

To: Historic Landmarks Board

Memorandum

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



Re: September 25 Agenda

Date: September 18, 2018

NOTE – If anyone can't make the meeting, please advise as soon as possible.

ACTION ITEMS -

- A. Preservation Grant Requests – Four new applications have been filed; three are requesting \$1,000 grants, while the fourth request is for \$853. The application materials are attached. There is **\$4,181** available.

A note on the W. R. Taylor house request: staff has questioned whether the proposed project is eligible for a grant, because the project would remove and replace historic material. George will be meeting with the applicant to inspect the doors in question, to see if repair of the existing doors is viable. If that inspection doesn't happen before your meeting, this request will need to be continued to the October 23rd meeting.

- B. Public Safety Open House Planning (Saturday October 13th).
- C. Media Outreach and Editorial Calendar: Kelsey will provide an update.
- D. Downtown District. Topics for this meeting -

September – October: Refine the written materials; prepare packets for distribution to the property owners. Learn and understand the nomination process; learn and understand the incentives available to owners of income-generating properties in a historic district. Know why HPNW recommended the proposed boundary, and why buildings are in or out. Be prepared to discuss design standards and the City's/Board's role in the design review process. Schedule meetings with the chamber of commerce and the city club (downtown association). Schedule and host a public open house in October. Include a sign-in sheet, but also keep track of how many attendees (not everyone will sign in). Make note of what questions are being asked, and your responses. The Council will want to know this.

November: Provide staff a list of all the people you've spoken to (and whom you haven't), the questions asked and answered, and a summary of the open house. The outreach effort will need to be completed by month's end.

December: Staff will prepare a report to the Council, including a PowerPoint presentation. These will summarize your outreach efforts and their results. There is required lead time to every CC agenda: If this is on the January 14 agenda, the materials will have to be completed by January 4 (including department head and city manager review).

January – February 2019: Staff presentation to the Council and a request to approve a resolution in support of the SHPO grant application to prepare a downtown district nomination. The Board chair or whoever has been leading this effort should also testify. Assuming the endorsement is given, file the SHPO grant request. If successful, a consultant could be under contract as early as April.

INFORMATION ITEMS -

Original Town Resurvey: Staff has completed the final SHPO grant close-out process. The edited context statement has been uploaded to the website. According to SHPO's acceptance letter, "The data produced through the survey will be added to the Historic Sites database online, and accessioned into the Oregon Historic Property Inventory." Staff has not been informed as to when that is expected to occur.

Preservation Grants: For FY 2018-19, the City Council awarded the Board **\$7,975**. Projects awarded to date are listed below.

Address	Grant Award \$	Status
1619 Maple Street	1,000	Completed
2318 15 th Avenue	1,000	Completed
1419 Cedar Street	794	Completed
2303 15 th Avenue	1,000	In progress
2003 21 st Avenue	1,000	<i>Requested</i>
2038 17 th Avenue	1,000	<i>Requested</i>
1824 23 rd Avenue	1,000	<i>Requested</i>
2212 "A" Street	853	<i>Requested</i>

Funding Opportunities: Kelsey and Holly will report on their progress to date.

2018-19 CALENDAR - UPCOMING AGENDA ITEMS

October 23, 2018 (fourth Tuesday)

- Downtown District

November 27, 2018

- Downtown District

December 18, 2018 (third Tuesday)

- Prepare annual report and presentation for January boards and commissions reception (not to exceed 5 minutes)
- Annual website review
- Discuss 2019 work plan
- Prepare January-June 2019 Editorial Calendar
- Downtown District

January 22, 2019 (fourth Tuesday)

- Review and adopt 2019 work plan
- Downtown district - SHPO Grant Application
- Review and adopt January-June 2019 Editorial Calendar
- Photo contest planning
- Annual officer elections

February 26, 2019

- Begin CEP application preparation
- Discuss potential Stewart Award recipient
- Mock Design Review Hearing
- Photo contest planning

March 26, 2019

- Review and finalize CEP grant application
- Select Stewart Award recipient
- Preservation Month / photo contest planning

April 23, 2019 (fourth Tuesday)

- Preservation Month / photo contest planning (continued)

May 28, 2019

- Historic Month Proclamation (May 13 CC meeting)
- Honor Stewart Award recipient (May 13 CC meeting)
- Honor photo contest winners (May 13 CC meeting)
- Review July-December 2019 Editorial Calendar

June 25, 2019

- National Night Out planning (August 6)
- Adopt July-December 2019 Editorial Calendar

July 23, 2019 (fourth Tuesday)

- National Night Out planning (August 6)
- Chalk Art Festival (September 14)

August 21, 2019

- Chalk Art Festival (September 14)
- Public Safety Open House planning (October 12)

September 24, 2019

- Public Safety Open House planning (October 12)

Historic Preservation Grant Application

Please Print or Type Clearly

DATE: 8-31-2018

Applicant Name: The American Legion Mailing Address: 2003 21st Ave

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

Site Address: 2003 21st Ave Historic Name (if known): Legion Hall

Historic Date (if known): 1924 Architectural Style:

Tax Assessor Map and Parcel Number: 1N331CC-08500/R746410

Treatment (circle one): Preservation Rehabilitation Restoration Reconstruction (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 DRYROT ON SOUTH SIDE OF ROOF & RECOAT WITH COATING ON ENTIRE ROOF.

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.

RESTORE ROOF & PREVENT FURTHER DETERIORATION

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

NO ALTERATION TO APPEARANCE

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

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: SEPT. 2018 Completion Date: SEPT 2018

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: [Redacted] Date: 8-31-2018
POST L'ADJUTANT

Oregon Historic Site Record

LOCATION AND PROPERTY NAME			
address:	2003 21st Ave Forest Grove, Washington County	historic name:	
assoc addresses:		current/other names:	
location descr:		block/lot/tax lot:	
		twtnshp/rng/sect/qtr sect:	1N 3W 31
PROPERTY CHARACTERISTICS			
resource type:	Building	height (stories):	2.0
elig evaluation:	eligible/contributing	total elig resources:	
prim constr date:	1929	second date:	1928
total elig resources:		total inelig resources:	
NR Status:		date indiv listed:	
primary orig use:	Meeting Hall	orig use comments:	
second orig use:			
primary style:	Colonial Revival	prim style comments:	
secondary style:	Colonial Revival	sec style comments:	
primary siding:	Brick:Other/Undefined	siding comments:	
secondary siding:			
plan type:		architect:	
		builder:	Port-Sterrit (?)
comments/notes:			
GROUPINGS / ASSOCIATIONS			
Survey/Grouping Included In:	Type of Grouping	Date Listed	Date Compiled
Walker Naylor RLS Update	Survey & Inventory Project		2009
SHPO INFORMATION FOR THIS PROPERTY			
NR date listed:	N/A	106 Project(s):	None
ILS survey date:		Special Assess Project(s):	None
RLS survey date:	05/20/2009	Federal Tax Project(s):	None
ARCHITECTURAL / PROPERTY DESCRIPTION			
<i>(Includes expanded description of the building/property, setting, significant landscape features, outbuildings and alterations)</i>			
Brick corner quoins on front façade; entry with classical pilasters and cornice; front entry transom; arched windows with stone keys and springs on west elevation; roundels; soldier course watertable and lintels; rowlock sills; Full window replacement; front door replaced; new side door; NE corner of 21st Avenue and Main Street in a small commercial area; commercial building to W, church to S, parking to N			
HISTORY			
<i>(Chronological, descriptive history of the property from its construction through at least the historic period - preferably to the present)</i>			
<p>In 1872 the Reverend Elkanah Walker platted the land contained in his donation land claim just west of the Pacific University campus. One of the most notable early citizens of Forest Grove, Walker settled in the area in 1849 and served as pastor at the Congregational Church. The Reverend donated land for the establishment of Tualatin Academy, with the remaining property platted into four large blocks. These would eventually become the smaller residential and commercial blocks now found in the downtown area. The American Legion Hall, built in 1929, is a two-story brick building constructed in the Colonial Revival style. The flat-roofed building is constructed of red brick laid in the American common bond pattern. A belt course of white plaster runs below the cornice, relieving the brick. The rectangular volume has a symmetrical three-bay facade; the center bay projects slightly and is defined by quoins and wooden discs. The entry is framed by Roman Doric pilasters that support a conventional shelf entablature. This central bay was originally capped by a low pediment; it was removed after the building was photographed during the 1983 survey. The side walls of the recessed entry are paneled and the new entry door is capped by a six-pane transom. At the second story, paired windows are flanked by two pre-cast roundels; these may have originally contained round windows or decorative seals. A cornerstone commemorating the soldiers and sailors who fought in World War I appears on the southwest corner of the front facade. The multi-paned windows were originally double-hung wood windows, but these have been replaced with vinyl grid windows. The window openings have a lintel of soldier bricks and a rowlock sill. The five arched windows along the west elevation are have stone keys and springs. There is also a second entry door on this facade. The building rests on a concrete basement that was constructed around 1970. Basement windows have three panes each. A square chimney on the northeast corner features a stone cap. As shown on the 1912 Sanborn Fire Insurance map, the old Odd Fellows building was originally located on this lot. The ground floor was occupied by the M.S. Allen and Co. hardware store. In July of 1919 the structure was severely damaged by a fire that burned down most of the buildings located on the west side of College Way. According to a Washington County News-Times article dated 24 July 1919, "the Odd Fellows proposed to rebuild for Mr. Allen and will construct a one story building for the present." In a 1982 telephone interview with Lou Bush, long time member of the American Legion, surveyors were told that the Legion acquired the site in 1928 and remodeled the existing structure. Deed research shows that the property was purchased by the Washington Lodge #48 in 1910, and subsequently transferred to Washington Post #2 in 1929. Mr. Bush also suggested that the Port-Sterrit construction firm may have been the building contractors. Sources: Lou Bush, telephone interview, 19 April 1984 "Public Will Use Legion Building for First Time," News-Times, 19 December 1929 "Washington County Cultural Resource Inventory," recorded by Scott Combs, May 1983 Peter J. Edwards, "Forest Grove: A Historic Context," 1993 Washington County title and assessment records 1959 Forest Grove city directories Sanborn Fire Insurance Map, 1912 US Dept of Agriculture aerial maps, 1936 (4738) and 1948 (DFR-3D-183) Forest Grove Street Surface Map, prepared by Oregon State Highway Department, 1939 Virginia and Lee McAlester, "A Field Guide to American Houses," 1984 Rosalind Clark, "Architecture, Oregon Style," 1983</p>			
RESEARCH INFORMATION			
Title Records	Census Records	Property Tax Records	Local Histories
Sanborn Maps	Biographical Sources	SHPO Files	Interviews
Obituaries	Newspapers	State Archives	Historic Photographs
City Directories	Building Permits	State Library	
Local Library:	University Library:		
Historical Society:	Other Respository:		
Bibliography:			



WASHINGTON

AMERICAN LEGION

PORT MEIGS

Salem State Park Art Festival

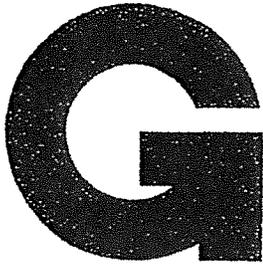
2003 21st Pacific University



8110 SW Nimbus Ave Beaverton, OR, 97008 (503) 313-2850 OR CCB #195187 WA License #CLEARVC850DO Sales Rep Name: Sean Fee Date Created: 8-22-18		
AGREEMENT		
BILL TO	CONTACT INFORMATION	
NAME	The American Legion EMAIL [REDACTED]	
ADDRESS	2003 21 st Ave. Forest Grove, OR 97116 PHONE [REDACTED]	
YES	NO	Flat Roof-Scope: CertainTeed Flintlastic App modified bitumen Torch-down Roofing System.
YES		Remove <u>0</u> layers of existing roofing to the space/solid sheathing and properly dispose of all debris.
YES		Inspect roof deck for visible damage, repair roof decking as necessary.
	NO	Install <u>2</u> " Rigid Foam Insulation Board over roof deck, R.R value 11.4
YES		Install a layer #28 fiber-glass base sheet mechanically attached <u>X</u> .
YES		Install one layer of CertainTeed APP modified bitumen Granulated roofing membrane torch applied.
	NO	Install 2X3 primed Drip edge metal around perimeter <u> </u> Replace Roof Drains <u> </u> Scupper Drains <u> </u>
YES		Parapet walls to be roofed over <u> </u> . To be roofed under counter metal. <u>X</u> .
YES		Copping metal, Re-work existing <u>X</u> replace existing with 2"x. 3" Drip edge. <u> </u>
	NO	Install <u> </u> Box vents to prevent moisture condensation build up. Install new Pipe Flashings. <u> </u>
	NO	Install new skylight, <u> </u> Fixed Skylight or <u> </u> Deck-Mount Skylight. Size <u> </u> Re-work <u> </u>
	NO	AC units and all electrical lines to be disconnected by other contractor at owners cost.
YES		All grounds to be cleaned up on a daily basis.
YES		Not responsible for ponding issues on roof deck. Must have access to parking next to building
NOTES/SPECIAL INSTRUCTIONS: Tear off section of roof above front right corner and across front of building. Replace water damaged plywood and ceiling joists at \$75 per hour plus material costs. C/O after tear off.		
Option)	12 Years Manufactures limited Warranty. 7 years CVC workmanship	\$30,000.00
GUARANTEE:		COST
YES <u> </u> Standard WORKMANSHIP <u>7</u> years roof leak repair under normal weather conditions from completion date. The warranty shall protect the owner from damage to the building and contents resulting from roof leakage for period of <u>7</u> years, beginning from the date of completion of the project.		Sub-Total \$30,000.00
		Down \$10,000.00
		Balance \$20,000.00
Exclusions/Additional Charges: All material is guaranteed to be as specified. All work to be completed in workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will result in an extra charge. Our worker(s) are fully covered by workman's compensation insurance. The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be outlined above. Fifty percent (50%) down payment must be given upon acceptance of the agreement and balance upon completion. Initial here if accepted. <u> </u>		Exclusions/Additional Charges: Inspect for dry rot in existing roof deck. If bad wood is found, for example but not limited to Plywood's, Fascia boards, Rafter tails. 1/2 inch plywood at \$65 per sheet. \$10 per linear ft for any Fascia Boards and rafter tails. Initial here if accepted. <u> </u>
CUSTOMER SIGNATURE: _____		DATE: _____
REPRESENTATIVE SIGNATURE: _____		DATE: _____



Vision
 CONSTRUCTION, LLC
 Roofing | Siding | Gutters



**GRIFFITH
ROOFING CO.**

6815 S.W. 111th Ave.
Beaverton, OR 97008

BUILT UP & COMPOSITION ROOFING • COMMERCIAL • INDUSTRIAL • RESIDENTIAL
CONSTRUCTION CONTRACTORS BOARD NO.925

(503) 643-1596
FAX (503) 644-1529

Email: Info@GriffithRoofingCompany.com

August 15, 2018

American Legion Washington Post 2
2003 21st Avenue
Forest Grove, OR 97116

Attention: Jim Craigg

Reference: Roofing work at 2003 21st Avenue, Forest Grove, OR

We have the following proposal to offer on the above referenced location.

PROPOSAL (A)

1. Remove the existing roofing 16'x25' in the southeast corner of the building and 6'x25' in the southwest corner of the building.
2. Remove bad roof decking and replace with new 3/4" CDX plywood. This proposal includes replacing of up to 16 sheets of plywood.
3. Nail two layers of 28lb fiberglass base sheet over the repaired roof sheeting.
4. Install one layer of Polyglass 2mm SAV self-adhered base/plysheet.
5. Install one layer of Polyglass Polyflex 4mm torch applied roofing.
6. Install one application of Karnak 97 fire rated aluminum roof coating at the rate of 1 gallon per 100 square feet.
7. Install new 10" wide metal flashing behind the existing coping metal to counterflash the new roofing.
8. Furnish and install 2 new stainless steel scuppers.
9. Clean up and haul away all of our debris.

Cost \$10,337.00

Building and street use permits required by the City of Forest Grove will be billed at actual cost as an extra.

American Legion Washington Post 2
August 15, 2018
Page 2

Additional carpentry work required will be billed as an extra. Additional cost will be material costs plus 15% plus labor at the rate of \$84.00 per hour.

PROPOSAL (B)
Aluminum roof coating

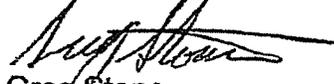
1. After the repairs are completed described in proposal A, sweep free of loose debris on the entire roof area.
2. Prime the existing roof with asphalt roof primer at the rate of $\frac{3}{4}$ gallon per 100 sq. ft.
3. Install one application of Karnak 97 aluminum roof coating at the rate of 1 gallon per 100 sq. ft.
4. Clean up and haul away all of our debris.

Cost \$5,072.00 plus proposal A

Thank you for the opportunity to have looked at this roof for you. If you have any questions, please feel free to give us a call.

Sincerely,

GRIFFITH ROOFING CO.


Greg Stone
Estimator

GS/ar

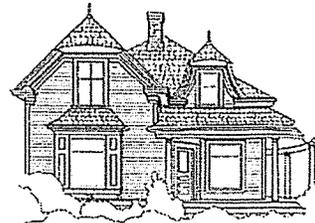
If you wish to proceed with this work, please sign the acceptance below and return one copy to our office.

Accepted by: _____

Date: _____



A place where families and businesses thrive.



311-18-000025-PLNG

File No. 1304-1.133

HISTORIC PRESERVATION GRANT APPLICATION

Please Print or Type Clearly

Applicant Name: Sean Clapshan, MJ Guidetti; DATE: Sept. 4, 2018; Mailing Address: 2038 17th Ave; Site Address: 2038 17th Ave; Historic Name: Thornburg House; Historic Date: 1909; Architectural Style: Craftsman

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

- Preservation (checked), Rehabilitation, Restoration, Reconstruction

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.

Exterior painting

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.

Removing old, chipped paint, repair any areas of failing material. +replace

mj guidetti

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

We plan to keep home in historical context and structure. Paint will be darker and will highlight trim and features w/ lighter color.

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 estimates (2)
① Holland Painting ② Legacy

Total: _____

Total amount requested: _____

- 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: Sept. 10, 2018 Completion Date: Sept. 30, 2018

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: 9/4/18

Oregon Historic Site Record

LOCATION AND PROPERTY NAME			
address:	2038 17th Ave Forest Grove, Washington County	historic name:	Thornburgh, John & Nettie, House
assoc addresses:		current/other names:	
location descr:		block/lot/tax lot:	
		twncshp/rng/sect/qtr sect:	1S 3W 6
PROPERTY CHARACTERISTICS			
resource type:	Building	height (stories):	1.5
elig evaluation:	eligible/contributing	total elig resources:	2
prim constr date:	c. 1909	total inelig resources:	0
		NR Status:	Listed in Historic District
		date indiv listed:	
primary orig use:	Single Dwelling	orig use comments:	
second orig use:		prim style comments:	
primary style:	Craftsman	sec style comments:	
secondary style:		siding comments:	
primary siding:	Horizontal Board	architect:	Moore, Enoch
secondary siding:	Shingle	builder:	Lyons, J S
plan type:			
comments/notes:	Contributing garage		
GROUPINGS / ASSOCIATIONS			
Survey/Grouping Included In:	Type of Grouping	Date Listed	Date Compiled
Clark Historic District	Listed Historic District	06/01/2002	
SHPO INFORMATION FOR THIS PROPERTY			
NR date listed:	N/A	106 Project(s):	None
ILS survey date:		Special Assess Project(s):	None
RLS survey date:		Federal Tax Project(s):	None
ARCHITECTURAL / PROPERTY DESCRIPTION			
<i>(Includes expanded description of the building/property, setting, significant landscape features, outbuildings and alterations)</i>			
Refer to scanned documents links.			
HISTORY			
<i>(Chronological, descriptive history of the property from its construction through at least the historic period - preferably to the present)</i>			
Refer to scanned documents links.			
RESEARCH INFORMATION			
Title Records	Census Records	Property Tax Records	Local Histories
Sanborn Maps	Biographical Sources	SHPO Files	Interviews
Obituaries	Newspapers	State Archives	Historic Photographs
City Directories	Building Permits	State Library	
Local Library:		University Library:	
Historical Society:		Other Respository:	
Bibliography:			

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 20

house is located behind it on the north side. Landscaping includes shrubbery and hedges and large deciduous trees along the streets of this corner lot.

Significance: The Propstra House was presumably built in the late 1920s or 1930 (tax records indicate 1930), for then owners Joseph and Sophie Propstra. The Propstra couple bought this property in 1927 from D.R. Cheney and Georgia May Hughes Cheney, the daughter of Samuel and Georgia Reed Hughes, pioneer settlers of Forest Grove. Joseph and Sophie Propstra occupied the house into the 1960s. By the late 1960s, Helen Annette Propstra resided in the house. Helen operated the creamery that became known as the "Milky Way." The house is in good condition and retains a high degree of historic integrity, as does the period garage. Both are considered contributing resources in the district.

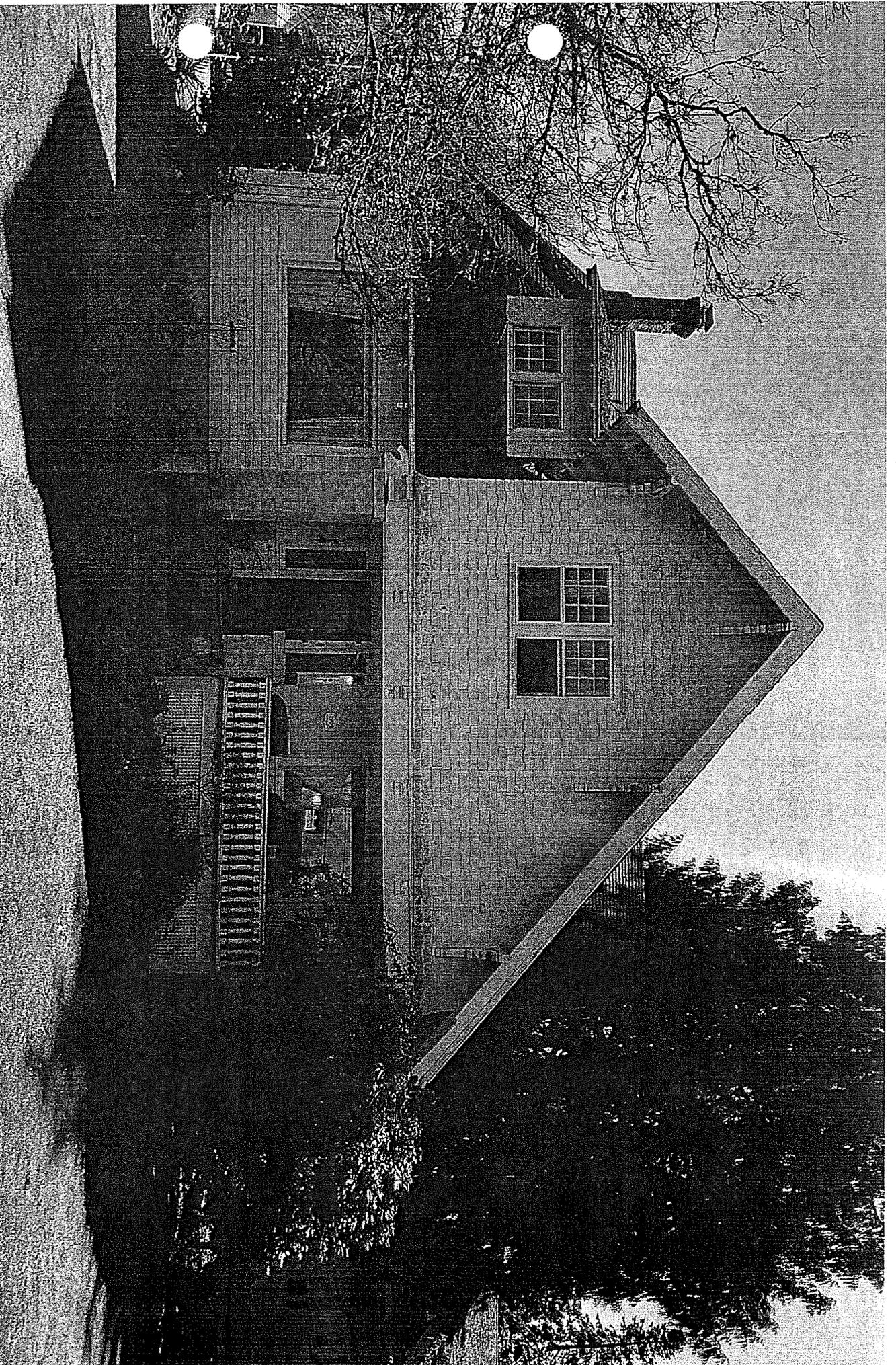
2038 17th Avenue

Historic Name: Thornburgh, John & Nettie, House
Date of Construction: 1909
Owner: Robert and Elizabeth English
Owner Address: 2038 17th Avenue, Forest Grove, OR 97116
Legal Description: Tax Lot #1S306BC06900
Classification: Historic Contributing (2)

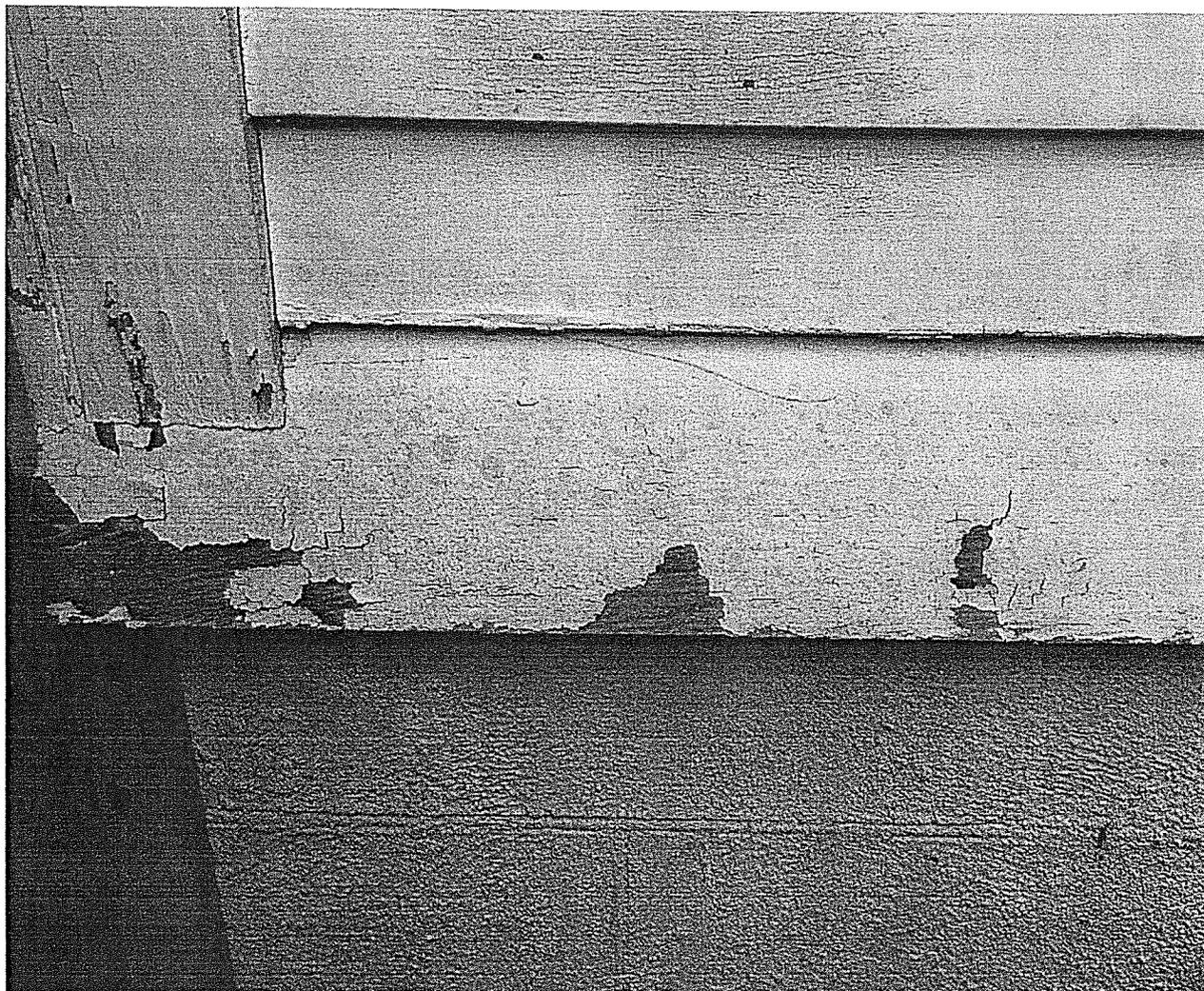
Description: This is a one-and-a-half story wood-framed Craftsman bungalow style house. It is sheathed with horizontal lapped boards on the lower portion and wavy-butt wood shingles on the upper portion. It sits on a concrete foundation (scored to resemble blocks of stone) and its intersecting gabled roof is covered with composition shingles. The windows include nine-over-one double hung wood sash, fixed pane picture windows, and smaller windows that appear to be casements. The front door is flanked by sidelights. The most interesting feature is the front-facing gable portion of the house with its uneven lengths of roof; the west side of the gable is more than twice the length of the east side of the gable giving the east side a "chopped off" appearance. A small shed dormer is located on the north side, just east of the edge of the front-facing gable. Decoratively carved exposed rafter tails and knee braces accentuate the overhanging eaves and raking edges. The front porch is offset to the west under the front-facing gable portion of the house and recessed beneath the upper floor. Sizable square brick posts support a decorative girt beneath the upper floor. A small compatible addition is located on the east side of the house. A two-car garage contemporaneous with the house is located behind the house to the south. Landscaping includes shrubbery and mature trees.

Significance: The Thornburgh House was built for John and Nettie Thornburgh in 1909 by Enoch Moore and James and Roy Loynes. The cost was listed in the local newspaper as \$3000.00. Nettie Thornburgh, born in Michigan in 1879, married John A. Thornburgh, a native of Oregon born in 1877. For many years in the early part of the 1900s, John Thornburgh presided over the Forest Grove National Bank (later Valley National Bank), founded in 1907 by Thornburgh and others. In 1909, Thornburgh, John Bailey (co-founder and vice-president of the bank), and Mayne Abbott (a long-time Forest Grove jeweler) joined resources and had the substantial business block at 1930-1936 Pacific Avenue erected in Forest Grove. Enoch Moore, James Loynes and Roy Loynes built several of the Craftsman style bungalows in Forest Grove between 1910 and 1925, when that style was popular. All three men worked as carpenters in Forest Grove and they owned a planing mill located between Pacific and 19th Avenues, just east of Council Street. Enoch Moore, born in Canada in 1868, came to the United States in 1880. After living in North Dakota for about ten years, he married Agnes (also a native of Canada born in 1872) in 1897. The Moore couple moved to Forest Grove in 1909 and took up residence on 16th Avenue. James S. Loynes, also a native of Canada born in 1852, moved to the United States in 1888 with his wife, Emeline (born in Canada in 1857). The couple lived next door to the Moore family. Roy Loynes, a son of James and Emeline born in Canada in 1883, married Ernestine in 1908. Roy worked with his father and Enoch Moore in the house construction business in Forest Grove. The Thornburgh House has been identified as a local landmark. The same plan was used for the construction of the Deeks House at 1603 Ash St., as well as for another house in a neighborhood just west of downtown. The Thornburgh House is in good condition and retains a high degree of historic integrity, as does the garage. Both are considered contributing resources within the district.

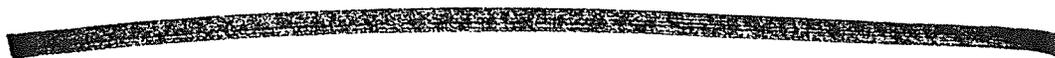
2038 17th Ave / Mt. Burnett



From: Mary Guidetti mjguidetti@gmail.com
Subject: House
Date: September 4, 2018 at 1:53 PM
To: mjguidetti@gmail.com



2038 17th Ave



Estimate



3225 Circle Crest Dr.
Forest Grove, OR 97116
503-830-2991
info@hollandpainting.com
www.hollandpainting.com

ADDRESS
MJ Guidetti
2038 17th Ave.
Forest Grove, OR 97116

ESTIMATE #	DATE	EXPIRATION DATE
3494	03/15/2018	03/15/2018

SHIP DATE
03/15/2018

ACTIVITY	DESCRIPTION	AMOUNT
Lead Paint Job	Perform the following tasks following EPA guidelines for lead paint preparation: Provide required pamphlets regarding dangers of lead paint. Lay plastic on ground at least 12' from exterior walls. Set up stanchions with caution tape and notices regarding lead paint. Workers will wear approved full bodied suits, goggles, and masks to avoid lead contamination. Surfaces will be scraped and sanded with machines attached to vacuum systems equipped with hepa filters. All surfaces will be hand washed as necessary to avoid excessive runoff from pressure washing. After prep work is complete, plastic and signage will be removed. Apply oil based exterior primer to any areas of bare wood. Recaulk joints where old caulking has failed. Mask all windows and remove items such as lighting from walls. Spray and backroll one coat of paint onto all siding. Apply one coat of paint to trim and doors by roller and brush. Panes of glass from storm windows will be removed for painting but frames will remain in place. Pricing assumes the use of 5 to 6 colors on various surfaces.	12,800.00
Exterior	Paint the window mullions the Fireweed color: House \$500. Sunroom \$150.	
Exterior	Apply a primer coat to new wood windows: \$400.	
Itemizations	Perform the same tasks as above to detached garage.	2,500.00
Thank you. We very much appreciate your business. -- Ramses		TOTAL \$15,300.00

Accepted By

Accepted Date



OWNER: MJ Guidetti	DATE: 5/17/18
JOB SITE: 2038 17 th Ave Forest Grove, OR 97116	EMAIL: [REDACTED]
	PROJECT MANAGER: Donnie Long

PROPOSAL CONTRACT

WORKMANSHIP: All work will be performed by professionals in a quick and efficient manner.

COMPOSITION: All materials used will be installed to manufacturer's specifications.

ROOF INSPECTION: A full roofing inspection will be done prior to roofing installation. This includes structural, venting and wood deck inspection. Any rot or structural defects found, will be removed and fixed to code by *Legacy Roofing LLC* at an additional cost to the property owner above and beyond the original contract/bid.

TEAROFF: All roofing will be removed. All roofing will be disposed of at the landfill.

PLYWOOD: If plywood needs to be replaced it will be billed in an extra sheet charge.

UNDERLAYMENT: Safeguard 30 Hybrid will be used as the vapor barrier.

ROOFING: GAF Timberline HD Architectural style asphalt shingles will be used.

RIDGE CAP: All ridges will have GAF EZ ridge installed.

PIPE FLASHINGS: No caulk flashings will be used on all pipes.

VENTS: All vents will be replaced with metal RVO 38's vents. All Exhaust pipes will have flapper vents installed.

SCREWS: All flashings, vents and pipe flashings will be secured with rubber gasket galvanized screws.

PAINT: Power wash and paint exterior

SIDING:

- Repair all dry rot areas on siding and trim

PORCH:

- Repair front porch and columns (back to original)
- Install handrail on back porch

WINDOW: recreate original front window setting

GARAGE: replace garage door

FENCE: build fence around backyard

GUTTER: Install gutters and downspouts

PAYMENTS/DEPOSITS: 50% of the total contract shall be paid to *Legacy Roofing LLC* by personal or business check, cashier's check, cash or credit card at the signing of contract and the balance due upon completion of the contracted work. If the payment is not received upon completion, there will be a 10% charge of total contract price.

PAYMENT ADDRESS: 2406 Pacific Ave Suite D Forest Grove, OR 97116

LICENSES, BONDS AND INSURANCE:

Oregon Construction Contractors Board Number: 173528

Liability Insurance: Benchmark Insurance Company \$1,000,000.00 Effective through 6/16/2018

Bonding Company: Old Republic Surety Co \$20,000.00 Effective through 12/21/2018

NOTICE: You may cancel this transaction at any time prior to the third business day after the date of this transaction by giving written notice. Cancellation by you after the right to rescind has passed shall be deemed a material breach of this agreement and entitles *Legacy Roofing LLC* to damages. Consumer Information regarding how to protect yourself may be obtained directly from the Oregon Construction Contractors Board, 201 High Street SE Suite 600 Salem, OR 97309. Their website is www.ccb.state.or.us Phone number: 503-378-4621

Page 1 of 2

1. **Bid/Payment Due:** Final payment is due upon completion of the contracted work. A finance charge at the rate of 1.5% per month / 18% per annum will begin to accrue on the 15th day retroactive to the date of completion of work if payment is not received by that date. Bid is contingent upon the use of *Legacy Roofing LLC's* standard contract terms and conditions.
2. **Warranty: For Roofing Only-** A 5 year labor warranty and a lifetime manufacturer's warranty applies to this job. Warranties are not in effect or valid until all monies due are paid in full within (30) days of job completion shall be deemed a material breach of contract and will void all warranties. Our limited labor warranty covers roof leaks caused by defective workmanship and does not include roof leaks caused by: (1) Obstruction of proper drainage of the roof by debris buildup; (2) Excessive walking on the roof and /or walking on the roof by persons who do so improperly; (3) Standing water or ponding; (4) improper flashing or sealing of any roof penetrations made after the work done by *Legacy Roofing LLC* has been completed; (5) Any physical damage of whatever nature to the roofing materials; (6) Work done on the roof by any persons other than *Legacy Roofing LLC*. In addition, our limited labor warranty does not cover damage to roofs caused by lightning, hurricane, tornado, hailstorm, gale (70mph) force winds, impact of foreign objects, or damage due to settlement or structural deficiency. *Legacy Roofing LLC* is not responsible for loss or exposing nail heads due to vibration during roofing installation. *Legacy Roofing LLC* is not responsible for sheet rock or texture damage due to skylight frame being removed for re-flashing of the curb. *Legacy Roofing LLC* is not responsible for punctured air conditioning lines beneath decking. *Legacy Roofing LLC* is not responsible for re-directing or installing satellite dishes. *Legacy Roofing LLC* is not responsible for small debris or dust in the attic from tear-off or roofing installation. Warranty limited to repair of roof leaks and replacement of missing shingles, but does not include repair of, or reimbursement for water damage to the structure or building or any components or contents thereof including mold, mildew or interruption in the use of the building or structure or personal injury claims resulting from the alleged mold growth.
3. **Disputes:** If buyer is dissatisfied with some aspect of the contractor's work after said job is substantially completed, buyer agrees to not withhold any more than 5% of the price of the contract until an agreement is reached and enacted upon, whereon the balance withheld plus any applicable finance charges becomes due and payable.
4. **Access to Building or Structure:** Owner shall supply free access to building for direct loading of materials. In the event, necessary access is not available or is refused to the contractor, this contract may be cancelled and owner shall pay for all reasonable costs incurred by *Legacy Roofing LLC*.
5. **Permits/Fees:** Any fees and /or permits required will be paid for and obtained by *Legacy Roofing LLC*. Any other charges, taxes, assessments, fees, etc. of any kind whatsoever, required by government body, telephone or utility company or the like shall be paid for by the owner unless otherwise stated in the contract.
6. **Signs:** Owner hereby grants *Legacy Roofing LLC* the rights to display his signs at the site while work is being performed.
7. **Photos:** Owner hereby grants *Legacy Roofing LLC* without further written authorization, the right to use aerial or surface photos of the job to be used in advertising. Owner grants contractor the right to publish the project street address on a "reference" list or other advertising which may be given to prospective customers.
8. **Concealed Damage or Dry Rot:** *Legacy Roofing LLC* will inform owner of any dry rot or other sub-roof deterioration which is concealed and is discovered during the course the work. Contractor is not responsible to repair any such discovered deterioration and any work performed by the contractor to remedy such discovered deterioration will only be done as extra work in a written change order. (\$55.00 per sheet for 1/2" CDX plywood, \$65.00 per sheet for overhang 1/2" CDX plywood, \$85.00 per sheet for 3/4" cdx plywood)
9. **Termites, Pests, and Hazardous Substances:** Owner understands that contractor is not qualified or licensed as an inspector or abatement contractor for hazardous materials (As identified by the State OF Oregon) or for pest (including termites). Should any such hazardous substances or pests be suspected to be present on the premises, it is the owner's responsibility to arrange and pay for inspection and abatement. Contractor cannot certify or warrant your building as being free of hazardous substances or pests.
10. **Clean Up:** Upon completion, contractor will be responsible for clean-up and removal of job related debris on the outside of the structure only; leaving the premises in a neat, broom-cleaned condition. Job related debris consisting of dust, dirt, asphalt, or pieces of roofing materials which may settle into attics, garages and living areas with open beam ceilings or any other area being worked over is unavoidable. Every effort will be made to minimize interior debris, however due to insurance liability limitations, contractor will not be responsible for or held liable for the cleanup or removal of any materials or debris left inside the structure during course of construction.
11. **Notification of Defects:** Owners are responsible for notifying *Legacy Roofing LLC* in writing, of any complaints regarding work done by *Legacy Roofing LLC*. Owner shall give *Legacy Roofing LLC* ample opportunity to affect any repairs or changes which may be required prior to taking any action which owner may otherwise be entitled to. Should owners or others at owner's direction make such repairs/changes without notification to *Legacy Roofing LLC* in writing, then the owners will be solely responsible for the costs and effectiveness of such repair/cost.
12. **Summary of Required Oregon Construction Contractors Board (CCB) Consumer Notices:** Oregon law requires construction contractors to give homeowners certain notices before and during a construction project. The summary explains what they mean. It is important to read and understand these forms.
 - A. **Consumer Protection Notice-** This information explains contractor licensing standards, bond and insurance requirements, steps consumers can take for successful construction projects and what to do if problems occur.
 - B. **Information Notice to Owners about Construction Liens-** Contractors must give homeowner's this notice any time the contract price is more than a \$1000. It is given at the time of the contract signing or if a verbal contract within 5 working days. The notice explains the construction lien law. It includes steps homeowners can take to protect their property from a construction lien.
 - C. **Notice of Procedure-** The notice explains what a homeowner must do before beginning an arbitration or court action against a contractor for construction defects. (This procedure is separate from the CCB Dispute Resolution process.)
13. **Explanation of Property Owner's Rights:**
 - A. Consumers have the right to receive the products and services agreed to in the contract
 - B. Consumers have the right to resolve disputes through means outlined in the contract.
 - C. Consumers have the right to file a complaint with the CCB. Any arbitration or mediation clauses in the contact may prevent the CCB form processing.

Legacy Roofing page 3

****ASK US ABOUT OUR FINANCING PROGRAMS!!****

Powerwash and paint exterior.....	\$24,340
Reroof with a 50 year shingle.....	\$23,480
Repair various areas of dry rotted siding and trim.....	\$11,260
Repair front porch and columns (back to originals).....	\$28,950
Recreate original front window setting.....	\$3,210
Replace garage door.....	\$2,180
Install handrail on back porch.....	\$1,860
Build fence around backyard.....	\$2,970
Replace gutters and downspouts.....	\$2,110
TOTAL INDIVIDUAL PRICE.....	\$100,360
 DISCOUNTED TOTAL.....	 \$94,870

ACCEPTANCE

I/We authorize Legacy Roofing LLC to furnish all material and labor required to complete the work mentioned in the above proposal, for which I/We agree to pay the amount mentioned in said proposal plan. I/We have read/received the following forms required to be included by the State of Oregon with this proposal: Oregon 1) Consumer Protection Notice, 2) Notice of Procedure and 3) Information Notice to Owner about Construction Liens

CUSTOMER'S SIGNATURE

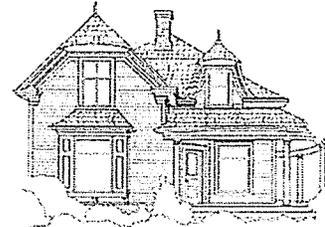
LEGACY ROOFING LLC REPRESENTATIVE SIGNATURE

DATE:

COLOR:



A place where families and businesses thrive.



311-18-000027-PLNG

File No. 1304-1.134

HISTORIC PRESERVATION GRANT APPLICATION

Please Print or Type Clearly

DATE: 9/13/2018

Applicant Name: Andrew Skidmore Mailing Address: 1824 23rd Ave, Forest Grove, OR 97116

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

Site Address: 1824 23rd Ave, Forest Grove, OR 97116 Historic Name (if known): Helen Russell McEldowney House

Historic Date (if known): 1920 Architectural Style: Craftsman

Tax Assessor Map and Parcel Number: 1N331CC-04100

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.

Approximately 40 feet of the foundation wall on northwest side of house will be replaced. A new sill plate will also be installed along this section and anchored to the foundation with seismic brackets.

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 project serves to replace a section of crumbling foundation along the northwest side of house and upgrade seismic integrity of the structure.

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

Temporarily support west side of structure. Demo and dispose of existing foundation. Pour new footing and foundation stem wall with foundation vents.

Install new sill plate and attach with Simpson seismic brackets (new foundation only).

Total: \$6,900.00

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: 10/1/2018 Completion Date: 10/15/2018

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: [Redacted] Date: 9/17/18

Oregon Historic Site Record

LOCATION AND PROPERTY NAME			
address:	1824 23rd Ave Forest Grove, Washington County	historic name:	
assoc addresses:		current/other names:	
location descr:		block/lot/tax lot:	
		twtnshp/rng/sect/qtr sect:	1N 3W 31
PROPERTY CHARACTERISTICS			
resource type:	Building	height (stories):	1.5
elig evaluation:	eligible/contributing	total elig resources:	2
prim constr date:	c.1910	total inelig resources:	0
		NR Status:	Listed in Historic District
		second date:	
		date indiv listed:	
primary orig use:	Single Dwelling	orig use comments:	
second orig use:		prim style comments:	
primary style:	Bungalow (Type)	sec style comments:	
secondary style:		siding comments:	
primary siding:	Metal: Other/Undefined	architect:	
secondary siding:		builder:	
plan type:			
comments/notes:	Contributing garage.		
GROUPINGS / ASSOCIATIONS			
Survey/Grouping Included In:	Type of Grouping	Date Listed	Date Compiled
Forest Grove Inventory	Survey & Inventory Project		1997
Walker Naylor Historic District	Listed Historic District	03/03/2011	2010
Walker Naylor RLS Update	Survey & Inventory Project		2009
SHPO INFORMATION FOR THIS PROPERTY			
NR date listed:	N/A	106 Project(s):	None
ILS survey date:		Special Assess Project(s):	None
RLS survey date:	05/20/2009	Federal Tax Project(s):	None
ARCHITECTURAL / PROPERTY DESCRIPTION			
<i>(Includes expanded description of the building/property, setting, significant landscape features, outbuildings and alterations)</i>			
<p>Square, paired, truncated porch columns supported by closed rail; lattice skirting; New front door; siding; picture window; 2 huge oaks (N edge of "Oak Alley" to Indian School site); stepped concrete walk; Mid-block on the north side of 23rd Avenue in a residential neighborhood The example at 1824 23rd Avenue is a fine example of a simple hip-roofed bungalow. The prominent porch with its paired posts is a standard bungalow feature. The front facade succeeds in giving an impression of symmetry and simplicity. While some alterations have been made, including the addition of metal siding, the house retains much of its historical appearance.</p>			
HISTORY			
<i>(Chronological, descriptive history of the property from its construction through at least the historic period - preferably to the present)</i>			
Refer to scanned documents links.			
RESEARCH INFORMATION			
Title Records	Census Records	Property Tax Records	Local Histories
Sanborn Maps	Biographical Sources	SHPO Files	Interviews
Obituaries	Newspapers	State Archives	Historic Photographs
City Directories	Building Permits	State Library	
Local Library:	University Library:		
Historical Society:	Other Respository:		
Bibliography:			

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

PAGE 1

County: Washington

Historic Name:
Current Name:
Street:
City:
Owner:
Category: Location:
TRS:
Quad:
Map: TLN:
Addition:
Block: Lot:

Original Use:
Current Use:
Secondary Current Use:
Building Date: Moved?
Theme:
Secondary Theme:
Style:
Secondary Style:
Architect:
Builder:

Condition:
Integrity:
Local Ranking:

Plan Shape: Number of Stories:
Foundation Material: Basement? Porch?
Roof Form: Roofing Material:
Primary Window Type:
Exterior Surfacing Materials: Structural Framing:
Decorative Surfacing:
Decorative Features:
Alterations/Additions:
Landscape Features:
Associated Structures:
Known Archaeological Features:
Setting:



Recorder: Recorded:
Local Number: SHPO Number:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

PAGE 2

County: Washington

Statement of Significance:

This property is located on part of the original Walker Donation Land Claim. In 1872, following the incorporation of Forest Grove, the plat for Walker's Addition was filed, creating residential sites near Tualatin Academy and the commercial area. The availability of individual lots increased building activity in Forest Grove, as non-farm residences could now be built close to the City's core.

The bungalow enjoyed great popularity as a residential style in Oregon. Few were architect-designed, as a variety of plans were available from numerous books and whole kits could be ordered by mail. The example at 1824 23rd Avenue is a fine example of a simple hip-roofed bungalow. The prominent porch with its paired posts is a standard bungalow feature. The front facade succeeds in giving an impression of symmetry and simplicity. While some alterations have been made, including the addition of metal siding, the house retains much of its historical appearance.

Sources:

Peter J. Edwards, "Forest Grove: A Historic Context," 1993

Sanborn Fire Insurance Map, 1912

US Dept of Agriculture aerial maps, 1936 (4738) and 1948 (DFR-3D-183)

Forest Grove Street Surface Map, prepared by Oregon State Highway Department, 1939

Virginia and Lee McAlester, "A Field Guide to American Houses," 1984

Rosalind Clark, "Architecture, Oregon Style," 1983

Historic Name:
Street: 1824 23rd Ave

Map: 1N331CC TLN: 4100
TRS: T1N R3W S31 Quad: Forest Grove

SHPO Number:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
PAGE 3

County: Washington

Photograph: 3:25 Pinyerd 12/13/97

Slide:



Historic Name:
Street: 1824 23rd Ave

Map: IN331CC
TRS: TIN R3W S31

TLN: 4100
Quad: Forest Grove

SHPO Number:

ESTIMATE



White Sand Construction LLC

Andrew and Dorit Harvey-Skidmore

1824 23rd Ave.

Forest Grove, , OR 97116



White Sand Construction LLC
dba Foundation King of Oregon

23830 NE Dayton Ave
Newberg, Oregon 97132

Phone: (503) 516-4437

Email: jefft11@comcast.net

Web: FoundationKingOR.com

Estimate # 004301
Date 08/28/2018
Business / Tax # CCB 203353

Description **Total**

Replace foundation wall \$6,900.00

Replace approximately 40 feet of foundation wall along NW side of house from front to back contiguous to driveway. Temporarily support west side of structure. Demo and dispose of existing foundation. Pour new footing and foundation stem wall with foundation vents. Install new sill plate and attach with Simpson siesmic brackets (new foundation only). Includes all labor, materials and disposal of old concrete. If additional excavation is required disposal of earth additional \$50 per yard.

Permits and engineering not included.

Subtotal **\$6,900.00**

Total **\$6,900.00**

Payment Terms: 1/2 Due upon acceptance of contract. Balance due upon completion.

Complete customer satisfaction is our goal. If you have any questions, comments or concerns please let us know and we will make sure it is taken care of. Warranty work takes top priority.

Thank you for trusting White Sand Construction and Foundation King of Oregon with your construction.

By signing this document, the customer agrees to the services and conditions outlined in this document.

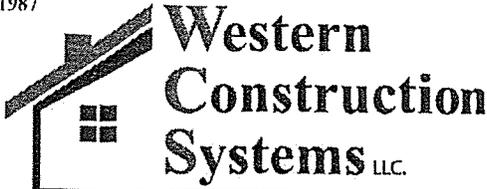
Andrew and Dorit Harvey-Skidmore

Financing options are available

We offer financing through industry leading partners. Loans range from \$1,000 to \$100,000 with APR's as low as 6.16%. Check your rate in minutes without affecting your credit score. In proud partnership with:



Est. 1987



BASEMENT WATERPROOFING AND FOUNDATION REPAIR SPECIALISTS

PROPOSAL

503-362-5052

Fax Number:
503-371-6138

Home Office:
1995 Wallace Rd. N.W.
Salem, OR 97304

westernconstructionsystems.com Email: james@westernconstructionsystems.com

CCB 94222

Wa Lic. WESTECS899M8

*The Integrity of your
foundation is our specialty.
Guaranteed!*

Proposal Submitted To: Andrew Skidmore		<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Agent	Lead Source
Responsible Party (Signature Required below) Same		Job Location 1824 23rd Ave	
Date: 9/11/2018		City Forest Grove	State OR
Phone # [REDACTED]		Email [REDACTED]	Zip 97116
		Project Manager James Connin	

Your email address will only be used for official communication (no spam).

We hereby submit specifications and estimates for:

- Foundation Repair/Restoration
 Basement waterproofing
 Drainage
 Structural Repair
 Crawl space Sq Ft _____
 Voluntary Seismic Upgrade _____
 Other Foundation Replacement

Foundation Replacement

Homeowner has requested a bid to replace a section of foundation. We also wrote a bid to repair and restore this section of the foundation.

This will include replacing up to twenty five feet of the footing and foundation. We will pin into existing foundation using re-bar.

Scope of work:

- Working from crawl space we will install a temporary support system and remove pressure from sill plate and foundation.
- We will then demo out sill plate and foundation in designated area so we can remove dirt and set forms for new footing.
- New footing will be 24" wide and 12" thick.
- After footing has cured will set re-bar and forms for new foundation.
- We will then pour new 6" thick foundation stem wall to sill plate. This will be level with existing foundation.
- Once new foundation has fully cured we will install a new PT sill plate and remove temporary support beam.
- Clean up work area. Pull forms

Cost of full replacement at \$ 425.00 per LF. = \$ 10,625.00

**Price may change depending on engineering specifications.

Overall the existing foundation appears to be in stable condition and performing well. We believe that restoration and repair will be adequate.

CONSUMER PROTECTION NOTICE - ACTIONS TO HELP MAKE YOUR PROJECT SUCCESSFUL
(ORS 701.330 (1))

START OUT YOUR PROJECT RIGHT

1. Make sure your contractor is properly licensed before you sign a contract. Visit www.oregon.gov/ccb and click on the link. Check on a Contractor's License, or call our offices at 503-378-4621. To be licensed in Oregon, contractors must take training and pass a test on business practices and law. Licensing is not a guarantee of the contractor's work.
 - A license requires the contractor to maintain a surety bond and liability insurance - The CCB surety bond provides a limited amount of financial security if the contractor is ordered to pay damages in contract disputes. It is not intended to be a safety net for consumer damages. Consumers with large projects may wish to look into performance bonds. Liability insurance coverage provides for property damage and bodily injury caused by the contractor. It does not cover contract disputes, including poor workmanship.
 - If your contractor is not licensed - the CCB bond and dispute resolution services will not be available to you.
 2. What you should know about bids, contracts, and change orders:
 - Bids - Do not automatically accept the lowest bid - A low bid may make it necessary for the contractor to use lower quality materials and to cut corners in workmanship.
 - Contracts and Change Orders - Always get it in writing. Your contractor is required to provide a written contract if the contract price is more than \$2000. The CCB recommends that all contracts be in writing.
 - Contracts should be as detailed as possible - Some items to include are materials and costs, permits, estimated start and completion dates, debris removal, and arbitration clauses. Make sure the contractor's name, CCB number, and contact information is included in the contract.
 - Read and understand your contract before signing it - Don't be pressured into signing your contract without taking the time needed to go through it. Make sure it includes enough details to avoid misunderstandings and to protect you and your property.
 3. Additional contract information you should know:
 - A Payment Schedule - should be included in the contract. Stick to the schedule and never pay in full for a project before the work is complete.
 - Special Note on Liens - Subcontractors and material suppliers that work on your project are often paid by the general contractor. If a general contractor fails to pay, the subcontractor may file a lien on your property. For information on construction liens, visit the CCB's Consumer Help Page at www.oregon.gov/ccb or contact an attorney.
 - Warranty on new residential construction - Contractors must make an offer of a warranty when constructing a new residential structure. Consumers may accept or refuse the warranty.
4. If you should have a problem with your contractor - You can file a complaint with the CCB against a licensed contractor within one year of the substantial completion of work on your project. Contact the CCB office at 503-378-4621 for help.

INFORMATION NOTICE TO OWNER ABOUT - CONSTRUCTION LIENS
(ORS 87.093)

STEPS THAT CONSUMERS CAN TAKE TO PROTECT THEMSELVES

- licensed. The law requires all construction contractors to be licensed with the CCB. Check a contractor's license online at the CCB consumer website: www.oregon.gov/ccb or you can call 503-378-4621.
- Review the Consumer Protection Notice (ORS 701.330(1)), which your contractor must provide to you at the time of contract on a residential structure.
- Consider using the services of an escrow agent to protect your interests. Consult your attorney to find out whether your escrow agent will protect you against liens when making payments.
- Contact a title company about obtaining a title policy that will protect you from construction lien claims.
- Find out what precautions, if any, will be taken by your contractor, lending institution, and architect to protect your project from construction liens.
- Ask the contractor to get lien waivers or lien releases from every subcontractor, materials provider, equipment provider, and anyone else the contractor is responsible for paying. Do this before you give your contractor a progress payment.
- Have a written contract with your contractor. A written contract is required for projects greater than \$2,000. An original contractor that fails to provide a written contract as required by law, may not place a construction lien against the owner's property.
- If you receive a Notice of Right to Lien, ask for a statement of the reasonable value of the materials, labor, equipment, or services provided to your project from everyone who sends you a Notice of Right to Lien. If the information is not provided in a timely manner, the sender of the Notice of Right to Lien may still be able to file a construction lien, but will not be entitled to attorney fees.
- When you pay your contractor, write checks made jointly payable to the contractor, subcontractors, materials, equipment, or services providers. The checks name both the contractor and the subcontractor, materials or equipment provider. The checks can only be cashed if both the contractor and the subcontractor, materials or equipment provider endorses it. This ensures that the subcontractor and other providers will be paid by your contractor, and can eliminate the risk of a lien on your property.
- Should you have a dispute with your contractor, you may be able to file a complaint with the CCB and be reimbursed in whole or in part from the contractor's bond. For more details about help available through the agency, write to the CCB at PO Box 14140, Salem, OR 97309-5052 or call 503-378-4621.
- Consult an attorney. If you do not have an attorney, consider contacting the Oregon State Bar Referral Service at 503-684-3763 or 1-800-452-7636.

Oregon law contains important requirements that homeowners must follow before starting an arbitration or court action against any contractor, subcontractor, or supplier (materials or equipment) for construction defects.

NOTICE OF PROCEDURE - REGARDING RESIDENTIAL CONSTRUCTION - ARBITRATIONS AND LAWSUITS
(ORS 701.330)

BEFORE YOU START AN ARBITRATION OR COURT ACTION, YOU MUST DO THE FOLLOWING:

1. Deliver a written notice of any conditions that you believe are defective to the contractor, subcontractor, or supplier that you believe is responsible for the alleged defect.
 2. Allow the contractor, subcontractor, supplier, or its agent, to visually inspect the possible defects and also allow the contractor, subcontractor, or supplier to do reasonable testing.
 3. Provide the contractor, subcontractor, supplier, or its agent, the opportunity to make an offer to repair or pay for the defects. You are not obligated to accept any offer made.
- There are strict procedures and deadlines that must be followed under Oregon law. Failure to follow those procedures or meet those deadlines will affect your right to start an arbitration or court action. You should contact an attorney for information on the procedures and deadlines required under Oregon law.
- Your contractor is supplying this notice to you as required by Oregon law.

Oregon law requires contractors to provide the homeowner with this notice at the time of written contract, for work on a residential structure. This notice explains licensing, bond and insurance requirements, and steps that consumers can take to help protect their interests.

Signing this Information Notice verifies only that you have received it. Your signature does not give your contractor or those who provide material, labor, equipment, or services, any additional rights to place a lien on your property.

CONTRACTOR: CCB#: 94222

HOMEOWNER:

Western Construction Systems, LLC.

Andrew Skidmore

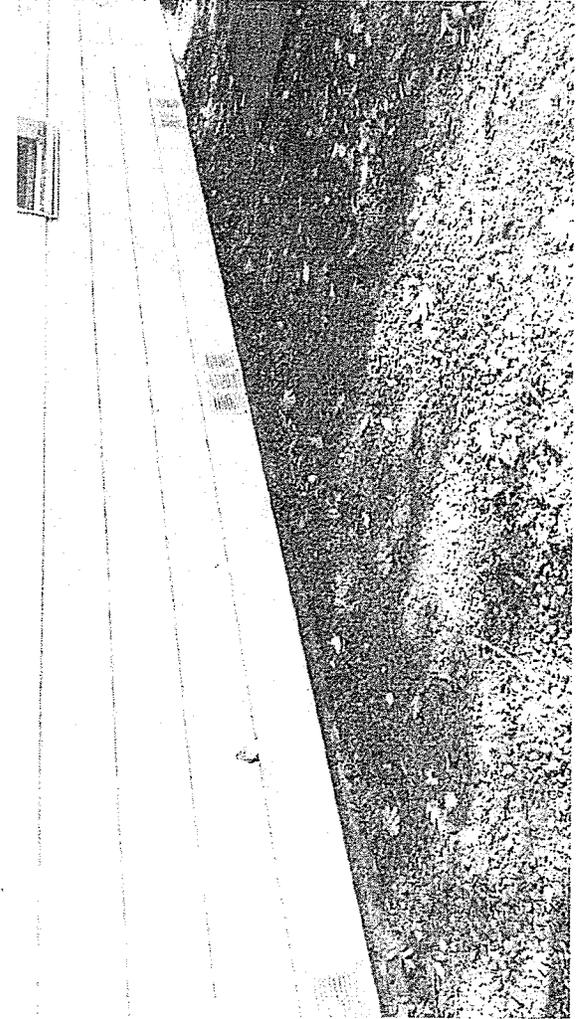
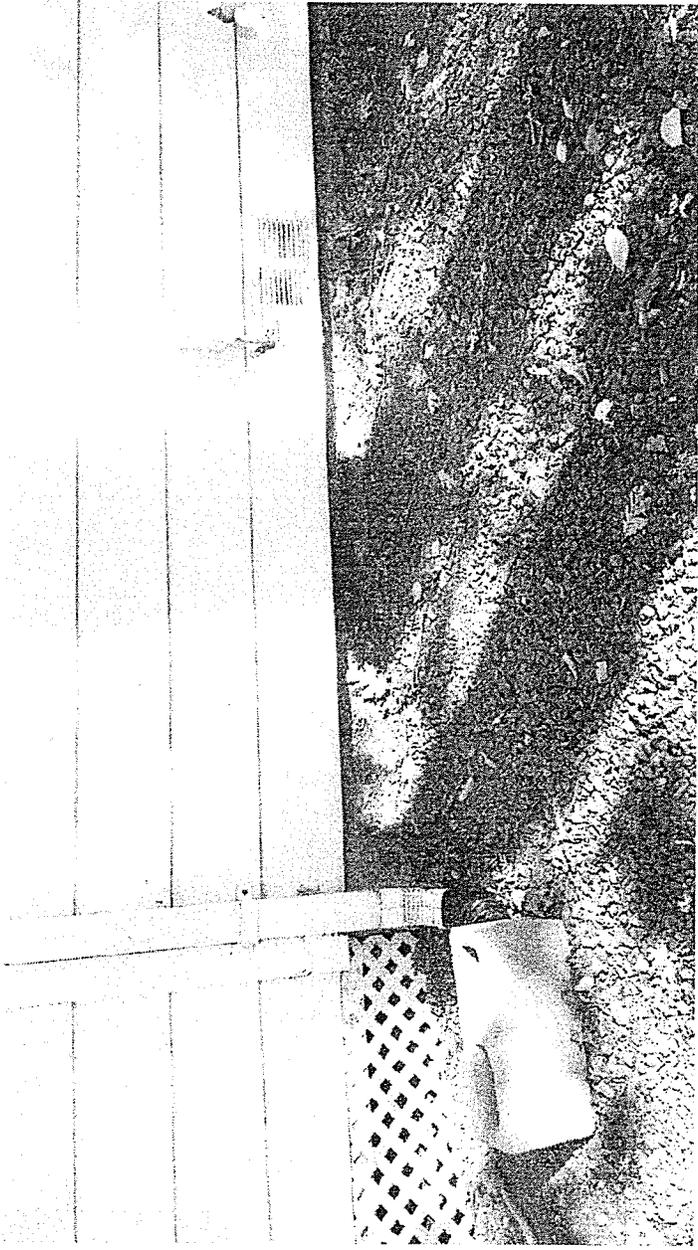
Print Contractor Name (as it appears on contract)

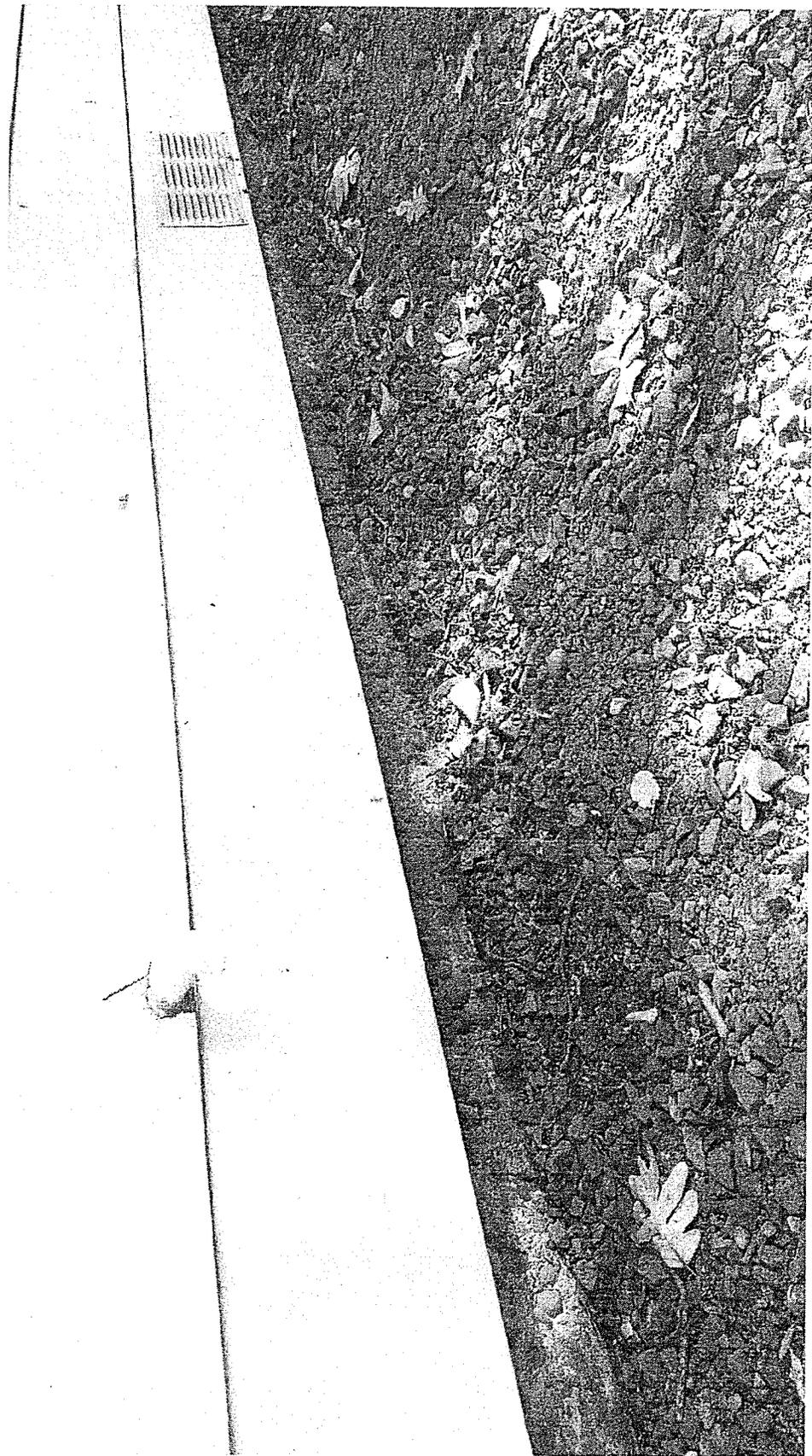
Print Homeowner Name (as it appears on contract)

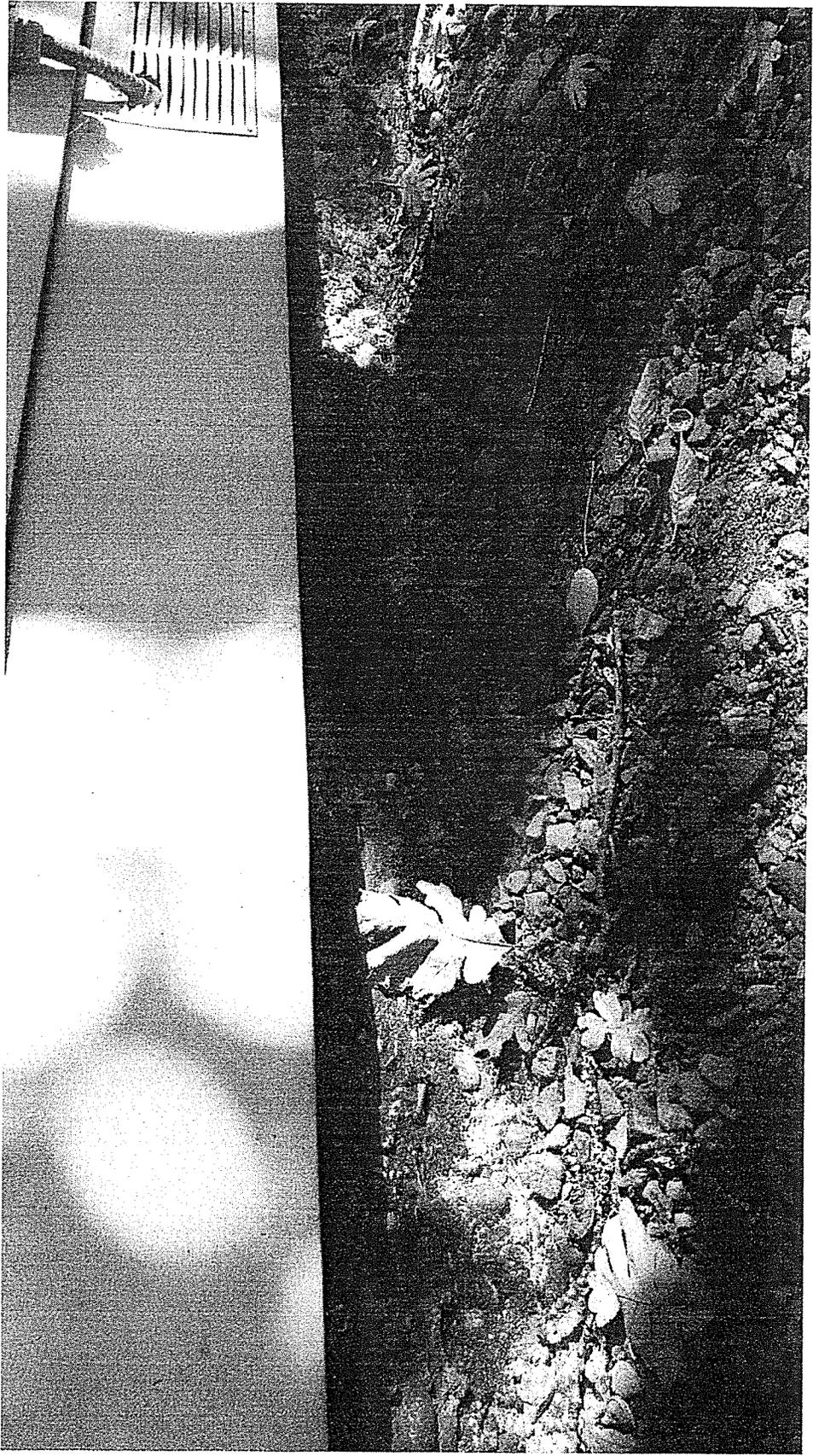
James Conner 9/11/2018

Signature of Authorized Representative Date

Signature Date







Historic Preservation Grant Application

Please Print or Type Clearly

DATE: 9/17/18

Applicant Name: Kaylene Toews Mailing Address: 2212 A St. Forest Grove, OR 97116

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

Site Address: Same Historic Name (if known): WR Taylor House

Historic Date (if known): 1920 Architectural Style: Dutch Colonial Revival

Tax Assessor Map and Parcel Number: _____

Treatment (circle one): Preservation Rehabilitation Restoration Reconstruction
(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.

Replace 2 single garage doors on detached garage. Both have extensive damage to wood paneling, door jams and broken springs, wheels and tracks. Replacements doors will be as close as possible to current style, but will be steel to improve security and durability.

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 garage was built after the house (I believe in the 1940's) with a sloped roof added in 1990's. Replacing the doors will allow it to continue to function as a storage building as 1 door is unopenable, and the other is unsafe to operate.

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

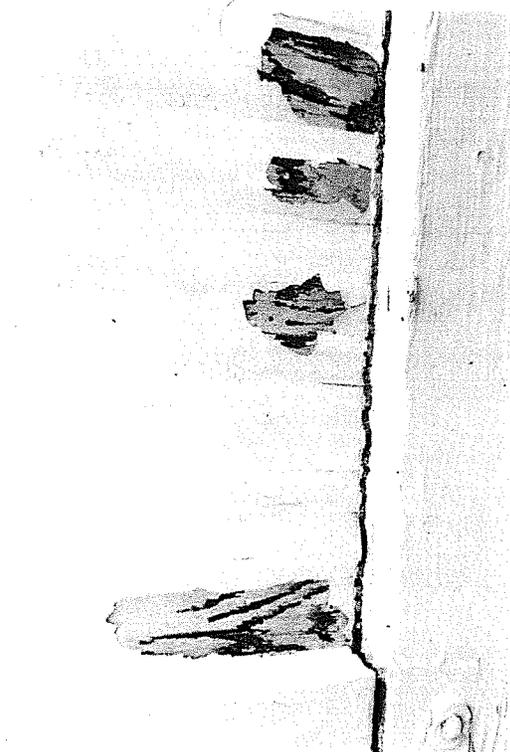
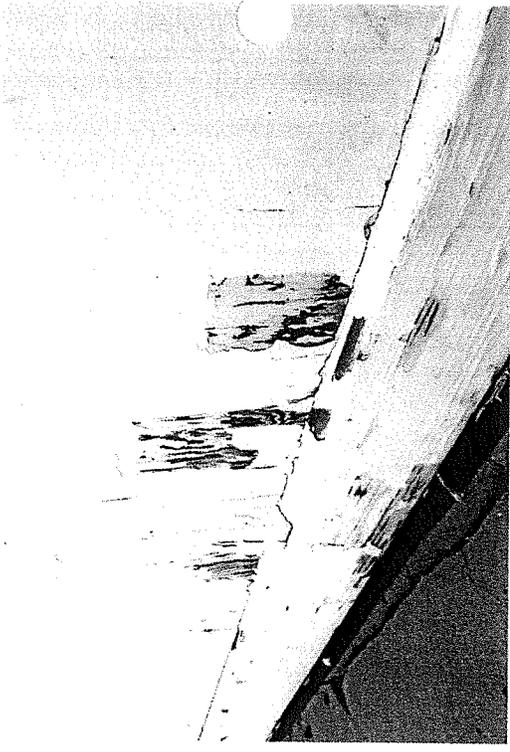
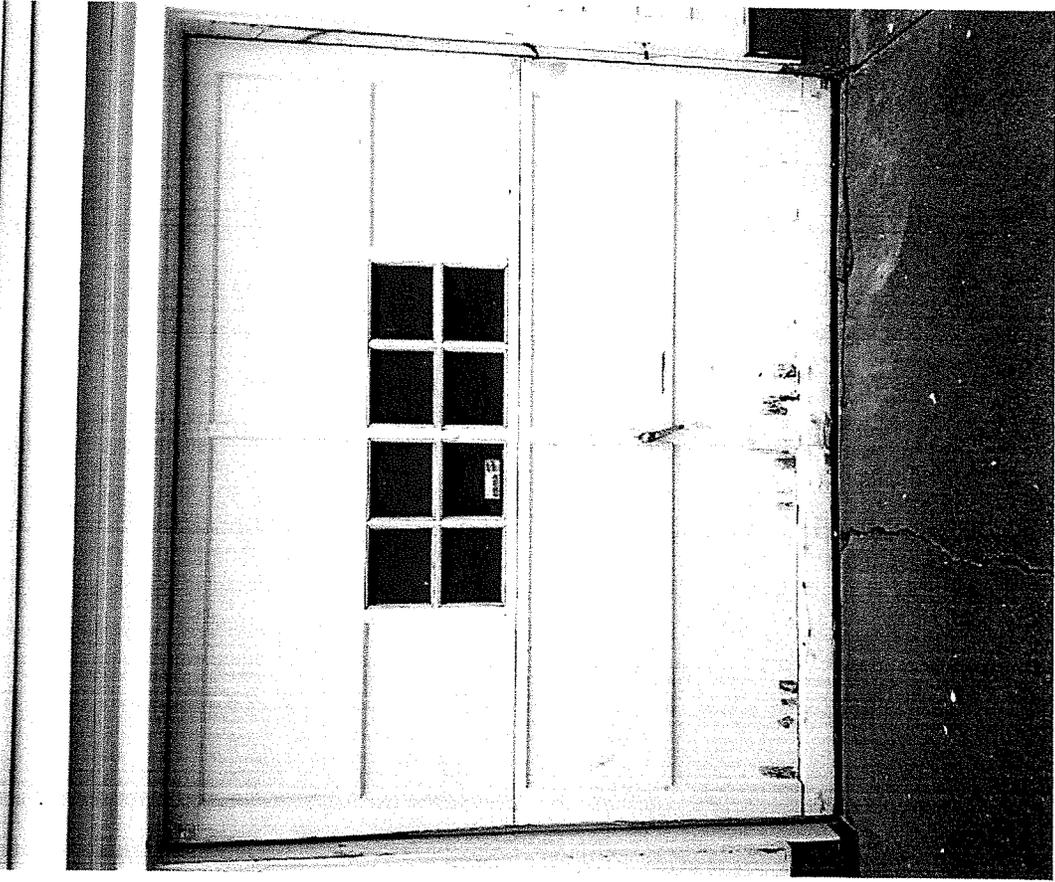
N/A

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.* See attached PPT.

Current condition of doors

Both doors have water damage on the lower panels that has been painted over previously.

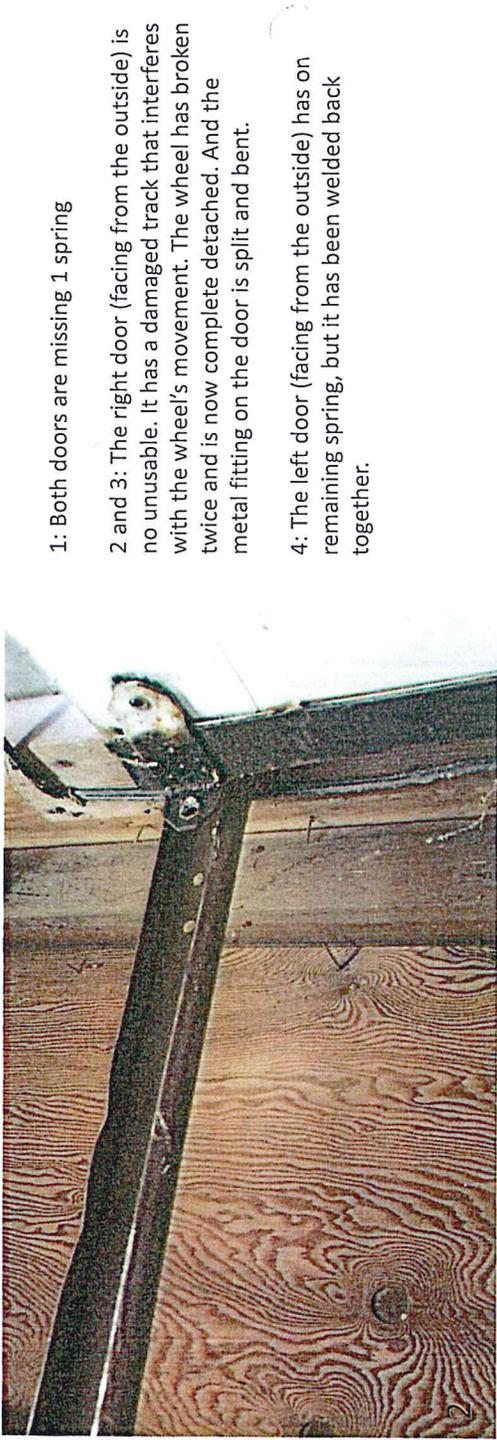
We considered simply repainting, but combined with other mechanical issues it didn't seem worth the cosmetic fix.





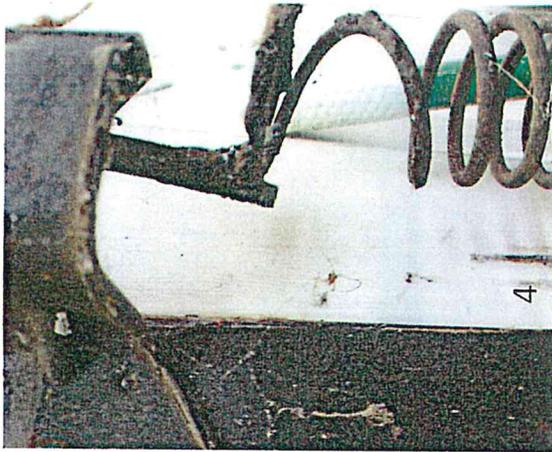
1 and 2: The left garage door has been inoperable since we purchased the home in 2013 because poor past repairs to the track and wheels were misaligned and the door is wedged against the jam.

3: The right door jam has similar damage, which has been exacerbated since the wheels both recently broke.

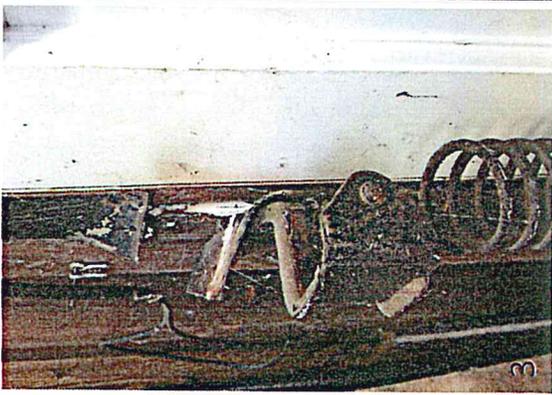


1: Both doors are missing 1 spring

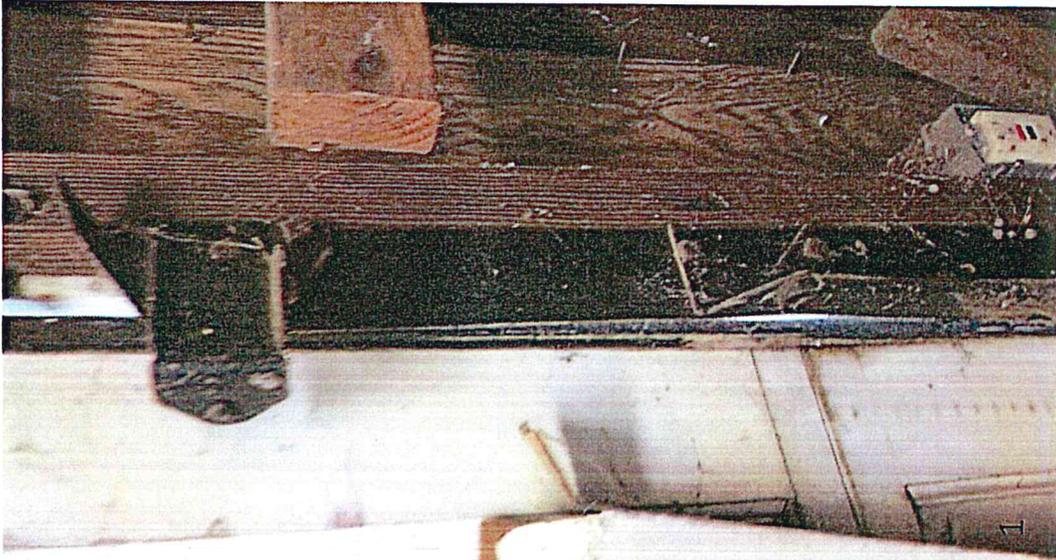
2 and 3: The right door (facing from the outside) is no usable. It has a damaged track that interferes with the wheel's movement. The wheel has broken twice and is now complete detached. And the metal fitting on the door is split and bent.



4

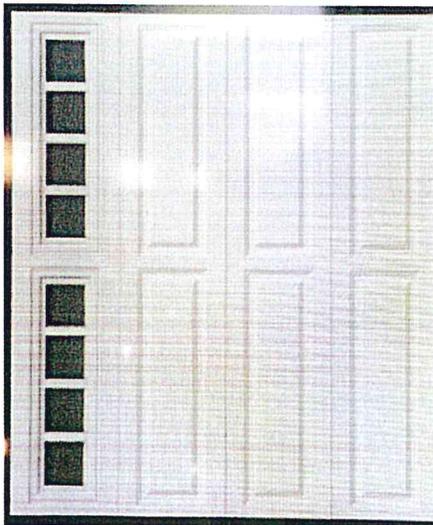


3



1

4: The left door (facing from the outside) has on remaining spring, but it has been welded back together.



More saving. **More doing.**



America's Favorite Garage Doors®

Shopping Cart

Your Shopping Cart

Description

Classic™ Collection - Value Series - 8' 0" x 7' 0" - (Installed)

WindCode : W0

Collection : Classic™ Collection - Value Series

Door Design : LTV

Door Model : HDBL

Door Construction : 1-Layer Non Insulated 25 ga Tongue and Groove Joint

Color : Standard White

Top Section : Madison 611

Glass Type : SSB Clear Glass (Non-Insulated)

Hardware :

- Placement : 4th Row (TOP)

Lock : Exterior Keyed Lock

Lead Testing

Medallion Hardware Upgrade

Qty.

Remove Item

Unit Price

~~\$862.75~~

Total

\$1705.50

+ ADD ANOTHER DOOR TO THIS ORDER

Estimated Pre Tax Sub-Total: \$1705.50



More saving. More doing.



America's Favorite Garage Doors®

Choose Installed vs. DIY

Home Size Collection Design Construction Color Top Section Glass Type Hardware **DIY/Install** Opener Summary

LIVE CHAT CART

	Installed Price	DIY Price
Edit Size : 8' 0"(w) x 7' 0"(h)		
Edit WindCode : W0		
Edit Collection : Gallery® Collection		
Edit Door Design : Long Panel		
Edit Door Model : GR4L	\$795.75	\$539.75
Edit Door Construction : 1-Layer Non Insulated 24 gauge steel		
Edit Color : Standard White	\$0.00	\$0.00
Edit Top Section : Long with Square Grilles		
Edit Glass Type : DSG Strength Clear Glass (Non-Insulated)	\$221.85	\$221.85
Edit Hardware :		
• Handles : Cast Aluminum Spear Lift Handles (x1 Per Door)	\$19.08	\$19.08
• Step Plate : Cast Aluminum Spear Step Plate (x1 Per Door)	\$12.72	\$12.72
• Hinges : No Hinge (x0 Pair Per Door)	\$0.00	\$0.00

Price: \$1049.41 | \$793.41

SELECT & PROCEED WITH INSTALLED DOOR >

SELECT & PROCEED WITH DIY DOOR >

PROMO SAVINGS \$141.00!

View Door

View Home
View Details

\$1049.41 / Installed
 Installed vs Do-it-Yourself

\$793.41 / DIY
Quantity:

Prices include A. Applicable Discounts