



**PRESERVATION GRANT
HISTORIC REVIEW BOARD
July 26, 2016**

FILE NO.: PG 16-03

**HEARING DATE /
LOCATION:** July 26, 2016
Oregon City, City Hall – Chambers
625 Center Street
Oregon City, Oregon 97045

**APPLICANT/
PROPERTY OWNER:** Kari Freeman
916 Washington Street
Oregon City, Oregon 97045

LOCATION: 916 Washington Street
Oregon City, OR 97045
Clackamas County Map 2-2E-31AA, Tax Lot 10000

REQUEST: The applicant is seeking grant approval to repair five windows on an individually designated historic home in the McLoughlin Conservation District.

REVIEWER: John Stutesman, AICP, Planner

RECOMMENDATION: Staff Recommends Conditional Approval of PG 16-03

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

HRB Policy #10- Window Repair and Replacement:

Original wood windows are important architectural features in any historic building. They are the “eyes” of the structure and they convey a sense of handcraftsmanship and detail that cannot be achieved with substitute materials. The Historic Review Board (HRB) maintains that original windows should be retained and repaired whenever possible and replacement of windows should be with in kind materials. For all exterior alterations, involving windows, ... the applicant will provide a determination of the window’s architectural significance and condition to assist the Historic Review Board to determine the repair and replacement options for the property. (Adopted October 25, 2001)

Grant Proposal:

The applicant is seeking grant approval to repair and replace, with in-kind materials, on dining room and bedroom window sashes to a designated historic home in the McLoughlin Historic Conservation District. The grant proposal includes the following construction:

Dining Room (3 Windows): Work will include the fabrication and installation of vintage style sash replacements for three (3) dining room windows.

Upstairs Bedroom (2 Windows): Work will include the fabrication and installation of vintage style sash replacements to two (2) upstairs bedroom windows.

Project Bids

The applicant sought and received two bids window contractors which are included with the applicant’s materials. Based on the bids, the applicant plans to hire Chosen Wood Window Maintenance, Inc. of Canby, Oregon for this window sash repair project. The applicant is seeking grant reimbursement for \$1,060 of the \$2,240 project cost.

Grant Funding:

Projects in excess of \$2,000 are eligible to receive 50% of the cost for the initial \$2,000 project value, plus 25% of the project value over \$2,000, up to a maximum grant of \$3,000.

The City recommends the applicant receive funding for the estimate from Chosen Wood Windows of \$2,240

50% of the cost for the initial \$2,000 project value ($\$2,000 * 0.5$) = \$1,000

25% of the project value over \$2,000 ($\$240 * 0.25$) = \$60

If approved, the grant applicant would receive a grant amount of \$1,060.

Description and Statement of Significance:

The Huntley, C.G. two story house, constructed in 1896, is a good example of the Queen Anne style, with a complex plan shape and multiple gables. A hip roof porch wraps around the north, west, and south sides of the house with decorative turned columns, a spindle work frieze, and a turned balustrade. Gabled rectangular bays project out of the north and west sides of the house, cantilevered out over octagonal bays at the first floor level. A turret is located at the northwest corner of the house under an octagonal pyramidal roof. A second floor porch is covered by a small gable on the southwest corner of the house. The gables typically feature enclosed eaves with decorative barge moldings and sunburst patterns at the gable peaks. The second floor porch gable is pedimented with stick work in the gable end. The windows are typically 1/1 double-hung

wood sash with plain board surrounds, and the second floor windows set under paneled frieze.

Staff Recommends the Following Conditions for Grant Approval:

1. 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)
2. 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, 221 Molalla Avenue, Suite 221.
3. **Projects must be completed by June 30, 2017.** 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.
4. Grants are considered taxable income and must be reported on your income tax return as required by law.
5. Grants are not awarded for materials already purchased, or for work already in progress or completed.