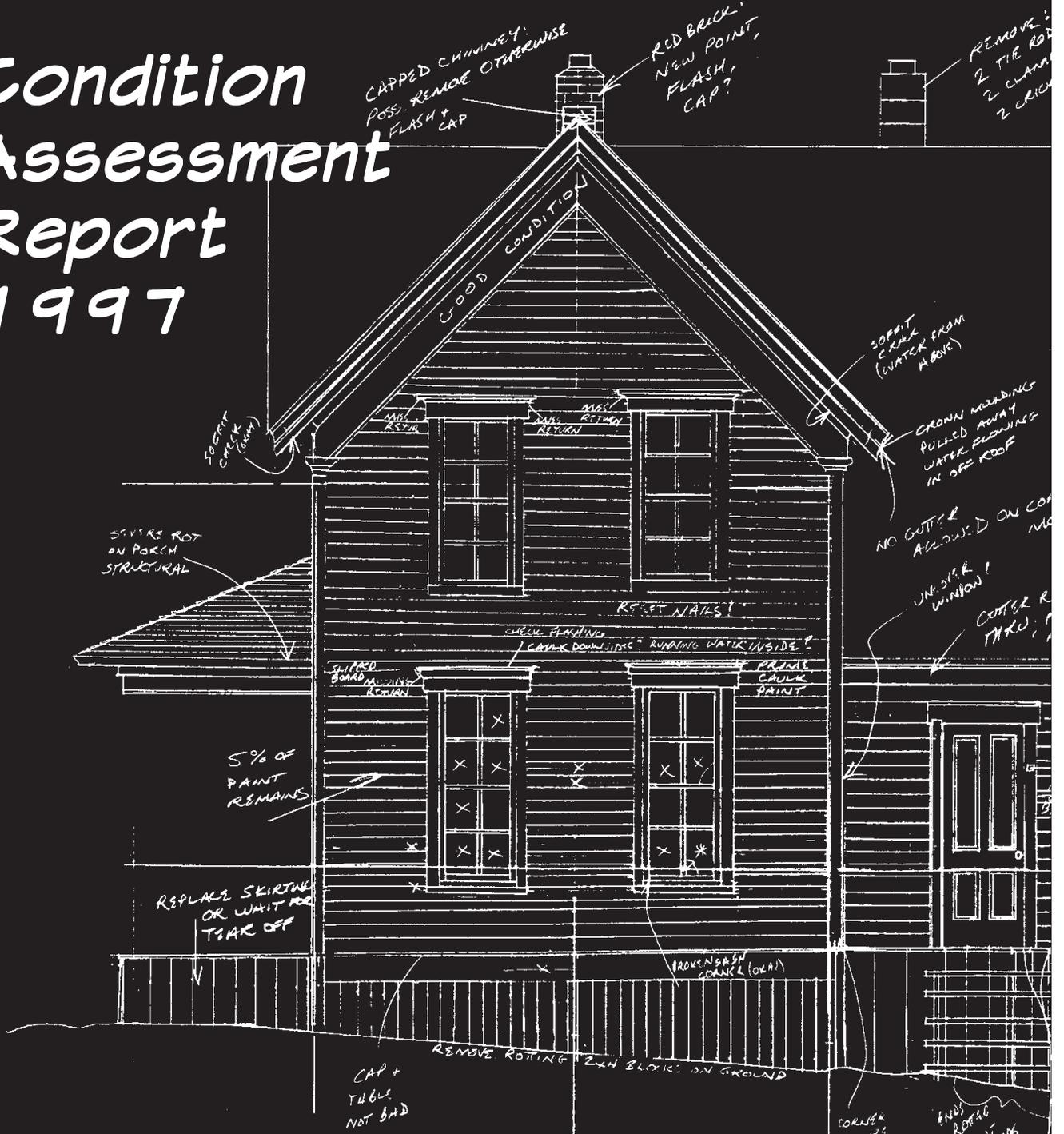


# Frantz-Dunn House

## Condition Assessment Report 1997



By: David Pinyerd, Historic Preservationist

For: Benton County Parks

Sponsor: Kinsman Foundation

- DL X - CHECKED BOARD
- X - RECALIZE WINDOW
- \* - REPLACE GLASS

CORNER FAILURE AT PULLED OUT BOARD IN HALF; LOWER BOARDS  
 ENDS ROOFED EXIST. BOARDS  
 CRACK AN

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Early photo from military road

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Photo 1891-92

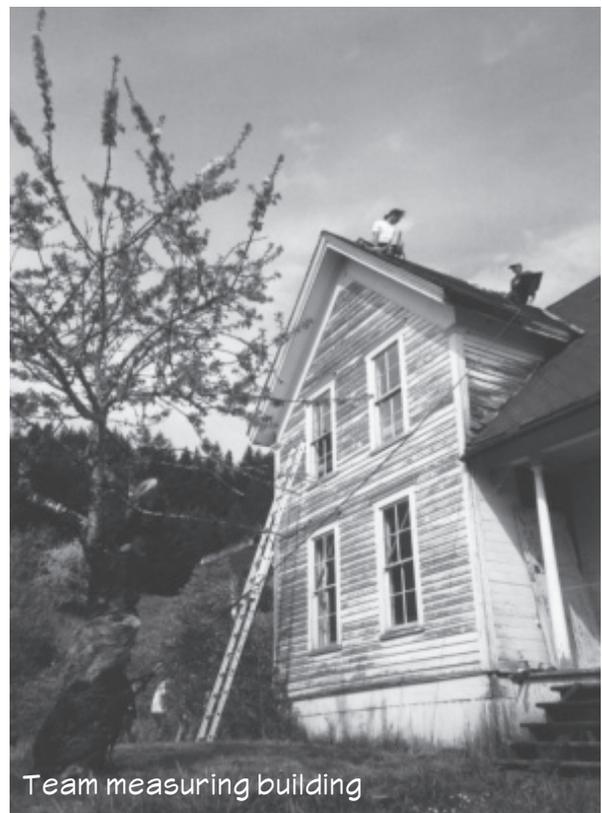
# Introduction

The Frantz-Dunn House was built circa 1869 on the remains of Fort Hoskins (1856). The Frantz family purchased the decommissioned fort site in 1866 and proceeded to construct a home next to the former military hospital. The house faces the old military road on the hill (above and to the north) with its back to the Luckiamute River (below and to the south). The house was listed on the National Register of Historic Places in 1974 as an element of the Fort Hoskins site. The structure is slated to become the interpretive center for the Fort Hoskins Historic Park.

The structure is Gothic Revival in style. The period of time when the house was built was heavily influenced by pattern books, with the books by Andrew Jackson Downing proving the most influential. He advocated a picturesque style with cottages and manors nestled into a rural landscape. The Gothic Revival was a favorite of Downing's with its lancet windows, steeply pitched roof, and board and batten siding. The Fort Dalles Surgeon's Quarters (c. 1857) in The Dalles is the best evocation in Oregon of the Downing ideal. As time passed, his prototype was watered down with horizontal siding, less Gothic detail, and simpler windows. This is where the Frantz-Dunn House (c. 1869) fits in. The house is contemporary with a number of Gothic houses left in Oregon including the Peters-Liston-Wintermeier House (1869-70) in Eugene, the Armstrong-Smith House (c. 1868) in Albany, the David McCully House (1865) in Salem, and the McLagen House (c. 1858) in Corvallis.

## Assessment

This building condition assessment took place on July 19, 1997, and was performed by me, David Pinyerd, a historic preservation consultant and student at the University of Oregon, and Sheldon Berg, an architecture student at the University of Oregon. However, starting in April 1997, I led a team of nineteen students (historic preservation and architecture students at the University of Oregon in conjunction with archaeology students at Oregon State University) through a set of measured drawings of the house. During the measuring process, we compiled over 100 sheets of



Team measuring building

field drawings on the structure, recording its measurements to the nearest 1/8", and produced a 12-page set of measured drawings for the Historic American Buildings Survey (HABS). The measured drawings and condition assessment were sponsored through a grant provided by the Kinsman Foundation.

Structural condition is difficult to determine without invasive techniques. Sheldon and I used only non-invasive methods (i.e., no boards were removed or holes drilled). Contractors on-site will learn so much more as parts are removed from the building. Many decisions about the building's repair will have to be made quickly and on-site. If I'm available and needed, I would like to be consulted on any historic integrity or appropriate material questions.

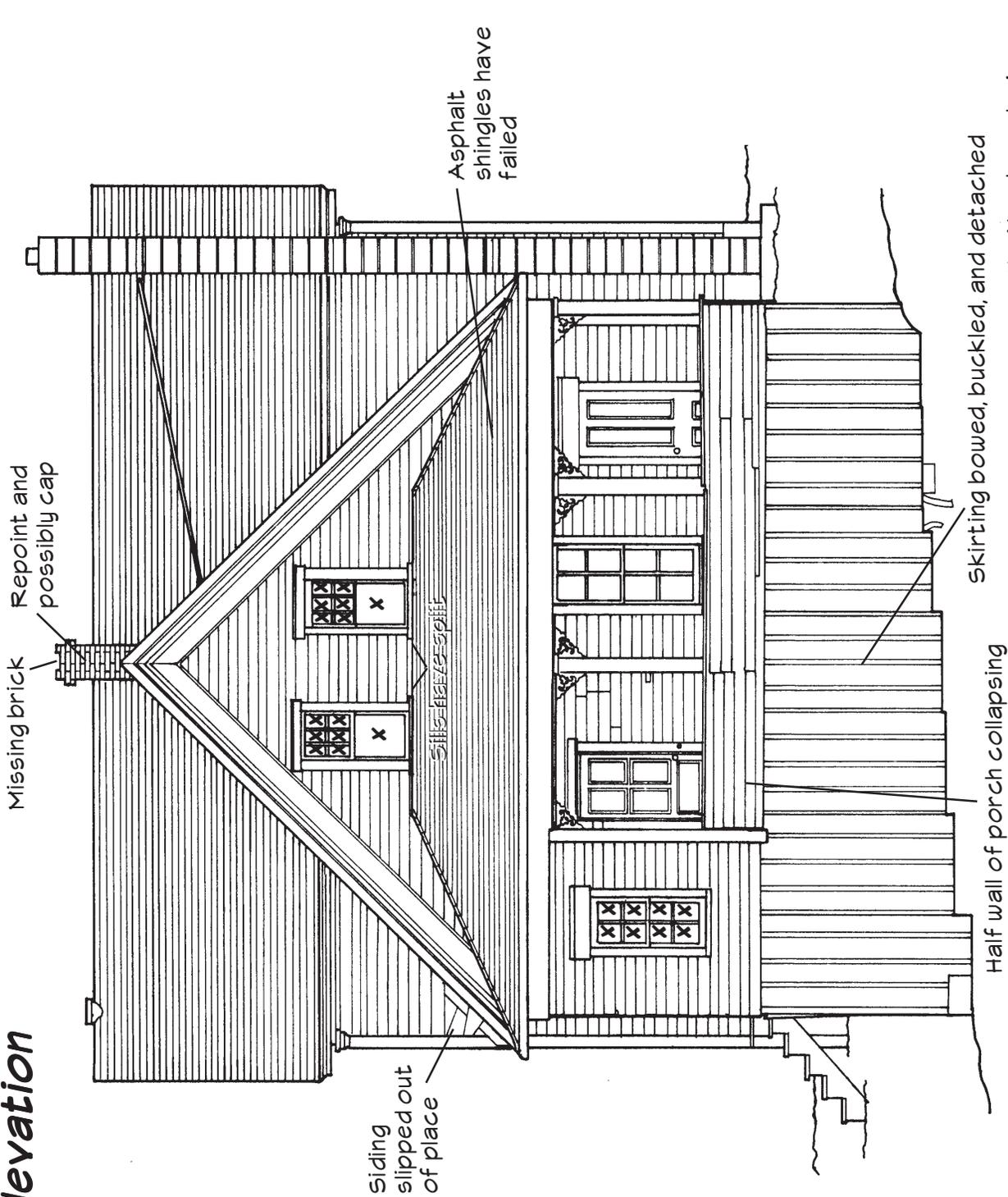
On the following pages are drawings that provide a brief visual representation of the current condition problems on the house. The drawings are excerpted from the HABS set. The information provided on the drawings is further clarified in the text on the pages following the drawings.



Team drawing building

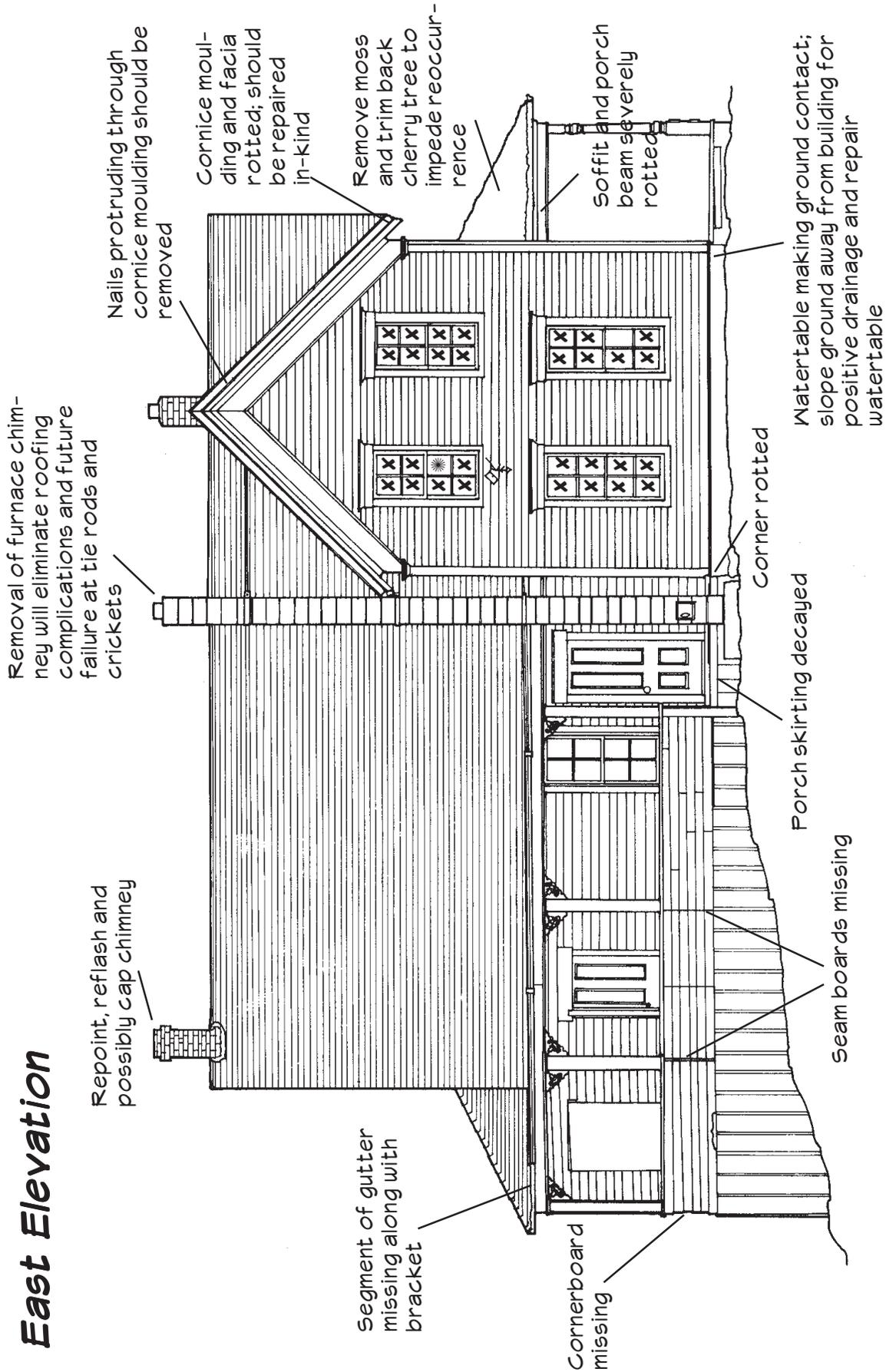


# South Elevation



Drawn by: Leslie Heald

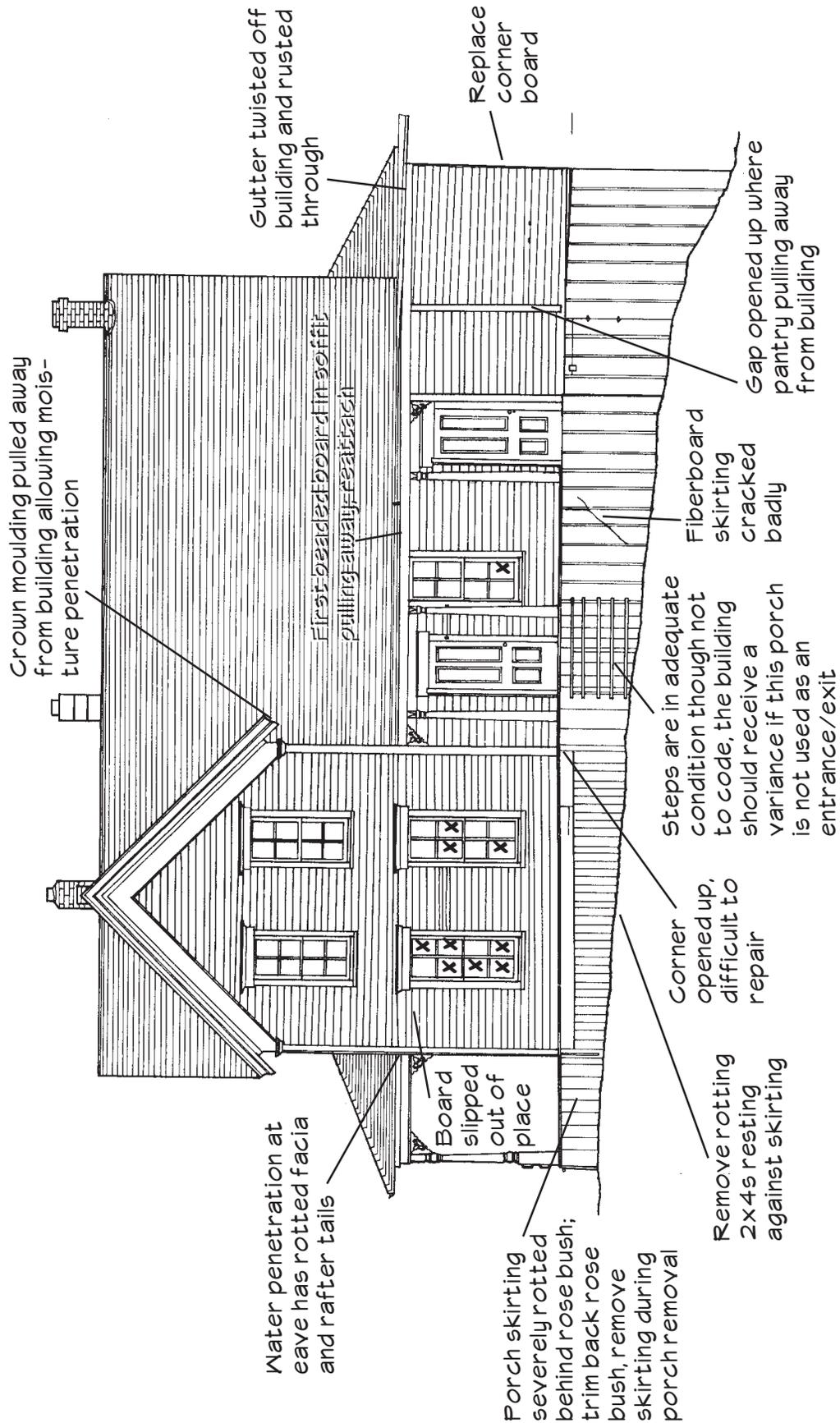
# East Elevation



x - Needs reglazing  
 \* - Needs replacement

Drawn by: Sheldon Berg

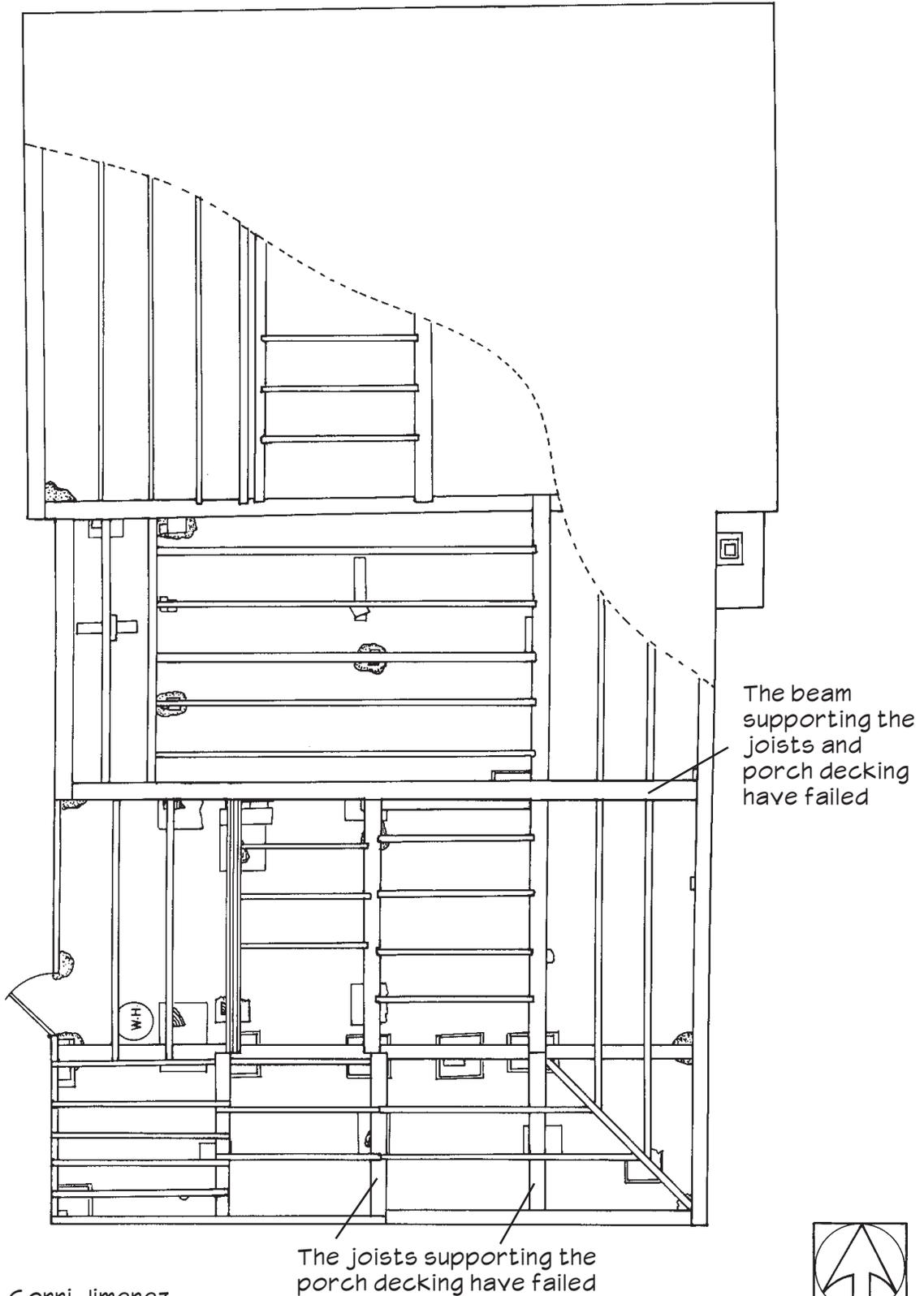
# West Elevation



x - Needs reglazing  
 \* - Needs replacement

Drawn by: Jeannie Brush

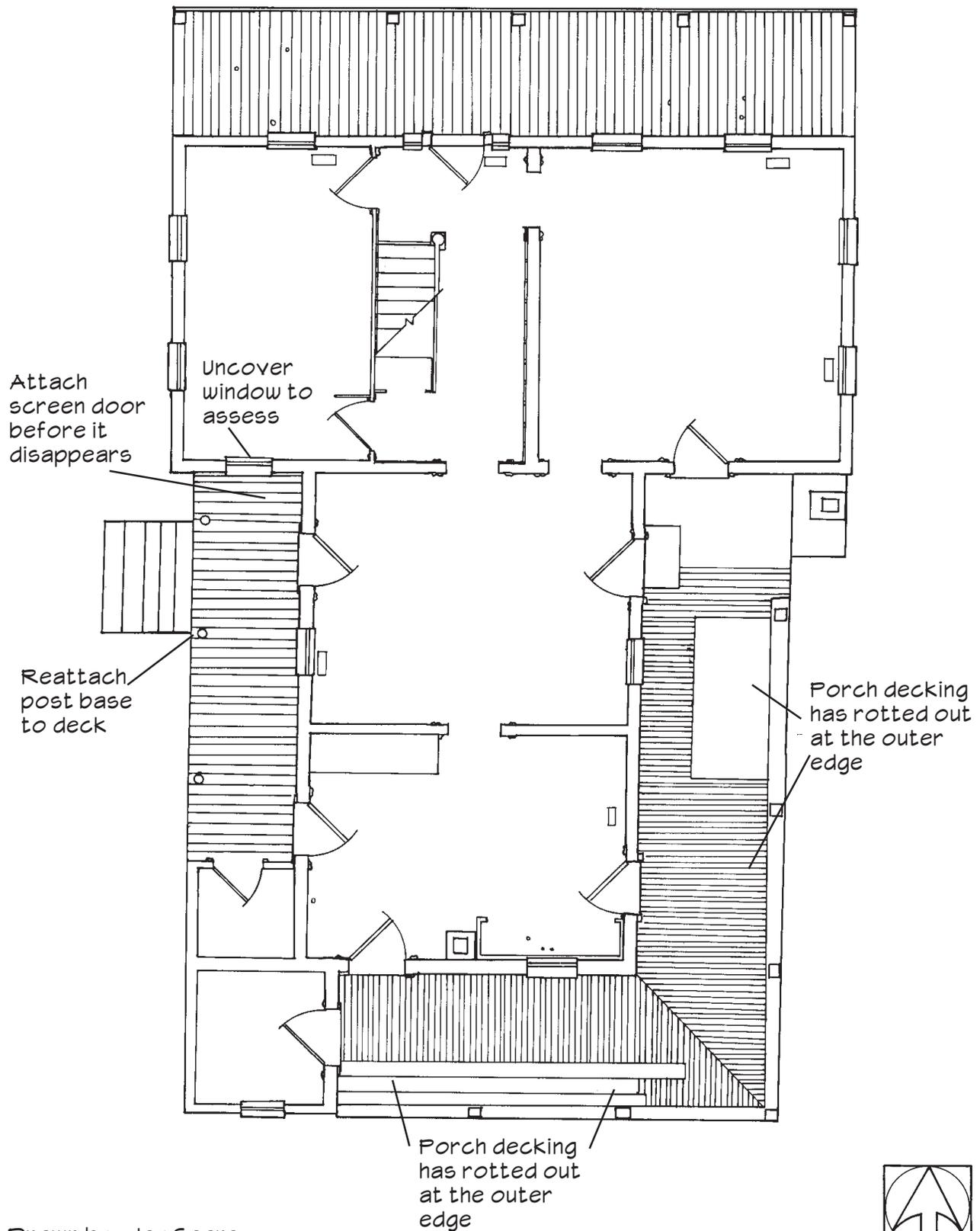
# Foundation Plan



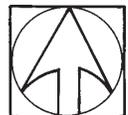
Drawn by: Corri Jimenez



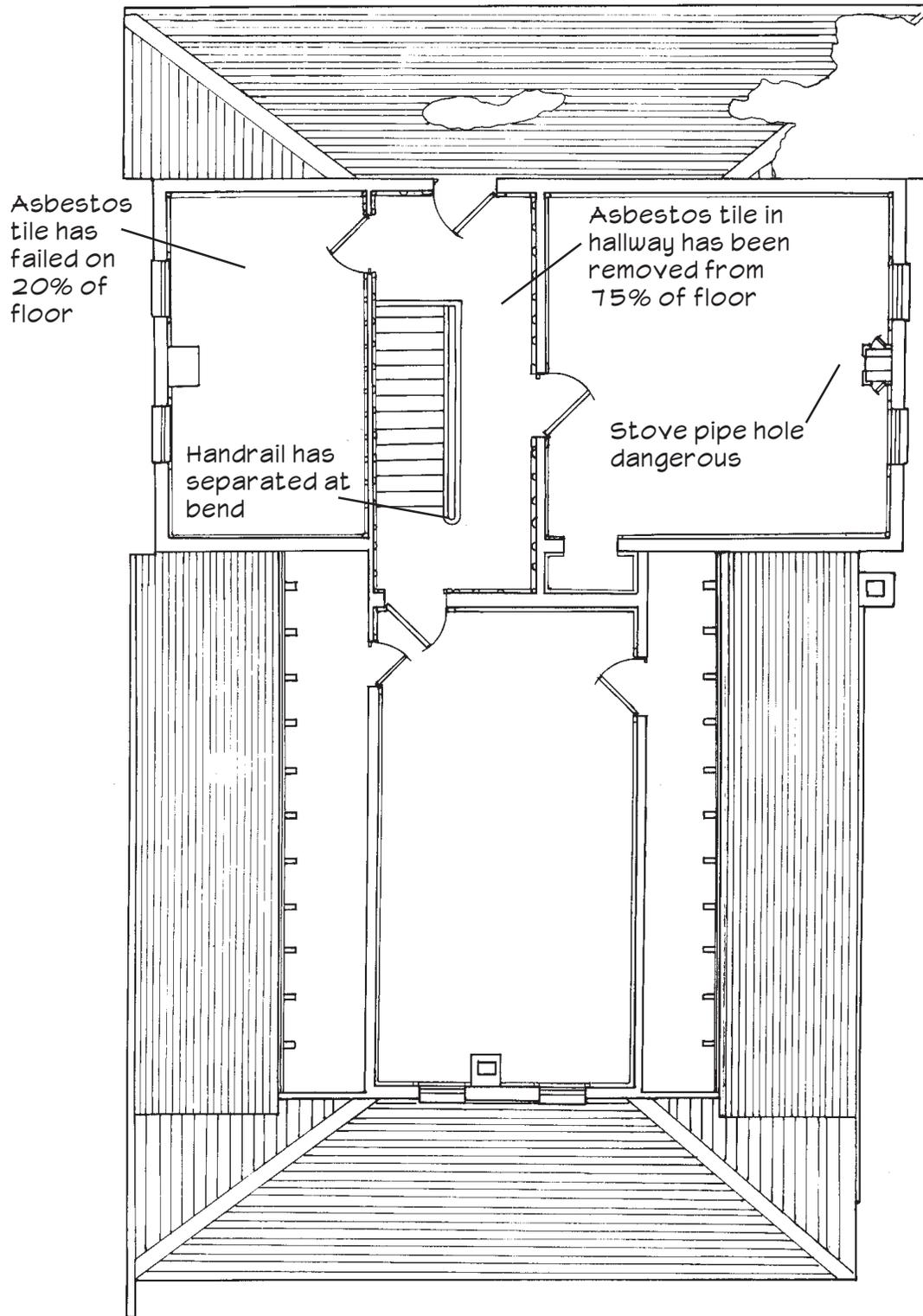
# First Floor Plan



Drawn by: Joy Sears



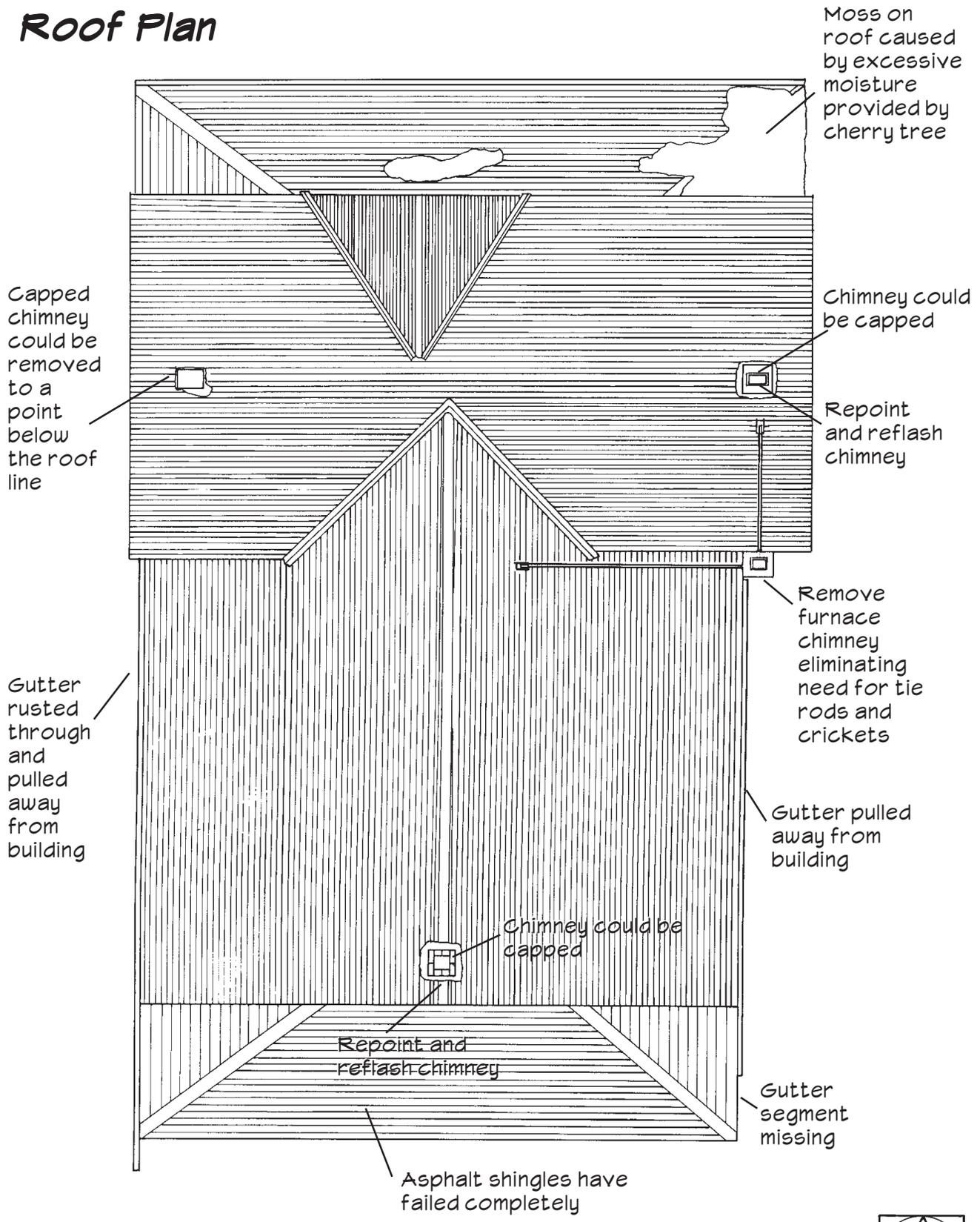
# Second Floor Plan



Drawn by: Corri Jimenez



# Roof Plan



Drawn by: Grant Crosby



# Foundation

The foundation system on this building is a sight to behold. Upon entry at the southwest corner, a viewer is confronted with a forest of posts holding up an equal assortment of floor joists and beams. After measuring and drawing out the entire foundation (see foundation plan), the system is beginning to make sense. Basically, there is a ring of large members laying under the perimeter walls which are interconnected by joists. The large members are held up by posts of varying types which are in turn supported by stones, wood, or concrete pads. The north half of the basement is quite regular and makes perfect sense. The south half gets confusing only where the porches are involved. Under the porches there has been a series of shoring and replacements over the years.

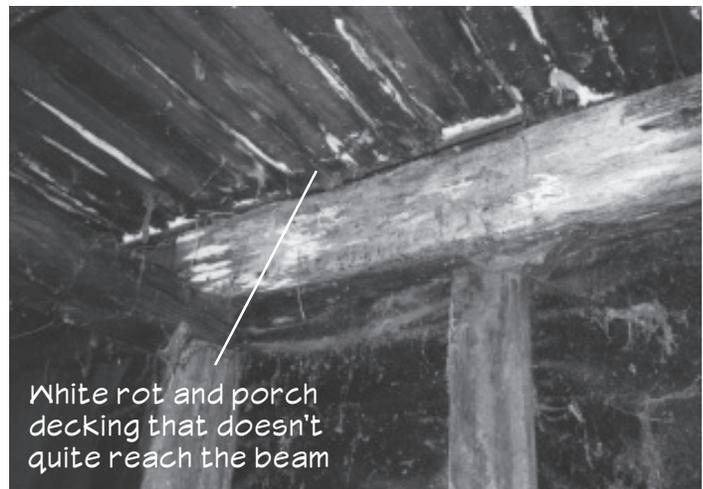
## Structure

The foundation system is in fair condition. The posts and beams under the body of the house are in good condition. The size of the members and the support they are providing is quite adequate. However, in the case of an earthquake, since none of the posts are anchored to either their piers or the beams, this building is going to fall off of its support structure.

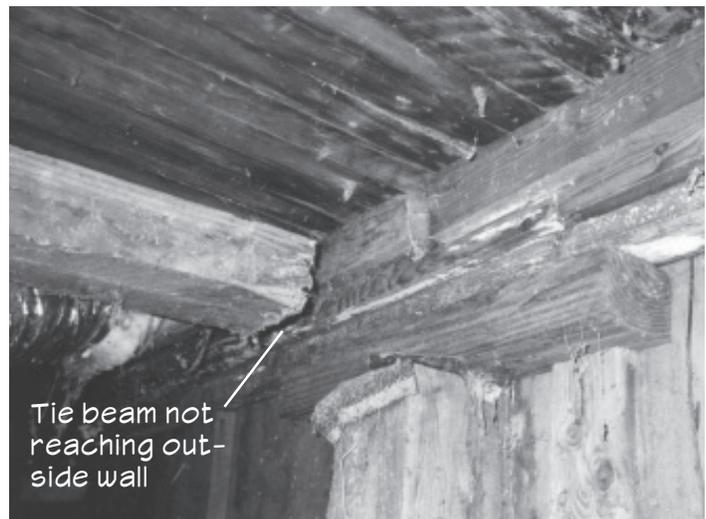
Where the foundation is really a mess is around the perimeter underneath the porches. Water and insect damage have taken their toll on the members. There is a purposeful slope to the porches so that the decking can shed water away from the building. However, water has collected over the years at the half wall surrounding the east and south porches, filtered through the tongue and groove decking, and provided an ideal situation for insects and rot. There is white rot on the underside of the decking on the south porch and insect damage to the rim joist, decking, and connecting beams.

There is some settling in the corners (the NW corner has settled six inches), but this is attributable to sinking posts and pads and does not indicate failure of the wall, beams, or joists. There is also a gap of three inches between the west pantry wall and the pantry.

**Solution:** The decking of the east and south porches must be replaced. The rim joist that carries the half wall will have to be re-



placed. The connecting beams will have to be replaced. This part of the house is in very poor condition; it does not get any worse than this anywhere else on the building. This repair could be performed while the south porch roof is temporarily shored by the roofing contractor. While the contractor's A-frame bracing is carrying the load of the south roof, the half wall, decking and rim joist could be removed, and a new rim joist, new decking, and the restored half wall returned.



The settlement of the north corners and the gap in the pantry do not appear threatening to the structure. The gap in the pantry should be monitored because it is an outward movement instead of downward movement like the north corners. If the gap opens any wider, the west rim joist should be tied back to the nearest parallel beam with a new joist.

There is talk of a perimeter foundation for the house at the end of summer 1998. The pros of such a foundation would be that it would provide the opportunity to level up the north corners of the building, close the gap at the pantry, prevent any future settlement, anchor the house to a sturdy foundation in the case of earthquake, and keep animals from living under the house. The cons would be the cost, the loss of the perimeter posts and stones, and the loss of integrity to the original foundation system.

I am a supporter of a concrete perimeter foundation with caveats. First there is the placement of the foundation. It should be placed only under the body of the house (i.e., its exterior walls). There should not be a concrete foundation under the porch areas, which includes the bathroom and pantry. These areas should continue to be supported by a post and beam foundation with a high degree of slope from the building. Also, I would like to see the retention of the inner post and beam system. A lat-

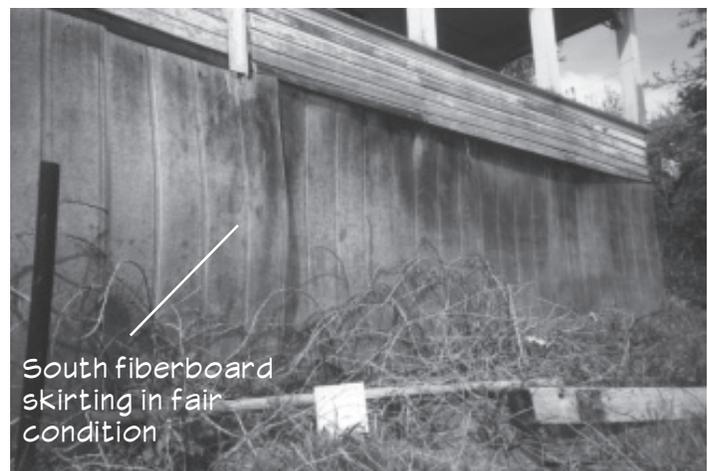


tice skirting would be appropriate for the time period and should be installed to keep animals from taking up residence under the porches.

## **Skirting**

The skirting is rotting around the north half of the house. The south half of the house has a fiberboard skirting material that is warped, buckled, cracked, and inappropriate.

**Solution:** The skirting is doing little at this point other than keeping out very large animals. However, it is doing little harm to the house. Therefore, until the perimeter foundation idea comes to fruition, the skirting should be retained. The grass should be continued to be trimmed from around the house to prevent accelerated rotting of the skirting.



# Floor

There are a variety of flooring materials in the Frantz-Dunn House. On the exterior, there is 2"x6", non-historic decking material on the north and west porches, and appropriate tongue and groove decking on the south and east porches. On the interior, there are exposed wood floors, carpeting, vinyl sheet products, and asbestos tile.

## Porches

As mentioned in the foundation section, the tongue and groove decking on the south and east porches has failed. The ends have rotted out from half wall and rim joist and are no longer supported. Currently, plywood, loose boards, and the tongue and groove decking's rigidity are all that is keeping a visitor from falling through.

**Solution:** As described in the foundation section, the tongue and groove decking should be replaced on the south and east porches. The decking should be retained on the north porch until the entire porch is removed in 1998. The 2"x6" decking on the west porch should be retained until it can be replaced with an appropriate tongue and groove decking.

## Interior

Downstairs, there is exposed wood in the stair hall and parlor, carpeting in the NW room and dining room, and vinyl in the kitchen. Upstairs, there are asbestos floor tiles in the stair hall, the NW room and NE room, and vinyl in the south room. There is a hazardous stove pipe hole in the NE bedroom.

**Solution:** The asbestos floor tiles are the only real concern with the interior flooring. There are loose and broken tiles in the NW room, missing tiles from the stair hall, and a few loose and broken tiles in the NE room. Prior to any removal, the asbestos floor tiles should be chemically checked for their asbestos content to determine how they should be handled. They should be



South porch with loose boards laid down to prevent pedestrian fall through

removed from the NW room and from around the stove pipe hole in the NE room. The remaining stair hall and NE room asbestos tiles seem quite stable and are not a threat until they become loose or cracked. The stove pipe hole should be retained for its interpretive value, but should be covered by an approximately two-foot-square piece of plywood.

The carpeting could be removed as long as it is removed carefully so as to damage wood work as little as possible, particularly in the dining room. The vinyl in the kitchen and upstairs south room could also be removed, though the vinyl may prove to be structural to the floor, so that repairs to the decking may be necessary.

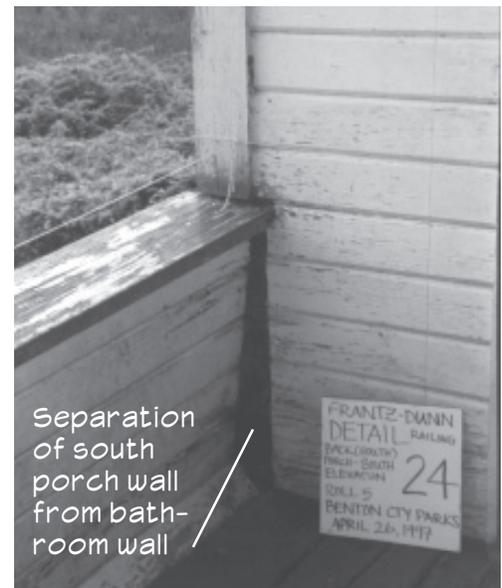


# Walls

The framing of the Frantz-Dunn House appears to be balloon frame, whereby the studs run from the bottom of the first floor to the top of the second floor. The only place I could examine the wall structure was where a few pieces of siding had been removed in the north porch attic. The studs there ran from a bottom plate all the way up to a top plate supporting the rafters. The studs were 4 3/8" thick and presented a variety of widths from 2 1/8" to 4 1/2".

## Structure

The wall structure appears quite stout and sound. The building is moving with the foundation settlement and will probably move back into a level configuration when the new foundation is inserted. The only location I'm concerned about is the half wall along the south porch. This area is buckling for reasons that need further examination through the removal of some of the siding pieces on the half wall. I believe the wall is rotting at its base and is beginning to collapse. The rotting condition would be caused by water trapped behind the wall since the porch is sloped to the half wall and the drainage points have been closed.



Another cause may be the weight of the boxed in porch posts carrying the south roof. Quite possibly the posts do not go all the way through to the foundation and are merely setting upon the half wall. The east-west beam holding up the porch roof maybe transferring some of its load to the boxed posts which in turn are pushing down on the half wall causing it to collapse under a load it was not intended to carry. Either way, by rot or weight, the cause can be discovered with the removal of a few pieces of shiplap.

The west pantry wall is also migrating outward. It appears to be following the settlement of the

foundation and is not under extreme load from above. (Refer to the foundation section for the solution to this problem.)

**Solution:** The half wall must have some of its siding removed and examined further. It maybe repaired with modern materials; however, it should be resheathed in the original shiplap. The ogival drainage ports should be reestablished; the port on the east side should be used as reference.

## Siding

The beveled and shiplap siding on the house is, in general, good condition. The one item it is lacking is paint. A few boards have slipped out of place and a few are cracked (they have been noted on the drawings). There is approximately 2100 square feet of wall surface.

**Solution:** As the first step in the paint prep process all boards should be resecured to the building. This would entail checking over the exposed east and west gable walls and the south bathroom wall, resetting the nails of loose boards with a nail punch, and securing any cracked boards with new stainless steel nails. The areas are not extensive and I believe would go along way to preventing water damage during the next phase of paint prep.

Benton County Parks has decided to go with the quick route of pressure washing the dirt and loose paint off of the house. This method is not as thorough or as gentle as scraping the house with heat guns, but it is quicker and more cost effective. However, the pressure washing method comes with several restrictions. First, the water pressure should be as low as possible to remove loose paint and dirt (around 300 psi). The pressure should not be so high as to remove well attached paint. Second, the pressure washer should never aim the nozzle up underneath the siding. The nozzle should always be aimed down at or perpendicular to the siding. Third, pressure washing should not be used on the windows under any circumstances. The windows are the strongest character-defining feature of the building and they are extremely delicate. Water would blow right through them as the glazing is so poor on most of the building. Since so many panes need reglazing anyway, it would be best to remove the windows at a later time and scrape the windows with heat guns. Fourth, all removed paint should be



West window

collected and disposed of properly, as lead was used in paint until 1977 and there most certainly is pre-1977 paint on the building. Workers should be adequately protected against lead contamination.

One area that shows particularly intense paint damage is the burned area on the west porch. After inspecting this area, I believe a good wire brushing to remove some of the charred surface followed by a sanding should reveal a stable substrate, adequate for priming and painting.

After the power washing and after the building has been allowed to dry for a day or two, the exterior will be ready for priming. Much of the surface area has been exposed without paint for many years and the wood has become desiccated. I've found wood that has a very low moisture content will suck out the vehicle from a primer and not give the binder a chance to cure. To combat this, I would recommend priming first with a thinned oil-based primer, allowing it to dry for a day, and then applying a unthinned primer over that. This gives the wood a chance to be saturated and the vehicle a chance to transfer the binder and pigment into the wood. The primer should not be allowed to weather and should be top coated by brush soon after it dries. I would recommend painting by brush with an oil-based paint. I believe oil-based paint should be used rather than latex because of its tendency not to shrink as much as latex, its ability to hold onto older wood, and that oil-based will go over old oil-based paint better than latex.

I have attached *Preservation Brief 10: Exterior Paint Problems on Historic Woodwork* that discusses this topic more fully.

As for color selection, Benton County Parks has agreed to perform a paint analysis on the building. Its construction date of circa 1869 puts it right in the Gothic Revival period in Oregon. This was the time of pattern books in which the works of Andrew Jackson Downing held the most influence. His book *Cottage Residences* (1842) was one of the first efforts in providing actual color samples in a book on architecture. He advocated the use of "delicate shades of colour" in a natural palette. I did not look for colors underlying the white and black on the Frantz-Dunn House, but I did notice a pale green on the west porch wall and tan on the ceiling, and a stronger green in the south eave. Richer colors began to be accepted in the 1880s with the Victorians ushering deep earth tones with upwards of three colors for the body alone. The 1890s brought in the Colonial Revival with a return to its pastel shades, and in Oregon, a predominance of white on older homes. I would like to see the Frantz-Dunn House shake off the old Colonial coat and show off its original colors the way it was designed to be painted. The 1870s photo does show a darker body with a very light trim color around the second story door. The 1890s photo shows a light body with a very light window trim.



## ***Windows***

The windows exposed to weather (not those covered by porches) are in desperate need of reglazing. I have marked with an "X" on the elevation drawings those window panes that need reglazing. I have marked with an "✱" those panes that need replacing due to significant cracking or holes.

**Solution:** All window sashes exposed to the elements should be removed one at a time to a convenient work area, the glass carefully removed, the wood stripped with a putty knife and heat gun, the wood double primed, the glass reinstalled with appropriate glazing points, the glazing putty (e.g., DAP glazing compound with linseed oil) applied carefully, and the window painted.

While the sashes are out, the sills and surrounds should be inspected. Several of the sills, especially the south side second story windows, are split. The sills should be consolidated with an epoxy resin so as to retain the original piece. It's a nonreversible process, but saving the piece means we can

keep the original craftsmanship. Two products I would recommend are Abatron Liquid Wood for consolidation and Abatron Epoxy Filler for replacement of missing wood. I recommend a cautious use of epoxy and to never use it on a structural member, such as a porch post base. In most cases I would recommend replacement with in-kind materials; however, on window sills I have seen epoxy used to great effect. Also, while the sashes are out, the window surround should be inspected and paint removed from the operating track.

I have attached *Preservation Brief 9: The Repair of Historic Wooden Windows* that discusses this topic more fully.

## Interior

The interior walls are one of the more exciting aspects of this house. There are seven different edge mouldings and three different battens types. It has paneled wainscotting, several wallpapers, and a tremendous variety of paint colors. How to go about rehabilitating the interior walls will have to be discussed at a series of meetings to determine what is exactly going to occur in each of the rooms and how many layers of history should be retained. I did not look at electrical and plumbing at this time as their need has not yet been determined.

**Solution:** In general, the paint around the chimneys has failed after years of water practically running over it. Once the water



Chimney support cabinet in northwest room



Gap in handrail

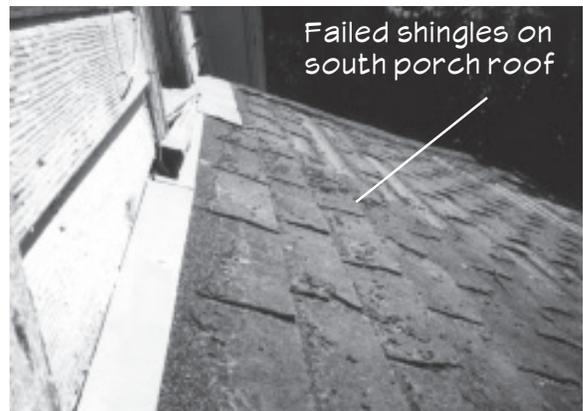
source is stopped (i.e., reflashing and capping the chimneys), a good cleaning, scraping and painting should restore these chimney areas. I would recommend removing the furnace related items, i.e., the air return above the east door in the dining room. There is only one item I could find to repair on the interior that was not related to floors and that would be the stair railing. At the top of the stair, the railing has become detached at the 180 degree turn. The railing needs to be rejoined with care as the stair is one of the most character-defining features in the interior.

# Roof

The current roof structure consists of one layer of asphalt shingles over tar paper. Under the shingles is a layer of 1/2" plywood over 1"x4" skip sheathing. There is approximately 2700 square feet of roof. The original roof would have been laid over skip sheathing and covered in cedar shingles ranging from 18" to 24" in length with a reveal of 6", based on the spacing of the skip sheathing. The historic photo from 1891 shows coursing with a 4 1/2" exposure, a very tight roof. No shingles were found in the attic area to use as samples of the original roofing. There are numerous shingles on the ground under the house but they had no wear from exposure indicating they were never used as roofing shingles.

## Shingles

The current asphalt shingles are extremely worn on the south porch and in poor condition on most of the house. The shingles on the west elevation have perhaps five years of useful life. Benton County Parks has already slated the house for a new roof in early August 1997. The ideal replacement for the asphalt shingles would be a return to the cedar shingle roof. However, the cost of cedar shingles has become exorbitant and the idea has been rejected. The next best alternative would be a composition shingle product that simulates cedar shingles. Unfortunately, this concept is ahead of the market and there is currently no product that simulates cedar shingles. There are several products that can be used to simulate the thick and uneven qualities of cedar shakes, but none available to simulate the smooth surface and regularity of cedar shingles.



**Solution:** I have examined many of the asphalt roofing products available from manufacturers, surveyed the product in the field, and have not been satisfied with anything I've seen. The newer laminated shingles (e.g., Owens-Corning's Oakridge Shadow) come close to simulating the depth of a shingle but have none of the characteristic evenness nor the simple blend of gray and black that make up a cedar shingle roof that is several years old. The laminated shingles cost around \$60 a square and have a 40-year warranted life. A step down from the laminates are the pseudo-laminates (e.g., Owens-Corning's Prominence) that use color in the grains to simulate depth. Owens-Corning has a "desert tan" in the 30-year Prominence line that is quite similar in appearance to a new cedar shingle roof before it has silvered out. The

closest I could find to simulating an aged cedar shingle roof is "coastal gray" in the Prominence line. It would provide a lighter color and some texture for the roof which I believe is an important step towards recreating what was once on the roof. RoofLine in Coburg (ph. 541-345-1253) is currently selling this three-tab shingle at \$34 per square, delivered to the roof. I must emphasize that this not an adequate substitute for a cedar shingle roof in color or texture, but is a compromise that I believe is a step above a three-tab black composition shingle roof.

## Flashing

The flashing at the chimneys has failed. Valley flashing shows surface rust but is still sound. There are no roof vents.

**Solution:** A new roof is only as good as its flashing, and this roof is in desperate need of a proper flashing. Benton County Parks has already decided to tear off the old composition roof before installing a new one. After tear off, all roof flashing should be replaced. Valleys will need

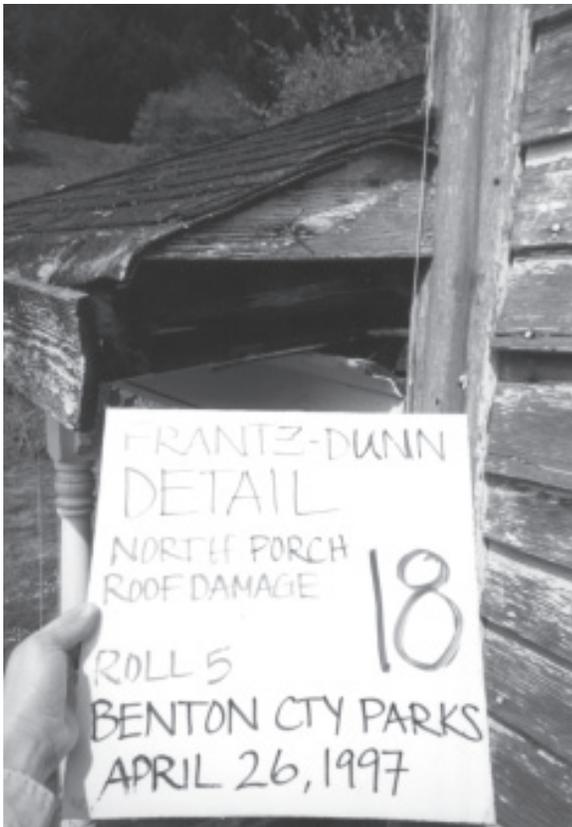
new stainless steel flashing. Roof edges should also be flashed, being careful to reveal a minimal amount along the crown moulding, perhaps 1/2", and not the standard 2" reveal. The chimney flashing shows many years of attempts to keep water out through roofing tar applications, heavily applied. A proper flashing job where the step flashing is let into the brick joints and then mortared in should solve the leakage problem.



The roofing contractor will most likely insist on roof vents. This is an 1869 house that has never had roof vents and it is doing quite nicely; however, ventilation would remove moisture which this house has plenty, so I would suggest installing a continuous, low profile ridge vent. The vent blends with the roofing and exposes itself in the form of an 1" reveal at the ridge. It's exposure is no greater than would be created by a ridge cap of cedar shingles, and it would provide the attic with air circulation for moisture removal. Ridge vents work in tandem with eave vents to provide air circulation. The house has so many air leaks that I believe that eave vents are unnecessary. In addition, the soffit boards are some of the largest boards used on the house and appear original. I am leery of penetrating them with any holes; however, if deemed necessary, a few small diameter eave vents placed carefully into the soffit (perhaps every four feet) and then carefully painted would be acceptable.

## Sheathing

The plywood sheathing is in excellent condition and being well protected by the asphalt shingles in most areas. The only point in which the plywood is in poor condition is at the east and west ends of the north porch. At the east end, moss buildup on the roof has trapped huge amounts of water and held it against the fascia board. The fascia board has rotted away



and the rafter tails along this edge have gone with it. The plywood, too, has been consumed in this area to the point that this area cannot be walked upon. On the west end, water has gotten behind the fascia board, rotting it out along with the rafter tails.

**Solution:** During tear-off, all sheathing should be inspected. This would be an opportune time to remove the galvanized nails someone had carelessly shot through the edge of the plywood sheathing, through the edge of the crown moulding, and left the ends of the nails dangling, exposed like a line of Christmas lights at the eave. Any failed plywood should be replaced and the source of the failure evaluated. Since the north porch is not going to be removed until the summer of 1998, the porch roof should be resheathed in plywood at both the east and west ends.

## Structure

The roof structure is in good condition. Examination of the attic areas east and west of the south bedroom reveals no rot or serious deflection in the rafters. Inspection of the south porch attic area revealed the same. However, inspection of the north porch showed white rot at the rafter tails.

Also, on the west elevation on the south side of the east-west wing (see figure on next page) the crown moulding and fascia have come loose allowing water to penetrate the soffit area.

**Solution:** Once the asphalt shingles have been removed from the north porch, the substrate can be examined by the contractor. From my cursory examination, and since the north porch is going to be removed in summer of 1998, I believe the stop gap measure of resheathing the roof at its east and west ends in plywood should suffice in making the roof sound for another year. If the contractor finds rot in the porch roof rafters to be extensive, the rafters should be replaced. Worse case scenario would be the replacement of six of the rafters to the hip.

On the west elevation on the south side of the east-west wing where the crown moulding and fascia have pulled loose, the rafter tails should be examined for deterioration by the contractor, any rotted portions replaced, and the fascia and moulding reattached with stainless steel nails. There is a similar situation on the NE corner of the house and it too should be inspected and repaired.

## Chimneys

The NE chimney is red brick with a terra cotta flue. The south chimney was constructed of yellow brick. Its flue was not examined due to a wasp infestation of the chimney. The NW chimney has been capped. The former furnace chimney is still standing and is connected to the house via two tie rods and two crickets.

The chimneys are the cause of half of the damage that this house is receiving. They are the main entry points for water on this roof.

There is an argument for capping the chimneys.

The only chimney to be capped, the NW chimney, shows no water damage in the interior below. Some rusting around nails is evident; however, it is caused most likely by condensation and not running water. Capping would also prevent insect infestation, such is occurring on the south chimney. The south chimney also has a vertical crack running through several bricks.

**Solution:** After removal of the wasps in the south chimney and repointing of the NE and south chimneys in-kind, I recommend capping both the south and NE chimneys. This would prevent water penetration and insect infestation. The cause of the brick cracking in the south chimney should be found. The



length of chimney in the attic area above the south bedroom will probably reveal the cause. I imagine settlement and water penetration are the most likely causes of the cracking. Replace the broken bricks during repointing.

I would like to see the removal of the furnace chimney. The furnace and oil tank have now been removed leaving only the non-period chimney and duct work. Removal of the chimney at the time of the reroofing will also force the removal of the two tie rods and two crickets at the points where the chimney contacts the roof. The removal of these elements will speed the roofing process and eliminate four sources of potential water entry.

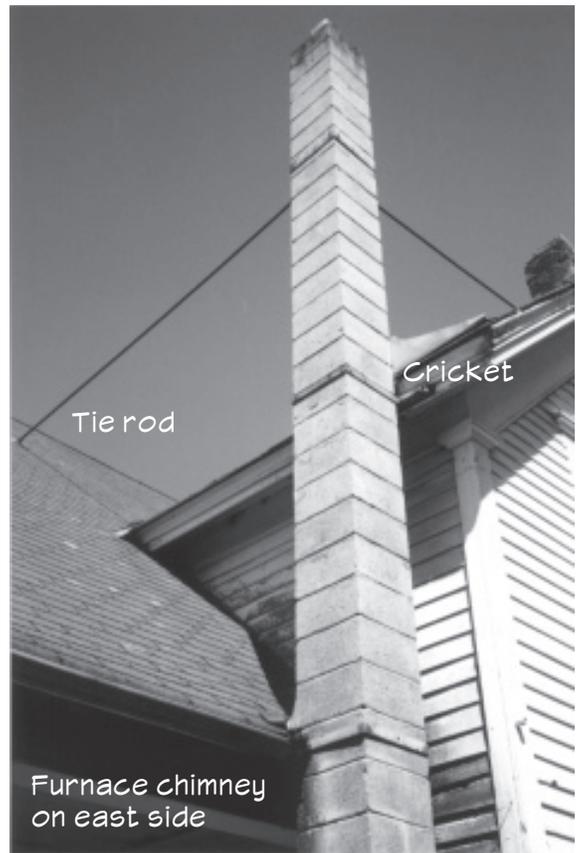
## Gutters

There are three gutter lengths on the house: one on the north porch, one on the



west porch, and one on the east porch. The north porch gutter is performing well. The west porch gutter has pulled away from the building and is rusted through. The east porch gutter has lost its southern segment and has pulled away from the building.

**Solution:** There will be a temptation to put gutters on all the eaves of the house. At most, I would recommend the replacement of only the existing gutters; my preference would be the removal of all gutters from the building. Gutters do not appear in the historic photographs and I believe their detrimental effects outweigh their benefits. The failure of the gutters at east and west porches has caused water to wick up into the eaves, resulting in rot in the facias and in the soffit on the west porch. If the gutter was absent from the east and west sides, water would run off the overhanging edge of the asphalt



shingles and fall to the ground. There is positive drainage away from the house on the east and west sides and any splash would be minimal. This is evident on the south end of the building where there is no gutter and the fascia is in perfect condition.

If gutters are installed they must not be installed on the north volume of the building where the crown moulding is displayed. The crown moulding provides no means of attachment for the gutter and is one of the character-defining features of the building. A gutter would help prevent the splash pattern that is occurring on the siding above the porches (see figure), but the splash appears to be affecting the paint only and not damaging the siding itself. Gutters need to be maintained (e.g., leaves removed); otherwise, water backs up into the roof sheathing and fascia. If this is to be a low maintenance building, I highly recommend not installing gutters as they would be the highest maintenance item on the house right behind landscape maintenance.

If gutters are to be installed, they should be of the same type already represented on the building: "K" gutters. Standard, extruded aluminum, 5" gutter should not be used. The installation of downspouts would be a crime on this building. As appears now, the gutters should extend past the building allowing the water to splash some three to four feet from the building. The west gutter displays this characteristic and the east and north gutters should also use this method.



# Summary

Based on my examination of the Frantz-Dunn House, the building is in good condition considering its age and maintenance schedule. The main concerns center around the porch failures on the south and east sides, the chimneys, and the rot in the north porch roof. As with most houses in Oregon, water is at the root of all of these problems. If these three concerns could be addressed within the next year, the house will survive for many more.

## House Morphology

I was asked by the Fort Hoskins Task Force to look for signs of additions to the house and perhaps reuse of materials from the buildings at Fort Hoskins. In short, the house is confounding to examine. The rear wing with its porches departs drastically from the Gothic Revival style. However, the windows and doors of the wing match those on the rest of the house except for the south elevation. On the south elevation, the upper windows and bathroom window appear to be 1910s along with the hip roof porch and low porch wall. However, the rear wing shows up ever so slightly in the 1890s photo with the pantry. There appears to have been at most 20 years when the porch could have been wrapped around the south half of the house, if it ever wrapped around at all.

The front porch appears to be a 1910s addition based purely on form and popularity. The original porch is shown in the 1890s photo. The brackets, I'm told, are a 1970s addition. The north porch posts were probably inserted fairly recently, too. The west porch posts are as vernacular as can be and are quite intriguing. I believe one of the posts can be seen in the 1890s photo. The west chimney was added probably around the 1910s.

Crawling around underneath the building for hours revealed a framing structure that appears integral throughout. In other words, it does not look like the rear wing was added to the building or extended after construction. There is new lumber in a variety of configurations under the south end of the building, but that appears to be added as the result of repairs and shoring.

Taking all this into consideration, I believe the building has high integrity with the bathroom being the only addition, and that merely an infill of the porch. The only way to uncover more of the morphology of the building would be to examine the building as elements are removed while undergoing repair.

As for the reuse of Fort Hoskins in the construction of the Frantz-Dunn House, I could find only one telltale sign of the Fort. In one of the 8"x8" carrier beams running east-west under the house, I found an unused mortise that

is too complex to have been used in the construction of the house. The beam must have been recycled, but from where I cannot be sure.

