



**PRESERVATION GRANT
HISTORIC REVIEW BOARD
July 17, 2018**

FILE NO.: HR 18-08 (PG 18-02 Preservation Grant)

**APPLICANT/
PROPERTY OWNER:** Linda Thompson
803 5th Avenue
Oregon City, OR 97045

LOCATION: 803 5th Avenue
Oregon City, Oregon 97045

REQUEST: The applicant wishes to repair/rebuild a portion of the front porch along with providing new railings and stairs. The home is a designated structure known as the Joseph and Edward & LC Nutall House

REVIEWER: Christina Robertson-Gardiner, AICP, Senior Planner

RECOMMENDATION: Staff Recommends Conditional Approval of HR 18-08 (PG 18-02)

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

Grant Proposal:

The applicant is seeking a grant of \$1000 to replace materials on the deck and build new railings and front steps on the Edward Nutall Residence. The owner is currently rehabilitating the house and this is one of many projects.

Railings are required on porches remodels if the under or support structure of the porch is being rebuilt and if the porch is over 30 inches in height (measured 3 feet from the porch) Staff is not sure if the need for railings is required by code, or being proposed by the applicant.

The applicant has provided two bids by Elk Ridge Corp (4,837.00) and Byrd & Sons Construction (\$8,400.00). However, the Byrd and Sons bid has little to no information on the porch materials

The applicant did not provide detailed plans for this grant. She submitted a simple drawing of the porch overlaid on a photo of the house. That being said, the bid by Elk Ridge does provide enough detail to understand what is being proposed.

The Historic Review Board will need to answer the following questions before determining if this grant should proceed as proposed.

- Should Preservation Grant money be used for the construction of compatible but not original railings on porches? Does this decision change if the railings are triggered by building code?
- Should this grant application be continued to the August meeting to allow the applicant to provide more detailed plans for approval? Or, can the Historic Review Board provide adequate Conditions of Approval to provide direction to both staff and the applicant?



Figure 1. Vicinity Map



Figure 2. Front facade



Figure 3. Front/side elevation



Figure 4. Applicant's Submittal

Project Bids

The applicant has provided two bids by Elk Ridge Corp (4,837.00) and Byrd & Sons Construction (\$8,400.00). However, the Byrd and Sons bid has little to no information on the porch materials

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 \$1,000.

Property Description (1983):

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. The Vernacular structure was built c. 1895.

Statement of Significance:

Edward Nutall was a weaver in the Oregon City Woolen Mills. This house is significant for its age. In the NR District, the dwelling is classified as a Primary structure.

Staff Recommends the Following Conditions for Grant Approval:

1. The applicant shall provide additional detail on the design of the railings to staff based on the recommendation and direction of the Historic Review Board before commencing work.
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 pick up at the Community Development Division, 698 Wanrer Parrot Road.
4. **The project must be completed by January 20, 2019** 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, for work already in progress or completed, or labor completed by a non-licensed contractor.

Exhibits

1. Grant Application and materials
2. Historic Resource Inventory Form for 803 5th Avenue