatherings. Chain of Title: Felix Verhoeven - Earnest Gleaser, 10/29/1909 Earnest Gleaser - C. Herman Gleaser, 11/28/1913 C. Herman Gleaser - C. Gleaser, 5/21/1914 R.J. Riddle - H.C. Gleaser, 9/3/1925 H.C. Gleaser - Geo G. Hancock, 9/3/1925 Washington County vs Caroline Gleaser, 4/19/1935 Geo G. Hancock - C.G. Burlingham, 4/18/1936 C.G. Burlingham & Doris - First National Bank of Forest Grove, 6/9/1939 Notice of Release of Tax Lien for Doris Burlingham, 12/12/1980 T Doris Burlingham - Doris W Burlingham, 6/24/1991 Doris W Burlingham - Pacific University, 4/13/2004 Pacific University - Scott B & Laura Hancock, 6/16/2004			
RESEARCH INFORMATION			
☒ Title Records ☒ Sanborn Maps ☒ Obituaries ☒ City Directories	☐ Census Records ☒ Biographical Sources ☐ Newspapers ☐ Building Permits	☒ Property Tax Records ☐ SHPO Files ☐ State Archives ☐ State Library	☐ Local Histories ☐ Interviews ☐ Historic Photographs
Local Library:	FG Library; Hillsboro Shute Park Library	University Library:	
Historical Society:		Other Respository:	
Bibliography:			

**OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM**

Note: For properties 35 years old and newer, starred (*) sections are the only required fields.

*County: **Washington**

*Street Address: 1306 BIRCH ST				*City: Forest Grove	
USGS Quad Name: Forest Grove		UTM (NAD83) Zone: 10		Northing: 5039828 Easting: 491513	
Township: 01S	Range: 03W	Section: 06	Block: 4	Lot: 1-4	Map #: 1S306CA Tax Lot #: 5500
Historic Name: Burlingham House				Grouping or Cluster Name:	
*Date of Construction: 1939		Other Name:			
Historic Use or Function: Single-family residence		*Current Use: Single-family residence		Associated Archaeological Site: Unknown	
Architectural Classification(s): Ranch / Colonial Revival			Plan Type/Shape:		Number of Stories: 1
Foundation Material: Poured concrete			Structural Framing: Platform		Moved? Unknown
Roof Type/Material: Gable / Wood shake			Window Type/Material: 4-pane wood casement		
Exterior Surface Materials Primary: Wood shingle			Secondary:		Decorative:
Exterior Alterations or Additions/Approximate Date:					
Number and type of associated resources: None					
Integrity: Excellent		Condition: Excellent		Local Ranking:	
				National Register Listed? No	
Preliminary National Register Findings: Potentially Eligible: ☐ Individually or ☒ As a contributing resource in a district Not Eligible: ☐ Intact but lacks distinction ☐ Altered (choose one): ☐ Reversible/Potentially eligible individually or in district ☐ Reversible/Ineligible as it lacks distinction ☐ Not 50 years old ☐ Irretrievable loss of integrity					
Description of Physical and Landscape Features: The one-story house at 1306 Birch Street was built in 1939. Though the dominant style is ranch, decorative touches such as the entry surround, which features pilasters and a frieze with dentils, impart a Colonial Revival flair. The footprint is L-shaped, with a projecting front gable to the south forming the base of the "L" and a long leg including the attached and recessed two-car garage stretching to the north. The horizontality of the structure is emphasized by exterior wood shingle cladding as well as by 4-pane casement windows with horizontally oriented panes. The classically inspired front entry is located to the north of the front gable and is recessed. The paneled front door is flanked by a narrow sidelights with five panes of glass. Like the door, the wall area of the recess is paneled. The structure is located slightly below the street level and the driveway to the recessed garage slopes slightly. A side entry is found in the recess formed by the garage. The wide garage door repeats the paneling of the entrance. A brick chimney emerges toward the rear (west) of the front gable volume. The roof surfaces are clad in wood shakes. Two large two-foot diameter oaks can be found to the southeast and northeast of the house. No alterations are apparent.					
Statement of Significance [Required ONLY for Intensive Level Surveys] (use additional sheets if necessary) Historic Name: Burlingham House Architect/Original Owner: Ernest Tucker/George Burlingham Significance: On Local Inventory (#25). Seed Co. Date: 1939					
*Researcher/Organization: David Pinyerd / HPNW				*Date Recorded: 3/8/2005	
Survey Form (Page 1 of 3)			Local Designation #		SHPO #

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

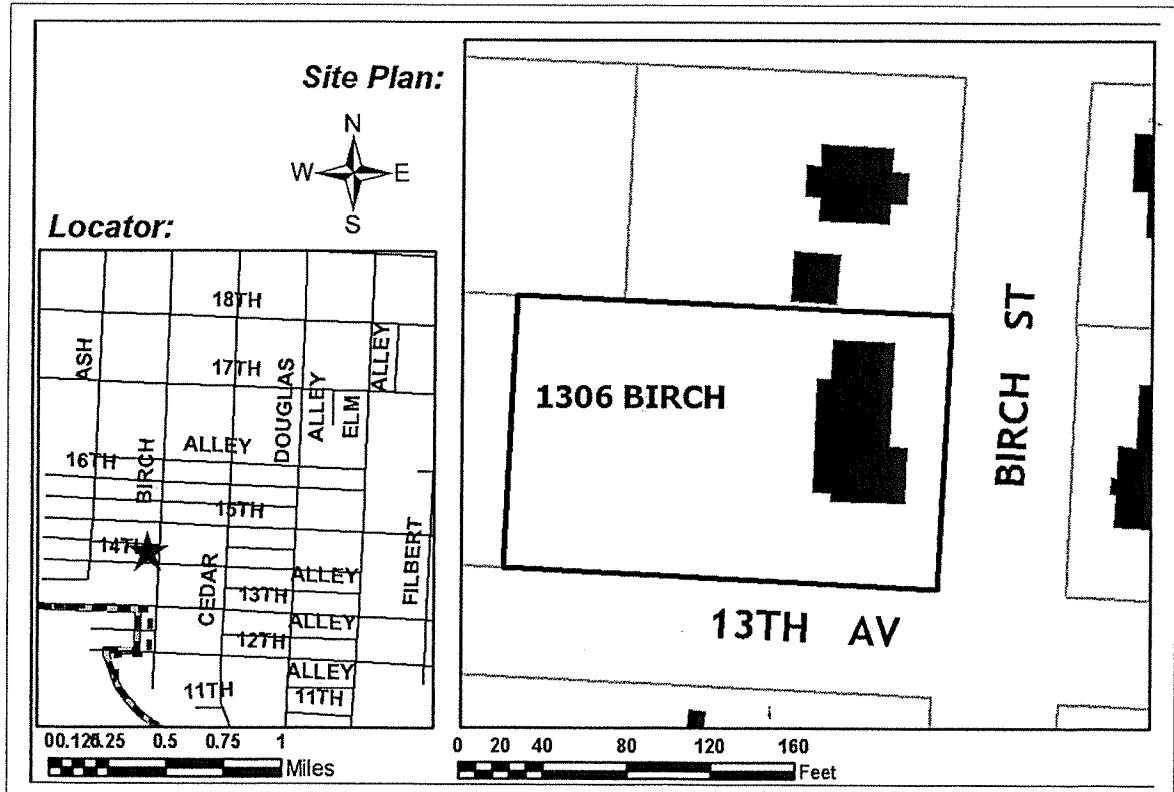
*County: Washington

*Street Address: 1306 BIRCH ST *City: Forest Grove

Photo:



Location:



*Researcher/Organization: David Pinyerd / HPNW				*Date Recorded: 3/8/2005	
Survey Form (Page 2 of 3)	*Photo Roll# 9	*Frame #(s) 3	Local Designation # 	SHPO # 	

John's Waterproofing Company

- Since 1974 -

www.johnswaterproofing.com

(800) 810 - 5883 (503) 873 - 5650

201 Airport Rd,
Silverton, OR 97381
FAX: (503) 873 - 3234
15830

John's Waterproofing Company



For Office Use Only

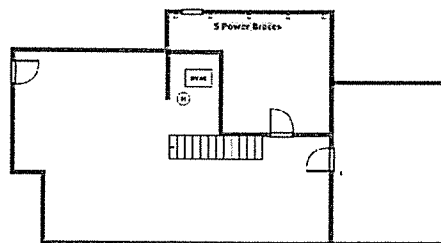
PROPOSAL DATE: 04/26/2017
SUBMITTED TO: Scott McCahan
ADDRESS: 1306 Birch St Forest Grove OR 97116
JOB LOCATION: 1306 Birch St Forest Grove OR 97116

EMAIL: [REDACTED]
HOME: [REDACTED]
WORK: --
CELL: --
FAX: --

System Features

WaterGuard		Millcreek - Mahogany	
WaterGuard Port		Floor Matting	
TrenchDrain		RainChute	
TripleSafe		LawnScape Ext.	
SuperSump		RainChute EZ	
UltraSump		Basement Windows	
IceGuard		EverLast Window Insert	
LawnScape Outlet		Sunhouse Enclosures	
FloodCheck		WellDuct Window Well Drainage	
FloodRing		RockWell	
ZenWall		SaniDry Upright	
BrightWall		SaniDry CX Air System	
ThermalDry Wall System		SaniDry Ducts	
CleanSpace Wall System		DryTrak	
Wall Restoration		FlexiSpan Full Wall	
Basement to Beautiful Panels		Waterguard Finished Walls	
EverLast Wall Panels		Discharge Line	
Ceiling Prestige		Triple Safe Container	
Ceiling Linen		3' Perf Pipe	
Carpet Charcoal		Custom 5	
Tile Beige		Custom 6	
Tile Sandstone		Custom 7	
Carpet Mocha		Labor	1
Tile Parquet		Power Braces	5
Millcreek - Natural Oak			

APPROX. INSTALLATION DATE:
APPROX. COMPLETION DATE:
(weather & materials permitting)



DETAILED DRAWING ATTACHED

We Propose

To finish material & labor - complete in accordance with above specifications, for the sum of

MyBasement Price	\$	4250.00
MyCrawlspace Price	\$	0.00
Total Contract Price	\$	4250.00
Deposit Required 50 %	\$	2125.00
Deposit Paid	\$	0.00
Due Upon Installation	\$	4250.00

Balance due upon completion X _____
A full perimeter drain and/or Triple Safe system was recommended X _____
Customer received Contractor's Information Notice X _____
Customer is aware of warranty X _____

Type of wall: Poured Concrete
Existing wall finish: Plain
Existing floor finish: Concrete
Discharge line length away from house:
Approximate wall sqft.: NaN
Wall height ft.: NaN

I fully understand and accept the transferable warranty provided, which covers only the areas addressed and does not cover water damage. Partial perimeter systems carry a limited warranty. Sump pumps are covered by a separate manufacturer warranty. Installation of the system does not include painting, finished carpentry, extending discharge lines, electrical work, or replacement of floor tile or carpeting. Contractor cannot be responsible for frozen discharge lines without an IceGuard, condensation, damp spot discoloration, water once pumped from house, window well flooding, or fuel tanks or lines. Customer shall grant contractor a 60 day right to remedy any problem after reported. Homeowner responsible for moving objects away from walls and back again. Some dust should be expected from work. All material is guarantee as specified. All work to be completed according to the standard practices. Any alteration from above specifications will be executed only upon written orders, and will become an extra charge. All agreements contingent upon accidents or delays beyond our control. Our workers are fully covered by workmen's Compensation Insurance. Homeowner assumes all responsibility for damages due to breakage of any hidden fuel/utility service lines, though we will do our best to avoid such damage. All proposals based primarily on homeowners description of problem. Warranty does not cover water damage. This proposal may be withdrawn by us if not accepted within 60 days. IN WASHINGTON, SALES TAX WILL BE ADDED TO FINAL INVOICE.

Seller's Signature: _____ Date: _____

Customer has 3 business days from date of signature to cancel job with a full refund of deposit. After 3 business days, 6% of the proposal price will be withheld.

John's Waterproofing Company

- Since 1974 -
www.johnswaterproofing.com

(800) 810 - 5883 (503) 873 - 5650

201 Airport Rd,
Silverton, OR 97381
FAX: (503) 873 - 3234
15830

John's Waterproofing Company



For Office Use Only

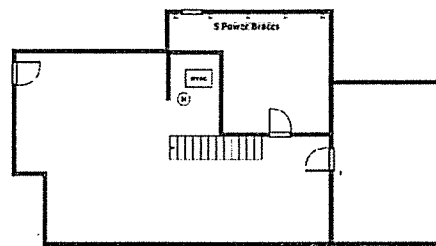
PROPOSAL DATE: 04/26/2017
SUBMITTED TO: Scott McCahon
ADDRESS: 1306 Birch St Forest Grove OR 97116
JOB LOCATION: 1306 Birch St Forest Grove OR 97116

EMAIL: [REDACTED]
HOME: [REDACTED]
WORK: --
CELL: --
FAX: --

System Features

CleanSpace		LawnScape Outlet	
Saving Energy		SmartDrain	
Ultimate Energy Savings		RainChute	
Wrap Piers		RainChute EZ	
Drainage Matting		LawnScape Ext.	
CleanSpace Vent Covers		SmartJack	
EverLast Door		SaniDry CX Air System	
EverLast Access Well		SaniDry Upright	
The TurtL		Crawl-O-Sphere	
WallCap		CleanSpace (walls)	
TerraBlock		6 Mil (SF)	
SilverGlo		R21 Spray Foam WSDW	
Perf Pipe		Dryout Crawlspace	
Debris Removal		Insulation Removal	
Regrade for Drainage		Discharge Line	
SmartSump		3" Perf Pipe	
TripleSafe		Dig Under Footing	
SuperSump		Custom 9	
UltraSump			
IceGuard			

APPROX. INSTALLATION DATE:
APPROX. COMPLETION DATE:
(weather & materials permitting)



DETAILED DRAWING ATTACHED

We Propose

To finish material & labor - complete in accordance with above specifications, for the sum of

MyBasement Price	\$	4250.00
MyCrawlspace Price	\$	0.00
Total Contract Price	\$	4250.00
Deposit Required 50 %	\$	2125.00
Deposit Paid	\$	0.00
Due Upon Installation	\$	4250.00

I fully understand and accept the transferable warranty provided, which covers only the areas addressed and does not cover water damage. Partial perimeter systems carry a limited warranty. Sump pumps are covered by a separate manufacturer warranty. Installation of the system does not include painting, finished carpentry, extending discharge lines, electrical work, or replacement of floor tile or carpeting. Contractor cannot be responsible for frozen discharge lines without an IceGuard, condensation, damp spot discoloration, water once pumped from house, window well flooding, or fuel tanks or lines. Customer shall grant contractor a 60 day right to remedy any problem after reported. Homeowner responsible for moving objects away from walls and back again. Some dust should be expected from work. All material is guarantee as specified. All work to be completed according to the standard practices. Any alteration from above specifications will be executed only upon written orders, and will become an extra charge. All agreements contingent upon accidents or delays beyond our control. Our workers are fully covered by workmen's Compensation Insurance. Homeowner assumes all responsibility for damages due to breakage of any hidden fuel/utility service lines, though we will do our best to avoid such damage. All proposals based primarily on homeowners description of problem. Warranty does not cover water damage. This proposal may be withdrawn by us if not accepted within 60 days. IN WASHINGTON, SALES TAX WILL BE ADDED TO FINAL INVOICE.

Seller's Signature: _____ Date _____

Customer has 3 business days from date of signature to cancel job with a full refund of deposit. After 3 business days, 6% of the proposal price will be withheld.

Buyer's Signature: _____ Date _____

Buyer's Signature: _____ Date _____

Balance due upon completion X _____
A full perimeter drain and/or Triple Safe system was recommended X _____
Customer received Contractor's Information Notice X _____
Customer is aware of warranty X _____

Type of wall: Poured Concrete

Existing wall finish: Plain

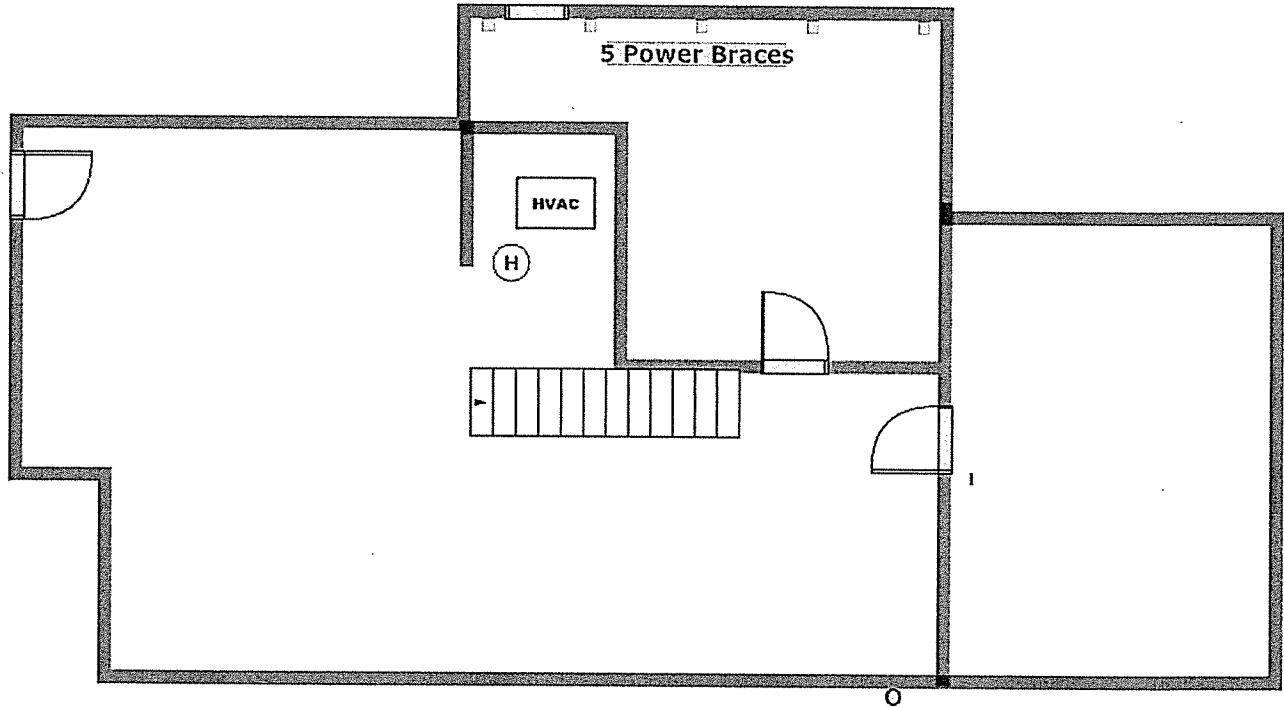
Existing floor finish: Concrete

Discharge line length away from house:

Approximate wall sqft.: NaN

Wall height ft.: NaN

JOB LOCATION: 1306 Birch St Forest Grove, OR 97116



LABELS:

SPECIFICATIONS:

1. 2.

CONTRACTOR WILL:

1. Cut finished walls as necessary to install system properly. Homeowner to restore walls.

CUSTOMER WILL:

1. Move items 4 feet away from perimeter. 2. Remove 2 feet or more of flooring around perimeter.

2. THIS PROPOSAL IS FOR POWER BRACES ONLY AND DOES NOT ADDRESS THE WET BASEMENT FLOOR AND DOES NOT INCLUDE A LIFETIME WARRANTY THAT IS FULL TRANSFERABLE TO THE NEW OWNERS THE THE BASEMENT FLOOR WILL NOT GET WE FROM GROUND WATER SEEPAGE.

3. I RECOMMENDED A WATERGUARD SYSTEM WITH A LIFETIME WARRANTY FROM GROUND WATER SEEPAGE AND THE CUSTOMER DECLINED AND REQUESTED POWER BRACE ON ONE WALL INSTEAD.



Prepared by:
MLeber@terrafirmafs.com
TerraFirma Foundation Systems
www.TerraFirmafs.com
TF 1-866-486-7196
F 541-229-4051
License# OR: 173547 WA: TERRAFR931LH

Prepared on:
7-26-17

Prepared for:
Donna and Scott (Power Brace) Mccahon
C [REDACTED]
Job location:
1306 Birch St
Forest Grove, OR 97116

Project Summary

Permanently Stabilize Walls	\$6,000.00
Referral Discount	\$-500.00
Total Investment	\$5,500.00
Total Contract Price	\$5,500.00
Deposit Required - 25%	\$1,375.00
Deposit Paid	\$0.00
Amount Due Upon Installation	\$5,500.00

Customer Consent

If the foundation (including foundation walls, footings and/or concrete slab) is found to be in too poor of condition to safely complete the contracted work, additional work and associated cost will be required. Any alteration in scope and/or cost will only be made after a consultation and approval between TerraFirma Foundation Systems and Customer. While TerraFirma Foundation Systems will do its best to evaluate the condition of the foundation concrete prior to work commencing, TFFS is not responsible for any damage that occurs as the result of failing foundation concrete. Completing the work in this Proposal at the time scheduled is contingent upon accidents or delays beyond our control. This Proposal is based primarily on the Customer's description of the problem. This Proposal may be withdrawn if not accepted by the Customer within 45 days. OR: 173547 WA: TERRAFR931LH

Authorized Signature _____ **Date** _____

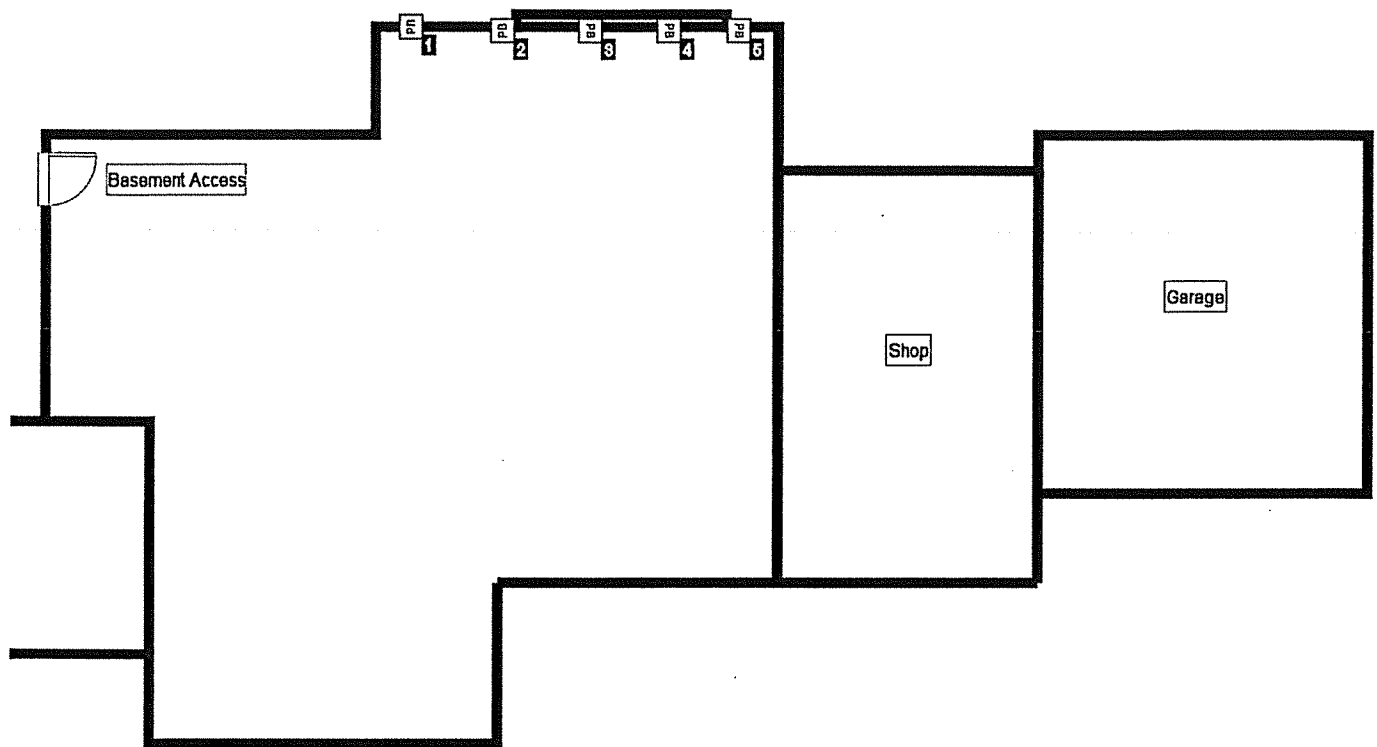
Acceptance of Contract— I am/we are aware of and agree to the contents of this Proposal, the attached Job Detail sheet(s), and the attached Limited Warranty, (together, the "Contract"). You are authorized to do the work as specified in the Contract. I/we will make the payment set forth in this Contract at the time it is due. I/we will pay your service charge of 1.33% per month (16% per annum) if my/our account is 30 days or more past due, plus your attorney's fees and costs to collect and enforce this Contract. In event account must be referred to a third party for collection, I/we agree to pay all reasonable collection and/or attorney fees, as well as court costs incurred to effect collection.

Customer Signature _____ **Date** _____

Canceling the project after 3 days may result in loss of deposit.

Initial _____

Job Details



Job Details (Continued)

Specifications

Install PowerBrace(s) as indicated on job drawing using an 8' brace. Final location of brace(s) is subject to field conditions. Includes top lever bracket.

Contractor Will

- 1.) Maintain a safe and clean job site.
- 2.) Remove and replace concrete as necessary in the workplace.
- 3.) Protect surfaces with drop cloth and plastic protection.

Customer Will

- 1.) Move items at least 10 feet away from the work area.
- 2.) Provide proper dedicated electrical outlets for all pumps and other electrical devices to be installed. Outlet should be installed during or after project, not before.
- 3.) Be aware that dust, noise, and dirt may be excessive in some cases. Dust may be present days after installation.

Additional Notes

- 1.) TerraFirma to discharge into existing downspout drain.
- 2.) TerraFirma will install the PowerBrace system around current support structure. We will removed sections of the current support system if needed.

Product List

Permanently Stabilize Walls

PowerBrace, 8', Top Lever Bracket 5

Referral Discount

Referral Discount 1

Recommendations to Your Project

Straighten Walls Immediately

Bid Required

Keep Basement Warm & Dry

Bid Required

Keep Crawlspace Warm & Dry

Bid Required

Basement Access

Shop

Garage

4.3 PowerBrace™ System

4.3.1 Summary Description

The PowerBrace™ System is designed and manufactured by PowerBrace, LLC to laterally support bowed, leaning and sheared foundation walls. The system has been used for over a decade with thousands of successful installations throughout the United States and Canada. The PowerBrace™ System is a patented system that, when installed properly, will not only stabilize foundation walls against further appreciable lateral movement, but also in many cases will improve the wall's position over time. A steel beam is positioned against the foundation wall and braced at the top and bottom with brackets. The bottom angle bracket is bolted to the concrete floor. The adjustable top bracket is connected to the joists supporting the floor system above (See Figure 4.3.1.a). Technical specifications and spacing guidelines for the PowerBrace™ System can be found in Appendix 4B.

4.3.2 Installation Steps

The following steps provide a broad overview for a typical PowerBrace™ installation. Intermediate

steps, installation equipment and tools used, considerations for obstructions along the wall, and considerations for variable joist details are not addressed. It is critical that adequate blocking be installed along and between floor joists supporting the first floor so loads are adequately and effectively transferred into the floor system without damage. Contact PowerBrace, LLC at (800) 556-5697 with technical questions and for a copy of the manufacturer's installation guidelines.

Step 1 – Measure from the top of the basement slab to 1 inch from the underside of the first floor. Cut the PowerBrace™ beam to this length (Figure 4.3.2.a1).



Figure 4.3.2.a1

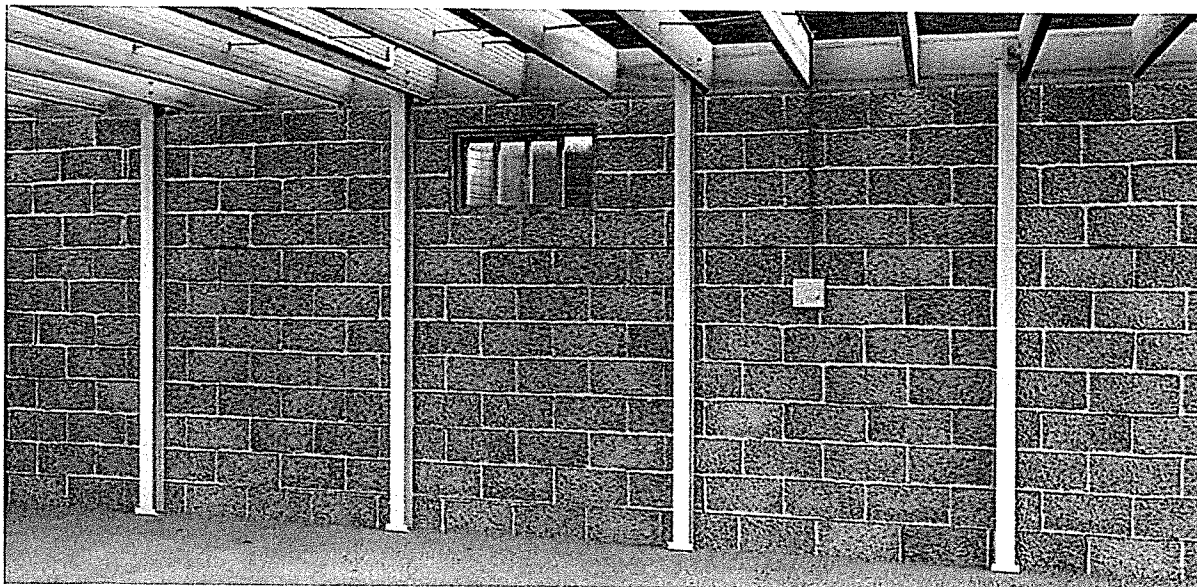


Figure 4.3.2.a1
Rendering of PowerBrace™ installation

Step 2 – The top bracket is attached to the floor joist and the top of the beam is positioned within the bracket (*Figure 4.3.2.a2*). Install blocking along and within floor joists in accordance with the manufacturer's installation guidelines.

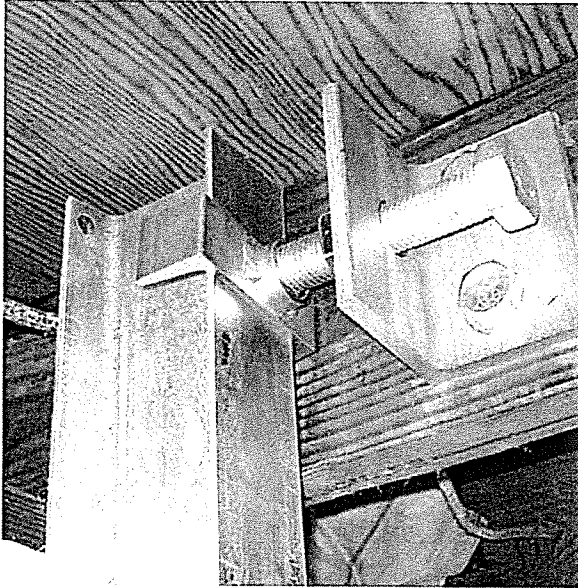


Figure 4.3.2.a2

Step 3 – PowerBrace™ beam is plumbed (*Figure 4.3.2.a3*).



Figure 4.3.2.a3

Step 4 – The bottom bracket is positioned at the bottom of the beam and anchored to the concrete floor (*Figure 4.3.2.a4*).

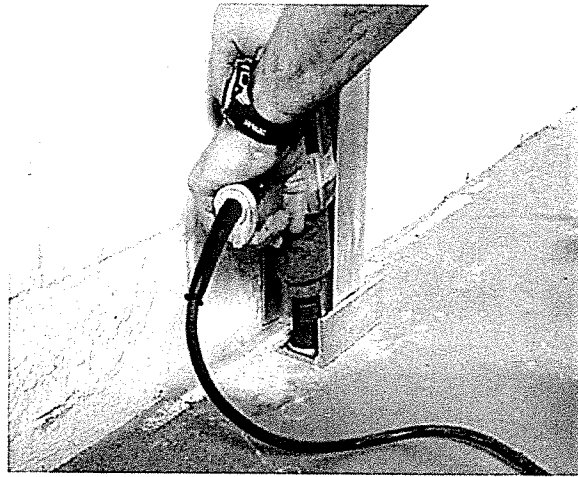


Figure 4.3.2.a4

Step 5 – The PowerBrace™ System can be tightened over time for possible wall improvement (*Figure 4.3.2.a5*).

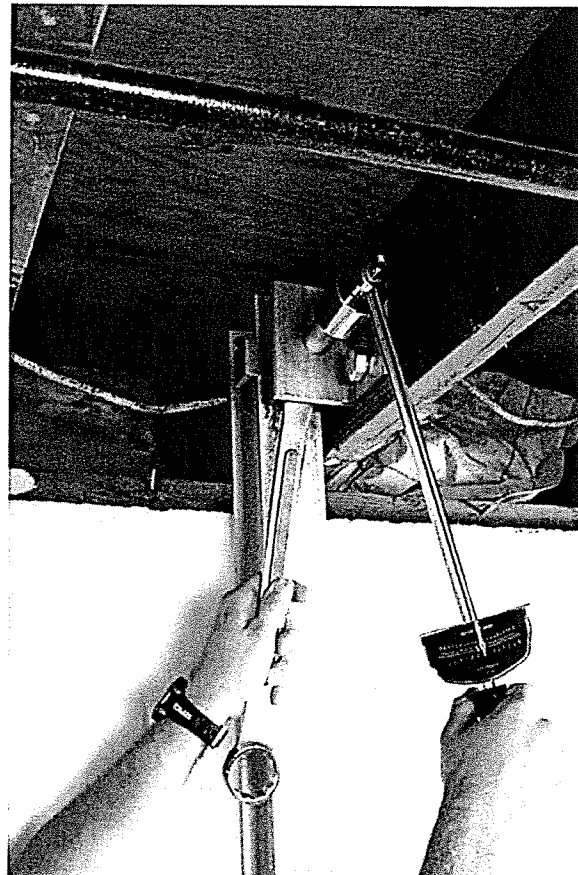


Figure 4.3.2.a5

Appendix 4B

PowerBrace™ System

APPENDIX 4B
POWERBRACE™ SYSTEM

PowerBrace™ System

Technical Specifications & Spacing Guidelines

Steel Beam:

S4x7.7 ASTM A36 I-Beam with length of 8 or 9 feet.

Top Bracket Assembly:

¾" ASTM A36 L-shaped bent plate 3.50" x 3.50" x 5" long
with holes for bracket hardware field cut to length.

C4x5.4 x 1.50" long ASTM A36 beam capture channel with welded bolt capture ring

(1) - Ø1" x 5" long ASTM A307 bolt with nut

(2) - Ø¾" x 3" long ASTM A307 bolts with nuts and washers

Top assembly also available as a larger bracket with 4 bolts instead of 2.

Bottom Bracket Assembly:

¼" ASTM A36 L-shaped bent plate 2.50" x 1.75" x 5.50" long
with holes for bracket hardware.

(2) - Ø¾" Red Head Dynabolt sleeve anchor with effective length = 2.50"

Surface Finish:

All components of the bracket assemblies and the steel beam are electrozinc plated per ASTM B633.

		Wall Height (ft.)					
		4	5	6	7	8	9
Unbalanced fill Height (ft.)	4	6.0	6.0	6.0	6.0	6.0	6.0
	5		6.0	6.0	6.0	5.5	5.0
	6			6.0	5.5	5.0	4.5
	7				5.0	4.5	4.0
	8					4.0	3.5
	9						3.0

1. Maximum recommended spacing from corners is 3 feet.
2. Spacing could be less than listed in the above chart based on the condition of the wall and severity of wall displacement.
3. Because variations in building design and construction materials are common, PowerBrace™ applications should be reviewed by a qualified professional.

