



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 # PG17-06 (staff to fill out)
Date: 11/13/17 Tax Assessor Map and Parcel Number: Map 22E 31AC Lot # 7100
Applicant Name: Shelagh Cavanaugh Address: 402 John Adams St.
Site Address: 402 John Adams St Historic Name: John Trembath House
Phone Number: 503 702 8662 E-mail address: scavana33@gmail.com
Historic Date (if known): 1890 Architectural Style: Italianate
Previous Grant Approval File #'s PG10-06 Total Amount \$1000 (I think)
How did you hear about the program?: neighbor reminded me about program several years ago

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 front porch and steps need to be replaced (stairs) and a new deck applied to the porch surface. Materials will be wood and tongue and groove which is what is currently on the porch. It will be repainted to match the house again. Any decorative element which needs to be ~~re~~ repaired will be matched with the existing elements.

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

The decay on the deck of the porch is severe enough that it will eventually threaten the stability of the porch roof. The decorative elements of the spindles and corner brackets coordinate with brackets and details of the roofline.

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 altering, just repair

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: \$3800 - \$4,200

Approximate Project Total: 4,000

Total grant amount requested: \$1,000 +

(if extra funds
are available
at year's end)

Project Scheduling:

Beginning Date: 1 December 2017 Completion Date: 1 May 2018 or before

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: _____

11/13/17

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: 11/13/17)

☐ W9 Submitted

☒ Historic eligibility verified

☒ Ownership verified

☐ HRB review of request (date): 11/28/17

☐ 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).

OREGON CITY HISTORIC RESOURCE SURVEY FORM

Street Address: 402 JOHN ADAMS ST				City: OREGON CITY	
USGS Quad Name: Oregon City		GPS Latitude: 45 21 14 N		Longitude: 122 36 22 W	
Township: 02S	Range: 02E	Section: 31	Block: 104	Lot: 5x	Map #: 22E31AC Tax Lot #: 7100
Date of Construction: c. 1890		Historic Name: Trembath, John R. Jr. and Martha, House		Historic Use or Function: Domestic - single dwelling	
Grouping or Cluster Name: NA		*Current Name or Use: Domestic - single dwelling		Associated Archaeological Site: Unknown	
Architectural Classification(s): Italianate			Plan Type/Shape: Rectangle		Number of Stories: 2.0
Foundation Material: Concrete			Structural Framing: Unknown		Moved? No
Roof Type/Material: Truncated hip / Composition shingle			Window Type/Material: 1/1 wood double-hung		
Exterior Surface Materials Primary: Channel drop			Secondary: Decorative:		
Exterior Alterations or Additions/Approximate Date: In 1980's survey, asbestos shingles covered original siding; Currently Channel siding exists on the exterior; Front porch is compatible post 1986 addition; Original brick foundation has been replaced					
Number and Type of Associated Resources: None					
Integrity: Good		Condition: Excellent		Local Ranking: Designated Historic Site National Register Listed? No	
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"/> Not 50 years old		<input type="checkbox"/> Irretrievable loss of integrity			
Description of Physical and Landscape Features:					
<p>This c.1890 Italianate house has a rectangular plan with a truncated hip roof. A entablature with solid, detailed brackets and block details are represented in the frieze below the roofline. A three-sided bay window on the south elevation is detailed with small decorative brackets and panels below the window projection. Wood 1/1 double-hung windows are typical throughout the structure. The exterior is clad in wood channel drop siding. The front porch has been altered with compatible non-historic wood posts that are supporting a pent roof above. The porch railing and balustrade has also been altered with a compatible spindle rail porch frieze at the roofline and decorative corner brackets below the frieze. The porch is enclosed with lattice below the wood floor material to the ground below. A stone retaining wall surrounds the front elevation of the structure. Multiple additions have occurred to the south and rear of the structure including a detached stucco clad shed to the northeast. Alterations include a new poured concrete foundation.</p>					
Statement of Significance:					
<p>In 1874, John R. Trembath Jr. (a.k.a. Trumbath) purchased this property and continued to own it until 1923. Trembath was born in England in 1841 and emigrated to Oregon City in 1869 and became a fish dealer for OCWM. He was married to Lillie Trembath and was considered a "prominent resident" of Oregon City. The house was owned by the Trembath family until c1947, when it was transferred to Minnie Beaulieu. Minnie and her husband, Joseph, who was employed by the Portland Pike Tent Company, remained in the house until 1955.</p>					

Researcher/Organization: Christy Fockler / HPNW		Date Recorded: 4/6/2002	
Survey Form Page 1	Address: 402 JOHN ADAMS ST	Local Designation #	SHPO #



COPPER CROW SERVICES

6420 Old Pacific Hwy S.

#13

Kalama, Wa. 98625

Estimate

Date	Estimate #
11/6/2017	1719

Name / Address
Cavanaugh Shelagh Cavanaugh John Adams St Oregon City, Or

			Project
Description	Qty	Rate	Total
Repair front porch for surface and structural defects. Main scope of work to include: Replacement of ground contact skirting framing, Treatment of ground contact materials with copper green wood preservative, soil positioning, deck surface removal and replacement. Includes framing improvements at post and beam system. Includes treatment of post material at deck surface connections. Includes decorative post wrap replacement at base. Material to be tongue and groove 5/4 x 4 material for surface to match existing. Includes surface replacement of front steps. Approx deck surface area 8 x 24. steps 6 x 6. Includes painting to match existing. Includes all materials and labor. Includes complete debris disposal and jobsite cleanup. Choice of materials may affect cost Wa State sales tax	1	3,760.00	3,760.00
		8.40%	0.00
Total			\$3,760.00

Copper Crow Services will warranty its labor services for a full calendar year from date of service. We take pride in providing a service that will far outlast the expectation.

Phone #
360-903-6644

E-mail
coppercrowservices@outlook.com

Estimate # 160707

Gramada Construction

LICENCE # 164347 INSURED BONDED

4608 SE Chase Rd. Gresham, OR 97080
503-329-8625

Today's Date 7/07/2016

BUILDER/HOME OWNER:

Shelagh Cavanaugh
Phones 503-702-8662
scavanaugh@woodburnsd.org

JOB ADDRESS

402 John Adams St
Oregon City, OR 97405

Roof Replacement

- Complete tear-off of existing 1 layer shingles
- Complete tear-off of existing roll roofing
- Provide and install 12-14 pieces of 4'x8' CDX 1/2" plywood
- Provide and install 1x3 drip metal (300 feet)
- Provide and install 30# felt (10 rolls)
- Provide and install new Architectural roofing; color to be determined (2000 sqft)
- Provide and install flat roof application (white PVC membrane or peel and stick double mebrane application to match with the color of the roof - 1000 sqft)
- Provide and install 5x5 drip metal (220 feet)
- Provide and install Starters and Hip & Ridge shingles
- Provide and install all vents and flashings needed
- Provide and install T-metal (40 feet)
- Provide and install all flashings and accessories to complete the roof
- Shingles will be nailed, not stapled
- Provide drop box & haul away all debris

Total Price Roofing

\$ 19,600

Deck Replacement

- Complete tear-off of existing decking and stairs boards (170 sqft)
- Provide and install new PT joists, cedar boards and screws
- Clean up and haul away all debris

Total Price Decking

\$ 4,100

These prices are good for 60 days.
Thank you for your business.
Olivian Gramada * 503-329-8625

Roof completed last fall

This is deck/porch bid. They are putting together a current bid.

Project Address:

Window # *keyed to site*
map

Window Location:

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

will send as an
email attachment
to Kelly Reid

2. Photo Description: