

To: Historic Landmarks Board
From: James Reitz (AICP) Senior Planner
jreitz@forestgrove-or.gov (503) 992-3233
Re: June 25 Agenda
Date: June 18, 2019



Memorandum

ACTION ITEMS -

- A. Preservation Grants:** For FY 2019-20, the City Council awarded the Board \$4,769. Because the amount remaining in the FY 18-19 budget was only \$181, that has been rolled over into this year's budget, for a total of **\$4,950**. Two new requests have been filed, each for a \$1,000 grant. The application materials are enclosed.
- B. National Night Out:** Time to start planning for the August 8 event.
- C. Editorial Calendar:** Kelsey will provide an update. Topics for the July-December period need to be finalized.

INFORMATION ITEMS -

Downtown District: Consultant selection is in process.

Legislative Update, per the Restore Oregon website (as of June 17):

SB 927-3: The Public Participation in Preservation Act. This bill would revise how historic properties are designated and protected. Status: Senate Rules Committee.

SB 929: The Preservation, Housing, and Seismic Safety Act. Creates a state tax credit-funded "Rehab Rebate" to offset costs of restoration and seismic retrofitting; prioritizes projects providing housing. This bill provides multiple public benefits: preserves heritage, increases housing supply, and improves seismic safety. However, the total amount of tax credits allocated for this session is a mere \$40M, which means that some existing tax credits may not be renewed, and therefore it's very challenging to pass a new program. Still, there is interest by the co-chairs of the joint committee to try to move our bill forward. Status: Awaiting hearing before Joint Committee on Tax Expenditures at which time we'll issue an invitation for supporters to submit testimony.

SB 48: Extends Oregon's historic Special Assessment program through 2023. Special Assessment freezes assessed property value for ten years in exchange for rehabilitation of historic buildings. Status: "Do pass" recommendation from Senate Revenue Committee; forwarded to Joint Committee on Tax Expenditures.

HB 2663: Better enables the internal conversion of single-family homes into multiple units, an important option to advance "density without demolition" and the retention of historic fabric important to communities. Status: House Committee on Revenue.

HB 2208: Creates Unreinforced Masonry Seismic Safety Fund to cover 35% of retrofitting costs up to a maximum amount of \$1.5M per building. Priority would be given to non-profit owned buildings. Status: Joint Committee on Ways and Means.

July 23 Agenda (fourth Tuesday): Editorial calendar, National Night Out planning, Chalk Art Festival planning, preservation grant requests (if any).

2019-20 CALENDAR - UPCOMING AGENDA ITEMS

July 23, 2019 (fourth Tuesday)

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

August 21, 2019

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

September 24, 2019

- Public Safety Open House planning (October 12)

October 22, 2019 (fourth Tuesday)

- Photo Contest Planning

November 26, 2019

- Photo Contest planning

December 17, 2019 (third Tuesday)

- Prepare annual report and presentation for January boards and commissions reception (not to exceed 5 minutes)
- Discuss 2020 work plan
- Prepare January-June 2020 Editorial Calendar
- Photo Contest planning

January 28, 2020

- Review and adopt 2020 work plan
- Review and adopt January-June 2020 Editorial Calendar
- Photo contest planning
- Annual officer elections

February 25, 2020

- Begin CEP application preparation
- Mock Design Review Hearing
- Photo contest planning

March 24, 2020 (fourth Tuesday)

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

April 28, 2020

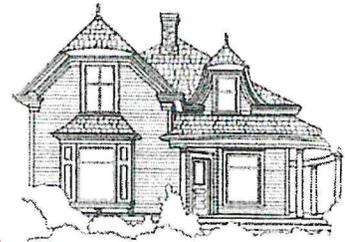
- Select Stewart Award recipient
- Preservation Month / photo contest planning (continued)

May 26, 2020

- Historic Month Proclamation (May 11 CC meeting)
- Honor Stewart Award recipient (May 11 CC meeting)
- Honor photo contest winners (May 11 CC meeting)
- Review July-December 2019 Editorial Calendar

June 28, 2020

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



A place where families and businesses thrive.

311-19-000010-PLNG

File No. 1304-1.137

HISTORIC PRESERVATION GRANT APPLICATION

Please Print or Type Clearly

DATE: 5/7/19

Applicant Name: Virginia Petersen, Jon Schnorr Mailing Address: 1803 Ash St., Forest Grove, OR

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

Site Address: 1803 Ash St. Historic Name (if known): Ireland House

Historic Date (if known): 1912 Architectural Style: Craftsman

Tax Assessor Map and Parcel Number: 15306 BB12501

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.

Exterior painting of the entire house. The paint in some places is weathers and peeling and will need to be sanded and primed.

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 painting is necessary to preserve the original wood siding and original windows.

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 will not be altering the exterior. We will be using the same colors.

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: \$9,800

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: July 5, 2019 Completion Date: July 12, 2019

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: 5-7-19

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 86

George Harvey Baldwin contributed, literally, to the up building of Forest Grove and Washington County. Born in 1878 in Vermont, Illinois, he first entered the brick contracting business with his brothers. During his lifetime as a building contractor, he constructed eleven banks in Washington County. He also built McCormick Hall on the Pacific University campus, Well's Department Store in Hillsboro, the Congregational Church in Forest Grove, and Gaston School. George Baldwin may have constructed his own home at 1735 Ash Street. During World War II, he worked in the shipyards. He retired in 1945 and died in 1955. Subsequent ownership has not been determined. The house is in good condition and retains a high degree of historic integrity. It is, therefore, considered a contributing resource in the district.

1803 Ash Street

Historic Name: Ireland, John & Clarrisa, House
Date of Construction: 1912
Owner: Jon Schnorr and Virginia Petersen
Owner Address: 1803 Ash Street, Forest Grove, OR 97116
Legal Description: Tax Lot #1S306BA07600
Classification: Historic Contributing (2)

Description: This is a one-and-a-half story, wood-framed Craftsman style bungalow. It is clad with horizontal lapped board siding, sits on a concrete block foundation, and has composition shingle roofing. The windows are primarily one-over-one double-hung wood sash; one large picture window is located on the first floor of the front facade. The house is distinguished by its full-width, recessed front porch and a nearly full-width shed roof dormer. The dormer is embellished with four one-over-one double-hung sash windows. The front porch is covered by the house's principal roof that is supported by five paired columns resting upon piers. The south elevation had a gable end fireplace and a projecting bay. The house has wide overhanging eaves with knee braces. Its sheathing is enriched by a textural change in the gable where the board direction changes to the vertical from the horizontal installation used throughout the lower portions of the house walls. A single-car garage in the rear may be original. Landscaping includes large, mature trees in the side and rear yards.

Significance: The Ireland House was built in the summer of 1912. John and Clarissa Ireland bought this property from the W.A. Goodin family in 1910. The Goodin's house, a modest Queen Anne style house that had been built on this lot around 1892, was moved by the Irelands a few yards to the north (where it now stands at 1807 Ash Street). The Ireland family farmed just north of Forest Grove (on present Highway 47). Their farm stands today as a century farm. John and Clarissa Ireland moved in to Forest Grove so that their children could attend school. One son, Arthur Ireland, who continued to farm and operated a dairy farm on Banks Road, served as a state representative and senator. His son, Glen Ireland, was still operating the original Ireland farm on Highway 47 in the 1980s. A daughter, Buella Linnehan, and her daughter, Catherine Hendrick, retained ownership of the Ireland House into the 1960s. At one time, Buella lived in the Goodin House and Catherine resided in the Ireland House. After Buella died, Catherine Hendrick moved into the Goodin House at 1807 Ash Street. The Ireland House sat vacant for a number of years after frozen and burst pipes caused severe water damage inside the house. Marvin Cressy, reportedly, repaired, and remodeled the house. David Burns bought it in 1975. It was further rehabilitated in the 1990s. It has been identified as a local landmark. It is in good condition and retains a high degree of historic integrity. It is, therefore, considered a contributing resource, as is the garage.

1807 Ash Street

Historic Name: Goodin, W.A., House
Date of Construction: 1892
Owner: Andre and Carla Jehan
Owner Address: 1703 Main St. #1, Forest Grove, OR 97116
Legal Description: Tax Lot #1S306BA07500
Classification: Historic Contributing







Craig Jones Painting

P.O. Box 693

Forest Grove, OR 97116

(503) 522-5264

CCB# 156580

Proposal #3878

02/01/2019

Gini Petersen & Jon
1803 Ash St,
Forest Grove, OR, 97116

Worked to be Performed @

Note: This is a Lead project, we will use all the prescribed practices for working with and around lead, including using caution tape, signs, large blue tarps for collecting and the gathering of any chips daily and proper disposal of waste. After power washing, we would work on the lead areas first, sealing surfaces after prep work is completed, at that point, the job would be just normal paint.

Exterior repainting of House,

Power wash house, rinsing down any porches and walkways free of washing debris. Scrape any loose failing paint, any areas where the wood grain has risen due to exposed weathering, will be sanded, feathering out edges. Fill unwanted holes or blemishes, sand smooth. Prime all raw exposed wood and any areas where stains maybe bleeding through existing paint surface using an oil-based stain-blocking primer. Check window, door and trim seams for gaps or for failing caulking, remove failing caulking and re-caulk with extra caulking as needed. Rest or replace any loose or missing nails. Paint is price using Miller's "Evolution Velvet" or Sherwin Williams "Duration". Paint house body in one heavy coating and trim in 2 coats using quality latex. We will remove storm windows and repaint them on both sides, repaint windows including those windows in the foundation and trim. We will repaint front porch, handrails, and ceiling porch will be finished with a special paint. We will also paint the garage.

Above total work price \$ 9,800

*All paints, materials and rentals included in bid pricing.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the specifications submitted for above work and completed in a substantial workmanlike manner for the sum \$9,800

Payment to be made as follows, balance upon completion.

Note: This proposal may be withdrawn by us if not accepted within 60 days _____

Gaspar

Acceptance of Proposal:

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work specified. Payments will be made as outlined above

Date

Signature

Proposal

TERRY HARRIS PAINTING INC.

P.O. Box 814
CORNELIUS, OR 97113
503-357-8185
Cell 503-380-8841
CCB #183055

№ 003884

PROPOSAL SUBMITTED TO <i>John Schnarr</i>		PHONE [REDACTED]	DATE <i>Feb 20, 19</i>
STREET <i>1803 Oak Street</i>		JOB NAME <i>Same</i>	
CITY, STATE and ZIP CODE <i>Forest Grove</i>		JOB LOCATION <i>Same</i>	
ARCHITECT <i>-</i>	DATE OF PLANS <i>-</i>	JOB PHONE	

We hereby submit specifications and estimates for:

Exterior Repainting:

Scrape, sand, wash, prime bare wood, fill, reglaze windows as needed and apply one coat finish to body and trim of residence and garage. Includes removing siding, clearing, and re-installing of storm windows, painting of windows behind storm windows, front porch, posts, prepainted railings, garage and passage doors. Front door to be prepared, primed, filled and two coat enamel finish. Excludes painting of gutters and back deck. owner choice of colors and sheens.

Brush Job

Estimate

We Propose hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of:

Twenty seven thousand nine hundred sixty dollars (\$ *27,960⁰⁰*)

Payment to be made as follows:

1/4 at starting, 1/4 at 1/2 completion 1/4 at 3/3 completion 1/4 upon completion

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature *Terry Harris*

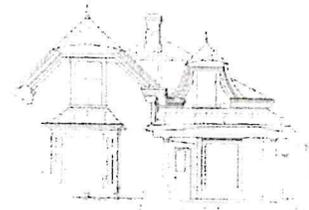
Note: This proposal may be withdrawn by us if not accepted within *30* days.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance: _____

Signature _____



311-19-000013-PLNG

File No 1304-1.138

HISTORIC PRESERVATION GRANT APPLICATION

Please Print or Type Clearly

DATE: 6/15/2019

Applicant Name: LaJuana Drazdoff Mailing Address: 1728 Ash Street, Forest Grove, OR

Phone Number: [redacted] E-mail Address: [redacted] → Nola Drazdoff LaJuana's

Site Address: 1728 Ash Street Historic Name (if known): [redacted] Daughter

Historic Date (if known): 1930 Architectural Style: Revival Style with Bungalow Detailing Please contact me

Tax Assessor Map and Parcel Number: 591-J5 / R424142

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

[checked] 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 front porch of the home is settling along the front edge and is pulling away from the house. There is danger of the roof over the porch detaching from the house if the movement continues. The process has been happening for several years, but has accelerated in the past 18 months. We want to lift and level the porch and stabilize the foundation to permanently resolve this issue and prevent further damage to the porch and the roof over the porch. It is possible that we will need to repair damage to the porch roof structure after this project is completed.

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 porch and it's roof are part of the unique design and architectural style of this house. If the porch and/or it's roof were to become dangerous we'd need to remove them and rebuild completely. We would prefer to preserve the original porch and roof to keep the home as close to original as possible.

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 are providing photographs to demonstrate the problem we need to resolve with the porch pulling away from the house. Our goal is to preserve the exterior in it's original state, but to prevent further damage and restore the porch to level.

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

We are including two bids - for very different solutions to this problem.

We don't believe that the injectable foam solution is sufficient.

Other contractors declined to bid this job because it was 'out of scope.' or they referred us to other contractors.

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: Fall 2019 Completion Date: _____

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: 6/15/19

* I am submitting this for my mother, Barbara Marshall. She is 84 and still lives in this home. She is 100% deaf so please contact Nola with questions. (me)

James Reitz

From: Nola Drazdoff <[REDACTED]>
Sent: Monday, June 17, 2019 8:03 AM
To: James Reitz
Cc: Tanya Chaney Young; [REDACTED]
Subject: Historic Preservation Grant Application - 1728 Ash Street
Attachments: 2019-Historic-Pres-Grant-App-Drazdoff.pdf; 1728 Ash Street - House Title.pdf; ash_1728-historic-report.pdf; Bid via email from Concrete Solution Systems.pdf; Foundation Proposal - Terra Firma.pdf

TO: Forest Grove Oregon Historic Landmarks Board
From: Nola Drazdoff & Tanya Chaney Young (on behalf of homeowner, LaJuana Drazdoff)

Dear Mr. Reitz & Historic Landmarks Board Members,

Attached is our grant application for a porch/stairs/foundation repair project for 1728 Ash Street. I'd appreciate a response to this email to let me know that you received it.

The concrete porch on the front of the home is no longer level. The porch and stairs are sinking/settling so that they slope away from the house. As a result the porch and stairs are pulling away/separating from the house. This has been occurring for a number of years, very gradually, but has greatly accelerated in the past 18 months. We are concerned that the roof over the porch is being damaged, or might become damaged if this process continues. Our project goals are to level the porch and stairs, stabilize the foundation/connection to the house and prevent further/future movement of the concrete support structures. We want to preserve the distinctive porch, and the roof over the porch, which provide a lot of the unique, historical character of this home (as noted in your description of the home in your historical report, attached).

In addition to the grant application, we are including the following supporting materials for our request:

- A bid/proposal from Terra Firma Foundation Systems (attached)
- A bid/proposal from Concrete Solution Systems (attached)
- the report on this home from your website (your organization provided a grant to LaJuana many years ago to repair the crumbling chimney) (attached)
- a copy of the house title that contains a lot of the particulars about the property (attached)
- A link to a set of photos (too large to email reliably) of the porch & stairs and the cracks between the porch/stairs and the house to demonstrate the problem

Link to the Photos: <https://www.dropbox.com/sh/7gdrq7x2chrigfp/AAC0n7fb38O4G6T5gCtVcYPwa?dl=0>

The two bids we have secured offer very different solutions to the problem. One is for a comprehensive solution (from Terra Firma Foundation Systems). The other bid is for a 'bandaid' type solution to the problem, that we do not believe is sufficient. (from Concrete Solution Systems). We are interested in the more comprehensive, permanent approach to addressing this problem.

Contractors contacted:

We contacted a number of other contractors about this project, and had difficulty finding companies that were willing to provide us with bids. Of the companies who called us back (several did not), here are the results/outcomes:

M. Leon Construction

<https://mleonconstruction.com/foundation-repair/>

** They referred us to Ram Jack, because they didn't feel they could do the job

Ram Jack Foundation Repair Experts

<https://www.ramjack.com/portland/>

** They said that this job was 'out of scope' for them and referred us to Concrete Solution Systems

Concrete Solutions Systems

<https://oregonconcreteleveling.com/>

** provided the proposal to use polyurethane structural foam under the stairs leading to the porch (attached)

Terra Firma Foundation Systems

<https://www.goterrafirma.com/>

** provided a bid for a comprehensive solution to stabilize the foundation and level the porch and stairs (attached)

We are not confident that we can find other contractors who would be willing to do this work. If you have any other suggestions/ideas based on your experience with restoring/preserving historic homes, we'd be open to hearing them. At this point we are comfortable in moving forward with the Terra Firma Foundation Systems solution and their proposal.

LaJuana Drazdoff is the current homeowner and occupant of the residence. LaJuana is 84 years old, and is completely deaf. That is why she is not submitting the grant request herself. This is all a bit overwhelming for her. All she wants is for her porch and stairs to be repaired and restored, so several of us are working together to help get that done. Because there are several people involved in managing this project for LaJuana we thought it might be helpful to provide a list of the parties involved:

LaJuana Drazdoff - Homeowner and occupant of 1728 Ash Street
84 years old, deaf (communication needs to go through Nola and Tanya)

Nola Drazdoff - LaJuana's Daughter
Handling the grant application (with Tanya), and managing the finances for the repair project
Manages all of LaJuana's finances/has Power of Attorney, lives 9 hours away

[REDACTED]
[REDACTED]

Tanya Chaney Young - LaJuana's neighbor and personal assistant/caregiver
Handling the grant application (with Nola)

[REDACTED]
[REDACTED]

Troy Gibson - LaJuana's Son
Overseeing the project, responsible for hiring and supervising the contractor/work

[REDACTED]

We sincerely appreciate your consideration of our grant request. If you require additional information, or have any questions please contact Nola Drazdoff at [REDACTED] or Tanya Chaney Young at [REDACTED]

Thank you for your time. We look forward to hearing from you,

Nola Drazdoff
Tanya Chaney Young

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 85

Significance: Little was found about the history of this house. George Baldwin owned the lot in 1907; it is possible that he has the house built and sold it to Paul Ward in 1908. This house and the one next to it to the south (1723 Ash) are essentially mirror images of each other. It is possible that Baldwin had them built for resale rather than occupancy. Ownership for several decades is unclear. According to city directories, occupants included Ethel Chandler and W.J. Pawelek in 1952 and 1960, and Charleen Tobey and John Rivers in 1968. The directories also indicate that there were two units with the house as early as the 1950s. The house has been substantially altered and retains little historic integrity. It is, therefore, considered a non-contributing resource in the district.

1728 Ash Street

Historic Name: Unidentified
Date of Construction: c.1930
Owner: Lajuana Gibson
Owner Address: 1728 Ash Street, Forest Grove, OR 97116
Legal Description: Tax Lot #1S306BC00300
Classification: Historic Contributing (house); Non-Historic Non-Contributing (garage)

Description: This is a one-and-a-half story, wood-framed bungalow style house. It is clad with horizontal lapped board siding, sits on a concrete foundation, and has composition shingle roofing. The windows are primarily one-over-one double hung wood sash. A centered, gabled roof porch projects from the front facade; it is supported by boxed posts; the railing is a simple balustrade. Vergeboards and knee braces round out the decorative ornamentation. A small garage, with an attached carport, is located behind the house to the northwest. Landscaping includes shrubbery and lawns.

Significance: According to county tax assessment records, this house was built around 1930. Its early history is unknown at this time. The house had several different occupants in the 1950s and 1960s. Lillian Gibson and Ruth Bodner occupied the house in 1952. In 1960 Norma Sheets resided there. From the mid- through the late 1960s, Michael J. Drazdoff occupied the house, as did the Equitable Builders Incorporated business. The house is in good condition and retains a high degree of historic integrity. It is, therefore, considered a contributing resource in the district. The garage/carport is considered a non-contributing resource.

1735 Ash Street

Historic Name: Baldwin, George H., House
Date of Construction: c.1920
Owner: Jorge Lazaro
Owner Address: 1727 Ash Street, Forest Grove, OR 97116
Legal Description: Tax Lot #1S306BD03000
Classification: Historic Contributing

Description: This is a one-and-a-half story, wood-framed unique Craftsman style bungalow. It is clad with wood shingle siding, sits on a concrete foundation and have a composition shingle roof. The windows are primarily one-over-one double hung wood sash. The house is distinguished by a bay projection on the southern portion of the primary facade that projects up through the primary hip roof and is covered by its own gable roof. The north portion of the primary facade also has a roof dormer. All roofs have wide overhanging eaves with brackets. The front porch is half-width and is recessed to be covered by the house's principal roof that is supported by twin round columns that rest atop a solid knee wall railing. The north elevation has an oriel window bay. Side and rear yards have mature trees.

Significance: Little is known about the history of this house. According to county tax assessment records, the house was constructed in c.1920. It is possible that it was built as early as c.1910. George H. Baldwin purchased the lot on which it sits in 1909. Baldwin, who may have built the two houses to the north for resale, reportedly lived in a house at this corner.

Forest Grove Historic Resource



1728 ASH STREET

Description:

This is a 1-1/2 story, single-family residence with a composition shingle covered gable roof. It is a wood-framed, wood-clad Revival style with Bungalow detailing. Primary facade windows are one-over-one double-hung sash and fixed. The structure is architecturally distinguished by its ornate fenestration and a dominant front porch covered by a projecting gable-roofed roof supported by two massive boxed columns rising from a balustrade. Windows on the primary facade have ornamental shutters.

History:

The house at 1728 Ash Street, built around 1928, is a good example of a Bungalow style of architecture with historic period revival design features. The house appears to have retained considerable integrity. The original owners of the house are not known at present. The house stands on a larger parcel of land owned by M.A. Armentrout in the early part of the century. (Armentrout owned several parcels in this historic district in the early 1900s.) In 1912 a sizeable one- and one-half story house, with a large rear yard (where this house now stands) occupied the northeast corner of this block.

The house had several different occupants in the 1950s and 1960s. Lillian Gibson and Ruth Bodner occupied the house in 1952. In 1960 Norma Sheets resided there. From the mid- through the late 1960s, Michael J. Drzdoff occupied the house, as did the Equitable Builders Incorporated business.

Bid via email from Concrete Solution Systems

----- Forwarded message -----

From: **Geoff Larrance** <Geoff@oregonconcreteleveling.com>

Date: Fri, Jun 14, 2019 at 2:23 PM

Subject: Re: 1728 Ash Street 97116

To: Tanya Jackson <

Hi there. We can inject polyurethane structural foam underneath the heavy concrete staircase to stabilize from future movement.

I'm not sure if we will gain much lift. These slabs are very old and delicate. Projects like this are typically \$2800-\$3200.00

Thanks!

Geoff Larrance

Owner

Concrete Solution Systems

www.oregonconcreteleveling.com



Prepared by:
 Brandon Davis
 C 971.288.9655
 BDavis@terrafirmafs.com

TerraFirma Foundation Systems
 www.GoTerraFirma.com
 TF 866-486-7196
 F 541-229-4051
 License# OR: 173547 WA: TERRAFR931LH

Prepared for:
 Troy Gibson

Job location:
 1728 Ash St
 Forest Grove, OR 97116

Prepared on:
 3-3-19

Project Summary

Permanently Stabilize Foundation	\$12,984.24
Lift & Level Uneven Exterior Concrete	\$1,500.00
Discount	\$-1,450.24
Total Investment	\$13,034.00
Total Contract Price	\$13,034.00
Deposit Required - 25%	\$3,258.50
Deposit Paid	\$0.00
Amount Due Upon Installation	\$13,034.00

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, TFSS 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** _____

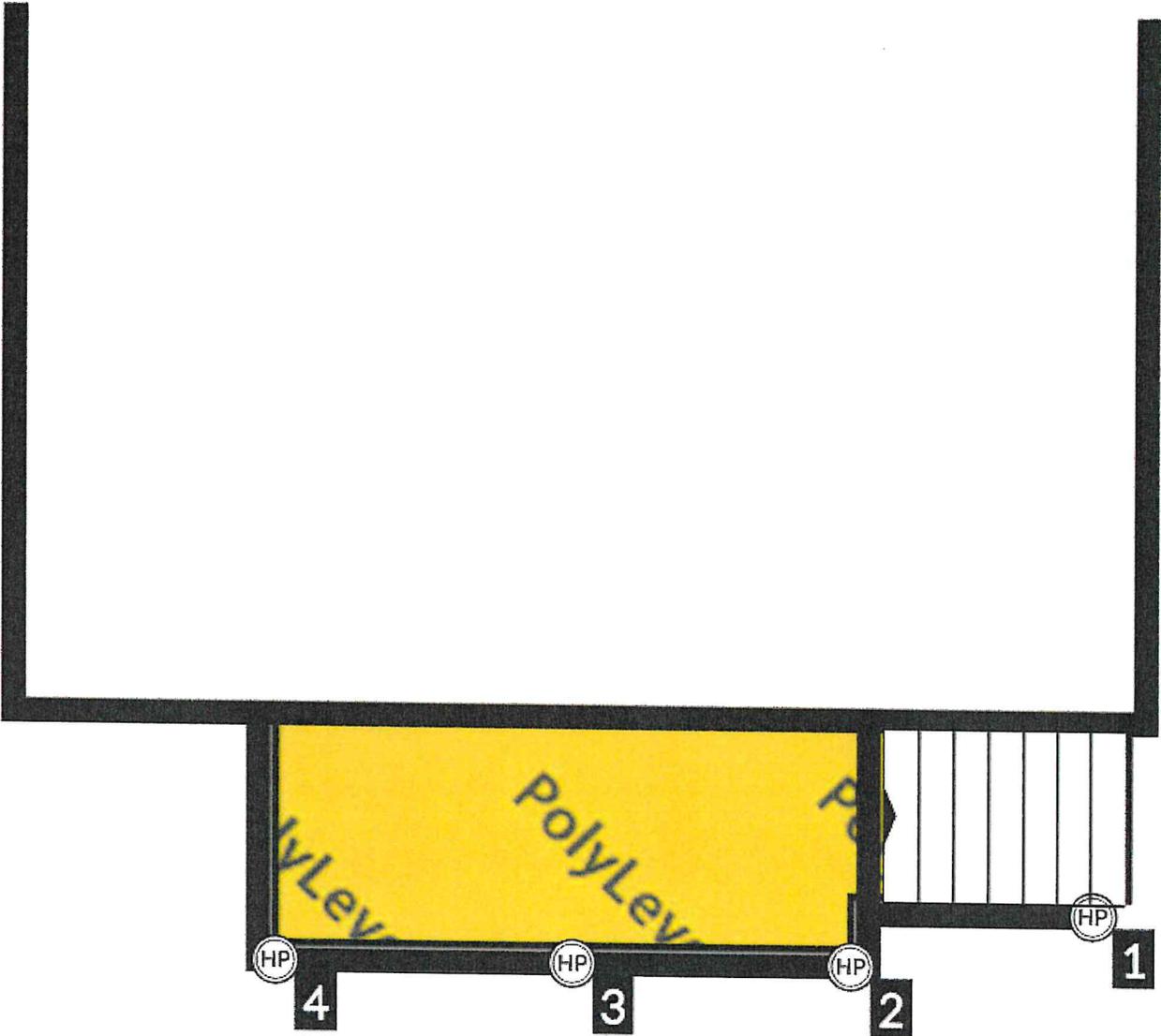
Acceptance of Contract— I am/we are aware of and agree to the contents of this Proposal, the attached Job Detail sheet(s), and the attached Limited Warranty, (together, the "Contract"). You are authorized to do the work as specified in the Contract. I/we will make the payment set forth in this Contract at the time it is due. I/we will pay your service charge of 1.33% per month (16% per annum) if my/or 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 Helical Pier(s) to support the foundation as shown on job drawing using a standard bracket. Final Location of pier(s) is subject to field conditions. Engineering Calculations, Geo-Technical report and Engineered Drawings for 1-5 piers per jurisdiction requirements. Third party special inspection required per jurisdiction requirements. Permit fee to obtain necessary permits to install project. Fee includes administrative costs associated with obtaining permit. Install PolyLEVEL as indicated on job drawing.

Contractor Will

Customer Will

Product List

Permanently Stabilize Foundation

3" Helical Pier, Standard Bracket	4
North Engineering Package 1-5 Piers, North Engineering Package 1-5	1
North Special Inspection	4
Permit Fee	800

Lift & Level Uneven Exterior Concrete

PolyLEVEL	2 areas
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Discount

Discount	1
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PolyLEVEL Areas

Area Title	L x W x D	Notes
Stairs	7x5x1	
Area 1	7x17.5x1	

Limited Warranty

Standard Exclusions Permitted By State Law - This Foundation Limited Warranty ("Warranty") is made in lieu of and excludes all other warranties, express or implied, and all other obligations on the part of the contractor ("Contractor") to the customer ("Customer"). There are no other verbal or written warranties, no warranties which extend beyond the description on the face hereof, and NO WARRANTIES OF EXPRESS OR IMPLIED MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. Some states do not allow the exclusion or limitation of certain warranties, so some of the above exclusions and limitations may not apply to Customer.

General Terms - For the applicable time periods indicated below, this Warranty is transferable at no charge to future owners of the structure on which the work specified in this Contract is completed. This Warranty is in effect if the job specified in this Contract is completed and paid in full and, alternatively, is null and void if full payment is not received. Contractor does not warrant products not mentioned below, but some of such products may be covered by a manufacturer's warranty. All material used is warranted to be as specified in this Contract. All work will be completed in a workmanlike manner according to the standard practices of the industry. Contractor's workers are fully covered by Workers' Compensation insurance.

Foundation Piers - Contractor warrants that the foundation piers will stabilize the affected area(s) against further settlement for Seventy-Five (75) years from the date of installation, or else Contractor will provide the labor and materials, at no cost to Customer, to correct the problem with the foundation piers. Contractor does not warrant to lift, to close cracks, to render doors and windows operational, or to move walls back to their original position, but will do its best to achieve positive results in this regard. Customer should be aware that damage can occur to the structure during a lift operation and that Contractor is not responsible for such damages. Foundation piers provide vertical support only and cannot be expected to provide lateral support. If lateral movement occurs, additional work may be needed at an additional cost.

PolyLEVEL - For concrete slabs raised with PolyLEVEL, Contractor warrants that the area where the slab of concrete was lifted will not settle more than ¼ inch for a period of five (5) years from the date of installation. If it does, Contractor will provide the labor and materials to re-level the area at no additional charge to Customer. This Warranty does not include patching or caulking between slabs. This Warranty is void if Customer does not maintain grade around slabs and seal joints between slabs.

Exclusions From This Warranty - This Warranty does not cover and Contractor specifically disclaims liability for: 1) exterior waterproofing; 2) system damage caused by Customer's negligence, misuse, abuse, or alteration; 3) dust incidental to installation; 4) damage to personal property of any type; 5) utility line breakage; 6) damage caused by mold; 7) failure or delay in performance or damage caused by acts of God (flood, fire, storm, methane gas, etc.), acts of civil or military authority, or any other cause outside of its control; 8) damage done during a lifting operation; 9) basement water seepage; 10) heave or any damages caused by it; and 11) damage caused by lateral movements and forces of hillside creep, land sliding or slumping of fill soils of deep embankments.

Items For Which Customer Is Responsible - Customer is responsible for: 1) making full payment to the crew leader upon completion of the work; 2) preparing the work area for installation; 3) any finish carpentry, painting, paneling, landscaping, etc. that may be necessary after Contractor's work is finished; 4) marking any private lines such as satellite cables, propane lines, sprinkler system lines, etc.; 5) maintaining positive drainage away from the repaired wall(s); 6) keeping gutters clean and in good working order; 7) directing downspouts a sufficient distance away from the repaired wall(s); 8) maintaining proper expansion joints in concrete slabs that are adjacent to the repaired wall(s); and 9) any items mentioned in this Contract under "Customer Will" or "Additional Notes."

SmartJack Post Replacement - The manufacturer of SmartJacks warrants that SmartJacks will, under normal use and service, be free from defects in material and workmanship for seventy-five (75) years from the date of installation (see manufacturer's warranty for more details). If changes due to excess moisture occur in the area(s) where SmartJack Post Replacement are installed, an encapsulation system, drainage and dehumidification may be necessary in such area(s) at an additional cost to Customer. There is no warranty, either explicit or implied, against settlement with SmartJack Post Replacement.

Limited Warranty (Continued)

Warranty is in effect when job is completed and paid in full.

If water from the walls or floor wall joint passes through the perimeter water control system and onto the basement floor we will provide the additional labor and materials to fix the leak at no additional charge to the homeowner. This warranty applies to WaterGuard, and DryTrak systems, along the specific areas where the system is installed. Said warranty will be in effect for the lifetime of the structure. This warranty may be transferred to future homeowners provided we are notified within 30 days of the real estate transfer. The water control system shall not rust, rot or corrode for as long as you own the home.

If the entire perimeter of the basement was not treated, then additional work at additional charge could be necessary to extend the system or treat other areas or other problems not addressed by this work. In addition, a pump or power failure is possible, therefore this warranty is not a guarantee of a dry basement, as the scope of this work cannot guarantee that in all circumstances

Primary AC operated sump pumps and DC back-up pumps are covered under a separate manufacturer's warranty which is 36 months from date of installation. Failure of any pump for any reason is outside the scope of this warranty. Back-up pumps that run off a battery, if not maintained, or that are called on to run beyond the current life of the battery, can fail. These systems are very much recommended, but cannot be relied upon to work in every situation. Annual maintenance is recommended, to find potential problems, but not required for this warranty to be in effect. Electrical work is not included in the contract and problems from electrical connections or lack thereof are disclaimed.

LIMITED WARRANTY: Interior crawlspace drainage systems are subject to a Limited Warranty against workmanship defects for a period of 10 years from date of installation. Systems that drain to daylight cannot be warranted by the contractor if such drain: does not drain enough water, does not drain water from under the floor, clogs, or freezes. While drainage systems clogging or malfunctioning from iron ochre, iron gel, or iron bacteria from the soil are rare, the contractor cannot be responsible for these situations, and that system will require cleaning, flushing or other service as necessary to keep it functioning for that particular situation. Contractor has no duty to test for the presence of iron ochre, iron gel, or iron bacteria and has not done so. Limited Warranty Void: this Limited Warranty shall be void immediately upon any change or alteration in or to the site that has an impact to the volume or path of water into or near the home (including, but not limited to, changes caused by or to landscaping, irrigation, grading, driveways, patios, or roof or gutter drains). As a condition precedent to the enforcement of this Limited Warranty, Buyer must service the interior crawlspace drainage system on an annual basis. This Limited Warranty is in lieu of all other express or implied warranties of any kind whatsoever.

A VaporLoc Elite crawl space encapsulation system will isolate the home from the earth. The humidity level in the air will be lowered, reducing moisture needed for mold growth, however the encapsulation system does not claim to be a mold mitigation system. Wet crawl spaces require a drainage system, and a Triple Safe or SmartSump system to remedy the problem with water below the VaporLoc Elite liner. VaporLoc Elite has a transferable 25 year warranty 100% seal of soil odor and gasses and there will be no charge for service calls on any tears or holes in the VaporLoc Elite liner, in the unlikely event this occurs. Sump pumps are covered under a separate manufacturer warranty. Installation of the system does not include extending discharge lines, or electrical work unless specified. Contractor is not responsible for frozen discharge lines without an IceGuard, water once pumped from house, or condensation.

A CleanSpace, crawl space encapsulation system will isolate the home from the earth. The humidity level in the air will be lowered, reducing moisture needed for mold growth, however the encapsulation system does not claim to be a mold mitigation system. Wet crawl spaces require a drainage system, and a SmartSump system to remedy the problem with water below the CleanSpace liner. CleanSpace has a transferable 25 year warranty — there will be no charge for service calls on any tears or holes in the CleanSpace liner, in the unlikely event this occurs. Sump pumps are covered under a separate manufacturer warranty. Installation of the system does not include extending discharge lines, or electrical work unless specified. Contractor is not responsible for frozen discharge lines without an IceGuard, water once pumped from house, or condensation.

THIS WARRANTY DOES NOT COVER, AND THE CONTRACTOR SPECIFICALLY DISCLAIMS LIABILITY FOR WATER DAMAGE TO FLOOR COVERINGS, FURNITURE, STORED ITEMS, FINISHED WALLS AND OTHER OBJECTS INSIDE THE FOUNDATION. Contractor will not be responsible for any damages caused by mold, to include but not be limited to property damage, personal injury, loss of income, emotional distress, death, loss of use, loss of value, and adverse health effects, or any other effects. Homeowner agrees to keep area dry and report all other obligations on contractor's part. There are no other warranties verbal or written.

ADDITIONAL NOTES:

If engineer of record or governing jurisdiction require lateral restraint to be added to the project, an additional charge of up to \$3,000.00 per restraint may be added to the project price.

Initial: _____

If Geo-Technical Engineer or Structural Engineer of record require Grouted Micropiles to permanently stabilize the foundation, design and price may be subject to change.

Initial: _____

Customer understands that TerraFirma will charge the Customer's line of credit for Engineering and Permits should, for any reason, the Customer decide not to complete the work. TerraFirma will only charge for work that has actually been completed. Customer will be provided copies of the Engineering should it be completed.

Initial: _____

If engineer of record or governing jurisdiction require a full Geo-Technical Report to acquire a permit, an additional charge will be added based on access and scope of report.

Initial: _____

Customer understands that because SmartJack Post Replacements are utilizing the existing concrete pier pads, there is NO warranty against settlement, and that any future adjustments will be an additional charge.

Initials: _____

Notice of Right to Cancel

You are entering into a contract. If that contract is a result of, or in connection with a salesman's direct contact with, or call to you at your residence without your soliciting the contract or call, then you have a legal right to void the contract or sale by notifying us within three business days from whichever of the following events occurs last:

1. The date of the transaction, which is: _____ or
2. The date you received this notice of cancellation.

How to Cancel

If you decide to cancel this transaction, you may do so by notifying us in writing at:

TerraFirma Foundation Systems

TF 866-486-7196

F 541-229-4051

www.GoTerraFirma.com

13110 SW Wall St

Tigard, OR 97223

You may use any written statement that is signed and dated by you and states your intentions to cancel, or you may use this notice by dating and signing below. Keep one copy of the notice because it contains important information about your rights.

I wish to cancel.

Owner's Signature Date

Owner's Signature Date

The undersigned acknowledges receipt of the two copies of the Notice of Right to Cancel.

Owner's Signature Date

Owner's Signature Date