



# CITY OF OREGON CITY

## Historic Review Board

221 MOLALA AVENUE, SUITE 200  
OREGON CITY, OREGON 97045  
TEL (503) 722-3789  
FAX (503) 722-3880

### Historic Preservation Renovation Grant Application

Please Print Clearly

Grant Application File # \_\_\_\_\_ (staff to fill out)

Date: 9/4/18 Tax Assessor Map and Parcel Number: Taxmap: 2S2E31AD  
Parcel number: 2-2E-31AD-02800

Applicant Name: Jeni Netzlof and Address: 810 Jefferson St.  
Curtis Annunetto

Site Address: 810 Jefferson St. Historic Name: Morris Holman house

Phone Number: 503-887-3251 (R) E-mail address: jeninetzlof@gmail.com  
503-720-9139 curtis@cmtyadvocates.com

Historic Date (if known): 1929 Architectural Style: English cottage

Previous Grant Approval File #'s \_\_\_\_\_ Total Amount \_\_\_\_\_

How did you hear about the program?: word of mouth

Treatment (circle one): Preservation Rehabilitation Restoration Reconstruction

(From the Secretary of the Interior's Standards for the Treatment of Historic Properties).

**PRESERVATION** focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time. (Protection and Stabilization have now been consolidated under this treatment.)

**REHABILITATION** acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.

**RESTORATION** depicts a property at a particular period of time in its history, while removing evidence of other periods.

**RECONSTRUCTION** re-creates vanished or non-surviving portions of a property for interpretive purposes.

**Project Description:** Briefly explain the proposed work and the materials to be used. If you are planning to paint your historic building, please attach a paint sample for approval. **NOTE: SOME ALTERATIONS MAY REQUIRE HISTORIC REVIEW AND/OR BUILDING PERMITS.** Please Contact Staff to determine if your project requires a building permit. (sash repair generally does not.)

The chimney is deteriorating from the inside out. The top of the chimney needs to be rebuilt and a roof cap vent installed. There was water damage that resulted in cracks in the bricks and stucco. The problem was addressed years ago by placing mortar over the cracks, but this didn't fix the underlying problem. It's necessary to repair the chimney to avoid further long term damage as water continues to seep in.

**Historic Significance:** Describe how the project will enhance the historical nature of, or preserve, renovate or rebuild, the historical aspects of the structure.

The front of our house is very prominent and displays the stucco chimney with exposed brick. The stucco will need to be redone, which is part of the historical charm of our house. In the historical description it states "the cladding is stucco with some intentionally exposed brick sections and half-timbering." It's one of our favorite parts of the house!

**Historical Documentation:** Indicate any physical evidence such as old paint lines, original moldings, historic photographs, etc. that support your request to alter the exterior.

There is a before photo of our house included.  
We haven't started the project yet since we move  
in the week of Sept 10<sup>th</sup> (we purchased the home July 10<sup>th</sup>  
and the sellers have been living there as rent-back).

**Photographs:** Submit a "before" photo of the project site. An "after" photograph is required upon completion of the project. **Digital photos should be submitted on disk or via an e-mail attachment.**

**Project Costs:** Attach the contractor's bids, or a list of detailed estimates for materials. (Example: Paint: 10 gallons @ \$25/each = \$250; Siding (drop lap): 600 feet, 1" x 6" @ \$1/foot = \$600). Eligible labor costs are limited to those performed by a licensed contractor.

Materials and Labor

Cost Estimate: \$3450-3950

Approximate Project Total: \_\_\_\_\_

Total grant amount requested: \_\_\_\_\_

**Project Scheduling:**

Beginning Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_

Since funding is limited, you must contact the Historic Review Board if you cannot start your project within 90 days of the scheduled beginning date to apply for a beginning time extension. Projects must be completed within 180 days of when the grant is awarded.

If you are approved for a Preservation Grant, you must contact the Board when you actually begin the proposed work, and when you finish the project. Preservation Staff will inspect the work when the project is completed.

*I have read the Secretary of the Interior's Standards for the Treatment of Historic Properties and the Oregon City Design Guidelines for Exterior Alterations and agree to do the project as submitted and approved within six months of the application. I will notify the Board when I begin the project and when the project is completed.*

Signature: Jenni Nitzler Date: 9/4/18

*This grant program has been funded with the assistance of a matching grant-in-aid from the Oregon State Historic Preservation Office and the National Park Service. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Office of Equal Opportunity, National Park Service, 1949 C Street, NW, Washington, D.C. 20240.*

**From:** [Jennifer Netzlof](#)  
**To:** [Kelly Reid](#)  
**Subject:** RE: Historic Preservation grant (Netzlof/Aimonetto)  
**Date:** Friday, September 07, 2018 11:28:48 AM

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Hi Kelly,

I'm sending you the addended 1<sup>st</sup> chimney bid, which came out to \$4245.00.

We going with the 2<sup>nd</sup> bid since the company has more experience, the owner will be present at the job and he seems to be very thorough w/ close attention to detail, and it's less expensive.

We are requesting \$1000.00 for the grant.

Thanks!! Jeni

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**From:** Kelly Reid <kreid@orcitey.org>  
**Sent:** Thursday, September 06, 2018 4:24 PM  
**To:** Jennifer Netzlof <Jennifer.E.Netzlof@kp.org>  
**Subject:** RE: Historic Preservation grant (Netzlof/Aimonetto)

Thanks Jennifer,

Can you please confirm you are requesting \$1000 and which bid you would like to use and why?

Thanks,

Kelly

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**From:** Jennifer Netzlof [<mailto:Jennifer.E.Netzlof@kp.org>]  
**Sent:** Thursday, September 06, 2018 3:41 PM  
**To:** Kelly Reid <[kreid@orcitey.org](mailto:kreid@orcitey.org)>  
**Subject:** Historic Preservation grant (Netzlof/Aimonetto)

Hi Kelly! I'm resubmitting by grant via email this time! Let me know if I've missed anything ☺  
Jeni

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**From:** Jeni Netzlof <[jnetz7@yahoo.com](mailto:jnetz7@yahoo.com)>  
**Sent:** Thursday, September 06, 2018 3:28 PM  
**To:** Jennifer Netzlof <[Jennifer.E.Netzlof@kp.org](mailto:Jennifer.E.Netzlof@kp.org)>  
**Subject:**

Caution: This email came from outside Kaiser Permanente. Do not open attachments or click on links if you do not recognize the sender.

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# OREGON CHIMNEY REPAIR & CLEANING INC.

1534 SE Holgate Blvd. • Portland, Oregon 97202

(503) 231-2588 • (503) 646-9044

FAX (503) 231-0182

CCB# 51967

New# 152506

Bid   
Work Order   
Invoice   
Receipt

DATE June 11 / 18

NAME melissa at Weichert Realtors EMAIL melissamurphyrealestate@gmail.com

ADDRESS \_\_\_\_\_

CITY/STATE Ore city Ore. ZIP 97045

PHONE 702-0369 Guyes Curtis Aimonetto 720-9139 curtisa@mtgadvocates.com

JOB SITE 810 Jefferson St. XST \_\_\_\_\_

## JOB DESCRIPTION AMOUNT

JOB DESCRIPTION	AMOUNT
Side chimney	
① Set up scaffolding	
② Remove top 3 to 4 Ft & clean brick.	
③ Rebuild chimney	
④ Stucco up to corbel	3200 <sup>00</sup>
⑤ Install custom cap approx 20" x 60" stainless	795 <sup>00</sup>
	Copper - 1980 <sup>00</sup>
Center 1 Flue	Powder coated - 985 <sup>00</sup>
Chimney doesn't have liner & may not fit to oil furnace.	
① Install Custom cap 16x16	250 <sup>00</sup>
- others to paint.	

All Materials • Labor • Clean-up Included  Lifetime Warranty on Steel Rain Caps

I agree to have Oregon Chimney do this work.

Signed: **X**

BID BY: Rusty

WORK DONE BY: \_\_\_\_\_

DATE: \_\_\_\_\_

**TOTAL**

Deposit PMD: \_\_\_\_\_

DUE: \_\_\_\_\_

Full Payment Due Immediately Upon Completion • 1% Fee on Credit Cards • Oregon Chimney is Licensed, Bonded and Insured.

www.orechimney.com

oregonchimney@gmail.com



Angie's list



Find us on Facebook



5-6 Frames/Putlogs

# Lifetime Chimney

# Estimate

16300 SE Hwy 224, Unit 20m  
Damascus, Oregon 97089  
Phone: 503-656-1901  
CCB# 212090

DATE: 7/31/2018  
INVOICE # 5051

## Customer:

Curtis

[curtisa@mtgadvocates.com](mailto:curtisa@mtgadvocates.com)

## DESCRIPTION

## AMOUNT

Rebuild chimney from the roofline to existing height with new brick and type s mortar.	\$2,265.00
Install new galvanized step flashing on the chimney.	\$475.00
Set and level flue tiles, pour solid concrete crown	\$275.00
Install custom cap.	\$935.00

Thank you for your business!

**TOTAL** \$3,950.00  
**PAID** \$0.00  
**DUE** **\$3,950.00**

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving additional cost, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accident or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

If you have any questions about this invoice please contact our sales manager at 503.891.6040

## OREGON CITY HISTORIC RESOURCE SURVEY FORM

Street Address: <b>810 JEFFERSON ST</b>				City: <b>OREGON CITY</b>	
USGS Quad Name: <b>Oregon City</b>		GPS Latitude: <b>45 21 23 N</b>		Longitude: <b>122 36 08 W</b>	
Township: <b>02S</b>	Range: <b>02E</b>	Section: <b>31</b>	Block: <b>113</b>	Lot: <b>6</b>	Map #: <b>22E31AD</b> Tax Lot #: <b>2800</b>
Date of Construction: <b>1929</b>		Historic Name: <b>Holman, Morris, House</b>		Historic Use or Function: <b>Domestic - single dwelling</b>	
Grouping or Cluster Name: <b>NA</b>		*Current Name or Use: <b>Domestic - single dwelling</b>		Associated Archaeological Site: <b>Unknown</b>	
Architectural Classification(s): <b>English Cottage</b>			Plan Type/Shape: <b>Rectangle</b>		Number of Stories: <b>2.5</b>
Foundation Material: <b>Concrete</b>			Structural Framing: <b>Unknown</b>		Moved? <b>No</b>
Roof Type/Material: <b>Gable / Composition shingle</b>			Window Type/Material: <b>8-pane casements</b>		
Exterior Surface Materials Primary: <b>Wood shingle</b>			Secondary: <b>Stucco</b>		Decorative:
Exterior Alterations or Additions/Approximate Date:					
Number and Type of Associated Resources: <b>Garage - metal, 2-door horizontal slider (1)</b>					
Integrity: <b>Excellent</b>		Condition: <b>Excellent</b>		Local Ranking: <b>Designated Historic Site</b> National Register Listed? <b>No</b>	
Potentially Eligible: <input checked="" type="checkbox"/> Individually or <input type="checkbox"/> As a contributing resource in a district Not Eligible: <input type="checkbox"/> Intact but lacks distinction <input type="checkbox"/> Altered (choose one): <input type="checkbox"/> Reversible/Potentially eligible individually or in district <input type="checkbox"/> Reversible/Ineligible as it lacks distinction <input type="checkbox"/> Irretrievable loss of integrity <input type="checkbox"/> Not 50 years old					
Description of Physical and Landscape Features:					
This English Cottage features a bell-cast roof shed dormer and a bell-cast roof on the south façade. The cladding is stucco with some intentionally exposed brick sections and half-timbering. Board-and-batten covers the parapet over the entry. The entry door is topped by a pointed arch and the door features iron straps. A small octagonal window is tucked above the board and batten section. There is a prominent tapered stucco-covered chimney. The 8-pane casement windows with lead caning appear to be original; there are also 8/8 windows and some single pane fenestration. The composition shingle roof appears to be the only changed element in this house. A massive fir tree stands in front while a mature juniper is toward the rear lot.					
Statement of Significance:					
Morris Holman was director of Holman Hankins Funeral Home from 1923-1955. He was born in Oregon City and graduated from the University of Washington. Holman married Edda Brown. They were members of St. Paul's Episcopal Church. Holman was involved with several organizations, such as the Elks, Rotary Club and the University Club. He was a Son of the American Revolution, president of the Chamber of Commerce, president of the Oregon Funeral Director's Association and member of the State Board of Funeral Directors and Embalmers. Holman was also named First Citizen of Oregon City. Holman sold the house in 1947 to Roland and Gladys Wilson. Roland Wilson had a dental practice in Oregon City and the Wilson's had four children including Sally, Carol, Janet, and James. Wilson sold the house in 1952 to Dr. Theodore Lathrop and his wife Marjorie. Lathrop was a physician and surgeon, and owned the house through the remainder of the historic period. The Lathrops were still in the house in the 1980s.					

Researcher/Organization: <b>Marti Gerdes / HPNW</b>			Date Recorded: <b>4/6/2002</b>		
<b>Survey Form Page 1</b>	Address: <b>810 JEFFERSON ST</b>		Local Designation #		SHPO #