

Creative Design & Engineering

1417 Fircrest Way
Waldport, OR 97394
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12/19/18

To: Heather Hoen
Facilities Manager, City of Yachats, OR

Ref: Little Log Church

Heather,

Creative Design & Engineering (CDE) made an inspection of the Little Log Church in Yachats on December 12, 2018. Purpose of the inspection was to review the foundation and general condition of the church and attached museum.

The church walls are made from natural logs, setting on a post and beam foundation system. The original log structure was completed in 1930. Modifications to the exterior church walls were made in the mid 1990's, which consisted of replacing selected wall logs with new peeled logs. The attached museum structure has walls made from log siding material. The museum foundation has a concrete stem wall and footing around the perimeter, and interior post and beam floor support. There is a crawl space access on one side of the building, with a narrow opening for access. I was able to crawl part way under the museum portion, but due to a small opening encountered further on, was not able to access the church area. Heather Hoen has provided photos taken during an earlier inspection by others, showing the existing post and beam system at selected areas.

I had assistance from Robert Rook Contractor, a specialist in dry rot conditions, during a second inspection made on 12/13/18.

Exterior Conditions:

The church wall logs are rotten in many places along the perimeter. There are areas where logs have been covered over with plywood sheathing. It's assumed that the cover is to protect already rotten logs from further damage due to weather. Unfortunately, the sheathing isn't caulked or sealed and evidence of rainwater leakage is apparent at all these locations. We noted numerous areas where log rot was observed. Locations of rot vary along the height of the walls. Windows in the church building are single pane. Exterior window trim is rotted in numerous locations.

The museum portion of the building is on a concrete stem wall perimeter foundation. The siding consists of log siding, not full logs. The siding has numerous areas of rot. Windows also are showing indications of exterior trim decay. A portion of the museum roof is a flat type.

Recommendations:

The entire building exterior structure (church area and museum area) will require substantial rework to remove the dry rot logs and siding, and replace or rework the exterior windows. It's likely that all the

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exterior walls will need to be reworked by removing the existing logs or siding and replacing with new logs or siding. A decision will need to be made on whether we replace the old logs with new pressure treated logs, or go with a log siding type. As work progresses, we may find areas of the roof that will require repair as well. The condition of the church floor system is not known at this time. The need for rework of interior posts or foundations can be reviewed after you have a chance to review the overall costs and can make an informed decision. If the decision is made to proceed with the repairs, I believe that a new concrete stem wall and footing will be necessary in the church area. If you decide to proceed with a remodel for the church, I don't think we want to set it on an old wood and post foundation system. Costs for remodel therefore, include a new foundation system for the church. The museum foundation appears adequate and I don't believe any major modifications will be required. There may be some beam repairs, but likely only minor reworks if at all. So I'm thinking that we can hold off on cutting any access openings in the church floor until some decisions are forthcoming on the overall strategy.

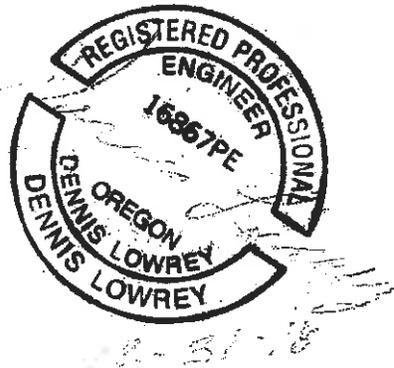
Repair or demolish and build a new structure? Depends on budget and the desire to keep the existing structure and bring it up to new condition. Also depends on what you might have planned if you go with a new building. Separate costs for a new building would need to be done as a basis of comparison. Lots of decisions.

Please call with any questions. We appreciate the opportunity to work with you.

Dennis Lowrey

OR PE 16867

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Robert Rook Contractor

5856 NW Fox Creek Way
Seal Rock, OR 97376

Estimate

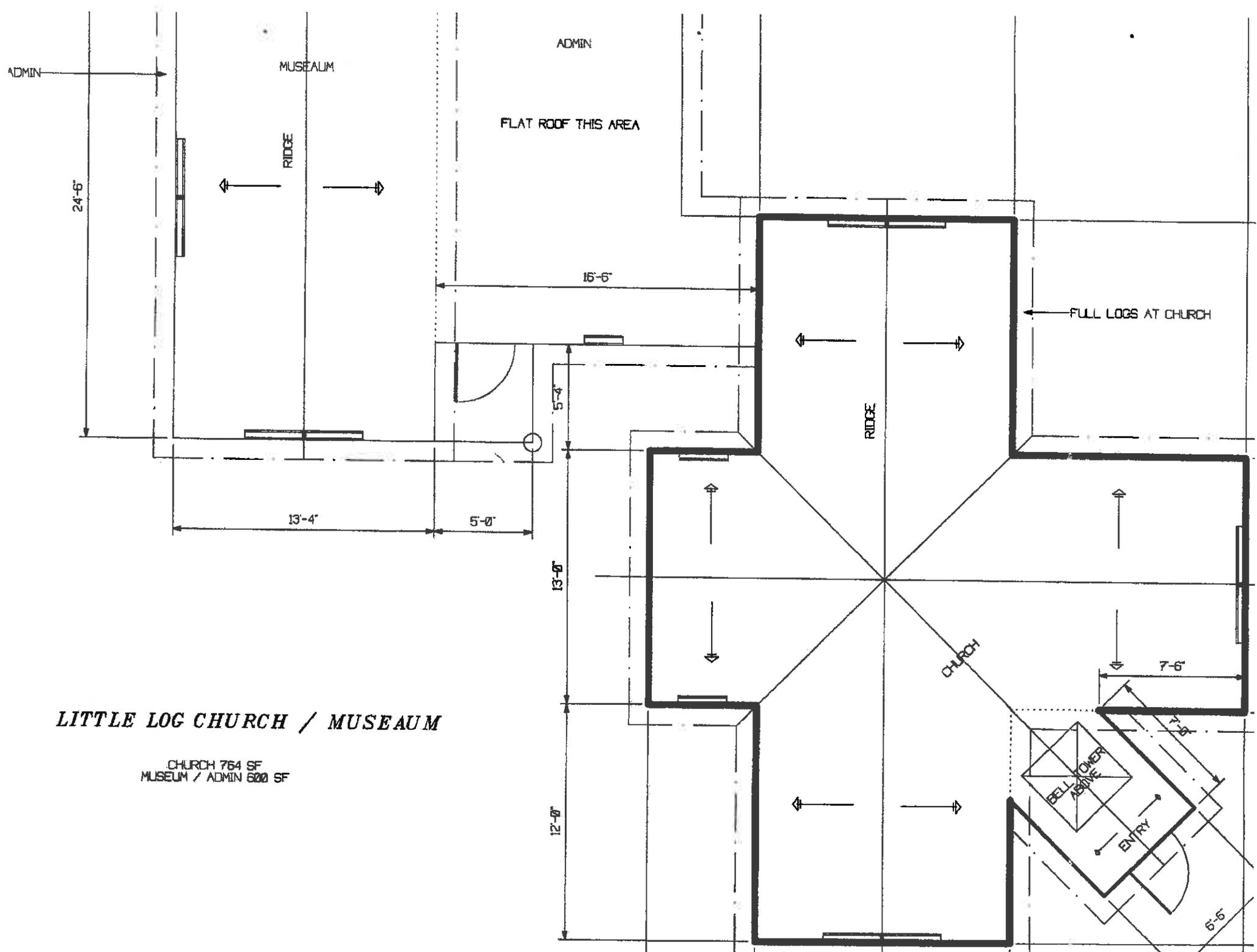
Date	Estimate #
12/16/2018	410

Name / Address
Dennis Lowrey 1417 Fircrest Way Waldport, OR 97394

			Project
Description	Qty	Rate	Total
Little log church / museum in Yachts		0.00	0.00
Preliminary foundation estimate includes all labor and materials to complete the foundation price contingent on engineering		50,000.00	50,000.00
Remove and replace logs on all exterior of church possibly replacing the existing floor system Replace drywall on walls or possibly finished log interior all work contingent on engineering		150,000.00	150,000.00
Does not include any electrical / lighting fixtures / engineering / permits		0.00	0.00
15 % overhead & profit	200,000	0.15	30,000.00
Total			\$230,000.00

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LITTLE LOG CHURCH / MUSEAUM

CHURCH 764 SF
 MUSEUM / ADMIN 620 SF