



# 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 # P61702 (staff to fill out)

Date: 5/11/17 Tax Assessor Map and Parcel Number: 3-2E-6AD t1 300

Applicant Name: Rose Farm Management Committee / McLoughlin Memorial Assoc Address: 713 Center Street

Site Address: 915 Rilance Lane Historic Name: Dr. Daniel Stephenson

PM  
Phone Number: 503-656-3912 E-mail address: gutimcgems@gmail.com

Historic Date (if known): c. 1867 Architectural Style: Vernacular

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

How did you hear about the program?: from the Community Development Dept.

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 proposed project to replace two non-historic windows with windows to match as closely as possible to the originals. Sometime in the 80's the original windows were replaced. The installation was done so poorly that the (2) windows, sash and frame have deteriorated and are falling out. The non-conforming windows will need to be removed and entire support structure rebuilt.

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

The Dr. Daniel Stephenson House, one of Oregon City's first dentist, was originally located at 13/14th & Main Streets. Mrs. Ruth McBride Powers purchased the house and moved it next to the William L. Holmes House. The house is significant for its age and association with Dr. Stephenson.



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

The attached photos attempt to document the damage. The rehab work will remove the non-conforming windows. The existing window frames are approximately in same configuration as the unaltered historic windows.

The Rose Farm Management Committee solicited proposals from Borders Construction, Jim Sunish Construction (previous grant contractor) and John Huffman. We were only able to get one bid, due to everyone being very busy.

**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: \$2,486.85

Approximate Project Total: 6,579.33

Total grant amount requested: as much as reasonably available

**Project Scheduling:**

Beginning Date: July 1, 2017 Completion Date: October 2017

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: \_\_\_\_\_

*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).



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

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



## 1. Photo Description

## 2. Photo Description:

BORDERS CONSTRUCTION, LLC

CCB 194796

P.O. BOX 3098

OREGON CITY, OR 97045

(503) 522-2655

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April 4, 2017

McLoughlin Memorial Association

c/o Rose Farm Management Committee

## PROPOSAL

### LOCATION WHERE WORK TO BE PERFORMED:

Daniel Stevenson House

915 Rilance Drive

Oregon City, OR 97045

Remove two (2) existing 3.0' x 5.0' wood sash windows; replace with Jeldwen windows to match<sup>1</sup>, finish and install new interior trim to match existing<sup>2</sup>; trim exterior and paint to match

Labor	\$700.00
Materials:	
Windows (Per quote, Irvington Building Supply)	\$1,636.83
Paint	75.00
Trim	<u>75.00</u>
Total	\$2,486.83

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<sup>1</sup> This does not include expense for any dryrot repair which may be required

<sup>2</sup> Contractor will be required to see interior to determine exact cost of trim

All material is guaranteed to be as specified, ordered through Irvington Building Materials, and the above work to be performed in a substantial workmanlike manner for a total of Two Thousand Four Hundred Eighty Six Dollars and 83/100 with payments to be made as follows: \$1,700.00 up acceptance of bid, \$786.83, upon completion of work.

In the event dryrot or other damage is exposed during the removal and installation of the windows, repair shall be billed at the rate of \$50.00 per hour labor plus materials.

DATED this \_\_\_\_ day of April, 2017.

Respectfully submitted,

/s/ Cindy Borders

Accepted by:

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Irvington Building Supply  
619 SE 12th Ave  
Portland, OR 97214  
Phone: (971) 279-4210



**QUOTE BY:** Wade Byers  
**SOLD TO:** Mike Borders  
**Phone:** 503-522-2655

**QUOTE #:** JIBS00707  
**SHIP TO:**

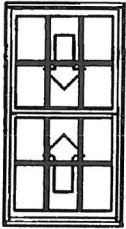
**PO#:**  
**Ship Via:** Ground/Next Truck

**PROJECT NAME:** Rose Farm  
**REFERENCE:**

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
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Line-1

Rough Opening: 33 3/4 X 60 3/4



Viewed from Exterior. Scale: 1/4" = 1'

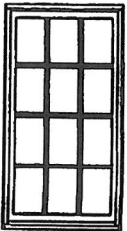
Frame Size : 33 X 60  
(Outside Casing Size: 42 5/8 X 65 5/16),  
W-2500 Wood Double Hung, Auralast Pine,  
Primed Exterior,  
Natural Interior,  
5 1/2 Flat Casing, Standard Sill Nosing,  
5 1/2 Jamb,  
With-Plow White Jambliner, Compression Jambliner & No Tilt Latches,  
White Hardware,  
US National-WDMA/ASTM, PG 25  
Insulated Low-E 366 Annealed Glass, No Preserve Film, Argon Filled,  
7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Primed Wood  
SDL, Silver Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide  
2 High Btm,  
BetterVue Mesh Brilliant White Screen,  
Clear Opening: 29.6w, 25.9h, 5.3 sf

U-Factor: 0.30, SHGC: 0.18, VLT: 0.42, CPD: JEL-N-578-01094-00002  
PEV 2016.3.1.1661/PDV 6.340 (12/07/16) CW

\$754.96 1 \$754.96

Line-2

Rough Opening: 33 3/4 X 60 3/4



Viewed from Exterior. Scale: 1/4" = 1'

Frame Size : 33 X 60  
(Outside Casing Size: 42 5/8 X 65 5/16),  
W-2500 Double Hung Product, Wood Fixed Auralast Pine,  
Insash  
Primed Exterior,  
Natural Interior,  
5 1/2 Flat Casing, Standard Sill Nosing,  
5 1/2 Jamb,  
US National-WDMA/ASTM, PG 30,  
Insulated Low-E 366 Annealed Glass, No Preserve Film, Argon Filled,  
7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Primed Wood  
SDL, Silver Shadow Bar, Colonial 3 Wide 4 High  
U-Factor: 0.28, SHGC: 0.19, VLT: 0.45, CPD: JEL-N-737-01548-00001  
PEV 2016.3.1.1661/PDV 6.340 (12/07/16) CW

\$881.87 1 \$881.87

**Total:** \$1,636.83

**Total Units:** 2

QQ-2.20.900.1902 cust-054117

Quote Date: 3/6/2017

Page 1 of 2(Prices are subject to change.)

Drawings are for visual reference only and may not be to exact scale. All  
orders are subject to review by JELD-WEN

JIBS00707 - 3/6/2017 - 3:56 PM

Last Modified: 3/6/2017



Protect yourself when you choose JELD-WEN® AuraLast® pine products backed by a limited lifetime warranty against wood rot and termite damage.

Note: This quote is in effect for 30 days.

All items are special order and are NOT Returnable Or Refundable.

To place an order, sign, date and return this quote.

By signing below, you accept the order and agree to pay for the order in full.

Jeld-Wen products are FOB our shop in Portland, OR.

X \_\_\_\_\_

Date \_\_\_\_\_















