



**PRESERVATION GRANT  
HISTORIC REVIEW BOARD  
May 28, 2019**

**FILE NO.:** PG 19-01 Preservation Grant

**APPLICANT/  
PROPERTY OWNER:** Mike and Connie Jarrett  
415 Jefferson St.  
Oregon City, Oregon 97045

**LOCATION:** 415 Jefferson St.  
Oregon City, Oregon 97045

**REQUEST:** The applicant has requested a \$1000 grant for aluminum storm windows to cover the home's original wood windows, and for replacement of one original window with a new wood window. The home is a designated structure in the McLoughlin Conservation District.

**REVIEWER:** Kelly Reid, AICP, Planner

**RECOMMENDATION:** Staff recommends approval of the window replacement grant request. Given that there is not a precedent for awarding grants for aluminum storm windows, staff is not giving a recommendation and is instead asking for the Board's direction. If the Board is to award the grant, staff recommends that the grant be awarded for the next grant cycle starting July 1.

IF YOU HAVE ANY QUESTIONS ABOUT THIS DECISION, PLEASE CONTACT THE PLANNING DIVISION OFFICE AT (503) 722-3789.

**Grant Proposal:**

The applicant has requested a grant to fund two items on a locally designated structure: the Ferdinand and Sarah McCown house (1874):

1. The replacement of an original 4 over 4 double-hung wood window. The applicant has provided two bids for a custom replacement wood window. For past grants, the Board has required that the applicant also provide a bid for window repair, to compare it against window replacement. The applicant has not provided a bid for repair but did submit a letter from Wooddale Windows stating the damage is extensive and that a full re-build is recommended. The applicant has provided photos of the window.

2. The construction and installation of aluminum storm windows for the entire house. The Board has awarded grants for wood storm windows, but has never awarded a grant for aluminum storm windows. Aluminum storm windows are permitted by HRB policies. The applicant proposes to phase this project and request another grant for the second phase of storm window installation next year.

Staff recommends approval of the window replacement grant request. Given that there is not a precedent for awarding grants for aluminum storm windows, staff is not giving a recommendation and is instead asking for the Board's direction. The applicant is not permitted to use mill finish aluminum storm windows; all exterior storm windows must be painted or powder coated.

Total amount requested: \$1000

Window repair cost: \$420 (\$210 could be awarded by the grant)

Storm window cost: \$6,343.80 (up to \$790 could be awarded by the grant)

The preservation grant program allows for storm windows grants:

*“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.*

*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.”*

- Excerpt from the Preservation Grant application form packet



Figure 1. Vicinity Map



Figure 2. Front of house



Figure 3: Rear of house





Figures 4 and 5: Window to be replaced

### **Project Bids**

Two bids have been obtained for the window replacement; one from Wooddale Windows for \$420, and one from Chosen wood Windows for \$1155. The applicant indicated that they prefer the bid from Wooddale.

Both bids include replication of the sash in fir.

One bid from Truax has been provided for the storm windows. The bid is for 13 forest green aluminum storm windows and 10 mill finish windows, with a total of almost \$12,000. The applicant has indicated that the project will be phased and another \$1000 grant request will be submitted next year.

### **Grant Funding:**

Applicants are limited to \$3,000 of grant funds every two years. 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.

The grant award would be limited to \$1000.00.

### **Property Description:**

This two story colonial revival residence has a rectangular plan with a single story gabled addition to the west and a shed roof attached garage to the south. It sits on a board formed concrete foundation and is clad in beveled lap siding with corner boards. A wide frieze and rake board make the connections to the gable roof with enclosed eaves. The roof is covered with composition shingling and there is a centrally located chimney. The windows are primarily 4/4 wood double-hung with a substantial surround and decorative hood. On the front elevation there are louvered shutters. An oriel bay window is on the north façade and there is a small lunette in the gable. The front porch has a flat roof, atop a blank frieze with small modillions, supported by chamfered decorative columns. There are pilasters where the porch meets the wall. Following the edge of the porch roof is a classical turned balustrade. The unique front door consists of double doors with a two-pane transom.

### **Statement of Significance:**

Statement of Significance: This was originally the home of Ferdinand O. McCown (1839-1891) and his wife Sarah Meldrum McCown (c.1845-1932). Born in West Virginia, Ferdinand McCown crossed the plains in 1852. After studying law at various institutions, he set up a practice in Waconda in 1862. In 1863, he joined the 1st Oregon Volunteers, mustered a company and served at Fort Colville. After his discharge, he settled in Oregon City, where he practiced law in partnership with W.C. Johnson from 1864 to 1889. In 1865, he married Sarah Meldrum, who had crossed the plains with her family as an infant in 1845. McCown served three terms as mayor of Oregon City, and was a co-founder of the Oregon City Electric Company and organized a stock company to improve the Barlow Road. The McCown family lived in the house until the mid-1890s, when the house became a rental. The house changed hands a number of times between 1893 and 1920, when Mary and Angus Matheson bought the property. The house continued as a rental until 1943, when William P. Foster and his wife Ruth bought the house. The Fosters had been in the house since about 1940, and William was a teacher and principal at local schools through the 1940s. By 1953 he had become an advisor to the Lumberman's Industrial Relations Committee, and Ruth was a clerk at the First National Bank. The Fosters lived in the house until they sold the property in 1980.

### **Staff Recommends the Following Conditions for Grant Approval:**

1. The applicant shall not use mill finish aluminum storm windows.
2. 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)
3. Grant recipients are required to display a sign (available from the Community Development Department) identifying the project as having received grant funding. The sign must be picked up from the Community Development Division prior to the work being performed on site and must be up 30 days after the completion of the project. Signs may be picked up at the Community Development Division, 221 Molalla Avenue, Suite 221.
4. **Projects must be completed by May 31, 2020.** Funds are distributed to the owner (not the contractor) upon completion of the project. If you have not completed the project before that date, contact the Planning Division to ensure that your funds can be distributed to you.
5. Grants are considered taxable income and must be reported on your income tax return as required by law.
6. Grants are not awarded for materials already purchased, or for work already in progress or completed.

### **Exhibits**

1. Grant Application and materials
2. Historic Resource Inventory Form for 415 Jefferson St
3. Provia Storm Windows Product Brochure