



**PRESERVATION GRANT
HISTORIC REVIEW BOARD
8/20/2019**

FILE NO.: PG 19-04

**HEARING DATE /
LOCATION:** August 20, 2019
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 six windows on an individually designated historic home in the McLoughlin Conservation District.

REVIEWER: Kelly Reid, AICP, Planner

RECOMMENDATION: Staff Recommends Conditional Approval

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

Grant Proposal:

The applicant is seeking grant approval to repair, with in-kind materials, 12 window sashes on six double hung windows on a designated historic home in the McLoughlin Historic Conservation District, the C. G. Huntley House, built in 1896.

The windows are on the second story of the front façade, mostly on the turret. The Queen Anne home is a highly visible home in the district on a corner of Washington Street and 10th Street.

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.

Project Bids

The applicant plans to hire Chosen Wood Window Maintenance, Inc. for this window sash repair project. The applicant sought and received two bids in 2016 for a similar grant project. The bid includes full restoration of the window sashes along with re-ropeing to make the windows operable.

Grant Funding:

The Board has a precedent of granting projects in excess of \$2,000 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 estimate from Chosen Wood Windows is \$6,256.00.

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 ($\$4,256 * 0.25$) = \$1,064

If approved, the grant applicant would receive a grant amount of \$2,064. The Board may choose to award all of the funding now, or award \$1,000 now and wait on the amount in excess of \$1,000 until the end of the grant cycle (June 30, 2020), as funding allows. If grant funding is awarded to other projects before that date, it would not be available for this project.

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, 698 Warner Parrott Rd.
3. **Projects must be completed by June 30, 2020.** 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.