



HISTORIC REVIEW BOARD

HISTORIC PRESERVATION GRANT PROGRAM

The Oregon City Historic Review Board's renovation grant program makes funds available to property owners of [Locally Designated](#)¹ historic buildings desiring to make *exterior* rehabilitation or renovation improvements; *structural improvements*² to preserve the integrity of the structure may also qualify. The conditions of this program require that all improvements and projects be in keeping with the architectural integrity of the structure. Applicants should attend the meeting to respond to any questions. Contact Christina Robertson Gardiner, Preservation Planner at crobertson@orcity.org to schedule a time to review your project.

The Board reviews applications on the fourth Tuesday of each month at their regularly scheduled board meeting. (City Hall Commission Chambers -7:00PM) Complete applications received by the 2nd Monday of each month can be processed during that same month.

EXPLANATION OF PROGRAM

WINDOW REPAIR AND REPLACEMENT OF HISTORIC AND NON-HISTORIC WINDOWS

Grant money can be used to pay for a wide range of window repair issues: from reglazing, to re-hanging weights to rebuilding sashes. Staff has a list of [repair contractors](#) that specialize in historic windows, though you are not limited to the list. The grant can also pay to replace vinyl and aluminum sliders windows with more appropriate wood windows. Original wood windows are important architectural features in any historic building. They are the "eyes" of the structure and they convey a sense of handcraftsmanship and detail that cannot be achieved with substitute materials. The Historic Review Board maintains that original windows should be retained and repaired whenever possible and replacement of windows should be with in-kind materials and should match the design detail of the original windows. If you are new to window repair and want to get yourself up to speed on the issue- The city has an extensive [window repair page](#) on the planning website for your perusal- Please note that grant money cannot be paid for DIY repair. However, after you learn about the ease of window repair- you may be able to tackle some of the project yourself for overall project savings!

STORM WINDOWS

The Historic Review Board (HRB) will provide financial incentives to preserve original historic windows instead of window replacements. The HRB will therefore assist in the addition of wood-frame storm windows on houses *locally designated*. The goal of the HRB is to use a financial incentive to persuade the homeowner to keep the original windows instead of replacing them. Since storm windows are not part of a home's renovation but rather are energy and comfort upgrades, the grant will be less than the standard renovation grant of 50% of the project's cost.

¹ A list of locally designated buildings can be found on Planning page of the city's website www.orcity.org

² Such as a failing foundation or repair of failing beams or walls

For glass wood-frame storm window grant requests, the HRB shall grant no more than 25% of the costs. Because of the limited energy savings, Plexiglas™ or similar materials instead of glass do not qualify under this program.

*****The Greenest Window Is Often the One That Is Already On Your House*****

EXTERIOR RESTORATION

These items can range from the restoration of porch details to replacing damaged wood siding with new wood siding that matches the original. The Historic Review Board will be reviewing your request based on how it affects the significance of your building. That is, projects that give “the most bang for your buck” will be rated higher than smaller more detailed projects. While not always possible, projects that affect public elevations will be viewed more favorably than those that affect a side of the house not seen by the public.

STEPS TO APPROVAL

1. Complete the Preservation Grant Application and submit it to the Community Development Department. **Include copies of at least two bids** with the application, or provide a written explanation of why only a single bid was warranted.
2. A copy of your building’s [inventory form](#) (found online at www.orcity.org).
3. A copy of the Oregon City [property zoning report](#) for your property (found online at www.orcity.org).
4. Fill out a Window Survey Form for each window being repaired or replaced (attached to packet), which provides a determination of the window’s architectural significance and condition. (if applicable)
5. Provide detailed specifications of the proposed window replacement or storm window. (if applicable)
6. Provide **TWO** detailed bid sheets for the proposed repair work.

**Grants are awarded each month on a first come first serve basis based on the funding available. (Provided you meet the requirements of the grant program.)
The 2014-2015 Grant Program has \$5,000 to award and begins August 2014**



REVIEW CRITERIA FOR ALL PROJECTS:

The Board will review and approve projects that are in keeping with the historic integrity of the structure, subject to the following conditions:

- i. Applicants are limited to \$3,000 of grant funds every two years. You may phase your project within the two year time period **for the 2015-2016 grant cycle, each grant award is limited to \$1,000 dollars.** The Historic Review Board may choose to grant additional funds at the end of the fiscal year if there is money remaining in the grant budget.
- ii. **The Historic Review Board has chosen to waive the previous requirement for requiring applicants who have already received grant funding in previous cycles wait till January 1, to apply for the grant program. For the 2016-2017 year, there will be no waiting period. The Historic Review Board will assess this policy at the end of the 2016-2017 fiscal year.**
- iii. Historical restoration and renovation projects will be given priority over periodic historically appropriate maintenance-type projects. For example, a project to restore architectural details such as porch railings or removing contemporary siding will be given priority over the installation of gutters. Conditions of approval may be applied to a project.
- iv. Any property receiving a grant must remain locally designated for at least five full years following completion of the project. If the property is removed from designation, the grant must be repaid in full. (note de-designation is evaluated on the merits of the building, not the desire of the property owner to be removed from regulation)
- v. In the Canemah National Historic District, all *Historic Contributing* structures are eligible. Owners of *Historic Non-Contributing* properties are required to submit a complete renovation plan, including the scope of the work to be completed and the timeframe. The Board will consider awarding funds for the final phase of the renovation, so that, upon completion, the structure would then be eligible for *Historic Contributing* status (contact preservation staff to determine what category your house falls into).
- vi. Grant recipients are required to display a sign (available from the Community Development Department upon grant approval) identifying the project as having received grant funding.
- vii. Projects must be completed within 180 days of when the grant is awarded. Funds are distributed to the owner (not the contractor) upon completion of the project. If you believe that you need an extension, please contact staff as soon as possible to get on the next agenda to request the extension.
- viii. Grants are considered taxable income and must be reported on your income tax return as required by law.
- ix. *Grants are not awarded for materials already purchased, or for work already in progress or completed.*
- x. The Historic Review Board reserves the right to grant approval of any application above the 1,000 dollar limit and on a first come first serve basis if it can be determined that waiting for approval through the competitive process may affect the integrity of the building and/or it can be found that proposed project and historic resource are of city-wide importance and should be reviewed outside of the prescribed process or if left-over grant funds are available.

Questions about the program or the application should be directed to Associate Planner, Christina Robertson-Gardiner at (503) 496.1564 during regular business hours, or e-mail at crobertson@ci.oregon-city.or.us

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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: 3/8/18 Tax Assessor Map and Parcel Number: 2S2E32BC & 2-2E-32BC-06900

Applicant Name: Jacob Tenney Address: 810 JQ Adams St.

Site Address: 810 JQ Adams St. Historic Name: Joseph & Venna Locke House

Phone Number: 909.230.0855 E-mail address: hello@lovethesweetlife.com

Historic Date (if known): c. 1905 Architectural Style: Queen Anne Vernacular

Previous Grant Approval File #'s _____ Total Amount _____

How did you hear about the program?: Received a mailer

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.)**

We are in the second stage of addressing a water drainage problem with our front porch.

In January, we had over \$2,200 of work done to remove and repair rot, including one of the historic columns holding up the porch that had completely rotted through at the base. The top surface of the floor was also replaced. Unfortunately since the porch is completely flat and level, replacing the floor using the same tongue and groove boards and sealing the cracks with new paint has resulted in a severe drainage problem. Rain water enters the porch and pools up. This is another water damage problem waiting to happen! We need to have the porch floor repair re-done, replacing the tongue and groove boards with new lumber that leaves a small amount of space between each board to allow the water to pass through.

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

This is a beautiful home and we love it's history! We purchased it in 2011 and have learned its problem areas. The entire south side takes a beating from the weather each year, and we've already invested over \$15,000 in recent years to repair water damage and rot. The front porch is one of these problem areas. With the recent repair work, we were able to salvage the historic column and have already replaced much of the lumber and trim that had rotted. Re-doing the porch floor will ensure rain water will drain away from the structure, preserving the life and materials of the porch and preventing future water damage.

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

I have attached the only photo I can find of the house prior to the remodel in 2007, as well as a street view photo that was taken after the remodel. You can see just how flat the porch is in both photos!

I've also attached photos of the porch floor following a rainstorm after our January repairs to show you how badly the water pools.

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: \$1,505

Approximate Project Total: \$1,505

Total grant amount requested: \$752.50

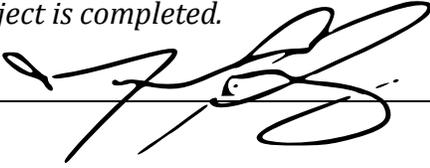
Project Scheduling:

Beginning Date: 3/31/18 or ASAP Completion Date: 3 days following start 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:  Date: 3/8/18

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, 1849 C Street, NW, Washington, D.C. 20240.

RENOVATION GRANT CHECK LIST
(to be completed by staff)

_____ Application submitted (Date: _____)

_____ W9 Submitted

_____ Historic eligibility verified

_____ Ownership verified

_____ HRB review of request (date): _____

_____ Letter sent to the applicant of HRB action

_____ Approved

_____ Denied (reason for denial): _____

_____ Additional information requested:

_____ Work begun (date): _____

_____ Work Completed (date): _____

_____ Follow-up inspection. Date: _____

Total cost of project: \$ _____

Grant awarded: \$ _____

Amount due owner: \$ _____ Check sent (Date: _____)

(Not to exceed either the project costs or the grant awarded, whichever is the lesser).

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Project Address:

Window #	<i>keyed to site map</i>	Window Location:
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CONDITON	Excellent	Good	Fair	Poor
1. Overall Condition Of The Window				
2. Condition Of The Paint				
3. Condition Of The Frame And Sill				
4. Condition Of The Sash				
5. Condition of The Rails				
6. Condition of The Stiles				
7. Condition of The Muntins				
8. Condition of Hardware				
9. Glazing Problems				
10. Other:				

PLEASE PROVIDE AN INTERIOR/EXTERIOR OR CONTEXT PHOTO FOR EACH WINDOW

1. Photo Description

2. Photo Description:

Rockys Painting & Construction LLC		Today's Date	3/6/18				
Po Box 66457 portland Oregon 97266							
971 226 6643							
CCB#	214617						
Estimate of Services							
Materials						\$300.00	
Description:							
Labor						\$1205.00	
	36 Hour project						
	2 Employees on the project						
		\$47.25 per labor hour					
Equipment Rental							
<u>Total Consideration for the Work</u>						\$1,505.00	
Price includes 6 hours complimentary due to re-work and additional 15% discount							
Specifications of the Work:							
Procedure to fix the porch front floor: we have to remove the wood and find the right way to make sure the water does not stay and drains away.							
Install the new floor, prime in the right way to make sure the wood has good quality and good life preventing damage from water. Paint, touch up & clean away work debris.							
Not included in the price:							
This Estimate is done under the assumption "Excluded unless specifically included"							
This estimate is valid for 30 days							

Historic Review Board
Planning Division
221 Molalla Ave, Suite 200
Oregon City, OR 97045

RE: Submitting Only One Estimate - Explanation

To Whom It May Concern,

Thank you for considering my application for a Historic Preservation Grant! I am submitting only one contractor estimate and would like to provide an explanation.

Per my application, the project in consideration is the second phase of a porch repair. The first repair was done in January 2018, and unfortunately needs additional work to correct a new standing water problem. We would like to use the same contractor who did our first repair since they are already familiar with the porch and the new problem. They are also providing a discount for the re-work. This is the reason for supplying only one estimate.

Thank you for your time and consideration.

Sincerely,

Jacob Tenney
810 JQ Adams St.
Oregon City, OR 97045

(909) 230-0855
hello@lovethesweetlife.com



© 2011





Taxlot Information

Parcel Number (APN) 2-2E-32BC-06900
 Primary Situs Address 810 JQ ADAMS ST
 OREGON CITY, OR 97045
 County CLACKAMAS
 Section TS2 RE3 S2
 Latitude 45.355092
 Longitude -122.599466
 Approx. Elevation (ft) 1
 R Number (Alt ID) 00587083
 Approx. Size (acres) 0.15
 USGS Quad Name Oregon City
 Within Oregon City Limits? Y
 Urban Growth Boundary (UGB) Inside



Political Boundaries

Jurisdiction OREGON CITY
 Voting Precinct 2.00000000
 US Congressional District 5
 Oregon House District 40
 Oregon Senate District 20
 Metro Council District 2
 Metro Councilor Carlotta Collette
 Metro Councilor Email carlotta.collette@oregonmetro.gov

Assessment & Value Information

Taxmap 2S2E32BC
 Market Values as of 12/12/2017
 Land Value (Mkt) \$105,649
 Building Value (Mkt) \$299,800
 Exempt Amount \$0
 Net Value (Mkt) \$405,449
 Assessed Value \$226,710
 Year Built (if known) 1910
 Sale Date 201102
 Sale Price \$211,050
 Document Date 2011-02-23 00:00
 Document Number 2011-012888
 State General Prop. Code 101
 County Tax Code 062002



Land Use and Planning

<i>Zoning</i>	R3.5	<i>In Sewer Moratorium Area?</i>	N
<i>Zoning Description</i>	3,500 Dwelling District	<i>In Thayer Rd Pond Fee Area?</i>	N
<i>Comprehensive Plan</i>	mr	<i>In Beavercreek Rd Access Area?</i>	N
<i>Comprehensive Plan Description</i>	Residential - Medium Density	<i>In Willamette River Greenway?</i>	N
<i>Subdivision</i>	CLACKAMAS COUNTY ADDITION	<i>In Geologic Hazard?</i>	N
<i>Subdivision Plat Number</i>	1	<i>In High Water Table Area?</i>	N
<i>PUD (if known)</i>		<i>In Nat. Res. Overlay District (NROD)?</i>	N
<i>Partition Plat Number</i>	0	<i>In 1996/FEMA 2008 100-yr Floodplain?</i>	N
<i>Neighborhood Association</i>	McLoughlin NA	<i>In FEMA Floodway?</i>	N
<i>Urban Renewal District</i>	Not in an urban renewal district	<i>In Barlow Trail Area?</i>	N
<i>Historic District</i>	McLoughlin Conservation District	<i>Watershed</i>	Abernethy Creek-Willamette River
<i>Historic Designated Struct.?</i>	Y	<i>Sub-Watershed</i>	Tanner Creek-Willamette River
<i>Concept Plan Area</i>	Not in a concept plan area	<i>Basin</i>	Willamette
<i>Urban/Rural Reserve</i>		<i>Sub-Basin</i>	Middle Willamette
<i>Reserve Name</i>			

Service Districts

<i>Elementary School</i>	Holcomb Elementary
<i>Middle School</i>	Ogden Middle
<i>High School</i>	Oregon City High
<i>School District</i>	OREGON CITY
<i>Oregon Dept. of Ed. Dist. ID</i>	1928
<i>Natl. Cntr for Ed. Stats Dist. ID</i>	4109330
<i>Water District</i>	
<i>Park District</i>	
<i>Sewer District</i>	Tri-City Service District
<i>Fire District</i>	Clackamas Fire District #1
<i>Fire Management Zone</i>	6598
<i>Transit District</i>	Tri-County Metropolitan
<i>Garbage Hauler</i>	Oregon City Garbage Co.
<i>Garbage Hauler Phone</i>	(503) 656-8403

Census Information

<i>Census Tract</i>	224.00000000
<i>Census Block Group</i>	2
<i>Census Block Grp. Pop. (2010)</i>	989

