



# CITY OF OREGON CITY

## Historic Review Board

221 MOLALA AVENUE, SUITE 200

OREGON CITY, OREGON 97045

TEL (503) 722-3789

FAX (503) 722-3880

JUL 2 11:20A

### Historic Preservation Renovation Grant Application

Please Print Clearly

Grant Application File # 18-02 (staff to fill out) (18-02)  
Date: July 1<sup>st</sup> 2018 Tax Assessor Map and Parcel Number: 3-1E-1AA-3400  
Applicant Name: Linda Thompson Address: 803 5<sup>th</sup> AVE  
Site Address: 803 5<sup>th</sup> AVE Historic Name: Edward & LC Nutall  
Phone Number: 503 771-9878 E-mail address: \_\_\_\_\_  
Historic Date (if known): pre 1895 Architectural Style: Vernacular  
Previous Grant Approval File #'s none Total Amount no previous  
How did you hear about the program?: Christina

**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.)**

Total rebuild of current original porch,  
rotting deck. we will use reclaimed original  
wood. paint will be white paint.

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

Deck is unsafe. we will rebuild to original  
with material that matches originality.

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

historical  
no photo's available in extensive research  
we are just rebuilding

**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: 4837.00

Approximate Project Total: 4837.00

Total grant amount requested: max allowed

**Project Scheduling:**

Beginning Date: 9-1-2018 Completion Date: 9-30-2018

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: Jinda Thompson Date: July 1<sup>st</sup> 2018

*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: July 2nd Monday)

\_\_\_\_\_ 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).



**OREGON INVENTORY OF HISTORIC PROPERTIES  
HISTORIC RESOURCE INVENTORY FORM**

HISTORIC NAME: Edward & L.C. Nutall Residence  
 COMMON NAME: \_\_\_\_\_  
 ADDRESS: 803 Fifth Avenue  
 OWNER: Mr. & Mrs. Oscar Geiszler, 803 Fifth Avenue  
 T/R/S: 3-1E-1AA TAX LOT: 3400  
 ADDITION: First Addition to Canemah  
 LOT: 7, 8 BLOCK: D QUAD: Oregon City

DATE OF CONSTRUCTION: c. 1895  
 ORIGINAL USE: Residence  
 PRESENT USE: Residence  
 ARCH./BLDR.: Unknown  
 STYLE: Vernacular  
 BLDG. STRUC. DIST. SITE OBJ. (CIRCLE)  
 THEME: Architecture, 19th Century

PLAN TYPE/SHAPE: Rectangular NO. OF STORIES: 2  
 FOUNDATION MATERIAL: Concrete BASEMENT (Y/N): No  
 ROOF FORM & MATERIALS: Gable roof. Shed-roof one-story addition on south.  
 WALL CONSTRUCTION: Wood STRUCTURAL FRAME: Stud  
 PRIMARY WINDOW TYPE: Four-over-four original windows. One-over-one windows on addition.  
 SURFACING MATERIALS: Masonite shingles cover original siding. Wide rakeboard.  
 DECORATIVE FEATURES: Glazed panel front door.  
 OTHER: Pent-roof porch with chamfered posts.  
 CONDITION: EXCELLENT \_\_\_\_\_ GOOD \_\_\_\_\_ FAIR X DETERIORATED \_\_\_\_\_ MOVED \_\_\_\_\_ (date)  
 EXTERIOR ALTERATIONS/ADDITIONS (dated): Masonite shingles. Pent-roof porch added, c. 1905. Glazed panel entry door. Shed-roof one-story addition on south, n.d.  
 NOTEWORTHY LANDSCAPE FEATURES: Coffee Creek runs around front of house. Duck pond.  
 ASSOCIATED STRUCTURES: Garage  
 KNOWN ARCHAEOLOGICAL FEATURES: None.

GEOGRAPHIC SETTING: Occupies a corner lot at the intersection of Blanchard Street and Fifth Avenue. Located on the southeast boundary line of the Canemah District. Other homes in the area (to the southeast) are mostly newer single-family residences, outside the District, in McMurchie's Addition, a residential subdivision.  
 STATEMENT OF SIGNIFICANCE: (Historical and/or architectural importance, dates, events, persons, contexts): Edward Nutall was a weaver in the Oregon City Woolen Mills. This house is significant for its age. In the NR District, the building is classified as a Primary structure.

SOURCES: Oregon City City Directory, 1916. Clackamas County Tax Assessor's Records, 1901. Sanborn Insurance Map, 1900, 1911, 1925. Interviews with Florence Turner and Ed Nutall, by Pat Erigero, 1983.

NEGATIVE NO: IV-A-9, 10  
 SLIDE NO: \_\_\_\_\_

RECORDED BY: Patricia Erigero  
 DATE: 1983

SHPO INVENTORY NO.: \_\_\_\_\_

OREGON INVENTORY OF HISTORIC PROPERTIES  
HISTORIC RESOURCE INVENTORY FORM - TWO

NAME: Edward and L.C. Nutall Residence

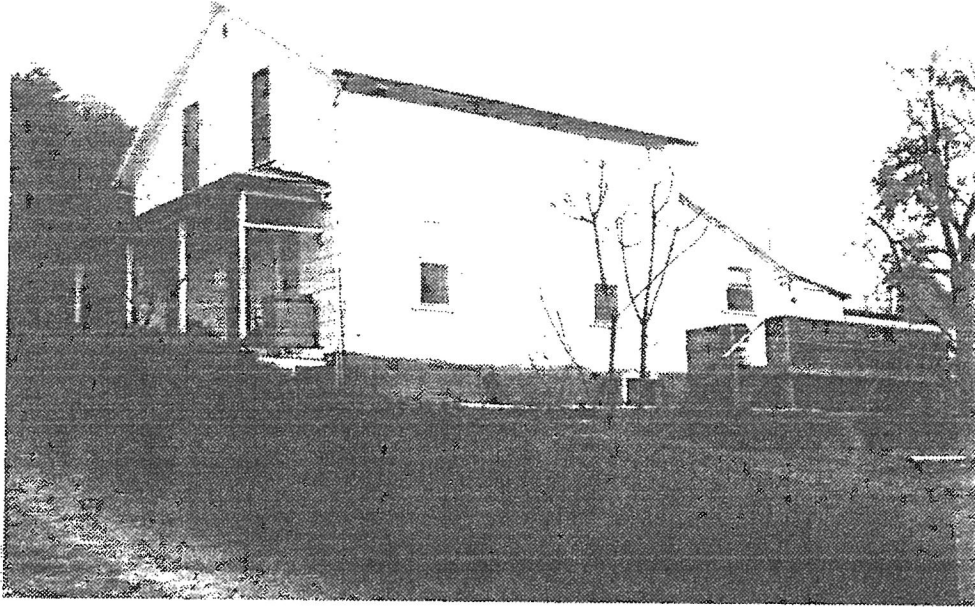
T/R/S: 3-1E-1AA

TAX LOT 3400

ADDRESS: 803 Fifth Avenue

QUADRANGLE: Oregon City

\*\*\*\*\*

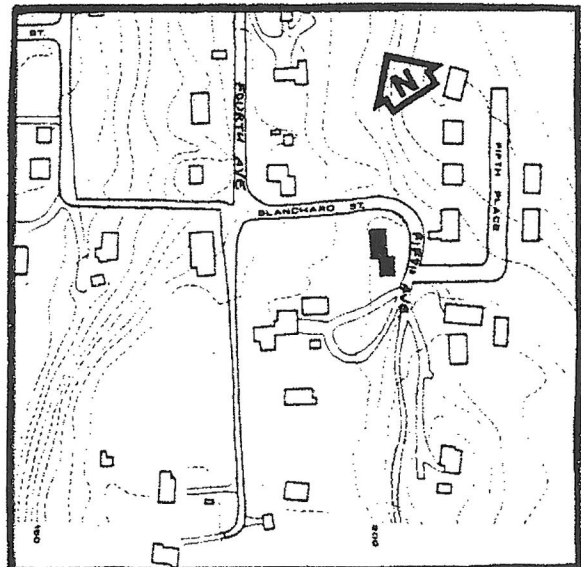
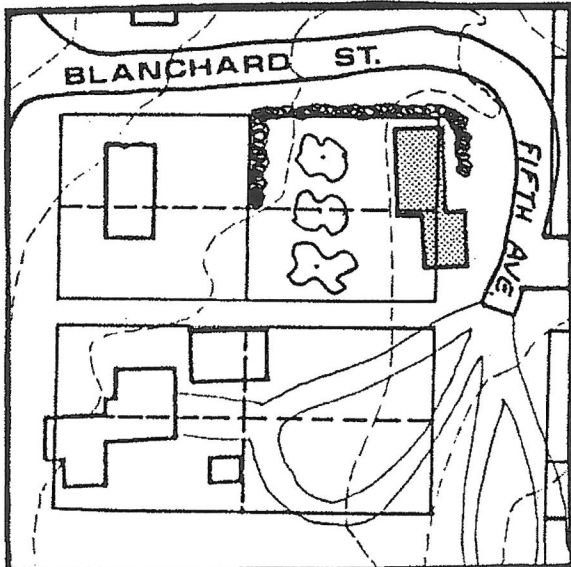


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NEGATIVE NO. IV-A-9, 10

SLIDE NO. \_\_\_\_\_

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GRAPHIC AND PHOTO SOURCES: Base Map of Canemah. Oregon City Planning Department  
Photograph, 1988.

SHPO INVENTORY NO.: \_\_\_\_\_

## Oregon Historic Site Form

Nuttall, Edward & L C, House  
803 5th Ave  
Oregon City, Clackamas County

## LOCATION AND PROPERTY NAME

address: 803 5th Ave ☐ apprx. addr

Oregon City ☐ vcnt Clackamas County

## Optional Information

assoc addresses:  
(former addresses, intersections, etc.)

location descr:  
(remote sites)

historic name: Nuttall, Edward & L C, House

current/  
other names:

block nbr: \_\_\_\_\_ lot nbr: \_\_\_\_\_ tax lot nbr: \_\_\_\_\_  
township: 3S range: 1E section: 1 1/4: \_\_\_\_\_  
zip: \_\_\_\_\_

## PROPERTY CHARACTERISTICS

resource type: Building height (# stories): 1.5

elig. evaluation: eligible/contributing

primary constr date: 1900 (c.) ☒ secondary date: \_\_\_\_\_ (c.) ☐  
(optional--use for major addns)

primary orig use: Single Dwelling

secondary orig use: \_\_\_\_\_

primary style: MID-19TH & LATE VIC.: Other

secondary style: Vernacular

primary siding: Shingle

secondary siding: \_\_\_\_\_

plan type: \_\_\_\_\_

total # eligible resources: \_\_\_\_\_ total # ineligible resources: \_\_\_\_\_

NR status: Listed in Historic District

NR date listed: \_\_\_\_\_ (indiv listed only; see  
Grouping for hist dist)

orig use comments: \_\_\_\_\_

prim style comments: \_\_\_\_\_

sec style comments: \_\_\_\_\_

siding comments: Wavy butt asbestos

architect: \_\_\_\_\_

builder: \_\_\_\_\_

comments/notes: Attached garage; shed roof addition at rear; faces Blanchard

## GROUPINGS / ASSOCIATIONS

survey project Canemah Historic District

Listed Historic District

name or other

grouping name Canemah Historic District RLS Survey Update 2007

Survey & Inventory Project

farmstead/cluster name:

external site #: \_\_\_\_\_  
(ID# used in city/agency database)

## SHPO INFO FOR THIS PROPERTY

NR date listed: \_\_\_\_\_ NHD

ILS survey date: \_\_\_\_\_

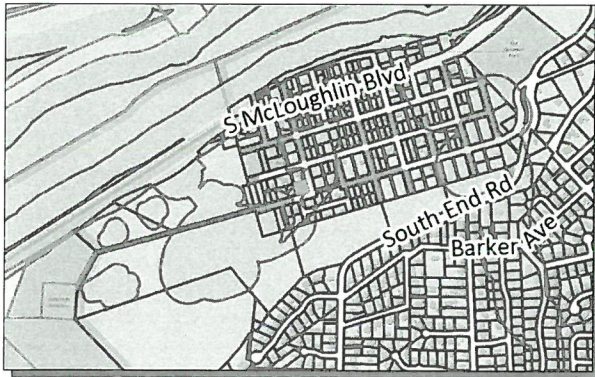
RLS survey date: 6/1/2007

Gen File date: \_\_\_\_\_

106 Project(s)

Southeast facade, looking northwest





Overview Map

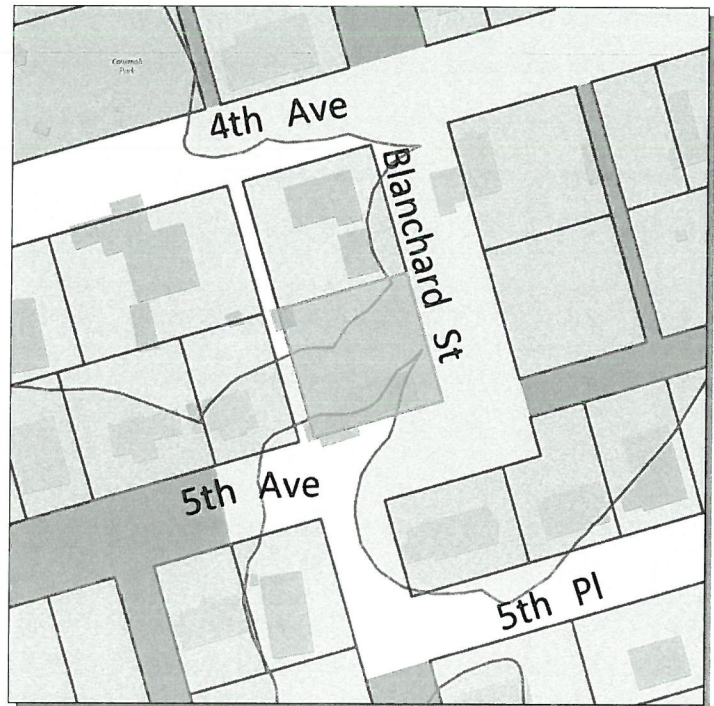
**Taxlot Information**

APN: 3-1E-01AA-03400

Alt ID: 00743244

Site Address: 803 5TH AVE  
OREGON CITY, OR 97045

Year Built: 1900



Taxlot highlighted in blue

**Taxpayer Information**

Taxpayer: LINDA S THOMPSON

Address: 803 5TH AVE  
OREGON CITY, OR 97045**Reference Information**

Parcel Area (acres - approx): 0.2

Parcel Area (sq. ft. - approx): 9,583

Twn/Rng/Sec: 03S 01E 1

Tax Map Reference: 31E01AA

**Values**

Values as of: 12/12/2017

Land Value (Mkt): \$129,250

Building Value (Mkt): \$118,350

Exempt Amount: \$0

Net Value (Mkt): \$247,600

Note: The values above are Market, NOT Assessed values.

Assessed Value: \$122,218

**Planning Designations**

Zoning: R6

- 6,000 Single Family Dwelling District

Comprehensive Plan: Ir

- Residential - Low Density

Subdivision: CANEMAH

PUD (if known):

Neighborhood Assn: Canemah NA

Urban Renewal District: Not in an urban renewal district

Concept Plan: Not in a concept plan area

Historic District: Canemah Historical District

Historic Designated Structure? Y

In Willamette Greenway? Y

In Geologic Hazard? Y

In High Water Table Area? N

In Nat. Res. Overlay District (NROD)? Y

In 1996/FEMA 100 Yr Floodplain? N

In FEMA Floodway? N

In Sewer Moratorium Area? N

In Thayer Pond Fee Area? N

In Beaver Creek Rd Access Plan Area? N

In Barlow Trail Corridor? N

The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, surveying or navigation purposes. Notification of any errors is appreciated.

Report generated 7/2/2018 11:20 AM

City of Oregon City  
PO Box 3040  
625 Center St  
Oregon City, OR 97045  
(503) 657-0891  
www.oregoncity.org



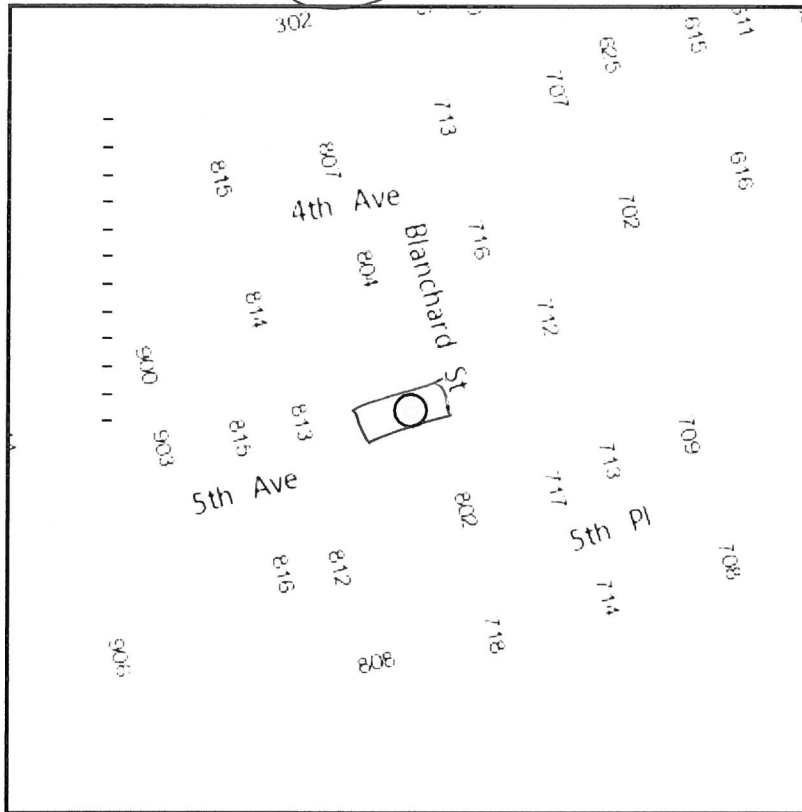
# Property Zoning

Please enter your address: 803 5th Ave

Check Address

803 5TH AVE is zoned

L6



The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information, maps and data contained herein. This data is for informational purposes only and should not be used for legal, engineering, or surveying purposes. This data is provided with the understanding that it is not guaranteed to be correct or complete, and conclusions drawn or decisions made from such information are the responsibility of the user. The City of Oregon City assumes no

feedback

Bid # 2

ELK RIDGE CORP.  
1934 SE 155TH PLACE  
PORTLAND OR 97233  
(971)219-3968

ELK RIDGE CORP.

LINDA THOMPSON  
803 5TH AVENUE OREGON CITY 97045

**Estimate #** 0001894

**Estimate Date** 03/22/2018

Item	Description	Unit Price	Quantity	Amount
	PRESSURE TREATED SUBSTRUCTURE (TO BE HIDDEN UNDERNEATH)	529.00	1.00	529.00
	NEW DECK T/G FIR DECK SURFACE WOOD TO MATCH HISTORICAL SURFACE	12.00	84.00	1,008.00
	ROUGH CUT DIMENSIONAL LUMBER TO MATCH HISTORICAL LEDGER	20.00	4.00	80.00
	RECLAIMED SHIPLAP DECK SIDING TO MATCH EXISTING ORIGINAL SUBSIDING	1.50	270.00	405.00
	HARDWARE FOR SUB STRUCTURE	560.00	1.00	560.00
	PATIO PAINT(GREY)TO MATCH EXISTING /NEW RAIL PAINT (WHITE)	30.00	7.00	210.00
	SUBSURFACE CONCRETE PADS	10.00	4.00	40.00
	NEW HANDRAIL DOUG FIR TO MATCH HISTORICAL HOMES IN SAME ERA AND STYLE	289.00	1.00	289.00
	NEW 4' DOUG FIR SAFETY STEPS WITH RAIL PAINTED	341.00	1.00	341.00
Hours	CONTRACTOR LABOR	25.00	55.00	1,375.00
<b>NOTES:</b> CURRENT SUBSTRUCTURE ROTTED AND SAGGING IN CRITICAL SUPPORT AREAS. TO PRESERVE THIS DECK AND THE OVERHANG IT SUPPORTS, THE ENTIRE SUBSTRUCTURE HAS TO BE REBUILT SOON. PICTURES ATTACHED FOR PROPOSED NEW SAFETY RAILING AND SAFETY STEPS.				
<b>Subtotal</b>				4,837.00
<b>Total</b>				4,837.00
<b>Amount Paid</b>				0.00
<b>Estimate</b>				\$4,837.00

*Bid #2*

## BYRD & SONS CONSTRUCTION

**P.O. BOX 63 COLTON OR 97017**  
**503 709-6693**  
**CCB# 113642**

linda thompson  
803 5 th ave  
oc or 97045

bid

replacement of front porch per historical guide lines using correct materials.

replace sub framing  
decking  
post  
railing  
stairs

paint

labor/ materials/ clean-up	8,400.00
----------------------------	----------

thank you for your business

jim byrd

~~photo~~ photo  
2017

Apr 17, 2017

Listed (Active)

\$298,890

[Learn More.](#)

## Activity for 803 5th Ave





Search Oregon City 97045

Transportation in 97045



17 min

Car-Dependent  
Walk Score®



33 min

Some Transit  
Transit Score®

*Basic  
+ Idea*

Map of 97045 showing transportation scores

How the Best Score in each city is calculated: The Best Score is the highest score for a location in a city, based on the location's proximity to transit and walking routes.

Real Estate Sales (last 30 days)



Joe Clifton  
Redfin Agent

~\$375K Offer

3 Beds, 2 Baths, ~1,250 Sq. Ft. House

Winning Offer

7%

3

4

—

View Map

View Photos

View History

View Details

Offered above asking price with a quick close.

