



HISTORIC REVIEW BOARD

HISTORIC PRESERVATION GRANT PROGRAM

The Oregon City Historic Review Board's renovation grant program makes funds available to property owners of [*Locally Designated*](#)¹ historic buildings desiring to make *exterior* rehabilitation or renovation improvements; *structural improvements*² to preserve the integrity of the structure may also qualify. The conditions of this program require that all improvements and projects be in keeping with the architectural integrity of the structure. Applicants should attend the meeting to respond to any questions. Contact Kelly Reid, Preservation Planner at kreid@orcity.org to schedule a time to review your project.

The Board reviews applications on the fourth Tuesday of each month at their regularly scheduled board meeting. Complete applications received by the 2nd Monday of each month can be processed during that same month.

WHAT PROJECTS ARE ELIGIBLE FOR THE GRANT?

Projects considered maintenance work, such as reroofing or repainting a historic resource, are ineligible for the grant program. Projects that are restoring or renovating important historic features on the exterior of the historic resource are eligible for the program. Below are explanations of those features.

WINDOW REPAIR AND REPLACEMENT OF HISTORIC AND NON-HISTORIC WINDOWS

Grant money can be used to pay for a wide range of window repair issues: from reglazing, to re-hanging weights to rebuilding sashes. Staff has a list of [repair contractors](#) that specialize in historic windows, though you are not limited to the list. The grant can also pay to replace vinyl and aluminum sliders windows with more appropriate wood windows. 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 maintains that original windows should be retained and repaired whenever possible and replacement of windows should be with in-kind materials and should match the design detail of the original windows. If you are new to window repair and want to get yourself up to speed on the issue- The city has an extensive [window repair page](#) on the planning website for your perusal- Please note that grant money cannot be

¹ A list of locally designated buildings can be found on the Planning page of the city's website <https://www.orcity.org/planning>

² Such as a failing foundation or repair of failing beams or walls

Historic Review Board

Planning Division

Tel: 503-657-0891 Fax: 503-657-7892

*PO Box 3040
Oregon City, OR 97045*

paid for DIY repair. However, after you learn about the ease of window repair- you may be able to tackle some of the project yourself for overall project savings!

STORM WINDOWS

The Historic Review Board (HRB) will provide financial incentives to preserve original historic windows instead of window replacements. The HRB will therefore assist in the addition of wood-frame storm windows on houses *locally designated*. The goal of the HRB is to use a financial incentive to persuade the homeowner to keep the original windows instead of replacing them. Since storm windows are not part of a home's renovation but rather are energy and comfort upgrades, the grant will be less than the standard renovation grant of 50% of the project's cost. For glass wood-frame storm window grant requests, the HRB shall grant no more than 25% of the costs. Because of the limited energy savings, Plexiglas™ or similar materials instead of glass do not qualify under this program.

*****The Greenest Window Is Often the One That Is Already on Your House*****

EXTERIOR RESTORATION

These items can range from the restoration of porch details to replacing damaged wood siding with new wood siding that matches the original. The Historic Review Board will be reviewing your request based on how it affects the significance of your building. That is, projects that give "the most bang for your buck" will be rated higher than smaller more detailed projects. While not always possible, projects that affect public elevations will be viewed more favorably than those that affect a side of the house not seen by the public.

GRANT APPLICATION MATERIALS

1. The Preservation Grant Application
2. A copy of your building's [inventory form](#) (found online at www.orcity.org).
3. A copy of the Oregon City [property zoning report](#) for your property (found online at www.orcity.org).
4. Provide **TWO** detailed bid sheets for proposed repair work. **Include copies of at least two bids** with the application, or provide a written explanation of why only a single bid was warranted.
5. Fill out a Window Survey Form for each window being repaired or replaced (attached to packet), which provides a determination of the window's architectural significance and condition. (if applicable)
6. Provide detailed specifications of the proposed window replacement or storm window. (if applicable)



Grants are awarded each month on a first come first serve basis based on the funding available. (Provided you meet the requirements of the grant program.) The Grant Program has a grant cycle of July 1 – June 30 with \$5,000 to award annually.

REVIEW CRITERIA FOR ALL PROJECTS:

The Board will review and approve projects that are in keeping with the historic integrity of the structure, subject to the following conditions:

- i. Applicants are limited to \$3,000 of grant funds every two years. You may phase your project within the two year time period; **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.
- ii. Historical restoration and renovation projects will be given priority over periodic historically appropriate maintenance-type projects. For example, a project to restore architectural details such as porch railings or removing contemporary siding will be given priority over maintenance/repair projects. Conditions of approval may be applied to a project.
- iii. 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.
- iv. In the Canemah National Historic District, all *Historic Contributing* structures are eligible. Owners of *Historic Non-Contributing* properties are required to submit a complete renovation plan, including the scope of the work to be completed and the timeframe. The Board will consider awarding funds for the final phase of the renovation, so that, upon completion, the structure would then be eligible for *Historic Contributing* status (contact preservation staff to determine what category your house falls into).
- v. Grant recipients are required to display a sign (available from the Community Development Department upon grant approval) identifying the project as having received grant funding.
- vi. Projects must be completed within the budget cycle of when the grant is awarded (July 1 – June 30). Funds are distributed to the owner (not the contractor) upon completion of the project. If you believe that you need an extension, please contact staff as soon as possible to get on the next agenda to request the extension.
- vii. Grants are considered taxable income and must be reported on your income tax return as required by law.
- viii. *Grants are not awarded for materials already purchased, or for work already in progress or completed.*
- ix. The Historic Review Board reserves the right to grant approval of any application above the \$1,000 limit and on a first come first serve basis if it can be determined that waiting for approval through the competitive process may affect the integrity of the building and/or it can be found that proposed project and historic resource are of city-wide importance and should be reviewed outside of the prescribed process or if left-over grant funds are available.

Questions about the program or the application should be directed to Kelly Reid at (503) 496-1540 during regular business hours, or e-mail at kreid@orc.org.



CITY OF OREGON CITY

Historic Review Board

698 WARNER PARROTT ROAD
OREGON CITY, OREGON 97045
TEL (503) 722-3789
FAX (503) 722-3880

Historic Preservation Renovation Grant Application

Please Print Clearly

Grant Application File # _____ (staff to fill out)

Date: 9.04.2019 Applicant Name: Wendy Marshall

Site Address: 115 Madison Street

Phone Number: 503.358.7882 E-mail address: wendypaddles@gmail.com

Historic Name: Annie Busch House Architectural Style: Vernacular

Previous Grant Approval File #'s N/A Total Amount _____

How did you hear about the program?: Searching City website for historic alteration info

Attach a written narrative that addresses the following:

1. **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.
2. **Historic Significance:** Describe how the project will enhance the historical nature of, or preserve, renovate or rebuild, the historical aspects of the structure.
3. **Historical Documentation:** If applicable, include any physical evidence such as old paint lines, original moldings, historic photographs, etc. that support your request to alter the exterior.

Photographs: Submit a “before” photo of the project site. An “after” photograph is required upon completion of the project. **Digital photos should be submitted via an e-mail attachment.**

Project Costs: Attach the contractor’s bids, or a list of detailed estimates for materials. Eligible labor costs are limited to those performed by a licensed contractor in the state of Oregon. (Example of materials estimates: Paint: 10 gallons @ \$25/each = \$250; Siding (drop lap): 600 feet, 1" x 6" @ \$1/foot = \$600).

Cost Estimate/Bid #1: \$22,220 **see note below**

Cost Estimate/Bid #2: \$8990
 \$12,690
 \$8025

Total grant amount requested (up to 50% of project cost, maximum \$1000): \$1000

Note: obtaining estimates this time of year was difficult. Apex, the selected contractor, was the only one that can provide all needed work. I have attached other roof and paint estimates for comparison, though they did not provide line item breakdowns. It is critical to have the work done prior to wet weather to protect the structure from water damage, and not wait for more quotes.

Project Scheduling:

Beginning Date: Sep 2019 Completion Date: Sep/Oct 2019

Projects must be completed within the grant cycle of July 1 – June 30. Contact staff if you need an extension. Contact staff 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 Oregon City Design Guidelines for Exterior Alterations and agree to do the project as submitted and approved within the grant cycle. I will notify the Board when I begin the project and when the project is completed.

Signature: Wendy Marshall Date: 9.04.2019

115 Madison Street

Narrative

9.04.2019

The house was constructed in 1901-1909. Many elements of the structure have been neglected for some time, and past work was of poor quality. Structural and exterior work is planned to rehabilitate and renovate the structure, preserving its historical character.

A past fire burned several rafters in the attic above the living room. The damage was not properly repaired, and the roof structure will deteriorate if not repaired. The structural stability is in question and needs to be repaired before the contractor can place weight on the structure to replace the roofing. The area is approximately 12' x 16'. A building permit will be submitted for this work.

The aging roof is in extremely poor condition, with curling shingles, major loss of granules, and faulty flashing. The roof requires immediate replacement to protect the structure. The existing roof is composed of composite shingles, with one section of rolled roofing at the front elevation. New shingles will be a basic style in a neutral color, to honor the simple vernacular style of the structure. There is a high risk for significant damage if the roof is not replaced. The new roof is intended to replace and mimic the style of the existing roof, and is not intended to alter the historic style of the home.

To further protect the structure from water damage, the failing, leaking metal gutter system will be replaced with painted aluminum gutters.

Restoration and painting of the siding and trim will complete the exterior renovation. Aside from the prep work typically required prior to painting, there are several areas that will be repaired/corrected to restore the siding. Prior painting was done without consideration of the previous poor-quality siding repairs, with poor seams and joints that are susceptible to water intrusion.

There is a section of siding on the upper east facing façade, visible from the right-of-way, that has been shoddily replaced in the past with cheap siding material and will be replaced with the channel-drop style to match the original.

The north façade is visible from the right-of-way. A prior renovation resulted in a section of the original channel drop siding being haphazardly placed over a previous door opening. This patch will be recut and repositioned to fit properly into the hole to reestablish the exterior wall surface. The original channel drop

siding will be utilized to the maximum extent possible, with any replacement pieces being carefully installed to restore the original look.

Where windows are smaller than the originals, the prior poor-quality siding repairs are obvious and will be fixed.

The existing paint was applied very poorly. There are several instances of exposed wood, dry rot, bubbled paint, paint peeling off in sheets, broken siding and trim, caulking failure, and sap breaching the paint around the window trim. The new paint will preserve the integrity of the structure by providing protection from the elements.

The painting scheme has been selected to honor the simplicity of vernacular style, while allowing a "pop" of color on the front entrance. The siding will consist of one neutral dark gray color. The trim will be white. Other than the window frames, most of the trim, such as corner and fascia boards, are now painted the same color as the siding. The large trim boards are a distinguishing feature of the home and will be accented with the white trim color.

Obtaining estimates for all the work at this time of year was difficult. The selected contractor, Apex Home Solutions, was able to bid the entire project. I have attached all other quotes I was able to obtain for reference.

I understand all the work items may not qualify for grant consideration, but I believe the materials in this application demonstrate proposed renovations that will protect and enhance the historic structure for years to come.

Thank you for your consideration,

Wendy Marshall

115 Madison Street

Oregon City, OR 97045

wendypaddles@gmail.com

503.358.7882

OREGON CITY HISTORIC RESOURCE SURVEY FORM

Street Address: 115 MADISON ST				City: OREGON CITY	
USGS Quad Name: Oregon City		GPS Latitude: 45 21 05 N		Longitude: 122 36 24 W	
Township: 02S	Range: 02E	Section: 31	Block: 13	Lot: 10	Map #: 22E31DB Tax Lot #: 1800
Date of Construction: c. 1909		Historic Name: Busch, Mrs. Annie, House		Historic Use or Function: Domestic - single dwelling	
Grouping or Cluster Name: NA		*Current Name or Use: Domestic - single dwelling		Associated Archaeological Site: Unknown	
Architectural Classification(s): Vernacular			Plan Type/Shape: Rectangle		Number of Stories: 1.5
Foundation Material: Concrete			Structural Framing: Unknown		Moved? No
Roof Type/Material: Gable / Composition shingle			Window Type/Material: aluminum sliders		
Exterior Surface Materials Primary: Channel drop			Secondary:		Decorative:
Exterior Alterations or Additions/Approximate Date: Porch; rear deck; full window replacement; door on north side sided over; front door					
Number and Type of Associated Resources: None					
Integrity: Fair		Condition: Good		Local Ranking: Designated Historic Site National Register Listed? No	
Potentially Eligible: <input type="checkbox"/> Individually or <input type="checkbox"/> As a contributing resource in a district Not Eligible: <input type="checkbox"/> Intact but lacks distinction <input checked="" type="checkbox"/> Altered (choose one): <input checked="" type="checkbox"/> Reversible/Potentially eligible individually or in district <input type="checkbox"/> Reversible/Ineligible as it lacks distinction <input type="checkbox"/> Irretrievable loss of integrity <input type="checkbox"/> Not 50 years old					
Description of Physical and Landscape Features:					
<p>This 1-1/2 story vernacular residence has a rectangular plan with an asymmetrical front elevation. It sits on a concrete foundation and is clad in channel drop siding with corner boards and a small water table. The rear portion of the structure is side gabled, while the front portion is an off center front gable with a change in slope to the south side, creating an extended shed roof that has been added/extended further to the south. The roof is covered with composition shingling. There is a large frieze board. The windows are primarily aluminum sliders with wide surrounds. There is a deck to the rear and a north side door has been filled in with siding. The non-original front porch consists of a gable roof supported by posts on a concrete slab. There is decorative siding and a tie board.</p>					
Statement of Significance:					
<p>The house at 115 Madison Street may be one of fourteen houses built by Frank Busch in and around the McLoughlin District, evidenced by ownership by the Busch family around the time of construction. The Busch family owned many surrounding lots. Annie Busch purchased lot 11 from Helen Stratton in 1900 and lot 10 from Ira Rambo in 1909. Annie Busch sold lots 9, 10 and 11 to Peter Becker in 1919. Lars and Anna Swanberg purchased the three lots in 1922 and then sold them to Ed van Auker in 1931. Joseph and Mildred Erker purchased lots 10 and 11 in 1949 and sold them to Pearl Keopple in 1957. The heirs of Ms. Keopple sold the property to Willard and Mary May Ealls in 1961. City directories suggest that the Ealls and their six children rented the house beginning in the early 1950s. Mr. Ealls was employed by Industrial Aires. In 1969, the property was sold to Emil Krause.</p>					

Researcher/Organization: Carin Petersen / HPNW			Date Recorded: 5/11/2002		
Survey Form Page 1		Address: 115 MADISON ST		Local Designation #	
				SHPO #	

Taxlot Information

Parcel Number (APN) 2-2E-31DB-01800
Primary Situs Address 115 MADISON ST
OREGON CITY, OR 97045
County CLACKAMAS
Section T2S R2E S31
Latitude 45.351279
Longitude -122.606699
R Number (Alt ID) 00580124
Approx. Size (acres) 0.12167116
USGS Quad Name Oregon City
Within Oregon City Limits? Y
Urban Growth Boundary (UGB) Inside

**Political Boundaries**

Jurisdiction OREGON CITY
Voting Precinct 1.00000000
US Congressional District 5
Oregon House District 40
Oregon Senate District 20
Metro Council District 2
Metro Councilor Christine Lewis
Metro Councilor Email christine.lewis@oregonmetro.gov

Assessment & Value Information

Taxmap 2S2E31DB
Land Value (Mkt) \$85,588
Building Value (Mkt) \$175,170
Exempt Amount \$0
Net Value (Mkt)
Assessed Value \$153,887
Year Built (if known) 1901
Sale Date 201508
Sale Price \$245,000
Document Date 2015-08-31 00:00
Document Number 2015-068330
State General Prop. Code 101
County Tax Code 062002

Land Use and Planning

<i>Zoning</i>	R-6	<i>In Sewer Moratorium Area?</i>	N
<i>Comprehensive Plan</i>	LR	<i>In Thayer Rd Pond Fee Area?</i>	N
<i>Subdivision</i>	FALLS VIEW ADDITION	<i>In Beavercreek Rd Access Area?</i>	N
<i>Subdivision Plat Number</i>	40	<i>In Willamette River Greenway?</i>	N
<i>PUD (if known)</i>	0	<i>In Geologic Hazard?</i>	Y
<i>Partition Plat Number</i>	0	<i>In High Water Table Area?</i>	N
<i>Neighborhood Association</i>	MCLOUGHLIN	<i>In Nat. Res. Overlay District (NROD)?</i>	N
<i>Urban Renewal District</i>	NONE	<i>In 1996/FEMA 2008 100-yr Floodplain?</i>	N
<i>Historic District</i>	MCD	<i>In FEMA Floodway?</i>	N
<i>Historic Designated Struct.?</i>	MCD	<i>In Barlow Trail Area?</i>	N
<i>Concept Plan Area</i>	NONE	<i>Watershed</i>	Abernethy Creek-Willamette River
<i>Urban/Rural Reserve</i>		<i>Sub-Watershed</i>	Tanner Creek-Willamette River
<i>Reserve Name</i>		<i>Basin</i>	Willamette
		<i>Sub-Basin</i>	Middle Willamette

Service Districts

<i>Elementary School</i>	CANDY LANE/JENNINGS LODGE
<i>Middle School</i>	GARDINER MIDDLE
<i>High School</i>	OREGON CITY HIGH
<i>School District</i>	OREGON CITY
<i>Oregon Dept. of Ed. Dist. ID</i>	1928
<i>Natl. Cntr for Ed. Stats Dist. ID</i>	4109330
<i>Water District</i>	
<i>Park District</i>	
<i>Sewer District</i>	Tri-City Service District
<i>Fire District</i>	Clackamas Fire District #1
<i>Fire Management Zone</i>	6597
<i>Transit District</i>	Tri-County Metropolitan
<i>Garbage Hauler</i>	Oregon City Garbage Co.
<i>Garbage Hauler Phone</i>	(503) 656-8403

Census Information

<i>Census Tract</i>	224.00000000
<i>Census Block Group</i>	3
<i>Census Block Grp. Pop. (2010)</i>	611

Overlay Information

Category	Description	Acres	Percent Coverage
Parcel Statistics for: 2-2E-31DB-01800	Overall Acres	0.12	100.0%
FEMA 100 Yr Floodplain	In Floodplain (100 yr)	0.00	0.0%
Buildings	Built up % (approx)	0.03	23.5%
Geologic Hazards	In Geologic Hazard	0.12	100.0%
Steep Slopes	Slopes >= 25%	0.01	8.3%



Taxlot Detail Report

2-2E-31DB-01800

NROD	In NROD	0.00	0.0%
Willamette Greenway	In Willamette Greenway	0.00	0.0%
Vacant Lands (All)	In Vacant Lands	0.00	0.0%
Vacant Lands (Constrained)	In Vacant Lands (Constrained)	0.00	0.0%
Vacant Lands (Unconstrained)	In Vacant Lands (Unconstrained)	0.00	0.0%

SITUS Addresses

Address	Latitude	Longitude
115 MADISON ST	45.35125820	-122.60669632

Permits

Permit Number	Permit Type	Work Class	Description	Main Address	Permit Status	Issue Date	Expiration Date	Finalized Date
BE-18-0152	Electrical	Residential	Residential: <200 amp feeder and 2 circuits for Mini Split system (1) Service 200 amps or less (2) Circuits)	115 MADISON ST	Complete	03/27/2018	10/03/2018	04/06/2018
BM-02-0041	Mechanical	Residential	NEW GAS FURANCE	115 MADISON ST	Complete	02/08/2002	03/29/2003	05/02/2003
BM-18-0071	Mechanical	Residential	RESIDENTIAL - Install Daikin 2-ton ductless mini-split, one exterior unit with one interior unit.	115 MADISON ST	Complete	02/22/2018	10/03/2018	04/06/2018
BP-15-0244	Plumbing	Residential	Replace Sewer Line	115 MADISON ST	Complete	08/18/2015	02/16/2016	08/20/2015



BEFORE photos showing damaged siding and paint on exterior, and fire-damaged rafters in attic







Proposed color scheme: warm dark gray, white trim, accent door:





1118 Meadowview Court
West Linn, OR 97068
503-455-5900
www.apexhomespdx.com
CCB #222244
WA #APEXHHS816B9

Date: August 19th, 2019

PROPOSAL IS GOOD UNTIL AUGUST 30, 2019

Project Proposal

Homeowner's Name: Wendy Marshall

Address: 115 Madison street City/State/Zip: Oregon City, OR 97045

Phone: 503.358.7882 Email: wendypaddles@gmail.com

Owner agrees to purchase the materials described below, including installation, at the price stated from Apex Home Solutions, LLC. Owner hereby authorizes Apex Home Solutions, LLC. to furnish all such materials, labor and workmanship to install, construct and place the improvements described herein according to the following specifications, terms and conditions on the premises described below.

- I. Dry rot, if found, is not covered in the estimate. A additional charge of \$65 per man hour plus materials will be added.
- II. If excessive items need to be moved away from the house to complete project, a charge of \$50 per man hour will be charged.
- III. Building and landscaping will be protected during product removal. All construction related debris will be hauled off and disposed of.

Scope of Work / Materials & Products

RE-BUILD trusses that are burned (approx 15 feet) RE-SHEATH with 17/32 CDX Ply prior to installing new roofing system.	TOTAL INVESTMENT \$3,550
ROOF REFERENCED AS RF-4 ON THE HOVER REPORT	
Option 1 Titan underlayment sealing membrane with architectural shingles over.	TOTAL INVESTMENT \$1,628
Option 2 granulated roll out torch down roofing too match shingles best we can.	TOTAL INVESTMENT \$2,220
MAIN ROOF	
Option 1 - Owens Corning Duration shingle. Hot dipped nails. Ridge Vent. Warm wall intake vents. Deck defense underlayment. All new metal flashings, valley metal will be new. Deco ridge high profile ridge. (50 YR WARRANTY MATERIAL 10 YR LABOR)	TOTAL INVESTMENT \$ 7,188
Option 2- IKO Cambridge AR shingle. Eg nails. standard box vents. Pro armor underlayment. All new metal flashings. standard ridge shingles.(shingle is a limited lifetime shingle, you will get around 30 years out of it.	TOTAL INVESTMENT \$5,988
Replace approximately 40% of the barge and fascia boards due to rot.	TOTAL INVESTMENT \$650
Install new Facia style 4K gutters (same size as existing) aluminum with mechanical fasteners. No downspouts, client will be using rain chains supplied by owner. 131 lineal feet of gutter (referenced as eaves on hover report) Includes install, materials, disposal of old.	TOTAL INVESTMENT \$1,279
Spot fix various places of T-11. Includes materials, labor and disposal of debris.	TOTAL INVESTMENT \$550
PAINT HOUSE - scrape, prep & clean exterior of house. Pre-prime house with PEEL STOP , followed by a spot prime as needed to troubled areas with GRIPPER bonding primer. Top coat with RODDA' s top of the line exterior paint.	
IF HOUSE HAS LEAD ADD \$1,700 TO PAINT PROPOSAL.	TOTAL INVESTMENT \$6,875
IF DRYROT OUTSIDE OF THIS CONTRACT IS FOUND ADD \$65 A MAN HOUR + MATERIALS NEEDED.	

*10 year workmanship warranty, Manufacturer Warranty pertaining to products used.

Accepted by: _____

Owner signature

Date

Rep signature

Date

RJ Ramos
Enterprises Inc.
 8401 SE Powell Blvd
 Portland OR 97266

Office 503-233-1435
 Fax # 503-477-8195
 www.RJRamosConstruction.com



Date 8/12/2019 **Proposal #** 190399 **Expiration** 8/30/2019

Proposal

Customer Name & Address

Wendy Marshall
 115 Madison St
 Oregon City, OR 97045

Job Site

Wendy Marshall
 115 Madison St
 Oregon City, OR 97045

Contact Info

(503) 358-7882
 wendypaddles@gmail.com

Sales Rep

Jesse Rice

Mobile (503) 380-0792

Jesse@RJRamosConstruction.com

Service	Description	Qty	Cost	Total
Residential roofing	Replace existing roof with GAF Natural Shadow shingles (30 year). Limited lifetime warranty. Flat roof sections - Install New Roof TPO .060 mil (thermoplastic polyolefin). Standard Dens Deck 1/4" 4x8' Sheets Insulation.	1	8,990.00	8,990.00
Residential roofing	Tear off and recycle 1 layer of roofing. If we find more than one layer of old roofing materials during the tear off process, the cost for each additional layer to be torn off and recycled will be an additional \$40.00 per square.	0	0.00	0.00
Residential roofing	If any part of your roof is vaulted, this will require an additional cost for proper ventilation procedures.	0	0.00	0.00
Residential roofing	Flapper vents for bathroom, kitchen, and dryer exhaust. If needed, \$75 each.	0	75.00	0.00
	Prep process - We will cover the ground, walls, plants and gutters around the house with tarps and plywood if necessary. Clean up and removal of exterior debris shall be done upon completion. Included.		0.00	0.00
	Synthetic underlayment or felt. Included.		0.00	0.00
	Pro starter. Included.		0.00	0.00
	Leak barrier on valley's and chimney's only. Included.		0.00	0.00
	Drip Edge - a metal flashing that directs water away from the edge of the roof and helps to prevent water from getting behind the soffit edge or siding. Included.		0.00	0.00
	Non-caulk pipe flashings. Included.		0.00	0.00
	T-Metal on rakes. Included.		0.00	0.00
	GA Z-Ridge hip and ridge. Included.		0.00	0.00
	Step Flashing - L-shape flashing integrates the roof into the wall on chimney & skylights to keep water out. Included.		0.00	0.00
	3x5 & 5x13 flashing where roof meets the wall, chimney & skylights if needed. Included.		0.00	0.00
Residential roofing	Tuck point chimney - replaces the worn out mortar joints between bricks, prevents the collapse of the chimney by renewing its structural integrity. New counter flashing and new crown. (optional with an additional cost)	0	0.00	0.00
Residential roofing	New counter flashing around chimney - prevents future leaks and intrusions. (optional with an additional cost)	0	0.00	0.00

RJ Ramos
Enterprises Inc.
 8401 SE Powell Blvd
 Portland OR 97266

Office 503-233-1435
 Fax # 503-477-8195
 www.RJRamosConstruction.com



Date 8/12/2019 **Proposal #** 190399 **Expiration** 8/30/2019

Proposal

Customer Name & Address

Wendy Marshall
 115 Madison St
 Oregon City, OR 97045

Job Site

Wendy Marshall
 115 Madison St
 Oregon City, OR 97045

Contact Info

(503) 358-7882
 wendypaddles@gmail.com

Sales Rep

Jesse Rice
 Mobile (503) 380-0792
 Jesse@RJRamosConstruction.com

Service	Description	Qty	Cost	Total
Residential roofing	We cannot know if there is any dry rot until we remove the existing roofing material, if when we remove the roof, we find dry rot, we will charge a fee of \$65 per man hour plus the cost of materials.	0	65.00	0.00
Residential roofing	Any additional work other than what is in this proposal will be charged at a rate of \$65 per man hour plus the cost of materials.	0	65.00	0.00
Residential roofing	If plywood needs to be replaced we will use 1/2" CDX Plywood sheets at a rate of \$65 per sheet. Materials, labor and installation included.	0	65.00	0.00
	If any part of your roof is vaulted, this will require an additional cost for proper ventilation procedures.			
Residential roofing	It is a rare instance that there may be some light debris in the attic, open area, or garage caused from the roofing work. Any open structures or ceilings with no attic or sheetrock coverings can get some debris that could require more additional work for cleanup. If you would like us to do a full attic, garage or open area cleanup, the cost for this is an additional \$85.00 per man hour for labor.	0	85.00	0.00
	Disclaimers.			
	RJ Ramos is not responsible for any mold issues in the future with this basic roofing estimate. If you decide to choose the better roofing estimate, the warranty will cover mold issues and proper ventilation.			
	We are not responsible for damage to items that are not structurally sound including due to vibration from the roof installation, including siding that is cracked, rotted, chipped or in poor condition (including paint). Any additional labor is billed at our time and materials rate.			
	The state of Oregon Department of Environmental Quality may require testing for asbestos for any construction waste, roofing included. If any of your roofing material tests positive for asbestos, we will need to hire (or you can hire) a certified company who can handle asbestos abatement and disposal. You can find DEQ's asbestos rules in Oregon Administrative Rules 340, Division 248.			
	We require that all of the fire damage is fixed before we can install a roof on this house as explained in email.			
	We require the signed proposal and a 50% down payment before we can schedule the work. The remaining balance is due upon completion.			

RJ Ramos
Enterprises Inc.
8401 SE Powell Blvd
Portland OR 97266

Office 503-233-1435
Fax # 503-477-8195
www.RJRamosConstruction.com



Date	Proposal #	Expiration
8/12/2019	190399	8/30/2019

Proposal

Customer Name & Address

Wendy Marshall
115 Madison St
Oregon City, OR 97045

Job Site

Wendy Marshall
115 Madison St
Oregon City, OR 97045

Contact Info

(503) 358-7882
wendypaddles@gmail.com

Sales Rep

Jesse Rice
Mobile (503) 380-0792
Jesse@RJRamosConstruction.com

Service	Description	Qty	Cost	Total
	<p>Payments made with a credit card will have a 3% processing fee. Other options available are check, money order, bank transfer or cash. If you are paying with a credit card please contact our office to make this payment.</p> <p>We do offer 12 month financing. Please let your representative know if you are interested in receiving information on this option.</p> <p>By signing below you accept this proposal and acknowledge you have received all CCB Customer Rights Notices including our CCB License and Insurance Information.</p> <p>_____ Signature</p> <p>_____ Date</p>			
		Total		\$8,990.00



www.newerapaintingllc.com

Licensed, Bonded, & Insured · OR CCB+ 212348
LEAD BASE PAINT CERTIFICATE LBPR212348

503 8750850

EXTERIOR PROPOSAL

DATE : August 13, 2019

Name: Wendy Marshall	Home Phone:
Address: 115 Madison Street Oregon City	Work Phone:
E-Mail= wendypaddles@gmail.com	Cell Phone : (503) 3587882
ESTIMATE # 59	Fax:

Five Year Warranty

Benjamin Moore
Regal Select

EXTERIOR PAINTING

Scope of Work

Trim Paint: We will apply two coats of paint on of Benjamin Moore (Regal Select)

- Windows Trim
- Gutters
- Fascias
- Corners Post
- Doors Trim
- Downspouts

Eaves with soffits : We will apply two coats of Benjamin Moore (Regal Select)

Front Door: We will apply two coats of Benjamin Moore (Regal Select)

Front Porch Ceiling: We will apply two coats of Benjamin Moore (Regal Select)

Front Porch Columns: We will apply two coats of Benjamin Moore (Regal Select)

Additional Information cost of Paint.

DESCRIPTION	UNIT PRICE	TOTAL GALLONS	TOTAL
Body Paint Benjamin Moore (Regal Select)	\$48.98	25	\$1,224.00
Trim Paint Benjamin Moore (Regal Select)	\$48.98	7	\$342.00
Primer & Peel Bond Benjamin Moore	\$35.95	15	\$539.00
		TOTAL	\$2,105.00

NOTE:

We can help you to choose the right color for your home and applied a large sample for you.

- This estimate will be include POWER WASHING ALL HOUSE
- This estimate will be include POWER WASHING FOUNDATION
- This estimate does not include paint or stain Fence.

New Era Painting LLC professional craftsmen combine a systematic approach, vast knowledge of paint technology, product, and application, and meticulous attention to detail to deliver beautiful, long-lasting results to your home or business space. This is what our customers expect, and we're happy to provide it. New Era Painting LLC will be scraped to remove the loose and peeling paint, and we will applied Peel Bond primer this is an excellent primer that remains flexible and thus not crack out.

New Era Painting LLC will be provide the High Quality and best material, Stain, prime & paint for your home.

Process Includes:

Initial Walkthrough. Walter Mejia will walk the project with the Client on the first day, to review the project, check the colors and placement, and address any questions.

Daily Double. Walter Mejia will check with the Client twice a day to give an update on the project and answer any questions the Client might have.

Choose Colors: we can help you to choose the right color for your house.

Washing. We will power wash all previously painted surfaces on the building to help remove dirt and help prepare the surface for painting.

Moss & Mildew Prevention. We will apply a Mildewcide, as necessary, to inhibit moss and mildew growth in the areas to be painted. This must be done prior to painting.

Areas of Dry Rot.

Fascias, under Eaves, Roof lines, Window Casings and other areas that are subject to higher moisture exposure.

- Dig out the Dry Rot area
- Seal the area with End Rot.
- Fill the area and sand to a smooth surface.
- Prime the Patched area.

Dry Time. We will allow the house to dry to ensure that the surface is ready for the paint, using Electronic Moisture Meters to test the moisture content of the body.

Masking. We will thoroughly mask and protect all surfaces that are not to receive paint to ensure a neat and clean job. Typical surfaces to be masked may include the windows, doors, rooflines, fixtures, foliage, hardware, and decks.

Reset Nails. Nails that have popped out will be reset. Loose boards will be secured

Scraping. We will scrape loose paint from the siding, windows, fascias and doors.

Priming. We will prime all areas of the house that have bare wood, bare stucco or metal.

Caulking. We will caulk the trim around the windows, siding and doors as needed to help seal the house from moisture. (**we will use 55 year warranty Sherwin Williams paint caulking**)

Body Color. We will paint 2 Full Coats of BEJAMIN MOORE. (REGAL SELECT)

Trim Color. We will paint 2 Full Coats of BENJAMIN MOORE (REGAL SELECT) (**Windows, fascia's and Gutters**)

Cleanup. The job site will be kept clean on a daily basis, and all equipment will be removed at the end of the job.

Label Paint. We will leave the cans of labeled paint at the jobsite for the Client's use.

Project Completion. Walter Mejia will complete a final walk-through with the Client on the last day of the project. Once the Client approves of the project and clean-up, the Client will be required to give final payment and Satisfaction Survey to the Crew Leader.

Labor & Paint and Materials:	\$ 14,100.00
SPECIAL 10% off discount (Offer is good until September 2019)	\$ 1,410.00
Sub Total	\$ 12,690.00
Project to be completed for the total investment of	\$ 12,690.00

Payment Terms. A 50% down payment is required upon acceptance of this proposal. The balance is due at time of completion

Please make check payable to: New Era Painting LLC

To reserve painting appointment, please signed and E-mail your acceptance of the proposal to: Newerapaintingllc.com

Additional information:

A signed contract needs to be returned to New Era Painting LLC before work can begin.

Paint colors need to be chosen before work can begin. Please email or call our office with your colors at least one week in advance of your project.

Any estimated costs are based on the assumption that no hidden or unforeseen conditions exist. If contracted work should reveal conditions requiring an "Additional Work Order" the client will be notified. Additional work will not be completed without written consent of the client and the representative of New Era Painting LLC All additional work beyond the scope of the original proposal requires a 50% deposit to start, and a 50% balance due upon notification of completion.

Vehicles or other personal items must be removed from the area(s) to be painted. It is the responsibility of the homeowner to notify neighbors or others who may be affected by the project. New Era Painting LLC will not be responsible for damage or overspray to vehicles or items left within 25 feet of any areas to be painted.

Unless specified above, homeowner is responsible for moving all outdoor furniture, potted plants and personal items away from areas to be painted. New Era Painting LLC will make a reasonable effort to protect plants and landscaping from damage during preparation and painting by covering them with drop cloths and securing shrubs and/or trees away from house. New Era Painting LLC is not to be held responsible for plants or landscaping that is damaged in the course of painting.

Homeowner needs to provide a sink or outside area (with faucet) for equipment to be rinsed out.

2-3 bags of garbage will be added to homeowner's garbage during completion of project. No hazardous waste will be included in these bags. Please inform your crew leader as to where you would like the bags placed upon job completion.

This proposal is valid for 30 days from proposal date. Please read this proposal carefully and make sure that it contains all approved aspects of the job as discussed with the representative of New Era Painting LLC Anything not specifically stated in this proposal is excluded.

If signed by the Client, or other person authorized to enter into this agreement on behalf of the Client, this proposal shall become a legally binding Contract. This Contract constitutes the entire agreement and understanding of the parties. This Contract supersedes all prior understandings and agreements, whether written or oral, with regard to such matters. This Contract may be modified only in writing signed by both parties. This Contract may not be assigned without the written consent of the other party. This Contract binds the parties, their respective successors in interest, assigns and personal representatives.

New Era Painting, LLC. is not responsible for delays for any of the following reasons: failure of the issuance of any necessary building permits within a reasonable length of time, funding of loans, disbursement of funds into funding control or escrow, acts of neglect or omission of Client, or other subcontractors, acts of God, stormy or inclement weather, extra work ordered by Client, inability to secure material through regular recognized channels, scheduling delays, failure of Client to make payments when due, or delays caused by inspection or changes ordered by the inspectors of authorized governmental bodies, holidays, or other causes beyond New Era Painting LLC.'s reasonable control. Appropriate adjustments in the Contract price and profit thereon shall also be made to compensate New Era Painting, LLC. for its additional costs and overhead occasioned by such delays and extensions of time New Era Painting, LLC. assumes no responsibility for work done by others and shall not be liable for damages or defects occasioned by the neglect, negligence or actions of others. New Era Painting, LLC. warrants that the paint it applies will adhere to the material directly underneath. This warranty does not extend to any issues of de-lamination or bubbling off of previous layers of paint or other materials. New Era Painting, LLC. does not extend its guarantee to any paint other than that which it applied. Any settling of the house or damage caused by moisture is not covered in this warranty. New Era Painting LLC. is not responsible for latent or preexisting conditions. If New Era Painting, LLC. incurs expense resulting from repair or replacement of any part of its work because of damage to that work caused by the failure, repair, or replacement of the work of others, that expense shall be added to the Contract sum and the extra work shall be deemed to have been required by the Contract.

Hazardous Materials

Unless this agreement specifically calls for the removal, disturbance, or transportation of asbestos, polychlorinated biphenyl (PCB), lead based paint, mold, mildew or other hazardous substance, the parties acknowledge that such work requires special procedures, precautions, and/or licenses or certifications. Therefore, unless this agreement specifically calls for same, if New Era Painting, LLC encounters such substances, it shall immediately stop work and allow Client to test the premises or obtain a duly qualified hazardous materials contractor to perform additional work as may be necessary at Client's expense. New Era Painting, LLC. shall not be required to resume work in the affected area until it is determined that the hazardous material(s) has been removed or made safe for the continuation of work. Client must inform New Era Painting, LLC. of this in writing before work can continue. Unless otherwise specified in this Contract, any removal, remediation, or testing for such substances is not included in the scope of the work and will be treated as an extra cost item(s) under this Contract. Any work stoppage due to discovery or treatment of any hazardous substance shall be considered beyond the reasonable control of New Era Painting LLC.

The Client understands that Volatile Organic Compounds (VOC's) are human-made chemicals that are used and produced in the manufacture of many paints and related job materials. VOC's are regulated in many states. All materials used in the execution of work under this Contract will comply with all regulations set forth by any official government agency. It is the sole responsibility of the Client to make any and all arrangements needed for accommodations if needed or desired during the execution of the work described in this Contract.

New Era Painting LLC. agrees to dispose of all hazardous waste material that is brought onto the Client's premises in connection with the performance of work stated in this Contract, in a manner that is prescribed by federal, state and local laws and regulations. In the event that the Client wishes to retain any or all unused paint, New Era Painting LLC. Is automatically relieved of any further disposal obligation at any time.

Warranty

Unless otherwise agreed by both parties in writing, the sole warranty of the work shall be as follows: if, within Five (5) years from the final application for payment, deficiencies in the work occur due to improper workmanship, New Era Painting LLC shall correct the defective portions of the application, which shall be the Client's sole remedy. This correction is conditional upon the Client's delivery to New Era Painting LLC by certified mail within 10 days of first discovery of such conditions, and within one year from the date of final billing, written notification thereof. This warranty covers the siding and trim of the house; it does not cover fences, decks, handrails, doors, windows, horizontal surfaces, porch floors, steps or any moving parts included in the scope of the painting project. The Client agrees to hold harmless New Era Painting LLC for any work done on any of the Client's property. This warranty is not transferable.

THIS WARRANTY CONSTITUTES THE SOLE AND EXCLUSIVE WARRANTY MADE BY New Era Painting LLC. AND THERE ARE NO OTHER WARRANTIES, INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTY OF MERCHANTABILITY AND WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE AND ALL SUCH WARRANTIES ARE EXPRESSLY DISCLAIMED AND EXCLUDED BY THE PARTIES. THIS WARRANTY ALSO CONSTITUTES CLIENT'S EXCLUSIVE REMEDY AGAINST NEW ERA PAINTING LLC. INCLUDING FOR ALLEGED NEGLIGENCE OF NEW ERA PAINTING, LLC. AND OTHERWISE, AND NEW ERA PAINTING, LLC. SHALL NOT BE LIABLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES, INCLUDING LIQUIDATED, DELAY DAMAGES, OR OTHER DAMAGES.

Arbitration

In the event a dispute arises between the parties as to any matters relating to this agreement, said dispute shall be resolved by binding arbitration. Any party may request arbitration. The party requesting arbitration shall do so by giving notice to that effect to the other parties at the address specified in the Contract, specifying in the notice the nature of the dispute and a proposed panel of arbitrators. The CCB of the applicable state shall not be the forum for arbitration. If the parties are unable to agree on an arbitrator after (10) days, either party may petition the Circuit Court of the State of Oregon for the appointment of an arbitrator. The fees and expenses of any arbitration shall be born by the losing party. The prevailing party shall be entitled to recover its reasonable attorneys fees related to the arbitration and any appeal there from.

Acceptance of Proposal: The above price(s), specifications and conditions are satisfactory and hereby accepted. Payment will be made as stated above.

Signature of Client or Authorized Representative Date

Printed Name Title

____ (Please initial as needed), I do NOT want my painting project photographed by NEW ERA PAINTING LLC
for advertising/publicity purposes.

Phone:

(503)317-9663

WWW.WOODSROOFING.NET

Woods Roofing, LLC

OR: CCB #165046 / WA: woodsrl880k4

P.O. Box 68448

Portland, Or 97268

Estimate

Date: _08/17/19_

Customer Name: __Wendy Marshall__

Phone Number: __503-358-7882__ Email: __wendypaddles@gmail.com__

Address: __115 Madison St.__ City: __Oregon City__ State: __OR__ Zip: __97045__

Description of Work:

1.	Remove existing roofing.
2.	Inspect existing plywood for any rot and replace any found at \$60 per sheet.
3.	Install ice and water shield membrane on the low sloped roof area.
4.	Install synthetic underlayment on the rest of roof for the vapor barrier.
5.	Install pre-painted metal drip edge along all gutter edges.
6.	Install pre-painted T-metal on all gable ends.
7.	Install pre-painted valley metal in all valleys.
8.	Install pre-painted metal roof exhaust vents.
9.	Install edge vents for air intake ventilation.
10.	Install galvanized pipe flashings with rubber boot on all pipes.
11.	Install pre-painted metal step flashing on siding walls.
12.	Install Owens Corning Tru-Definition Duration architectural shingles.
13.	Install low profile hip and ridge to match.
14.	All garbage will be removed for completion.

Total Prices:

1	Roof	\$5,960.00
2	Flat/low sloped	\$2,065.00

*Total price is subject to change with any manufacturer material price increase.

WARRANTY

Woods Roofing warrants to the customer, labor for **10 YEARS** from the signature date of the contract. Labor is warranted against normal weather conditions, which would include winds up to 60 mph, and any installation defects causing roof leaks. Any additional damages that may occur caused by storms of unusual intensity or natural incidences, which may include but not limited to hail, wind exceeding 60mph, earthquakes, floods, and etc. are considered as acts of God and are therefore not covered in the labor warranty. Any alterations done to the new roof after the completion date by anyone other than Woods Roofing will void the warranty. The Warranty is transferable one time only.

Materials are warranted by the manufacturer, limited lifetime, algae resistant, 130 mph wind resistant, and transferable.

Respectfully Submitted,

Woods Roofing LLC

WWW.WOODSROOFING.NET

Call to schedule in your roof. (503)317-9663