

OREGON STATE HISTORIC PRESERVATION OFFICE

Certified Local Government Development Grant Project Packet Cover Form

SECTION I. PROPERTY & GRANT INFORMATION

Street Address: 27555 Greenberry Road
City: Corvallis
County: Benton
Owner: Willamette Grange #52
SHPO Agreement Number: OR-20-04 Grant Award Amount: 3,475

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.

See attachments

SECTION IIA. PROJECT DETAIL – SELECT ALL THAT APPLY

- Roof Date of Construction: Existing Material:
 Repair Replace Proposed Materials:
- Windows/Doors Date of Construction: Existing Material:
 Repair Replace Proposed Materials:
- 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 1923 Existing Material: wood
 Repair Replace Proposed Materials: Wood with Pressure treated structural members
- Ground will be disturbed. Describe:

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
SHPO Reviewer Signature

7/10/2020
Date

Reviewer Notes: Confirmed with applicant on 7/15/2020 by email that all visible components will be painted, finished wood, matching the material and finish of the existing historic material. Pressure treated lumber will be used for non-visible structural elements only.

**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:

Name: Willamette Grange % Toni Hoyman
Address: PO Box 1923
City & County: Corvallis OR 97339
Owner: Willamette Grange #52

Grant:

Amount: _____
SHPO #: _____
Term of Agreement: 5 yrs

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

Signature

Date

OWNER:

Jim Gray Master
Print Name

Jim Gray
Signature

5/20/20
Date

Willamette Community and Grange Hall Portico Restoration - June 2020

Corvallis, Oregon, Benton County

The portico of the Willamette Community and Grange Hall has significant structural rot and has been modified in the late 1980's by removal of the upper railing. New enthusiasm and activity toward restoration of this nearly 100 year old Hall has spurred interest in giving public tours, but, the portico is unsafe in its present condition. We need to repair this unstable entry to the building and we would like to return it to its original appearance.

The structural components of the portico have significant rot, which has allowed the horizontal beam to sag and the northern pillar to lean to the south as the trim boards collapse. While examining the structure to prepare our plans with our engineer, William Barlow, P.E., we examined the internal roof structures and found them wet from roof leaks and superficially soft. Additionally, the pillars wooden trim is in contact with the concrete and has developed rot, which may also have weakened the internal structure.



Our plan is to carefully disassemble the current portico structure, removing all the trim and molding. The internal structural components will be replaced with Pressure Treated lumber and the portico roof will be rebuilt, replacing any rotten members. The roof will be covered with a roofing membrane and flashed to the building to shed water. Any of the original lumber that is sound enough to reuse will be re-used. All lead painted debris will be properly disposed in the local land fill. The connection between the Portico and the building siding will be patched in a weatherproof manner, but restoration of the building siding will be a separate project at another time.

The upper porch railings will be rebuilt and restored to the historic appearance. The trim of the pillars will be separated from ground contact by a ½ inch gap to reduce the likelihood of rot. The trim and moldings will be copies of the original. Detailed photos and measurements of the existing structure and photos of the historic railings will guide our restoration. All surfaces will be painted with primer and multiple coats of quality non-lead paint.

Jay Sexton
Willamette Grange #52



27555 Greenberry Rd., Corvallis, OR 97333

Willamette Grange #52 CLG Development Grant May 2020

SECTION II. PROJECT DESCRIPTION:

With this grant we intend to tear down and rebuild the front portico which has significant rot making it unstable and unsafe and has been altered from its original appearance. This project would be to restore it to the original form including railings and flag pole access. Grangers would perform the demolition under contractor supervision and the contractor would complete the construction to replicate its historic appearance. Detailed photographs and measurements will be taken throughout the removal of the existing portico structure and these details will be used to reconstruct this feature of the building.

This building is owned by the fraternal order Willamette Grange #52, a subordinate membership of the Patrons of Husbandry. This Grange is the second oldest continuously active Grange in Oregon, having been organized in 1873. In recent years our membership has grown and developed an invigorated passion for restoring our lovely building. This small project is a step toward our overall goal of restoring our hall in time to celebrate its 100th birthday in 2023. A safe and stable portico is critical as we invite the public for tours and fundraising events.

We have been applying for grants and have received three, with which we have placed a temporary cover over the leaking roof, purchased electrical and plumbing upgrade supplies, and built a message sign along our State Highway frontage. Currently we have a Siletz Tribal grant paying for engineering planning for roof structure repairs, and the implementation of these engineered plans will be our next big fundraising focus.

Willamette Grange is a community service organization and as this building is restored we will again be able to serve our community as a meeting place, education place, and celebration place through public rentals and Grange sponsorship of community activities. We had planned to “roll out” our fundraising campaign during the Historic Preservation Month, but the pandemic has delayed this effort.

We have two contractors that are preparing estimates which we expect to be between \$4000 and \$5000. These estimates will be forwarded once we receive them.

SECTION III. ADDITIONAL INFORMATION & ATTACHMENTS:

Circa 1925,
and our
goal:



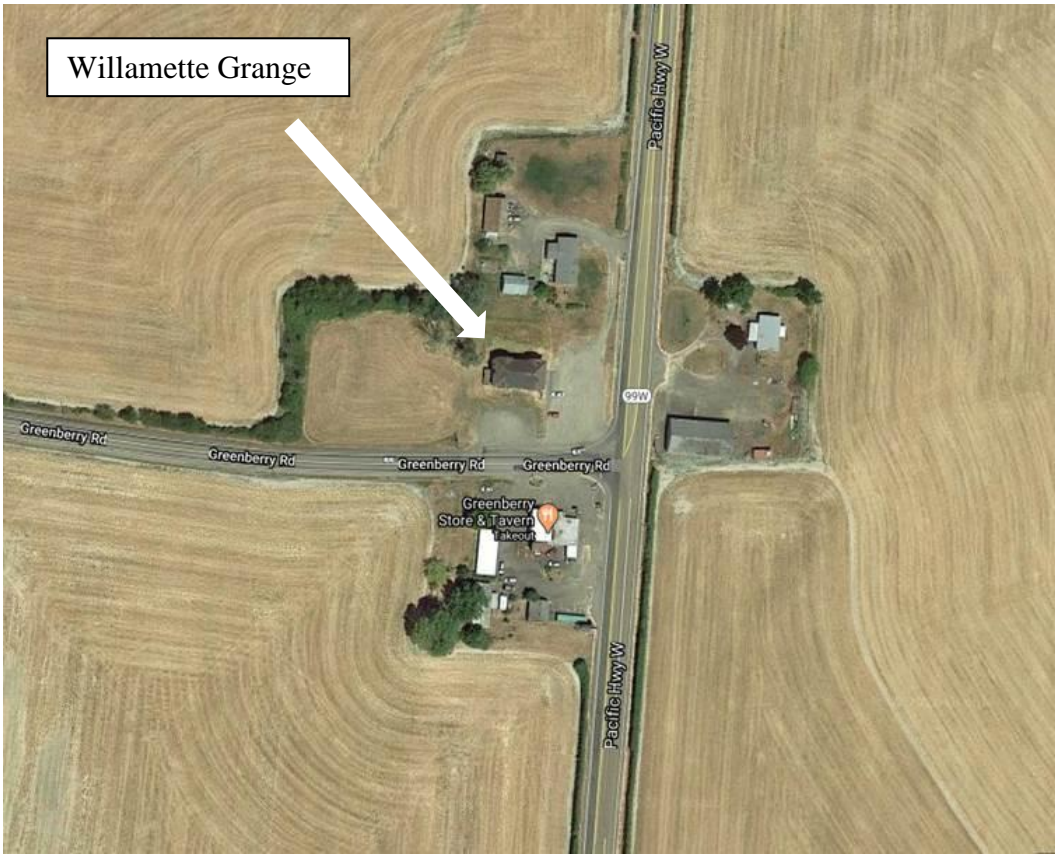
Current photos showing overview of the exterior of the property:



Current photos showing location of the project:



Maps showing location of the property:



Willamette Grange is on State Highway 99 W, 7 miles south of Corvallis.

The top of both images is North



Willamette Grange Property





GREENBERRY STORE
TAVERN

PEPSI GREENBERRY STORE

PEPSI
GREENBERRY STORE

WILLAMETTE GRANGE #52

PORTICO REMOVAL & REPLACEMENT

27555 GREENBERRY RD

CORVALLIS, OR 97333

CONVENTIONAL FRAMING DESIGN INFORMATION

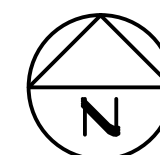
1. ALL WORK IS TO COMPLY WITH THE STATE OF OREGON 2017 EDITION OF THE OREGON RESIDENTIAL SPECIALTY CODE
2. FLOOR LIVE LOAD: 40 P.S.F.
3. ROOF LIVE LOAD: 25 P.S.F.
4. WIND DESIGN DATA:
 - ULTIMATE DESIGN WIND SPEED, V_{ult} : 120 MPH (3-SEC GUST)
 - NOMINAL DESIGN WIND SPEED, V_{nom} : 93 MPH
5. SEISMIC DESIGN CATEGORY: D
6. SITE CLASS: D
7. FLOOD DESIGN DATA: ZONE X
8. SOIL DESIGN LOAD-BEARING: 1500 P.S.F.

PROJECT LOCATION
27555 GREENBERRY RD
CORVALLIS, OR 97333



VICINITY PLAN

SCALE: NTS



PROJECT DESIGN

PROJECT DESIGN & DRAFTING:	WILLIAM E. BARLOW, P.E. P.O. BOX 43 PHILOMATH, OR 97370	541-609-8777
PROJECT MANAGER:	TONI HOYMAN & JAY SEXTON WILLAMETTE GRANGE #52 PO BOX 1923 CORVALLIS, OR 97339	541-929-5452

SITE LOCATION

CORVALLIS
BENTON COUNTY
TAX MAP/LOT: 15510/300
LATITUDE: 44.455110
LONGITUDE: -123.216210

SQUARE FOOTAGE

PORTICO ROOF AREA	62	SQ. FT.
-------------------	----	---------

**PRELIMINARY
NOT FOR CONSTRUCTION**

INDEX TO DRAWINGS

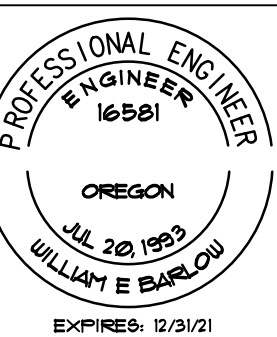
- | | |
|------|------------------------------|
| T0.0 | TITLE SHEET |
| C1.0 | SITE PLAN |
| N1.0 | GENERAL AND STRUCTURAL NOTES |
| A1.0 | EAST & SOUTH ELEVATIONS |
| A1.1 | NORTH & WEST ELEVATIONS |
| A2.0 | 1st & 2nd FLOOR PLANS |
| A3.0 | ROOF PLAN |
| S1.0 | PORTICO ELEVATIONS |
| S1.1 | PORTICO DETAILS |

NOTE

1. THE CONTRACTOR SHALL ENSURE THAT CONSTRUCTION MEANS AND METHODS, INCLUDING LOADING AND BRACING, SHALL NOT EXCEED THE CAPACITY OF STRUCTURAL MEMBERS.
2. MECHANICAL (HVAC), ELECTRICAL, PLUMBING DESIGN BY OTHERS.

REVISIONS	BY

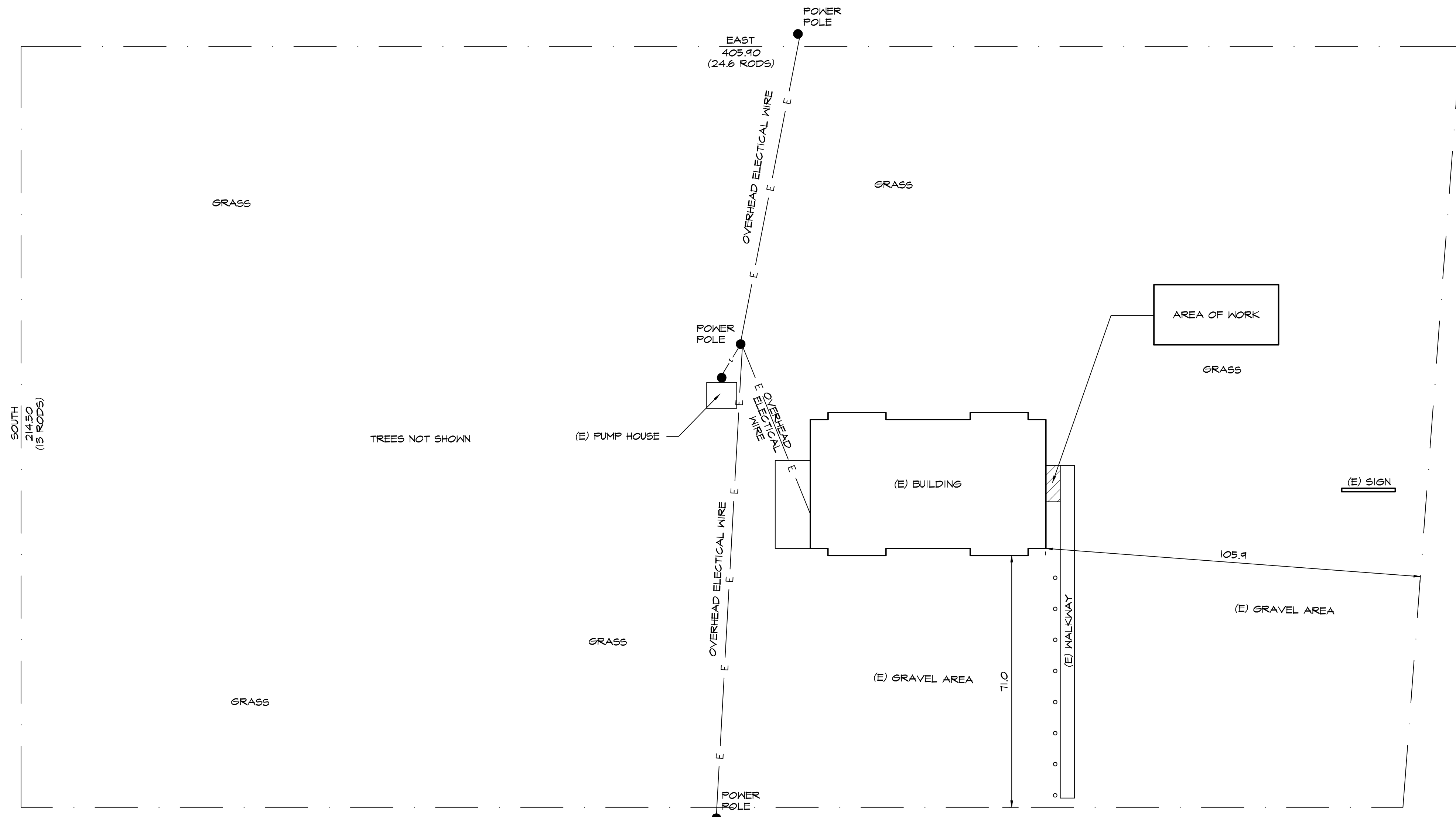
WILLAMETTE GRANGE #52
 27555 GREENBERRY RD
 CORVALLIS, OR 97333
TITLE SHEET



CIVIL ENGINEERING DESIGN
 Design for the Human Environment
 WILLIAM E. BARLOW, P.E.
 P.O. BOX 43
 PHILOMATH, OR 97370
 541-609-8777
 www.civilengdesign.com

DATE: 5.20.2020
 SCALE: AS SHOWN
 DRAWN: WEB
 SHEET:

T0.0



GREENBERRY ROAD, CO. RD. NO. 35240
GRANGE ROAD

WEST SIDE PACIFIC HWY, US HWY NO. 99W

A SITE PLAN
SCALE: 1" = 20'

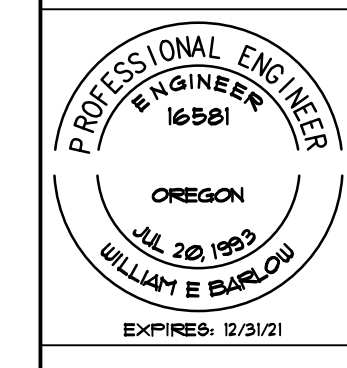
PRELIMINARY
NOT FOR CONSTRUCTION

NOTES

1. THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES SHOWN ARE BASED ON BENTON COUNTY, OREGON TAX MAP 1910. PROPERTY LINES ARE A GRAPHIC REPRESENTATION TO SHOW RELATIONSHIP OF PROPERTY LINES TO SITE PHYSICAL INFORMATION.

REVISIONS	BY

WILLAMETTE GRANGE #52
27555 GREENBERRY RD
CORVALLIS, OR 97333
SITE PLAN



CIVIL ENGINEERING DESIGN
Design for the Human Environment
WILLIAM E. BARLOW, P.E.
P.O. BOX 43
PHILOMATH, OR 97370
541-609-8777
www.civilengdesign.com

DATE 5.20.2020
SCALE AS SHOWN
DRAWN WEB

SHEET
C1.0

GENERAL & STRUCTURAL NOTES

GENERAL

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. THE ENGINEERS SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES.
2. DO NOT SCALE DRAWINGS. COORDINATE DIMENSIONS WITH "A" DESIGN DRAWINGS. COORDINATE CONSTRUCTION WITH ALL TRADES.
3. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF 2005 OREGON RESIDENTIAL SPECIALTY CODE ADOPTED BY THE STATE OF OREGON.
4. METHODS, PROCEDURES, AND SEQUENCES OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN AND ENSURE THE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION.
5. THE STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKERS, AND VISITORS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT LIMITED TO BRACING, SHORING FOR CONSTRUCTION LOADS, ETC. VISITS TO THE SITE BY THE PROJECT ENGINEER OR HIS AGENT OR REPRESENTATIVE, SHALL NOT INCLUDE REVIEW OF THE ABOVE ITEMS.
6. OPENINGS, POCKETS, ETC. SHALL NOT BE PLACED IN STRUCTURAL ELEMENTS UNLESS SPECIFICALLY DETAILED OR APPROVED BY THE PROJECT ENGINEER WHOSE NAME AND SEAL (STAMP) APPEAR ON THESE STRUCTURAL DRAWINGS.
7. CONSTRUCTION LOADS (MATERIAL AND EQUIPMENT) SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE THE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.
8. WHEN A DETAIL IS IDENTIFIED AS TYPICAL, THE CONTRACTOR SHALL APPLY THIS DETAIL IN ESTIMATING AND CONSTRUCTION TO EVERY LIKE CONDITION WHETHER OR NOT THE REFERENCE IS MADE IN EVERY INSTANCE.
9. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES.
10. DO NOT SCALE DRAWINGS.

MECHANICAL

1. MECHANICAL HVAC BY OTHERS.

ELECTRICAL

1. ELECTRICAL BY OTHERS.

PLUMBING

1. PLUMBING BY OTHERS.

FOUNDATION

1. FOUNDATION SOIL BEARING PRESSURE ASSUMED TO BE 1500 PSI.
2. THE CONTRACTOR SHALL PROVIDE FOR DE-WATERING OF EXCAVATIONS FOR EITHER SURFACE, GROUND, OR SEEPAGE WATER.
3. ANY ABANDONED MATERIALS, FOOTINGS, UTILITIES, ETC., THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED.
4. THE CONTRACTOR SHALL PROVIDE FOR DESIGN AND INSTALLATION OF ALL CRIBBING, SHEATHING, AND SHORING REQUIRED TO SAFELY RETAIN THE EARTH BANKS.

DIMENSIONAL LUMBER

1. DIMENSIONAL LUMBER FOR FRAMING SHALL BE DOUGLAS FIR - LARCH (DF-L) No. 2 OR BETTER.

SIMPSON STRONG-TIE

1. INSTALL SIMPSON PRODUCTS PER MANUFACTURERS INSTRUCTIONS. (CATALOG C-C-2019)

WEATHER PROTECTION

1. FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE ENTERING THE WALLS AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE PERMEABLE MATERIALS, AND AT VERTICAL WALLS AND ROOF INTERSECTIONS AND OTHER PENETRATIONS THROUGH THE WALL AND ROOF PLANES.
2. METAL FLASHING SHALL BE CORROSION RESISTANT WITH A THICKNESS OF NOT LESS THAN 0.019 INCHES.
3. FLASHING AGAINST A VERTICAL SIDEWALL SHALL BE BY THE STEP-FLASHING METHOD.
4. FLASHING AGAINST A VERTICAL FRONT WALL, AS WELL AS SOIL STACK AND VENT
5. CORROSION-RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATIONS OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH AND SHALL BE INSTALLED TO PREVENT WATER FROM REENTERING THE EXTERIOR WALL ENVELOPE.

FINISHES

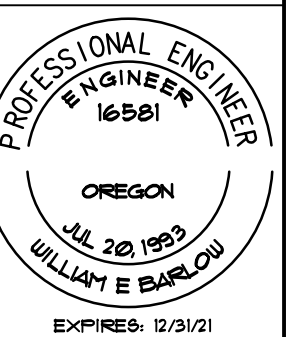
1. COORDINATE COLORS, TRIM, MOULDING, ETC. WITH OWNER.

MISCELLANEOUS

1. FASTENERS PENETRATING ALL PRESSURE PRESERVATIVE AND FIRE RETARDANT TREATED WOOD SHALL BE OF HOT DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER. EXCEPTION: 1/2" DIAMETER OR GREATER STEEL BOLTS.
2. SHOWERS AND TUB/SHOWER COMBINATIONS SHALL BE EQUIPPED WITH CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTAT MIXING OR THE COMBINATION PRESSURE/THERMOSTATIC MIXING VALVE TYPES WITH HIGH LIMIT STOP. THE HIGH LIMIT STOPS SHALL BE SET TO LIMIT WATER TEMPERATURE TO BE A MAXIMUM OF 120-DEGREES. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A SUITABLE CONTROL FOR MEETING THE PROVISION. (OPSC 418.0) SHOWER HEADS SHALL BE THE WATER CONSERVING TYPE, MAXIMUM FLOW OF 2.5-GALLONS PER MINUTE.
3. BATHTUB AND SHOWER FLOORS AND WALLS NOT PART OF A PRE-MANUFACTURED FIBERGLASS UNIT SHALL BE FINISHED WITH A NONABSORBENT SURFACE NOT LESS THAN 6-FEET ABOVE THE FLOOR. BACKING BOARD FOR ADHESIVE APPLICATION OF CERAMIC TILE OR OTHER MATERIAL SHALL BE NOT LESS THAN WATER RESISTANT GYPSUM BOARD OR AN APPROVED EQUIVALENT. WATER RESISTANT GYPSUM BOARD MAY BE USED ON SHOWER CEILING PROVIDED THE CEILING FRAMING DOES NOT EXCEED 12-INCHES ON CENTER. ALL CUT EXPOSED EDGES, INCLUDING THOSE AT WALL INTERSECTIONS, SHALL BE SEALED AS RECOMMENDED BY THE MANUFACTURER.
4. AFTER THE FRAMING INSPECTION AND PRIOR TO THE INSTALLATION OF INTERIOR FINISHES, THE BUILDING OFFICIAL SHALL BE NOTIFIED IN WRITING BY THE GENERAL CONTRACTOR THAT ALL MOISTURE SENSITIVE WOOD FRAMING MEMBERS USED IN CONSTRUCTION HAVE A MOISTURE CONTENT OF NOT MORE THAN 19 PERCENT OF THE WEIGHT OF THE DRY WOOD FRAMING MEMBERS.

REVISIONS	BY

WILLAMETTE GRANGE #52
27555 GREENBERRY RD
CORVALLIS, OR 97333
STRUCTURAL NOTES

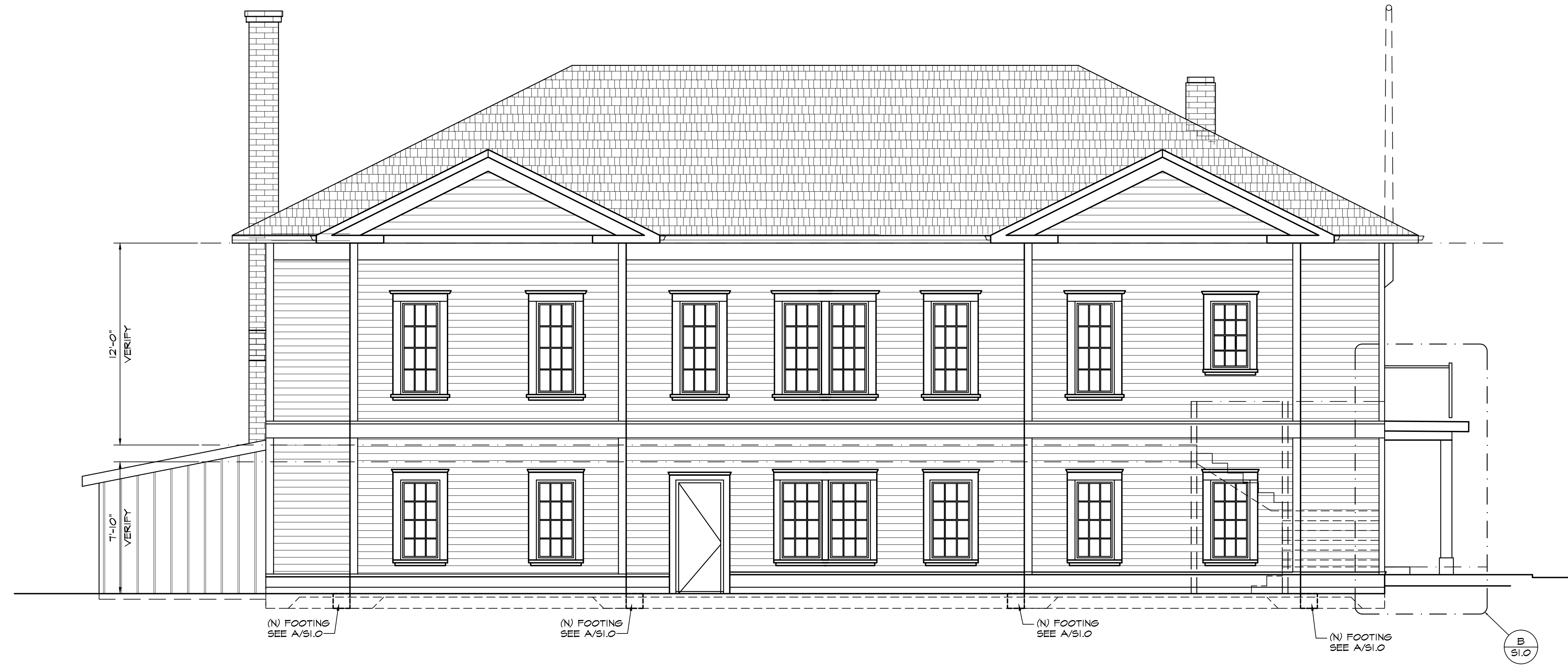


CIVIL ENGINEERING DESIGN
 Design for the Human Environment
 WILLIAM E. BARLOW, P.E.
 P.O. BOX 43
 PHILOMATH, OR 97370
 541-609-8777
 www.civilengdesign.com

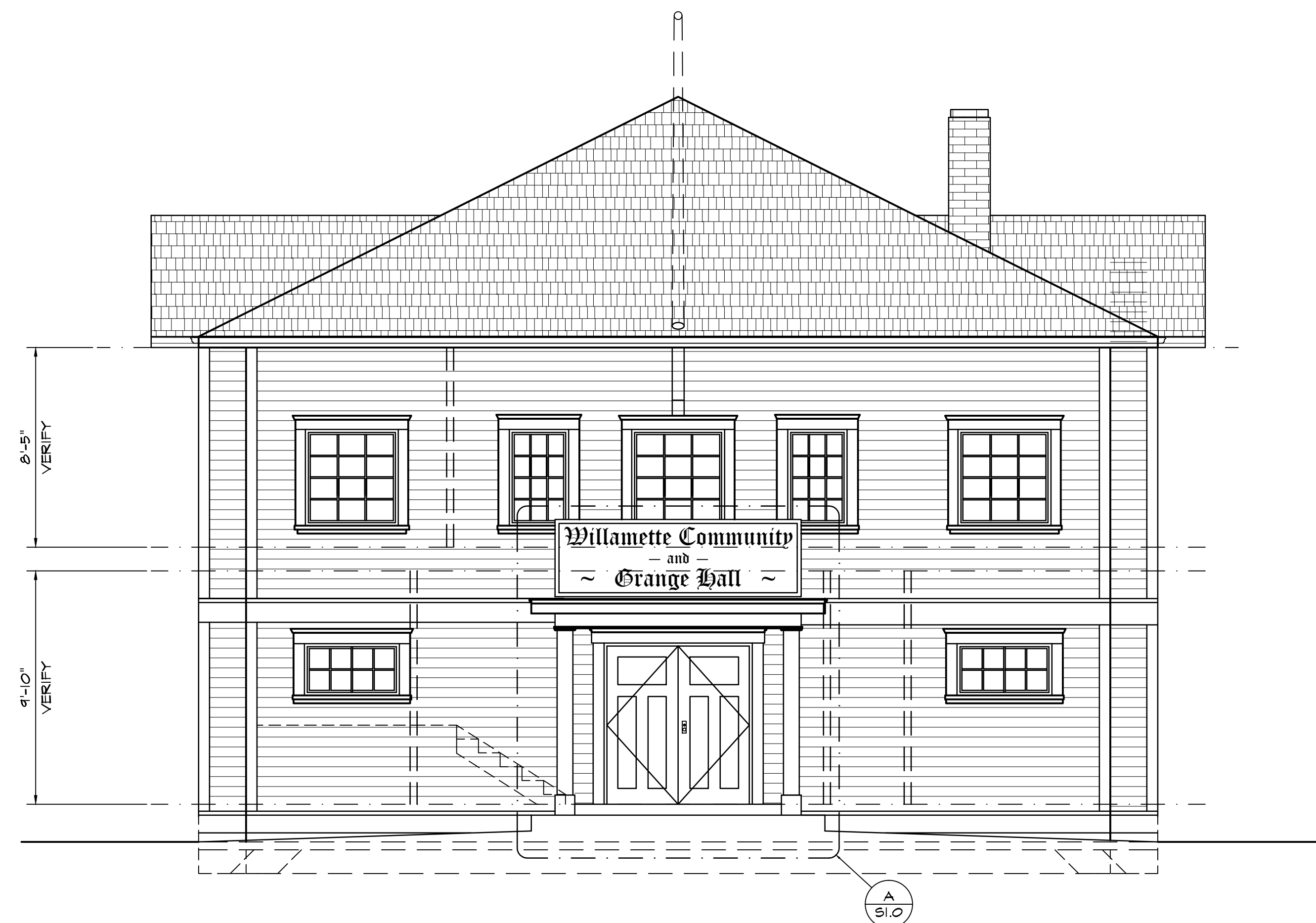
DATE 5.20.2020
 SCALE AS SHOWN
 DRAWN WEB
 SHEET

**PRELIMINARY
NOT FOR CONSTRUCTION**

N1.0



B SOUTH ELEVATION
SCALE: 1/4"=1'-0"

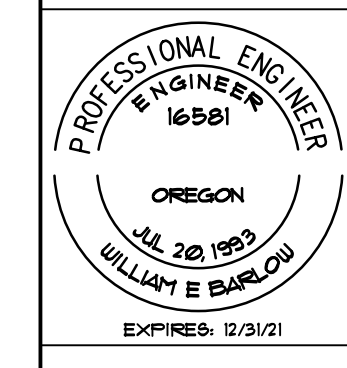


A EAST ELEVATION
SCALE: 1/4"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS	BY

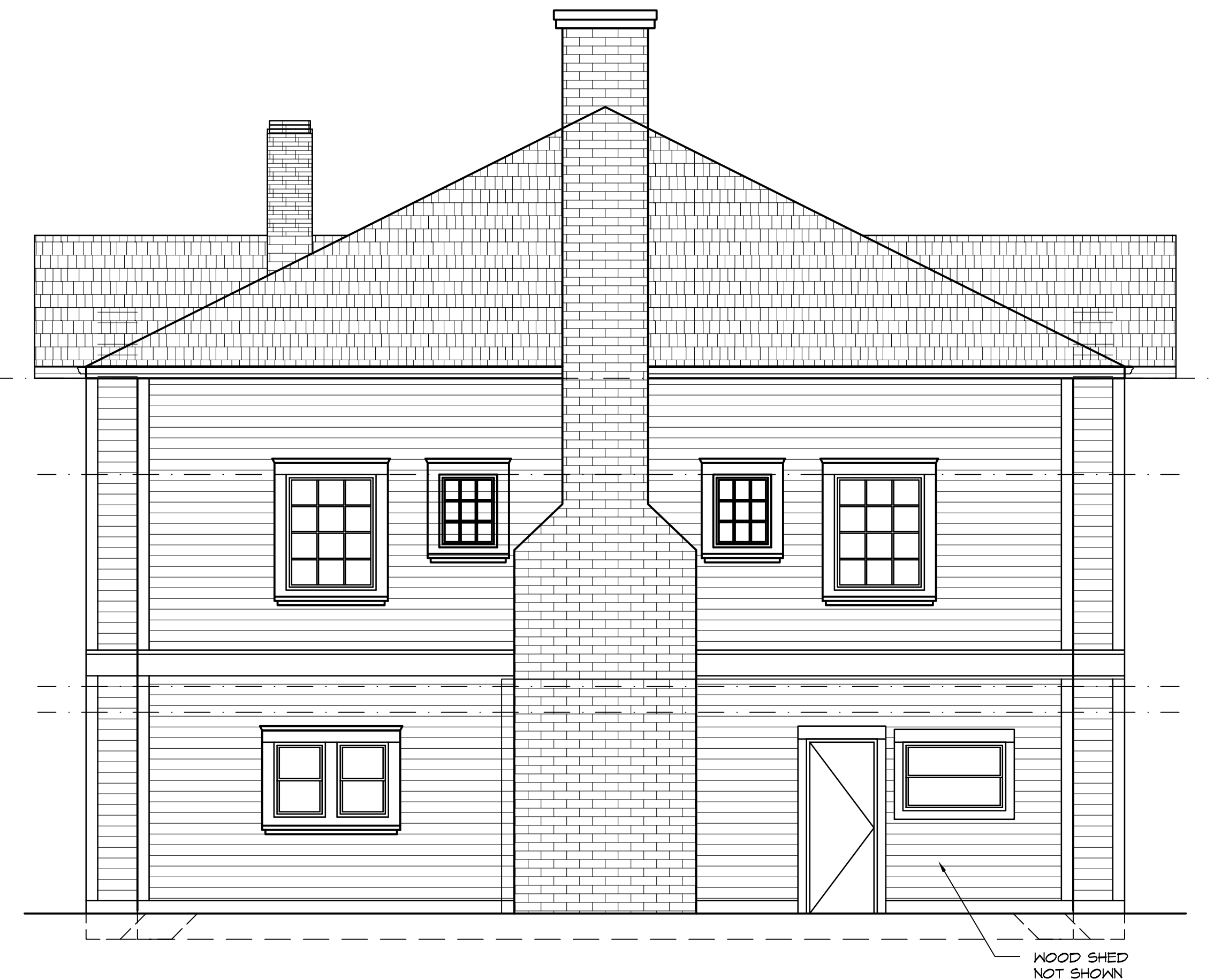
WILLAMETTE GRANGE #52
27555 GREENBERRY RD
CORVALLIS, OR 97333
NORTH & WEST ELEVATIONS



CIVIL ENGINEERING DESIGN
Design for the Human Environment
WILLIAM E. BARLOW, P.E.
P.O. BOX 43
PHILOMATH, OR 97370
541-609-8777
www.civilengdesign.com

DATE 5/20/2020
SCALE AS SHOWN
DRAWN WEB
SHEET

A1.0



B WEST ELEVATION
SCALE: 1/4"=1'-0"

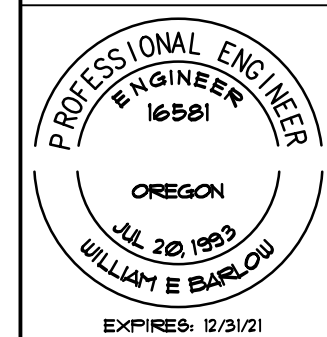


A NORTH ELEVATION
SCALE: 1/4"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS	BY

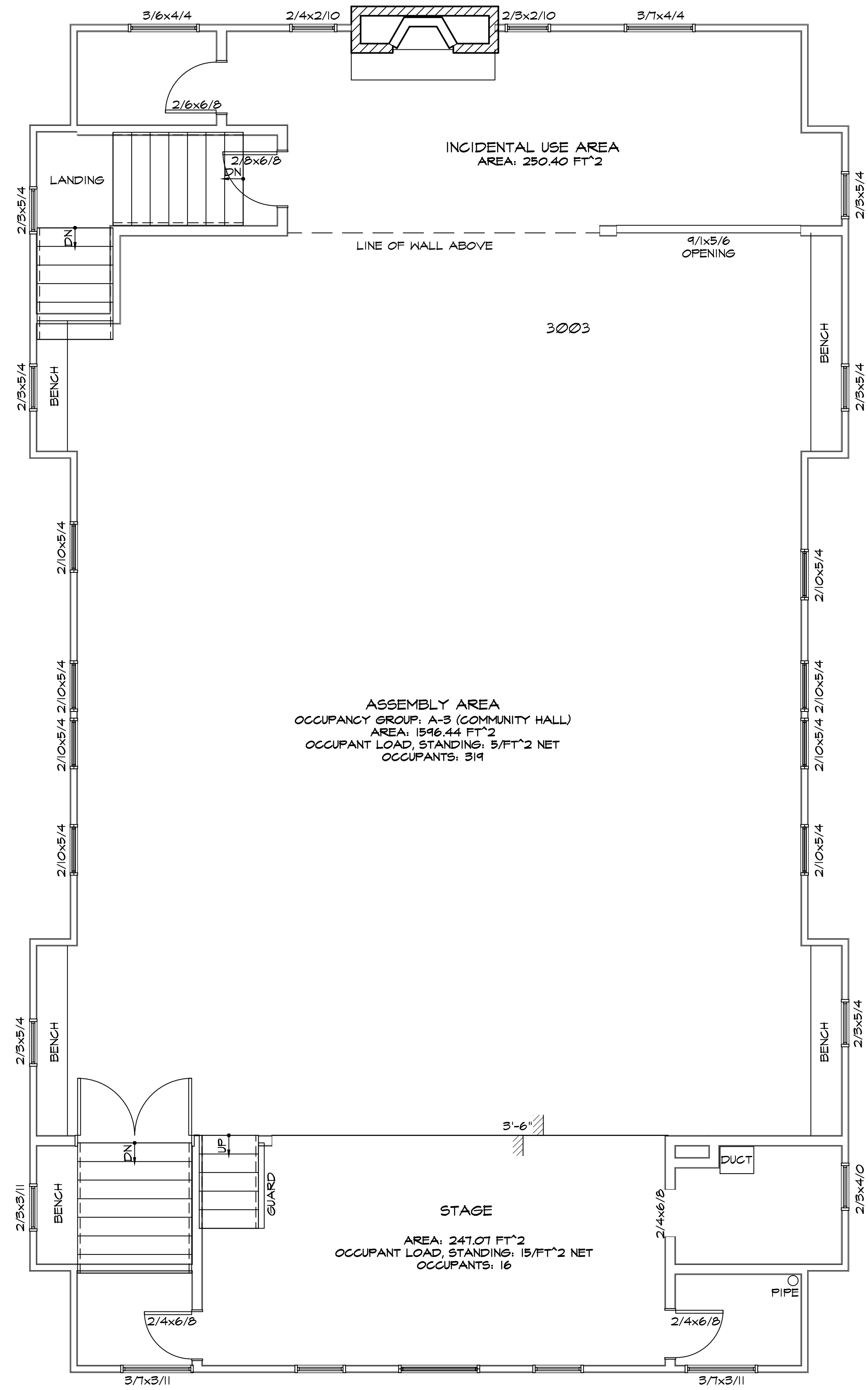
WILLAMETTE GRANGE #52
27555 GREENBERRY RD
CORVALLIS, OR 97333
NORTH & WEST ELEVATIONS



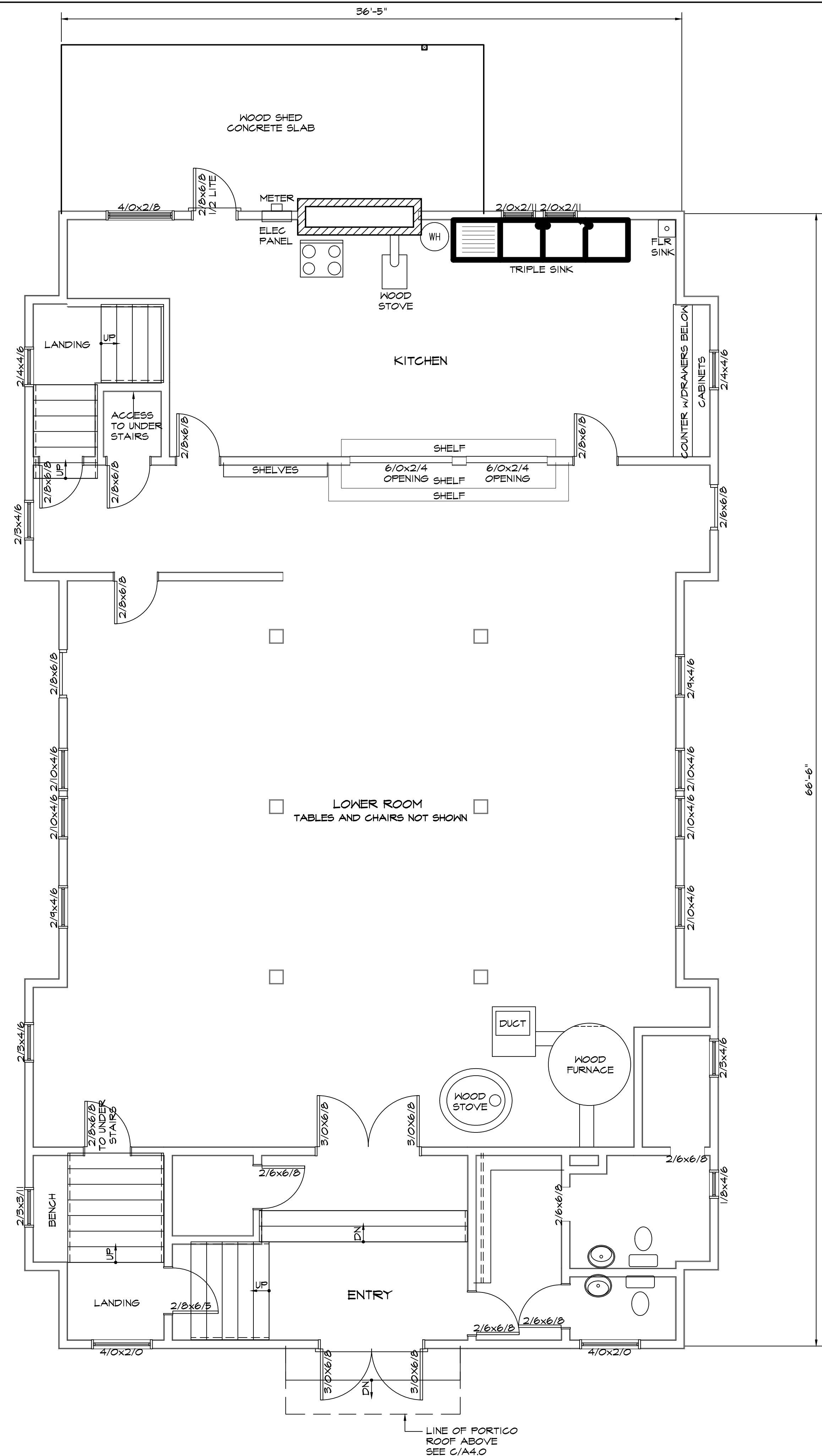
CIVIL ENGINEERING DESIGN
Design for the Human Environment
WILLIAM E. BARLOW, P.E.
P.O. BOX 43
PHILOMATH, OR 97370
541-609-8777
www.civilengdesign.com

DATE 5/20/2020
SCALE AS SHOWN
DRAWN WEB
SHEET

A1.1



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

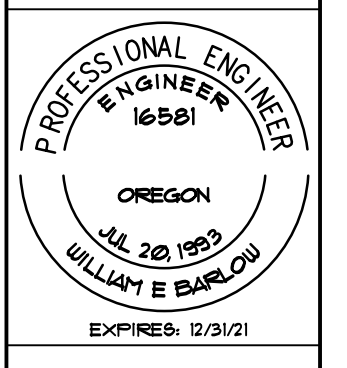


FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS	BY

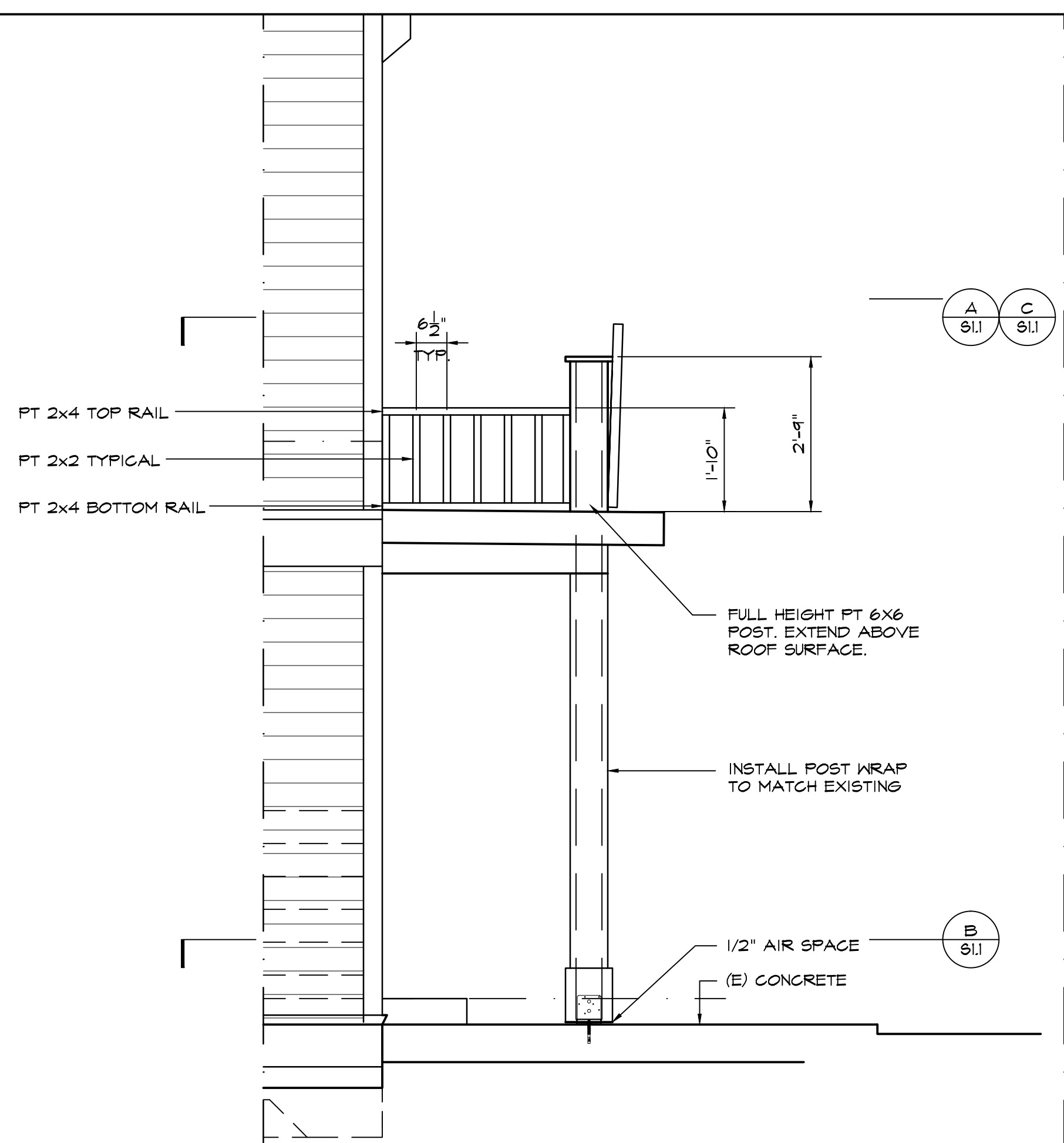
WILLAMETTE GRANGE #52
27555 GREENBERRY RD
CORVALLIS, OR 97333
FIRST FLOOR PLAN



CIVIL ENGINEERING DESIGN
Design for the Human Environment
WILLIAM E. BARLOW, P.E.
P.O. BOX 43
PHILOMATH, OR 97370
541-609-8777
www.civilengdesign.com

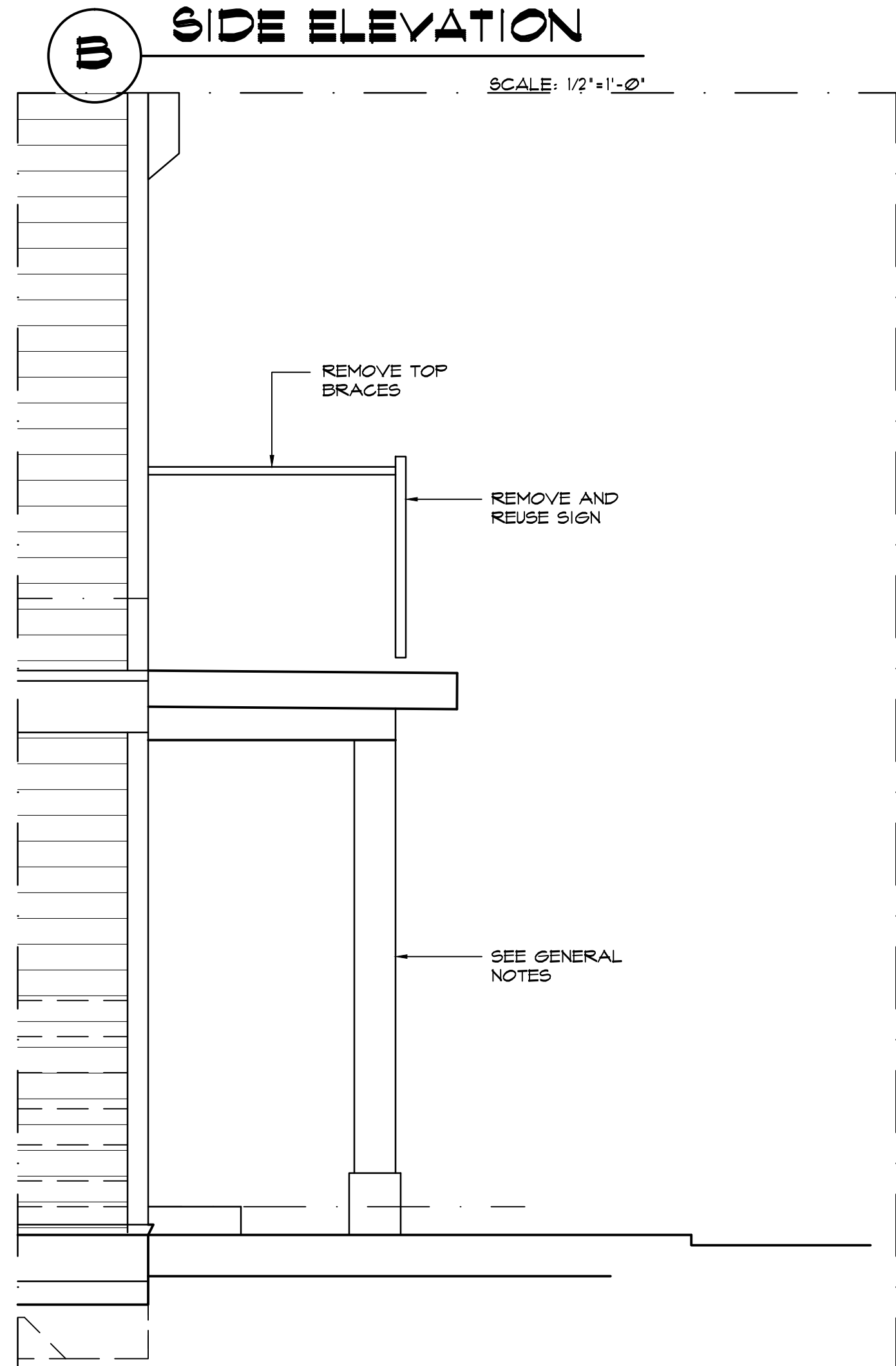
DATE: 5.20.2020
SCALE: AS SHOWN
DRAWN: WEB
SHEET:

A2.0



(N) PORTICO
SIDE ELEVATION

SCALE: 1/2"=1'-0"

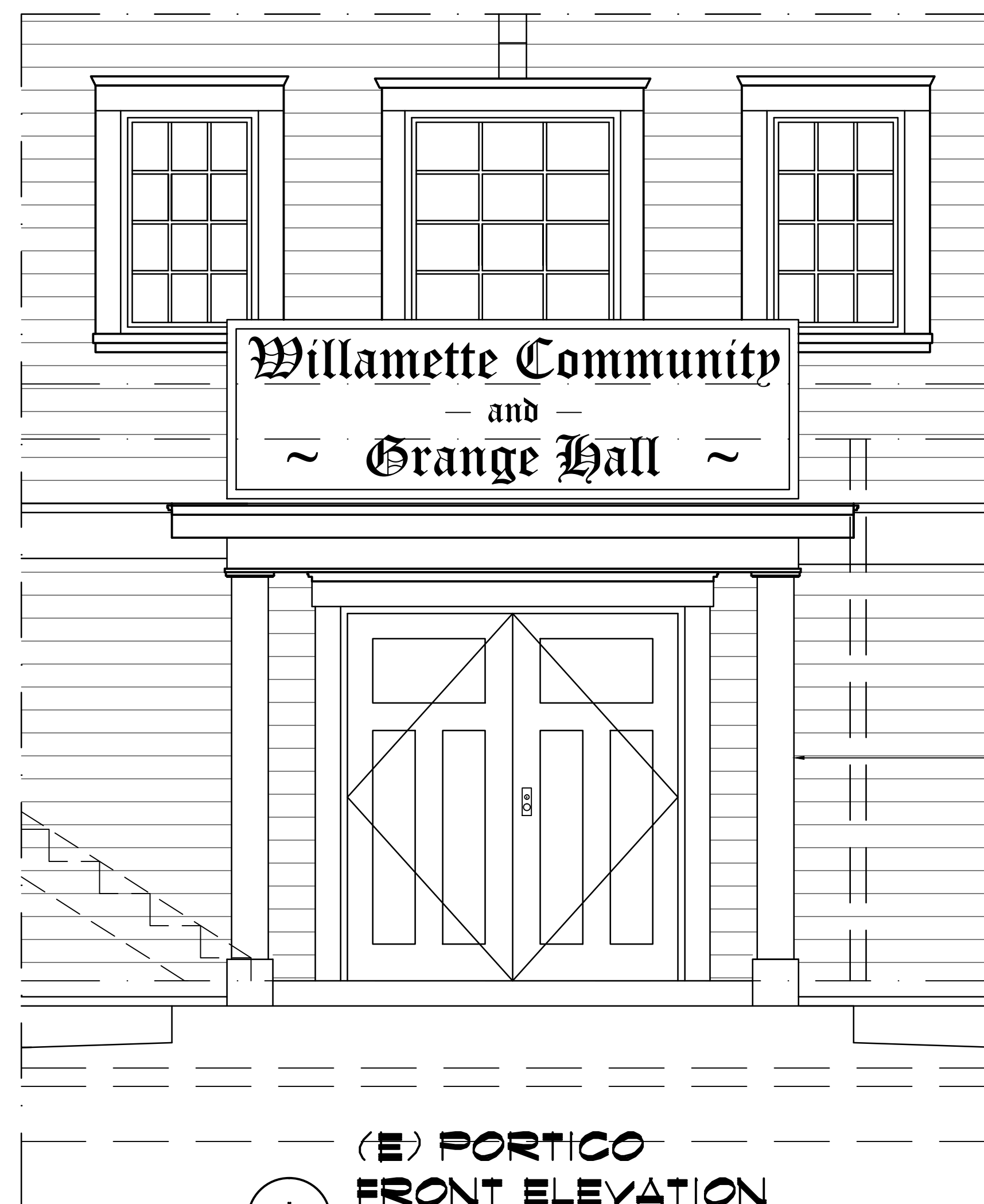


(E) PORTICO
SIDE ELEVATION

SCALE: 1/2"=1'-0"

GENERAL NOTES

1. DEMOLISH EXISTING PORTICO
2. RECONSTRUCT PORTICO USING THE EXISTING ARCHITECTURE, THAT IS USE THE SAME SIZE FACADE ELEMENTS AND TRIM.
3. PRIMER AND PAINT WOOD SURFACES WHITE TO MATCH EXISTING
4. FOR STRUCTURAL FRAMING SEE SHEET S1.1
5. FRAMING MEMEBERS SHALL BE NO. 2 DOUGLAS-FIR OR BETTER
6. SIMPSON PRODUCTS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTION PER CATALOG C-G-2019



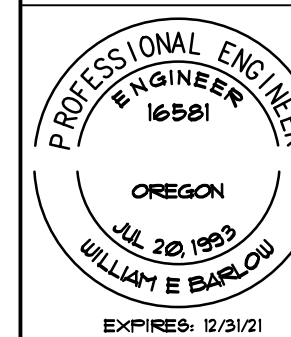
(E) PORTICO
FRONT ELEVATION

SCALE: 1/2"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS	BY

WILLAMETTE GRANGE #52
27555 GREENBERRY RD
CORVALLIS, OR 97333
PORTICO ELEVATIONS



CIVIL ENGINEERING DESIGN
Design for the Human Environment
WILLIAM E. BARLOW, P.E.
P.O. BOX 43
PHILOMATH, OR 97370
541-609-8777
www.civilengdesign.com

DATE 5.20.2020
SCALE AS SHOWN
DRAWN WEB
SHEET

S1.0

Willamette Grange Portico Restoration Work Estimates June 11,2020

We received a bid for dis-assembly, structural repair of the inner framework, and reconstruction, using any sound original components to the historical appearance, including the upper railing that was removed in the late 1980's.

This estimate was from ABIQUA CREEK CONSTRUCTION INC. for \$6950.00. This contractor was recommended by our Engineer, Bill Barlow P.E., as a careful, honest, and conscientious contractor.

We contacted Murch Builders and met them at the hall. I did not feel he was interested in the job and offered a verbal estimate of \$20,000.00. I sent him the engineering plans after we had received them and got no reply from this contractor.

This is "sort-of" a second bid, but I do not think it was serious.

We contacted three other contractors who either said they did not have the expertise for this job or they did not have time for this job in the near future.



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 7, 2020

Property Owner Information

Name: Willamette Grange #52 Preferred Phone: 541-929-5452

Mailing Address: PO Box #1923 2nd Phone: 541-829-2907

City & Zip: Corvallis, OR 97339 Email: willamettegrange@gmail.com

General Property Information

Street Address: 27555 Greenberry Rd

Assessor's Map: T 13 S, R 5 W, Section(s) 10, Tax Lot(s) 135100000900

Historic Name (if known): Willamette Community and Grange Hall

Historic Date (if known): 1923 Architectural Style: Georgian Revival

PURPOSE OF THE GRANT

 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: 6,950

AMOUNT OF GRANT FUNDING REQUESTED

Amount can be up to 50% of the total but shall not exceed \$4,000: 3,475

Project Scheduling:

Beginning Date: October 1 2020 Completion Date: October 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.

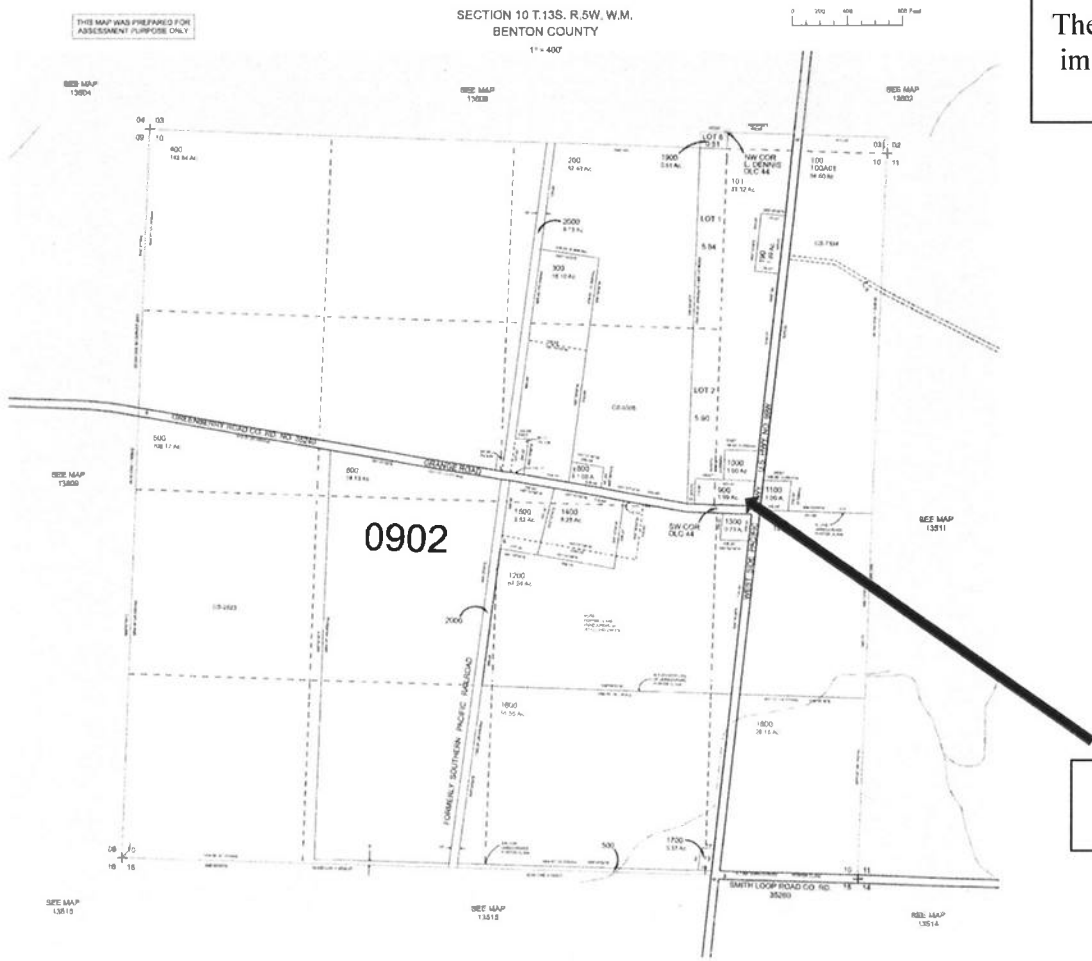
Signature: Jim Gray Date: 5-20-20
Jim Gray (Master)

Maps showing location of the property:



Willamette Grange is on State Highway 99 W, 7 miles south of Corvallis.

The top of both images is North

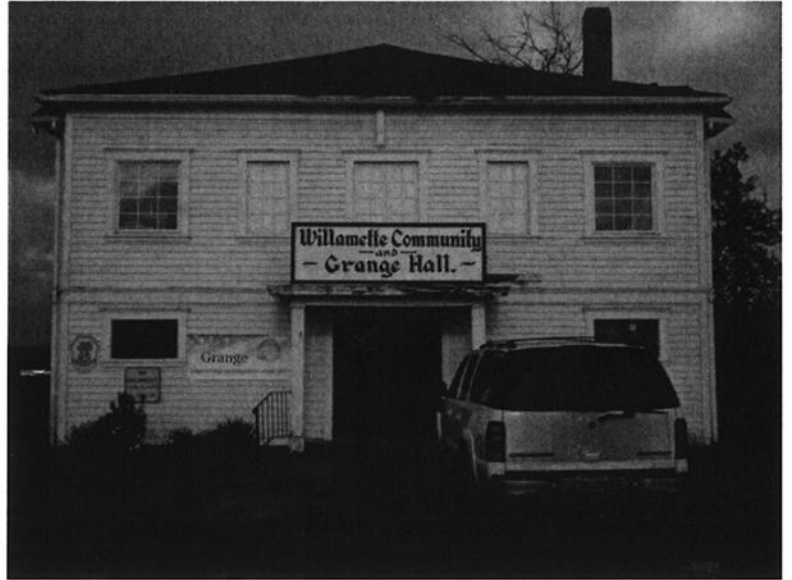


Willamette Grange Property

Current photos showing location of the project:



Current photos showing overview of the exterior of the property:



SECTION III. ADDITIONAL INFORMATION & ATTACHMENTS:

Circa 1925,
and our
goal:



27555 Greenberry Rd., Corvallis, OR 97333

Willamette Grange #52 CLG Development Grant May 2020

SECTION II. PROJECT DESCRIPTION:

With this grant we intend to tear down and rebuild the front portico which has significant rot making it unstable and unsafe and has been altered from its original appearance. This project would be to restore it to the original form including railings and flag pole access. Grangers would perform the demolition under contractor supervision and the contractor would complete the construction to replicate its historic appearance. Detailed photographs and measurements will be taken throughout the removal of the existing portico structure and these details will be used to reconstruct this feature of the building.

This building is owned by the fraternal order Willamette Grange #52, a subordinate membership of the Patrons of Husbandry. This Grange is the second oldest continuously active Grange in Oregon, having been organized in 1873. In recent years our membership has grown and developed an invigorated passion for restoring our lovely building. This small project is a step toward our overall goal of restoring our hall in time to celebrate its 100th birthday in 2023. A safe and stable portico is critical as we invite the public for tours and fundraising events.

We have been applying for grants and have received three, with which we have placed a temporary cover over the leaking roof, purchased electrical and plumbing upgrade supplies, and built a message sign along our State Highway frontage. Currently we have a Siletz Tribal grant paying for engineering planning for roof structure repairs, and the implementation of these engineered plans will be our next big fundraising focus.

Willamette Grange is a community service organization and as this building is restored we will again be able to serve our community as a meeting place, education place, and celebration place through public rentals and Grange sponsorship of community activities. We had planned to “roll out” our fundraising campaign during the Historic Preservation Month, but the pandemic has delayed this effort.

We have two contractors that are preparing estimates which we expect to be between \$4000 and \$5000. These estimates will be forwarded once we receive them.

Willamette Community and Grange Hall Portico Restoration - June 2020

Corvallis, Oregon, Benton County

The portico of the Willamette Community and Grange Hall has significant structural rot and has been modified in the late 1980's by removal of the upper railing. New enthusiasm and activity toward restoration of this nearly 100 year old Hall has spurred interest in giving public tours, but, the portico is unsafe in its present condition. We need to repair this unstable entry to the building and we would like to return it to its original appearance.

The structural components of the portico have significant rot, which has allowed the horizontal beam to sag and the northern pillar to lean to the south as the trim boards collapse. While examining the structure to prepare our plans with our engineer, William Barlow, P.E., we examined the internal roof structures and found them wet from roof leaks and superficially soft. Additionally, the pillars wooden trim is in contact with the concrete and has developed rot, which may also have weakened the internal structure.



Our plan is to carefully disassemble the current portico structure, removing all the trim and molding. The internal structural components will be replaced with Pressure Treated lumber and the portico roof will be rebuilt, replacing any rotten members. The roof will be covered with a roofing membrane and flashed to the building to shed water. Any of the original lumber that is sound enough to reuse will be re-used. All lead painted debris will be properly disposed in the local land fill. The connection between the Portico and the building siding will be patched in a weatherproof manner, but restoration of the building siding will be a separate project at another time.

The upper porch railings will be rebuilt and restored to the historic appearance. The trim of the pillars will be separated from ground contact by a ½ inch gap to reduce the likelihood of rot. The trim and moldings will be copies of the original. Detailed photos and measurements of the existing structure and photos of the historic railings will guide our restoration. All surfaces will be painted with primer and multiple coats of quality non-lead paint.

Jay Sexton
Willamette Grange #52



Willamette Community
— and —
— Grange Hall. —

Willamette Grange Portico Restoration Work Estimates June 11,2020

We received a bid for dis-assembly, structural repair of the inner framework, and reconstruction, using any sound original components to the historical appearance, including the upper railing that was removed in the late 1980's.

This estimate was from ABIQUA CREEK CONSTRUCTION INC. for \$6950.00. This contractor was recommended by our Engineer, Bill Barlow P.E., as a careful, honest, and conscientious contractor.

We contacted Murch Builders and met them at the hall. I did not feel he was interested in the job and offered a verbal estimate of \$20,000.00. I sent him the engineering plans after we had received them and got no reply from this contractor.

This is "sort-of" a second bid, but I do not think it was serious.

We contacted three other contractors who either said they did not have the expertise for this job or they did not have time for this job in the near future.

ABIQUA CREEK CONSTRUCTION INC.

2212 SE Powells Rd. Corvallis, Oregon 97333 CCB# 168948
Phone 503 991 6538 Fax 541 753 0583

Proposal to:

Date 5/20/20

Name Jay Sexton
Phone 541 829 2907
email willamettegrange@gmail.com
Address PO Box 1923
Corvallis, OR 97339

Job: Willamette Grange rebuild

Estimate:

Demo and replace existing portico to historic original appearance
Replace entire portico with new like material as original.
Framing will consist of 6x6 pressure treated posts and 4x10 beam,
with 2x ceiling/roof framing tying back into building.
Posts and beam will be wrapped with cedar or fir material
Roof to be a membrane with flashing on edges, no gutters or downspouts
Install railing and balusters to match original structure

Price: \$ 6950.00

Add \$ 1400.00 to paint new portico

EXCLUDES: permit - painting – electrical – concrete footings – structural connections – dry rot repair on building – siding – concrete

Terms – 25% down, Balance due 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, weather, or delays beyond our control. This proposal subject to acceptance within 30 days and is void thereafter at the option of Abiqua Creek Construction Inc.

Authorized signature _____ Date _____

Steve Boragine - owner

Guarantee and Acceptance of Proposal

In case of any default in relation to this agreement, undersigned shall pay Abiqua Creek Construction Inc. Reasonable attorney fees and costs, including those on appeal, even if no action is filed. Jurisdiction for any action, may at the option of Abiqua Creek Construction Inc, be in the courts of the state of Oregon. Undersigned consents to such jurisdiction. The undersigned does hereby agree to the terms of credit, including service charges, and does hereby guarantee all indebtedness.

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified.

Accepted by: _____ Date: _____

Please sign and return



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: Willamette Grange #52 - contact Jay Sexton

Preferred Phone: 541-829-2907 grange cell

Mailing Address: PO Box 1923

2nd Phone: 541-929-5452 landline

City & Zip: Corvallis, OR 97339

Email: willamettegrange@gmail.com

Other individuals to be notified of this application:

Name

Address

City & Zip

General Property Information

Structure Name (if any), Street Address: Willamette Community and Grange Hall

Assessor's Map: T 13 S, R 5 W, Section(s) 10, Tax Lot(s) 13510/900 Zone: VC

Acreage: 1.99 Existing Structures: Grange Hall & well house

Is this property on the National Register of Historic Places? Yes Is the property subject to the Special Assessment Tax Program? Not known 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: Disassemble portico, repair rot of structural members, reconstruct to exact original historical appearance with upper railing, re-using any sound original materials.

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)]**



COMMUNITY DEVELOPMENT DEPARTMENT

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

File No: LU-20-029

**ALTERATION OF A HISTORIC RESOURCE
 STAFF REPORT**

NATURE OF REQUEST:	Reconstruction of the front portico of the Willamette Grange building. 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:	27555 Greenberry Road, Corvallis T13S, R5W, Section 10, Tax Lot 900 See Attachment A , Site Map
PROPERTY OWNERS/ APPLICANTS:	Willamette Grange #52
ZONE DESIGNATION:	Village Commercial
COMPREHENSIVE PLAN DESIGNATION:	Commercial
CAC PLANNING AREA:	South Benton (active)
STAFF CONTACT:	Inga Williams

I. BACKGROUND

On May 26, 2020, an application for Alteration of a Historic Resource was submitted to the Community Development Department by Willamette Grange #52. The proposal is to disassemble and then reconstruct the front portico of the grange. The front portico will be built back to its original design and dimensions, including the missing rail along the portico roof and the flagpole access.

The site was listed on the National Register of Historic Places in May of 2009. Prior to that listing, the site was placed on the Benton County Register of Historic Resources in June of 2008¹.

Pursuant to BCC 51.605 to 51.625, notice of the public hearing on the proposed action was mailed to surrounding property owners within 250 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.

II. FINDINGS OF FACT

Property – The Willamette Community and Grange Hall is located on the northwest corner of the intersection of Greenberry Road and Highway 99W. The property is 2 acres more or less. There are

¹ LU-08-057

farm fields all around the structure with the Greenberry Store and Tavern on the southwest corner of the intersection, a single-family dwelling on the adjacent parcel to the north, and another dwelling across Highway 99W.

Structure – The Grange was built in 1922. It is a well-preserved example of Georgian Revival architecture. It is a two story, rectangular building of approximately 4,750 square feet. The exterior measurements of the building are approximately 66' X 36'. The foundation consists of a poured concrete slab and walls are of wood stud construction. The building is clad in the original wood lap siding.

Characteristic of the style, it has symmetrical facades. The main entrance is centrally located on the front elevation beneath a one-story projecting porch. Rather than a pedimented cornice over the door, the porch carried the sign for the building, which read “Willamette Community & Grange Hall.” The grange has already added a new sign that replicates the old one and placed it in the same location.

It is the second oldest Grange hall in Benton County and it is the only Grange hall in the county that was designed using a “high” architectural style, as it was designed and built by Fred H. Seedenburg, a local designer/builder. The building is an excellent example, and one of only a couple in the rural county, that illustrates the Georgian Revival style of architecture. The second floor layout includes the spaces required for the Grange rituals and meetings, as well as providing a large open meeting space for various community activities. Because the building was designed to also serve as a community hall, kitchen and dining space was included during its initial construction.

The Grange has had few alterations and these changes do not severely diminish the building’s historic integrity or its ability to convey to the visitor its historic function, significance or architectural style. These alterations include the removal of the original rail atop the entrance porch roof (date unknown), the removal of the historic signage (currently replaced) and flagpole on the east entrance elevation (date unknown), replacement of a door with a window on the north elevation, replacement of a number of window sash (1990s), and the addition or alteration of the lean-to on the west elevation (date unknown).

Applicant Request - The applicants’ proposal to remove and replace the portico of the grange requires a permit and permission from the Benton County Historic Resources Commission per Benton County Code (BCC) section 89.305². The proposed reconstruction is subject to review per the guidelines and criteria of BCC Sections 89.310³, and 89.320 provided below.

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]

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]

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 front portico is a distinctive architectural feature of the Grange and retains its original materials. The proposal is to remove the structure and replace it with a replication of the original, which would also restore the upper railing feature along the top of the portico. The sign, which had also been missing for many years, has already been replicated and restored. As shown in the information attached to the application, the portico has significant structural rot, making this entry into the building unstable and dangerous. While replacement of much of the structure may be necessary, the Grange intends to carefully disassemble the portico and will reuse any portions of the structure that are still sound.

Staff Determination: The Grange has stated they will reuse any material that is still sound in the reconstruction of the portico. The new portico will replicate how the entrance looked when originally constructed.

(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 applicants intend to reconstruct the portico to replicate how it appeared when it was originally built.

Staff Conclusion: No alterations to the original design of the portico will be implemented.

(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.

Analysis: The change that took place to the porch was the removal of the railing and the sign. The absence of the railing has not acquired significance in its own right and replacing it will restore the entrance to historic accuracy. The sign has already been replaced.

Staff Conclusion: This guideline is met as no changes in the structure have acquired significance in their own right.

(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.

Analysis: The applicants indicate that their engineer has examined the structure and found leaks and rot. The applicants will carefully disassemble the portico in order to assess the extent of the rot. Any portions that are still sound will be reused in the reconstruction, any portions that cannot be reused will be copied. The missing railing will be recreated from photos and replaced along the top of the roof.

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

Staff Conclusion: The applicants have indicated that they will follow this guideline.

(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.

Analysis: The applicants are using historical photos to recreate missing features.

Staff Conclusion: The applicants have met this guideline.

(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: Alterations and additions to the property are not being requested by the applicant.

Staff Conclusion: This guideline is not applicable.

(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: Alterations and additions to the property are not being requested by the applicant.

Staff Conclusion: This guideline is not applicable.

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

Analysis: The proposed alterations will not alter the character of the site.

Staff Conclusion: This guideline is met.

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 alteration included in this proposal is the removal of historic material as the structure itself will be reconstructed to historical accuracy. The removal of material is indicated as being required because of deterioration of the wood components of the structure due to rot and the removal is not being done for cosmetic purposes. The applicants will reuse any portions of the structure that are sound.

Staff Conclusion: The proposal is consistent with this criterion.

(b) The cost of complying with the guidelines in [BCC 89.320] 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 applicants' proposal meets the guidelines of BCC 89.320, subsection 1.

Staff Conclusion: The proposal is consistent with this criterion.

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

Findings: The proposed alteration will create a safe entrance into the grange while reconstructing the appearance of the portico to historical accuracy. After completion, the general public should be unaware that historic material had been removed from the portico so the impact of that removal will be minor.

Staff Conclusion: The proposal is consistent with this criterion.

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 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.za

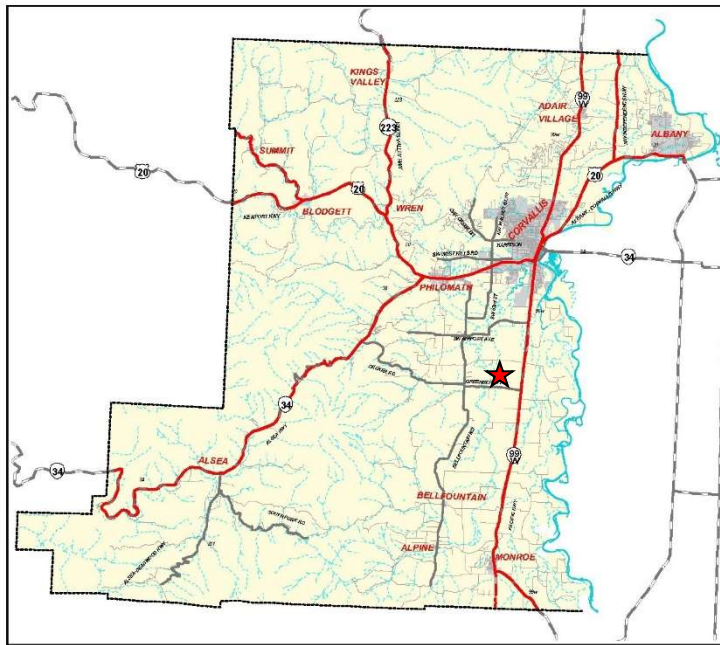
VII. MOTIONS FOR CONSIDERATION

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 Willamette Grange portico 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 Willamette Grange portico 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-20-029

APPLICANT:
WILLAMETTE GRANGE #52

APPLICATION TYPE:
ALTERATION OF A
HISTORIC RESOURCE



COMMUNITY DEVELOPMENT DEPARTMENT

360 SW Avery Avenue
Corvallis, OR 97333-1139
(541) 766-6819
FAX (541) 766-6891

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