

ESTIMATE

Bessel Museum For Northeast Michigan

491 Johnson Street
Alpena , Michigan 49707

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R.G. KENEL LOG BUILDERS LLC.

13440 Ridgewood Dr.
St.Charles, Michigan 48655

Email: grizzly1bob@gmail.com
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Estimate # 010049
Date 08/16/2020

Description	Total
Restoration	\$62,000.00
Phase ONE: Log Repair, removal or replacement , South wall; courses. #1 sill log. PT. #2#3#4 right of door. #6both sides of window. #7 left of window. #9 FALLING OUT SAFETY DANGER, replace. #10 replace. East wall: courses.#1 sill PT.#2 #3 #4 #11. #7#8 right of window. North wall: courses. #1 PT sill. #3#4 both sides of door. #10. West wall: courses. #1 sill PT. #2#3#9 Goal, to maintain as much as the historical structure with as little damage and safety issues. Remove all exterior chinking and replace with backer and Sashco Log Jam Chinking. Has been approved for historical buildings in many States and municipalities. Borate treat building , Tim-bor. All logs will be kiln dried, pole graded, hewn flat exterior to match existing logs. Includes all logistics, equipment, materials, labor and clean up. Permits by owner if required. This work may take a season (6 months) to allow for settlement and work schedules. Payments, half down to order logs and delivery to site. One quarter of balance after all log replacement is complete and chink ready. Balance upon completion	
Restoration	\$23,000.00
Phase TWO: Restore front and rear doors (2). Build new jambs and sills. Use original doors and hardware. Fabrication six new wood windows, install new bucks and jambs. Prime interiors and exteriors Repair log floor system. Support as needed to maintain a safe system. Remove and replace interior chinking with same as exterior. Repair brick chimney and install flashing. Support rafters, may include log collar ties. Half down balance upon completion.	

Subtotal	\$85,000.00
Total	\$85,000.00

Notes:

I no longer take charge cards, sorry.

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2018 King House Restoration

The most notable accomplishment of the King House Association (KHA) in 2018 was the restoration of the House in keeping with its historic photographic record and national standards for the Treatment of Historic Properties.

The process began in 2016 with extensive research of historic preservation alternatives, consulting with restoration experts, and carrying out a detailed physical inspection to identify structural deficiencies. The Board also asked the County Building Department to conduct a building safety inspection to assure compliance with the relevant building code.

As a result of this research and professional advice, the KHA board decided to undertake the restoration of the core structure of the King House following national restoration standards while employing an in-place construction strategy which would avoid the need for a zoning variance.

The goal of the plan was to restore the House with the materials and features which were present during its period of occupancy from the mid-1800s to the early 1900s. Using King family and historical photographs as a guide and advice from historic preservationists, the KHA Board developed a Request for Proposal (RFP) which detailed the required restoration tasks. The RFP was distributed to interested contractors and R.G. Kenel Log Builders, LLC of St. Charles, MI, was selected.

The most distinctive feature of the House is the large wall timbers, arranged in a 15'x17' crib design common to log homes of the period. The original timbers were hand-hewn yellow-birch, some of which were replaced with sawed red pine timbers in the early 1980s when King Family descendant Mathilda Marie Allison financed a partial reconstruction to prevent the House from falling into ruin.

To determine the condition of each wall timber, the contractor removed the old chinking material between



the timbers and carefully inspected each timber. All of the red pine timbers were found to be in good condition and some yellow birch timbers could be saved and restored. Unfortunately, ten of the original birch timbers were badly deteriorated and required replacement.

These distressed timbers were removed one by one and new hand-hewn timbers were inserted. Thanks to a generous in-kind contribution from former Board member Keith Lamkin (now deceased), seven of the replacements were yellow birch, the same species as the original timbers. The remaining three were red pine as was used in the 1980 reconstruction.

To give all the wall timbers a consistent physical appearance, the sawed pine timbers installed in the 1980 reconstruction were hand-hewn like the original timbers. Mother Nature will complete this job as the restored and newly installed timbers weather to a silver patina in the next several years.

Once the timber walls were restored, work turned to other important aspects of the House. Using historical pictures for guidance, restorers replaced vertical boards on the end gables with ship lap siding, reinforced the first floor ceiling, covered the ceiling

















