



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: 4-16-2015 Tax Assessor Map and Parcel Number: 22E 31AD 12000

Applicant Name: MARK MASIK Address: 514 JEFFERSON ST

Site Address: 514 JEFFERSON ST Historic Name: HATTIE STORY HOUSE

Phone Number: 503-347-3220 E-mail address: MWMASK @ GMAIL.COM

Historic Date (if known): 1891 Architectural Style: GOTHIC

Previous Grant Approval File #'s N/A 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.)

REPAIR SIX WINDOWS — SASHES

AND EXTERIOR SILLS HAVE VARYING
LEVELS OF DRY-ROT AND SOME DO
NOT OPEN DUE TO THE SASHES BEING
BROKEN OR STICKING DUE TO TOO MUCH
PAINT BUILDUP.

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

PRESERVING THE ORIGINAL WOOD TO
MAKE THE HISTORICAL WINDOWS FUNCTIONAL
AGAIN. WHILE MAINTAINING THE ORIGINAL
LOOK OF THE PROPERTY.

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

NOT LOOKING TO ALTER THE EXTERIOR,
JUST NEED TO PRESERVE ORIGINAL
WOOD WINDOWS BEFORE THEY FALL APART.

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: \$ 2660

Approximate Project Total: _____

Total grant amount requested: \$ 1000 +

Project Scheduling:

Beginning Date: 6/1/2015 Completion Date: 9/1/2015

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: 4-16-2015

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.



Window # 5 is smaller. The other five windows
are all same size.

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

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

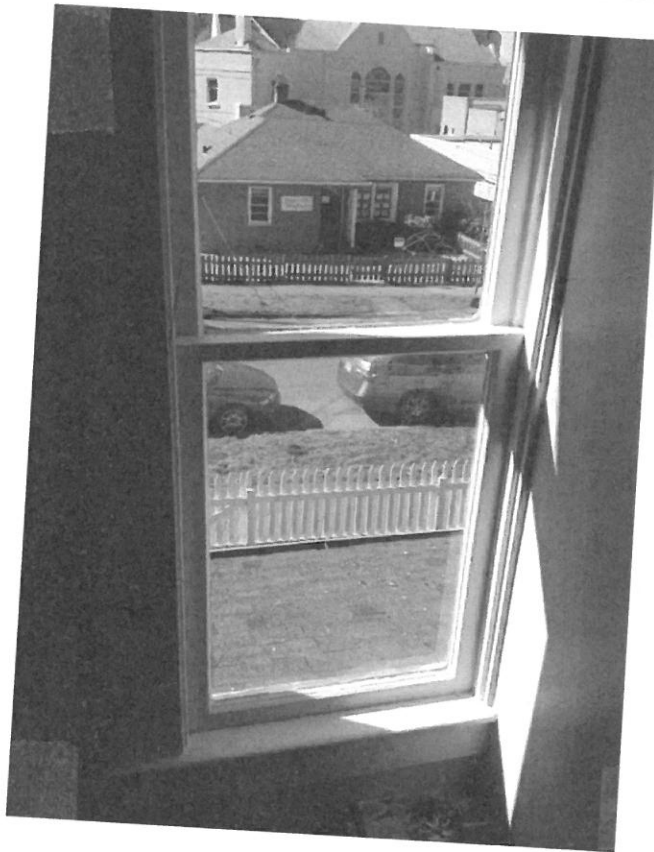
WINDOW #1
EXTERIOR

1. Photo Description



WINDOW #1
INTERIOR

2. Photo Description:

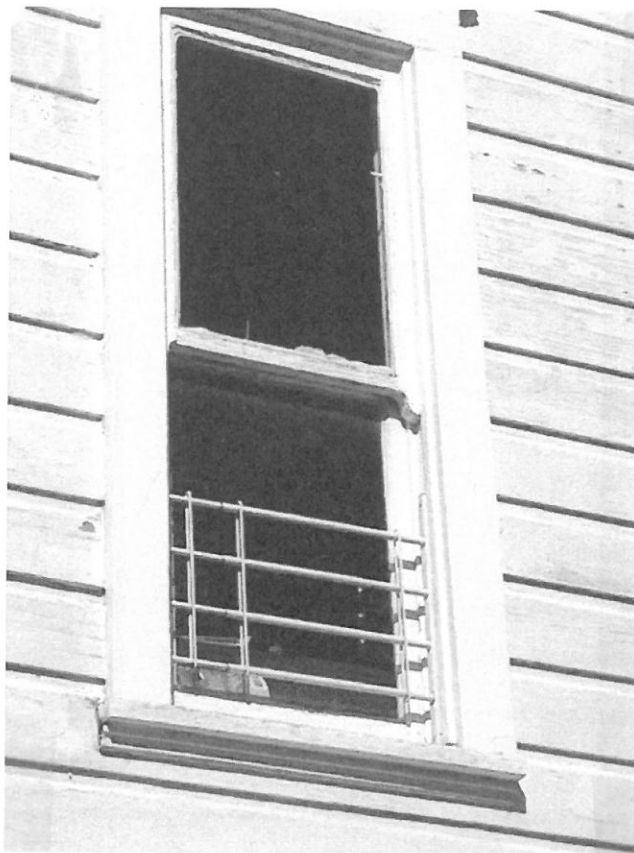


Project Address:				
Window # 2	keyed to site map	Window Location: upstairs bedroom		
CONDITON	Excellent	Good	Fair	Poor
1. Overall Condition Of The Window				X
2. Condition Of The Paint				X
3. Condition Of The Frame And Sill				X
4. Condition Of The Sash				X
5. Condition of The Rails				X
6. Condition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

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

WINDOW #2
EXTERIOR

1. Photo Description



WINDOW #2
INTERIOR

2. Photo Description:



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

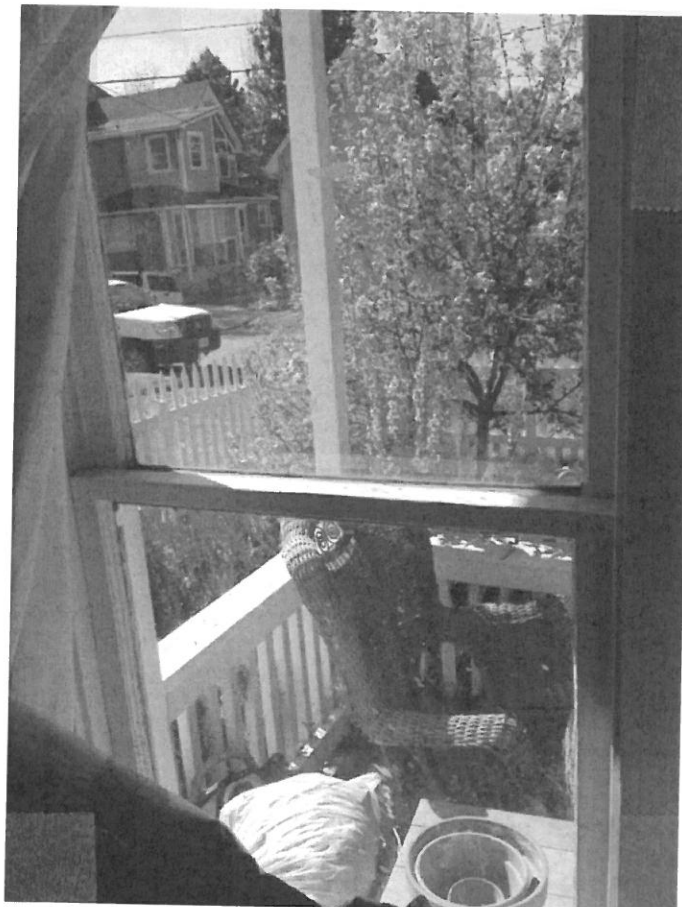
PLEASE PROVIDE AN INTERIOR/EXTERIOR OR CONTEXT PHOTO FOR EACH WINDOW

Window #3
Exterior



1. Photo Description

Window #3
Interior



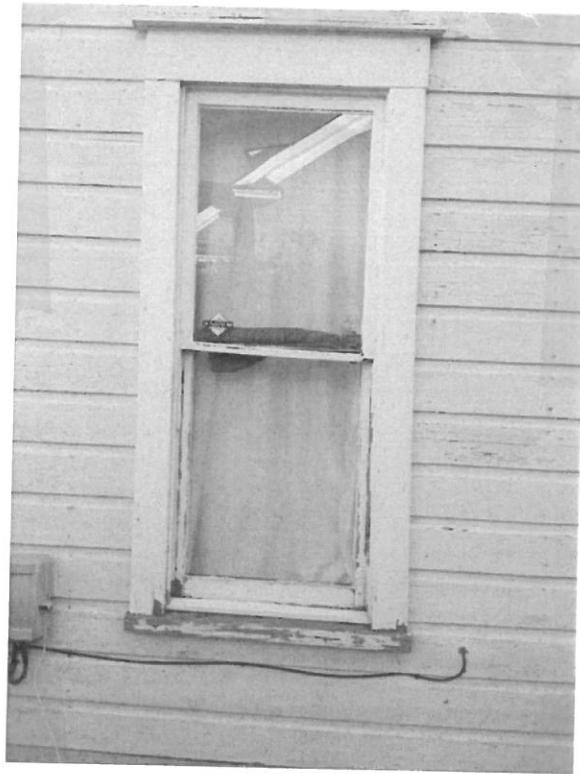
2. Photo Description:

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

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

WINDOW #4
EXTERIOR

1. Photo Description



WINDOW #4
INTERIOR

2. Photo Description:



Project Address:

Window # 5 *keyed to site map*

Window Location: *stairwell*

CONDITON	Excellent	Good	Fair	Poor
1. Overall Condition Of The Window				X
2. Condition Of The Paint				X
3. Condition Of The Frame And Sill				X
4. Condition Of The Sash				X
5. Condition of The Rails				X
6. Condition of The Stiles				X
7. Condition of The Muntins				X
8. Condition of Hardware			X	
9. Glazing Problems				X
10. Other:				

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

Window #5
EXTERIOR

1. Photo Description



Window #5
INTERIOR

2. Photo Description:



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

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

WINDOW # 6
EXTERIOR

1. Photo Description



WINDOW # 6
INTERIOR

2. Photo Description:





Mark Mask <mwmask@gmail.com>

Window Restoration Outline

Jeffrey Franz <jeffreyfranzrepairs@gmail.com>
To: mwmask@gmail.com

Sun, Mar 22, 2015 at 11:23 PM

Mark Mask
514 Jefferson St
Oregon City OR 97045
503-347-3220

Price outline for window restoration

The restoration of lower sash of two-sash windows involves removing the lower sashes for examination to see if they can be restored and paint-stripped at a commercial paint stripper. If the wood is decayed beyond a restorable amount, new Fir sashes will be ordered from a local manufacturer, who uses the same sticking profile and dimensions as the original sashes.

If restored, the old putty will be removed and weak points will receive a special repair epoxy made for wood. Linseed oil, new putty and primer will be applied. If the owner provides paint, two or three coats of paint applied. The restored sash will be installed so that it operates smoothly, with v-flex weather strips installed on all four surfaces to eliminate air leaks.

If the owner chooses a varnish finish, the price will be the same as paint, and will include three coats interior, and four coats on the exterior. If owner does not have paint, the price of paint will be added to the price of the job.

The price for this work is.....\$300 for each lower window sash, new or restored.

The price for the one casement window on the stairway landing is \$200.

Possible custom glass panes will be discussed prior to any work, such as tempered, double-strength, or double-pane, and a price in addition to the above price arrived at.

Other restorations that were reviewed for possible work includes repair work to the sills which have suffered from grain cracks and weathering. The work will involve paint stripping, linseed oil, primer and caulk. The price of these repairs are \$80 to \$100 each sill, depending on the need to use the epoxy.

The restoration of the exterior jambs includes removing loose paint up to the point that the upper sash is fixed. This is to be done to prevent paint from chipping off in the future. The price for this work is \$40 to \$60 for each window opening. Contractor will consider combining this work with the sill restoration so as to arrive at a more economical price.

Homeowner.....Date.....

Contractor.....Date.....

Jeffrey G. Franz
Sole Proprietor, CCB# 160533
1230 SE Morrison, Ste 408
Portland OR 97214



Mark Mask <mmwmask@gmail.com>

Window Restoration Outline

Jeffrey Franz <jeffreyfranzrepairs@gmail.com>
To: Mark Mask <mmwmask@gmail.com>

Wed, Apr 15, 2015 at 11:03 PM

Mark Mask
514 Jefferson St
Oregon City OR 97045
503-347-3220

Contract for Window Restoration
as described on March 22, 2015

\$300 for each of the five lower sashes selected by owner...(\$1,500)
\$200 for restoration of one small casement window in the stairwell...(\$200)
\$100 each for the repair of six window sills.....(\$600)
\$60 for each of six pairs of window jambs.....(\$360)
Total for repairs listed.....(\$2,660)

Jeffrey G. Franz
Sole Proprietor, CCB# 160533
1230 SE Morrison, Ste.408
Portland OR 97214
503-234-9641

TheSASHMAN

4027 N E 42nd Avenue Portland, OR 97213-1011 503-281-3416 CCB#203774

Following is a list of services provided when restoring a set of DH wood windows:

Removal of paint from the interior and exterior faces of the vertical and horizontal rails of the upper and lower sashes. If the interior is stained and varnished the paint will only be removed from the exterior surfaces leaving the interior finish intact.

Removal of paint from the track in the frames that the sashes slide on.

Lubrication of pulleys.

If metal weather-stripping exists the surfaces will be cleaned up and polished to give the sashes an easy slide.

Replace all sash cord with #7 cotton sash cord with nylon fiber running through the interior of the cord. This cord has an 800 pound test weight.

Sashes will be reinstalled on the same day that they are removed. No windows will be left open at the end of a work day.

Windows will be as close to original working condition as possible.

The cost for service on a window up to 5ft. high and 4ft. wide is as follows:

\$300.00 per window (two or more windows)

\$325.00 per window (if only restoring one window)

\$325.00 per window (if window is over a sink)

\$350.00 per window (if window is over a sink and is the only window being restored)

Windows over 5ft high or 4 ft. wide go up increments of \$25.00 depending on size.

Additional Services included upon request:

1. Re-glazing and/or glass repair (only on windows that are being restored) is

\$7.50 per line plus the glass price. (Because the old wavy glass of so very fragile, we do not guarantee the glass if we have to remove any of the old glazing in order to re-glaze the sash properly. We are extremely cautious and our breakage rate is very low (less than 1%) We feel that is necessary to make you aware that there is a chance that this glass could fracture and that the client is responsible for the replacement cost.

2. Installation of new latches or locks.

If new latches or locks are desired it is the clients responsibility to pick out and purchase them before the job date. The cost to install new hardware is **\$5.00 per sash-lock set and \$2.50 per sash-lift.**

SERVICES NOT INCLUDED

Repainting

Washing Windows

Sill and frame repair.

***This estimate does not include any additional labor not mentioned in the above list of services or any unforeseen materials cost that may occur such as replacement weights, parting bead, wood stop or un-restorable sashes. No additional labor will be done or materials purchased without first consulting the client.**

Projects scheduled for less than one week: Payment for work is due upon completion of project.

Projects scheduled for more than one week: Payment is due on the last day of each work week for work completed up to that point in time.

ESTIMATE PRICES ARE VALID THROUGH DECEMBER 2015

The same attention is given to the restoration of historic casement windows, pocket windows, transom windows hurricane windows, and slider windows.

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).