

OREGON STATE HISTORIC PRESERVATION OFFICE

Certified Local Government Development Grant Project Packet Cover Form

SECTION I. PROPERTY & GRANT INFORMATION

Street Address: 31615 Fern Road
City: Philomath OR 97370
County: Benton
Owner: Independent Community Club
SHPO Agreement Number: OR-20-04 Grant Award Amount: \$2,750

SECTION II. PROJECT DESCRIPTION

Please provide a description of the proposed work identifying issues being addressed and how. Attach additional pages if necessary. Be sure to include how the work will be done and discuss any original materials that will be altered, removed, or replaced. This section is intended to provide our reviewers with a "before and after" understanding of the project; how the building looks now versus how it will look once the project is complete.

We are requesting this grant so that we can have a suitable exterior entrance for future handicapped access to the ICC Community Center. We are currently remodeling our two interior restrooms with one being handicapped accessible. The Benton County Building Department required us to have our two exterior doors to swing out (the front and main entry door is currently outswing, but the back entrance is not). We are requesting this grant to remodel and improve the back entrance, see attached plans. The remodel will include a wider outswinging door with push/panic bar for egress, a larger outside porch, and a wheelchair accessible ramp to the parking area. We are requesting SHPO approval of our design plan for the door and porch, and will complete the wheelchair accessible ramp in the near future as

SECTION IIA. PROJECT DETAIL – SELECT ALL THAT APPLY

- Roof Date of Construction: Existing Material:
 Repair Replace Proposed Materials:
- Windows/Doors Date of Construction: ? 1950s Existing Material: Wood door,
 Repair Replace Proposed Materials: Solid wood door, painted to match old door
- Structural or Foundation Date of Construction: Existing Material:
 Repair Replace Proposed Materials:
- Siding Date of Construction Existing Material:
 Repair Replace Proposed Materials:
- Facade Construction Date Existing Material:
 Repair Replace Proposed Materials:
- Other: Construction Date 1950s Existing Material: Wood porch and stairs
 Repair Replace Proposed Materials: Larger wooden porch, with handrail, leading to gravel wheelchair accessible ramp (ramp to be fully completed at a later date)
- Ground will be disturbed. Describe: Concrete footing and stemwall are required for porch at exterior door entry

SECTION III. ADDITIONAL INFORMATION & ATTACHMENTS

Please merge & attach items as one document and use the file name format "yourprojectaddress.pdf". Check the appropriate boxes below to indicate what information has been included. Only the map and photographs of property are required.

- Photographs
 - At least 2 photographs that provide an overview of the exterior of the property
 - At least 2 close-ups of the part(s) of the property where the project will happen
 - At least 2 photographs that provide a view of the property with neighboring properties.
- Map

Please include a topographic, Google, or Bing map that clearly shows the location of the property.
- Additional Information
 - Design plans
 - Product/material information sheets
 - Examples of similar completed projects
 - Other:

Section IV. FOR SHPO COMPLETION

Based on the information submitted to our office, we find that the proposed project adheres to *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. Pending concurrence from the National Park Service (NPS) regarding this finding, this project is fundable through a Certified Local Government Grant for development. Within 30 days of the signature below, please upload your Preservation Agreement to OPRD Grants Online. Work on your project cannot begin until a Preservation Agreement has been signed and the project has been submitted to and approved by the NPS.

Ian P. Johnson

7/15/2020

SHPO Reviewer Signature

Date

HISTORIC PRESERVATION FUND PRESERVATION & MAINTENANCE AGREEMENT

This agreement pertains to the historic property listed below and the grant provided through the State from the National Park Service to assist in its rehabilitation.

Property:	Grant:
Name: <u>Independent School House</u>	Amount: _____
Address: <u>31615 Fern Road,</u>	SHPO #: _____
City & County: <u>Philomath, Benton County, OR, 97370</u>	Term of Agreement: 5 yrs
Owner: <u>Independent Community Club, (Warren Lisser, President)</u>	

THIS AGREEMENT is between the STATE OF OREGON, by and through its Parks and Recreation Department, State Historic Preservation Office (SHPO), hereinafter referred to as "State"; and the above Owner, hereinafter referred to as "Owner"; and related to the above property, which is owned by the Owner and is listed in the National Register of Historic Places. Owner hereby agrees to the following for a period of FIVE YEARS.

1. The Owner is responsible for the continued maintenance and repair of the property to preserve its architectural, historical, or archeological integrity and protect the qualities that made the property eligible for listing in the National Register of Historic Places.
2. The Owner agrees that no visual or structural alterations (excluding routine maintenance and painting) will be made to the property without prior written permission of the State.
3. The Owner agrees that the State, its agents and designees shall have the right to inspect the property at all reasonable times in order to ascertain whether or not the conditions of this agreement are being observed.
4. The Owner agrees that if the property is not clearly visible from a public right-of-way or includes interior work assisted with Historic Preservation Fund grants, the property will be open to the public, for the purpose of viewing the grant-assisted work, no less than 12 days a year and at other times by appointment.
Notification will be published in newspapers of general circulation in the community area of the property giving dates and times when the property will be open. Documentation of such notice will be furnished annually to the SHPO during the term of the agreement. Nothing in this agreement will prohibit the Owner from charging a reasonable, nondiscriminatory admission fee, comparable to fees charged at similar facilities in the area.
5. The Owner agrees to comply with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 200 (d)), the Americans with Disabilities Act, and with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) in completing the grant funded project. These laws prohibit discrimination on the basis of race, religion, national origin, or handicap. In implementing public access, reasonable accommodation to qualified handicapped persons will be made in consultation with the SHPO.

This agreement shall be enforceable in specific performance by a court of competent jurisdiction.

STATE:
Christine Curran, Deputy SHPO, Heritage Programs

OWNER:
Warren Lisser, President
Print Name

Signature

Signature

Date

Date

Independent Community Club CLG Application Grant, Historic Resources Commission

Project Description:

We are requesting this grant so that we can have a suitable exterior entrance for future handicapped access to the ICC Community Center. We are currently remodeling our two interior restrooms with one being handicapped accessible. The Benton County Building Department required us to have our two exterior doors to swing out (the front and main entry door is currently outswing, but the back entrance is not). We are requesting this grant to remodel and improve the back entrance, see attached plans. The remodel will include a wider outswinging door with push/panic bar for egress, a larger outside porch, and a wheelchair accessible ramp to the parking area. We are requesting SHPO approval of our design plan for the door and porch, and will complete the wheelchair accessible ramp in the near future as our budget allows.

Historicity or Preservation Significance:

The Independent School House is a white, single story building with a front porch, bell tower, and old woodshed (for wood furnaced that was replaced long ago). A back room was added later. The School House served to educate local 1-8 graders from 1919 to 1954, and is preserves the style of rural Oregon one-room schools.

Historical Documentation:

The Independent School House was built in 1919, as a one-room school house to serve the local farm community about 2.5 miles south of Philomath, Oregon. It closed in 1954, and since that period has served as a local community center. The current owners, the Independent Community Club, have invested substantial labor and money into the old building over the past 12 years: the efforts include seal-bond and painting of 3 exterior walls; new roof on back half of building; refinished ceiling, paint, acoustic tiles, and heat in main room; replacement of flooring, rotted floor sills, new roof joist framing, insulation, and walls on back room; new floors, interior walls and historic matching siding on exterior walls of old "woodshed" bumpout; and the current project: upgrade of two bathrooms modern standards, including one wheelchair (ADA) accessible.

Photographs: See the attached two overview photos, and two detailed photos of the project site in its current state.

Project Costs:

See attached estimate of itemized costs of project. \$5,000 of costs are licensed contractor costs, materials and supplies, of which \$2,250 is matching funds from ICC.

An additional \$500 in matching funds are provided by ICC volunteer labor, guided by President Warren Lisser, and former contractor.

ICC Estimate of Costs for Door, Porch and Wheelchair Accessible Ramp 5-26-2020

At Independent School House, 31615 Fern Road, Philomath, OR 97370

See attached plan

1. Exterior Door, 36 inch (3 feet) width, outward opening \$500
2. For exterior door: panic bar (outward opening), hardware, weather-stripping, framing lumber for door, sills. \$500
3. Concrete work (bid, attached of Tom Murch*): Excavation of trench, framing of footing and stemwall; pouring of concrete for stemwall; pouring of concrete for steps. \$1,800
4. Materials to build deck (bid of Tom Murch): PT lumber, hangers, screws/fasteners, flashing, etc. (Does not include labor). \$1,355
5. Labor by ICC volunteer (Burn Barrel Crew) to construct porch, install doors and hardware: 50 hours at \$10/hour \$500
6. Gravel for wheelchair accessible ramp (this is amount will not cover the full costs of gravel and ramp construction, but may provide initial, interim ramp). Additional funds and volunteer labor will be required to complete the ramp in the near future. \$845
7. Total Construction Cost Estimate \$5,500

* ICC only obtained one bid/quote, and that is from Mr. Tom Murch. Mr. Murch is a local builder who volunteered to help on the demolition of the old bathrooms with the ICC workers, and then was the general contractor who managed the installation of the local bathrooms. He is a local builder, who is knowledgeable about old buildings and is already up to speed on the project. His bid for concrete work (item 3) is a third of the total cost. His bid to obtain and deliver the materials to build the deck are shown as item 4.



Thomas D. Murch, Builder
13650 Wildwood Rd
Philomath, OR 97370
(541) 602-3749
murchbuilder@gmail.com

CCB# 111735

**Bid, Independent Community Center
Porch**

May 26, 2020

Provide labor and materials to:

- Excavate footing trenches, \$400
- Form and pour stemwall per plans, \$1200
- Form and pour stair footings, \$200

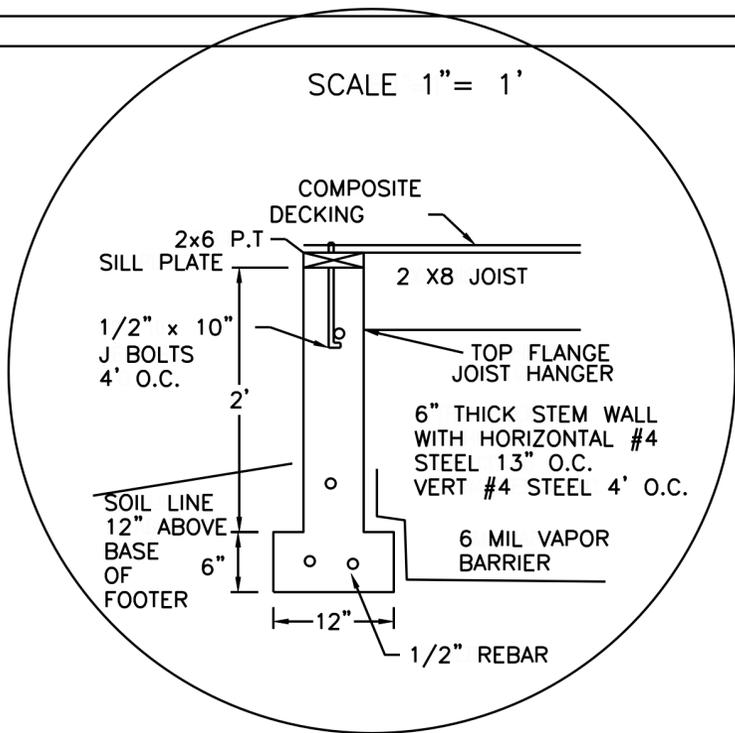
Subtotal, \$1,800

Provide materials for deck (does not include labor):

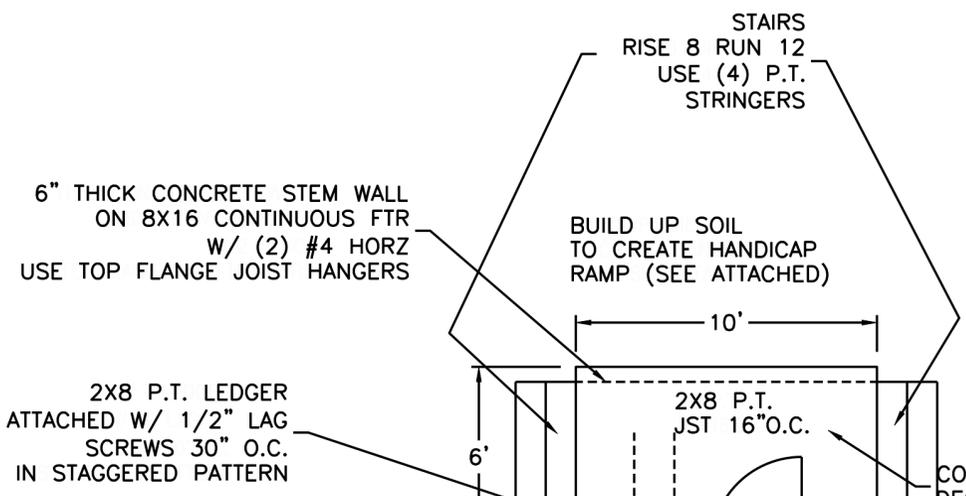
- 7) 2 x 8 x 8 PT joists, \$100
- 2) 2 x 8 x 10 PT ledgers, \$36
- 4) 2 x 8 x 8 PT stringers, \$87
- 14) 2x 6 x 16 composite deck boards, treads and risers, \$756 (priced most expensive, I don't know your preference)
- 2) 2 x 4 x 8 PT stringer sill plates, \$14
- 14) 2 x 8 top flange joist hangers, \$66
- Ledger lags, \$40
- 12" x 16" flat coiled flashing, \$40
- 3 1/2" SS deck screws, \$144
- 8) stair stringer hangers, \$72

Subtotal: \$1,355

SCALE 1" = 1'



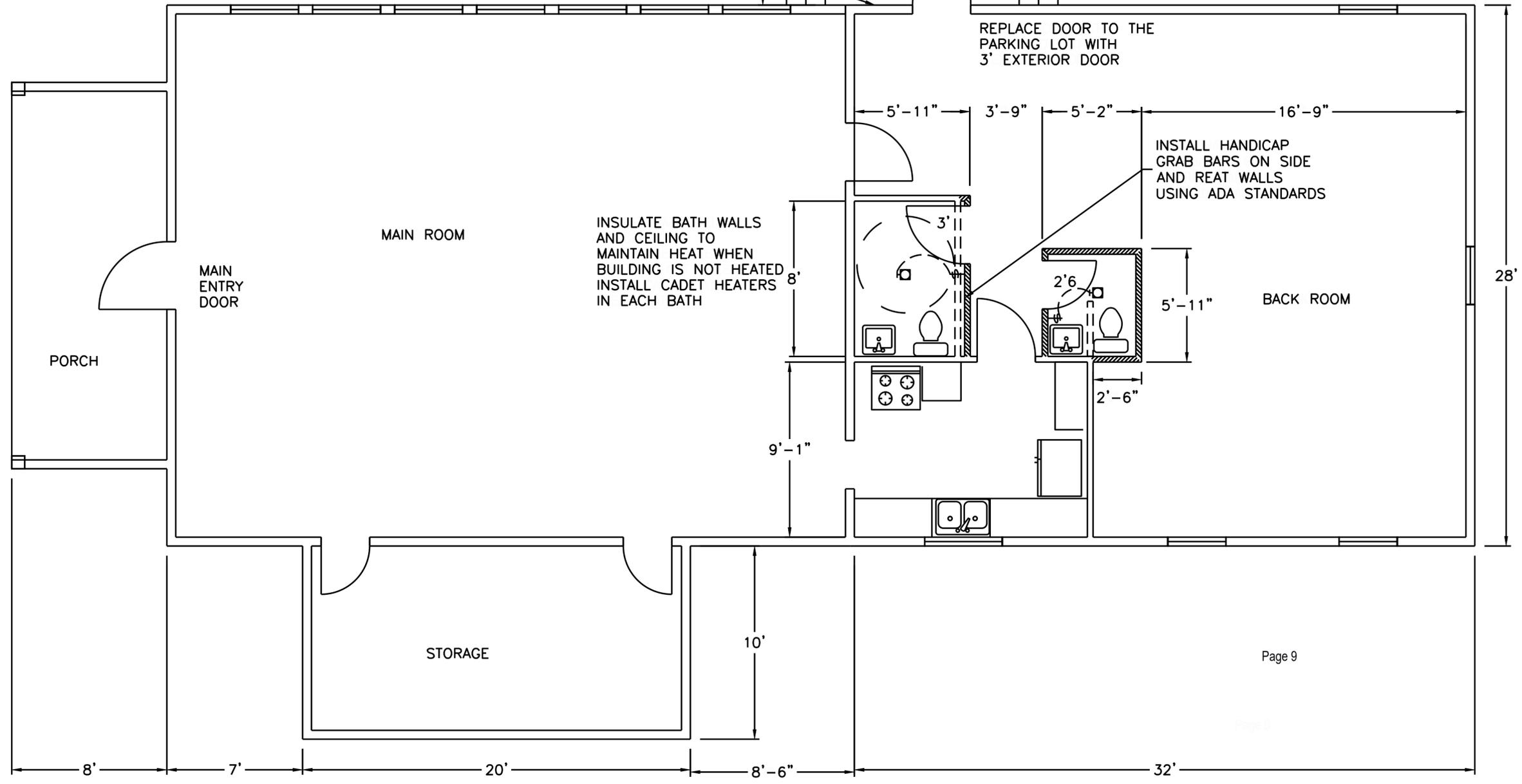
FOUNDATION SECTION



LEGEND

- NEW WALL TO BE ADDED
- EXISTING WALL TO BE REMOVED
- EXISTING WALL TO REMAIN

FAN/LIGHT COMBO



BATH ROOM REMODEL

APRIL 30, 2020

DESIGNED BY:
SUE RUTHERFORD

OWNER:
INDEPENDENT COMMUNITY CENTER
31615 FERN RD
PHILOMATH, OR

FLOOR PLAN
PAGE 2 OF 2

SQ FT:

SCALE:
1/4" = 1'0"

24663 ERVIN RD.
PHILOMATH, OR
541-929-4524
SLR@CASCO.NET



Fern Rd

ICC

SW Airport © 2020 Google

page 10



1994

Imagery Date: 7/26/2018 lat 44.496412° lon -123.360465° elev 97 m eye alt 331 m



Above, view of ICC building, from north. Back door & porch for remodel is to left.



View of ICC building from northwest. Front entrance and porch is to right, back door to the left.



Above, looking south-existing back door and porch to be replaced by larger door, porch & stairs.



View from NW of back door. The two paths, center and left will be replaced with wheelchair accessible ramps in the near future, at a time depending on the ICC budget.

INDEPENDENT SCHOOL PHOTOS



NORTH FAÇADE, INDEPENDENT SCHOOL





Proposed New Door







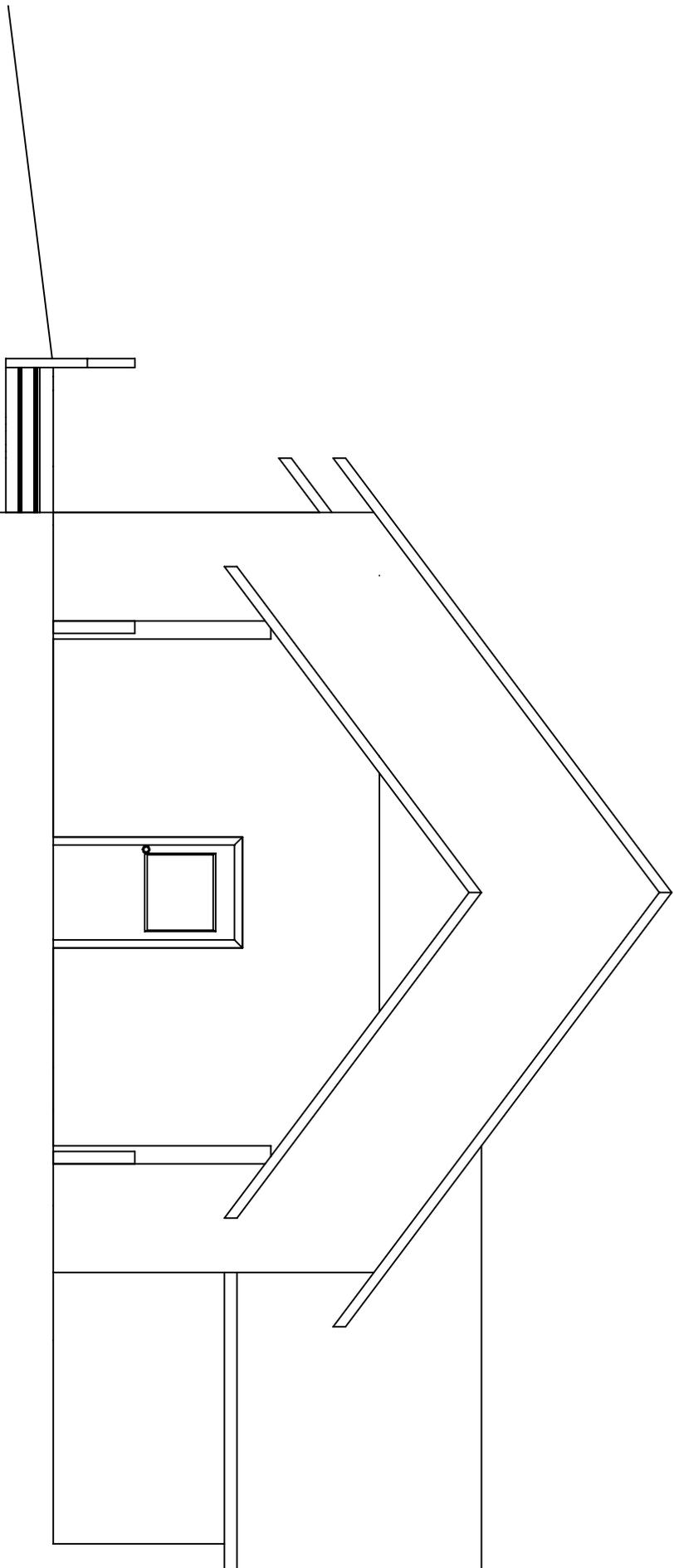
© 2018 Google



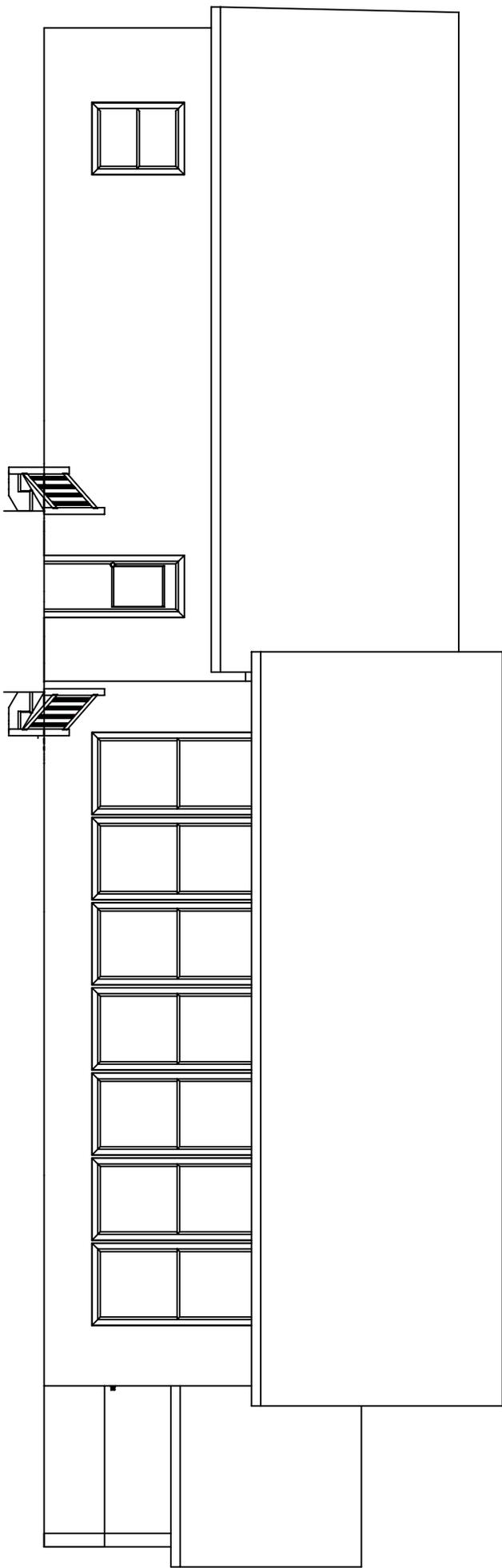
© 2020 Google
© USFWS

Goog

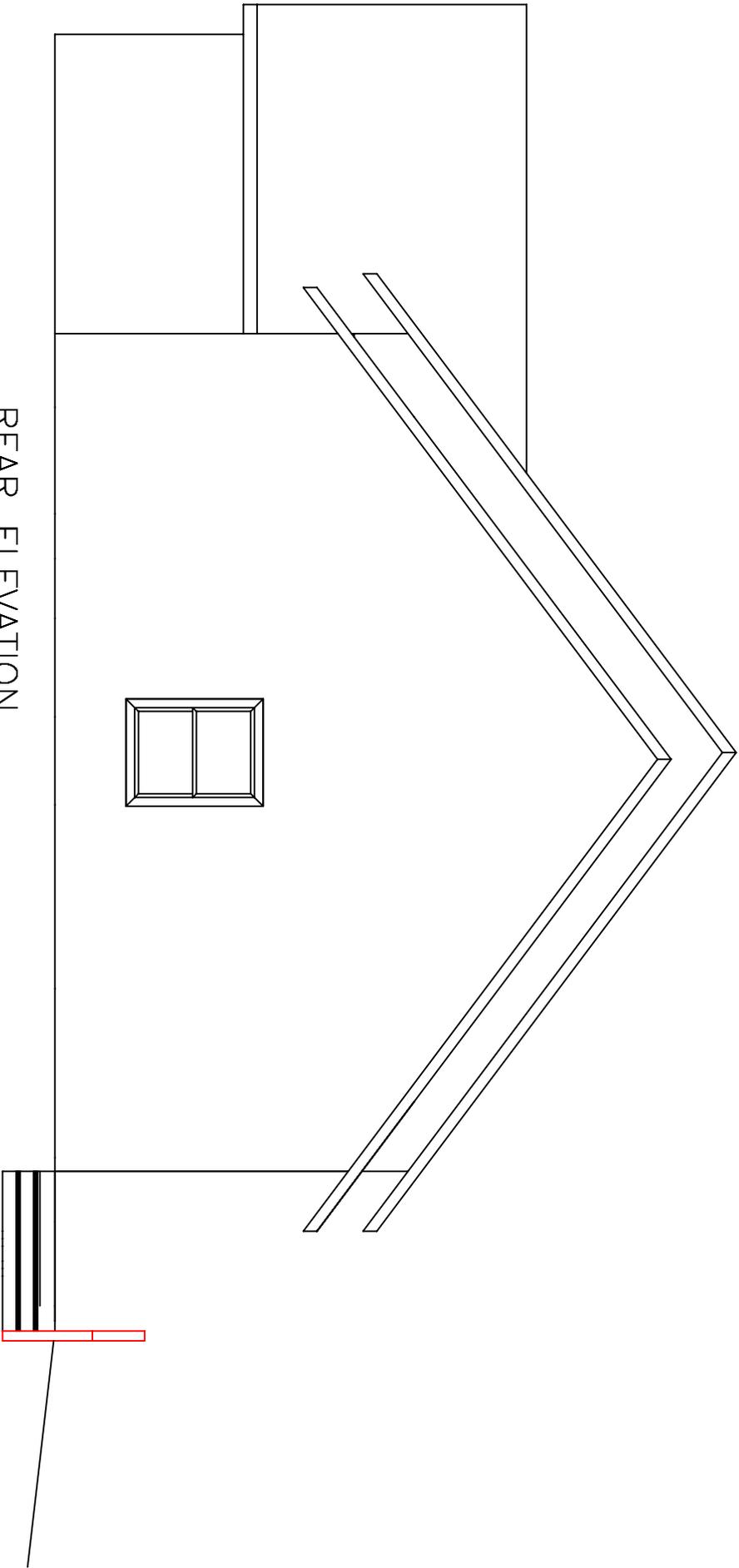
FRONT ELEVATION

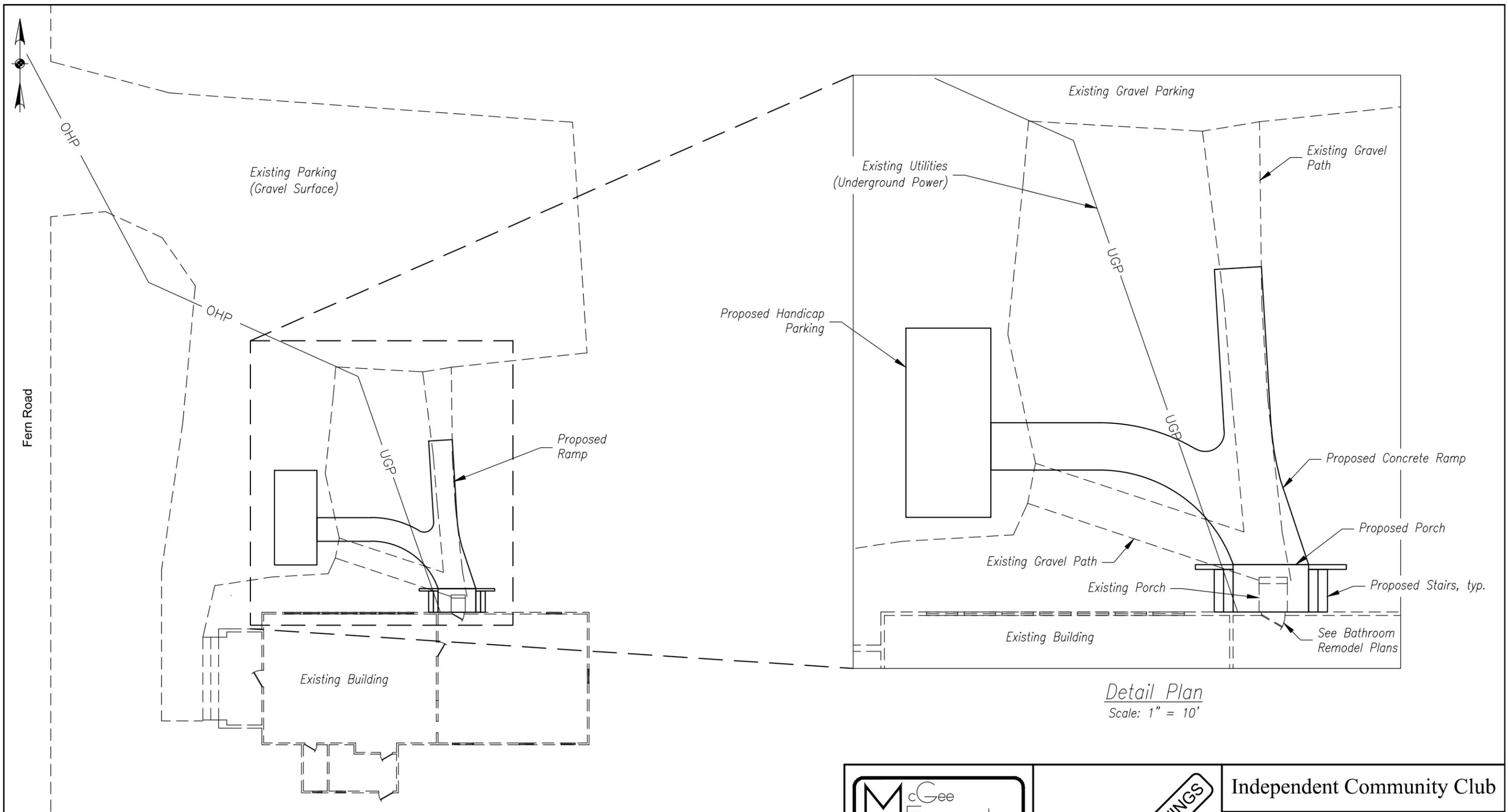


SIDE ELEVATION



REAR ELEVATION





Site Plan
Scale: 1" = 20'

Detail Plan
Scale: 1" = 10'

Rev	Description	By	Date

McGee Engineering Inc.
 P.O. Box 1067
 Corvallis, OR 97339
 Phone: (541) 757-1270
 Fax: (541) 758-6585

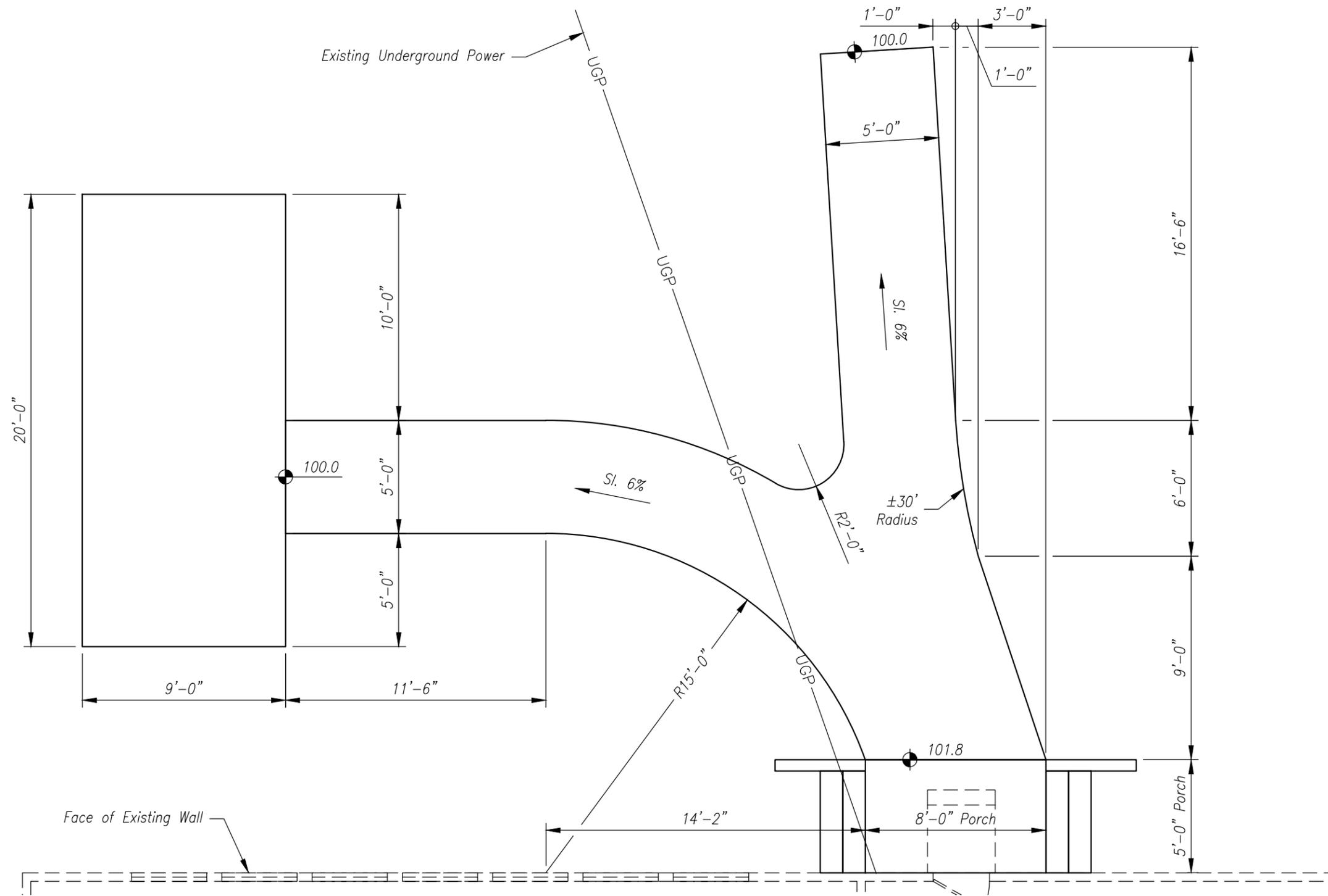
Measures one inch on original drawing.
 Adjust scales accordingly.

PRELIMINARY DRAWINGS
 NOT FOR CONSTRUCTION

Independent Community Club
 Independent School
 31615 Fern Road, Philomath OR 97370

Site Plan

Designed: A. Dunn Date: 4-7-2019
 Drawn: A. Dunn Sheet 1 of 4



Ramp Geometry
Scale: 1" = 5'

Rev	Description	By	Date

McGee Engineering Inc.
 P.O. Box 1067
 Corvallis, OR 97339
 Phone: (541) 757-1270
 Fax: (541) 758-6585

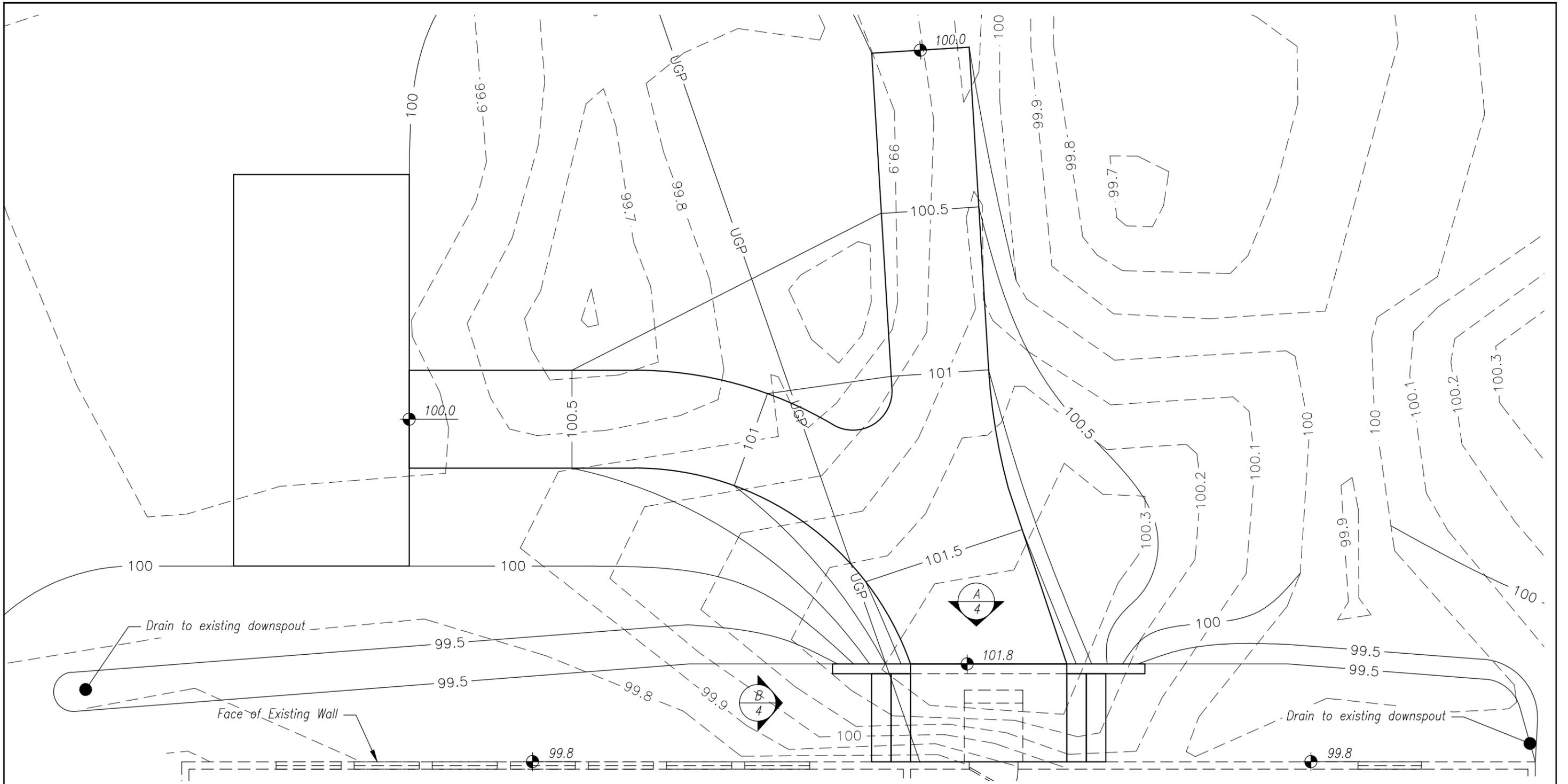
Measures one inch on original drawing.
Adjust scales accordingly.

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

Independent Community Club
 Independent School
 31615 Fern Road, Philomath OR 97370

Ramp Geometry

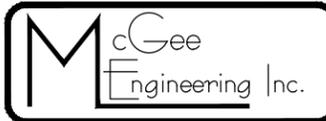
Designed: A. Dunn Date: 4-7-2019
 Drawn: A. Dunn Sheet 2 of 4



(Existing Contour Interval is 0.1 Feet)

Grading Plan
Scale: 1" = 5'

Rev	Description	By	Date



P.O. Box 1067
Corvallis, OR 97339
Phone: (541) 757-1270
Fax: (541) 758-6585

Measures one inch on original drawing.
Adjust scales accordingly.

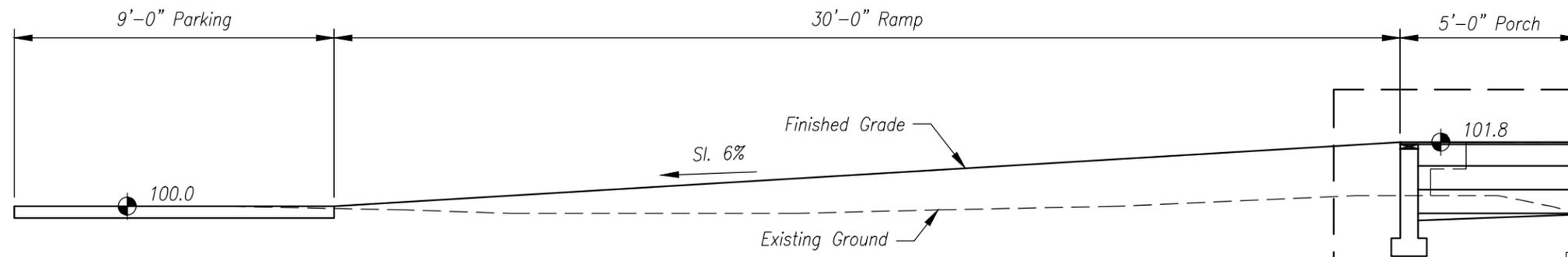
PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

Independent Community Club

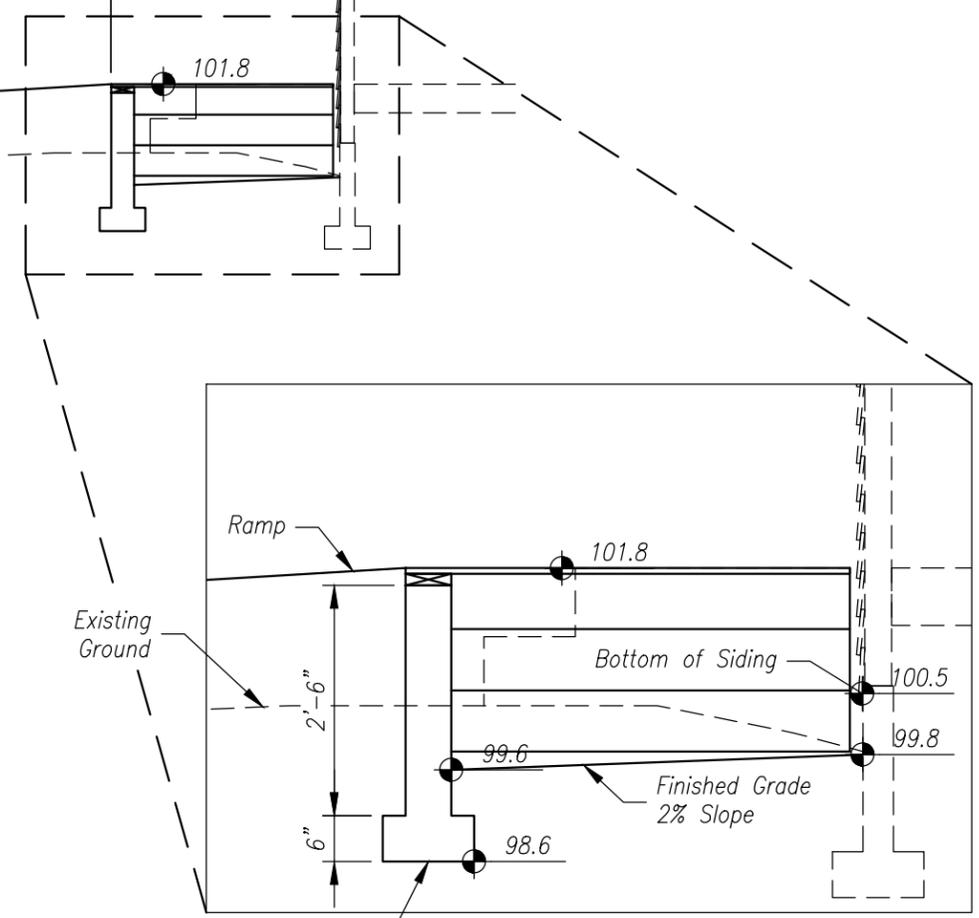
Independent School
31615 Fern Road, Philomath OR 97370

Grading Plan

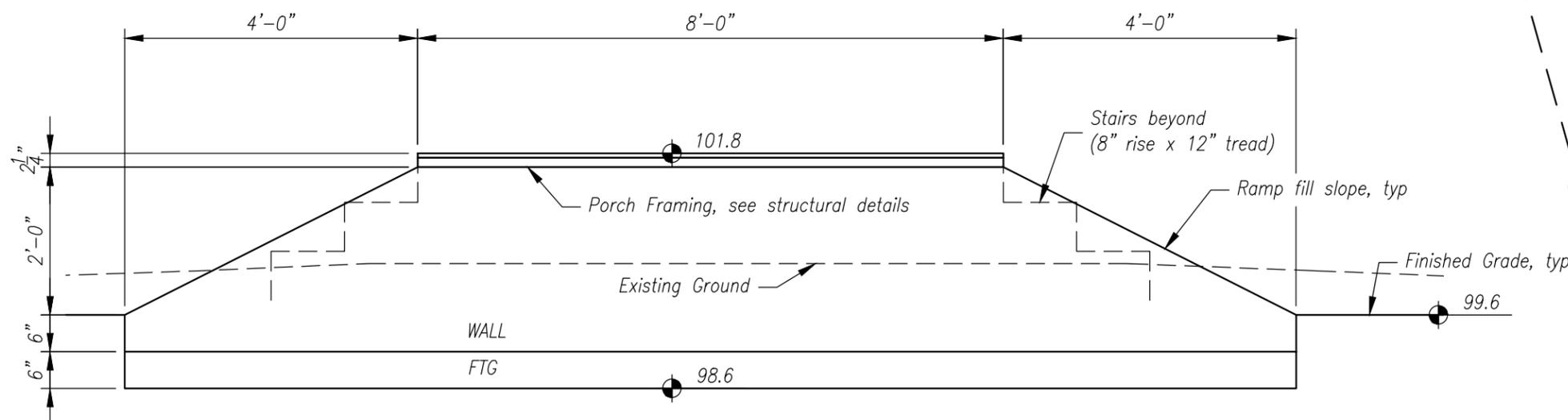
Designed: <i>A. Dunn</i>	Date: <i>4-7-2019</i>
Drawn: <i>A. Dunn</i>	Sheet <i>3</i> of <i>4</i>



B
4
Developed Elevation
Scale: 1/4" = 1'-0"



Porch Section
Scale: 1/2" = 1'-0"



A
4
Bulkhead Elevation
Scale: 1/2" = 1'-0"

Rev	Description	By	Date

McGee Engineering Inc.
 P.O. Box 1067
 Corvallis, OR 97339
 Phone: (541) 757-1270
 Fax: (541) 758-6585

Measures one inch on original drawing.
 Adjust scales accordingly.

PRELIMINARY DRAWINGS
 NOT FOR CONSTRUCTION

Independent Community Club
Independent School
 31615 Fern Road, Philomath OR 97370

Details

Designed: *A. Dunn* Date: *4-7-2019*
 Drawn: *A. Dunn* Sheet *4* of *4*

WILLIAMS Inga

From: warren lisser <wshilltop@gmail.com>
Sent: Tuesday, June 9, 2020 1:01 PM
To: WILLIAMS Inga
Cc: John Dilles; Katherine
Subject: Re: a couple of things

Inga,

The landing and steps that you see have been cobbled together for as long as I've been involved with the ICC [35 years]. There are few historical photos that show the East Addition to know when it was built or by whom. Anything that is involved with the East Addition, where this door exists, is very separate from the main school building.

Our desire to make this entrance low key is to make sure that the handicapped entrance does not detract from the view line of the main building. We drew up a standard sloping entrance and it looked awful. One of our Board members suggested the current design that would have the grade sloping up to the building in a subtle grade that would answer our concerns for access and aesthetics.

Hope this helps.

Warren

On Tue, Jun 9, 2020 at 12:53 PM WILLIAMS Inga <Inga.Williams@co.benton.or.us> wrote:

Are the door and steps original or have they been replaced before?

From: John Dilles <grunderdilles@gmail.com>
Sent: Friday, June 5, 2020 10:13 AM
To: WILLIAMS Inga <Inga.Williams@Co.Benton.OR.US>
Cc: warren lisser <wshilltop@gmail.com>; Katherine <kathyoh@sisna.com>
Subject: Re: a couple of things

Hi Inga

Thank-you for the update.

It looks like I may not be attending, because my wife, son and I are making a trip to Montana to retrieve my son's gear that has been stuck in his dorm room since he was required to come back to



COMMUNITY DEVELOPMENT DEPARTMENT

360 SW Avery Avenue
Corvallis, OR 97333-1192
(541) 766-6819
FAX (541) 766-6891

**APPLICATION
CERTIFIED LOCAL GOVERNMENT GRANT
Historic Resources Commission**

The Benton County Historic Resources Commission’s CLG grant program makes funds available to property owners desiring to complete a historic/structural assessment, needing consultant help with a National Register of Historic Structures application, and other such situations.

1. Complete the Renovation Grant Application and submit it to the Community Development Department. *Include copies of at least two bids* with the application, or provide a written explanation of why only a single bid was warranted. The Board reviews applications at their monthly meeting. *Applicants should attend the Board meeting to respond to any questions.*

2. The Board will review and approve projects subject to the following conditions:
 - (a) Any property receiving a grant must remain on the register for at least five full years following completion of the project. If the property is removed from the register, the grant must be repaid in full.
 - (b) Projects that qualify are eligible to receive up to 50% of the project value, up to the maximum amount available in the fund which is usually between three and four thousand dollars. This will vary from year to year.
 - (c) Projects must be completed (inspected, approved, and funds expended) by September 30, 2021. Funds are distributed to the owner (not the contractor) upon completion of the project.

3. Grants are awarded on a first-come, first-served basis. First-time applicants receive priority. *Grants are not awarded for work already in progress or completed.* Questions about the program or the application should be directed to Associate Planner Inga Williams at (541) 766-6819 during regular business hours, or e-mail at Inga.Williams@co.benton.or.us



COMMUNITY DEVELOPMENT DEPARTMENT

360 SW Avery Avenue
Corvallis, OR 97333-1192
(541) 766-6819
FAX (541) 766-6891

Certified Local Government Grant Application

DATE: May 26, 2020

Property Owner Information

Name: Independent Community Club Preferred Phone: 541-740-9391

Mailing Address: 1421 NW Vista Place 2nd Phone: 541-740-9999; 541-609-8602

City & Zip: Corvallis OR 97330 Email: icc@independentcommunityclub.org

General Property Information

Street Address: 31615 Fern Road, Philomath OR 97370

Assessor's Map: T 12 S, R 6 W, Section(s) 25, Tax Lot(s) 12625A001400

Historic Name (if known): Independent School House

Historic Date (if known): 1919 Architectural Style: Schoolhouse

PURPOSE OF THE GRANT

XX **Treatment** (check 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.

 Other Use; Explain



COMMUNITY DEVELOPMENT DEPARTMENT

360 SW Avery Avenue
Corvallis, OR 97333-1192
(541) 766-6819
FAX (541) 766-6891

Project Description: *Attach an explanation* of the proposed work. If this is for a Treatment, include the materials to be used. If you are planning to paint your historic building, please attach a paint sample for approval.

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

Historical Documentation: *Attach a copy* of any documentation that supports your request. For a Treatment, submit documentation that indicates any physical evidence such as old paint lines, original moldings, historic photographs, etc. that support your request.

Photographs: *Submit "before" photos* of the project site. For a Treatment, "during" and "after" photos are required upon completion of the project. Digital photos should be submitted on disk or via an e-mail attachment.

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.

Total estimated amount of the project: \$5,500

AMOUNT OF GRANT FUNDING REQUESTED

Amount can be up to 50% of the total but shall not exceed \$4,000: \$2,750

Project Scheduling:

Beginning Date: July 15, 2020

Completion Date: August 31, 2020

Since funding is limited, you must contact the Historic Preservation Commission if you cannot start your project within 90 days of the scheduled beginning date to apply for a beginning time extension.

If you are approved for a CLG Grant, you must contact Inga Williams when you actually begin the proposed work, and when you finish the project. A member of the Commission will inspect the work when the project is completed.

X *I have read the Secretary of the Interior's Standards for the Treatment of Historic Properties and agree to do the project as approved within the time limit allowed. I will notify Inga Williams at the Benton County Community Development Department when I begin the project and when the project is completed.*

Signature: Warren Lisser Date: May 26, 2020



COMMUNITY DEVELOPMENT DEPARTMENT

360 SW Avery Avenue
Corvallis, OR 97333-1192
(541) 766-6819
FAX (541) 766-6891

File #

APPLICATION

ALTERATION OF A HISTORIC RESOURCE

Property Owner or Contract Purchaser Information

Name: Independent Community Club Preferred Phone: 541-740-9391 (Kat Harris)
Mailing Address: 1421 NW Vista Place 2nd Phone: 541-740-9999; 541-609-8602
City & Zip: Corvallis OR Email: icc@independentcommunityclub.org

Other individuals to be notified of this application:

Table with 3 columns: Name, Address, City & Zip. Rows include John Dilles and Warren Lisser.

General Property Information

Structure Name (if any), Street Address: 31615 Fern Road, Philomath OR 97370
Assessor's Map: T 12 S, R 6 W, Section(s) 25, Tax Lot(s) 12625A001400 Zone: ?
Acreage: 1.48 Existing Structures: Independent School House

Is this property on the National Register of Historic Places? Yes Is the property subject to the Special Assessment Tax Program? submitted to SHPO If yes, please submit information with this application that shows that the proposed alteration is in compliance with the standards required by the State Historic Preservation Office.

Proposal: Widen back door to 36 inches & outward opening; replace porch with larger porch, stairs, and ramp access for ADA per Benton County Building Permit requirement on present bathroom remodel

Documentation of Current Condition

- 1. Please submit current photographs of the structure that clearly represent the front and side elevation. This is a contextual photograph which will enable the Historic Resources Commission to be familiar with the entire structure. The photos were taken: 2020 (year)
2. Please submit current photographs to illustrate the area under consideration for change.
3. If the floor plan is to be affected, please submit a sketch of the floor plan as it currently exists.

Documentation of Proposed Changes

- 1. Please submit a clear presentation that illustrates the proposed changes are necessary. This should include professional architectural drawings if the project is of such a scope that the owner has had them prepared,

OR

Using an enlarged photograph, draw the proposed change. For example, show the location and configuration of a new window, dormer, porch, etc.

2. Please submit a sketch of the proposed alteration to illustrate the altered appearance.
3. Please submit a brochure of products proposed to be used such as windows, roofing material, porch posts, etc. Include color and design information.

Documentation of Historic Appearance

When a proposal includes the restoration of a missing historic feature, the Commission must have documentation of the following

1. Previous presence of the feature and its appearance, in the form of an historic photograph or illustration. If the owner declares that no historic photograph or illustration can be found, the owner should demonstrate to the satisfaction of the Commission that all reasonable resources (Benton County Historical Museum, historic newspapers, etc.) have been searched.
2. If no photographic documentation can be found, the owner should present the Commission with any physical evidence or clues that they have found on the structure for the missing element. Present current photographs of these clues. For example, a missing porch will often leave behind shadow marks which show the shape and location of the roof, height of railings, etc.

The County must retain information that is submitted for review by the Historic Resources Commission. This means that you should submit copies, not originals.

The following information is the review criteria from the Benton County Code that Historic Resources Commission must use in reviewing the proposed alteration:

The Historic Resources Commission shall review an application for exterior alteration pursuant to the following guidelines:

- (a) **The removal or alteration of any historic material or distinctive architectural feature should be avoided.**
- (b) **Alterations that have no historical basis, or which seek to create an earlier or later appearance inconsistent with the age or type of the structure *sought* be altered, should be discouraged.**
- (c) **Changes in a structure which have taken place over time and which have acquired significance in their own right within the meaning of BCC 89.230(1), should be protected.**
- (d) **Deteriorated architectural features should be repaired rather than replaced. In the event that replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities.**
- (e) **Repair or replacement of missing architectural features should be based on accurate duplication of the feature, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of architectural elements from other structures.**
- (f) **Contemporary design for alterations or additions to existing properties should be discouraged unless such alteration and additions will not destroy significant historical, architectural or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.**
- (g) **New additions, or alterations should be done in such manner that if the additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.**
- (h) **Alterations or additions should not significantly alter the character of the site or potential archaeological resource. [BCC 89.320(1)]**

A decision by the Historic Resources Commission to approve, approve with Conditions, or deny an application for an exterior alteration permit shall be based upon the following criteria:

- (a) The extent to which the state of repair of the structure creates a need for the alterations. An alteration required because of a defect or deterioration in the structural or environmental systems of the historic resource shall be given greater deference than an alteration for cosmetic purposes.
- (b) The cost of complying with the guidelines in Subsection 1 as compared to the cost of the alteration as proposed by the applicant shall not cause an undue hardship on the applicant; and
- (c) The significance and integrity of the historic resource, and the degree of impact of the proposed alteration. [BCC 89.320(2)]

The Historic Resources Commission may attach conditions to the approval of an alteration permit in order to mitigate the impact of an alteration on an historic resource. Conditions may address, but shall not be limited to:

- (a) Design;
- (b) Material;
- (c) Location;
- (d) Scale;
- (e) Size; and
- (f) Style. [BCC 89.320(3)]

Please submit any additional information that would be useful in showing that the proposed alteration would meet the standards shown above. Please write a few sentences or more addressing the criteria which the Historic Resources Commission may have questions or concerns about, or may not be clear from the drawings and photos.

The Historic Resources Commission typically meets the third Monday of the month. Applications for an alteration should be submitted approximately five weeks prior to the monthly meeting.

Signature(s)

I hereby certify that the information contained in this application for an alteration of an historic resource is accurate to the best of my knowledge; and the proposed use would not violate any deed restrictions attached to the property. This application must be signed by all owners of the property.

Warren Lisser May 27, 2020
Owner/Contract Purchaser Signature (if representative, state title) Date

John Dilles Digitally signed by John Dilles
Date: 2020.05.27 13:18:20 -07'00'
Owner/Contract Purchaser Signature (if representative, state title) Date

For Office Use Only
Date Application Received: 5/27/20 Receipt Number: By: Inga
File Number Assigned: LV 20 030 Planner Assigned: Inga Williams
Date Application Deemed Complete: 5/27/20



COMMUNITY DEVELOPMENT DEPARTMENT

360 SW Avery Avenue
Corvallis, OR 97333-1192
(541) 766-6819
FAX (541) 766-6891

File No: LU-20-030

**ALTERATION OF A HISTORIC RESOURCE
STAFF REPORT**

NATURE OF REQUEST:	Rehabilitation of the Independent Schoolhouse. The building is listed on the Benton County Register of Historic Resources and the National Register of Historic Places.
APPLICABLE CRITERIA:	Benton County Code Sections 89.305 through 89.320
PROPERTY LOCATION:	31615 Fern Road, Philomath T12S, R6W, Section 25A, Tax Lot 1400 See Attachment A , Site Map
PROPERTY OWNERS/ APPLICANTS:	Independent Community Club
ZONE DESIGNATION:	Exclusive Farm Use (EFU)
COMPREHENSIVE PLAN DESIGNATION:	Agriculture
CAC PLANNING AREA:	Mid Benton (not active)
STAFF CONTACT:	Inga Williams

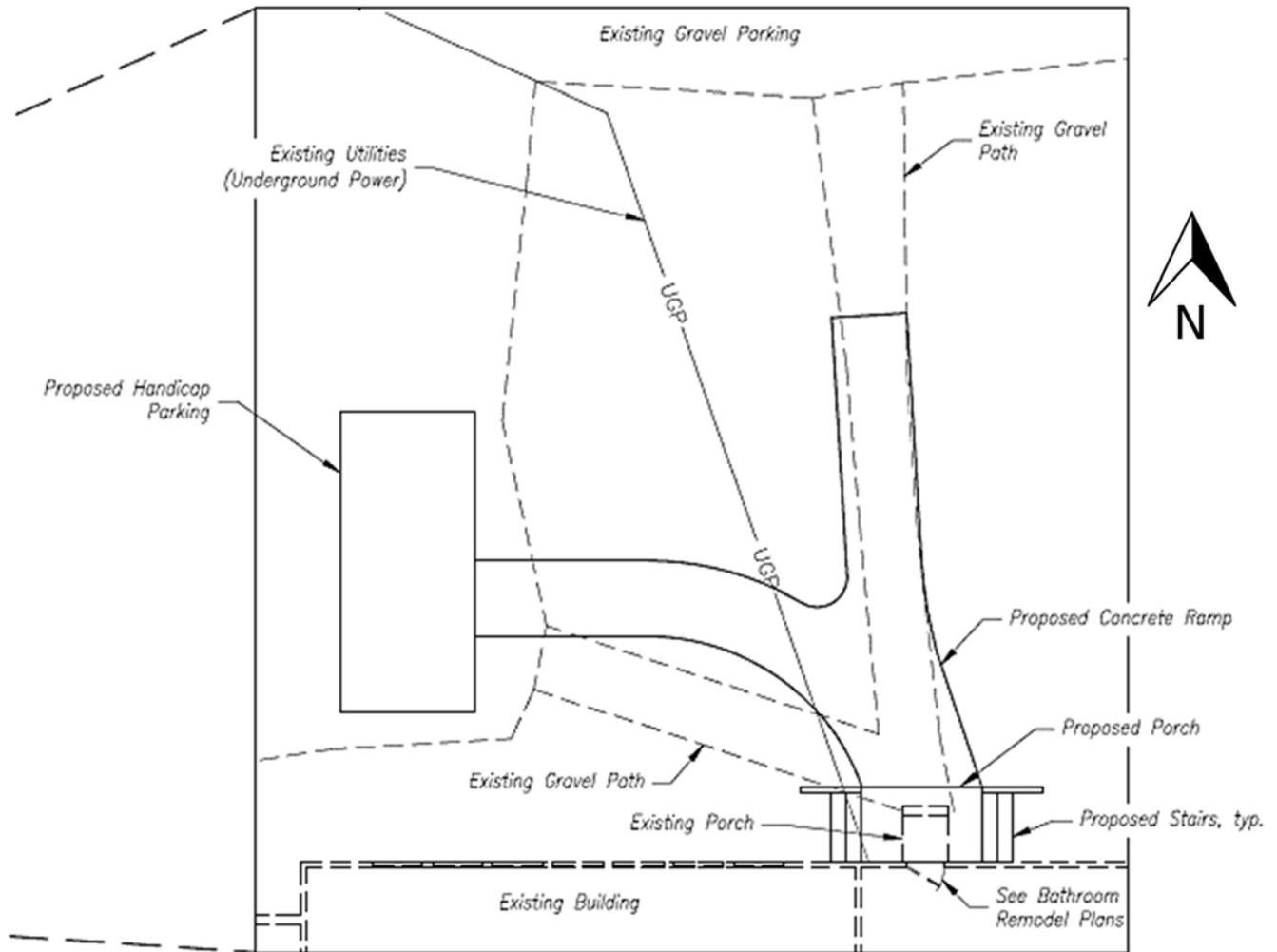
I. BACKGROUND

On May 27, 2020, an application for Alteration of a Historic Resource was submitted to the Community Development Department by the Independent Community Club. The proposal is to create alterations to the exterior of the school for handicap accessibility. These alterations include: 1) the removal of the side door and alteration of the door frame to allow replacement with a wider door that swings outward, 2) the removal of the existing landing and replacement with a larger landing with stairs on the east and west sides, and 3) a handicap ramp up to the center of the landing (see sketch on next page).

The site was listed on the National Register of Historic Places in May of 2013. Prior to that listing, the site was placed on the Benton County Register of Historic Resources in September of 2012¹.

Pursuant to BCC 51.605 to 51.625, notice of the public hearing on the proposed action was mailed to surrounding property owners within 750 feet of the property on June 2, 2020 and legal notice of the hearing was advertised in the newspaper on June 2, 2020. This meets the requirement of noticing and advertising at least ten days prior to the public hearing.

¹ LU-12-040



II. FINDINGS OF FACT

Property and Structure – The door and landing are located in the north façade of the addition to the original one-room schoolhouse. This addition is circa 1950 and was found to be, based on its age and characteristics, historic in itself. The current entry is a flush, hollow-core wood door accessed by two wood steps. See **Attachment B**, National Register of Historic Places Registration Form, for in-depth information on the property and the structure.

Applicant Request - The applicants' proposal to alter the door frame, replace the door, add a new landing, and add a handicap ramp requires a permit and permission from the Benton County Historic Resources Commission per Benton County Code (BCC) section 89.305². The proposed rehabilitation

² EXTERIOR ALTERATION OR DEMOLITION OF A STRUCTURE ON THE COUNTY REGISTER

89.305 Permits Required. A permit is required for the exterior alteration, demolition or removal of any structure listed on the Benton County Register of Historic Resources, or any buildings, structures, objects, sites, or districts listed in the National Register of Historic Places, or within approved national register historic districts pursuant to the National Historic Preservation Act of 1966 (PL 89-665; 16 U.S.C. 470). For the purpose of this section "exterior alteration" includes any construction activity which would affect the character or integrity of a site or structure. Ordinary maintenance of a site or structure, including cleaning, painting, and minor repairs which do not require the installation or replacement of exterior building materials are exempt from exterior alteration review requirements. The construction of additions, changes in an exterior facade including the replacement of doors or windows and the replacement of other architectural features are subject to review under this section. [Ord 85-003, Ord 90-069, Ord 91-0080, 2000-0161]

is subject to review per the guidelines and criteria of BCC Sections 89.310³, and 89.320 provided below.

III. CODE GUIDELINES

The Benton County Development Code (BCC) specifies guidelines for alterations to buildings on the County Register of Historic Resources and the National Register of Historic Places. Applicable portions of Code are excerpted below.

89.320 Review Criteria for an Alteration Permit.

(1) The Historic Resources Commission shall review an application for exterior alteration pursuant to the following guidelines:

(a) The removal or alteration of any historic material or distinctive architectural feature should be avoided.

Analysis: The applicants are proposing to replace the side door with a wider door that swings outward. The existing door is plain and swings inward. The new door will be 36 inches wide, which is wide enough to accommodate a wheelchair. The new door will not be a drastic change from the existing one except for the addition of the metal swing arm at the top and a lever-style door knob instead of the traditional round door knob. The door is most likely original to the structure but is not a distinctive architectural feature. The door frame will need to be widened and that requires removal of some historic material.

The applicants are proposing to replace the existing landing, which is just slightly wider than the door and extends approximately 4 feet from the building with a landing that is 8' X 5' and which has stairs on both sides instead of one set in the middle. The new landing will be more than twice the size of the existing landing. The north side of the new landing will be used for the handicap access ramp, which will be constructed later when funding is available. It is unknown whether the railing and steps are original to the structure.

"Rehabilitation" is defined in the Secretary of the Interior's Standards for the Treatment of Historic Properties as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

The applicants are placing the accessibility ramp on a secondary elevation of the schoolhouse, as suggested by the Secretary of the Interior's Standards, in order to minimize visual impacts. The applicant is avoiding impacts to the main entrance, which is a very distinctive architectural feature of the schoolhouse.

The applicants have also taken into account the effect of the ramp on the bank of windows in the original schoolhouse building. In the National Register of Historic Places Registration Form, there is a section under "Windows" that states, "The most significant windows on the building are on the north façade of the original building. These consist of seven large, ganged, six-over-six-light,

³ 89.310 Exception to Permit Requirements. Nothing in this section prevents the construction, reconstruction, alteration, restoration, demolition, or removal of any exterior architectural feature or any property on the Register when the Building Official, Fire Marshall, or Rural Fire District Chief determines that such emergency action is required for the public safety due to unsafe or dangerous condition. Prior to such emergency action, the Chairperson of the Historic Resources Commission shall be notified. [Ord 85-003]

wood-frame, double-hung windows separated by heavy mullions. The windows are surmounted by crown molding and have a simple surround similar to that found on the main entry door. This window arrangement is a character-defining feature of the Independent School and is unique to one-room schoolhouse architecture of this era.” The applicant states that, “Our desire to make this entrance low key is to make sure that the handicapped entrance does not detract from the view line of the main building. We drew up a standard sloping entrance and it looked awful. One of our Board members suggested the current design that would have the grade sloping up to the building in a subtle grade that would answer our concerns for access and aesthetics.”

Staff Determination: Staff believes that the applicant has submitted a proposal that minimizes visual alterations to the façade. The removal of a small portion of historic material to accommodate the new door is necessary. A **condition of approval** will be added to require the applicant to recreate the appearance of the original door frame.

(b) Alterations that have no historical basis, or which seek to create an earlier or later appearance inconsistent with the age or type of the structure sought to be altered, should be discouraged.

Analysis: The applicant is making alterations to allow handicap access into the building, in compliance with the Americans with Disabilities Act of 1990. The proposed alterations have no historical basis and do not seek to create an earlier or later appearance but will create an appearance entirely new to the structure. The new landing is larger and more prominent than the existing and will bring more attention to this entrance. The ramp will be brand new. The ramp is proposed to go north and then split, with one arm continuing north and one arm going west to swing in front of the north façade of the original schoolhouse. The west arm is approximately 14 feet away from that façade.

The additions cannot be hidden by plantings as that would be an addition inconsistent with the existing landscaping. In keeping with the appearance of the existing door and landing, the new door and landing should be simple and unornamented so that they do not draw attention.

Staff Determination: The alterations have no historical basis but are necessary to enable handicap accessibility. Secretary of the Interior’s Standards provide guidelines for modernization of access and the applicant is following those guidelines (see response to (f) below). A **condition of approval** will be added to require the applicant to provide a plain and unornamented door and landing.

(c) Changes in a structure which have taken place over time and which have acquired significance in their own right within the meaning of BCC 89.230(1)⁴, should be protected.

Staff Determination: This guideline does not apply to this proposal.

(d) Deteriorated architectural features should be repaired rather than replaced. In the event that replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities.

Staff Determination: This guideline does not apply to this proposal.

(e) Repair or replacement of missing architectural features should be based on accurate duplication of the feature, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of architectural elements from other structures.

Staff Determination: This guideline does not apply to this proposal.

⁴ Subsection of the Code regarding review criteria for placement of a structure on the Local Historic Register

(f) Contemporary design for alterations or additions to existing properties should be discouraged unless such alteration and additions will not destroy significant historical, architectural or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

Analysis: The applicants are conscious of the need to make the new additions compatible with the size, scale, color, material and character of the property. The rehabilitation standards in the Secretary of the Interior’s Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building’s historic character.

The Secretary of the Interior’s Standards acknowledges that new additions to accommodate code requirements may be necessary to a historic structures. What is recommended is, “Finding solutions to meet accessibility requirements that minimize the impact of any necessary alteration for accessibility on the historic building, its site, or setting, such as compatible ramps, paths and lifts.” Two of the most relevant standards for rehabilitation from the list of criteria are:

- “9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”

Some recommended guidelines for accessibility are:

RECOMMENDED
Using relevant sections of existing codes regarding accessibility for historic buildings that provide alternative means of compliance when code-required work would otherwise negatively impact the historic character of the property.
Minimizing the visual impact of accessibility ramps by installing them on secondary elevations when it does not compromise accessibility or by screening them with plantings.
Adding a gradual slope or grade to the sidewalk, if appropriate, to access the entrance rather than installing a ramp that would be more intrusive to the historic character of the building and the district.
Installing a lift as inconspicuously as possible when it is necessary to locate it on a primary elevation of the historic building.

Staff Determination: The applicants are meeting the standards and guidelines of the Secretary of the Interior’s Standards and designing the additions to be compatible with the size, scale, color, material, and character of the property.

(g) New additions, or alterations, should be done in such manner that if the additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Analysis: The only proposed alteration that could impair the essential form of the schoolhouse, and could not be returned to its original integrity, is the portion around the door and the door frame that will be removed. However, it is unlikely that any lay person would recognize that the new door frame is different in size from the old door frame. The new landing and the ramp could be removed and such removal could be done without any impairment to the original structure.

In keeping with this guideline, the applicant should ensure that the new landing is constructed in such a way that it does not damage the schoolhouse's exterior wall during or after construction.

Staff Determination: A **condition of approval** will be added requiring the applicant to ensure that the façade of the schoolhouse addition is not damaged during or after construction of the landing.

(h) Alterations or additions should not significantly alter the character of the site or potential archaeological resource.

Analysis: The proposal is not to create a new access, but to modify an existing one. Therefore, while the appearance of that entrance will be altered, it will not significantly alter the character of the site.

Staff Determination: The new additions do not significantly alter the character of the site.

IV. FINDINGS OF FACT APPLYING CODE CRITERIA

The Benton County Development Code (BCC) specifies criteria for alterations to buildings on the County Register of Historic Resources and the National Register of Historic Places. Applicable portions of Code are excerpted below.

89.320 Review Criteria for an Alteration Permit.

(2) A decision by the Historic Resources Commission to approve, approve with Conditions, or deny an application for an exterior alteration permit shall be based upon the following criteria:

(a) The extent to which the state of repair of the structure creates a need for the alterations. An alteration required because of a defect or deterioration in the structural or environmental systems of the historic resource shall be given greater deference than an alteration for cosmetic purposes.

Findings: The proposed exterior alterations can be viewed as a need to repair a defect in the historic structure as the current structure does not allow for ease of access to persons with ambulatory infirmities and disabilities. While not a defect in a historic sense, it is a defect for modern use. The alterations are definitely not for cosmetic purposes.

Staff Conclusion: The alteration should be given deference as a need to modernize access to the property.

(b) The cost of complying with the guidelines in Subsection 1 as compared to the cost of the alteration as proposed by the applicant shall not cause an undue hardship on the applicant; and

Findings: The proposal from the applicant is in accordance with the guidelines. Conditions of approval will be added to ensure compatibility.

Staff Conclusion: The cost of complying with conditions of approval to comply with compatibility standards will not cause an undue hardship on the applicant.

(c) The significance and integrity of the historic resource, and the degree of impact of the proposed alteration.

Findings: The proposal is in keeping with the guidelines from the Secretary of Interior's Standards because the applicant is placing the handicap access on the least prominent façade of the building. They are also using an existing access instead of creating a new access. The alterations are the minimum required to provide safe, handicap accessibility to the interior of the schoolhouse and the applicant has created a design that would not detract from the view of the original schoolhouse building and the significant architectural features of the north façade.

Staff Conclusion: The proposed alteration has been designed to minimize impacts to the historically significant aspects of the schoolhouse.

V. OVERALL STAFF CONCLUSION

The proposal is consistent with the requirements of the Benton County Code.

VI. RECOMMENDED CONDITIONS OF APPROVAL

89.320 Review Criteria for an Alteration Permit.

(3) The Historic Resources Commission may attach conditions to the approval of an alteration permit in order to mitigate the impact of an alteration on an historic resource. Conditions may address, but shall not be limited to:

(a) Design; (b) Material; (c) Location; (d) Scale; (e) Size; and (f) Style.

- 1) The applicants shall recreate the appearance of the original door frame.
- 2) The new door and all paintable portions of the new landing and ramps shall be painted to match the façade color.
- 3) The appearance of the new additions shall be plain and unornamented.
- 4) The applicants shall ensure that the siding of the schoolhouse is not damaged during construction. They shall also identify measures that will protect the siding that will be covered by the landing and shall incorporate those into the construction.

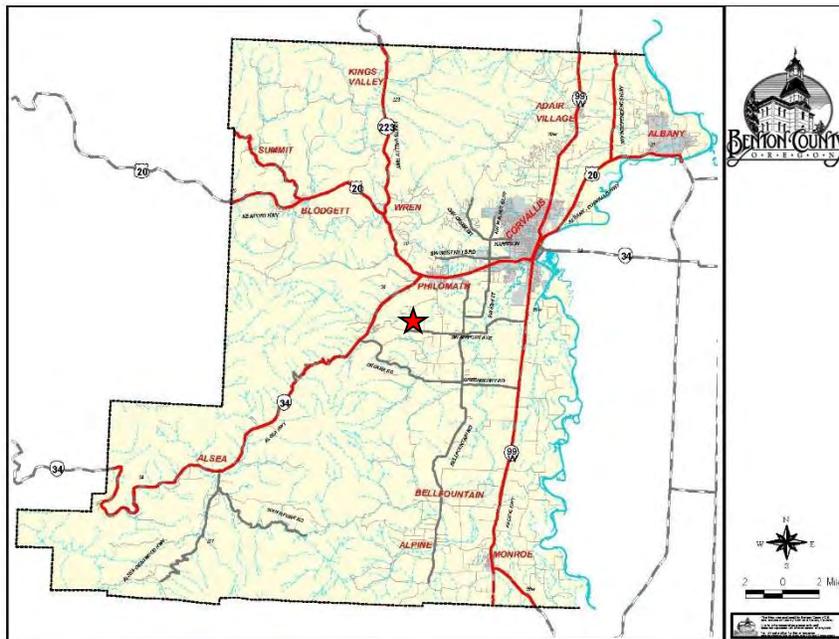
VII. MOTIONS FOR CONSIDERATION

Denial Based on findings contained in the staff report and evidence in the file, the Historic Resources Commission finds that the proposed alterations to the Independent Schoolhouse are not consistent with Code criteria (list criteria) for exterior alteration of a historic structure and **will not be allowed** as proposed.

Approval Based on findings contained in the staff report and evidence in the file, the Historic Resources Commission finds that the proposed alterations to the Independent Schoolhouse are consistent with Code criteria for exterior alteration of a historic structure, subject to satisfaction of the following conditions of approval, **and will be allowed, subject to the satisfaction of the following conditions** (list conditions outlined above and/or the commission's conditions).

89.330 Appeals. A decision of this Historic Resources Commission decision on a request for exterior alteration or demolition of a site or structure on the Register may be appealed to the Board of Commissioners pursuant to BCC 51.805 - 51.825. [Ord 85-003, Ord 90-069, Ord 91-0080]

Attachment A



APPLICATION FILE #:
LU-20-030

APPLICANT:
INDEPENDENT
COMMUNITY CLUB

APPLICATION TYPE:
ALTERATION OF A
HISTORIC RESOURCE

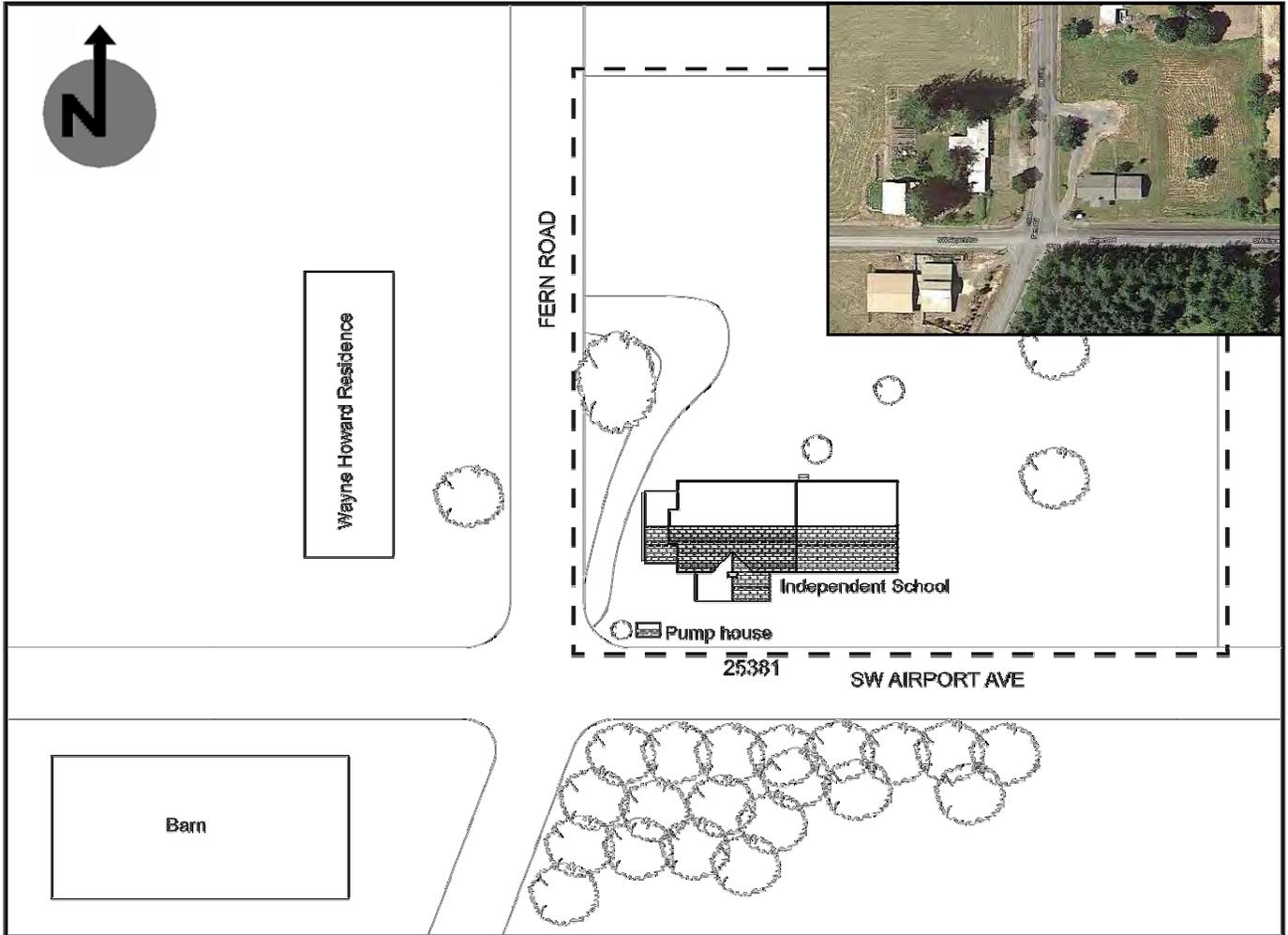
United States Department of the Interior
National Park Service

Independent School
Name of Property
Benton County, OR
County and State
Name of multiple listing (if applicable)

National Register of Historic Places Continuation Sheet

Section number _____ Documents _____ Page 23

Figure 2



Name of Property: Independent School

City or Vicinity: Philomath

County: Benton

State: Oregon

Drawn by: Kenneth Gunn

Drawing: Site Plan/Aerial

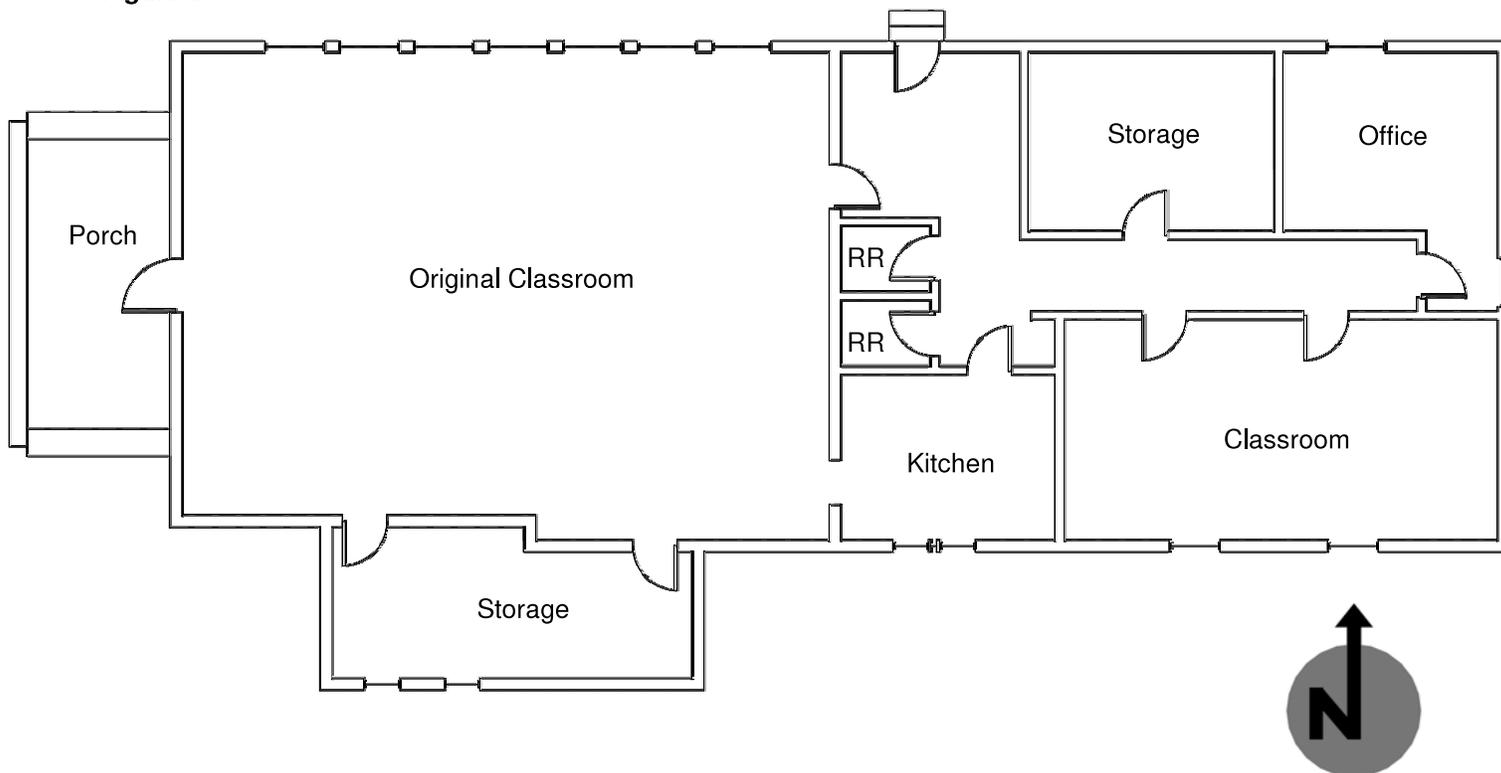
United States Department of the Interior
National Park Service

Independent School
Name of Property
Benton County, OR
County and State
Name of multiple listing (if applicable)

National Register of Historic Places Continuation Sheet

Section number _____ Documents _____ Page 24

Figure 3



Name of Property: Independent School
 City or Vicinity: Philomath
 County: Benton State: Oregon
 Drawn by: Kenneth Gunn
 Drawing: First Floor Plan (not to scale)

United States Department of the Interior
National Park Service

Independent School
Name of Property
Benton County, OR
County and State
Name of multiple listing (if applicable)

National Register of Historic Places Continuation Sheet

Section number _____ Documents _____ Page 25

Figure 4



1948 Aerial Photograph of 25381 SW Airport Avenue, Philomath, Benton County, Oregon. University of Oregon Knight Library.



1956 Aerial Photograph of 25381 SW Airport Avenue, Philomath, Benton County, Oregon. University of Oregon Knight Library.

United States Department of the Interior
National Park Service

Independent School
Name of Property
Benton County, OR
County and State
Name of multiple listing (if applicable)

National Register of Historic Places Continuation Sheet

Section number _____ Documents _____ Page 26

Figure 5



Name of Property: Independent School

City or Vicinity: Philomath

County: Benton State: Oregon

Photographer: *Unknown* (Benton County Historical Society, Mabel Cummings Collection)

Date Photographed: *Unknown*

View: West and South Façades

United States Department of the Interior
National Park Service

Independent School
Name of Property
Benton County, OR
County and State
Name of multiple listing (if applicable)

National Register of Historic Places Continuation Sheet

Section number _____ Documents _____ Page 27

Figure 6



Name of Property: Independent School

City or Vicinity: Philomath

County: Benton State: Oregon

Photographer: *Unknown* (Benton County Historical Society, Mabel Cummings Collection)

Date Photographed: *Unknown*

View: West and North Façades

United States Department of the Interior
National Park Service

Independent School
Name of Property
Benton County, OR
County and State
Name of multiple listing (if applicable)

National Register of Historic Places Continuation Sheet

Section number _____ Documents _____ Page 28

Figure 7



Name of Property: Independent School

City or Vicinity: Philomath

County: Benton State: Oregon

Photographer: *Unknown* (Copy in possession of Independent Community Club)

Date Photographed: c.1919

View: West Façade

United States Department of the Interior
National Park Service

Independent School
Name of Property
Benton County, OR
County and State
Name of multiple listing (if applicable)

National Register of Historic Places Continuation Sheet

Section number _____ Documents _____ Page 29

Figure 8



Name of Property: Independent School

City or Vicinity: Philomath

County: Benton State: Oregon

Photographer: *Unknown* (Copy in possession of Independent Community Club)

Date Photographed: c.1920/1921

View: Sunday school Class Student from Beulah Church (across Fern Road).

United States Department of the Interior
National Park Service

Independent School
Name of Property
Benton County, OR
County and State
Name of multiple listing (if applicable)

National Register of Historic Places Continuation Sheet

Section number _____ Documents _____ Page 30

Figure 9



Name of Property: Independent School

City or Vicinity: Philomath

County: Benton State: Oregon

Photographer: *Unknown* (Copy in possession of Independent Community Club)

Date Photographed: c. 1930/1931

View: 1930/1931 Class in front of Independent School (Teacher – Leona Sloan)



BENTON COUNTY HISTORIC RESOURCES COMMISSION

**Meeting Minutes
Monday, June 9, 2020**

The meeting was held remotely. Members called into a central number.

A. Call to Order.

The meeting was called to order at 6:43 pm. In attendance were Larry Landis, Chair, and Cody Hull, Doug Eaton, Scott McClure, and Tanya Freeman. Nancy Taniguchi was excused. Patti Thrall was absent. Warren Lisser, Katherine Osten Harris, and Jay Sexton were present.

Inga Williams, Associate Planner, provided staff support for the meeting and Linda Ray, Administrative Assistant, was the Recorder.

B. Approval of Minutes

A motion was made by Comm. McClure to approve the minutes from March 16, 2020, without changes; seconded by Comm. Eaton. The minutes were approved unanimously.

C. LU-20-030, Independent School

Chair Landis opened the public hearing and stated the quasi-judicial land use hearing procedures for the record. He asked the board members if there was any ex parte communications or conflicts of interest. There were none. He then outlined the rules for testifying and asked for the staff presentation.

Planner Williams reported that the Independent School is requesting a rehabilitation (which involves returning the property to a state of utility through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values). The applicants are requesting to enlarge the entrance on the north side of the addition to the original school house to allow for a wider door, replace the landing with a larger landing, and add a handicap ramp. The handicap ramp will swing out away from the north façade of the original school house so that it will reduce impacts to the bank of windows. Planner Williams stated that the applicant has met county and state guidelines and requested that the Commission approve the application. Planner Williams recommended approval of the alteration with several conditions of approval.

Warren Lisser, applicant, stated that there are two bathrooms being remodeled in the interior of the building, which will be handicap accessible. In order to make this area handicap accessible from outside the building, they are required to widen the door opening and replace the door with an "outswinging" door. Blueprints and photos were provided to the commissioners and the applicant noted that the handicapped ramp being installed would not detract from the main view of the schoolhouse. A handicapped parking spot will also become available near the ramp. The applicant is seeking approval from the commission to be able to move forward with SHPO's approval and begin renovation.

A commissioner asked if there would be fill placed where the two ramps converged. The applicant confirmed that that area would be graded and there would be no drop off.

There was no public present, therefore there was no testimony in support of or in opposition to the application.

There was no representative of any government body present.

There was no rebuttal by the applicant.

No participant requested an opportunity to submit additional testimony.

The public hearing was closed.

Commissioner McClure moved approval of the Alteration of a Historic Resource, "Based on the findings contained in the staff report and evidence in the file, the Historic Resources Commission finds that the proposed alterations to the Independent Schoolhouse are consistent with the Code criteria for exterior alteration of a historic structure, subject to satisfaction of the following conditions of approval:

- 1) The applicants shall recreate the appearance of the original door frame.
- 2) The new door and all paintable portions of the new landing and ramps shall be painted to match the façade color.
- 3) The appearance of the new additions shall be plain and unornamented.
- 4) The applicants shall ensure that the siding of the schoolhouse is not damaged during construction. They shall also identify measures that will protect the siding that will be covered by the landing and shall incorporate those into the construction."

Seconded by Commissioner Eaton. The motion was approved by all commission members present.

CLG Grant Funding

The applicant is also seeking approval for grant funding in the amount of \$2750 from the CLG grant fund.

Commissioner McClure made a motion to approve the request for grant funding in the amount of \$2750, which is 50% of the total amount required for the project. Seconded by Commissioner Eaton. The motion was approved by all commission members.

D. LU-20-029; Willamette Grange Alteration of a Historic Resource

Chair Landis opened the public hearing and stated the quasi-judicial land use hearing procedures for the record. He asked the board members if there was any ex parte communications or conflicts of interest. There were none. He then outlined the rules for testifying and asked for the staff presentation.

Planner Williams reported that the Willamette Grange is requesting an alteration of a historic resource through preservation (the act of process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property) and re-construction (the act of process of depicting, by means of new construction, the form, features, and detailing of non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location). The Grange is proposing to deconstruct the existing porch due to damage from decomposition. The Grange will reuse any material that is sound and will reconstruct the porch back to a historically accurate appearance including the missing railing along the top of the porch roof. Planner Williams stated that the applicant has met county and state guidelines and requested that the Commission approve the application. Planner Williams recommended approval of the alteration with two conditions of approval.

Jay Sexton, Willamette Grange member, referred to the plans provided to the commissioners to point out the proposed renovations. Mr. Sexton stated that the areas of the structure he and the engineer have investigated have revealed that the interior is soft, probably due to water damage. The north pillar will need to be restructured but the south pillar appears to be sound and safe. Mr. Sexton noted that once reconstruction begins there may be damage to the bases of the porch and anticipates work to be done there as well. A Commissioner asked what type of material would be used on the ceiling portion of the renovation. Mr. Sexton responded that the material has a groove to it and will be similar in décor to the original material that was used. Mr. Sexton emphasized that during the renovation they will attempt to preserve and reuse as much of the original material that is safe. A Commissioner asked if the sign for the grange will rest on the roof. Mr. Sexton replied that they will attempt to integrate the sign with the railing so it is not positioned on the roof of the structure.

There was no public present, therefore there was no testimony in support of or in opposition to the application.

There was no representative of any government body present.

There was no rebuttal by the applicant.

No participant requested an opportunity to submit additional testimony.

The public hearing was closed.

Commissioner McClure moved approval of the Alteration of a Historic Resource, "Based on the findings contained in the staff report and evidence in the file, the Historic Resources Commission finds that the proposed alterations to the Willamette Grange are consistent with the Code criteria for exterior alteration of a historic structure, subject to satisfaction of the following conditions of approval:

- 1) The applicant shall reconstruct the grange portico to its original, historic appearance.
- 2) The applicant shall carefully disassemble the portico and reuse any components that are sound in the reconstruction of the structure."

Commissioner Freeman seconded. The motion was approved by all commissioners present.

CLG Grant Funding

The applicant also is requesting grant funds to use for the renovation on Willamette Grange. The cost of the project will be \$6950. The applicant is requesting 50% of that cost as grant funding in the amount of \$3475.

Commissioner Eaton made a motion to approve the request for grant funding in the amount of \$3475.

Commissioner McClure seconded. The motion was approved by all commissioners present.

E. Presentation of the Willamette Grange roof plans – informal review

Mr. Sexton presented two options for replacing the roof on the Willamette Grange. He said that upon consulting with a builder, the recommendation was made to take off the entire roof off and replace with engineered trusses which would allow them to remove the interior tie rods currently keeping the walls from falling outward. One option would require an extension of the eaves and one option would require a change to the ceiling. Chair Landis responded that the commission is typically more concerned with the exterior look of the roof and would prefer the option that only made interior changes. Mr. Sexton explained that the change to the ceiling would be minimal. The Grange will be investigating options and organizing fund raising and grant funds before bringing the request before the Historic Resources Commission.

F. Items from the Public

None

G. Items from the Commissioners

None

H. Other Business

Ms. Williams gave the commissioners an update on the videos that were made of some of the Preservation Month tours.

I. Adjournment – The meeting was adjourned at 8:04 PM.

DRAFT