



OREGON CITY

Community Development – Planning

221 Molalla Ave. Suite 200 | Oregon City OR 97045

Ph (503) 722-3789 | Fax (503) 722-3880

**PRESERVATION GRANT
HISTORIC REVIEW BOARD
August 21, 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. The home is a designated structure known as the Joseph and Edward & LC Nutall House.

REVIEWER: Christina Robertson-Gardiner, AICP, Senior Planner
Kelly Reid, AICP, 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.

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

The applicant has provided two bids by Elk Ridge Corp (\$4,267.00) and Byrd & Sons Construction (\$8,400.00). However, the Byrd and Sons bid has little to no information on the porch materials. The applicant prefers to use the Elk Ridge bid.

The applicant did not provide detailed plans for this grant. She submitted photos of the porch existing condition and bids describing the work. According to the bid, the work includes:

- Replacement of porch substructure with pressure treated wood and hardware
- Replacement of deck surface and siding with fir wood
- Painting of deck
- New fir steps



Figure 1. Vicinity Map



Figure 2. Front facade



Figure 3. Front/side elevation

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. The applicant prefers to use the Elk Ridge bid.

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. Applicant shall obtain all required building permits.
2. Porch deck boards shall match original (typically perpendicular to house wall).
3. No pressure treated wood or incised lumber shall be visible.
4. Any other changes to the porch, such as railings, shall be reviewed against the HRB guidelines and approved through the appropriate process.
5. 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)
6. 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.
7. **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.
8. Grants are considered taxable income and must be reported on your income tax return as required by law.
9. 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