



AGENDA

CLALLAM COUNTY HERITAGE ADVISORY BOARD

**223 East 4th Street, Room 160
Port Angeles, Washington
May 1, 2023 – 4:30 p.m.**

Heritage Advisory Board meetings will be available virtually at:

If you would like to participate in the meeting via Zoom audio only, call 253-215-8782 and use meeting ID: 875 561 7844 and passcode: 12345

If you would like to participate in the meeting via Zoom video conference, visit <https://zoom.us/j/8755617844> and use meeting ID: 875 561 7844 and passcode: 12345

This meeting can be viewed on a live stream at this link: <https://www.clallamcountywa.gov/669/Live-Archived-Meetings-Online>

Public comment and questions can be directed to the Clerk of the Board at 360-417-2256 or rachel.weed@clallamcountywa.gov

CALL TO ORDER/ROLL CALL

REQUEST FOR MODIFICATIONS/APPROVAL OF AGENDA

PUBLIC COMMENT – Please limit comments to three minutes

APPROVAL OF MINUTES

BUSINESS ITEMS

- 2023 Award review
- Summer Field Trip (see attachment)
- HAB directions

ITEMS FOR THE GOOD OF THE ORDER

PUBLIC COMMENT – Please limit comments to three minutes

NEXT MEETING DATE – Monday, June 5, 2023

ADJOURNMENT

Heritage Advisory Board

Draft minutes

April 3, 2023



CLALLAM COUNTY HERITAGE ADVISORY BOARD MINUTES of April 3, 2023

MEETING OF THE HERITAGE ADVISORY BOARD (HAB)

Chair Paul Gleeson called the meeting to order at 4:30 p.m., Monday, April 3, 2023. Also present were Mike Doherty, Paula Hunt, Larry Lang, Frank Maybury, Nancy Messmer, Margaret Owens, and Judy Stipe. Roberta Griset was absent.

REQUEST FOR MODIFICATIONS/APPROVAL OF AGENDA

There was a request to modify the agenda from Paula Hunt who asked to give a report from the ad hoc field trip committee. Mike Doherty requested to discuss a Slip Point support letter. Margaret Owens requested to give an account of the Welcoming the Whales ceremony.

ACTION TAKEN: Stipe moved to approve as amended, Doherty seconded, motion carried unanimously.

PUBLIC COMMENT

- Katherine Vollenweiber, commented on involvement in promoting local history

APPROVAL OF MINUTES

- March 6, 2023

ACTION TAKEN: Stipe moved to approve the minutes as presented, Hunt seconded, motion carried unanimously.

BUSINESS ITEMS

- 2023 Heritage Grant applications - Review and Recommendations

a. Review Project Eligibility

The Prosecuting Attorney, during their eligibility review, raised the question of whether Port Angeles Fine Arts Center curriculum project will be formulated by a qualified professional or institutional program. Paul G. believes that it is eligible based on their previous educational programs. No problem or conflict with current standard. Paul G. called for comment on the part two element. Larry L. and Frank M. had no comment. Judy S. does not believe that this is eligible as part of this grant. Margaret O. considers it eligible. Paula H., Nancy M., and Mike D. agree that it is acceptable. Judy S. opposes this project based on the content of art. Margaret O. argues that it is based on the historic collection that tells the story of this area.

ACTION TAKEN: Gleeson called for the motion that "since the curriculum appears to be formulated by an institutional program, it is eligible". Lang moved, Messmer seconded. Motion carried with six in favor, one opposed, one abstained.

b. Review the tentative ranking

The tentative ranking for the projects was reviewed to see if the committee agreed with initial ranking based on the individual committee member rating. The committee agreed with the rankings without discussion or question. Discussion noted that these scores are preliminary ratings and are used to guide the final scoring and dispersal of funds.

No comment on ranking.

Large projects

- 1) 23-01a Port Angeles Fine Arts Center \$5,000
- 2) 23-01b Port Angeles Fine Arts Center \$2,000
- 3) 23-02 Sequim Museum & Arts \$10,000

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MINUTES of April 3, 2023
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c. Heritage Grant Application Review and Discussion

Large projects

1) 23-01a Port Angeles Fine Arts Center \$5,000

- a. No breakdown of the project. No itemization of project costs: labor, material, etc. No detail of how money will be spent.
- b. Margaret O. asked for a motion to fully fund the project. Nancy M. moved; Mike D. seconded. Motion carried

ACTION TAKEN: Doherty moved that the that Heritage Grant proposal submitted by Port Angeles Fine Arts Center be fully funded at the amount of \$5,000, Messmer seconded, motion carried with five in favor, one opposed, and one abstained.

2) 23-01b Port Angeles Fine Arts Center \$2,000

- a. Fine Arts Center staff will develop the curriculum. The project fits within existing guidelines. The project does not describe what an education kit actually is: What does it contain? Is it more related to the art itself, or is it related to local history? The project request does not state what the audience is, i.e.: elementary, middle, high school.

ACTION TAKEN: Lang moved that the that Heritage Grant proposal submitted by Port Angeles Fine Arts Center be fully funded at the amount of \$2000 as requested, Hunt seconded, motion carried with six in favor, one opposed, and one abstained.

3) 23-02 Sequim Museum and Arts \$10,000

- a. Judy S. recused
- b. Margaret O. questioned the public benefit as it was expected to be used for storage. Saving the building is important. Paula H. questioned the historic significance to the community. What is the architectural significance? The building was moved from Dungeness to Sequim, not in its original location. Paul G. was concerned that in lieu of providing an approved register nomination, the proposal provided a Schematic Design Report prepared by Harrison Goodall a historical architect. The proposal referenced, but did not provide the report's information on building integrity and recommendations for preservation.

ACTION TAKEN: Lang moved that the Heritage Grant proposal submitted by Sequim Museum and Arts be fully funded at the amount of \$10,000, with the provision that the Deputy Clerk is provided with the full 24-page Schematic Design report before a contract is issued; further, that the restoration work is consistent with the Schematic Design report recommendation, Doherty seconded, motion carried with six in favor, one opposed, and one abstained.

d. HAB Recommendations to the BOCC

HAB recommends funding the following Grant requests.

23-01 HAB recommends that the Heritage Grant proposal submitted by Port Angeles Fine Arts Center be fully funded at the amount of \$7,000.

23-02 HAB recommends that Heritage Grant proposal submitted by Sequim Museum and Arts be fully funded at the amount of \$10,000, with the provisions that the Deputy Clerk is provided with the full 24-page Schematic Design report before a contract is issued; further, that the restoration work is consistent with the Schematic Design report recommendations.

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MINUTES of April 3, 2023
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- **Ad Hoc field trip committee report:**

1. President of North Olympic Railroaders would be glad to meet with the HAB to talk about Engine #4 on a Saturday morning in May. Board Members will notify Paula H. If they will go and what Saturdays they are available.
2. New Dungeness Light is willing to host a group from HAB at the light station, dependent on tide. Thurs June 8 works. Board members will notify Paula if they are interested.

- **Slip Point Building**

Doherty would like a letter of appreciation sent to BOCC for their support of USCG transfer of the building to the county ---Mike D. and Paul G. will prepare a draft and forward it to the Deputy Clerk.

ITEMS FOR THE GOOD OF THE ORDER

- Margaret Owens gives an account of the Welcoming the Whales ceremony.
- 2022 report reminders have been sent to the 2022 Heritage Fund grant recipients. The reports were due on or before May 1. We will review them at the June meeting.

PUBLIC COMMENT

- Katherine Vollenweiber, commented on House Bill 1386, Heritage Grant program

NEXT MEETING DATES: Monday, May 1, 2023 at 4:30 p.m.

ADJOURNMENT

Meeting concluded at 6:15 p.m.

ACTION TAKEN: Hunt moved to adjourn, seconded by unanimous consent, motion carried

Heritage Advisory Board

**Sequim Museum
Schematic Design Report**



Schematic Design

Washington Harbor Schoolhouse

Captain Morris House



Conservation Services, LLC
4692 Pinewood Circle
Langley, WA 98260
360 221 8022
www.conservationservices.com

Prepared by Harrison Goodall

Museum & Arts Center
Captain Morris House /
Washington Harbor Schoolhouse
Sequim, Washington

April 24, 2008

Schematic Design

This document is a component of the threshold requirement for the Heritage Capital Projects Fund:

"7. For a project involving construction, an applicant must have a schematic (initial) design in hand. Schematic design includes drawings showing scale, component relationships, and rough estimate of construction cost. "

The format of this design is so it can be easily understood by many different entities who will be involved the process of rehabilitating the historic buildings as they become part of an outdoor exhibit and for the educational and interpretative program of the Museum.



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Morris House
14. Exterior Documentation
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16. Integrity
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19. Recommendations - Walls
20. Recommendations - Windows & Doors
21. Recommendations - Interior Walls & Ceiling
22. Recommendations - Flooring & Floor System
Schoolhouse & Morris House
23. Accessibility
24. Rough Estimate of Construction Costs

Contains

Schematic information for:

- Heritage Capital Projects Fund Application
- Museum Board & staff
- Museum Partners
- Potential donors
- City officials
- Public
- Contractors and specialists
- Education and interpretative coordinators
- Others

Prepared by

Harrison Goodall, Architectural Conservator
Conservation Services, LLC
4692 Pinewood Circle
Langley, WA 98260



Schematic Design
Museum & Arts Center
Captain Morris House /
Washington Harbor Schoolhouse
Sequim, Washington

Design -
Contents

April 24, 2008

2

Captain Morris House and the Washington Harbor Schoolhouse are not listed on the National or State Historic Registers for Historic Places. But that does not mean they are not historic. Indeed, these buildings are among the very earliest in the Sequim / Dungeness area and are icons of its early development and history.

The buildings were removed from their original locations in or around 1976 and given to the then Sequim-Dungeness Museum to be saved from being demolished. After temporary storage for more than twenty-five years, they are now being placed on the east end of the Museum / Art Center lot for protection, exhibition, interpretation, and education.



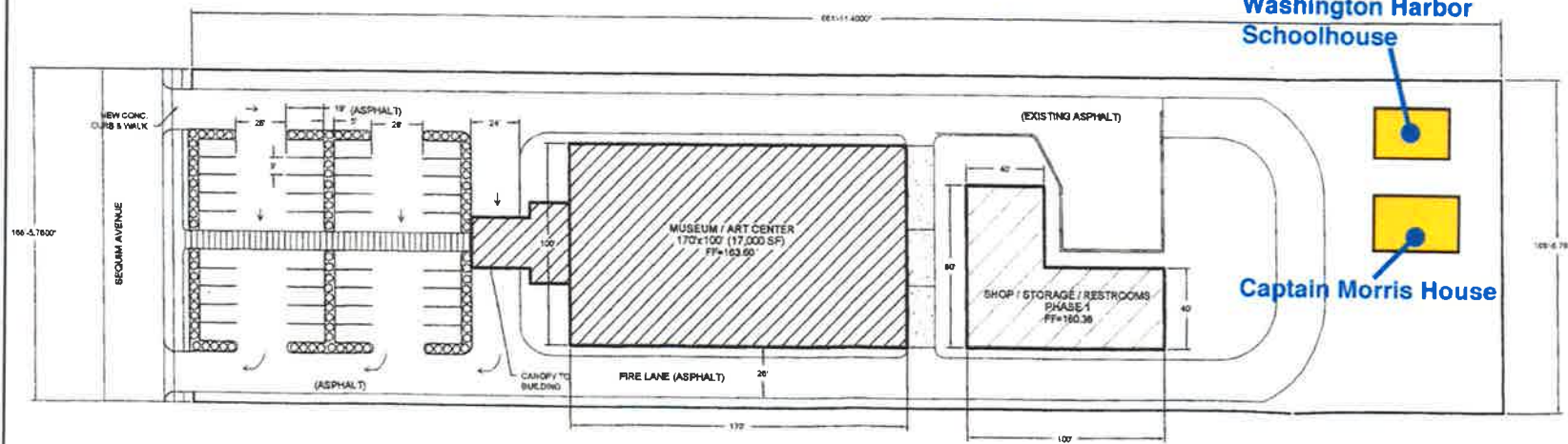
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goodall@whidbey.com
Prepared by Harrison Goodall

approximate locations



SEQUIM MUSEUM & ARTS CENTER PROPOSED SITE PLAN

LOCATED IN SECTION 17, TOWNSHIP 30 NORTH, RANGE 3 WEST
CITY OF SEQUIM, WASHINGTON



Washington Harbor
Schoolhouse

Captain Morris House

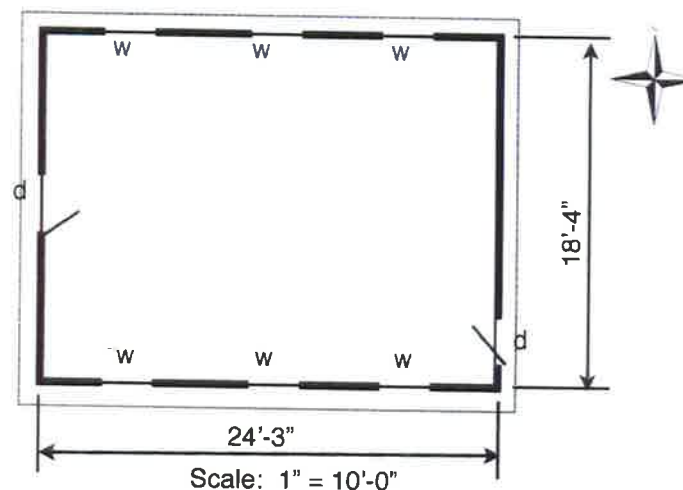
Schematic Design
Museum & Arts Center
**Captain Morris House /
Washington Harbor Schoolhouse**
Sequim, Washington

Approximate
Locations

April 24, 2008

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Feature	Qty.	Unit
footprint	444.5	SF
Roof	642	SF
Wall siding	1160	SF
Windows	6	EA
Doors	2	EA



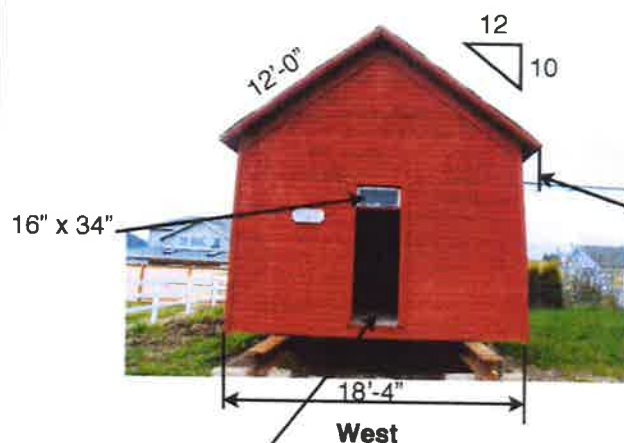
Schematic Design
Museum & Arts Center
Captain Morris House /
Washington Harbor Schoolhouse
 Sequim, Washington

Schoolhouse

Exterior
Documentation

April 24, 2008
Scale as noted

4



33-1/2" x 82-1/2"

West



South



31" x 79-1/2"

East

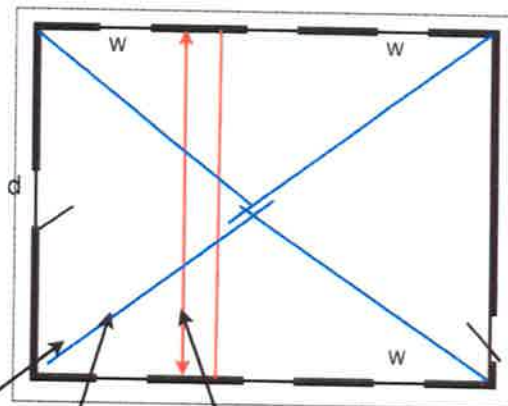


North

4-1/2" exp. x 16" long,
wood shingles

33-3/4" x 84" opening

Feature	Qty.	Unit
Floor	400	SF
Wainscot	312	SF
Wall area	967	SF
Ceiling	400	SF



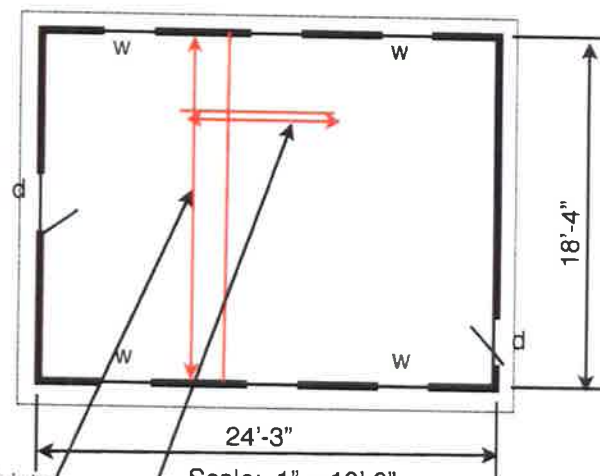
Ceiling Plan

1" x 4"
diagonal
bracing
above
joists

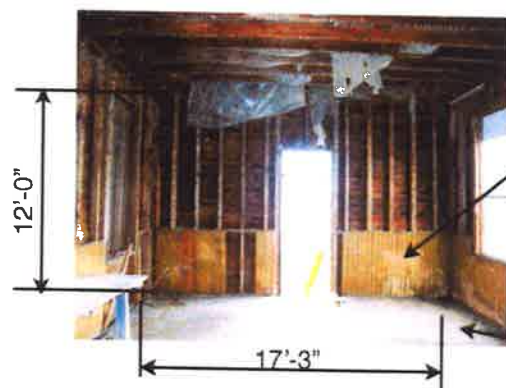
2" x 6"
joists &
rafters
approx. 24"
OC

full 2" x 10" joists
approx. 24" OC

flooring / subflooring



Scale: 1" = 10'-0"
Floor Plan



Look West

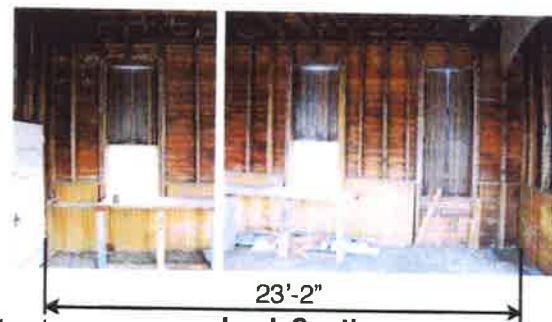
wainscot, 3-1/2"
beaded board siding,
44" high vertical

3-1/4" w. t&g, flooring
over 4/4" x 3-1/2 t&g, sub flooring

studs full 2" x 4",
approx. 16" OC.



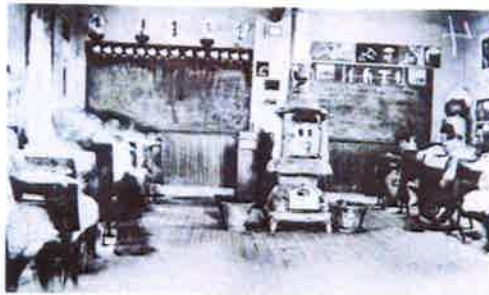
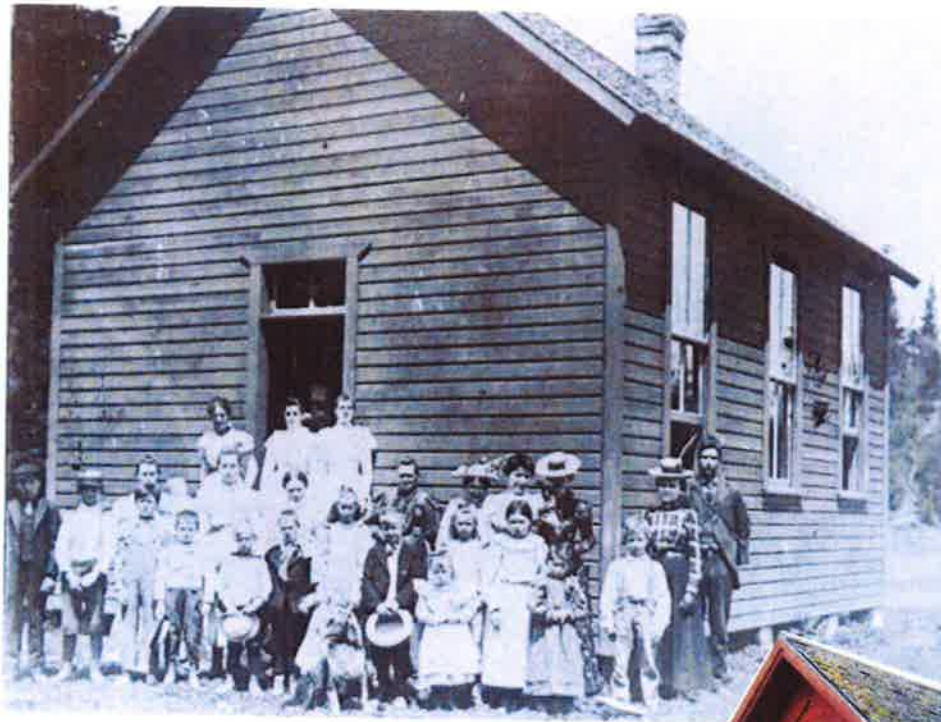
Look East



Look South



Look North

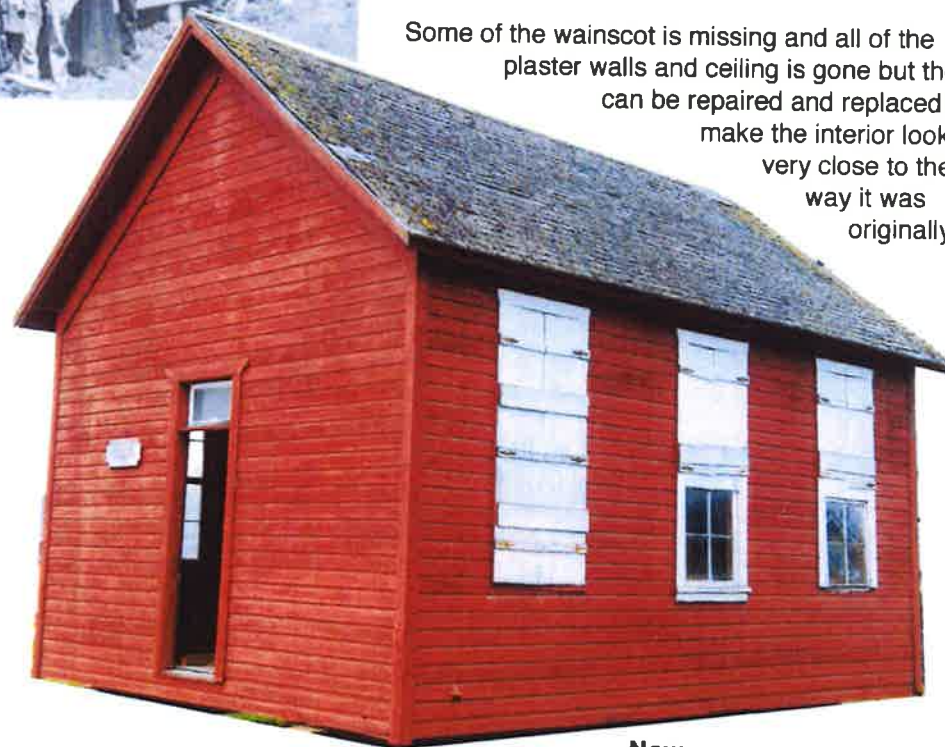


Although this is *not* a photo from the Washington Harbor Schoolhouse it is easy to visualize that it could resemble this image from another local school.



The exterior and interior of the Schoolhouse has retained its historic integrity. Most noticeable exceptions are the shorter replacement windows and shutters. Less obvious is the missing chimney through the roof.

Some of the wainscot is missing and all of the plaster walls and ceiling is gone but they can be repaired and replaced to make the interior look very close to the way it was originally.



Now

The Secretary of the Interior's Standards for Rehabilitation do not directly apply but I strongly recommend that all involved in the planning, managing, contracting, preservation, and maintenance of these buildings be aware of their intent. I also recommend reviewing and understanding the Guidelines for Rehabilitating Historic Buildings.

"The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. They also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction."



The following statements are to be kept in mind

Repair rather than replace:

- Retain original features and materials wherever possible. Repair is historically and economically preferable to replacement.

Replace in kind:

- If replacement is necessary, use items that match the original in design, size, and materials.

Retain historic character:

- If matching replacements are impossible because features are unavailable or too expensive, try to reproduce important visual characteristics of the original, such as material, composition, proportion and color.

<http://www.nps.gov/history/hps/tps/tax/rhb/stand.htm>

Secretary of the Interior's Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
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 shall be differentiated from the old and will be compatible with the history 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 a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



Schematic Design

Museum & Arts Center

Captain Morris House /

Washington Harbor Schoolhouse

Sequim, Washington

Schoolhouse
&
Morris House

**Secretary
Standards**

April 24, 2008
Scale as noted

7

Roof

Preservation Issue:

The wood shingles are far past their life cycle and need to be replaced. Indeed, it is hard to believe that the roof does not leak.

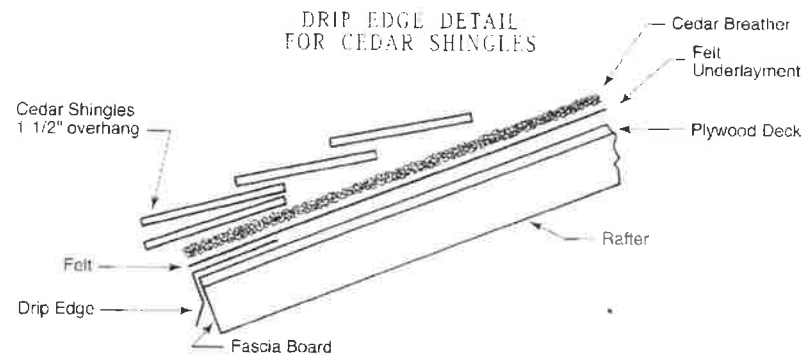
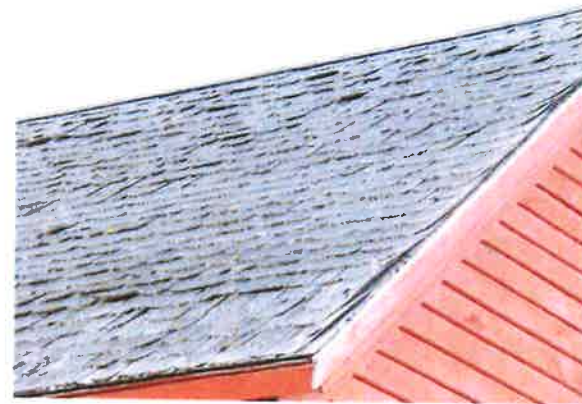
Treatment:

- Remove shingles, rerail existing sheathing to rafters
- Apply 1/2" CD plywood and black drip edges
- Lay 30 lb. felt paper or Ice & Water Shield membrane (or equal) over plywood.
- Install Cedar Breather underlayment
www.benjaminobdyke.com
- Install premium and Number 1 blue label cedar wood shingles, 4-1/2" exposure, 16" long. May use Chemco Cedar Shingles if a Class "A" fire rated roof covering is required. or desired. www.chemco.us Fasten shingles with nails, not staples.

Rationale:

An option would be to lay composition shingles that match those on the Captain Morris House but then both structures would NOT be providing an historic image. Wood shingles best represent the historic character and period.

Plywood will stiffen the roof structure; Cedar Breather will greatly extend the life of the wood shingles. Chemco Shingles can provide a higher level of fire retardancy and can meet the highest building code requirements.




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Schematic Design
Museum & Arts Center
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Washington Harbor Schoolhouse
Sequim, Washington

Schoolhouse

Recommendations
Roof Covering

April 24, 2008
Scale as noted

Chimney

Preservation Issue:

The upper portion of the shelf chimney has been removed and does not penetrate through the roof.

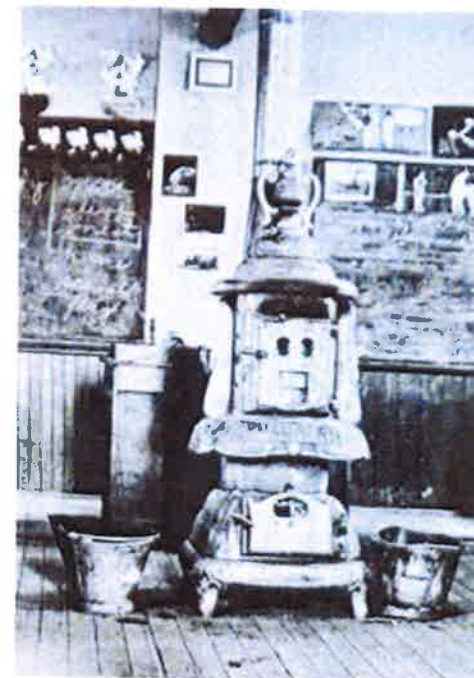
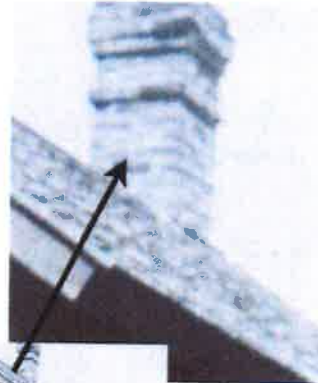
Treatment:

- Remove the existing brick chimney
- Rebuild and reinforce the chimney shelf with steel angle braces.
- Reconstruct a NON FUNCTIONAL chimney with exposed brick using light weight bricks - Z-Brick or equal. www.z-brick.com Used brick appearance and a lightweight mortar should be used. Cap at the top. Match appearance, sizing, height as shown in the historic photo. Flash by conventional methods with black flashing.

Rationale:

The primary purpose for relocating the schoolhouse on the Museum property is for interpretation and education. Including a NON FUNCTIONAL wood stove connected to the chimney is an important visual connection for interpreting how schoolhouses were heated and how they looked.

reproduce this shape



Typical school appearance

Walls

Preservation Issue:

Much siding is heavily weathered with nails popping with on a few holes and planks that need replacement.

Treatment:

- Make repairs as shown
- Renail and reset popping nails

Windows

Preservation Issue:

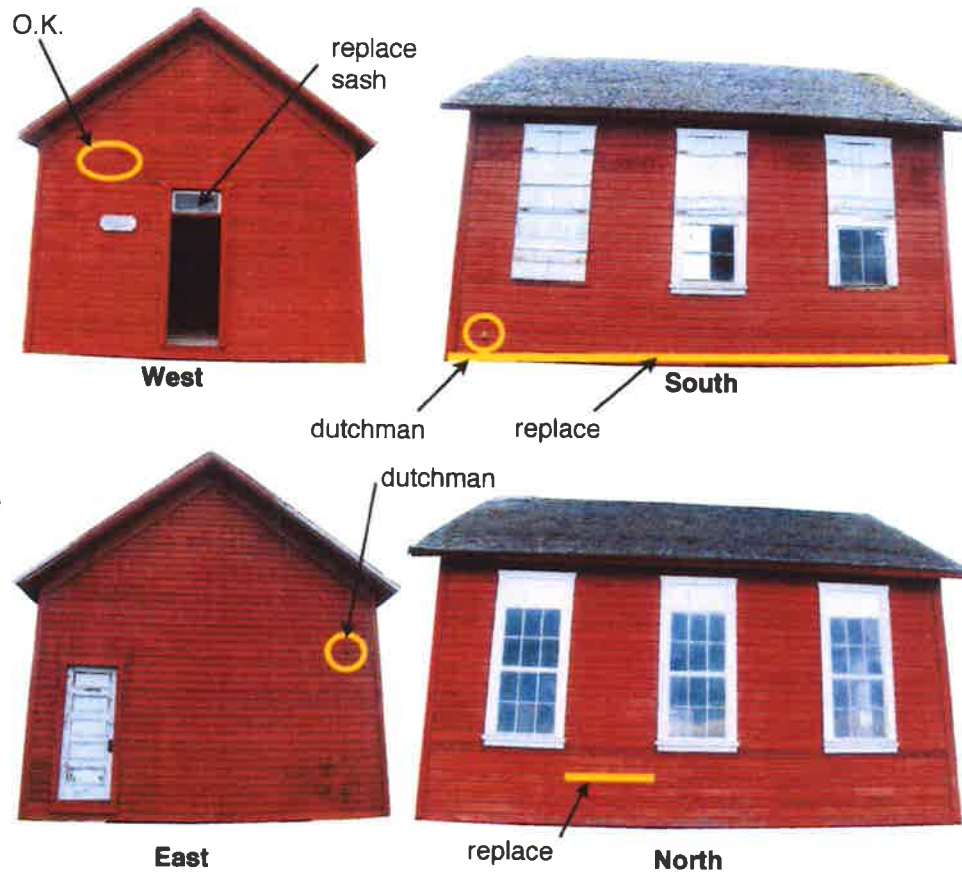
Windows have been modified detracting from the original historic character.

Treatment:

- Remove existing sash, shutters, blocking
- Fabricate and install sash as show in the early photo. Have lower sash operate.

Rationale:

Return windows to their historic period.



Details from early photo. Note they have an 33-3/4" x 84" opening and are 2/2, double hung



fabricate and replace sash, remove shutters, make repairs to trim and sills



Doors

Preservation Issue:

Both doors need repair and hardware.

Treatment:

- Remove doors and remove lead paint (strip according to safe practice and disposal - see reference EPA site)
- Make repairs to door, sills, and trim
- Install period hardware; make doors operate



repair sill to transition with walking deck

repair and repaint;
install period hardware



West (front)



East (rear)

Reference:

<http://www.epa.gov/opptintr/lead/pubs/renovation.htm>
<http://www.epa.gov/fedrgstr/EPA-TOX/2008/April/Day-22/t8141.pdf>

Interior Walls

Preservation Issue:

Repair of wainscot and walls to their historic appearance.

Treatment:

- Remove all wainscot boards. Remove lead paint (strip according to safe practice and disposal - see reference EPA site)
- Install Tyvek to back side of drop siding, between studs; install R-13 fiberglass insulation; install 6 mil poly vapor barrier
- May include Simpson MST strap ties over studs in corners
- Lay and finish 1/2" drywall from floor to ceiling.
- Reinstall wainscot, cap, and trim. Finish.

Rationale:

Return interior to its historic period appearance. Since the space will be used for education and interpretation, insulation and appropriate barriers will make the building adaptable to varying seasons.

Strap ties will structurally stiffen building

Drywall is a more practical and acceptable substitute for the original plaster walls.

install (optional) strap ties at corners - let into studs



remill and replace approx. 64 lf.
wainscot + cap and base moulding



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Schematic Design
Museum & Arts Center
Captain Morris House /
Washington Harbor Schoolhouse
Sequim, Washington

Schoolhouse

Recommendations
Doors &
Exterior Walls

April 24, 2008
Scale as noted

11

Ceiling

Preservation Issue:

Return interior to its historic appearance. Stiffen roof structure.

Treatment:

- Fasten plank across tops of joists; replace wood bracing with wire rope; erect end bracing to ridge
- Install R-19 fiberglass insulation between joists
- Install 6 mil vapor barrier over inside face of joists
- Lay and finish drywall over to create ceiling

Rationale:

Structural support to the roof system should be done while the ceiling is open.

Drywall is a more practical and acceptable substitute for the original plaster ceiling.



diagonal wire rope bracing make-up

install hurricane ties at each rafter



Simpson Seismic Tie H2.5T or equivalent

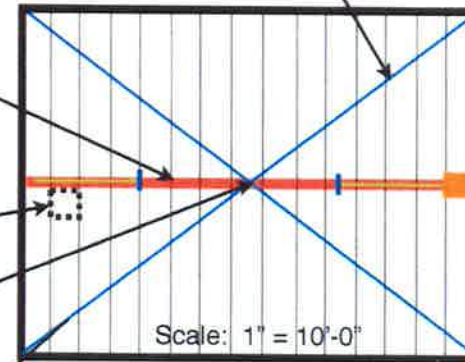


replace 1 x 4 wood bracing with wire rope; use eye, thimble, clips, and turnbuckle

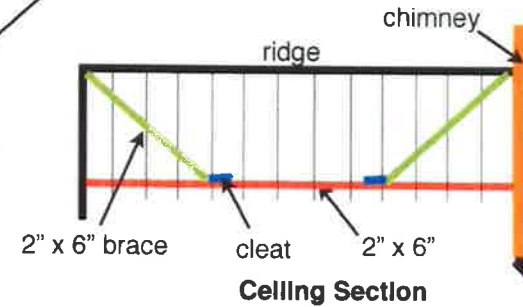
fasten 2" x 6" plank across tops of joists; fasten to each joist

install hatch

fasten diagonal wire rope to plank in center.



Ceiling Plan



Ceiling Section



Flooring / Floor System

Preservation Issue:

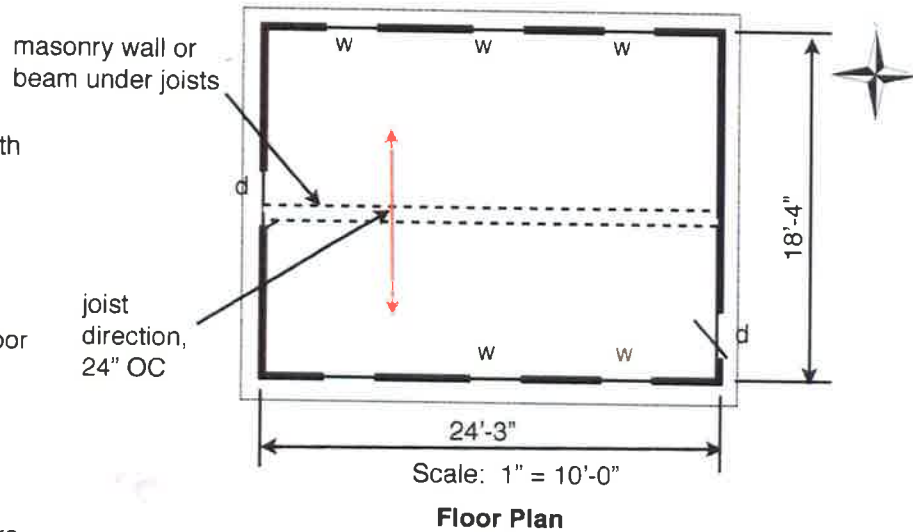
Structural stability of floor system; control of fungal growth and insect infestation

Treatment:

- Foundation not part of this schematic design
- Install seismic straps from foundation to studs
- Multiple saturations of wood preservative to entire floor structure
- Sister joists
- Sand and finish flooring

Rationale:

Resupporting the floor provides additional safety for future and unknown live loads. Treat of all wood now and periodically will control insects and fungal growth.



Treat all wood with
BoraCare preservative
<http://www.nisuscorp.com>

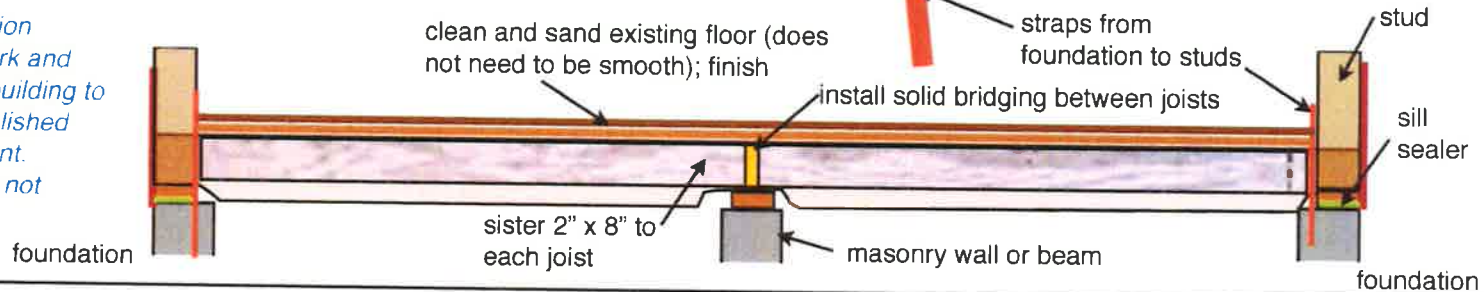


full 2" x 10" joists
approx. 24" OC



stud
joist
sill

*All foundation
design, work and
setting of building to
be accomplished
prior to grant.
Details are not
known.*



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Prepared by: Harrison Goodall

Schematic Design
Museum & Arts Center
Captain Morris House /
Washington Harbor Schoolhouse
Sequim, Washington

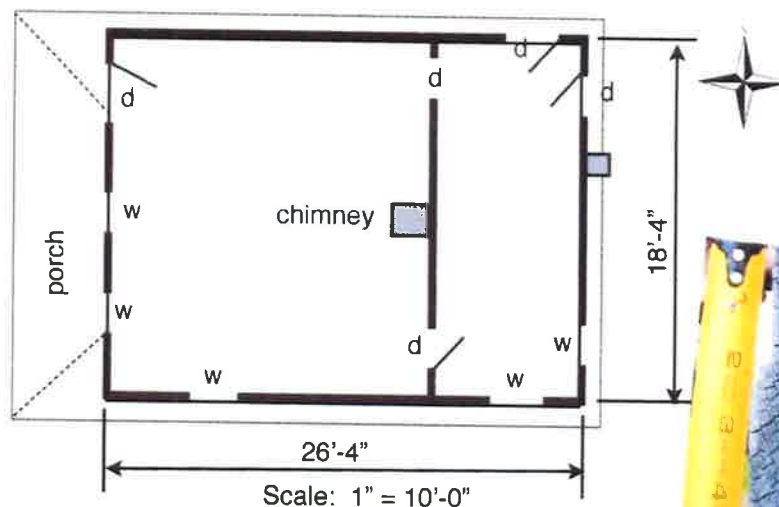
Schoolhouse

Recommendations
Flooring &
Floor System

April 24, 2008
Scale as noted

13

Feature	Qty.	Unit
House	483	SF
Porch	92	SF
Roof	709	SF
Wall siding	1095	SF
Windows	5	EA
Doors	3	EA



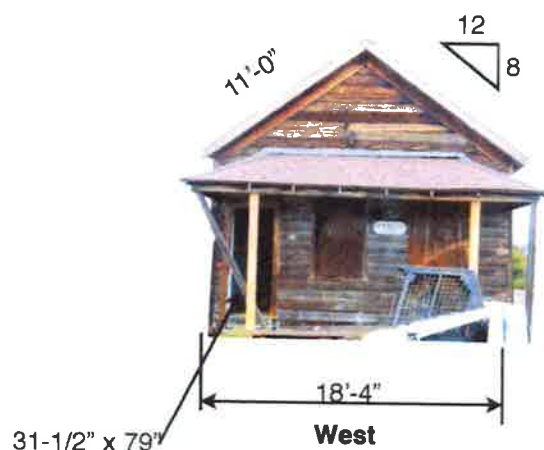
Schematic Design
 Museum & Arts Center
Captain Morris House /
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 Sequim, Washington

Morris House

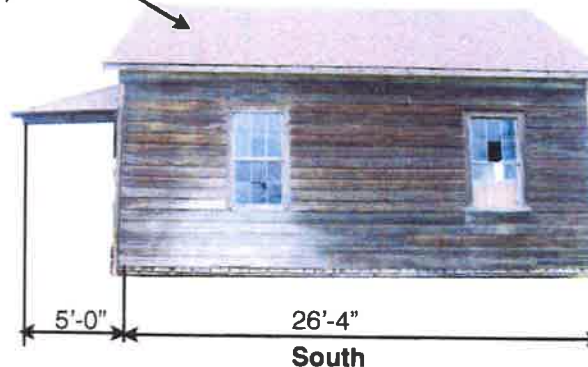
Exterior
 Documentation

April 24, 2008
 Scale as noted

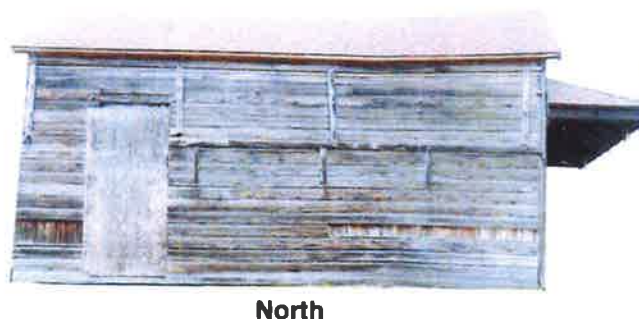
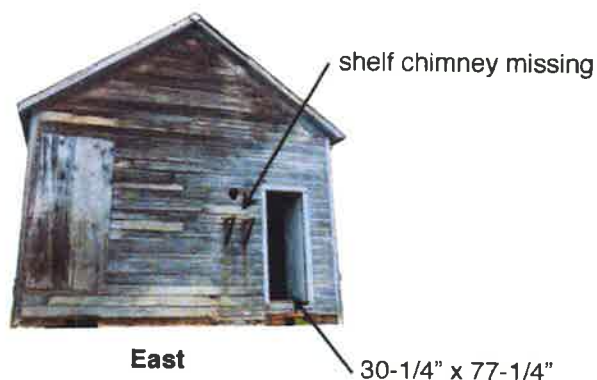
14



composition shingles
 (non-historic)

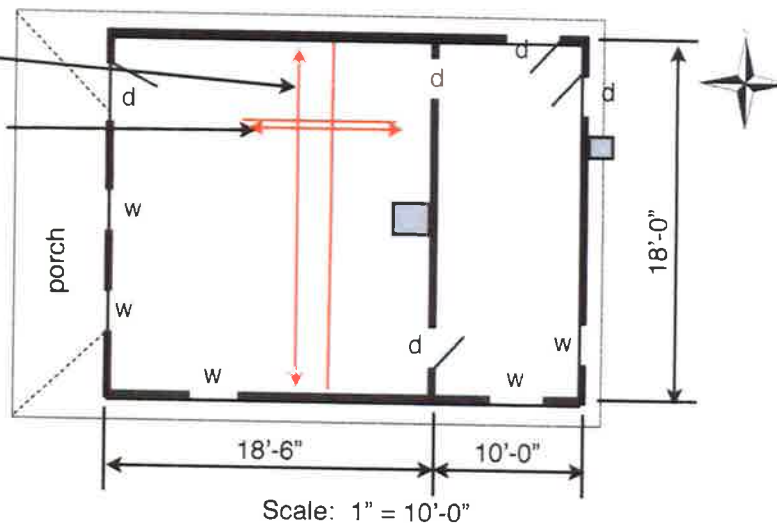


7" drop siding
 with 1" x 12"
 RS vertical
 planking under
 siding. Walls
 do not have
 studs.



Feature	Qty.	Unit
Floor	513	SF
Wainscot	358	SF
Wall area	514	SF
Ceiling	513	SF

full 2" x 6" joists
approx. 24" OC
flooring / subflooring



South

wainscot, 3-1/2"
beaded board siding,
48-1/4" high vertical



West

1" x 7" baseboard



North
10'-0"



East
18'-0"



South

3-1/8" w. t&g, flooring
over 1" x 3-3/4 t&g, sub flooring



West

33-1/2" x 80-1/4", DH, 6/6



North
18'-6"



East
18'-0"

chimney

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Captain Morris House /
Washington Harbor Schoolhouse
Sequim, Washington

Morris House

Interior
Documentation

April 24, 2008
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The Capt. Morris house

Porch surround



Information about the early appearance of the house is scant other than from these photographs. The main differences in these images are the removal of the garage / shop shed, the porch surround, and chimney. The window casing at the rear is not of the same period of the others but it could have been a replacement. No photos were found of the interior.

Re-creation of the side shed is not and should not be a part of the preservation effort. There is insufficient information and details available.



Now

Roof

Preservation Issue:

The composition shingles on the roof are practical but are not compatible to the period of interpretation and do distract from the historic character of the structure.

Treatment:

- Options -
 - retain the current composition shingles for now and revert to wood shingles at the next roof covering change.
 - replace the current roof covering with wood shingles.

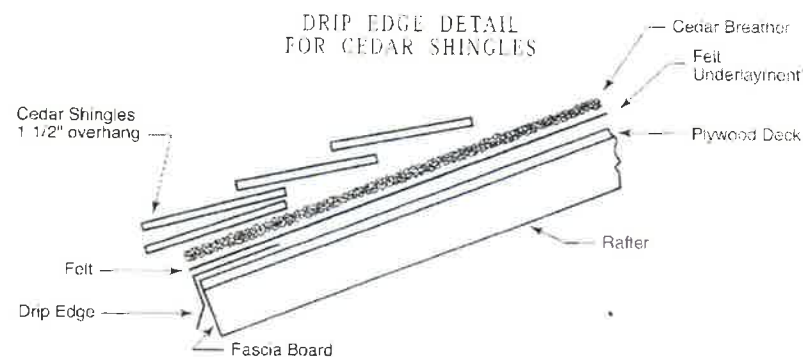
If replacing with wood shingles the following may be used as a guide

- Apply black drip edges
- Lay 30 lb. felt paper or Ice & Water Shield membrane (or equal) over the existing oriented strand board (OSB).
- Install Cedar Breather underlayment
www.benjaminobdyke.com
- Install premium and Number 1 blue label cedar wood shingles, 4-1/2" exposure, 16" long. May use Chemco Cedar Shingles if a Class "A" fire rated roof covering is required. or desired.
www.chemco.us Fasten shingles with nails, not staples.
- Reflash at the porch that matches the early photos and standard roof craftsmanship.

Rationale:

Wood shingles best represent the historic character and period of the building.

Use of Ice and Water Shield will provide a high level of leak protection for the roof. Cedar Breather will greatly extend the life of the wood shingles. Chemco Shingles can provide a higher level of fire retardancy and can meet the highest building code requirements.



Chimneys

Preservation Issue:

The exterior shelf chimney at the rear has been removed. The upper portion of the interior chimney has been removed while the lower portion extending into the front parlor is corroded.

Treatment:

- Reinforce the rear chimney shelf. See details
- Reconstruct a NON FUNCTIONAL chimney with exposed brick using light weight bricks - Z-Brick or equal. www.z-brick.com Used brick appearance and a lightweight mortar should be used. Cap at the top. Match appearance, sizing, height as shown in the historic photo. Flash by conventional methods with black flashing.
- Clean and make repairs to visual portion of parlor chimney. Do not install flue pipe through roof.

Rationale:

Additional structural support is needed for exterior chimney. Make chimneys look as they did at the period of interpretation but not to be functional.

1/4" steel plate to interior wall bolted to exterior internal straps



Interior

Both chimneys to be NON FUNCTIONAL



The Capt. Morris house



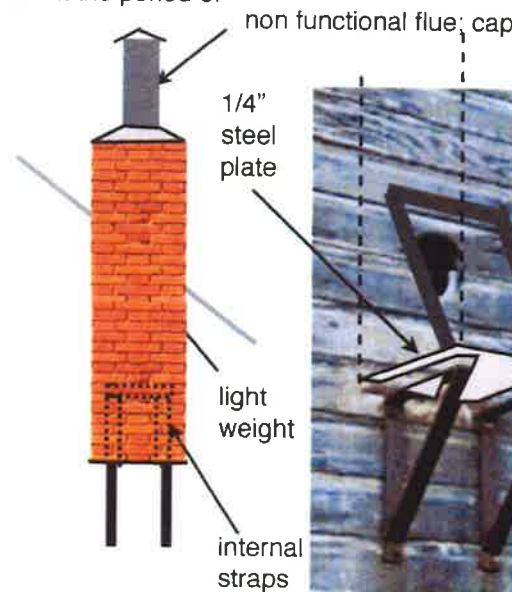
reinforce shelf support with internal diagonal straps; bolt through wall to interior steel plate



clean; make repairs

remove

Parlor chimney



internal straps



Exterior



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Morris House

Recommendations
Chimney

April 24, 2008
Scale as noted

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Walls

Preservation Issue:

Much siding is heavily weathered with nails popping with on a few holes and planks that need replacement.

Treatment:

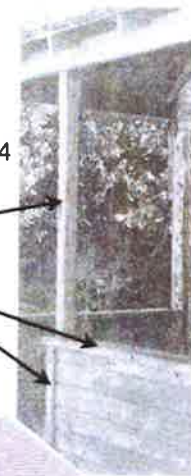
- Make replacements and repairs as shown
- Renail and reset popping nails

retain the unfinished appearance on the exterior.
Leave replacement siding to weather naturally.

Reset
popping
nails; renail
as needed.
Match nail
heads. Do
not crush
siding.



Install front
porch wall and 4
porch posts w/
chamfered
corners. Match
details.



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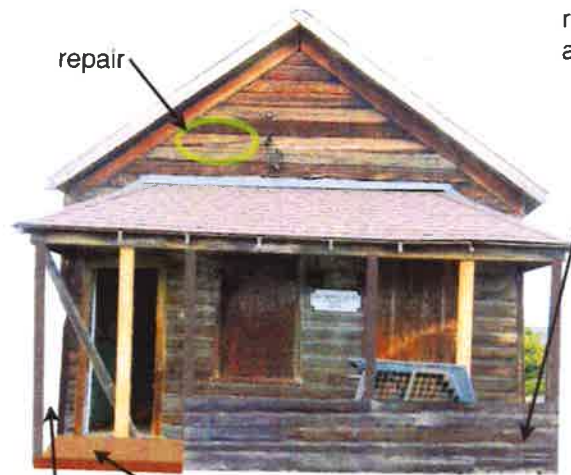
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Recommendations
Walls &
Porch

April 24 2008
Scale as noted

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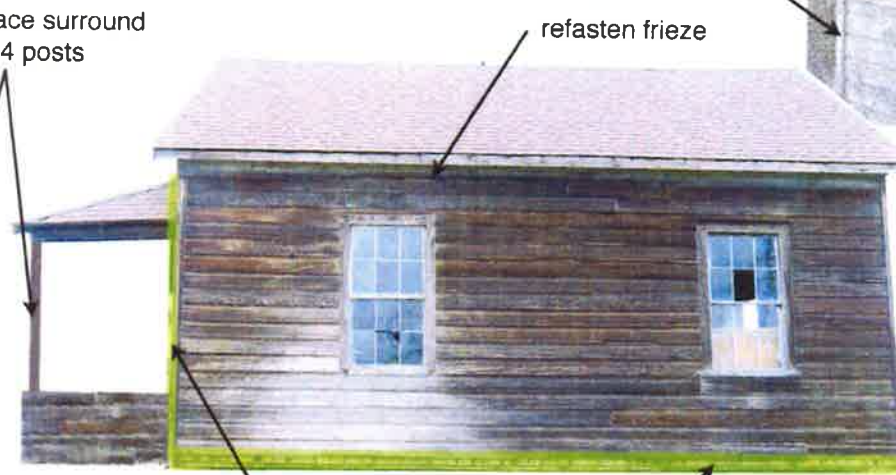
West

reconstruct porch floor
leave open
for ramp
access



East

Attempt to repair
rather than replace.

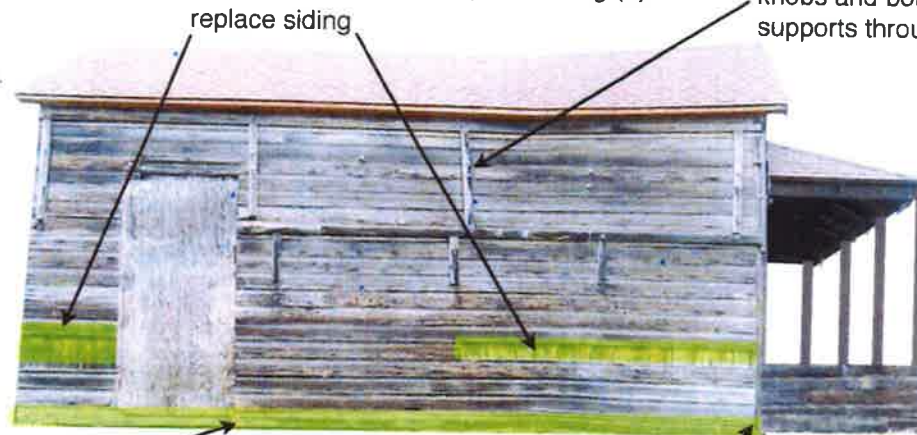


refasten frieze

replace corner

South
replace siding (2)

retain all wiring,
knobs and board
supports throughout



replace siding

North

repair corner

replace siding (2)

Windows

Preservation Issue:

Window sash are coming apart and interior paint on sash, casing, sills, and trim contain lead (based on LeadCheck© swab test)

Treatment:

- Remove existing sash; remove glass; **PROTECT GLASS**, strip paint (contains lead), make repairs. reglaze, refinish interior. Attempt to preserve details of sash corners and muntins. Do not replace sash.
- 2 options - either encapsulate the lead paint on the trim, sills, and casing **OR** replace the wood that has lead paint on it.

Rationale:

Retain the original fabric, craftsmanship, and appearance.

Doors

Preservation Issue:

Front and rear doors need repair and hardware. It is assumed that the north door will require the same. (was boarded over) Trace of lead was found in the paint on the doors, trim, and jambs. (based on LeadCheck© swab test)

Treatment:

- Remove doors and remove lead paint (strip according to safe practice and disposal - see reference EPA site)
- Make repairs to door, sills, and trim
- 2 options - either encapsulate the lead **OR** replace the trim that has lead paint on it.
- Install period hardware; make doors operate properly

Rationale:

Retain the original fabric, craftsmanship, and appearance.



Interior

Reuse old glass.
Do not break !



Exterior

Paint contains lead.



preserve details of sash corners and muntins

Reference:

<http://www.epa.gov/opptintr/lead/pubs/renovation.htm>

<http://www.epa.gov/fedrgstr/EPA-TOX/2008/April/Day-22/t8141.pdf>



West



East



North



Interior



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Morris House

Recommendations
Windows
& Doors

April 24, 2008
Scale as noted

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Interior Walls

Preservation Issue:

Repair of wainscot and walls to their historic appearance.

Treatment:

- Remove and discard upper pressed board. May include Simson MST strap ties over studs in corners. http://www.strongtie.com/products/categories/straps_w.html. Replace board with 3/8" dry wall. Apply bead strips at 4' intervals to match existing.
- Retain wainscot and keep in place. Either strip paint (contains lead) and repaint or encapsulate). Repair or replace wainscot cap. Replace baseboard.
- Finish.

Rationale:

Return interior to its historic period appearance. Since the walls do not contain cavities it will not be possible to insulate them. Strap ties will structurally stiffen building.

Ceiling

Preservation Issue:

Return interior to its historic appearance. Stiffen roof structure.

Treatment:

- Remove and discard all ceiling planking (paint contains lead)
- Install stiffener and braces as shown; install seismic ties between rafters and plate
- Install R-19 fiberglass insulation between joists
- Install 6 mil vapor barrier over inside face of joists
- Remill and replace drop siding on ceiling. Match existing.
- Install moulding in corners. Finish

Rationale:

Structural support to the roof system should be done while the ceiling is open. Return interior to its historic period appearance. Ties will structurally stiffen building.

install (optional) strap ties at corners - let into studs

replace bead strips



Diagonal cables above the joists may be installed. See Schoolhouse for details.

Consider installing hatch to attic space.



replace ceiling planking



2" x 6" joist stiffener (on edge); attach at each ceiling joist

install 2" x 6" diagonal gable brace at each end

install hurricane ties at each rafter

Simpson Seismic Tie H2.5T or equivalent



<http://www.strongtie.com/products/connectors/h.asp#gallery>

There are no studs in the wall construction. Walls are made up of horizontal exterior drop siding, vertical plank sheathing, and interior wainscot and pressed board. It is not possible to insulate the walls.

It appears the vertical sheathing shrunk pulling the wainscot apart.



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Morris House

Recommendations
Interior Walls
& Ceiling

April 24, 2008
Scale as noted

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Flooring / Floor System

Preservation Issue:

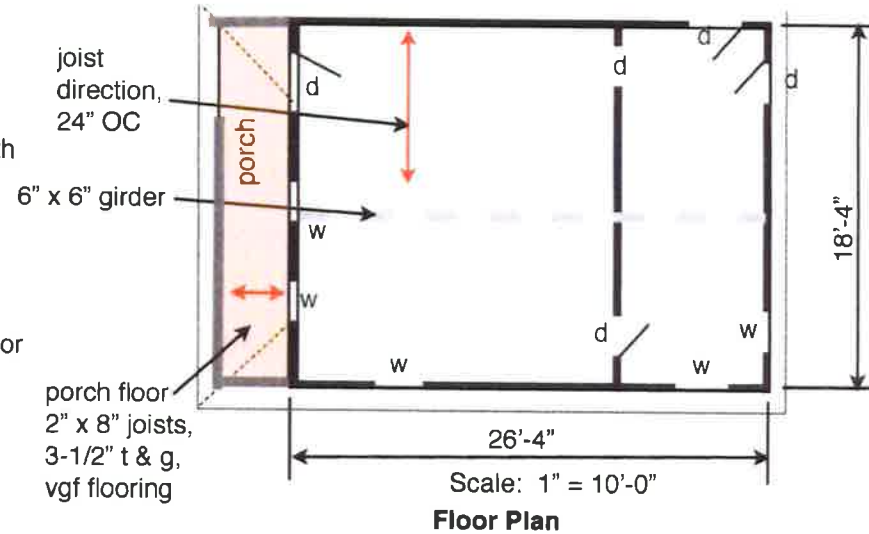
Structural stability of floor system; control of fungal growth and insect infestation

Treatment:

- Foundation not part of this schematic design
- Install seismic straps from foundation to studs
- Multiple saturations of wood preservative to entire floor structure
- Sister joists
- Repair sub-floor and replace finish flooring; finish

Rationale:

Resupporting the floor provides additional safety for future and unknown live loads. Treatment of all wood now and periodically will control insects and fungal growth.



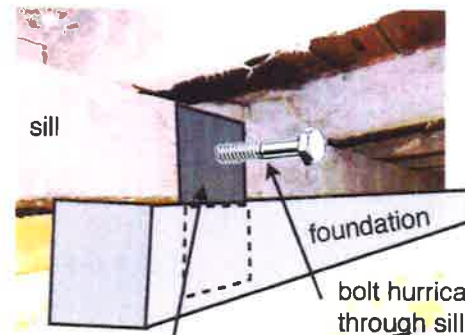
Treat all wood under building with BoraCare

<http://www.nisuscorp.com>



6" x 6" girder

2" x 6" joists approx. 24" OC



bolt hurricane strap through sill and vertical sheathing; hide head behind siding

6" x 6" sill

sill sealer

foundation

drop siding

wainscot

replace deteriorated sub flooring; replace finished flooring (t & g, vertical grain fir); finish

install solid bridging between joists

sister 2" x 6" to each joist

masonry piers or equal

bolt

All foundation design, work and setting of building to be accomplished prior to grant. Details are not known.

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Morris House

Recommendations
Flooring &
Floor System

April 24, 2008
Scale as noted

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Accessibility

ADA Issue:

Reasonable accommodation should be made to those with disabilities.

Treatment:

- Reconstruct jamb of Morris House door to meet ADA standard of 32" with use of offset hinges. Use offset hinges on Schoolhouse door.
- Adapt threshold of doors to ADA standards
- Construct plank stoop with 1-1/2" edge rails for Schoolhouse
- Lay porous asphalt paving with < 1/4" rise at wood platforms
- Construct stoops for rear doors

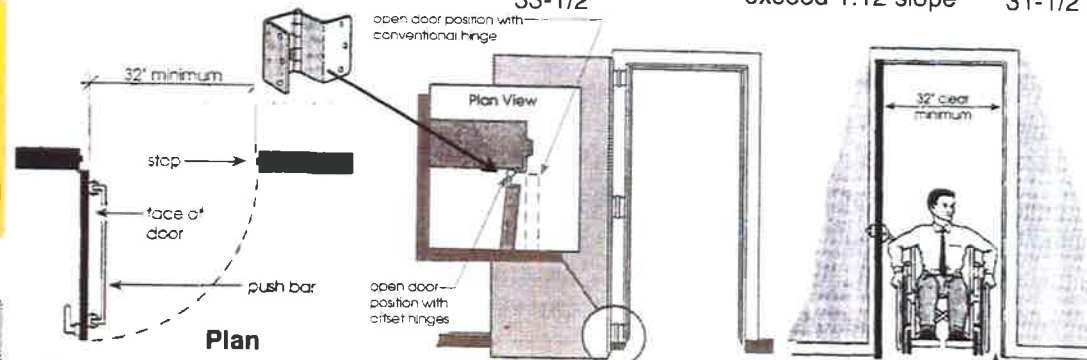
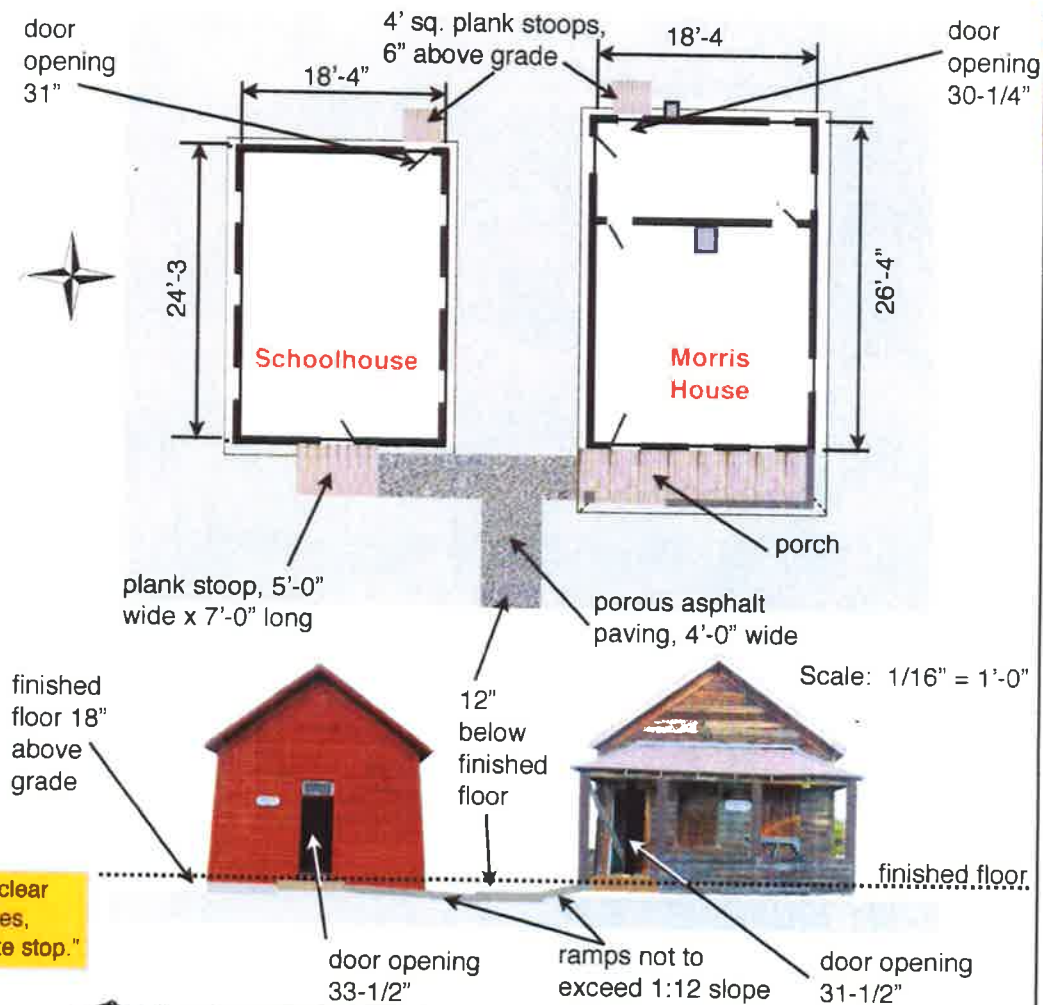
Rationale:

Minor modifications are needed to the doors to meet minimum ADA opening standards. Low profile stoop and ramps produce a minimal visual intrusion to the site. Porous asphalt reduces puddling and provides local water penetration.

Details from UFAS Retrofit Manual

"4.13.5 Clear Width. Doorways shall have a minimum clear opening of 32 in (815 mm) with the door open 90 degrees, measured between the face of the door and the opposite stop."

"4.13.8* Thresholds at Doorways. Thresholds at doorways shall not exceed 3/4 in (19 mm) in height for exterior sliding doors or 1/2 in (13 mm) for other types of doors. Raised thresholds and floor level changes at accessible doorways shall be beveled with a slope no greater than 1:2"



Accessible Buildings: Historic Preservation <http://www.ada.gov/reg3a.html#Anchor-1296>



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Captain Morris House /
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Sequim, Washington

Schoolhouse
&
Morris House

Accessibility

April 24, 2008
Scale as noted

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Rough Estimate of Construction Costs

Feature	Schoolhouse General Tasks	Est. Costs	Morris House General Tasks	Est. Costs
Roofing	Remove shingles, install ply, underlayment, shingles	\$6,825	Remove shingles, underlayment, shingles	\$9,555
Chimney	Reinforce shelf, reconstruct chimney	\$3,575	Reinforce shelf, reconstruct chimney, repair parlor chimney	\$4,550
Walls	Repair wood siding	\$2,808	Repair wood siding	\$1,924
Porch	-		Construct porch deck, posts, front wall	\$3,640
Windows	Fabricate and stall sash, remove shutters	\$11,648	Rebuild window sash, make repairs	\$6,760
Doors	Repair doors, install hardware	\$1,794	Repair doors, install hardware	\$2,730
Interior Walls	Resupport walls, insulate, lay drywall, reinstall wainscot, trim	\$10,088	Resupport walls, repair wainscot, lay drywall	\$5,226
Interior Ceiling	Resupport roof structure, insulate, lay drywall	\$3,549	Resupport roof structure, insulate, lay drywall, remill siding planks and install.	\$6,450
Floor	Wood preservative, resupport, finish	\$5,252	Wood preservative, resupport, make repairs, relay floor, finish	\$8,086
Foundation	Design, construction accomplished earlier. Details not known.		Design, construction accomplished earlier. Details not known.	
HC Access	Modify door opening, construct stoops, lay paving, regrade	\$1,950	Modify door opening, construct stoops, lay paving, regrade	\$1,911
		\$47,489		\$50,832
			Combined Cost Estimate	\$98,321

Includes 30% contingency



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Sequim, Washington

**Schoolhouse
&
Morris House**

**Recommendations
Flooring &
Floor System**

April 24, 2008
Scale as noted

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Heritage Advisory Board

Field Trip Subcommittee Report

To: Clallam County Heritage Advisory Board for May 1, 2023 meeting

From: Heritage Advisory Board Field Trip Subcommittee

- Paula Hunt
- Nancy Messmer
- Margaret Ownens

Re: 2023 Heritage Advisory Board Field Trips

Following are dates, times, and details for the first two HAB field trips of 2023:

- Rayonier engine No. 4
 - Saturday, May 20, 10-10:45-ish a.m.
 - Meet with Ted Oldenburg, president, North Olympic Railroaders
 - We would like to reach out to county commissioners to invite them, as well as a member of Nor'Wester Rotary, which is raising funds for a shelter for the engine.
- New Dungeness Lighthouse
 - Participants: Paula Hunt, Roberta Grisct, Nancy Messmer, Judy Stipe
 - Thursday, June 8, 9 a.m.-1 p.m. (approximately — depends on winds and tides)
 - Schedule:
 - Meet general manager Chad Kaiser at 9 a.m. at 288 Carlsborg Rd. (look for Dungeness Lighthouse sign)
 - Chad or a volunteer will drive us out to lighthouse (about 1½ to 2 hours each way)
 - Spend about an hour at the lighthouse and then return
 - There is water and a bathroom at the lighthouse; cell phone reception is good
 - Note:
 - There is one more seat available in the vehicle.