



# City of Oregon City

625 Center Street  
Oregon City, OR 97045  
503-657-0891

## Meeting Agenda Urban Renewal Commission

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Wednesday, March 16, 2016

6:15 PM

Commission Chambers

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1. **Call to Order and Roll Call**
2. **Citizen Comments**
3. **Adoption of the Agenda**
4. **General Business**
  - 4a. [16-136](#) Adaptive Reuse/Rehabilitation Program Grant for 216 14th Street
    - Sponsors:** Eric Underwood
    - Attachments:** [Staff Report](#)  
[216 14th UR Adaptive Grant Application](#)
  - 4b. [16-137](#) Storefront Grant for 216 14th Street
    - Sponsors:** Eric Underwood
    - Attachments:** [Staff Report](#)  
[216 14th Street Storefront Application](#)  
[216 14th Street - Staff Report](#)
  - 4c. [16-174](#) Minutes of the February 3, 2016 Regular Meeting
    - Sponsors:** City Recorder Kattie Riggs
    - Attachments:** [Minutes of 02/03/2016](#)
5. **Future Agenda Items**
6. **City Manager's Report**
7. **Adjournment**

*Public Comments: The following guidelines are given for citizens presenting information or raising issues relevant to the City but not listed on the agenda.*

- *Complete a Comment Card prior to the meeting and submit it to the staff member.*
- *When the Chair calls your name, proceed to the speaker table and state your name and city of residence into the microphone.*
- *Each speaker is given 3 minutes to speak. To assist in tracking your speaking time, refer to the timer at the dais.*
- *As a general practice, Oregon City Officers do not engage in discussion with those making comments.*

*Agenda Posted at City Hall, Pioneer Community Center, Library, and City Web site([oregon-city.legistar.com](http://oregon-city.legistar.com)).*

*Video Streaming & Broadcasts: The meeting is streamed live on Oregon City's Web site at [www.orcity.org](http://www.orcity.org) and is available on demand following the meeting.*

*ADA: City Hall is wheelchair accessible with entry ramps and handicapped parking located on the east side of the building. Hearing devices may be requested from the City staff member prior to the meeting. Disabled individuals requiring other assistance must make their request known 48 hours preceding the meeting by contacting the City Recorder's Office at 503-657-0891.*



# City of Oregon City

625 Center Street  
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503-657-0891

## Staff Report

File Number: 16-136

**Agenda Date:** 3/16/2016

**Status:** Agenda Ready

**To:** Urban Renewal Commission

**Agenda #:** 4a.

**From:** Eric Underwood

**File Type:** Report

### **SUBJECT:**

Adaptive Reuse/Rehabilitation Program Grant for 216 14th Street

### **RECOMMENDED ACTION (Motion):**

Staff recommends that the Urban Renewal Commission consider the grant award of \$50,000 for the proposed project located at 216 14th Street as submitted by David Gackle

### **BACKGROUND:**

This fiscal year the Oregon City Urban Renewal Commission set aside \$200,000 into an Adaptive Reuse/Building Rehab program to encourage investment and upgrades to private property by encouraging significant rehabilitation that improves the value of existing commercial property and supports the highest and best use of commercial property within the Urban Renewal District. There is \$50,000 remaining in the fund for this fiscal year.

The program is a matching grant intended to fund a limited number (one or two) medium- to large-scale internal rehabilitation (non-facade) projects. A typical project will be a combined minimum of \$100,000, with a maximum offer for any one project of \$150,000. Particular emphasis and priority is placed on rehabilitation projects that incorporate mixed-use elements, consist of quality construction and add value to the urban renewal area.

Grant funds will be used to rehabilitate the interior of a former residential structure, which is zoned Mixed-Use, to be tenable for either retail or office space. Ultimately, this will allow for the creation of jobs in the downtown core. Prior to Mr. Gackle purchasing the structure, the property remained vacant for an extensive period after briefly housing a small, short-lived, retail business. In addition to this Adaptive Reuse grant the applicant has applied for a storefront grant for this building. This project is the first of four phases of a larger project that includes the rehabilitation of the two adjacent structures and parking lot expansion.

The scope of the interior work includes reconfiguring the interior walls to construct more useable space and demolition of an existing staircase to reconstruct a new, code-compliant access to the upper floor. Additional work includes structural repairs, new gypsum board walls, trim and window casings, paint, new flooring, updated electrical rewiring and interior light fixtures, a new HVAC system and new lines for plumbing a water closet and break room.

A staff site visit and review was conducted on this project using the scoring worksheet and project evaluation matrix. An application must obtain an average score of 70% or higher in

order to be considered and the staff review resulted in a score of 73%. There were five staff that participated and the scores ranged from 55% to 95%. The range of scoring was a result of each of the different lenses of expertise that each staff member reviews projects.

**BUDGET IMPACT:**

Amount: \$50,000

FY(s): 2015-16

Funding Source: Urban Renewal Adaptive Reuse/Rehab Program



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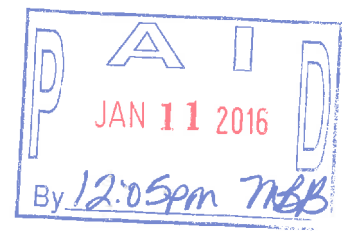
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**BUDGET IMPACT:**

Amount: \$50,000

FY(s): 2015-16

Funding Source: Urban Renewal Adaptive Reuse/Rehab Program



# Adaptive Reuse/Building Rehabilitation Grant

January 11, 2016

216 14<sup>th</sup> Street



**Applicant: David Gackle**

**Contact: Vikki Gackle 503-516-1674**



# Adaptive Reuse/Building Rehabilitation Program

**URBAN RENEWAL COMMISSION**

City of Oregon City  
625 Center Street  
P.O. Box 3040  
Oregon City, Oregon 97045  
Phone 503.657.0891  
Fax 503.657.7892  
www.orcity.org

## APPLICANT INFORMATION

APPLICANT NAME: <i>David Gackle</i>	APPLICANT E-MAIL: <i>multiphase@ccgmail.net</i>
APPLICANT ADDRESS: <i>20701 S Menpando Overlook Dr.</i>	APPLICANT PHONE: <i>503 576-3110</i>
NAME of PROPERTY OWNER (if different):	
PROPERTY OWNER'S MAILING ADDRESS: <i>SAME</i>	PROPERTY OWNER'S PHONE:
PROPERTY OWNER'S CITY, STATE, ZIP:	PROPERTY OWNER'S FAX:

## SITE INFORMATION

SITE ADDRESS: <i>216 14<sup>th</sup> Street</i>	BUILDING TAX LOT & MAP NUMBER (if known): <i>2-2E-3000-03800</i>
CITY, STATE, ZIP: <i>Oregon City, OR 97045</i>	OWNER OCCUPIED OR LEASED? <i>Vacant</i>
EXISTING SQUARE FEET <i>1216</i>	TENANT NAME(S): <i>Vacant</i>
CURRENT USE OF BUILDING: <i>Vacant - Upon completion it will be a commercial office</i>	
Is the building on the local historic register or within historic overlay district? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <i>upon consult with Christina Robertson-Gardiner, she thinks it will be fine under staff review</i>	
If yes, has the building plan been reviewed and approved by the Historic Review Committee? <input type="checkbox"/> YES <input type="checkbox"/> NO	

## GRANT REQUEST INFORMATION AND SCHEDULE

GRANT REQUEST AMOUNT: \$ <i>50,000</i>
PRIVATE TO PUBLIC MATCH AS RATIO: <i>1/1/1</i>
AMOUNT AND SOURCE OF PRIVATE MATCHING FUNDS (i.e., savings account, line of credit, etc.): <i>Personal HELOC \$150,000</i>
AMOUNT & SOURCE OF ADDITIONAL GRANTS OR FUNDING (should not include private match): <i>none</i>
TOTAL SOURCES OF FUNDING (excluding grant request): <i>\$ 150,000</i>



AUTHORIZATION FOR CREDIT CHECK  YES  NO

SIGNATURE: \_\_\_\_\_

ANTICIPATED START DATE OF CONSTRUCTION:

*Upon approval, March*

ANTICIPATED FINISH DATE OF CONSTRUCTION:

*Approximately 6 months from start*

### ARCHITECT INFORMATION

NAME:

*Jessica Iselin*

E-MAIL:

*Jessica@iselinarch.com*

MAILING ADDRESS:

*1307 Seventh Street*

PHONE:

*503.656.1942*

CITY, STATE, ZIP:

*Oregon City, OR 97045*

FAX:

*503.656.0658*

ARCHITECT CERTIFICATION NUMBER (applicant's architect fees are eligible as a grant expense if architect is Oregon certified): *# 3145*

### PROJECT SUMMARY

IN THE SPACE BELOW PROVIDE A BRIEF DESCRIPTION OF PROPOSED PROJECT (up to 300 words).

*To rehabilitate 212, 216, + 220 14<sup>th</sup> Street to the Downtown District and Historical Boards Standards.*

*To attract professional businesses and consumers to this area.*

*To improve the image of the north end of the Downtown District.*

*Please see attached narrative for further details*

**A COMPREHENSIVE PROJECT PROPOSAL MUST ACCOMPANY THIS APPLICATION AND INCLUDE THE FOLLOWING. THESE DETAILS WILL HELP URBAN RENEWAL COMMISSIONERS BETTER UNDERSTAND THE PROPOSED PROJECT. PLEASE USE THIS LIST AS A CHECKLIST OF ALL ITEMS THAT MUST BE PART OF YOUR APPLICATION PACKAGE.**

- COMPLETED APPLICATION
- DETAILED WRITTEN DESCRIPTION OF THE SCOPE OF THE PROJECT
- PROJECT COSTS/BUDGET (INCLUDING CONSTRUCTION EXPENSES, FEES, PERMITS, DESIGN COSTS)
- PHOTOS OF EXISTING USE AND SITE
- OFFICIAL ARCHITECTURAL AND ENGINEERING RENDERINGS/DRAWINGS FROM A LICENSED ARCHITECT IN 11 17" FORMAT
- A MATERIALS SPEC BOARD OR DETAILED DESCRIPTION OF MATERIALS
- DOCUMENTATION OF OWNERSHIP (INCLUDING, BUT NOT LIMITED TO DEED OF TRUST) OR WRITTEN AUTHORIZATION FROM PROPERTY OWNER
- ORGANIZATIONAL PAPERS, IF NOT A SINGLE OWNER
- DOCUMENTATION SHOWING PROJECT FUNDING AND ANY GRANTS RECEIVED (INCLUDING, BUT NOT LIMITED TO BANK STATEMENTS OR LETTERS)
- FINANCIAL PRO-FORMA DOCUMENTING THE LOAN-TO-VALUE RATIO AND OTHER ECONOMIC DETERMINANTS, IF A LOAN IS OBTAINED.
- COMPETITIVE BIDS FROM THREE LICENSED AND BONDED TRADES/PROFESSIONALS
- CONSTRUCTION SCHEDULE
- LAND USE APPROVAL, IF NEEDED (SEE STATEMENT FORM IN THIS PACKET)
- HISTORIC REVIEW BOARD APPROVAL, IF NEEDED (SEE STATEMENT FORM IN THIS PACKET)
- COPIES OF CURRENT OREGON CITY BUSINESS LICENSE
- SUBMIT FIVE (5) COPIES OF APPLICATION AND SUPPORTING DOCUMENTS
- CERTIFICATE OF INSURANCE (THIS WILL BE REQUIRED UPON AWARDING OF A GRANT, IDENTIFYING THE URBAN RENEWAL COMMISSION AS ADDITIONALLY INSURED)


The applicant understands that the proposed improvements must be reviewed and approved by the Oregon City Urban Renewal Commission, or designee. Certain changes or modifications may be required by the Urban Renewal Commission prior to final approval.

The applicant understands that a grant information sign listing the Urban Renewal Commission Public Contribution must be posted five (5) days prior to, during, and five (5) days post construction.

**CERTIFICATION OF APPLICANT**

The applicant certifies that all information in this application and all information furnished in support of this application is given for the purpose of obtaining a matching grant and is true and complete to the best of the applicant's knowledge and belief.

If the applicant is not the owner of the property to be rehabilitated, or if the applicant is an organization rather than an individual, the applicant certifies that he/she has the authority to sign and enter into an agreement to perform the rehabilitation work on the property. Evidence of this authority is attached.

APPLICANT'S SIGNATURE: 	CO-APPLICANT'S SIGNATURE (if applicable)
DATE: 1-8-16	DATE:

Dave Gackle

216 14th Street  
Oregon City, OR 97045  
503-516-1674  
Multiphase@ccgmail.net

December 28, 2015

Economic Development Department  
Urban Renewal Store Front Grant Committee  
Adaptive Reuse/Rehabilitation Grant Committee  
Urban Renewal Commission  
625 Center Street  
Oregon City, OR 97045

Dear Committees:

Please accept this grant application requesting \$40,000 from the Urban Renewal Commission Storefront Improvement Grant and \$50,000 from the Adaptive Reuse/Rehabilitation Grant to help rehabilitate 216 14th Street. We are hoping that The Oregon City Urban Renewal Agency will partner with us because we share the same vision and want to contribute to the momentum to revitalize the Oregon City Downtown Urban Renewal District. Thus allowing us to join in on the ultimate goal, to increase the economic vitality of our hometown.

Note: At this time, we are asking for the grants to support the rehabilitation of 216 14th street only. However, we are discussing the project individually and as a whole so you can see the complete vision since it is all tied together.

One year ago, we purchased the only three remaining, historically designated, residential houses located in the Downtown District. They are located at 212, 216 and 220 14th Street. The 14th Street signal, coming off McLaughlin, is the first, and probably busiest entrance into the north end of the Downtown District or to route commuters up the hill onto Washington Street. Every commuter or pedestrian turning onto 14th can see these buildings. They sit close to the street, in clear view of all passing traffic. Unfortunately, because of their high visibility and current condition, they do not represent the Downtown District very well. The buildings can be seen from three sides of its property. While driving on Main street, people can see the dilapidated back sides of the properties and the view isn't much better from Center Street. They appear run-down, vacant and in dire need of rehabilitation and preservation. For many years, they have not been desirable

rentals due to lack of maintenance, inefficient heating, failing plumbing, inefficient electrical as well as having a dysfunctional layout. This becomes unappealing to the professional looking to lease. As rentals, these buildings have either attracted short term renters paying below market rents or have sat vacant. When we purchased the homes, we had to vacate squatters from the premises as well as rodents and skunks.

These buildings are very charming and under-utilized. They are currently contributing nothing to the economy of Oregon City. We plan to rehabilitate all three buildings with quality construction all while salvaging and showcasing the original design appropriate to their era. It is our vision that when all three are completed, they will become the "Gems" at the north end entrance to the Downtown District. They will welcome passersby's with a warm memory of times past, setting the tone to all the other beautiful buildings Oregon City has to offer. They will be keeping our heritage alive and at the same time, will be attracting today's professionals, people that want to be a part of all the greatness that OC has to offer. Our goal is that they will be the highly sought after iconic commercial spaces in the area.

We have a four phase plan to achieve this goal within 18+/- months of the start date.

Phase 1: Rehabilitate 216 14th St. (The requested grants are for this phase.)

Phase 2: Rehabilitate 212 14th St.

Phase 3: Rehabilitate 220 14th St.

Phase 4: Expand and improve parking lot including but not limited to:

- Parking lot lights

- Add a pass through entrance from 14th to Center St.

- Improve landscape design and storm, add trees where possible

- New lit ADA sidewalks connecting buildings to parking and streets

- Replace existing fencing with new and attractive fencing and gates

- Improve appearance of retaining wall that is visible from 14th St.

We are residence and local business owners. We own and operate Multiphase Electric, LLC. We are also licensed, bonded and insured as an electrical contractor and as a general contractor. We have over 25 years of experience in the building/renovating and remodeling fields professionally and personally. We plan to seek experts in the various disciplines to ensure a top quality finished project. We have been working with and will continue to work closely with Jessica Iselin from Iselin Architects. She has proven to be an intelligent professional and has been an integral part of many projects in the Oregon City area. As we are rehabilitating 216, we will simultaneously be working together to perfect the final concept plan for the other two houses and the parking lot. We have been in meeting with Andy Curtis, a general contractor from Full Circa Inc. He has over

20 years of experience in the preservation of old buildings “all while keeping an artful eye toward historic accuracy”. Together we have collaborated ideas for 216 and have come up with the best, most cost effective way to bring new life into this beautiful and timeless building, while maintaining and preserving its story.

When completed, we believe that these buildings could attract many different professional businesses like insurance agents, chiropractors, business offices, or possibly even a coffee shop or bakery. With the final completion of all three buildings, we expect we will have achieved the goals set by the Urban Renewal.

1.) **Revitalizing Downtown:** We will have successfully added three new store fronts with the historic core intact. The passing traffic on 14th will be visually impressed as they drive by, potentially attracting their interest in either starting their business here or simply visiting one of the other businesses as a consumer. Depending on the type of business, each building could house up to 6-12 office staff. In total, that could be up to 18-36 employed people, not counting field employees. Plus, there is the exponential number of clients/consumers that the businesses could attract to the downtown district.

2.) **Prepare for future growth:** Because these houses were originally built as homes and not office space, it takes great consideration and historical sensitivity to find the right balance between the two. For example, the houses at some point in their past, have had all their kitchens removed to create more office space. We will be adding back small kitchenettes/break rooms for the staff, but reworking most of that space for overall office use. Another example is having greater accessibility to the upstairs rooms. In 216, the staircase is tiny, steep, potentially dangerous and not to today’s code. We will add a code compliant staircase and railings that will allow tenants to use upstairs as office space instead of it being limited to just storage. The staircase can also become a beautiful feature as we design it to match similar stairs from that era. We will work careful with Jessica and city inspectors to ensure the most efficient office layout, while still maintain the buildings unique features and integrity, like; the fireplaces, windows, molding, original floors, etc. When complete, we will have successfully leveraged an existing asset to its maximum potential. Also, the offices are located right near mass transit, facilitating the influx of employees and/or clients.

3.) **Ensuring Oregon City is “Open for Business”:** We will have converted these three buildings into their highest and best use by opening up viable office space in the busy downtown area that have their own parking spaces. We will have increased and improved the in and out flow by redesigning the parking to a safe and usable standard. The sidewalk system will be redesigned to connect all of the buildings to each other, to 14th Street, the back parking lot and to Center Street.

4.) **Building a livable and sustainable community:** We will have preserved and reused as many building materials as feasibly possible during the rehabilitation process. We will be mindful when purchasing products and materials to be used on the buildings, for example: paints, stains, siding, etc.

When all completed, the landscaping will be enhanced to beautify and assist with storm where necessary.

We ask you to partner in our efforts to enhance this section of the downtown district. We aren't simply holding our hand out and asking for funding, disinterested in developing a relationship. We are an established, local family with kids in this community and local business owners. We are here because we love Oregon City, we are impressed by the changes we have seen thus far and believe in the future of this City. We respect and share the vision the Urban Renewal has and want to work closely with the you to satisfy the requirements.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Dave Gackle".

Dave Gackle

503-516-3110

**Adaptive Reuse / Building Rehabilitation Grant Scope of Work**  
**216 14<sup>th</sup> Street**

1. Interior Wall Re-configuration:
  - Selective demolition and re-construction of interior walls as required to develop a useable speculative office space, including potential open and private office spaces
  - Construction of an ADA single user toilet room
  - Construction of an employee break room
  - Demolition and re-construction of stairway to provide code compliant access to upper level
  - Installation of new ADA compliant interior doors and hardware
2. Structural Repairs:
  - Construction of new reinforced concrete perimeter foundation system, including shoring, leveling and additional support of floor framing as required
  - Removal of fire damaged masonry chimney, currently stopped within the attic space
  - Select removal and repair/replacement of fire damaged wall and roof framing
3. Interior Finishes:
  - Removal of multiple layers of a variety of wall and ceiling finishes and installation of new gypsum board finish
  - Removal of existing carpet and vinyl flooring and installation of new hardwood and tile flooring
  - Complete interior painting
  - Installation of new break room cabinet
  - Paint stripping, repair and re-painting
  - Salvage and refinish original fireplace if possible
4. Electrical:
  - Re-wiring of entire building to provide adequate, compliant circuiting and outlets with wiring to be concealed within walls to the extent possible
  - Installation of new interior light fixtures, typically
  - Coordination with utility company to do underground service
  - New 200 amp service
5. Mechanical:
  - Removal of non-operable furnace and installation of new interior, ductless mini-split electric HVAC units
  - Installation of new bathroom exhaust fan
6. Plumbing:
  - Installation of new water closet, bathroom lavatory and break room sink & faucets including new supply and waste lines
  - New disposal in break room

- Re-plumb throughout
7. Trim:
- Select, limited removal and replacement of all interior trim
  - Reuse existing where acceptable, sand, fill and paint
  - Any new trim to match old existing style
  - Full casings on all windows and doors
8. Miscellaneous:
- Removal of existing damaged and mildewed floor, wall and roof thermal insulation and installation of new, increased value insulation





View of Property looking South



View of Existing Front Entry and Porch



View of Side Wing Looking South



View of Property Looking West





View of Property looking East



Rear of Property Looking North



View of Front Entry



View From Front Entry to Back of House



View of Existing Side Entry (Kitchen)



View of Existing Kitchen





View of Existing Fireplace in Living Room



View Inside of Living Room



View From Upper Level to Main



View of Upper Level

## Interior Color Schemes:



The fireplace above is to show what the refinished original fireplace may look similar to when uncovered and refinished. The below staircase will be similar to the final design. We will need to consult with a professional to verify, but the straight simple look is most likely what this type of house would have had. The office cubical shows a similar concept to an office space that is being created by adding the staircase. The flooring is close to the color and style as well.





OREGON INVENTORY OF HISTORIC PROPERTIES  
HISTORIC RESOURCE INVENTORY FORM

HISTORIC NAME: George Clark Residence DATE OF CONSTRUCTION: 1867  
COMMON NAME: \_\_\_\_\_ ORIGINAL USE: Residence  
ADDRESS: 216 - 14th Street PRESENT USE: Residence  
OWNER: Dorothy Chambers, 212 - 14th Street ARCH./BLDR.: Unknown  
STYLE: Vernacular  
T/R/S: 2-2E-30DD TAX LOT: 3800 BLDG. STRUC. DIST. SITE OBJ. (CIRCLE)  
ADDITION: Plat of Oregon City THEME: Architecture, 19th Century  
LOT: 1, 2 BLOCK: 17 QUAD: Oregon City

PLAN TYPE/SHAPE: Rectangular w/ extension NO. OF STORIES: 1 1/2  
FOUNDATION MATERIAL: Stone BASEMENT (Y/N): No  
ROOF FORM & MATERIALS: Gable. Composition. Hip-roof front porch.  
WALL CONSTRUCTION: Wood STRUCTURAL FRAME: Stud  
PRIMARY WINDOW TYPE: Six-over-six windows with architrave trim.  
SURFACING MATERIALS: Drop siding. Cornerboards.  
DECORATIVE FEATURES: None.

OTHER: Southwest wing added.  
CONDITION: EXCELLENT \_\_\_\_\_ GOOD \_\_\_\_\_ FAIR X DETERIORATED \_\_\_\_\_ MOVED \_\_\_\_\_ (date)  
EXTERIOR ALTERATIONS/ADDITIONS (dated): Southwest wing added, n.d. Front porch partially altered, n.d.

NOTEWORTHY LANDSCAPE FEATURES: Concrete retaining wall. Chain link fence.  
ASSOCIATED STRUCTURES: 212, 220 - 14th Street.  
KNOWN ARCHAEOLOGICAL FEATURES: None.

GEOGRAPHIC SETTING: Occupies (with 220 - 14th Street) a corner lot at the intersection of 14th and Center Streets. Adjacent to the Southern Pacific Railroad tracks. Mostly redeveloped commercial uses in vicinity. One of only three remaining residences in the downtown area.

STATEMENT OF SIGNIFICANCE: (Historical and/or architectural importance, dates, events, persons, contexts): George Clark, the house's original owner, was an English immigrant who was a painter. As one of the few remaining residences in the downtown area, this house is threatened by encroaching commercial uses. In addition, this house is significant because of its age (1867), making it one of the oldest structures in the neighborhood, and certainly the oldest house in the immediate vicinity. It is relatively unaltered, exceptions being the southwest wing and porch alterations.

SOURCES: Pioneer National Title Company Records, Oregon City. Federal Census, 1870.

NEGATIVE NO: Roll H, #27, 28 RECORDED BY: Jane Altier  
SLIDE NO: \_\_\_\_\_ DATE: May 1982

SHPO INVENTORY NO.: \_\_\_\_\_

**OREGON INVENTORY OF HISTORIC PROPERTIES  
HISTORIC RESOURCE INVENTORY FORM - TWO**

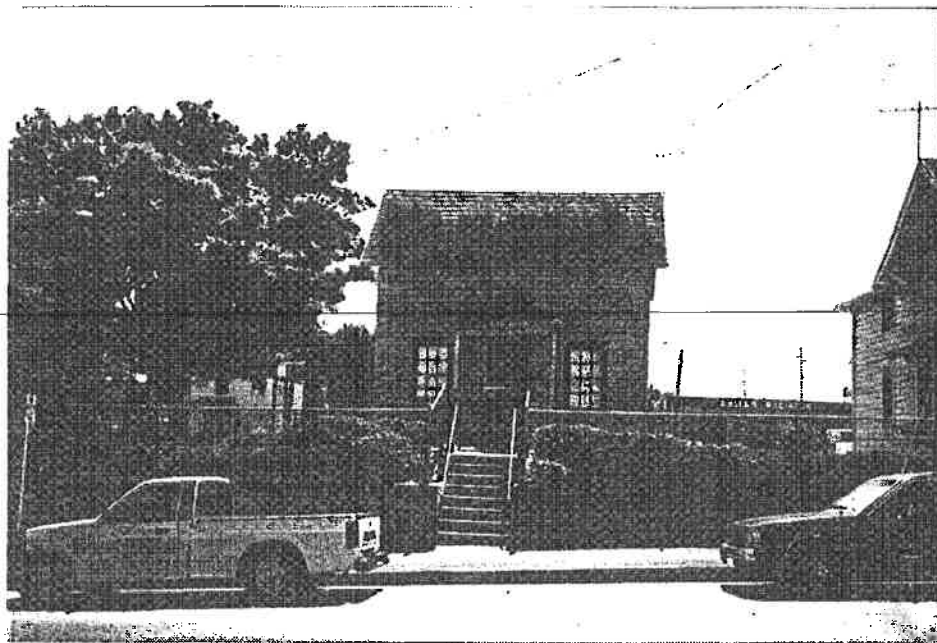
NAME: George Clark Residence

T/R/S: 2-2E-30DD TAX LOT 3800

ADDRESS: 216 - 14th Street

QUADRANGLE: Oregon City

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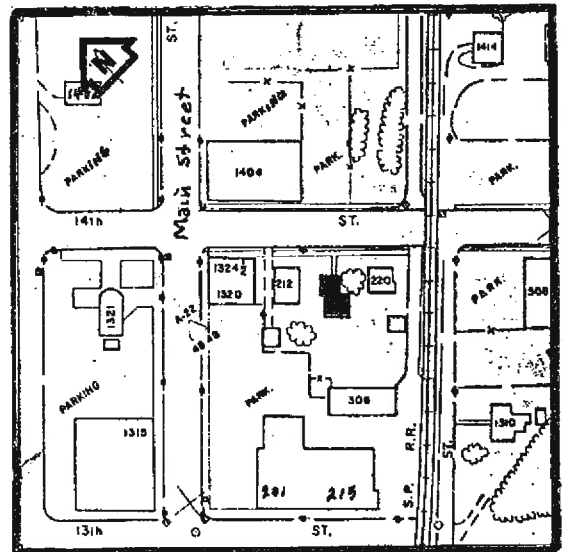
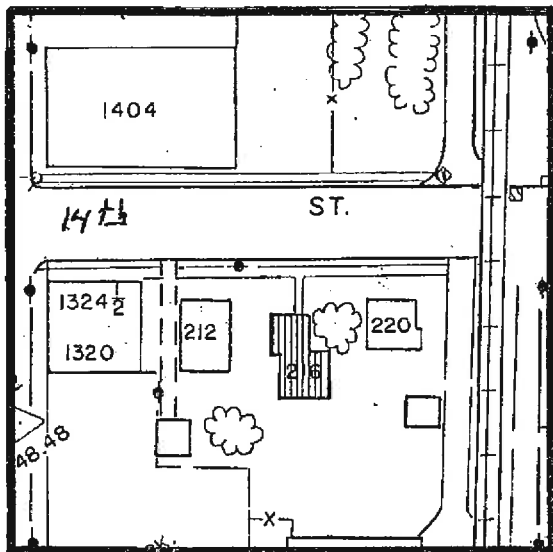


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NEGATIVE NO. Roll H, #27, 28

SLIDE NO. \_\_\_\_\_

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GRAPHIC AND PHOTO SOURCES: Base Map of Oregon City, 1987.  
Oregon City Planning Department Photograph, 1987.

SHPO INVENTORY NO.: \_\_\_\_\_

216 14<sup>th</sup> Street, Oregon City OR 97045

# George Clark Residence

Built: 1867

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SEPT 1959

We purchased the three properties from the Dorothy Chambers Trust on December 14, 2014. The nieces that are named on the trust have a lot of photos, history and knowledge of the three homes, but mostly of 212. They have found some pictures and are continuing to look for more. They think they have some of the original deeds as well. Here is a little background we have gathered so far.

The 212 property is named The Mary Harris Residence and was built in 1904. The nieces mentioned above, their grandparents, Stephen (Bud) Grover Cleveland Chambers and Anna Bertha Janz purchased this as their first home in approximately 1911 shortly after getting married. They had two daughters, Mildred Ann Chambers (12/29/1915-2002) and Dorothy Bridget Chambers (2/25/1919-2008). At some point in their childhood, their Uncle Ralph helped with a remodel. They added an extra bedroom, bathroom and closet upstairs.

In the 1940's, Mr. Chambers purchased the other two homes, 216 & 220, to use as rental properties.

The 216 property is named The George Clark Residence and was built in 1867. He was an English immigrant and a painter. It is unclear if Mr. Chambers purchased from Mr. Clark directly, or if there were other owners in between. Mr. Chambers passed away in 1949 and Mrs. Chambers continued to live in 212 with her daughter Dorothy, who never married. The other daughter, Mildred, married a man named Frank Paul Santos. They had five children; Mary, Mark, Paul, Jean and Joan. Prior to 1952, this family moved into 216 to live next door to assist the aging Mrs. Chambers. They lived there about 8-9 years. The eldest, Mary, stayed in 212 with her Aunt Dorothy to assist her grandmother. The other four children shared the upstairs bedroom of 216. It is these children that we purchased the property from. When asked if they had any memories of living in 216, one of them said, "Mom said originally, the cooking was outside over an open spit and there was an outhouse. The metal furnace was where the fireplace was. A man would come every now and then with a vacuum and a large black bag to suck out the ashes from the furnace." It sounds like the home is mostly in the original condition, except for the wing added to the back, some changes to the front porch pillars and all but two of the original windows have been removed.

The 220 property is named the Catherine Healy House and was estimated to have been built between 1900-1911.

What is special about these properties is that Dorothy Chambers was born, raised and died in 212. She spent her entire life, 89 years in the same home. Once her parents passed, she became the heir of all three of the houses. After her passing in 2008, they were handed down to her nieces and nephews.

This photo is from the flood of 1923, Dorothy Chambers is on the front porch as a child.



This is Mildred. You can see 216 in the background, note the siding, the window grids and the shake roof.





The first picture is of Mildred Ann Chambers and Dorothy Bridget Chambers. They are standing in front of the west side of 216.

The second picture is of Mildred standing on the wood plank sidewalk in front of the 212 property. The dirt road is 14<sup>th</sup> street. The upper left side of the picture is the corner of the old grocery store (Trails End Saloon today). The building in the background is the sand/gravel company.

# Monthly Budget 216 14th Street

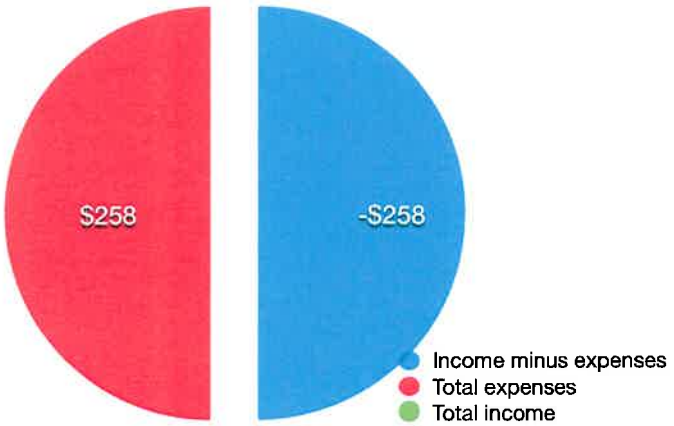
MONEY IN	
Rental income	\$0
Additional income	\$0
<b>TOTAL INCOME</b>	<b>\$0</b>

MONEY LEFT OVER	
Income minus expenses	-\$258

Money Out-note figures based on 2015 expenses and house was vacant

State Farm Insurance	\$47
Monthly average for storm/water	\$46
Trash/Recycling (1/3 cost)	\$20
Landscape (1/3 cost)	\$80
NW Natural Gas	\$30
PGE	\$35
Interest-will incur once construction starts	\$0
	\$0
	\$0
	\$0
<b>Total expenses</b>	<b>\$258</b>

Income/Expenses

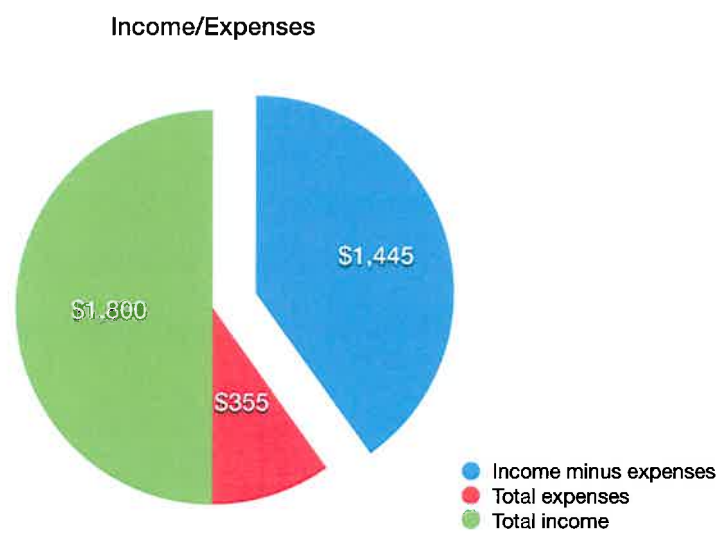


# Anticipated Monthly Budget Upon Completion of 216 14th street

MONEY IN	
Anticipated monthly rent	\$1,800
Client to pay own utilities	\$0
<b>TOTAL INCOME</b>	<b>\$1,800</b>

MONEY LEFT OVER	
Income minus expenses	\$1,445

Money Out	
State Farm Insurance	\$75
Landscape (Shared expense)	\$80
Trash/Recycling (Shared expense)	\$200
	\$0
	\$0
	\$0
	\$0
	\$0
	\$0
	\$0
	\$0
<b>Total expenses</b>	<b>\$355</b>



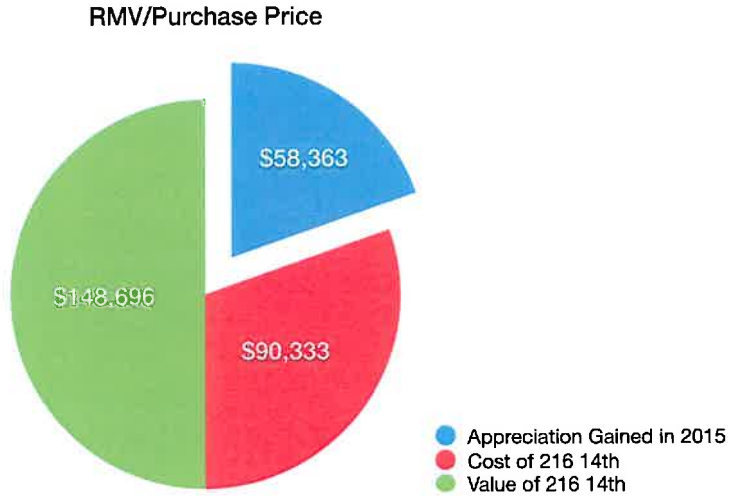


# 12/14/14 Purchase of 216 14th

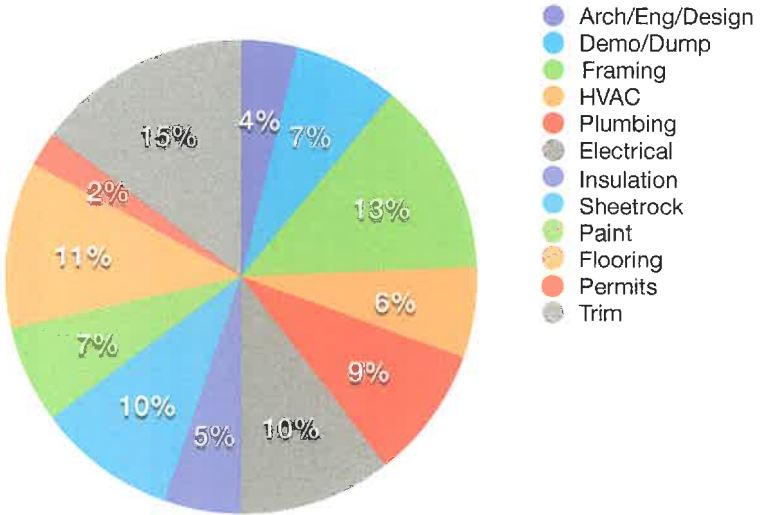
VALUE OF 216 14TH STREET	
\$297,393 ~divided into 1/2 since 220 resides on the same tax lot	\$148,696
\$150,617 ~2015 tax assessed value	\$0
<b>TOTAL VALUE-2015 RMV FROM TAX RECORDS</b>	<b>\$148,696</b>

APPRECIATION IN 2015	
Income minus expenses	\$58,363

COST OF 216 14TH STREET	
\$271,000 ~ divided into 1/3 since this was the total purchase price for all three houses.	\$90,333
<b>TOTAL PURCHASE PRICE</b>	<b>\$90,333</b>

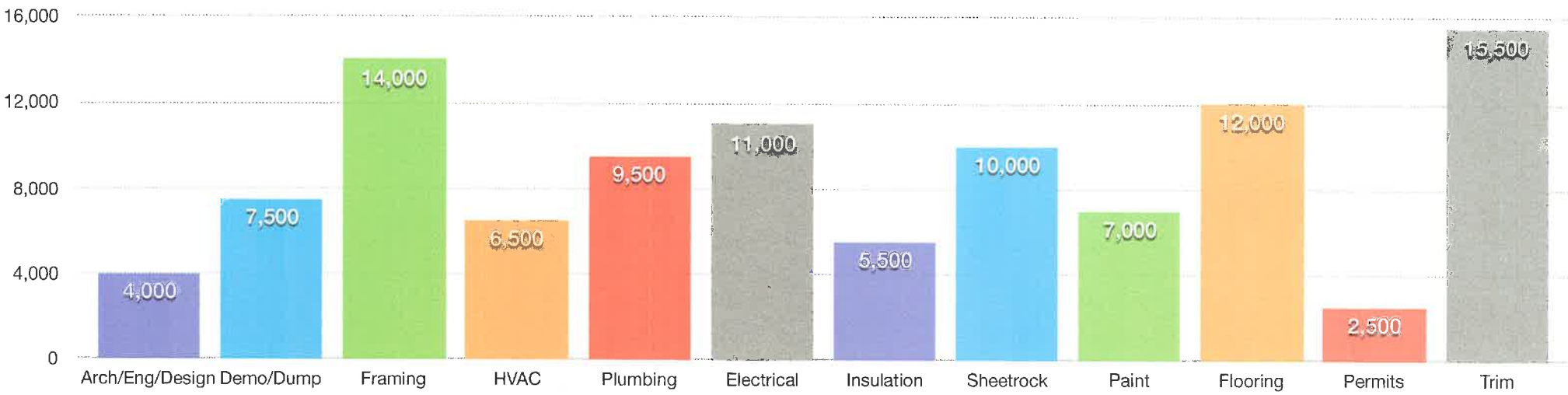


# Interior Budget for 216 14th Street

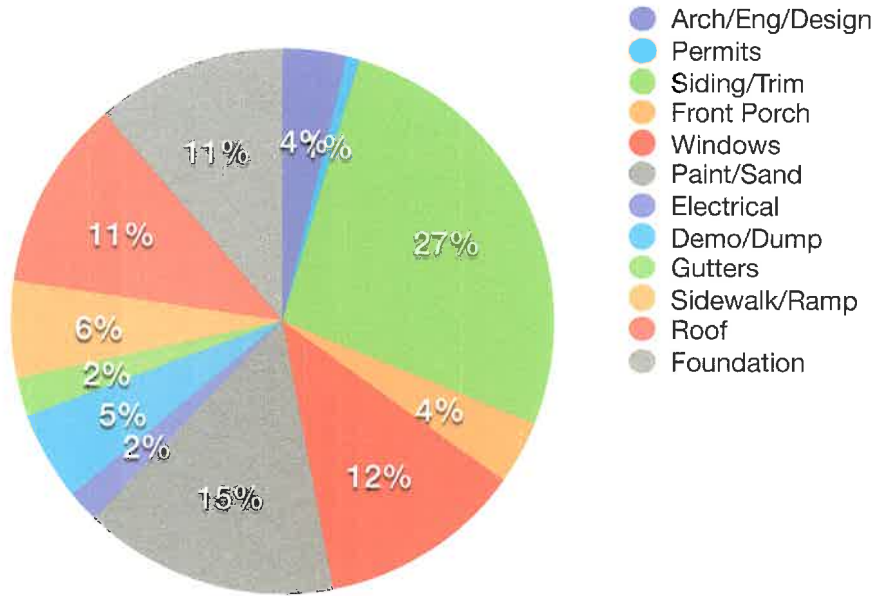


SUBS	BUDGET
Arch/Eng/Design	4,000
Demo/Dump	7,500
Framing	14,000
HVAC	6,500
Plumbing	9,500
Electrical	11,000
Insulation	5,500
Sheetrock	10,000
Paint	7,000
Flooring	12,000
Permits	2,500
Trim	15,500

Total: \$105,000

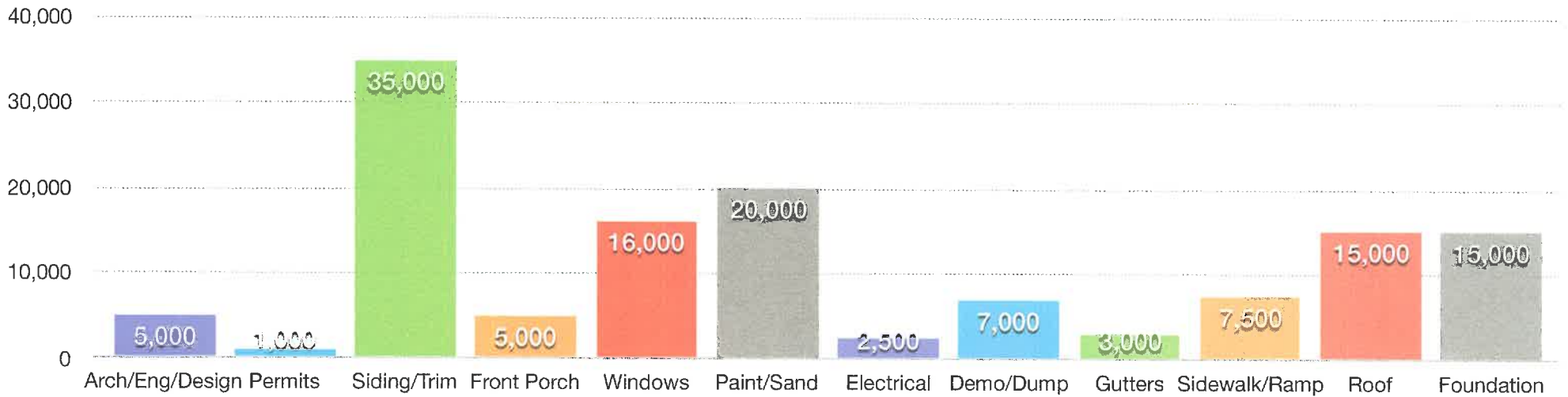


# Exterior Budget for 216 14th Street



SUBS	BUDGET
Arch/Eng/Design	5,000
Permits	1,000
Siding/Trim	35,000
Front Porch	5,000
Windows	16,000
Paint/Sand	20,000
Electrical	2,500
Demo/Dump	7,000
Gutters	3,000
Sidewalk/Ramp	7,500
Roof	15,000
Foundation	15,000

**Total \$132,000**



Construction Schedule for 216 14th Street

Date Range	Subcontractor	Tasks
March 16 or 17	Meeting with committee	Know if grant is awarded
3/18-3/26	Start project	Finalize budget, order materials-siding, windows, flooring, dumpster
3/21-3/25	Interior Demo & Exterior Demo (1 week)	Open all walls, salvage existing material if feasibly possible
3/28-4/8	Interior framing (2 weeks)	Set doors, stair case, fireplace, frame windows repair or replace existing
3/28-4/22	Exterior (4 weeks)	Siding, sanding, replacing or repairing existing, will paint as weather cooperates
3/28-4/1	Front porch (1 week)	Rebuild, repair or replace front porch to match oldest photo
4/11-4/15	HVAC (1 week)	Installation of new heating and cooling system
4/18-4/22	Plumbing (1 week)	New interior plumbing/rough in
4/25-4/29	Electrical (1 week)	New electrical system/service-rough in
5/2-5/6	Inspections & Insulation (1 week)	Get cover inspections & insulate at end of week
5/9-5/20	Sheetrock (2 weeks)	Sheetrock hang & dry
5/23-5/27	Flooring (1 week)	Set tile in bathroom & hardwoods through out
5/30-6/3	Finish flooring (1 week)	Sanding and applying finish, dry time, tarp off
6/6-6/10	Interior paint (1 week)	Paint interior (Exterior paint dependent on weather) Interior trim to be pre-stained
6/13-6/17	Finish Trim (1 week)	Set balisters, case windows, base boards, crown, set cabinets in bath & break room
6/13-6/17	Surfaces (1 week)	Set tile counter top in break room & bathroom
6/13-6/17	Fireplace (1 week)	If salvageable, finish fireplace area as needed, will be an electric insert-no chimney
6/20-6/24	Finish plumbing & HVAC (1 week)	Set final fixtures: toilets, sinks faucets, etc.
6/27-7/1	Finish Electrical (1 week)	Set final fixtures: Lighting, outlets, plates, etc.
7/5-7/16	Final Inspections	Obtain final occupancy

We currently are in the process of repairing and setting a new foundation. After the foundation work is completed, we will be adding a new roof. These two items should be completed or close to it before the start of the construction. The timeline set above is our best estimate as to what it will take if the full grant amount is awarded. We stated about 6 months in our narrative, however this itemized list reflects 5 months. The project should be completed in-between that range if everything is as expected. Sometimes in construction, there are unforeseen obstacles that need to be worked through that you may not know about until you get deep into the project. If we need to rework some items, there could be unexpected delay in the schedule. However, it is our goal to get this project done as expeditiously as possible, in a professional manner, on or under budget.

**Multiphase Electric, LLC**  
**P.O. Box 1416**  
**Oregon City, OR 97045**



REMODEL • RESIDENTIAL • COMMERCIAL

# Estimate

Date	Estimate #
1/27/2016	1790

Multiphase Electric, LLC is  
 actively licensed with CCB  
 #162827

<b>Name / Address</b>
David W. Gackle 20701 S. Monpano Overlook Dr. Oregon City, OR 97045

Item	Description	Qty	Rate	Total
	HERE IS THE ESTIMATE THAT YOU HAVE REQUESTED FOR THE HOUSE REMODEL LOCATED AT 216 14TH STREET, OREGON CITY OR 97045.			
	SCOPE OF WORK:			
	INTERIOR REMODEL FOR ITEMS ELIGIBLE FOR THE ADAPTIVE REUSE GRANT:			
	1.) ARCHITECT, ENGINEER & DESIGN			
REMODEL	Cost of Labor & Materials		4,000.00	4,000.00
	2.) DEMO/DUMP			
REMODEL	Cost of Labor & Materials		7,500.00	7,500.00
	3.) FRAMING			
REMODEL	Cost of Labor & Materials		14,000.00	14,000.00
	4.) HVAC			
REMODEL	Cost of Labor & Materials		6,500.00	6,500.00
	5.) PLUMBING			
REMODEL	Cost of Labor & Materials		9,500.00	9,500.00
	6.) ELECTRICAL			
REMODEL	Cost of Labor & Materials		11,000.00	11,000.00
	7.) INSULATION			
REMODEL	Cost of Labor & Materials		5,500.00	5,500.00
	8.) SHEET ROCK			
REMODEL	Cost of Labor & Materials		10,000.00	10,000.00
	9.) PAINT			
REMODEL	Cost of Labor & Materials		7,000.00	7,000.00
	10.) FLOORING			
REMODEL	Cost of Labor & Materials		12,000.00	12,000.00
	11.) TRIM			
REMODEL	Cost of Labor & Materials		15,500.00	15,500.00
	12.) PERMITS			
REMODEL	Cost of Labor & Materials		2,500.00	2,500.00

Phone #	Fax #	E-mail	<b>Total</b>	\$105,000.00
503-908-1593	503-908-1628	info@multiphaseelectric.com		

Bid is good for 30 days from the date on form. Materials are guaranteed as specified. Work to be completed in accordance to the National Electrical Codes Standards. Changes from the original estimate will be effective upon written orders. 50% of the bid is required prior to commencement of work; balance due within 30 days from completion. 1.5% interest to be charged monthly thereafter on any unpaid balance. In the event Multiphase Electric, LLC ("Contractor") must pursue collection of monies owed Contractor as provided herein, then all such costs, including attorney fees, shall be borne by the debtor in favor of the prevailing party whether by demand, arbitration, action or appeal. By signing below, you authorize MPE to perform all work according to above estimate, specifications, conditions & hereby acknowledge the receipt of the required CCB notices: Consumer Protection Notice, Info to Owner About Construction Liens, Notice of Procedure & an explanation of property Owner's rights.

Signature \_\_\_\_\_

Date \_\_\_\_\_



**Chosen Wood Window Maintenance, Inc.**

11945 S. Township Road  
 Canby, OR 97013  
 503-266-3830 - Phone  
 888-317-7584  
 503-266-3804 - Fax

**ESTIMATE**

<b>DATE</b>	<b>ESTIMATE#</b>
6/16/2015	11967
<b>TERMS</b>	<b>REP</b>
Due on receipt	KRG

<b>Customer Phone</b>	503-516-3110
<b>Alt. Phone</b>	

<b>CUSTOMER NAME &amp; ADDRESS</b>
Dave Gackler 212 14th St Oregon City, OR 97045

ITEM	DESCRIPTION &/OR PARTS	QTY	COST	TOTAL
	Work to be performed at: 216 14th St Oregon City, OR 97045			
Labor & Materials	Labor and Materials to fabricate and install (7) Vintage Style Double Hung Sash Replacements as follows: (14) Sash 34 x 32 Glass: Clear/Annealed  To Dip, Strip, and Finish add \$1,099 (\$157 per)	7	1,218.00	8,526.00
Labor & Materials	Labor and Materials to convert (2) Double Hung Sash to Insulated Glass Units (IGU) as follows: (4) IGU 29 x 27 With Invisible Balances applied to the Bottom Sash Only Glass: Clear/Annealed  To Dip, Strip, and Finish add \$314 (\$157 per)	2	1,155.00	2,310.00
Labor & Materials	Labor and Materials to fabricate and install (1) Vintage Style Double Hung Sash Replacement as follows: (2) Sash 25 x 22 Glass: Clear/Annealed  To Dip, Strip, and Finish add \$157 per	1	1,113.00	1,113.00
Labor & Materials	Labor and Materials to fabricate and install (1) Vintage Style Double Hung Sash Replacement as follows: (2) Sash 28 x 23 Glass: Clear/Annealed  To Dip, Strip, and Finish add \$157 per	1	1,134.00	1,134.00
Please sign one estimate, enclose a 30 percent deposit for the items you want done and return.			<b>TOTAL</b>	

**SIGNATURE** \_\_\_\_\_

All material is guaranteed to be as specified. All work to be completed in a workman like manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders and will become an extra charge over and above the estimate. By signing this estimate, you are accepting the above prices, specifications and conditions and are authorizing the work to begin as specified. Payment will be due at the time the work is completed. This estimate subject to acceptance within 30 days and is void thereafter at the option of Chosen Wood Window Maintenance. Materials will be purchased based on your acceptance of this estimate. Should you cancel, you will be billed for materials purchased. OR CCB#132834, WA CCB# CHOSEWW008KJ.



**Chosen Wood Window Maintenance, Inc.**  
 11945 S. Township Road  
 Canby, OR 97013  
 503-266-3830 - Phone  
 888-317-7584  
 503-266-3804 - Fax

# ESTIMATE

<b>DATE</b>	<b>ESTIMATE#</b>
6/16/2015	11967
<b>TERMS</b>	<b>REP</b>
Due on receipt	KRG

<b>Customer Phone</b>	503-516-3110
<b>Alt. Phone</b>	

<b>CUSTOMER NAME &amp; ADDRESS</b>
Dave Gackler 212 14th St Oregon City, OR 97045

ITEM	DESCRIPTION &/OR PARTS	QTY	COST	TOTAL
Note	NOTE TO CUSTOMER  The option to dip, strip, and finish if for the sash only and back to paint of stain whichever is current  Any boarding up or removal of storms to be done by owner Structural repairs to sash included Repair to frame in home not included, but can be done if needed		0.00	0.00
Alarms	Chosen Wood Window Maintenance, Inc. is not responsible for any alarm system repairs that may be required due to dry rot repair and/or glass replacement.		0.00	0.00
D/R	On dryrot repair, all material will be primed on exterior only. We do not fill nail holes, prep or finish paint.		0.00	0.00
LowE	Due to the constantly changing nature of the manufacturing of LowE types, unless a specific type of LowE is specified by the customer and is available from our suppliers, there is no guarantee that LowE glass we provide will match existing LowE product.		0.00	0.00
Payments	30% Deposit is required to order materials. Visa/MasterCard/Check may be used for deposit.		0.00	0.00
Customer Walk ...	Walk Through Complete:  X _____ Customer Signature		0.00	0.00
Please sign one estimate, enclose a 30 percent deposit for the items you want done and return.			<b>TOTAL</b>	\$13,083.00

**SIGNATURE** \_\_\_\_\_

All material is guaranteed to be as specified. All work to be completed in a workman like manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders and will become an extra charge over and above the estimate. By signing this estimate, you are accepting the above prices, specifications and conditions and are authorizing the work to begin as specified. Payment will be due at the time the work is completed. This estimate subject to acceptance within 30 days and is void thereafter at the option of Chosen Wood Window Maintenance. Materials will be purchased based on your acceptance of this estimate. Should you cancel, you will be billed for materials purchased. OR CCB#132834, WA CCB# CHOSEWW008KJ.

## Multiphase Electric, LLC

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**From:** Jeffrey Franz <jeffreyfranzrepairs@gmail.com>  
**Sent:** Monday, December 14, 2015 12:45 AM  
**To:** multiphase@ccgmail.net  
**Subject:** 216 14th Street Windows

Vicky Gackle  
P.O. Box 1416, for  
216 14th street  
Oregon City OR 97054  
503-216-1674

### Estimate/Contract for wood window replacement

This contract covers the repair and replacement of twelve one-over-one double-hung, and one casement windows. Two of the double-hung on the south wall are original with newer spring balances. They have old-style sticking, which will be used to model new sashes for the other 10 DH. Two of the non-original DH are smaller and will cost slightly less. The two original DH will go through a paint stripping and restoration process, then re-installed.

The ten DH that are not original, have squared edges. They are glued or nailed shut and need to be cut free, as they were not made to operate at all. They also need new interior trim (thin stops).

The new fir sash will be double-paned glass, insulated low-e, and the jambs are to be stripped so as to receive a varnish finish, as will the trim, and the interior and exterior sash.

Contractor will examine the window surround to see if it is possible to add wheels for a rope and pulley system, but if there were never any wheels, it is probably not possible to add new ones without extensive restructuring the house, which will not be done on this job. The window openings will be covered with plywood during the time that any window is taken away.

The upper sashes will not be made operable, but contractor agrees to repair or replace any parting beads and stops that are missing or broken. Weather strips will be installed on the jambs or on the sash. Hardware and sash locks are not included in the prices except on the casement window, as the owner has opted to purchase them. Contractor agrees to install them onto DH if they are selected and purchased by installation time.

#### Materials

The price of 8 large replacement sash @ \$448 each.....\$3584 Labor to install.....

The price of two small replacements @ 390 each.....\$780

The price of one casement sash...\$172

Materials total....\$4546

#### Labor:

Cost of replacing 8 large DH @ \$395each..\$3160

Cost of replacing two small DH windows @ \$360 each...\$720

Cost of replacing one casement window \$120



Cost of sending two DH to the paint stripper and overhaul process @ \$500 each...\$1000  
Labor total...\$5000

Owner .....Date.....

Contractor.....Date.....

Jeffrey G. Franz  
Sole Proprietor, CCB# 160533  
1230 SE Morrison, Ste. 408  
Portland OR 97214  
503-234-9641

This contract does not contain an arbitration clause.

# Affinity Home & Design LLC

PO BOX 32 Marylhurst, OR 97036

503-650-3090

CCB#LBPR189918

WA#AFFINHD890QM

11/19/15

Attention: Dave Gackle  
216 14<sup>th</sup>. St.  
Oregon City, Or 97045

## Scope of work:

The scope of the project is to renovate the entire building while maintaining the integrity, history and craftsmanship of the original structure.

The primary objective is to reuse and refurbish as much material as possible to bring the house back to its original state while updating and repairing safety issues.

### -Demo / Interior

Remove interior walls, ceiling coverings and trim on first and second floors.

Preserve trim for reuse where possible

Demo stairs and a portion of the fire place wall at 1<sup>st</sup> floor bedroom.

Remove chimney.

Pull flooring. Reuse if in acceptable condition.

Remove all doors, casings and jambs. Reuse if in acceptable condition.

Kitchen cabinets, counters, and plumbing to be removed.

Demo all material in a manor to refurbish and reuse if in acceptable condition.

\$4,800

### -Exterior:

Demo and dispose of concrete walkway located along the north and east sides of the house.

Demo and dispose of concrete steps at east entry (kitchen door).

Demo porch roof over east entry.

Remove/replace path lights, motion lights, front and side porch lights.

\$4,280

### -Framing / Interior

Install backing for proper sheetrock attachment.

Frame pony wall / handrail at top of stairs.

Frame new straight stairs.

Move ceiling joists to raise ceiling.

\$12,900

### -Electrical

Rewire building.

Install new electrical breaker box.

Update all switches, plugs, lighting to meet all current codes.  
\$11,500

-Plumbing

Demo existing plumbing and reinstall with code compliant Pex and Wirsbo piping.  
Relocate plumbing on east exterior into exterior wall.  
Relocate gutter downspout on east side.  
\$10,500

-Insulation / sheetrock

Interior walls, window jams, attic, sub floor/crawlspace. All insulation installed will be proper "R" value.  
Insulation in the attic will be blow in unless specified elsewhere.  
Sheetrock, tape/mud, smooth: living room walls, dining room walls, kitchen walls and ceiling.  
Bedroom walls: texture on walls and the ceiling is to match existing.  
\$13,680

-Trim

Interior trim: Base trim, ceiling crown molding, window casing, window stools and lintels, door casing, door jambs, plate rail,  
\$18,500

-HVAC

New mini-split system, 3 head  
\$6,700

-Roofing

Complete removal of old shingles.  
Replace required sheeting.  
Lay asphalt paper and install new 3 tab 30-year composite shingles.  
New gutters.  
\$16,000

-Windows

Remove existing.  
Refurbish and/or replace single pane glass with 1/2" insulated unit.  
10 at 32"x60"  
2 at 26"x38"  
1 at 26"x24"  
\$17,000

-Exterior Siding

Remove all man-made siding and corner boards.  
Replace corner boards with new cedar 5 1/4".  
Install new 7 1/4" cedar pattern 105 siding to match existing.  
\$28,500

-Paint

Exterior – 2 colors – body & trim. \$10,000

Interior – 2 colors – body & trim. \$7,000

Total: \$161,360

**COMPANY NAME**

**LEGACY  
DELV&CON**

141136

503.750.6623

[jayarmstead11@gmail.com](mailto:jayarmstead11@gmail.com)

Attention: Dave Gackle

Title-owner

Multiphase

216 14th St.

Oregon City, OR 97045

Date: 10/25/14

Project Title:216

Project Description: remodeling

P.O. Number: 1245

Estimate Number: 67890

Terms: 30 Days

Description	Quan	Unit Price	Cost
See attached estimate			
-Exterior	1	\$ 126,000.00	\$ 126,000.00
-Interior	1	\$ 105,100.00	\$ 105,100.00
		Subtotal	\$ 231,100.00
		Tax 0.00%	\$ -
		Total	\$ 231,100.00

Thank you for your business. It will be a pleasure to work with you on your project

Sincerely yours,

J Armstead

216 14<sup>th</sup> Street

## Exterior Estimate:

### Foundation:

- \*Raise house approximately 18" from current elevation.
  - \*Excavate around foundation area, soil to remain on site
  - \*Excavate crawl space area, soil to remain on site.
  - \*Supply & install black plastic as vapor barrier.
  - \*Set forms, pour concrete foundation per print.
  - \*Lower house onto foundation.
- Cost of Labor & Materials \$19,500

Engineering/Permits \$2,000

### Exterior Work & Siding:

- \*Remove the existing man made siding & dispose. Replace with wood siding to match old photo.
  - \*Repair or replace the original siding on the main building as necessary.
  - \*Repair or replace the corner boards, columns, door casings, window casings, fascia boards, soffits, barge boards, crown with wood or original pieces of possible or matching the original.
  - \*Re-flash all flashings with brown metal per print.
  - \*Replace two front porch posts due to dry rot. Match the original post per photo.
  - \*Repair and/or replace place front porch decking, steps and railing
  - \*Remove flaking paint and prime
  - \*Sanding and filling where necessary
- Cost of Labor & Materials \$35,000

### Exterior Paint:

- \*Paint with two or three historic colors.
  - \*Paint the concrete foundation.
- Cost of Labor and Materials \$12,000

### Sidewalks:

- \*Frame & pour sidewalks and ADA ramp per print.
- Cost of Labor & Materials \$15,000

### Roofing & Gutters:

- \*Supply & Install a Presidential type roof
  - \*Strip off old roof
  - \*Re-sheet with ½" CDX plywood
  - \*Metal flashings to include valley, step, vents, edge and drip.
  - \*New aluminum gutters with downspouts.
- Cost of Labor & Materials \$21,500

### Windows:

- \*Supply & install thirteen (13) new wood double hung, double pane windows to match original.
- Cost of Labor & Materials \$16,000

### Exterior Electrical:

- \*Path lights from parking lot to building
- \*Front, back and side entry motion lights
- \*Switched lights for side and front entry.
- \*Trenching and setting provisions for future signage.

Cost of Labor & Materials \$2,500

Exterior Demo:

- \*Remove the exterior skirting
- \*Demo side porch and sidewalk
- \*Dump fees

Cost of Labor & Materials \$2,500

**Interior Estimate:**

Interior Demo:

- \*Remove the interior walls per print
- \*Remove interior trim and save to use later where necessary.
- \*Remove unused fireplace brick in front room.
- \*Remove ceiling insulation
- \*Remove concrete walls per print
- \*Save & reuse all material where possible.
- \*Remove linoleum flooring

Cost of Labor & Materials \$7,300

Framing:

- \*Labor per print.
- \*Material per print.
- \*Set old windows and new windows.
- \*Frame new stair case per print
- \*Move ceiling joist to accommodate new staircase per print.
- \*Install and frame in new doors.

Cost of Labor & Materials \$9,800

Millworks:

- \*Reuse existing materials where possible
- \*All new trim to match physical characteristics of the old.
- \*Strip old paint and and reinstall.
- \*Stain all trim to match
- \*Supply & install railing on new stair case.
- \*Full casings on all doors & windows.
- \*Includes base, base top, picture mold, window bead and window crown to match original.

Cost of Labor & Materials: \$20,000

Interior Paint:

- \*Supply & install two colors, one trim and one body.

Cost of Labor & Materials \$7,500

Flooring:

- \*Supply & install upstairs & down, pre-finished oak tongue and grove hardwoods  $\frac{3}{4}$ " x 2  $\frac{1}{4}$ " to match the era.

Cost of Labor & Materials \$10,500

- \*Oak hardwood on new stair case.

Cost of Labor & Materials \$4,000

Electrical:

- \*Rewire entire house
- \*Install a new 200-amp service

\*Coordinate with utility service to do an underground service.  
\*Supply & install some supplementary electric heat.  
Cost of Labor & Materials \$11,500

HVAC:

\*Supply & install a high efficiency mini split system with three heads.  
Cost of Labor & Materials \$7,000

Plumbing:

\*Re-plumb with new Wirsbo through out.  
\*Supply & install a toilet, sink, faucet for bathroom.  
\*Supply & install a small sink, faucet and disposal in break room.  
\*New water line to service.  
Cost of Labor & Materials \$9,000

Insulation:

\*Insulate walls where open and accessible with R-15.  
(if inspector has us use R-16, add \$600)  
\*Insulate ceiling with R-38.  
\*Insulate floor with R-15  
Cost of labor & Materials \$5000

Sheetrock:

\*Sheetrock entire house with new sheetrock.  
\*All walls to be smooth finish.  
Cost of Labor & Materials \$10,000

Permits:

Building, Electrical, Plumbing, Mechanical \$3,500

**Total Exterior: \$126,000**

**Total Interior: \$105,100**

**Total project: \$231,100**





*Vintage Remodelers*  
SINCE 1991

David and Vikki Gackle  
216 14th St.  
Oregon City, Oregon 97045

Estimate

January 6, 2016

Project: Interior Repairs

Code	Description	Total
	<b>Site Meetings/Consultations</b>	
	<b>Mobilization</b>	
	<b>Demolition/Protection</b>	
	1. General site protection as required by 2010 EPA RRP lead law. Includes protection and testing.	
	2. Remove interior woodwork/trim from all windows and door openings.	
	3. Remove all existing lighting and fixtures.	
	4. Remove all existing floor surfaces.	
	5. Remove all existing wiring and plumbing.	
	6. Remove all existing window sash and secure the openings with 1/2" ply.	
	7. Remove all existing stairs and adjoining walls.	
	8. Haz. Mat. abatement	
	9. Debris removal	
	10. Dust control	
	11. Cleaning	
	12. Security fence	





*Vintage Remodelers*  
SINCE 1991

David and Vikki Gackle  
216 14th St.  
Oregon City, Oregon 97045

Estimate

January 6, 2016

Project: Interior Repairs

### **Rough Carpentry/Framing**

- Frame 2x2 16" o/c interior walls to accommodate
1. insulation in area where existing exterior walls "plank/box construction" (no stud cavities) occurs.
  2. Frame new interior stair.
  3. Re-structure ceiling and wall framing at the stair.
  4. Frame-in new bath walls and other walls shown on the plan dated 12/16/2015.
  5. Underlayment at bath and kitchenette area.
  6. Provide all framing material and fasteners.

### **Gypsum Board**

1. 1/2" Drywall

### **Wood Flooring**

1. Sand and refinish (paint) existing 1x6 T.G.

### **Resilient Flooring**

1. Marmoleum at bath and kitchenette



*Vintage Remodelers*  
SINCE 1991

David and Vikki Gackle  
216 14th St.  
Oregon City, Oregon 97045

Estimate

January 6, 2016

Project: Interior Repairs

**Finish Carpentry**

1. Interior Millwork and S & R Trim
2. New door and window trim.
3. New stair and handrails.
4. Hang reproduction doors.
5. Case work
6. Screens/Blinds
7. Wood Flooring
8. Resilient Flooring
9. Wall Coverings

**Masonry**

1. Fireplace

**Bath Accessories**

1. Install bath accessories



David and Vikki Gackle  
 216 14th St.  
 Oregon City, Oregon 97045

Estimate

January 6, 2016

Project: Interior Repairs

<b>Closet Specialties</b>		
1.	Install built-in shelving	
<b>Vent Systems</b>		
1.	Bath	
2.	Kitchenette	
<b>Plumbing</b>		
1.	New bath and new kitchenette	
<b>Electrical</b>		
1.	Whole house	
	Sub Total	\$164,871.00
	Contractor Fee 8%	\$13,189.68
	<b>Total</b>	<b>\$178,060.68</b>



*Vintage Remodelers*  
SINCE 1991

David and Vikki Gackle  
216 14th St.  
Oregon City, Oregon 97045

Estimate

January 6, 2016

Project: Interior Repairs

<b>Additional Work</b>		
1. Finish Paint		
	Estimated Sub Total	\$15,840.00
	Contractor Fee 8%	\$1,267.00
	Total	\$17,107.00
	<b>Total</b>	<b>\$195,167.68</b>



*Vintage Remodelers*  
SINCE 1991

David and Vikki Gackle  
216 14th St.  
Oregon City, Oregon 97045

Project: Exterior Repairs

Date: Dec. 30, 2015

Code	Description	Cost	Total
	<b>Site Meetings/Consultation</b>		\$770.00
	<b>Mobilization</b>		\$1,470.00
	<b>Demolition/Protection</b>		\$17,225.00
	<ul style="list-style-type: none"> <li>• General site protection as required by 2010 EPA RRP lead law. Includes protection and testing</li> <li>• Set up scaffolding or pump-jacks for access to second floor siding</li> <li>• Labor for trim and top layer of siding removal at South, East &amp; West elevations (rear addition)</li> <li>• Labor for demolition of trim and selective existing siding at trim patch-in areas at North, South, West &amp; East elevations.</li> <li>• Labor for shoring and demolition of the outer two most front porch columns and the entire front porch deck structure and 1 x 4 T &amp; G decking boards</li> <li>• Labor for demolition of existing 1 x 12 foundation wall skirting below the water-table drip cap detail on the entire perimeter of the building</li> </ul>		





*Vintage Remodelers*  
SINCE 1991

David and Vikki Gackle  
216 14th St.  
Oregon City, Oregon 97045

Project: Exterior Repairs

Date: Dec. 30, 2015

Code	Description	Cost	Total
	<ul style="list-style-type: none"> <li>• Weather protection/mobilization</li> <li>• Cleaning Up &amp; Site Restoration</li> <li><b>Insulation</b></li> <li>• Insulation batts r-19 from exterior</li> <li><b>Carpentry</b></li> <li>• Patch in siding at North/West/East/South elevations</li> <li>• New Gutter Sub-Facia &amp; 1 x 6 finish facia where needed</li> <li>• Labor and materials to restore the front porch deck framing, decking, and decorative front porch columns (including chamfered edges and molding to match the existing engaged columns</li> <li>• Reproduce window sash w/double strength glass and an additional traditional wood frame storm sash each opening</li> <li>• New exterior window &amp; door trim material</li> <li>• New siding material (linear feet)</li> <li>• Labor to install new siding</li> </ul>		<p style="text-align: right;">TBD</p> <p style="text-align: right;">\$37,780.00</p>



*Vintage Remodelers*  
SINCE 1991

David and Vikki Gackle  
216 14th St.  
Oregon City, Oregon 97045

Project: Exterior Repairs

Date: Dec. 30, 2015

Code	Description	Cost	Total
	<ul style="list-style-type: none"> <li>• Labor to install new window &amp; door casings/water table/drip cap/ belt course</li> </ul>		
	<p><b>Siding Preparation</b></p> <ul style="list-style-type: none"> <li>• Sanding/fillers and epoxies/clean walls</li> </ul>		\$3,648.00
	<p><b>Priming</b></p> <ul style="list-style-type: none"> <li>• Pre-priming all stripped siding</li> <li>• All repair work (re-prime)</li> <li>• Double prime by brush all trim and siding after installation and whole filling</li> </ul>		\$3,580.00
	<b>Sub Total</b>		\$68,250.00
	<b>Contractor Fee 8%</b>		\$5,460.00
	<b>Total</b>		\$73,710.00





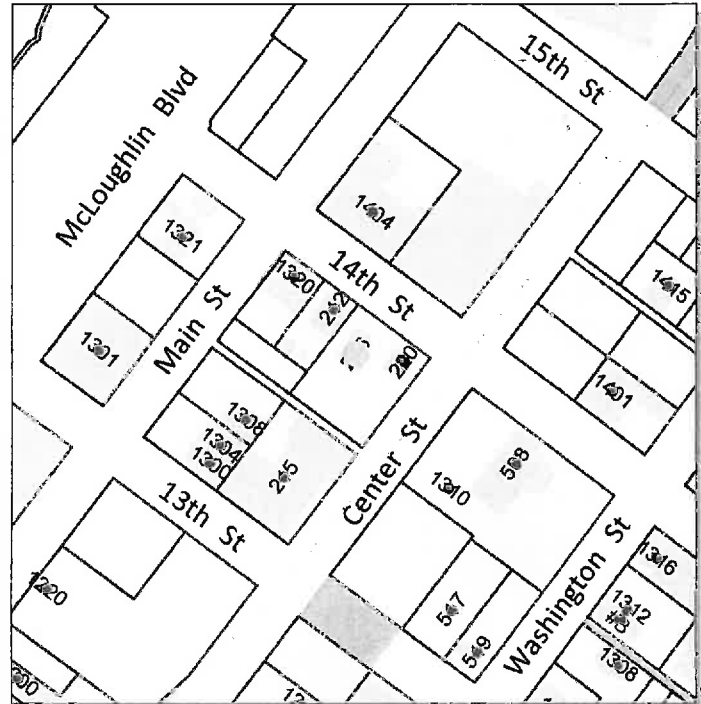
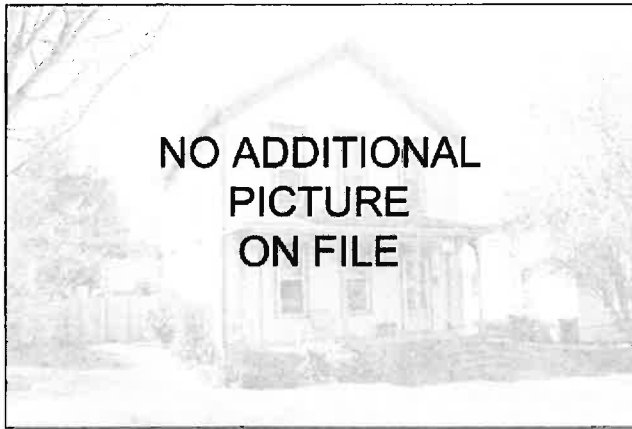
*Vintage Remodelers*  
SINCE 1991

David and Vikki Gackle  
216 14th St.  
Oregon City, Oregon 97045

Project: Exterior Repairs

Date: Dec. 30, 2015

Code	Description	Cost	Total
	<b><u>Additional Work</u></b>		
	Foundation installation		\$28,000.00
	Roofing		\$9,100.00
	Paint removal related to Full Circa's siding & trim work.		\$6,700.00
	Finish Paint		\$8,940.00
	<b>Estimated Additional Work Sub Total</b>		\$52,740.00
	<b>Contractor Fee 8%</b>		\$4,219.20
	<b>Additional Work Total</b>		\$56,959.20



**Address Information**

Site Address: 216 14TH ST  
 OREGON CITY, OR 97045

In City? Y

In UGB? Y

Complex:

The following information was derived from the taxlot database and may not necessarily apply to the specific address location

**Taxlot Description**

APN: 2-2E-30DD-03800  
 Alt ID: 00569726  
 Taxpayer: DAVID GACKLE  
 Address: 20701 S MONPANO OVERLOOK DR  
 OREGON CITY, OR 97045  
 Parcel Area (acres - approx): 0.31  
 Parcel Area (sq. ft. - approx): 13,503  
 Twn/Rng/Sec: 02S 02E 30  
 Tax Map Reference: 22E30DD  
 Year Built: 1900

**Taxlot Overlay Information**

In Willamette Greenway? N  
 In Geologic Hazard? N  
 In High Water Table Area? N  
 In Nat. Res. Overlay District (NROD)? N  
 In 1996/FEMA 100 Yr Floodplain? Y  
 In Sewer Moratorium Area? N  
 In Thayer Rd Pond Fee Area? N  
 In Beavercreek Rd Access Plan Area? N  
 In Barlow Trail Corridor? N

**Taxlot Values**

Mkt Values as of: 01/15/2015  
 Land Value (Mkt): \$88,001  
 Building Value (Mkt): \$121,440  
 Exempt Amount: \$0  
 Net Value (Mkt): \$209,441  
 Assessed Value: \$146,230

**Taxlot Planning Designations**

Zoning:  
 - Mixed Use Downtown District  
 Comprehensive Plan: mud  
 - Mixed Use - Downtown  
 Subdivision: OREGON CITY  
 PUD (if known):  
 Neighborhood Assn: Two Rivers NA  
 Urban Renewal District: Downtown Urban Renewal Area  
 Concept Plan: Not in a concept plan area  
 Historic District: Not in a historic district  
 Historic Designated Structure? Y

The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, surveying or navigation purposes. Notification of any errors is appreciated.





Lake Oswego Branch  
File No. 87F0916312

Clackamas County Official Records	<b>2014-062530</b>
Sherry Hall, County Clerk	12/05/2014 01:30:15 PM
D-D                      Cnt=1    Stn=6    KARLYN	
\$15.00 \$16.00 \$10.00 \$22.00	<b>\$63.00</b>

After recording return to:  
David Gackie  
20701 S. Monpano Overlook Dr.  
Oregon City, OR 97045

Until a change is requested, all tax statements shall be sent  
to the following address:  
David Gackie  
20701 S. Monpano Overlook Dr.  
Oregon City, OR 97045

**STATUTORY WARRANTY DEED**

Lawyers 87F0916312

Mary Petrjanos, Successor Trustee of the Chambers 1999 Trust, Grantor, conveys and warrants to David Gackie, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

SEE ATTACHED EXHIBIT "A"

Tax Account No. 00569735 and 00569726

This property is free of encumbrances, EXCEPT:  
SEE EXHIBIT "A" WITH EXCEPTIONS  
The true consideration for this conveyance is \$275,000.00

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

(continued)

Dated 2 day of December, 2014

The Chambers 1999 Trust

Mary Petranos Trustee  
Mary Petranos, Successor Trustee

STATE OF OREGON  
COUNTY OF CLATSOP

The foregoing instrument was acknowledged before me this 2 day of December, 2014 by Mary Petranos as the Successor Trustee of Chambers 1999 Trust on its behalf.

Laura J Wood  
Notary Public State of Oregon  
My commission expires: 10/2/16

Order No. 87F0916312



**Exhibit "A" with Exceptions**

**A part of Lots 7 and 8, Block 17, OREGON CITY, in the City of Oregon City, County of Clackamas and State of Oregon, described as follows:**

**Beginning on 14th Street at the corner between Lots 1 and 8; thence Southwesterly and on the line between Lots 1, 2, 7 and 8, 99.00 feet, more or less to a line running parallel with 14th Street, which divides Lot 7 into Northerly and Southerly halves; thence in a Westerly direction and parallel with 14th Street along the line dividing Lots 7 into Northerly and Southerly halves, 48 feet to an iron pipe; thence Northeasterly and at right angles to 14th Street, 99.00 feet more or less to 14th Street; thence Easterly along 14th Street 48 feet to the point of beginning.**

**TOGETHER WITH the following:**

**Lots 1 and 2, Block 17, OREGON CITY, in the City of Oregon City, County of Clackamas and State of Oregon.**

**Subject to:**

- 1. City Liens, if any, in favor of the City of Oregon City.**

**2015 CLACKAMAS COUNTY REAL PROPERTY TAX STATEMENT**

Account: 00569726

Alternate Property Number: 22E30DD03800

TCA: 062-057

Legal Desc: 2 OREGON CITY LT 1&2 BLK 17

Location: 220 14TH ST

Bill To Party: GACKLE DAVID  
20701 S MONPANO OVERLOOK DR  
OREGON CITY OR 97045

*216 14th street is under the same account number.  
They are grouped together.*

Lender:

Delinquent Interest Computed Through: 1/5/2016

ACCOUNT VALUES		
Description	2014	2015
AVR Total	\$146,230	\$150,617
TVR Total	\$146,230	\$150,617
Real Mkt Total	\$209,441	\$297,393
AV Exception	\$0	\$0

TAXES AND SPECIAL ASSESSMENTS			
Year	Description	Amount Assessed	Balance Due
2015	Property Tax Principal	\$2,736.30	\$0.00
2015	Property Tax Interest	\$12.16	\$0.00
Total for Tax Year 2015			\$0.00
Total Taxes and Assessments			\$0.00

Comment:

Payment Terms

**PAYMENT INSTALLMENTS**

Amount includes any unpaid prior year tax

Pay This Amount	Due By
\$0.00	1/5/2016
\$0.00	2/16/2016
\$0.00	5/16/2016

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

PAYMENT INSTALLMENTS	
Amount includes any unpaid prior year tax	
Pay This Amount	Due By
\$0.00	1/5/2016
\$0.00	2/16/2016
\$0.00	5/16/2016

DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATES

GACKLE DAVID  
20701 S MONPANO OVERLOOK DR  
OREGON CITY OR 97045

Total Taxes and Assessments:

\$0.00

Account: 00569726

Enter Payment Amount

DAVID W GACKLE  
VIKKI A GACKLE  
20701 S MONPANO OVERLOOK DR  
OREGON CITY OR 97045-7364

---

### Customer Service

Telephone  
1-866-439-3557 (1-866-HE-WELLS)  
Español: 1-866-297-4535

Online Banking  
[www.wellsfargo.com](http://www.wellsfargo.com)

Correspondence  
Wells Fargo Bank, N.A.  
P.O. Box 10335  
Des Moines, IA 50306

Do not send payment to this address

### Payments

By mail  
Wells Fargo Bank, N.A.  
PO Box 51172  
Los Angeles, CA 90051-5472

Overnight mail  
Wells Fargo Bank, N.A.  
Attn: Payment Services  
2324 Overland Ave  
Billings, MT 59102-6401

Principal only payments  
Wells Fargo Bank, N.A.  
PO Box 51170  
Los Angeles, CA 90051-5470

---

### EquityLine with FlexAbility

David W Gackle

Vikki A Gackle

Account Number: [REDACTED] 098

---

### Activity summary

Approved line of credit	\$150,000.00
Credit in use:	
Line [REDACTED] 1998	- \$612.65
Total credit in use	- \$612.65
Available credit	\$150,000.00
Beginning balance owed**	\$20,157.16
Ending balance owed**	- \$612.65

\*\*These balances include unpaid finance charges and other unpaid fees and charges.

The ending balance owed is not a payoff amount. If you want to pay off and close your Home Equity Line of Credit, please contact Customer Service for detailed payoff instructions. Payoffs attempted in other ways may not close the account, resulting in a delay of the release of your collateral.

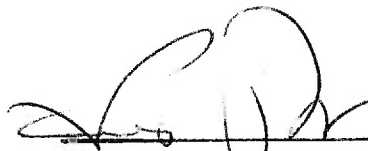
Account Information - Refer to Pending Approval section for full additional information and assistance.

### Home Equity Line of Credit Detail

### Equityline With Flexibility

Account ID: 03253 OPEN  
Plan ID: 0000 on 01/27/2016  
Last Date Paid: 12/26/2015  
Property Address: 26731 S. MONPANG OVERLOOK DR. O  
Formal Borrower:  
Secondary Borrower:

David W. Gable  
Yvonne Gable

  
03253  
Name Officer Code  
Phone# (503) 654-2665 P6001-011  
Wells Fargo Bank, N.A. COID 115  
Oregon City Office AU 06633





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

01/05/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

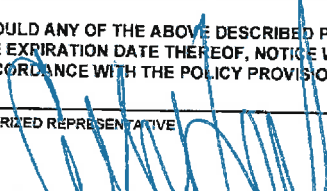
<b>PRODUCER</b> <b>Ed Clark Insurance, Inc.</b> <b>2295 Liberty Street NE</b> <b>Salem, OR 97301</b> <b>License #: 811033</b>	<b>CONTACT NAME:</b> Cissy Fouts <b>PHONE (A/C, No, Ext):</b> (503)581-3360 <b>E-MAIL ADDRESS:</b> cissy@edclarkinsurance.net <b>FAX (A/C, No):</b> (503)581-3428													
	<table border="1"> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td><b>INSURER A : HCC Specialty Insurance Company</b></td> <td></td> </tr> <tr> <td><b>INSURER B : SAIF Corporation</b></td> <td></td> </tr> <tr> <td><b>INSURER C :</b></td> <td></td> </tr> <tr> <td><b>INSURER D :</b></td> <td></td> </tr> <tr> <td><b>INSURER E :</b></td> <td></td> </tr> <tr> <td><b>INSURER F :</b></td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	<b>INSURER A : HCC Specialty Insurance Company</b>		<b>INSURER B : SAIF Corporation</b>		<b>INSURER C :</b>		<b>INSURER D :</b>		<b>INSURER E :</b>		<b>INSURER F :</b>
INSURER(S) AFFORDING COVERAGE	NAIC #													
<b>INSURER A : HCC Specialty Insurance Company</b>														
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<b>INSURER C :</b>														
<b>INSURER D :</b>														
<b>INSURER E :</b>														
<b>INSURER F :</b>														
<b>INSURED</b> <b>Multiphase Electric LLC</b> <b>20701 S Monpano Overlook Drive</b> <b>Oregon City, OR 97045</b>														

**COVERAGES**      **CERTIFICATE NUMBER: 00000000-0**      **REVISION NUMBER: 14**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WYD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:	Y	U15AC87630-00	06/28/2015	06/28/2016	EACH OCCURRENCE \$ <b>1,000,000</b> DAMAGE TO RENTED PREMISES (Ea occurrence) \$ <b>100,000</b> MED EXP (Any one person) \$ <b>5,000</b> PERSONAL & ADV INJURY \$ <b>1,000,000</b> GENERAL AGGREGATE \$ <b>2,000,000</b> PRODUCTS - COMP/OP AGG \$ <b>2,000,000</b>
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> <b>UMBRELLA LIAB</b> <input type="checkbox"/> <b>EXCESS LIAB</b> DED      RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$
B	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N/A	981936	01/01/2016	01/01/2017	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ <b>500,000</b> E.L. DISEASE - EA EMPLOYEE \$ <b>500,000</b> E.L. DISEASE - POLICY LIMIT \$ <b>500,000</b>

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
**CITY OF OREGON CITY AND CITY OF OREGON CITY URBAN RENEWAL COMMISSION ARE NAMED AS ADDITIONAL INSURED.**

<b>CERTIFICATE HOLDER</b> <b>CITY OF OREGON CITY</b> <b>CITY OF OREGON CITY URBAN RENEWAL COMMISSION</b> <b>PO BOX 3040</b> <b>Oregon City, OR 97045</b>	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE  (CNF)
--	--

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – SCHEDULED PERSON OR ORGANIZATION**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

**SCHEDULE**

Name Of Additional Insured Person(s) Or Organization(s):	Location(s) Of Covered Operations
<p>Any person or organization for whom you are performing operations during the policy period when you and such person or organization have agreed in writing in a contract or agreement that such person or organization be added as an additional insured on your policy.</p>	
<p>Information required to complete this Schedule, if not shown above, will be shown in the Declarations.</p>	

**A. Section II – Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

**B.** With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

**2016**

**Expires 12/31/2016**

# CITY OF OREGON CITY

Incorporated 1844

**Business Name:** MULTIPHASE ELECTRIC CO  
**Primary** 220 14TH ST  
**Address:** OREGON CITY, OR 97045



## BUSINESS LICENSE

**License # :** 7034

**Date Issued: :** 1/6/2016

**# of Employees:** 5

MULTIPHASE ELECTRIC CO  
PO BOX 1416  
OREGON CITY, OR 97045

**Must be placed in public view**

**PRESERVING OUR PAST - BUILDING OUR FUTURE**

CITY OF OREGON CITY URBAN RENEWAL AGENCY  
SELF-CERTIFICATION OF ELIGIBILITY  
FOR STOREFRONT AND ADAPTIVE REUSE GRANTS

The City of Oregon City Urban Renewal Agency requires applicants for storefront and adaptive reuse grants to make certain certifications when they apply for a grant. You must certify that the following matters are true and accurate:

I have checked with the Planning, Building and Public Works departments of the City of Oregon City to determine all relevant requirements for the proposed use and agree to abide by those requirements.

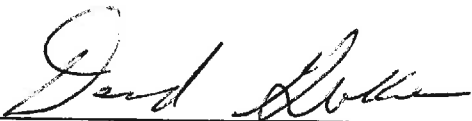
I have insurance with a minimum liability coverage of one million dollars that names the City of Oregon City and Oregon City Urban Renewal Commission as additional named insureds.

I have a current business license

I have a certificate of occupancy for the property on which the grant funds will be expended. *At end of project*

I have no debt currently owing to the City of Oregon City and/or Clackamas County.

I certify that I have read, understand and meet the above checked categories and have included copies for reimbursement for the Urban Renewal grant that was approved by the Oregon City Urban Renewal Agency.



Signature Date 1-4, 2016

Please email, fax, or mail the Self-Certification to:

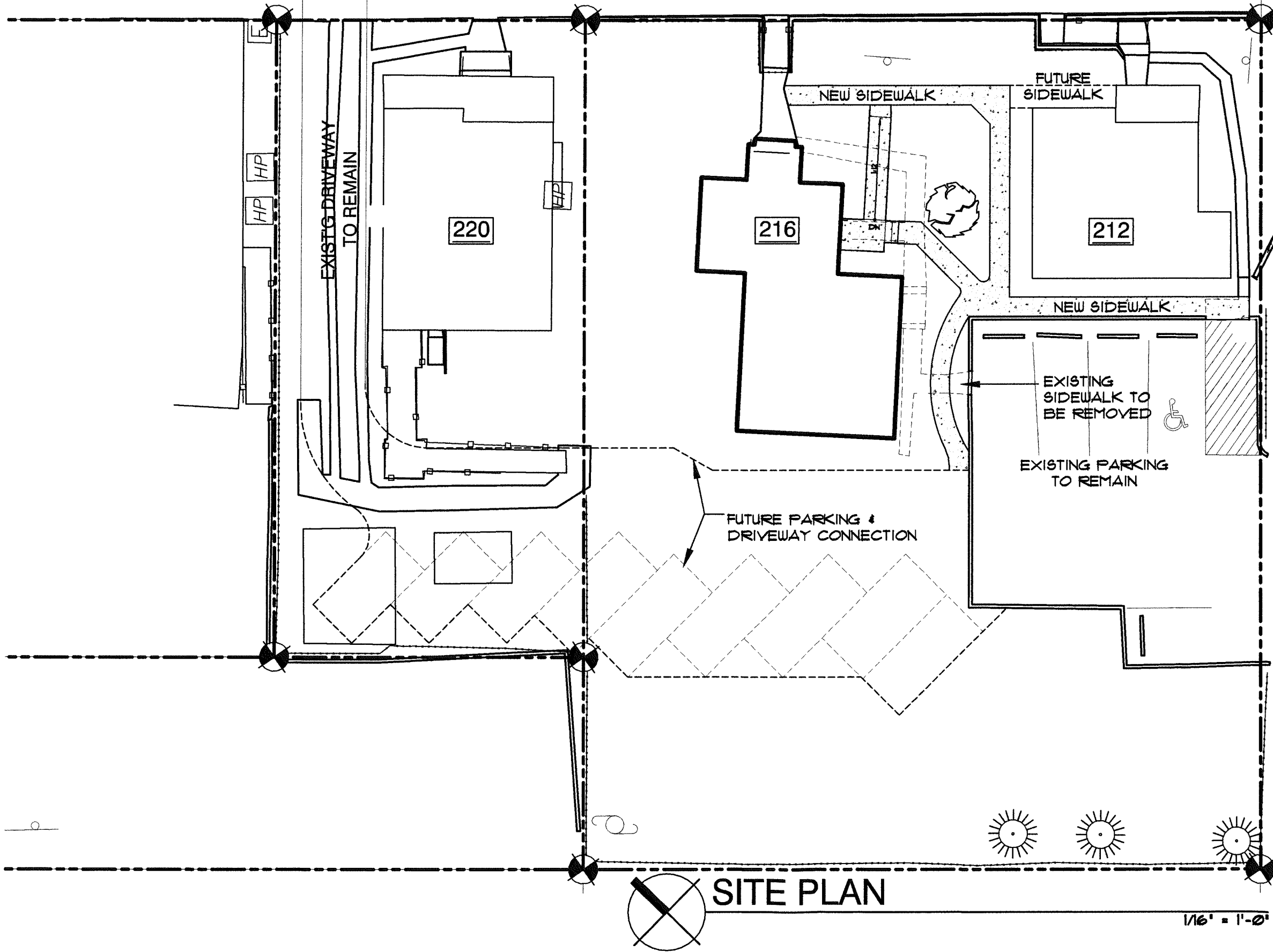
Economic Development Department  
City of Oregon City  
P.O. Box 3040  
Oregon City, OR 97045  
[eunderwood@orc.gov](mailto:eunderwood@orc.gov)  
Fax: 503-657-6670

14 th STREET

EXHIBIT P



**ISELIN**  
ARCHITECTS, P.C.  
1307 7th Street // Oregon City, OR 97045  
503-656-1942 ph // 503-656-0658 fax  
www.iselinarchitects.com



SITE PLAN

1/16" = 1'-0"

CENTER STREET

NOT FOR  
PRELIMINARY  
CONSTRUCTION

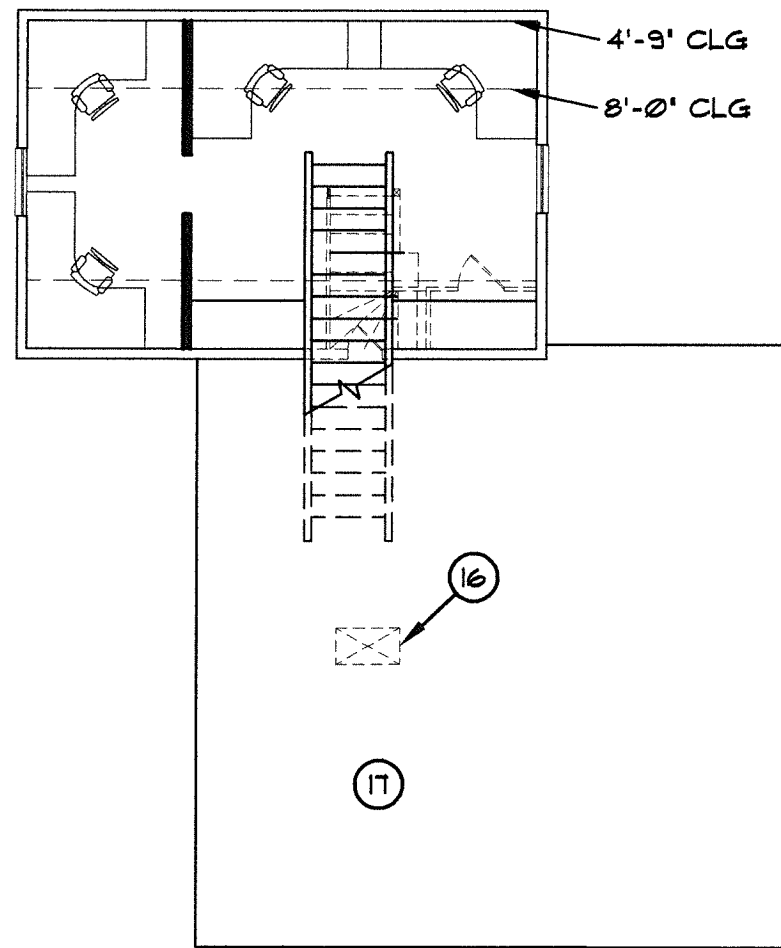
**Multi-Phase Office Development**  
216 14th Street  
Oregon City, OR 97045

1430  
A-SIT  
1/11/2016

**A1.0**  
SITE PLAN

## EXTERIOR WORK KEYNOTES

1. REMOVE EXIST'G SINGLE WOOD HANDRAIL & INSTALL NEW 1 1/2"  $\phi$  PAINTED STEEL HANDRAIL EA. SIDE OF EXIST'G STAIR REPAIR & RESTORE EXIST'G WOOD PORCH AS REQ'D.
2. REMOVE EXIST'G STEEL PIPE FRAMES EA. SIDE OF PORCH.
3. CONSTRUCT NEW CONCRETE SIDE ENTRY PORCH W/ ADA RAMP & STAIR. DISTANCE FROM PORCH TO ADJ. GRADE NOT TO EXCEED 30". RAMP TO HAVE MAXIMUM SLOPE OF 1:12 & 2' CURB EA. SIDE. STAIR TO HAVE 12" TREAD & 7" MAX RISE. PROVIDE 1 1/2"  $\phi$  HANDRAIL EA. SIDE TYP W/ 12" EXTENSION, RETURNED TO WALL OR FLOOR.
4. REMOVE EXIST'G SIDE PORCH WALLS, ROOF, CONCRETE STAIRS & LANDING.
5. INSTALL NEW DOUBLE HUNG (OR FIXED TO MATCH EXIST'G OPERATION), WOOD, INSULATED REPRODUCTION WINDOWS, TYPICALLY.
6. REMOVE & REPLACE OR STRIP PAINT FROM EXIST'G SIDING, SAND, CAULK & PAINT.
7. REMOVE EXIST'G FIBER CEMENT BEVELED SIDING. INSTALL NEW WOOD BEVELED SIDING, CAULK & PAINT.
8. REMOVE EXIST'G FIBER CEMENT BEVELED OR OTHER SIDING. INSTALL NEW WOOD DROP SIDING TO MATCH ORIGINAL. SAND, CAULK, & PAINT.
9. - 10. NOT USED



## UPPER LEVEL FLOOR PLAN

290 SF

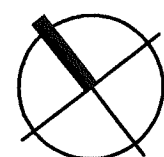
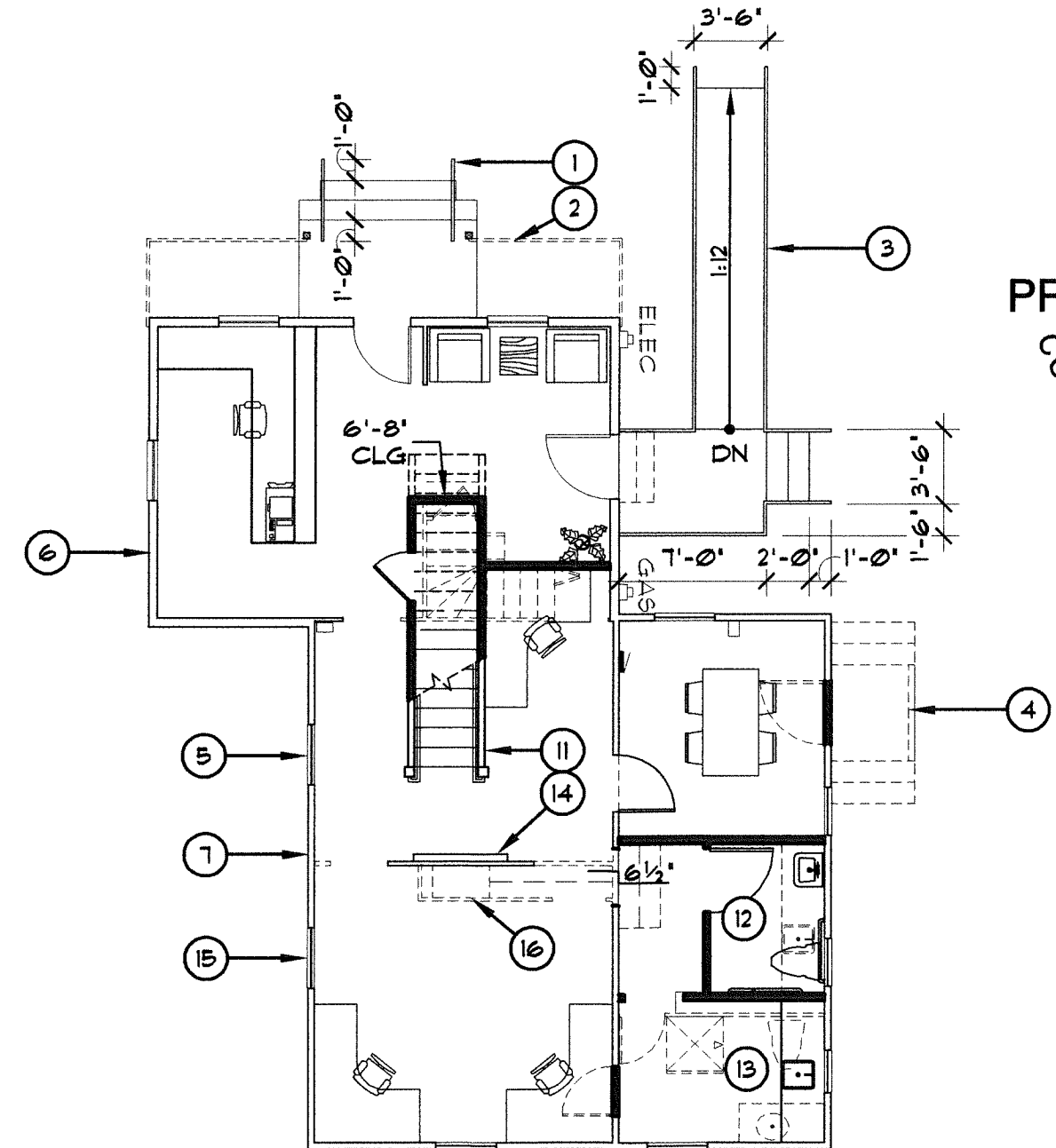
1/8" = 1'-0"

## INTERIOR/STRUCTURAL WORK KEYNOTES

11. DEMOLISH EXIST'G STAIR & CONSTRUCT NEW STAIR W/ WOOD TREADS & RISERS, OPEN WOOD BALUSTERS & WOOD HANDRAILS EA. SIDE.
12. NEW ADA COMPLIANT SINGLE USER TOILET ROOM W/ TILE FLOORING, 4' PAINTED WOOD WAINSCOT & BASE, ADA TOILET, LAVATORY & GRAB BARS.
13. NEW EMPLOYEE BREAK ROOM W/ ADA CABINET & SINK.
14. EXIST'G ORIGINAL FIREPLACE TO REMAIN. STRIP PAINT, PATCH PLASTER AS REQ'D & PAINT.
15. NEW REINFORCED CONCRETE PERIMETER FOUNDATION.
16. REMOVE EXIST'G NON-FUNCTIONAL MASONRY CHIMNEY.
17. REMOVE & REPAIR OR REPLACE EXIST'G FIRE DAMAGED ROOF & WALL FRM'G

NOTE:

THESE DRAWINGS ARE PRELIMINARY. FINAL DESIGN & DETAILING TO BE INCORPORATED IN FINAL CONSTRUCTION DOCUMENTS.



## MAIN LEVEL FLOOR PLAN

926 SF

1/8" = 1'-0"



ISELIN  
ARCHITECTS, P.C.  
1307 7th Street // Oregon City, OR 97045  
503-656-1942 ph // 503-656-0658 fax  
www.iselinarchitects.com

NOT FOR  
PRELIMINARY  
CONSTRUCTION

Multi-Phase Office Development  
216 14th Street  
Oregon City, OR 97045

1430  
A-FP  
1/11/2016

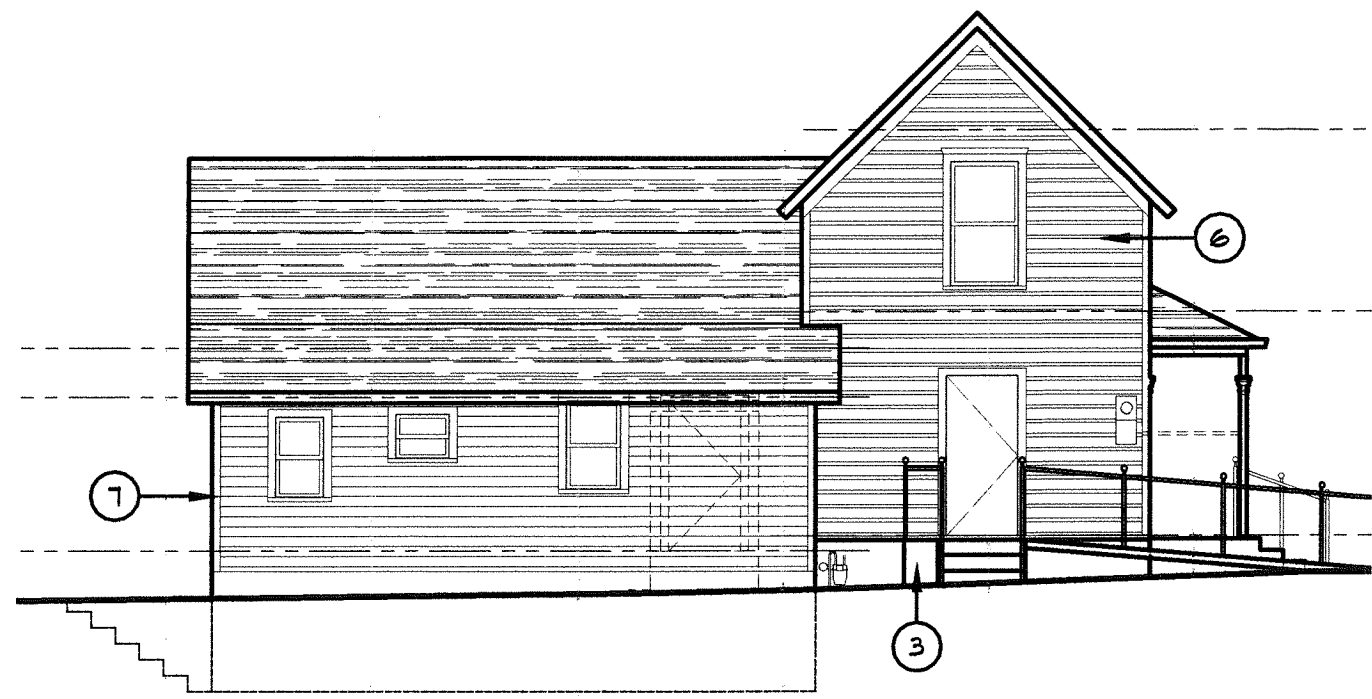
A1.1

FLOOR PLANS



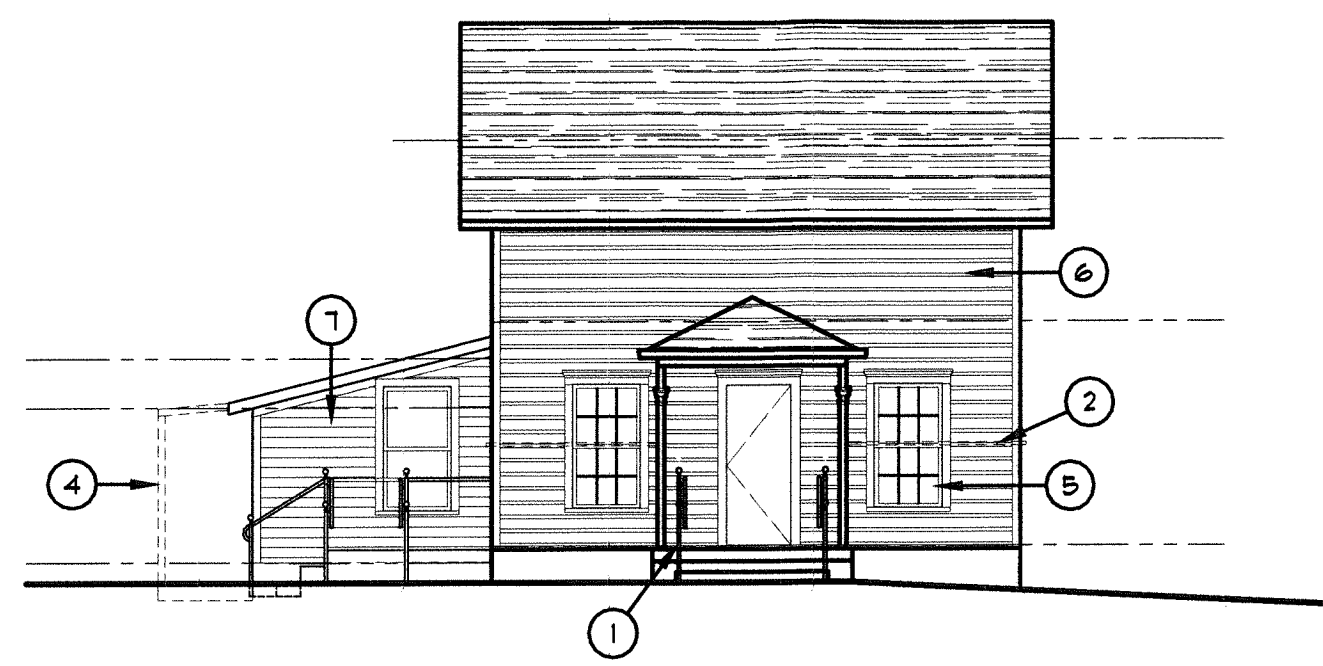


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**EAST SIDE ELEVATION**

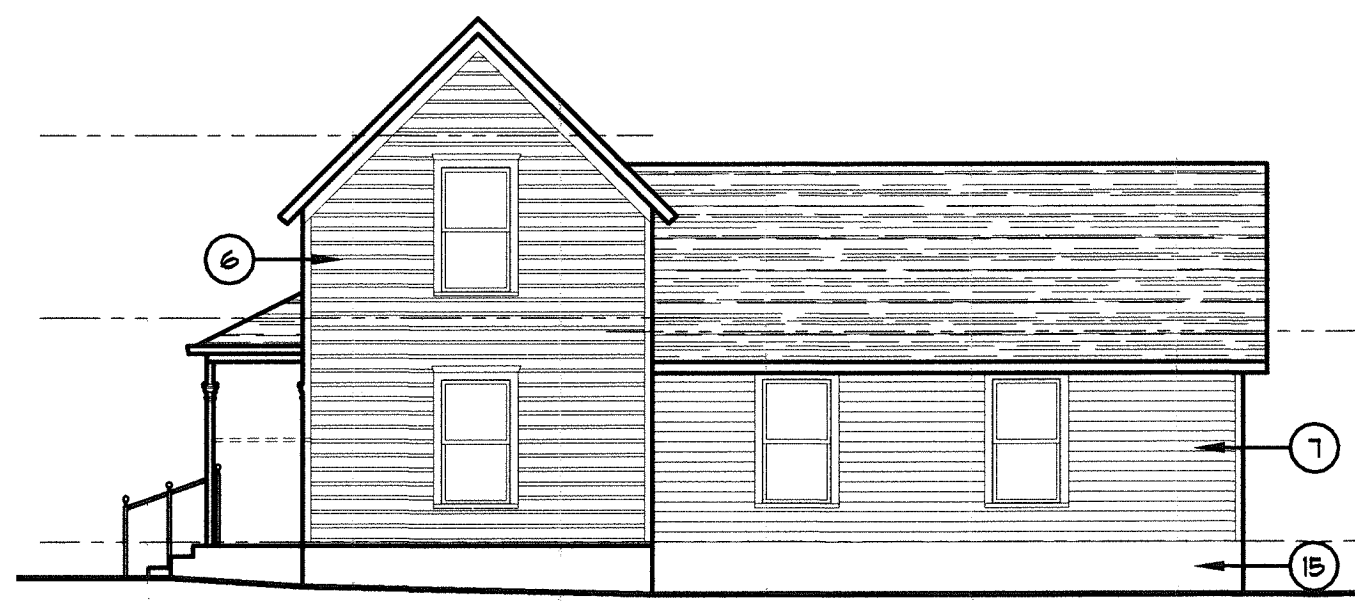
1/8" = 1'-0"



**NORTH (FRONT) ELEVATION**

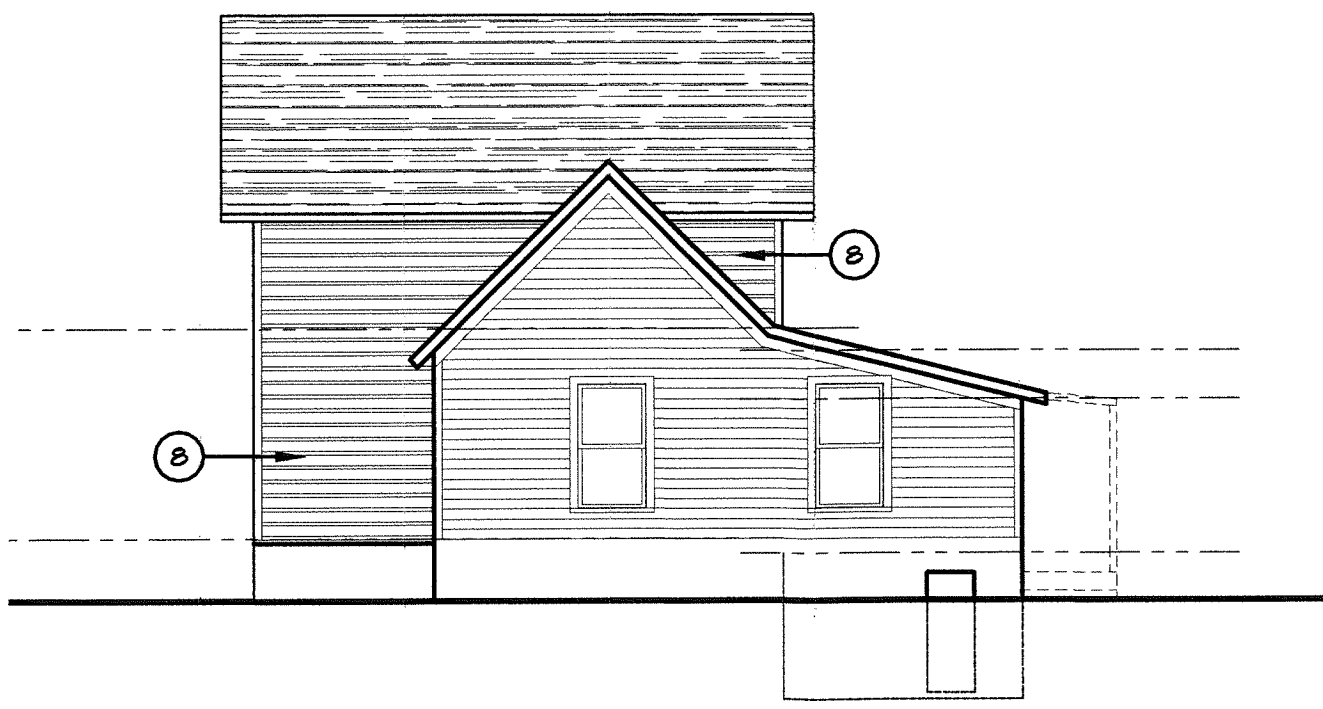
1/8" = 1'-0"

NOT FOR  
 PRELIMINARY  
 CONSTRUCTION



**WEST SIDE ELEVATION**

1/8" = 1'-0"



**SOUTH (REAR) ELEVATION**

1/8" = 1'-0"

**Multi-Phase Office Development**  
 216 14th Street  
 Oregon City, OR 97045

1430  
 A-ELV  
 1/11/2016  
**A2.1**  
 BUILDING  
 ELEVATIONS



# City of Oregon City

625 Center Street  
Oregon City, OR 97045  
503-657-0891

## Staff Report

File Number: 16-137

**Agenda Date:** 3/16/2016

**Status:** Agenda Ready

**To:** Urban Renewal Commission

**Agenda #:** 4b.

**From:** Eric Underwood

**File Type:** Grant Request

### **SUBJECT:**

Storefront Grant for 216 14th Street

### **RECOMMENDED ACTION (Motion):**

City staff recommends a grant award of \$40,000 for 216 14th Street. The Urban Renewal Commission shall use its discretion whether to uphold the recommendation by City staff. The remaining balance for the Storefront grant program for fiscal year 2015-16 is \$55,050.

### **BACKGROUND:**

The applicant is applying for a grant in the amount of \$40,000, with a maximum grant amount of \$20,000, or \$40,000 for projects of high value when the applicant demonstrates that the proposed improvements will restore the facade substantially closer to its original condition. All projects require at least a 50% match and applicants must be current on all City financial obligations.

The project submitted consists of rehabilitation of the exterior of the building and would include siding and trim work, reconstruction of the front porch as necessary, new windows, removal of side porch, addition of exterior lighting, ADA accessibility and repainting of exterior. The applicant has begun exploratory work to assess the building and will begin work upon approval and anticipates it to take four months.

Mr. Gackle is a first time applicant to the Urban Renewal grant funding programs and the grant request was acceptable as submitted meeting all application completion requirements. As required by the application process, the owner has provided proof of matching funds, a business license, is current on all City/County financial payments and has provided bids for work to be completed.

City staff conducted a site visit and evaluated of the project based on the criteria set by the URC. Projects must meet an average score of 70% or better, and this application received an score of 79%. A summary of the staff evaluation can be found in an attached document.

The tax lot detail report shows that the taxpayer is David Gackle and is further identified as Tax Map 2-2E-30DD-03800 with a site address of 216 14th Street, which is zoned Mixed Use Downtown District (MUD) and is located within the Downtown Urban Renewal District. The building is not within the historic district.

**BUDGET IMPACT:**

Amount: \$40,000

FY(s): 2015-16

Funding Source: Urban Renewal Storefront Grant Program



# City of Oregon City

625 Center Street  
Oregon City, OR 97045  
503-657-0891

## Staff Report

File Number: 16-137

**Agenda Date:** 3/16/2016

**Status:** Agenda Ready

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**BUDGET IMPACT:**

Amount: \$40,000

FY(s): 2015-16

Funding Source: Urban Renewal Storefront Grant Program

**PAID**  
JAN 11 2016  
By 12:05PM MBB

# **STOREFRONT IMPROVEMENT GRANT JANUARY 11, 2016**

**216 14<sup>th</sup> Street**



**Applicant: David Gackle**

**Contact: Vikki Gackle 503-516-1674**



# STOREFRONT IMPROVEMENT GRANT PROGRAM

**URBAN RENEWAL COMMISSION**

**City of Oregon City**  
625 Center Street  
P.O. Box 3040  
Oregon City, Oregon 97045  
Phone 503.657.0891  
Fax 503.657.7892  
www.orcity.org

## APPLICANT/OWNER INFORMATION

EXHIBIT A

<b>APPLICANT NAME:</b> David W. Gackle	<b>E-MAIL:</b> <a href="mailto:Multiphase@ccgmail.net">Multiphase@ccgmail.net</a>
<b>BUSINESS NAME (if applicable):</b>	
<b>APPLICANT MAILING ADDRESS:</b> 20701 S. Monpano Overlook Dr.	<b>PHONE:</b> 503-516-3110
<b>CITY, STATE, ZIP:</b> Oregon City, OR 97045	<b>FAX:</b> 503-908-1628
<b>CO-APPLICANT NAME (if applicable):</b>	<b>E-MAIL:</b>
<b>MAILING ADDRESS:</b>	<b>PHONE:</b>
<b>CITY, STATE, ZIP:</b>	<b>FAX:</b>
<b>PROPERTY OWNER NAME (if applicable):</b> SAME	<b>E-MAIL:</b>
<b>MAILING ADDRESS:</b>	<b>PHONE:</b>
<b>CITY, STATE, ZIP:</b>	<b>FAX:</b>

## SITE INFORMATION

<b>SITE ADDRESS:</b> 216 14 <sup>th</sup> Street	<b>BUILDING TAX LOT &amp; MAP NUMBER (if known):</b> 2-2E-30DD-03800
<b>CITY, STATE, ZIP:</b> Oregon City, OR 97045	<b>OWNER OCCUPIED OR LEASED?</b> Vacant
<b>CURRENT USE OF BUILDING:</b> Vacant – Upon completion it will be a commercial office space	
<b>Is the building on the local historic register or within historic overlay district?</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
<b>If yes, has the building plan been reviewed and approved by the Historic Review Committee?</b> <input type="checkbox"/> YES <input type="checkbox"/> NO Currently in consultation with Christina Robertson-Gardiner to determine if the proposal will require HR review, at this point, she thinks it will be fine under staff review.	



## GRANT REQUEST INFORMATION

<b>GRANT REQUEST AMOUNT: \$</b>	
\$40,000	
<b>PRIVATE TO PUBLIC MATCH AS RATIO:</b> <u>1/1</u>	
<b>AMOUNT AND SOURCE OF PRIVATE MATCHING FUNDS (i.e., savings account, line of credit, etc.):</b> Personal HELOC \$150,000	
<b>AMOUNT &amp; SOURCE OF ADDITIONAL GRANTS OR FUNDING (should not include private match):</b> APPLYING FOR ADAPTIVE REUSE/BUILDING REHAB GRANT	
<b>TOTAL SOURCES OF FUNDING (excluding grant request): \$</b> <u>\$150,000</u>	
<b>AUTHORIZATION FOR CREDIT CHECK</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <b>SIGNATURE:</b> _____	
<b>ANTICIPATED START DATE OF CONSTRUCTION:</b> Upon Approval, March	<b>ANTICIPATED FINISH DATE OF CONSTRUCTION:</b> Approximately 6 months from start date

## ARCHITECT INFORMATION

<b>APPLICANT'S ARCHITECT:</b> Jessica Iselin	<b>E-MAIL:</b> Jessica@iselinarch.com
<b>MAILING ADDRESS:</b> 1307 Seventh Street	<b>PHONE:</b> 503-656-1942
<b>CITY, STATE, ZIP:</b> Oregon City OR 97045	<b>FAX:</b> 503-656-0658
<b>ARCHITECT CERTIFICATION NUMBER (applicant's architect fees are eligible for grant if architect is Oregon certified):</b> #3145	

## PROJECT SUMMARY

**IN THE SPACE BELOW PROVIDE A BRIEF DESCRIPTION OF PROPOSED PROJECT (UP TO 300 words)**

To rehabilitate 212, 216 & 220 14<sup>th</sup> street to the Downtown District and Historical Boards standards  
To attract professional business and consumers to this area  
To improve the image of the north end of the Downtown District

Please see attached narrative for further details

---

**A COMPREHENSIVE PROJECT PROPOSAL MUST ACCOMPANY THIS APPLICATION AND INCLUDE THE FOLLOWING. THESE DETAILS, WHICH WILL HELP URBAN RENEWAL COMMISSIONERS BETTER UNDERSTAND THE PROPOSED PROJECT. PLEASE USE THIS LIST AS A CHECKLIST OF ALL ITEMS THAT MUST BE PART OF YOUR APPLICATION PACKAGE.**

For All Funding Requests:

- A completed application
- A detailed written description of proposed improvements for the project.
- If the grant request is over \$5,000, the applicant must submit official architectural and engineering renderings/drawing from a licensed Architect in 11" x 17" format.
- A materials spec board or detailed description of materials and colors.
- Project costs/budget (including but not limited to construction expenses, fees, permits, design costs).
- Photos of proposed project area.
- Construction schedule for project.
- Land Use approval, if needed.
- Historic Review Board approval, if needed.
- Competitive bids from a licensed and bonded trades/professional as follows:
  - One formal written bid on grant work up to \$5,000.
  - Three formal written bids on all grant work over \$5,000.
- Evidence of ownership of property (including but not limited to a deed of trust) or copy of lease. Lessees must have written authorization from the property owner.
- Copy of current Oregon City Business License (if conducting business at time of application) and current on any City of Oregon City financial payments (including but not limited to water bill, EID tax, etc.) and proof that property taxes are current.
- If applicant is other than an individual, evidence of authorization to enter into the grant agreement (e.g., corporate resolution, partnership agreement, bylaws, and articles of incorporation or other as approved by Urban Renewal legal counsel).
- Applicant must provide a statement on source of project funding that includes the required 50% private match, and other funds that may be applicable to undertake the balance of the work not funded by the Urban Renewal Commission. This could include a letter from bank or lender, account balance statement, or other as approved.

For grants over \$20,000, the applicant must demonstrate how the proposed improvements will restore the façade to its original design with the following:

- Submittal of the best available information including photographs or other documentation showing or describing the storefront's original design is required.
- Photographs of similar buildings designed by the same architect or of buildings constructed during the same period and style may be considered.

---

The applicant understands that the proposed improvements must be evaluated and approved by the Oregon City Urban Renewal Commission. The Urban Renewal Commission, prior to final approval, may require certain changes or modifications.

The applicant understands that a match/grant information sign must be posted five (5) days prior to, during, and five (5) days post construction.

**CERTIFICATION OF APPLICANT**

The applicant certifies that all information in this application and all information furnished in support of this application is given for the purpose of obtaining a 50-50 matching grant and is true and complete to the best of the applicant's knowledge and belief.

If the applicant is not the owner of the property to be rehabilitated, or if the applicant is an organization rather than an individual, the applicant certifies that he/she has the authority to sign and enter into an agreement to perform the rehabilitation work on the property. Evidence of this authority is attached.

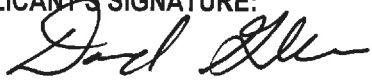
APPLICANT'S SIGNATURE: 	CO-APPLICANT'S SIGNATURE (if applicable)
DATE: 1-11-16	DATE:

EXHIBIT B

Dave Gackle

216 14th Street  
Oregon City, OR 97045  
503-516-1674  
Multiphase@ccgmail.net

December 28, 2015

Economic Development Department  
Urban Renewal Store Front Grant Committee  
Adaptive Reuse/Rehabilitation Grant Committee  
Urban Renewal Commission  
625 Center Street  
Oregon City, OR 97045

Dear Committees:

Please accept this grant application requesting \$40,000 from the Urban Renewal Commission Storefront Improvement Grant and \$50,000 from the Adaptive Reuse/Rehabilitation Grant to help rehabilitate 216 14th Street. We are hoping that The Oregon City Urban Renewal Agency will partner with us because we share the same vision and want to contribute to the momentum to revitalize the Oregon City Downtown Urban Renewal District. Thus allowing us to join in on the ultimate goal, to increase the economic vitality of our hometown.

Note: At this time, we are asking for the grants to support the rehabilitation of 216 14th street only. However, we are discussing the project individually and as a whole so you can see the complete vision since it is all tied together.

One year ago, we purchased the only three remaining, historically designated, residential houses located in the Downtown District. They are located at 212, 216 and 220 14th Street. The 14th Street signal, coming off McLaughlin, is the first, and probably busiest entrance into the north end of the Downtown District or to route commuters up the hill onto Washington Street. Every commuter or pedestrian turning onto 14th can see these buildings. They sit close to the street, in clear view of all passing traffic. Unfortunately, because of their high visibility and current condition, they do not represent the Downtown District very well. The buildings can be seen from three sides of its property. While driving on Main street, people can see the dilapidated back sides of the properties and the view isn't much better from Center Street. They appear run-down, vacant and in dire need of rehabilitation and preservation. For many years, they have not been desirable

rentals due to lack of maintenance, inefficient heating, failing plumbing, inefficient electrical as well as having a dysfunctional layout. This becomes unappealing to the professional looking to lease. As rentals, these buildings have either attracted short term renters paying below market rents or have sat vacant. When we purchased the homes, we had to vacate squatters from the premises as well as rodents and skunks.

These buildings are very charming and under-utilized. They are currently contributing nothing to the economy of Oregon City. We plan to rehabilitate all three buildings with quality construction all while salvaging and showcasing the original design appropriate to their era. It is our vision that when all three are completed, they will become the "Gems" at the north end entrance to the Downtown District. They will welcome passersby's with a warm memory of times past, setting the tone to all the other beautiful buildings Oregon City has to offer. They will be keeping our heritage alive and at the same time, will be attracting today's professionals, people that want to be a part of all the greatness that OC has to offer. Our goal is that they will be the highly sought after iconic commercial spaces in the area.

We have a four phase plan to achieve this goal within 18+/- months of the start date.

Phase 1: Rehabilitate 216 14th St. (The requested grants are for this phase.)

Phase 2: Rehabilitate 212 14th St.

Phase 3: Rehabilitate 220 14th St.

Phase 4: Expand and improve parking lot including but not limited to:

- Parking lot lights

- Add a pass through entrance from 14th to Center St.

- Improve landscape design and storm, add trees where possible

- New lit ADA sidewalks connecting buildings to parking and streets

- Replace existing fencing with new and attractive fencing and gates

- Improve appearance of retaining wall that is visible from 14th St.

We are residence and local business owners. We own and operate Multiphase Electric, LLC. We are also licensed, bonded and insured as an electrical contractor and as a general contractor. We have over 25 years of experience in the building/renovating and remodeling fields professionally and personally. We plan to seek experts in the various disciplines to ensure a top quality finished project. We have been working with and will continue to work closely with Jessica Iselin from Iselin Architects. She has proven to be an intelligent professional and has been an integral part of many projects in the Oregon City area. As we are rehabilitating 216, we will simultaneously be working together to perfect the final concept plan for the other two houses and the parking lot. We have been in meeting with Andy Curtis, a general contractor from Full Circa Inc. He has over

20 years of experience in the preservation of old buildings “all while keeping an artful eye toward historic accuracy”. Together we have collaborated ideas for 216 and have come up with the best, most cost effective way to bring new life into this beautiful and timeless building, while maintaining and preserving its story.

When completed, we believe that these buildings could attract many different professional businesses like insurance agents, chiropractors, business offices, or possibly even a coffee shop or bakery. With the final completion of all three buildings, we expect we will have achieved the goals set by the Urban Renewal.

1.) **Revitalizing Downtown:** We will have successfully added three new store fronts with the historic core intact. The passing traffic on 14th will be visually impressed as they drive by, potentially attracting their interest in either starting their business here or simply visiting one of the other businesses as a consumer. Depending on the type of business, each building could house up to 6-12 office staff. In total, that could be up to 18-36 employed people, not counting field employees. Plus, there is the exponential number of clients/consumers that the businesses could attract to the downtown district.

2.) **Prepare for future growth:** Because these houses were originally built as homes and not office space, it takes great consideration and historical sensitivity to find the right balance between the two. For example, the houses at some point in their past, have had all their kitchens removed to create more office space. We will be adding back small kitchenettes/break rooms for the staff, but reworking most of that space for overall office use. Another example is having greater accessibility to the upstairs rooms. In 216, the staircase is tiny, steep, potentially dangerous and not to today’s code. We will add a code compliant staircase and railings that will allow tenants to use upstairs as office space instead of it being limited to just storage. The staircase can also become a beautiful feature as we design it to match similar stairs from that era. We will work careful with Jessica and city inspectors to ensure the most efficient office layout, while still maintain the buildings unique features and integrity, like; the fireplaces, windows, molding, original floors, etc. When complete, we will have successfully leveraged an existing asset to its maximum potential. Also, the offices are located right near mass transit, facilitating the influx of employees and/or clients.

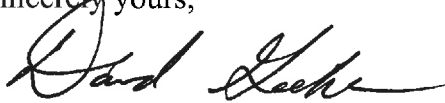
3.) **Ensuring Oregon City is “Open for Business”:** We will have converted these three buildings into their highest and best use by opening up viable office space in the busy downtown area that have their own parking spaces. We will have increased and improved the in and out flow by redesigning the parking to a safe and usable standard. The sidewalk system will be redesigned to connect all of the buildings to each other, to 14th Street, the back parking lot and to Center Street.

4.) **Building a livable and sustainable community:** We will have preserved and reused as many building materials as feasibly possible during the rehabilitation process. We will be mindful when purchasing products and materials to be used on the buildings, for example: paints, stains, siding, etc.

When all completed, the landscaping will be enhanced to beautify and assist with storm where necessary.

We ask you to partner in our efforts to enhance this section of the downtown district. We aren't simply holding our hand out and asking for funding, disinterested in developing a relationship. We are an established, local family with kids in this community and local business owners. We are here because we love Oregon City, we are impressed by the changes we have seen thus far and believe in the future of this City. We respect and share the vision the Urban Renewal has and want to work closely with the you to satisfy the requirements.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Dave Gackle".

Dave Gackle

503-516-3110

**Storefront Improvement Grant Scope of Work  
216 14<sup>th</sup> Street**

EXHIBIT C

1. Siding and Trim:
  - Select, limited removal and replacement of original drop siding and trim that is damaged or deteriorated beyond repair
  - Add siding to match the original on the southwest side of the main building where it had been removed
  - Stripping and removal of areas of badly peeling paint
  - Sanding and filling of siding boards and trim
  - Replace flashings where necessary
  - Removal of beveled cement fiber siding boards and replacement with new beveled wood siding
  - Remove perimeter skirting
2. Front Porch:
  - Select, limited removal and replacement of floor boards, treads, risers, skirting and trim that is damaged or deteriorated beyond repair
  - Stripping and removal of areas of badly peeling paint
  - Reconstruct the front porch as necessary
  - Sanding of boards and trim
  - Removal of painted metal display racks
  - Removal of non-conforming single handrail and addition of two new railings
  - Replace front two 4x4 post with replicated detail to match historic photo
3. Windows:
  - Removal of non-original wood and metal windows and storm windows
  - Installation of new double hung, insulated wood window sashes with detailing to match original windows
  - Recondition and reuse the two original windows if repairable
  - Sanding, repair or replace the wood sills
  - Replace the front two windows with reproduction grid windows to match the historic photo
4. Addition Porch:
  - Removal of corrugated fiberglass porch wall and roof
  - Demo the concrete steps
  - Repair the roof where the porch attached
5. Painting:
  - Complete painting of exterior siding, doors and trim
6. Electrical:
  - Motion Lights to front and back
  - Path lighting for walkways
  - Installation of new reproduction front entry soffit light fixture
  - Installation of new reproduction side entry wall light fixture



7. Miscellaneous:

- Construction of new ADA access ramp and code compliant stair to building
- Removal of (2) non-original front entry doors and installation of new, reproduction doors and ADA hardware
- Removal of non-original side porch door
- Replace gutters and down spouts



View of Property looking South



View of Existing Front Entry and Porch



View of Side Wing Looking South



View of Property Looking West





View of Property looking East



Rear of Property Looking North



View of Front Entry



View From Front Entry to Back of House



View of Existing Side Entry (Kitchen)



View of Existing Kitchen





View of Existing Fireplace in Living Room



View Inside of Living Room



View From Upper Level to Main

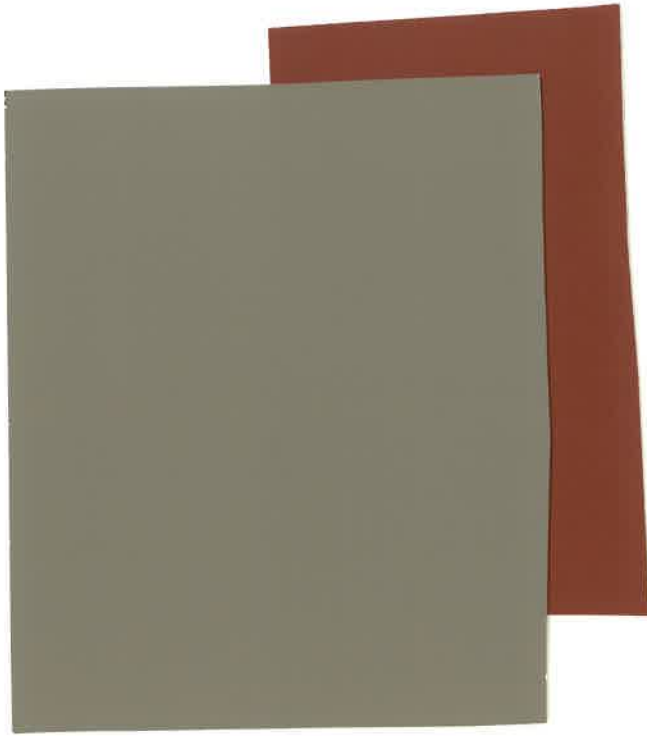


View of Upper Level



EXHIBIT E

# Exterior Color Schemes:



This house is here to show the wall color together with the red accents and cream trim. We will not be adding shutters. The roof color will be decided once the paint is finalized.



This image is to show the red sashes and door paired with the cream colored window trims. The house color will be similar, but just a little more on the taupe side as shown above.

Please Note: The exterior color scheme need to coordinate with the other two houses. We will be hiring a professional to help layout all three houses together to ensure the flow. Therefore, this is close to the what we might do. When we get the final colors we will submit to the Historic Committee for approval.

OREGON INVENTORY OF HISTORIC PROPERTIES  
HISTORIC RESOURCE INVENTORY FORM

EXHIBIT F

HISTORIC NAME: George Clark Residence DATE OF CONSTRUCTION: 1867  
COMMON NAME: \_\_\_\_\_ ORIGINAL USE: Residence  
ADDRESS: 216 - 14th Street PRESENT USE: Residence  
OWNER: Dorothy Chambers, 212 - 14th Street ARCH./BLDR.: Unknown  
STYLE: Vernacular  
T/R/S: 2-2E-30DD TAX LOT: 3800 BLDG. STRUC. DIST. SITE OBJ. (CIRCLE)  
ADDITION: Plat of Oregon City THEME: Architecture, 19th Century  
LOT: 1, 2 BLOCK: 17 QUAD: Oregon City

PLAN TYPE/SHAPE: Rectangular w/ extension NO. OF STORIES: 1 1/2  
FOUNDATION MATERIAL: Stone BASEMENT (Y/N): No  
ROOF FORM & MATERIALS: Gable. Composition. Hip-roof front porch.  
WALL CONSTRUCTION: Wood STRUCTURAL FRAME: Stud  
PRIMARY WINDOW TYPE: Six-over-six windows with architrave trim.  
SURFACING MATERIALS: Drop siding. Cornerboards.  
DECORATIVE FEATURES: None.

OTHER: Southwest wing added.  
CONDITION: EXCELLENT \_\_\_\_\_ GOOD \_\_\_\_\_ FAIR X DETERIORATED \_\_\_\_\_ MOVED \_\_\_\_\_ (date)  
EXTERIOR ALTERATIONS/ADDITIONS (dated): Southwest wing added, n.d. Front porch partially altered, n.d.

NOTEWORTHY LANDSCAPE FEATURES: Concrete retaining wall. Chain link fence.  
ASSOCIATED STRUCTURES: 212, 220 - 14th Street.  
KNOWN ARCHAEOLOGICAL FEATURES: None.

GEOGRAPHIC SETTING: Occupies (with 220 - 14th Street) a corner lot at the intersection of 14th and Center Streets. Adjacent to the Southern Pacific Railroad tracks. Mostly redeveloped commercial uses in vicinity. One of only three remaining residences in the downtown area.

STATEMENT OF SIGNIFICANCE: (Historical and/or architectural importance, dates, events, persons, contexts): George Clark, the house's original owner, was an English immigrant who was a painter. As one of the few remaining residences in the downtown area, this house is threatened by encroaching commercial uses. In addition, this house is significant because of its age (1867), making it one of the oldest structures in the neighborhood, and certainly the oldest house in the immediate vicinity. It is relatively unaltered, exceptions being the southwest wing and porch alterations.

SOURCES: Pioneer National Title Company Records, Oregon City. Federal Census, 1870.

NEGATIVE NO: Roll H, #27, 28 RECORDED BY: Jane Altier  
SLIDE NO: \_\_\_\_\_ DATE: May 1982

SHPO INVENTORY NO.: \_\_\_\_\_

**OREGON INVENTORY OF HISTORIC PROPERTIES  
HISTORIC RESOURCE INVENTORY FORM - TWO**

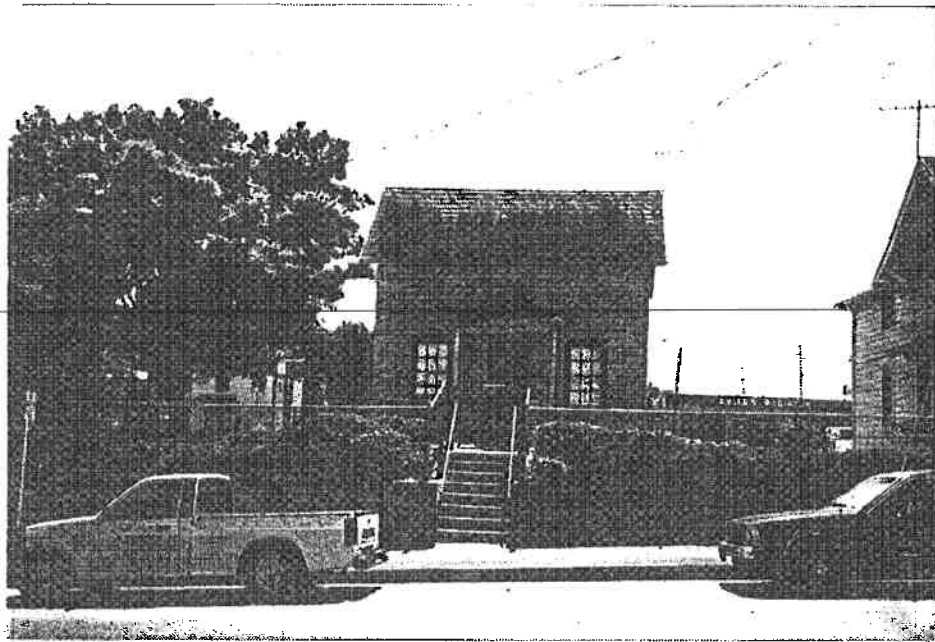
NAME: George Clark Residence

T/R/S: 2-2E-30DD TAX LOT 3800

ADDRESS: 216 - 14th Street

QUADRANGLE: Oregon City

\*\*\*\*\*

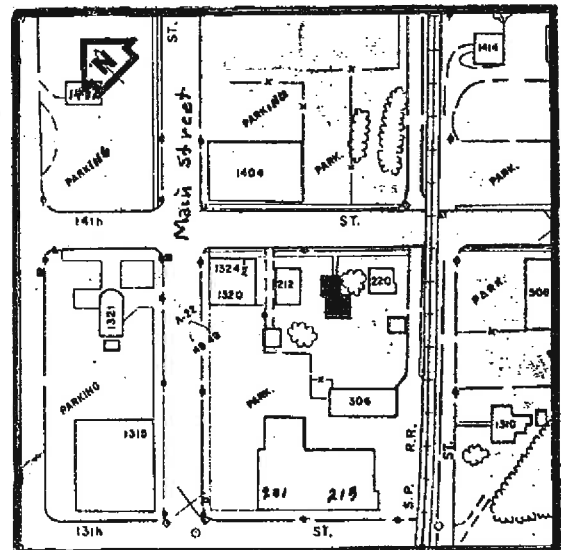
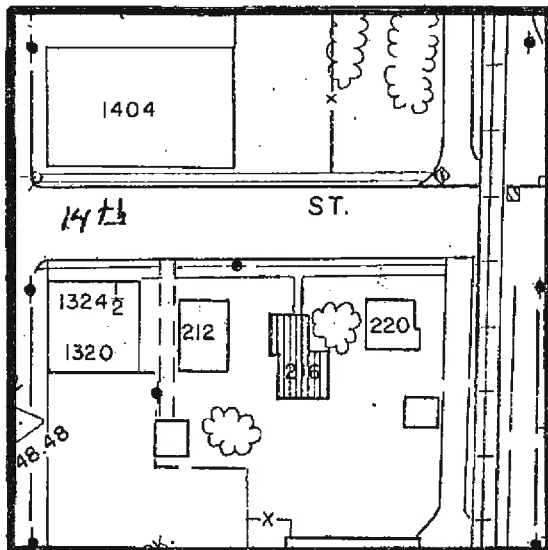


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NEGATIVE NO. Roll H, #27, 28

SLIDE NO. \_\_\_\_\_

\*\*\*\*\*



\*\*\*\*\*

GRAPHIC AND PHOTO SOURCES: Base Map of Oregon City, 1987.  
Oregon City Planning Department Photograph, 1987.

SHPO INVENTORY NO.: \_\_\_\_\_

216 14<sup>th</sup> Street, Oregon City OR 97045

# George Clark Residence

Built: 1867

---



SEPT 1959



We purchased the three properties from the Dorothy Chambers Trust on December 14, 2014. The nieces that are named on the trust have a lot of photos, history and knowledge of the three homes, but mostly of 212. They have found some pictures and are continuing to look for more. They think they have some of the original deeds as well. Here is a little background we have gathered so far.

The 212 property is named The Mary Harris Residence and was built in 1904. The nieces mentioned above, their grandparents, Stephen (Bud) Grover Cleveland Chambers and Anna Bertha Janz purchased this as their first home in approximately 1911 shortly after getting married. They had two daughters, Mildred Ann Chambers (12/29/1915-2002) and Dorothy Bridget Chambers (2/25/1919-2008). At some point in their childhood, their Uncle Ralph helped with a remodel. They added an extra bedroom, bathroom and closet upstairs.

In the 1940's, Mr. Chambers purchased the other two homes, 216 & 220, to use as rental properties.

The 216 property is named The George Clark Residence and was built in 1867. He was an English immigrant and a painter. It is unclear if Mr. Chambers purchased from Mr. Clark directly, or if there were other owners in between. Mr. Chambers passed away in 1949 and Mrs. Chambers continued to live in 212 with her daughter Dorothy, who never married. The other daughter, Mildred, married a man named Frank Paul Santos. They had five children; Mary, Mark, Paul, Jean and Joan. Prior to 1952, this family moved into 216 to live next door to assist the aging Mrs. Chambers. They lived there about 8-9 years. The eldest, Mary, stayed in 212 with her Aunt Dorothy to assist her grandmother. The other four children shared the upstairs bedroom of 216. It is these children that we purchased the property from. When asked if they had any memories of living in 216, one of them said, "Mom said originally, the cooking was outside over an open spit and there was an outhouse. The metal furnace was where the fireplace was. A man would come every now and then with a vacuum and a large black bag to suck out the ashes from the furnace." It sounds like the home is mostly in the original condition, except for the wing added to the back, some changes to the front porch pillars and all but two of the original windows have been removed.

The 220 property is named the Catherine Healy House and was estimated to have been built between 1900-1911.

What is special about these properties is that Dorothy Chambers was born, raised and died in 212. She spent her entire life, 89 years in the same home. Once her parents passed, she became the heir of all three of the houses. After her passing in 2008, they were handed down to her nieces and nephews.

This photo is from the flood of 1923, Dorothy Chambers is on the front porch as a child.



This is Mildred. You can see 216 in the background, note the siding, the window grids and the shake roof.



The first picture is of Mildred Ann Chambers and Dorothy Bridget Chambers. They are standing in front of the west side of 216.

The second picture is of Mildred standing on the wood plank sidewalk in front of the 212 property. The dirt road is 14<sup>th</sup> street. The upper left side of the picture is the corner of the old grocery store (Trails End Saloon today). The building in the background is the sand/gravel company.

# Monthly Budget 216 14th Street

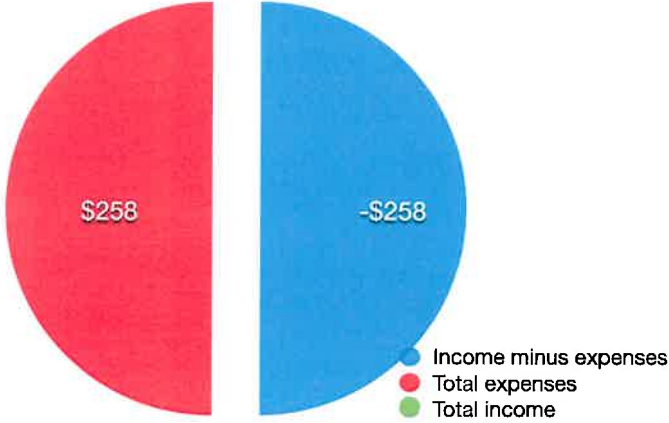
MONEY IN	
Rental income	\$0
Additional income	\$0
<b>TOTAL INCOME</b>	<b>\$0</b>

MONEY LEFT OVER	
Income minus expenses	-\$258

Money Out-note figures based on 2015 expenses and house was vacant

State Farm Insurance	\$47
Monthly average for storm/water	\$46
Trash/Recycling (1/3 cost)	\$20
Landscape (1/3 cost)	\$80
NW Natural Gas	\$30
PGE	\$35
Interest-will incur once construction starts	\$0
	\$0
	\$0
	\$0
<b>Total expenses</b>	<b>\$258</b>

Income/Expenses





# 12/14/14 Purchase of 216 14th

## VALUE OF 216 14TH STREET

\$297,393 -divided into 1/2 since 220 resides on the same tax lot	\$148,696
\$150,617 -2015 tax assessed value	\$0
<b>TOTAL VALUE-2015 RMV FROM TAX RECORDS</b>	<b>\$148,696</b>

## APPRECIATION IN 2015

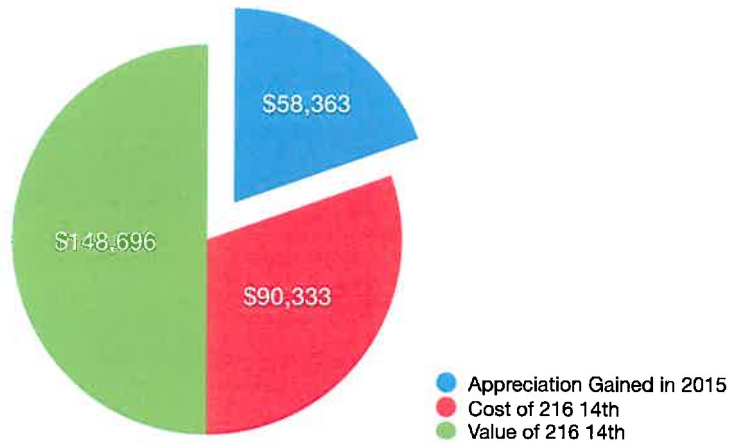
Income minus expenses	\$58,363
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## COST OF 216 14TH STREET

\$271,000 - divided into 1/3 since this was the total purchase price for all three houses.	\$90,333
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**TOTAL PURCHASE PRICE** **\$90,333**

RMV/Purchase Price

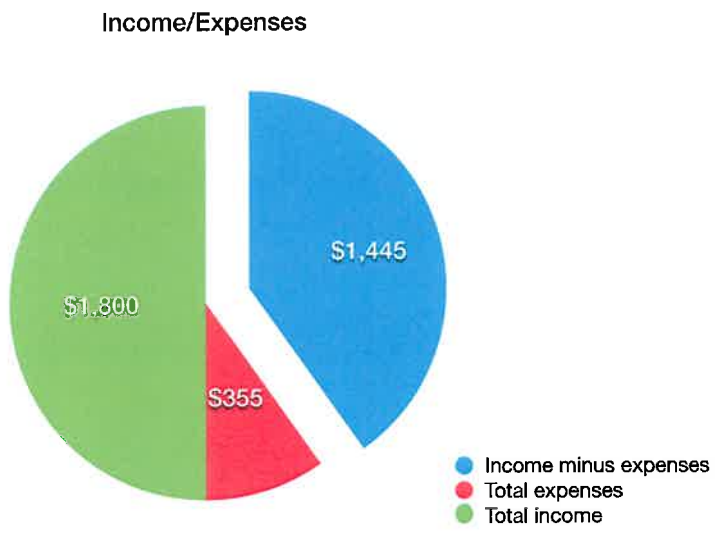


# Anticipated Monthly Budget Upon Completion of 216 14th street

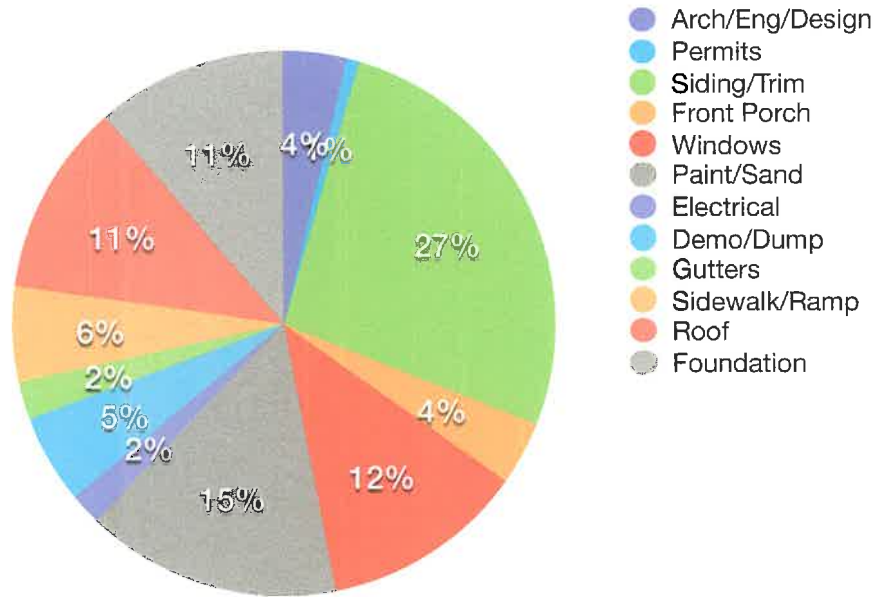
MONEY IN	
Anticipated monthly rent	\$1,800
Client to pay own utilities	\$0
<b>TOTAL INCOME</b>	<b>\$1,800</b>

MONEY LEFT OVER	
Income minus expenses	\$1,445

Money Out	
State Farm Insurance	\$75
Landscape (Shared expense)	\$80
Trash/Recycling (Shared expense)	\$200
	\$0
	\$0
	\$0
	\$0
	\$0
	\$0
	\$0
<b>Total expenses</b>	<b>\$355</b>

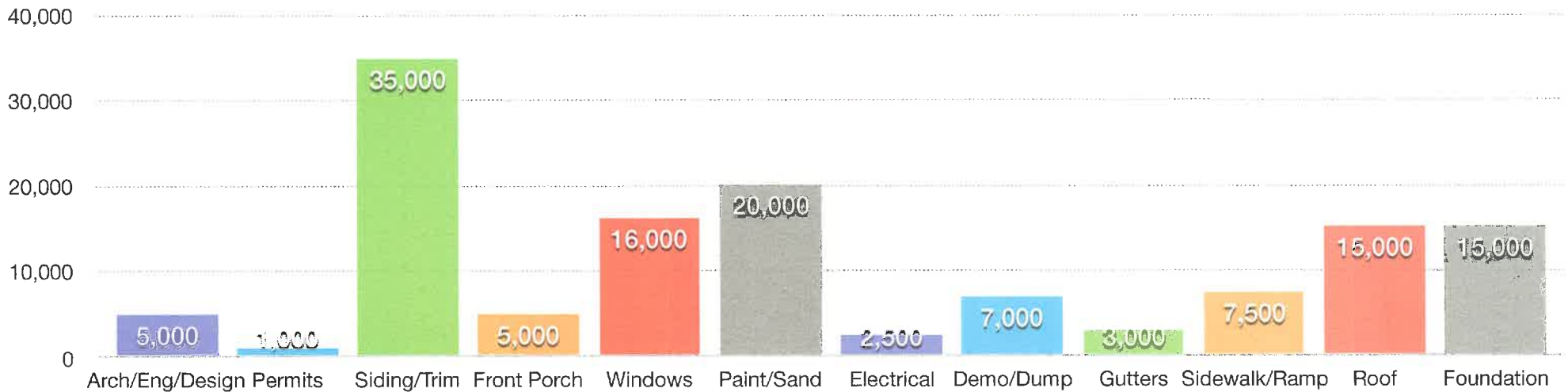


# Exterior Budget for 216 14th Street

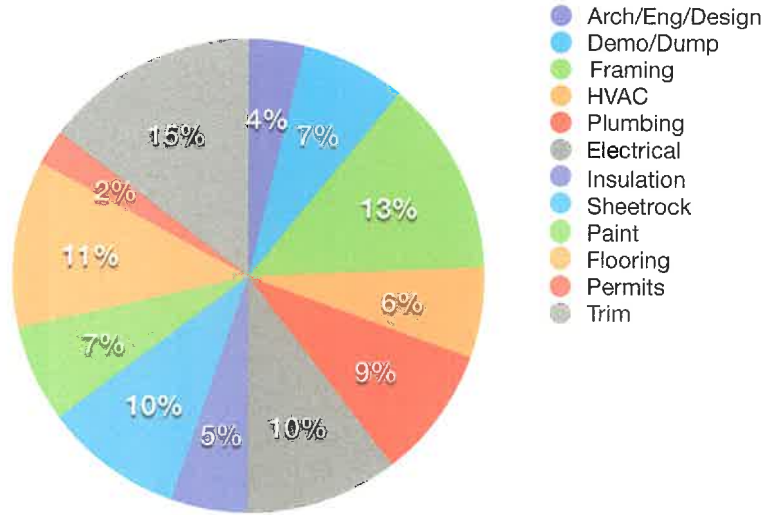


SUBS	BUDGET
Arch/Eng/Design	5,000
Permits	1,000
Siding/Trim	35,000
Front Porch	5,000
Windows	16,000
Paint/Sand	20,000
Electrical	2,500
Demo/Dump	7,000
Gutters	3,000
Sidewalk/Ramp	7,500
Roof	15,000
Foundation	15,000

**Total \$132,000**



# Interior Budget for 216 14th Street



SUBS	BUDGET
Arch/Eng/Design	4,000
Demo/Dump	7,500
Framing	14,000
HVAC	6,500
Plumbing	9,500
Electrical	11,000
Insulation	5,500
Sheetrock	10,000
Paint	7,000
Flooring	12,000
Permits	2,500
Trim	15,500

**Total: \$105,000**



## Construction Schedule for 216 14th Street

Date Range	Subcontractor	Tasks
March 16 or 17	Meeting with committee	Know if grant is awarded
3/18-3/26	Start project	Finalize budget, order materials-siding, windows, flooring, dumpster
3/21-3/25	Interior Demo & Exterior Demo (1 week)	Open all walls, salvage existing material if feasibly possible
3/28-4/8	Interior framing (2 weeks)	Set doors, stair case, fireplace, frame windows repair or replace existing
3/28-4/22	Exterior (4 weeks)	Siding, sanding, replacing or repairing existing, will paint as weather cooperates
3/28-4/1	Front porch (1 week)	Rebuild, repair or replace front porch to match oldest photo
4/11-4/15	HVAC (1 week)	Installation of new heating and cooling system
4/18-4/22	Plumbing (1 week)	New interior plumbing/rough in
4/25-4/29	Electrical (1 week)	New electrical system/service-rough in
5/2-5/6	Inspections & Insulation (1 week)	Get cover inspections & insulate at end of week
5/9-5/20	Sheetrock (2 weeks)	Sheetrock hang & dry
5/23-5/27	Flooring (1 week)	Set tile in bathroom & hardwoods through out
5/30-6/3	Finish flooring (1 week)	Sanding and applying finish, dry time, tarp off
6/6-6/10	Interior paint (1 week)	Paint interior (Exterior paint dependent on weather) Interior trim to be pre-stained
6/13-6/17	Finish Trim (1 week)	Set balisters, case windows, base boards, crown, set cabinets in bath & break room
6/13-6/17	Surfaces (1 week)	Set tile counter top in break room & bathroom
6/13-6/17	Fireplace (1 week)	If salvageable, finish fireplace area as needed, will be an electric insert-no chimney
6/20-6/24	Finish plumbing & HVAC (1 week)	Set final fixtures: toilets, sinks faucets, etc.
6/27-7/1	Finish Electrical (1 week)	Set final fixtures: Lighting, outlets, plates, etc.
7/5-7/16	Final Inspections	Obtain final occupancy

We currently are in the process of repairing and setting a new foundation. After the foundation work is completed, we will be adding a new roof. These two items should be completed or close to it before the start of the construction. The timeline set above is our best estimate as to what it will take if the full grant amount is awarded. We stated about 6 months in our narrative, however this itemized list reflects 5 months. The project should be completed in-between that range if everything is as expected. Sometimes in construction, there are unforeseen obstacles that need to be worked through that you may not know about until you get deep into the project. If we need to rework some items, there could be unexpected delay in the schedule. However, it is our goal to get this project done as expeditiously as possible, in a professional manner, on or under budget.

Multiphase Electric, LLC  
P.O. Box 1416  
Oregon City, OR 97045



REMODEL • RESIDENTIAL • COMMERCIAL

# Estimate

Date	Estimate #
1/27/2016	1789

Multiphase Electric, LLC is  
actively licensed with CCB  
#162827

Name / Address
David W. Gackle 20701 S. Monpano Overlook Dr. Oregon City, OR 97045

**EXHIBIT I**

Item	Description	Qty	Rate	Total
	HERE IS THE ESTIMATE THAT YOU HAVE REQUESTED FOR THE HOUSE REMODEL LOCATED AT 216 14TH STREET, OREGON CITY OR 97045.			
	SCOPE OF WORK:			
	EXTERIOR REMODEL FOR ITEMS ELIGIBLE FOR THE STORE FRONT IMPROVEMENT GRANT:			
REMODEL	1.) ARCHITECT, ENGINEER, & DESIGN Cost of Labor & Materials		5,000.00	5,000.00
REMODEL	2.) PERMITS Cost of Labor & Materials		1,000.00	1,000.00
REMODEL	3.) SIDING/TRIM Cost of Labor & Materials		35,000.00	35,000.00
REMODEL	4.) FRONT PORCH Cost of Labor & Materials		5,000.00	5,000.00
REMODEL	5.) WINDOWS Cost of Labor & Materials		16,000.00	16,000.00
REMODEL	6.) PAINT/SANDING Cost of Labor & Materials		20,000.00	20,000.00
REMODEL	7.) ELECTRICAL Cost of Labor & Materials		2,500.00	2,500.00
REMODEL	8.) DEMO/DUMP Cost of Labor & Materials		7,000.00	7,000.00
REMODEL	9.) GUTTERS Cost of Labor & Materials		3,000.00	3,000.00

Phone #	Fax #	E-mail	<b>Total</b>	\$94,500.00
503-908-1593	503-908-1628	info@multiphaseelectric.com		

Bid is good for 30 days from the date on form. Materials are guaranteed as specified. Work to be completed in accordance to the National Electrical Codes Standards. Changes from the original estimate will be effective upon written orders. 50% of the bid is required prior to commencement of work; balance due within 30 days from completion. 1.5% interest to be charged monthly thereafter on any unpaid balance. In the event Multiphase Electric, LLC ("Contractor") must pursue collection of monies owed Contractor as provided herein, then all such costs, including attorney fees, shall be borne by the debtor in favor of the prevailing party whether by demand, arbitration, action or appeal. By signing below, you authorize MPE to perform all work according to above estimate, specifications, conditions & hereby acknowledge the receipt of the required CCB notices: Consumer Protection Notice, Info to Owner About Construction Liens, Notice of Procedure & an explanation of property Owner's rights.

Signature \_\_\_\_\_

Date \_\_\_\_\_



**Chosen Wood Window Maintenance, Inc.**

11945 S. Township Road  
 Canby, OR 97013  
 503-266-3830 - Phone  
 888-317-7584  
 503-266-3804 - Fax

**ESTIMATE**

<b>DATE</b>	<b>ESTIMATE#</b>
6/16/2015	11967
<b>TERMS</b>	<b>REP</b>
Due on receipt	KRG

<b>CUSTOMER NAME &amp; ADDRESS</b>
Dave Gackler 212 14th St Oregon City, OR 97045

<b>Customer Phone</b>	503-516-3110
<b>Alt. Phone</b>	

ITEM	DESCRIPTION &/OR PARTS	QTY	COST	TOTAL
	Work to be performed at: 216 14th St Oregon City, OR 97045			
Labor & Materials	Labor and Materials to fabricate and install (7) Vintage Style Double Hung Sash Replacements as follows: (14) Sash 34 x 32 Glass: Clear/Annealed  To Dip, Strip, and Finish add \$1,099 (\$157 per)	7	1,218.00	8,526.00
Labor & Materials	Labor and Materials to convert (2) Double Hung Sash to Insulated Glass Units (IGU) as follows: (4) IGU 29 x 27 With Invisible Balances applied to the Bottom Sash Only Glass: Clear/Annealed  To Dip, Strip, and Finish add \$314 (\$157 per)	2	1,155.00	2,310.00
Labor & Materials	Labor and Materials to fabricate and install (1) Vintage Style Double Hung Sash Replacement as follows: (2) Sash 25 x 22 Glass: Clear/Annealed  To Dip, Strip, and Finish add \$157 per	1	1,113.00	1,113.00
Labor & Materials	Labor and Materials to fabricate and install (1) Vintage Style Double Hung Sash Replacement as follows: (2) Sash 28 x 23 Glass: Clear/Annealed  To Dip, Strip, and Finish add \$157 per	1	1,134.00	1,134.00

Please sign one estimate, enclose a 30 percent deposit for the items you want done and return.	<b>TOTAL</b>
--	--------------

**SIGNATURE** \_\_\_\_\_

All material is guaranteed to be as specified. All work to be completed in a workman like manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders and will become an extra charge over and above the estimate. By signing this estimate, you are accepting the above prices, specifications and conditions and are authorizing the work to begin as specified. Payment will be due at the time the work is completed. This estimate subject to acceptance within 30 days and is void thereafter at the option of Chosen Wood Window Maintenance. Materials will be purchased based on your acceptance of this estimate. Should you cancel, you will be billed for materials purchased. OR CCB#132834, WA CCB# CHOSEWW008KJ.



**Chosen Wood Window Maintenance, Inc.**

11945 S. Township Road  
 Canby, OR 97013  
 503-266-3830 - Phone  
 888-317-7584  
 503-266-3804 - Fax

**ESTIMATE**

<b>DATE</b>	<b>ESTIMATE#</b>
6/16/2015	11967
<b>TERMS</b>	<b>REP</b>
Due on receipt	KRG

<b>Customer Phone</b>	503-516-3110
<b>Alt. Phone</b>	

<b>CUSTOMER NAME &amp; ADDRESS</b>
Dave Gackler 212 14th St Oregon City, OR 97045

ITEM	DESCRIPTION &/OR PARTS	QTY	COST	TOTAL
Note	NOTE TO CUSTOMER  The option to dip, strip, and finish if for the sash only and back to paint of stain whichever is current  Any boarding up or removal of storms to be done by owner Structural repairs to sash included Repair to frame in home not included, but can be done if needed		0.00	0.00
Alarms	Chosen Wood Window Maintenance, Inc. is not responsible for any alarm system repairs that may be required due to dry rot repair and/or glass replacement.		0.00	0.00
D/R	On dryrot repair, all material will be primed on exterior only. We do not fill nail holes, prep or finish paint.		0.00	0.00
LowE	Due to the constantly changing nature of the manufacturing of LowE types, unless a specific type of LowE is specified by the customer and is available from our suppliers, there is no guarantee that LowE glass we provide will match existing LowE product.		0.00	0.00
Payments	30% Deposit is required to order materials. Visa/MasterCard/Check may be used for deposit.		0.00	0.00
Customer Walk ...	Walk Through Complete:  x _____ Customer Signature		0.00	0.00
Please sign one estimate, enclose a 30 percent deposit for the items you want done and return.			<b>TOTAL</b>	\$13,083.00

**SIGNATURE** \_\_\_\_\_

All material is guaranteed to be as specified. All work to be completed in a workman like manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders and will become an extra charge over and above the estimate. By signing this estimate, you are accepting the above prices, specifications and conditions and are authorizing the work to begin as specified. Payment will be due at the time the work is completed. This estimate subject to acceptance within 30 days and is void thereafter at the option of Chosen Wood Window Maintenance. Materials will be purchased based on your acceptance of this estimate. Should you cancel, you will be billed for materials purchased. OR CCB#132834, WA CCB# CHOSEWW008KJ.



## Multiphase Electric, LLC

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**From:** Jeffrey Franz <jeffreyfranzrepairs@gmail.com>  
**Sent:** Monday, December 14, 2015 12:45 AM  
**To:** multiphase@ccgmail.net  
**Subject:** 216 14th Street Windows

Vicky Gackle  
P.O. Box 1416, for  
216 14th street  
Oregon City OR 97054  
503-216-1674

### Estimate/Contract for wood window replacement

This contract covers the repair and replacement of twelve one-over-one double-hung, and one casement windows. Two of the double-hung on the south wall are original with newer spring balances. They have old-style sticking, which will be used to model new sashes for the other 10 DH. Two of the non-original DH are smaller and will cost slightly less. The two original DH will go through a paint stripping and restoration process, then re-installed.

The ten DH that are not original, have squared edges. They are glued or nailed shut and need to be cut free, as they were not made to operate at all. They also need new interior trim (thin stops).

The new fir sash will be double-paned glass, insulated low-e, and the jambs are to be stripped so as to receive a varnish finish, as will the trim, and the interior and exterior sash.

Contractor will examine the window surround to see if it is possible to add wheels for a rope and pulley system, but if there were never any wheels, it is probably not possible to add new ones without extensive restructuring the house, which will not be done on this job. The window openings will be covered with plywood during the time that any window is taken away.

The upper sashes will not be made operable, but contractor agrees to repair or replace any parting beads and stops that are missing or broken. Weather strips will be installed on the jambs or on the sash. Hardware and sash locks are not included in the prices except on the casement window, as the owner has opted to purchase them. Contractor agrees to install them onto DH if they are selected and purchased by installation time.

#### Materials

The price of 8 large replacement sash @ \$448 each.....\$3584 Labor to install.....

The price of two small replacements @ 390 each.....\$780

The price of one casement sash...\$172

Materials total....\$4546

#### Labor:

Cost of replacing 8 large DH @ \$395each..\$3160

Cost of replacing two small DH windows @ \$360 each...\$720

Cost of replacing one casement window \$120

Cost of sending two DH to the paint stripper and overhaul process @ \$500 each...\$1000  
Labor total...\$5000

Owner .....Date.....

Contractor.....Date.....

Jeffrey G. Franz  
Sole Proprietor, CCB# 160533  
1230 SE Morrison, Ste. 408  
Portland OR 97214  
503-234-9641

This contract does not contain an arbitration clause.

# Affinity Home & Design LLC

PO BOX 32 Marylhurst, OR 97036

503-650-3090

CCB#LBPR189918

WA#AFFINHD890QM

11/19/15

Attention: Dave Gackle  
216 14<sup>th</sup>. St.  
Oregon City, Or 97045

## Scope of work:

The scope of the project is to renovate the entire building while maintaining the integrity, history and craftsmanship of the original structure.

The primary objective is to reuse and refurbish as much material as possible to bring the house back to its original state while updating and repairing safety issues.

### -Demo / Interior

Remove interior walls, ceiling coverings and trim on first and second floors.

Preserve trim for reuse where possible

Demo stairs and a portion of the fire place wall at 1<sup>st</sup> floor bedroom.

Remove chimney.

Pull flooring. Reuse if in acceptable condition.

Remove all doors, casings and jambs. Reuse if in acceptable condition.

Kitchen cabinets, counters, and plumbing to be removed.

Demo all material in a manor to refurbish and reuse if in acceptable condition.

\$4,800

### -Exterior:

Demo and dispose of concrete walkway located along the north and east sides of the house.

Demo and dispose of concrete steps at east entry (kitchen door).

Demo porch roof over east entry.

Remove/replace path lights, motion lights, front and side porch lights.

\$4,280

### -Framing / Interior

Install backing for proper sheetrock attachment.

Frame pony wall / handrail at top of stairs.

Frame new straight stairs.

Move ceiling joists to raise ceiling.

\$12,900

### -Electrical

Rewire building.

Install new electrical breaker box.

Update all switches, plugs, lighting to meet all current codes.  
\$11,500

-Plumbing

Demo existing plumbing and reinstall with code compliant Pex and Wirsbo piping.  
Relocate plumbing on east exterior into exterior wall.  
Relocate gutter downspout on east side.  
\$10,500

-Insulation / sheetrock

Interior walls, window jams, attic, sub floor/crawlspace. All insulation installed will be proper "R" value.  
Insulation in the attic will be blow in unless specified elsewhere.  
Sheetrock, tape/mud, smooth: living room walls, dining room walls, kitchen walls and ceiling.  
Bedroom walls: texture on walls and the ceiling is to match existing.  
\$13,680

-Trim

Interior trim: Base trim, ceiling crown molding, window casing, window stools and lintels, door casing, door jambs, plate rail,  
\$18,500

-HVAC

New mini-split system, 3 head  
\$6,700

-Roofing

Complete removal of old shingles.  
Replace required sheeting.  
Lay asphalt paper and install new 3 tab 30-year composite shingles.  
New gutters.  
\$16,000

-Windows

Remove existing.  
Refurbish and/or replace single pane glass with 1/2" insulated unit.  
10 at 32"x60"  
2 at 26"x38"  
1 at 26"x24"  
\$17,000

-Exterior Siding

Remove all man-made siding and corner boards.  
Replace corner boards with new cedar 5 1/4".  
Install new 7 1/4" cedar pattern 105 siding to match existing.  
\$28,500

-Paint

Exterior – 2 colors – body & trim. \$10,000

Interior – 2 colors – body & trim. \$7,000

Total: \$161,360

**COMPANY NAME**

**LEGACY  
DELV&CON**

141136

503.750.6623

[jayarmstead11@gmail.com](mailto:jayarmstead11@gmail.com)

Attention: Dave Gackle

Title-owner

Multiphase

216 14th St.

Oregon City, OR 97045

Date: 10/25/14

Project Title:216

Project Description: remodeling

P.O. Number: 1245

Estimate Number: 67890

Terms: 30 Days

Description	Quan	Unit Price	Cost
See attached estimate	1	\$ 231,100.00	\$ 231,100.00
			\$ -
			\$ -
		Subtotal	\$ 231,100.00
		Tax 0.00%	\$ -
		Total	\$ 231,100.00

Thank you for your business. It will be a pleasure to work with you on your project

Sincerely yours,

J Armstead

216 14<sup>th</sup> Street

## Exterior Estimate:

### Foundation:

- \*Raise house approximately 18" from current elevation.
- \*Excavate around foundation area, soil to remain on site
- \*Excavate crawl space area, soil to remain on site.
- \*Supply & install black plastic as vapor barrier.
- \*Set forms, pour concrete foundation per print.
- \*Lower house onto foundation.

Cost of Labor & Materials \$19,500

Engineering/Permits \$2,000

### Exterior Work & Siding:

- \*Remove the existing man made siding & dispose. Replace with wood siding to match old photo.
- \*Repair or replace the original siding on the main building as necessary.
- \*Repair or replace the corner boards, columns, door casings, window casings, fascia boards, soffits, barge boards, crown with wood or original pieces of possible or matching the original.
- \*Re-flash all flashings with brown metal per print.
- \*Replace two front porch posts due to dry rot. Match the original post per photo.
- \*Repair and/or replace place front porch decking, steps and railing
- \*Remove flaking paint and prime
- \*Sanding and filling where necessary

Cost of Labor & Materials \$35,000

### Exterior Paint:

- \*Paint with two or three historic colors.
- \*Paint the concrete foundation.

Cost of Labor and Materials \$12,000

### Sidewalks:

- \*Frame & pour sidewalks and ADA ramp per print.

Cost of Labor & Materials \$15,000

### Roofing & Gutters:

- \*Supply & Install a Presidential type roof
- \*Strip off old roof
- \*Re-sheet with ½" CDX plywood
- \*Metal flashings to include valley, step, vents, edge and drip.
- \*New aluminum gutters with downspouts.

Cost of Labor & Materials \$21,500

### Windows:

- \*Supply & install thirteen (13) new wood double hung, double pane windows to match original.

Cost of Labor & Materials \$16,000

### Exterior Electrical:

- \*Path lights from parking lot to building
- \*Front, back and side entry motion lights
- \*Switched lights for side and front entry.
- \*Trenching and setting provisions for future signage.

Cost of Labor & Materials \$2,500

Exterior Demo:

- \*Remove the exterior skirting
- \*Demo side porch and sidewalk
- \*Dump fees

Cost of Labor & Materials \$2,500

**Interior Estimate:**

Interior Demo:

- \*Remove the interior walls per print
- \*Remove interior trim and save to use later where necessary.
- \*Remove unused fireplace brick in front room.
- \*Remove ceiling insulation
- \*Remove concrete walls per print
- \*Save & reuse all material where possible.
- \*Remove linoleum flooring

Cost of Labor & Materials \$7,300

Framing:

- \*Labor per print.
- \*Material per print.
- \*Set old windows and new windows.
- \*Frame new stair case per print
- \*Move ceiling joist to accommodate new staircase per print.
- \*Install and frame in new doors.

Cost of Labor & Materials \$9,800

Millworks:

- \*Reuse existing materials where possible
- \*All new trim to match physical characteristics of the old.
- \*Strip old paint and reinstall.
- \*Stain all trim to match
- \*Supply & install railing on new stair case.
- \*Full casings on all doors & windows.
- \*Includes base, base top, picture mold, window bead and window crown to match original.

Cost of Labor & Materials: \$20,000

Interior Paint:

- \*Supply & install two colors, one trim and one body.

Cost of Labor & Materials \$7,500

Flooring:

- \*Supply & install upstairs & down, pre-finished oak tongue and groove hardwoods  $\frac{3}{4}$ " x  $2\frac{1}{4}$ " to match the era.

Cost of Labor & Materials \$10,500

- \*Oak hardwood on new stair case.

Cost of Labor & Materials \$4,000

Electrical:

- \*Rewire entire house
- \*Install a new 200-amp service



\*Coordinate with utility service to do an underground service.  
\*Supply & install some supplementary electric heat.  
Cost of Labor & Materials \$11,500

HVAC:

\*Supply & install a high efficiency mini split system with three heads.  
Cost of Labor & Materials \$7,000

Plumbing:

\*Re-plumb with new Wirsbo through out.  
\*Supply & install a toilet, sink, faucet for bathroom.  
\*Supply & install a small sink, faucet and disposal in break room.  
\*New water line to service.  
Cost of Labor & Materials \$9,000

Insulation:

\*Insulate walls where open and accessible with R-15.  
(if inspector has us use R-16, add \$600)  
\*Insulate ceiling with R-38.  
\*Insulate floor with R-15  
Cost of labor & Materials \$5000

Sheetrock:

\*Sheetrock entire house with new sheetrock.  
\*All walls to be smooth finish.  
Cost of Labor & Materials \$10,000

Permits:

Building, Electrical, Plumbing, Mechanical \$3,500

**Total Exterior: \$126,000**

**Total Interior: \$105,100**

**Total project: \$231,100**



*Vintage Remodelers*  
SINCE 1991

David and Vikki Gackle  
216 14th St.  
Oregon City, Oregon 97045

Project: Exterior Repairs

Date: Dec. 30, 2015

Code	Description	Cost	Total
	<b>Site Meetings/Consultation</b>		\$770.00
	<b>Mobilization</b>		\$1,470.00
	<b>Demolition/Protection</b>		\$17,225.00
	<ul style="list-style-type: none"> <li>• General site protection as required by 2010 EPA RRP lead law. Includes protection and testing</li> <li>• Set up scaffolding or pump-jacks for access to second floor siding</li> <li>• Labor for trim and top layer of siding removal at South, East &amp; West elevations (rear addition)</li> <li>• Labor for demolition of trim and selective existing siding at trim patch-in areas at North, South, West &amp; East elevations.</li> <li>• Labor for shoring and demolition of the outer two most front porch columns and the entire front porch deck structure and 1 x 4 T &amp; G decking boards</li> <li>• Labor for demolition of existing 1 x 12 foundation wall skirting below the water-table drip cap detail on the entire perimeter of the building</li> </ul>		





*Vintage Remodelers*  
SINCE 1991

David and Vikki Gackle  
216 14th St.  
Oregon City, Oregon 97045

Project: Exterior Repairs

Date: Dec. 30, 2015

Code	Description	Cost	Total
	<ul style="list-style-type: none"> <li>• Weather protection/mobilization</li> <li>• Cleaning Up &amp; Site Restoration</li> <li><b>Insulation</b></li> <li>• Insulation batts r-19 from exterior</li> <li><b>Carpentry</b></li> <li>• Patch in siding at North/West/East/South elevations</li> <li>• New Gutter Sub-Facia &amp; 1 x 6 finish facia where needed</li> <li>• Labor and materials to restore the front porch deck framing, decking, and decorative front porch columns (including chamfered edges and molding to match the existing engaged columns</li> <li>• Reproduce window sash w/double strength glass and an additional traditional wood frame storm sash each opening</li> <li>• New exterior window &amp; door trim material</li> <li>• New siding material (linear feet)</li> <li>• Labor to install new siding</li> </ul>		<p style="text-align: right;">TBD</p> <p style="text-align: right;">\$37,780.00</p>



*Vintage Remodelers*  
SINCE 1991

David and Vikki Gackle  
216 14th St.  
Oregon City, Oregon 97045

Project: Exterior Repairs

Date: Dec. 30, 2015

Code	Description	Cost	Total
	<ul style="list-style-type: none"> <li>• Labor to install new window &amp; door casings/water table/drip cap/ belt course</li> </ul>		
	<b>Siding Preparation</b>		\$3,648.00
	<ul style="list-style-type: none"> <li>• Sanding/fillers and epoxies/clean walls</li> </ul>		
	<b>Priming</b>		\$3,580.00
	<ul style="list-style-type: none"> <li>• Pre-priming all stripped siding</li> <li>• All repair work (re-prime)</li> <li>• Double prime by brush all trim and siding after installation and whole filling</li> </ul>		
	<b>Sub Total</b>		\$68,250.00
	<b>Contractor Fee 8%</b>		\$5,460.00
	<b>Total</b>		\$73,710.00



*Vintage Remodelers*  
SINCE 1991

David and Vikki Gackle  
216 14th St.  
Oregon City, Oregon 97045

Project: Exterior Repairs

Date: Dec. 30, 2015

Code	Description	Cost	Total
	<b><u>Additional Work</u></b>		
	Foundation installation		\$28,000.00
	Roofing		\$9,100.00
	Paint removal related to Full Circa's siding & trim work.		\$6,700.00
	Finish Paint		\$8,940.00
	<b>Estimated Additional Work Sub Total</b>		\$52,740.00
	<b>Contractor Fee 8%</b>		\$4,219.20
	<b>Additional Work Total</b>		\$56,959.20



*Vintage Remodelers*  
SINCE 1991

David and Vikki Gackle  
216 14th St.  
Oregon City, Oregon 97045

Estimate

January 6, 2016

Project: Interior Repairs

Code	Description	Total
	<b>Site Meetings/Consultations</b>	
	<b>Mobilization</b>	
	<b>Demolition/Protection</b>	
	1. General site protection as required by 2010 EPA RRP lead law. Includes protection and testing.	
	2. Remove interior woodwork/trim from all windows and door openings.	
	3. Remove all existing lighting and fixtures.	
	4. Remove all existing floor surfaces.	
	5. Remove all existing wiring and plumbing.	
	6. Remove all existing window sash and secure the openings with 1/2" ply.	
	7. Remove all existing stairs and adjoining walls.	
	8. Haz. Mat. abatement	
	9. Debris removal	
	10. Dust control	
	11. Cleaning	
	12. Security fence	





*Vintage Remodelers*  
SINCE 1991

David and Vikki Gackle  
216 14th St.  
Oregon City, Oregon 97045

Estimate

January 6, 2016

Project: Interior Repairs

### **Rough Carpentry/Framing**

- Frame 2x2 16" o/c interior walls to accomodate
1. insulation in area where existing exterior walls "plank/box construction" (no stud cavities) occurs.
  2. Frame new interior stair.
  3. Re-structure ceiling and wall framing at the stair.
  4. Frame-in new bath walls and other walls shown on the plan dated 12/16/2015.
  5. Underlayment at bath and kitchenette area.
  6. Provide all framing material and fasteners.

### **Gypsum Board**

1. 1/2" Drywall

### **Wood Flooring**

1. Sand and refinish (paint) existing 1x6 T.G.

### **Resilient Flooring**

1. Marmoleum at bath and kitchenette



*Vintage Remodelers*  
SINCE 1991

David and Vikki Gackle  
216 14th St.  
Oregon City, Oregon 97045

Estimate

January 6, 2016

Project: Interior Repairs

**Finish Carpentry**

1. Interior Millwork and S & R Trim
2. New door and window trim.
3. New stair and handrails.
4. Hang reproduction doors.
5. Case work
6. Screens/Blinds
7. Wood Flooring
8. Resilient Flooring
9. Wall Coverings

**Masonry**

1. Fireplace

**Bath Accessories**

1. Install bath accessories





*Vintage Remodelers*  
SINCE 1991

David and Vikki Gackle  
216 14th St.  
Oregon City, Oregon 97045

Estimate

January 6, 2016

Project: Interior Repairs

<b>Closet Specialties</b>		
1.	Install built-in shelving	
<b>Vent Systems</b>		
1.	Bath	
2.	Kitchenette	
<b>Plumbing</b>		
1.	New bath and new kitchenette	
<b>Electrical</b>		
1.	Whole house	
	Sub Total	\$164,871.00
	Contractor Fee 8%	\$13,189.68
	Total	\$178,060.68







Lake Oswego Branch  
File No. 87F0916312

Clackamas County Official Records	<b>2014-062530</b>
Sherry Hall, County Clerk	12/05/2014 01:30:15 PM
D-D Cnt=1 Stn=6 KARLYN	\$63.00
\$15.00 \$16.00 \$10.00 \$22.00	

After recording return to:  
David Gackle  
20701 S. Monpano Overlook Dr.  
Oregon City, OR 97045

Until a change is requested, all tax statements shall be sent  
to the following address:  
David Gackle  
20701 S. Monpano Overlook Dr.  
Oregon City, OR 97045

### STATUTORY WARRANTY DEED

Mary Petrijanos, Successor Trustee of the Chambers 1999 Trust, Grantor, conveys and warrants to David Gackle, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

SEE ATTACHED EXHIBIT "A"

Tax Account No. 00569735 and 00569726

This property is free of encumbrances, EXCEPT:  
SEE EXHIBIT "A" WITH EXCEPTIONS  
The true consideration for this conveyance is \$275,000.00

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

(continued)

Dated 2 day of December, 2014

The Chambers 1999 Trust

Mary Petrijanos Trustee  
Mary Petrijanos, Successor Trustee

STATE OF OREGON

COUNTY OF CLATSOP

The foregoing instrument was acknowledged before me this 2 day of December, 2014 by Mary Petrijanos as the Successor Trustee of Chambers 1999 Trust on its behalf.

Laura J Wood  
Notary Public State of Oregon  
My commission expires: 10/2/16

Order No. 87F0916312



**Exhibit "A" with Exceptions**

**A part of Lots 7 and 8, Block 17, OREGON CITY, in the City of Oregon City, County of Clackamas and State of Oregon, described as follows:**

**Beginning on 14th Street at the corner between Lots 1 and 8; thence Southwesterly and on the line between Lots 1, 2, 7 and 8, 99.00 feet, more or less to a line running parallel with 14th Street, which divides Lot 7 into Northerly and Southerly halves; thence in a Westerly direction and parallel with 14th Street along the line dividing Lots 7 into Northerly and Southerly halves, 48 feet to an iron pipe; thence Northeasterly and at right angles to 14th Street, 99.00 feet more or less to 14th Street; thence Easterly along 14th Street 48 feet to the point of beginning.**

**TOGETHER WITH the following:**

**Lots 1 and 2, Block 17, OREGON CITY, in the City of Oregon City, County of Clackamas and State of Oregon.**

**Subject to:**

- 1. City Liens, if any, in favor of the City of Oregon City.**

**2015 CLACKAMAS COUNTY REAL PROPERTY TAX STATEMENT**

Account: 00569726

Alternate Property Number: 22E30DD03800

TCA: 062-057

Legal Desc: 2 OREGON CITY LT 1&2 BLK 17

Location: 220 14TH ST

Bill To Party: GACKLE DAVID  
20701 S MONPANO OVERLOOK DR  
OREGON CITY OR 97045

*216 14th street is under the same account number.  
They are grouped together.*

Lender:

Delinquent Interest Computed Through: 1/5/2016

ACCOUNT VALUES		
Description	2014	2015
AVR Total	\$146,230	\$150,617
TVR Total	\$146,230	\$150,617
Real Mkt Total	\$209,441	\$297,393
AV Exception	\$0	\$0

TAXES AND SPECIAL ASSESSMENTS			
Year	Description	Amount Assessed	Balance Due
2015	Property Tax Principal	\$2,736.30	\$0.00
2015	Property Tax Interest	\$12.16	\$0.00
Total for Tax Year 2015			\$0.00
Total Taxes and Assessments			\$0.00

Comment:

Payment Terms

**PAYMENT INSTALLMENTS**

Amount includes any unpaid prior year tax

Pay This Amount	Due By
\$0.00	1/5/2016
\$0.00	2/16/2016
\$0.00	5/16/2016

-----  
PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

PAYMENT INSTALLMENTS	
Amount includes any unpaid prior year tax	
Pay This Amount	Due By
\$0.00	1/5/2016
\$0.00	2/16/2016
\$0.00	5/16/2016

DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATES

GACKLE DAVID  
20701 S MONPANO OVERLOOK DR  
OREGON CITY OR 97045

Total Taxes and Assessments: \$0.00

Account: 00569726

Enter Payment Amount



DAVID W GACKLE  
VIKKI A GACKLE  
20701 S MONPANO OVERLOOK DR  
OREGON CITY OR 97045-7364

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### Customer Service

Telephone  
1-866-439-3557 (1-866-HE-WELLS)  
Español: 1-866-297-4535

Online Banking  
[www.wellsfargo.com](http://www.wellsfargo.com)

Correspondence  
Wells Fargo Bank, N.A.  
P.O. Box 10335  
Des Moines, IA 50306

Do not send payment to this address

### Payments

By mail  
Wells Fargo Bank, N.A.  
PO Box 51172  
Los Angeles, CA 90051-5472

Overnight mail  
Wells Fargo Bank, N.A.  
Attn: Payment Services  
2324 Overland Ave  
Billings, MT 59102-6401

Principal only payments  
Wells Fargo Bank, N.A.  
PO Box 51170  
Los Angeles, CA 90051-5470

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### EquityLine with FlexAbility

David W Gackle  
Vikki A Gackle  
Account Number: [REDACTED] 998

---

#### Activity summary

Approved line of credit	\$150,000.00
Credit in use:	
Line [REDACTED] 1998	- \$612.65
Total credit in use	- \$612.65
Available credit	\$150,000.00
Beginning balance owed**	\$20,157.16
Ending balance owed**	- \$612.65

\*\*These balances include unpaid finance charges and other unpaid fees and charges.

The ending balance owed is not a payoff amount. If you want to pay off and close your Home Equity Line of Credit, please contact Customer Service for detailed payoff instructions. Payoffs attempted in other ways may not close the account, resulting in a delay of the release of your collateral.

Account Number: 0000000000000000

Account's marketing - Referrals - Opening Accounts - Log out - Need help? additional information and assistance

### Home Equity Line of Credit Detail

#### Equityline With Flexibility

Account Number: 0000000000000000 OPEN

Account ID: 0000000000000000  
Account Type: 12/20/2010

Product: Bank of America  
Card: Visa Signature

Address: 20731 S MONPANO OVERLOOK DR


Personal Member Name: DAVID W. GARDNER  
MIMI F. GARDNER

Rate:

0.00000000

08/11/2011

Fixed Rate

  
03253  
Name Officer Code  
Phone# (503) 657-2665 P6001-011  
Wells Fargo Bank, N.A. COID 115  
Oregon City Office ALJ 06633



# CERTIFICATE OF LIABILITY INSU

EXHIBIT M

DATE (MM/DD/YYYY)

01/05/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

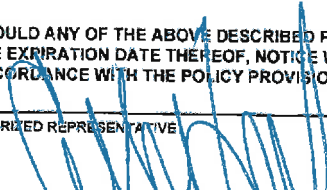
PRODUCER <b>Ed Clark Insurance, Inc.</b> 2295 Liberty Street NE Salem, OR 97301 License #: 811033	CONTACT NAME: <b>Cissy Fouts</b>	FAX (A/C, No): <b>(503)581-3428</b>	
	PHONE (A/C, No, Ext): <b>(503)581-3360</b>	E-MAIL ADDRESS: <b>cissy@edclarkinsurance.net</b>	
INSURED <b>Multiphase Electric LLC</b> 20701 S Monpano Overlook Drive Oregon City, OR 97045	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A:	<b>HCC Specialty Insurance Company</b>	
	INSURER B:	<b>SAIF Corporation</b>	
	INSURER C:		
	INSURER D:		
	INSURER E:		

COVERAGES CERTIFICATE NUMBER: 00000000-0 REVISION NUMBER: 14

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO. JECT <input type="checkbox"/> LOC OTHER:	Y	U15AC87630-00	06/28/2015	06/28/2016	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Fa occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPI/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED. RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes describe under DESCRIPTION OF OPERATIONS below	Y/N N/A	981936	01/01/2016	01/01/2017	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
CITY OF OREGON CITY AND CITY OF OREGON CITY URBAN RENEWAL COMMISSION ARE NAMED AS ADDITINAL INSURED.

CERTIFICATE HOLDER <b>CITY OF OREGON CITY</b> CITY OF OREGON CITY URBAN RENEWAL COMMISSION PO BOX 3040 Oregon City, OR 97045	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE  (CNF)

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**ADDITIONAL INSURED – OWNERS, LESSEES OR  
CONTRACTORS – SCHEDULED PERSON OR  
ORGANIZATION**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

**SCHEDULE**

Name Of Additional Insured Person(s) Or Organization(s):	Location(s) Of Covered Operations
<p>Any person or organization for whom you are performing operations during the policy period when you and such person or organization have agreed in writing in a contract or agreement that such person or organization be added as an additional insured on your policy.</p>	
<p>Information required to complete this Schedule, if not shown above, will be shown in the Declarations.</p>	

**A. Section II – Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

**B.** With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

EXHIBIT N

**2016**  
Expires 12/31/2016

# CITY OF OREGON CITY

Incorporated 1844

**Business Name:** MULTIPHASE ELECTRIC CO  
**Primary** 220 14TH ST  
**Address:** OREGON CITY, OR 97045



## BUSINESS LICENSE

**License # :** 7034  
**Date Issued: :** 1/6/2016  
**# of Employees:** 5

MULTIPHASE ELECTRIC CO  
PO BOX 1416  
OREGON CITY, OR 97045

**Must be placed in public view**

**PRESERVING OUR PAST - BUILDING OUR FUTURE**

**CITY OF OREGON CITY URBAN RENEWAL AGENCY  
SELF-CERTIFICATION OF ELIGIBILITY  
FOR STOREFRONT AND ADAPTIVE REUSE GRANTS**

The City of Oregon City Urban Renewal Agency requires applicants for storefront and adaptive reuse grants to make certain certifications when they apply for a grant. You must certify that the following matters are true and accurate:

I have checked with the Planning, Building and Public Works departments of the City of Oregon City to determine all relevant requirements for the proposed use and agree to abide by those requirements.


I have insurance with a minimum liability coverage of one million dollars that names the City of Oregon City and Oregon City Urban Renewal Commission as additional named insureds.

I have a current business license

I have a certificate of occupancy for the property on which the grant funds will be expended. *At end of project*

I have no debt currently owing to the City of Oregon City and/or Clackamas County.

**I certify that I have read, understand and meet the above checked categories and have included copies for reimbursement for the Urban Renewal grant that was approved by the Oregon City Urban Renewal Agency.**

  
\_\_\_\_\_

Signature Date 1-4, 2016

Please email, fax, or mail the Self-Certification to:

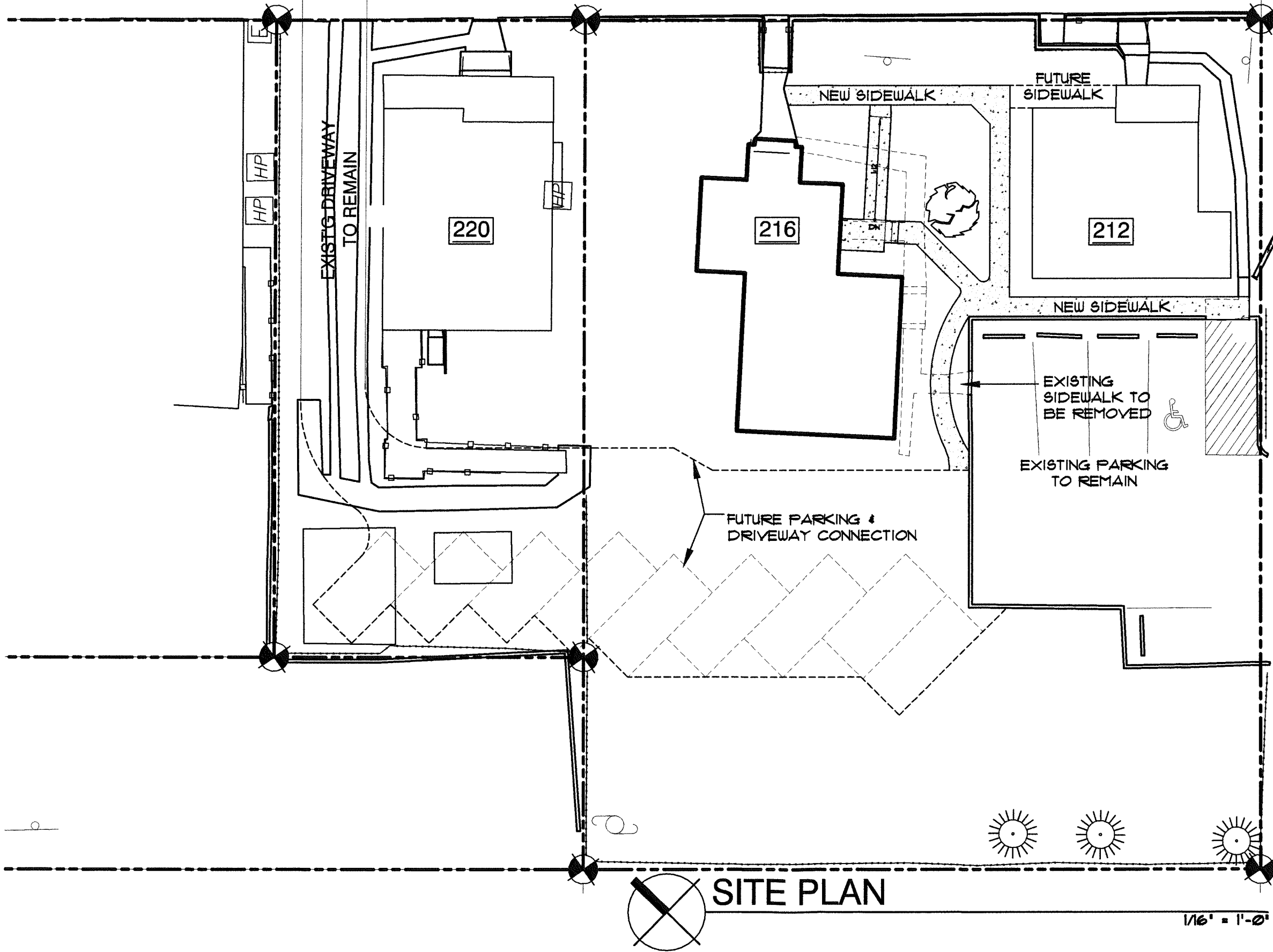
Economic Development Department  
City of Oregon City  
P.O. Box 3040  
Oregon City, OR 97045  
[eunderwood@orc.gov](mailto:eunderwood@orc.gov)  
Fax: 503-657-6670

14 th STREET

EXHIBIT P



**ISELIN**  
ARCHITECTS, P.C.  
1307 7th Street // Oregon City, OR 97045  
503-656-1942 ph // 503-656-0658 fax  
www.iselinarchitects.com



NOT FOR  
PRELIMINARY  
CONSTRUCTION

CENTER STREET

SITE PLAN

1/16" = 1'-0"

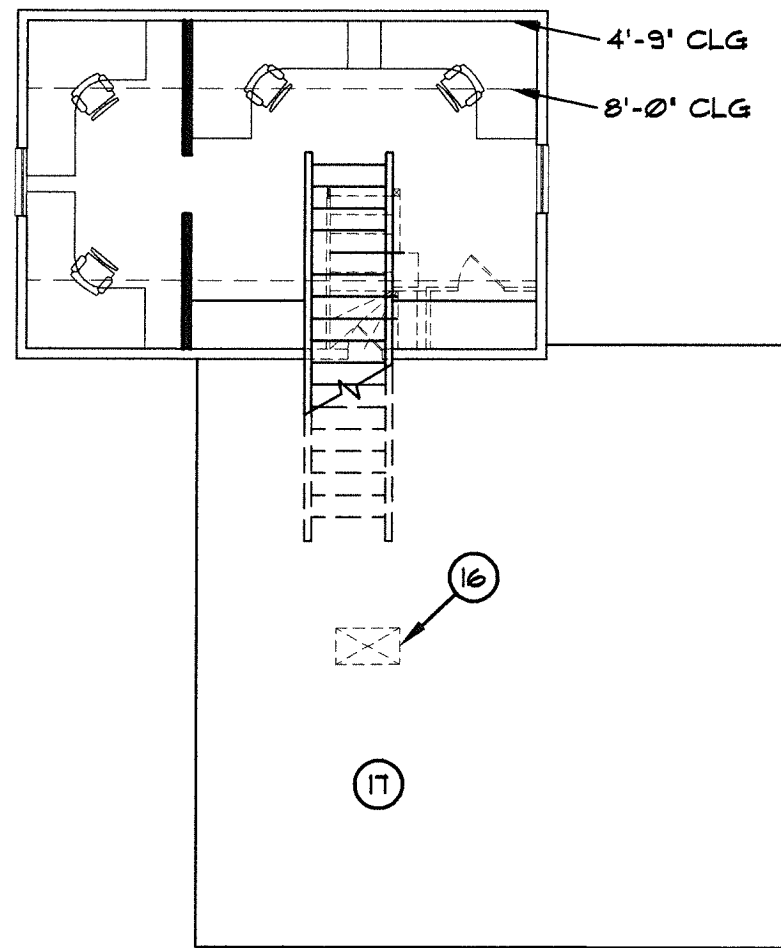
**Multi-Phase Office Development**  
216 14th Street  
Oregon City, OR 97045

1430  
A-SIT  
1/11/2016

**A1.0**  
SITE PLAN

## ⊕ EXTERIOR WORK KEYNOTES

1. REMOVE EXIST'G SINGLE WOOD HANDRAIL & INSTALL NEW 1 1/2"  $\phi$  PAINTED STEEL HANDRAIL EA. SIDE OF EXIST'G STAIR REPAIR & RESTORE EXIST'G WOOD PORCH AS REQ'D.
2. REMOVE EXIST'G STEEL PIPE FRAMES EA. SIDE OF PORCH.
3. CONSTRUCT NEW CONCRETE SIDE ENTRY PORCH W/ ADA RAMP & STAIR. DISTANCE FROM PORCH TO ADJ. GRADE NOT TO EXCEED 30". RAMP TO HAVE MAXIMUM SLOPE OF 1:12 & 2' CURB EA. SIDE. STAIR TO HAVE 12" TREAD & 7" MAX RISE. PROVIDE 1 1/2"  $\phi$  HANDRAIL EA. SIDE TYP W/ 12" EXTENSION, RETURNED TO WALL OR FLOOR.
4. REMOVE EXIST'G SIDE PORCH WALLS, ROOF, CONCRETE STAIRS & LANDING.
5. INSTALL NEW DOUBLE HUNG (OR FIXED TO MATCH EXIST'G OPERATION), WOOD, INSULATED REPRODUCTION WINDOWS, TYPICALLY.
6. REMOVE & REPLACE OR STRIP PAINT FROM EXIST'G SIDING, SAND, CAULK & PAINT.
7. REMOVE EXIST'G FIBER CEMENT BEVELED SIDING. INSTALL NEW WOOD BEVELED SIDING, CAULK & PAINT.
8. REMOVE EXIST'G FIBER CEMENT BEVELED OR OTHER SIDING. INSTALL NEW WOOD DROP SIDING TO MATCH ORIGINAL. SAND, CAULK, & PAINT.
9. - 10. NOT USED



## UPPER LEVEL FLOOR PLAN

290 SF

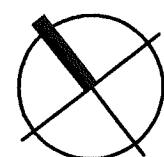
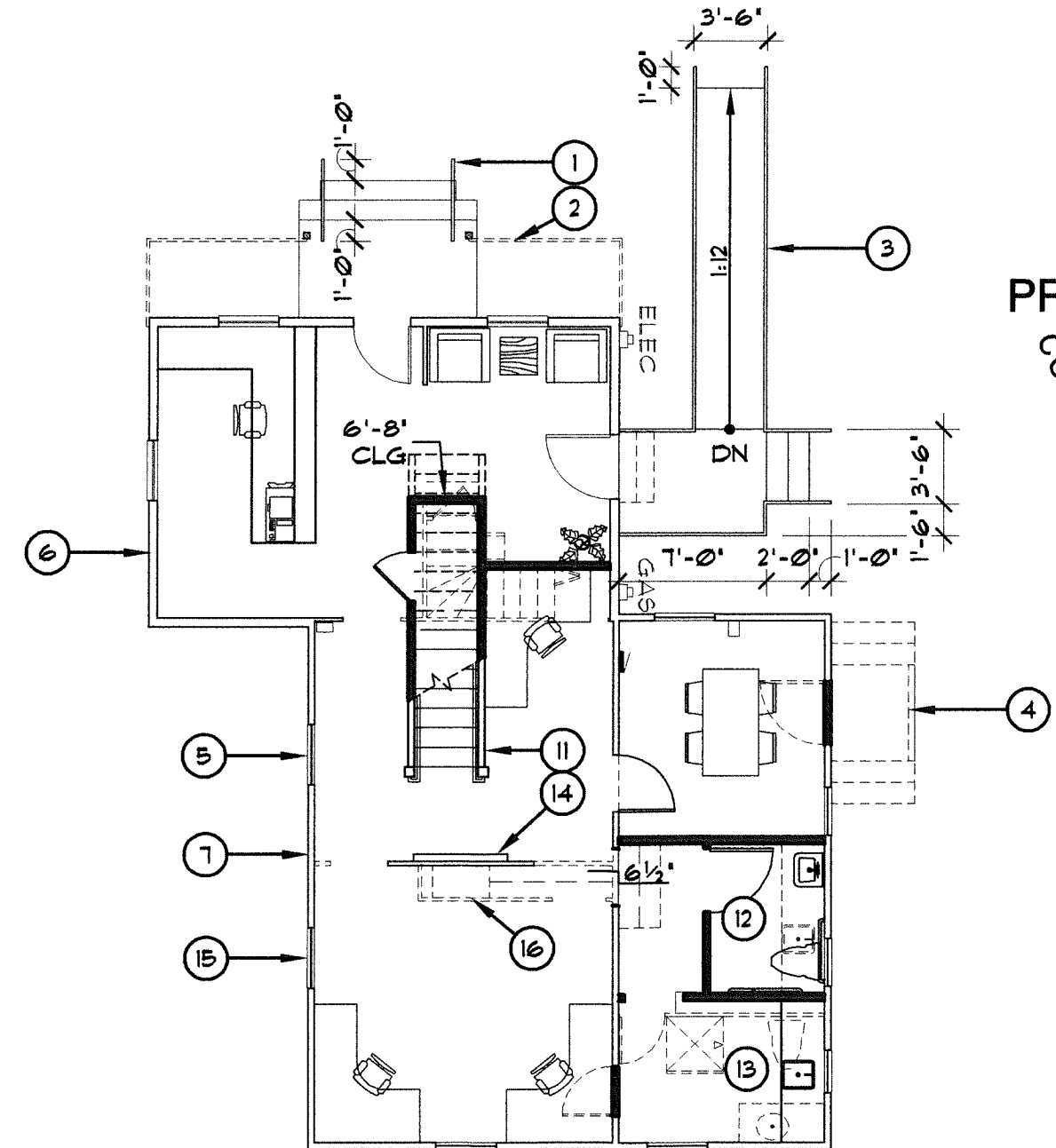
1/8" = 1'-0"

## ⊕ INTERIOR/STRUCTURAL WORK KEYNOTES

11. DEMOLISH EXIST'G STAIR & CONSTRUCT NEW STAIR W/ WOOD TREADS & RISERS, OPEN WOOD BALUSTERS & WOOD HANDRAILS EA. SIDE.
12. NEW ADA COMPLIANT SINGLE USER TOILET ROOM W/ TILE FLOORING, 4' PAINTED WOOD WAINSCOT & BASE, ADA TOILET, LAVATORY & GRAB BARS.
13. NEW EMPLOYEE BREAK ROOM W/ ADA CABINET & SINK.
14. EXIST'G ORIGINAL FIREPLACE TO REMAIN. STRIP PAINT, PATCH PLASTER AS REQ'D & PAINT.
15. NEW REINFORCED CONCRETE PERIMETER FOUNDATION.
16. REMOVE EXIST'G NON-FUNCTIONAL MASONRY CHIMNEY.
17. REMOVE & REPAIR OR REPLACE EXIST'G FIRE DAMAGED ROOF & WALL FRM'G

NOTE:

THESE DRAWINGS ARE PRELIMINARY. FINAL DESIGN & DETAILING TO BE INCORPORATED IN FINAL CONSTRUCTION DOCUMENTS.



## MAIN LEVEL FLOOR PLAN

926 SF

1/8" = 1'-0"



ISELIN  
ARCHITECTS, P.C.  
1307 7th Street // Oregon City, OR 97045  
503-656-1942 ph // 503-656-0658 fax  
www.iselinarchitects.com

NOT FOR  
PRELIMINARY  
CONSTRUCTION

Multi-Phase Office Development  
216 14th Street  
Oregon City, OR 97045

1430  
A-FP  
1/11/2016

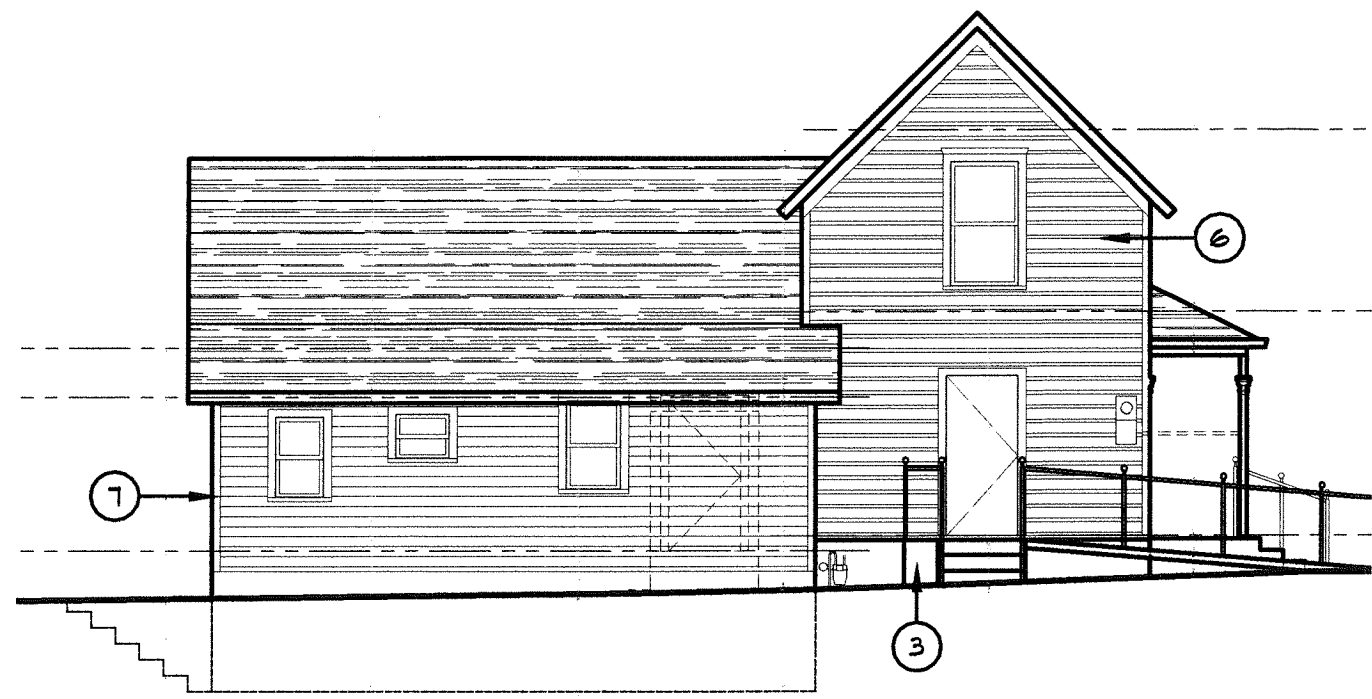
A1.1

FLOOR PLANS



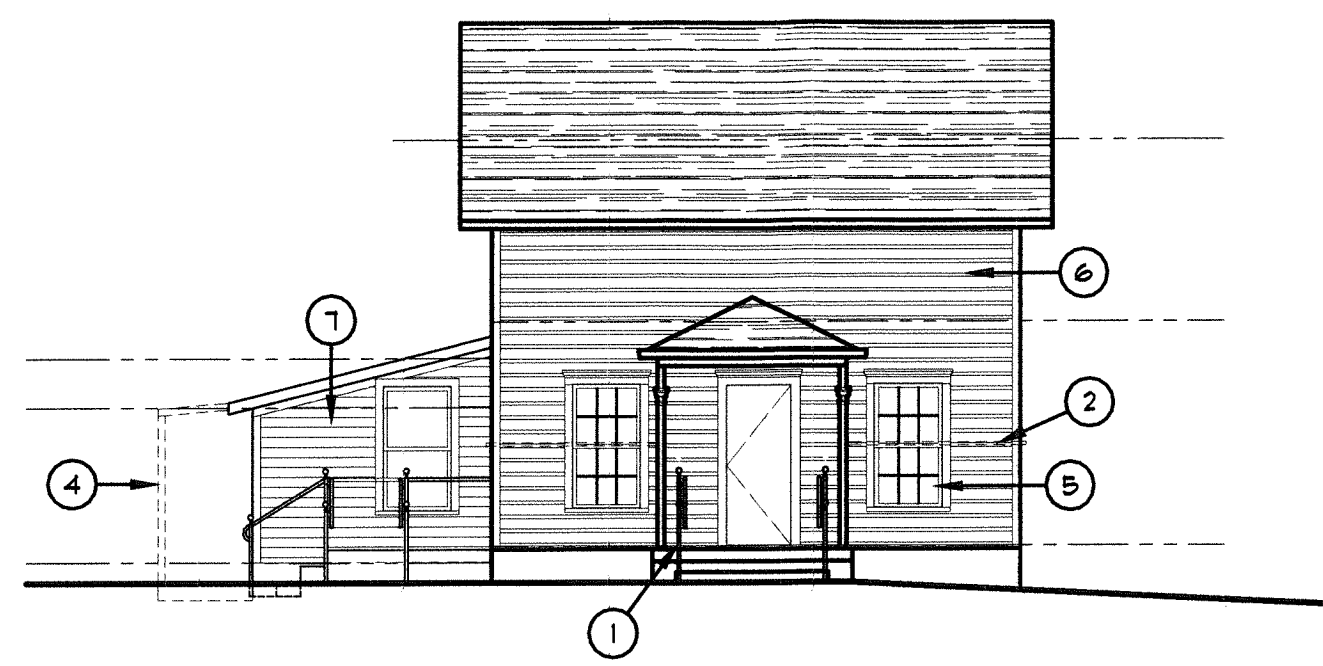


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**EAST SIDE ELEVATION**

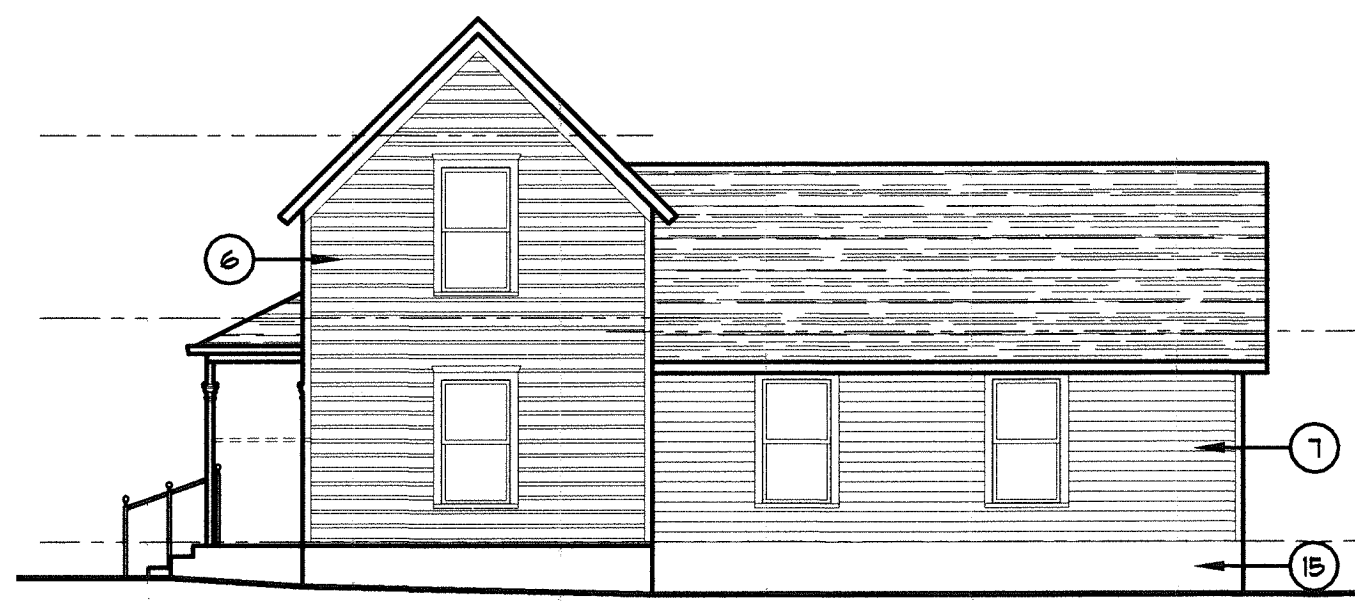
1/8" = 1'-0"



**NORTH (FRONT) ELEVATION**

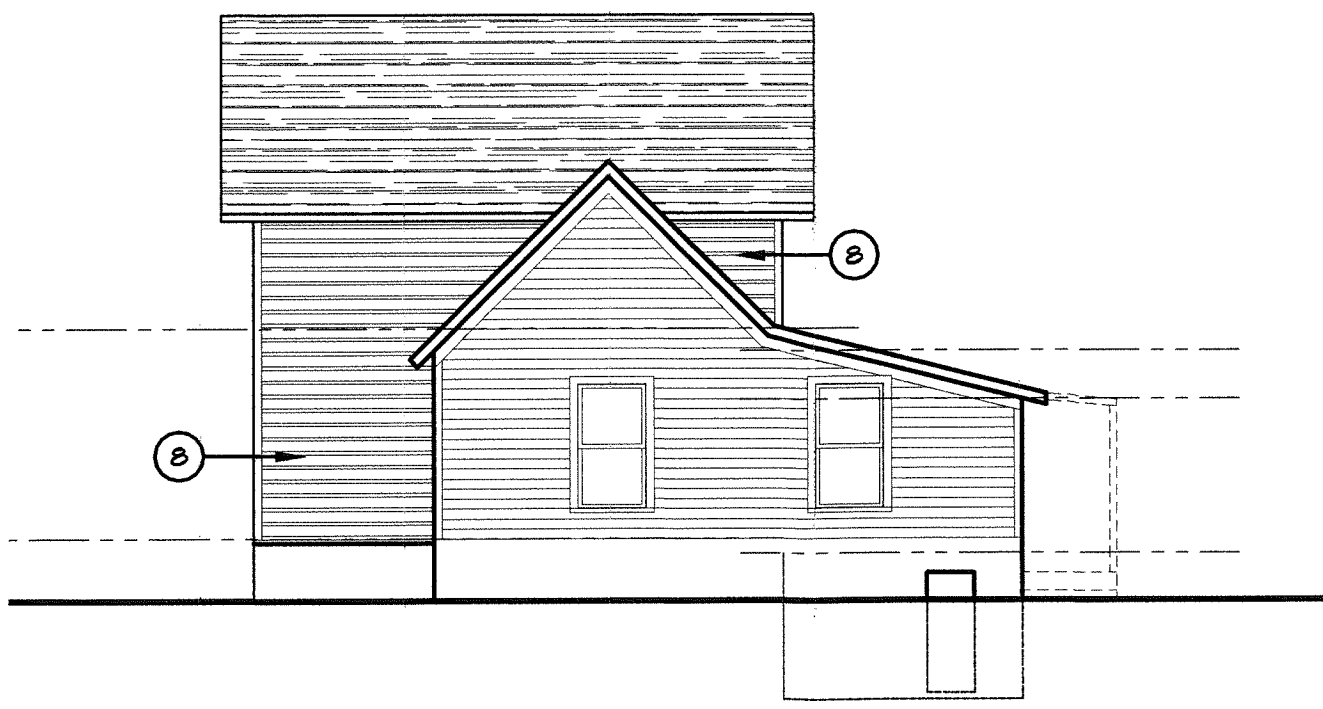
1/8" = 1'-0"

NOT FOR  
 PRELIMINARY  
 CONSTRUCTION



**WEST SIDE ELEVATION**

1/8" = 1'-0"



**SOUTH (REAR) ELEVATION**

1/8" = 1'-0"

**Multi-Phase Office Development**  
 216 14th Street  
 Oregon City, OR 97045

1430  
 A-ELV  
 1/11/2016  
**A2.1**  
 BUILDING  
 ELEVATIONS



## STOREFRONT IMPROVEMENT URBAN RENEWAL GRANT PROGRAM

**APPLICANT/  
OWNER (S):**

David Gackle  
20701 Monpano Overlook Drive  
Oregon City, OR 97045

**GRANT REQUEST  
AMOUNT:**

\$40,000

**LOCATION:**

216 14th Street

**REVIEWERS:**

Mike Roberts, Building Official  
Lance Powlison, ROW Program Manager  
Christina Robertson-Gardiner, Planner  
Eric Underwood, Economic Development Manager

**RECOMMENDATION:** Approval of \$40,000

**I. BACKGROUND:**

The Urban Renewal Commission has established thirteen criteria to evaluate a Storefront Grant application (listed in Section III). Each of these criteria has specific items that are used by Staff to evaluate a project. Not all of the criteria applicable to each project, thus only evaluated on those that apply. For each criterion that applies to a project the maximum score that can be given is a 5, with a 0 being not applicable. Projects must meet an average score of 70% or better to be eligible for grant funds.

**II. Staff Review**

Following identified procedures established by the Urban Renewal Commission, the grant request was routed to staff members whom did a site visit and review of the application. This application has an average score as rated by City staff of 79% - with scores ranging from 73% to 87% among the reviewing Committee members.

This project is being submitted by a first-time applicant for property in the North End of the Downtown Urban Renewal District. Mr. Gackle purchased this property, along with the homes at 212 & 220 14<sup>th</sup> Street, a year ago. They are located on one of the main entry points from 99E, located between Trails End Saloon and Spicer Brothers Produce. These homes are the only remaining historically designated houses in the Downtown district, but per City zoning are zoned Mixed-Use.

Rehabilitation of this home is the first phase of a four-phase plan. The next phases include the rehabilitation of 212 14<sup>th</sup> Street, followed by 220 14<sup>th</sup> Street, and finally additional site work around all three houses. In the past each of the homes have been occupied by lessees paying below market rent. Through rehabilitation the applicant's goal is to have highly sought after iconic commercial spaces in the district.

City staff is excited by this project because while it's a small public investment for this first phase, it could be the catalyst for additional investment by private property owners in the north end of the renewal district, including the current applicant.

### III. Compliance with Approval Criteria:

#### A. Building Design and Context

1. Sense of Place - Strengthen unique qualities (Staff average – 4.5)
2. Building Orientation - Maximize views, public spaces (3.0)
3. Outdoor Space - Designed for variety of activities (3.5)
4. Historic Building Compatibility - Respects original structure (Staff average – 5.0)
5. Locational Context - Good neighbors, compatible (Staff average 4.75)

This project rehabilitates the entire exterior of a building that is highly visible to traffic on 14<sup>th</sup> Street with historic elements as evidenced in period photos. The project will remove and replace siding and match it to the original drop siding, giving the whole building a uniform look, while reconstructing the front porch where needed and still maintain and/or replicate the historic detailing. This project meets Historic Review Board policies for exterior alterations. The project will be compatible to the location, if not spark additional by other property owners.

#### B. Building Design Elements

1. Building Elements - Enhances setting (Staff average – 4.0)
2. Color - Balances contrast (Staff average – 3.25)
3. Human Scale - Enhances pedestrian experience (Staff average – 3.5)
4. Building Materials - Quality, durability (Staff average – 4.5)
5. Façade Treatment - Appropriate scale definition (Staff average – 4.25)
6. Accessibility - Integrated ADA access (4.25)

The applicant plans to enhance both tax lots that are a gateway into Oregon City. This project, while not introducing new design elements, will bring back historical elements and accentuate a particular time period in today's Oregon City. This includes integrating accessibility into the building. The applicant will be working with a professional to coordinate exterior color schemes that will be aesthetic between all three homes, but also compatible to the location. The applicant will be using quality materials and, if able, will repurpose existing materials.

#### C. Doors and Windows

1. Doors - Open inviting atmosphere (3.75)
2. Entry doors - Locate on corners, large glass (N/A)
3. Windows - Inviting, rhythmic patterns (Staff average – 3.75)

There will be new reproduction entry doors, along with ADA hardware, installed in the front and side entry. The applicant had a review of the existing windows done by window professionals. Any non-original wood, metal and storm windows will be removed. If possible, two originals wood window sashes with matching detail will be installed. The new windows would provide better energy efficiency for the building.

#### D. Roofs

1. Roofline - Interest and detail
2. Rooftop - Integrated with building design

No changes to the roof are proposed.

#### E. Lighting

1. Façade lighting - Integrated in façade composition
2. Sign Lighting - Integrated with building design

No changes for lighting are proposed.

#### F. Signs

1. Wall signs - Compatible with building design
2. Blade or hanging signs - Sidewalk, pedestrian visibility
3. Window signs - Pedestrian oriented, non-obstructive
4. Awning signs - Appropriately scaled, lower level
5. Directional signs - Small scale, logical

No signs are proposed for this project.

#### G. Awnings

1. Protect pedestrians from elements
2. Well proportioned, integrated with building design and surrounding area

No awnings are proposed for this project.

#### H. Sustainability

Materials are durable, resource efficient, recyclable, salvaged, and safe for environment, maximize natural light, indoor air quality, and minimize polluted water runoff. (Staff average – 4.0)

It is assumed that all materials will be recycled to the greatest extent possible. The applicant plans to repurpose materials where possible. New materials, such as windows and doors, will be energy efficient.

#### I. Recipient Match Value

High owner investment (Staff average – 4.25)

The project supports high owner investment with the purchase of all three homes and investing in their rehabilitation.

J. Previous Recipient

If a Previous recipient, reference past project successes.

This applicant is not a prior grant recipient.

K. New Applicant

Encourage new recipients. (Staff average – 5)

This is the first application submitted by the applicant to the Urban Renewal grant program.

L. 99E Frontage Property

Property has 99E frontage.

The property does not have a 99E frontage.

M. Leveraging of Additional Funds

Applicants that have additional funding outside of their private match and URC grant funds receive points based on the number of additional sources. (Staff average – 2 points)

The applicant is investing more than the required 1:1 match requirement.

VI. Exhibits

- A. Application (4 pages)
- B. Project Summary Letter (4 pages)
- C. Scope of Work (2 pages)
- D. Project Photos (7 pages)
- E. Proposed Paint Scheme (1 page)
- F. Historic Inventory Form and Photos (6 pages)
- G. Budget Information (5 pages)
- H. Project Timeline (1 page)
- I. Bids (21 pages)
- J. Tax Lot Detail Report (1 page)
- K. Evidence of Ownership (4 pages)
- L. Financial match support document (2 pages)
- M. Evidence of Insurance (2 pages)
- N. Business License (1 page)
- O. Self-Certification (1 page)
- P. Preliminary Architectural Plans (3 pages)



# City of Oregon City

625 Center Street  
Oregon City, OR 97045  
503-657-0891

## Staff Report

File Number: 16-174

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**Agenda Date:** 3/16/2016

**Status:** Agenda Ready

**To:** Urban Renewal Commission

**Agenda #:** 4c.

**From:** City Recorder Kattie Riggs

**File Type:** Minutes

Minutes of the February 3, 2016 Regular Meeting



# City of Oregon City

625 Center Street  
Oregon City, OR 97045  
503-657-0891

## Meeting Minutes - Draft

### Urban Renewal Commission

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Wednesday, February 3, 2016

5:30 PM

Commission Chambers

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#### 1. Call to Order and Roll Call

*Chair Smith called the meeting to order at 5:30 PM.*

**Present:** 7 - Derrick Beneville, Carol Pauli, Rocky Smith, Brian Shaw, Dan Holladay, Stephen VanHaverbeke and Renate Mengelberg

**Staffers:** 5 - Eric Underwood, Jaime Reed, William Kabeiseman, John Lewis and Wyatt Parno

#### 2. Ceremonies and Presentations

##### 2a. Election of Chair and Vice Chair for 2016

**A motion was made by Commissioner Holladay, seconded by Commissioner Shaw, to nominate Derek Beneville as Chair for 2016. The motion carried by the following vote:**

**Aye:** 7 - Derrick Beneville, Carol Pauli, Rocky Smith Jr., Brian Shaw, Dan Holladay, Stephen VanHaverbeke and Renate Mengelberg

**A motion was made by Commissioner Holladay, seconded by Commissioner Pauli, to nominate Brian Shaw as Vice Chair for 2016. The motion carried by the following vote:**

**Aye:** 7 - Derrick Beneville, Carol Pauli, Rocky Smith Jr., Brian Shaw, Dan Holladay, Stephen VanHaverbeke and Renate Mengelberg

#### 3. Citizen Comments

*There were no citizen comments.*

#### 4. Adoption of the Agenda

*The agenda was adopted as presented.*

#### 5. General Business

##### 5a. The Cove - Phase II, Lot 1 Proposal Presentation

*Commissioner Shaw said he worked with Jerry Herrmann regarding the channeling project on the Clackamas and Willamette Rivers and the City of Gladstone was working on a project using the Portland Harbor Superfund for fish mitigation. He thought Oregon City could take advantage of that funding also and that was how the*

*item had been brought forward tonight.*

*Eric Underwood, Economic Development Manager, said this was a new proposal for Phase II, Lot 1 of the Cove development. It would convert Lot 1 from a developable lot to a natural water quality area. Allocation of funds was also being requested to do a feasibility study.*

*Ed Darrow, Cove developer, said he had been concerned about the water quality of the Cove and in working with staff he reviewed the options available. First a feasibility study needed to be done. He explained the plan for the rest of the site. Lot 1 was the best place to have a water quality area. It was a little over four acres and could be used for mitigation.*

*John Runyon, Cascade Environmental Group, said Lot 1 was low enough it could increase the connectivity with the aquatic area, improve habitat values, and create wetlands. It would be aesthetically pleasing and improve water quality.*

*Mr. Darrow said the dredging permit would need to be updated as part of the feasibility study. They would have to create an open channel or do something subterranean. He then discussed the alternative uses for Lot 1 and showed a picture of the overall area.*

*Mr. Runyon said there were endangered salmon and steelhead in the river and Cove area. He explained there were rules that if the habitat values were reduced, they had to be mitigated in kind. There were a number of mitigation markets, such as the Portland Harbor Superfund, which mitigated for past damages. They would look at a range of potential mitigation markets. He explained how the mitigation could be done on the parcel and options for the ownership of the property.*

*Mr. Darrow discussed the capital investment and return on investment.*

*There was discussion regarding the value of the land for water quality and the future recreational fishing, swimming, and waterfront facility.*

*Mr. Darrow was requesting that the Urban Renewal District keep the property, spend \$50,000 for the feasibility study, and create a marketable package for mitigation.*

*There was discussion regarding options for financing the project.*

*Tony Konkol, Interim City Manager, said if there was interest, the Commission could amend the DDA to incorporate the project.*

*Mr. Darrow clarified this would run in parallel to the other projects being done at the Cove.*

**A motion was made by Commissioner Holladay, seconded by Commissioner Smith, to direct staff to move forward with the Cove, Phase II, Lot 1 proposal. The motion carried by the following vote:**

**Aye:** 7 - Derrick Beneville, Carol Pauli, Rocky Smith Jr., Brian Shaw, Dan Holladay, Stephen VanHaverbeke and Renate Mengelberg

## **5b.**

### **Singer Hill Road Deed of Dedication**

*John Lewis, Public Works Director, said this was a request to adopt a deed of dedication. Some survey work had been done on 10th and Main and it was discovered that a portion of Singer Hill was on private property. This dedication would*



*make the private property become public right-of-way and would leave the remnant as available for sale.*

**A motion was made by Commissioner Holladay, seconded by Commissioner Mengelberg, to approve the Singer Hill Road Deed of Dedication. The motion carried by the following vote:**

**Aye:** 7 - Derrick Beneville, Carol Pauli, Rocky Smith Jr., Brian Shaw, Dan Holladay, Stephen VanHaverbeke and Renate Mengelberg

## **2. Consent Agenda**

**A motion was made by Commissioner Holladay, seconded by Commissioner Smith, to approve the consent agenda. The motion carried by the following vote:**

**Aye:** 7 - Derrick Beneville, Carol Pauli, Rocky Smith Jr., Brian Shaw, Dan Holladay, Stephen VanHaverbeke and Renate Mengelberg

Minutes of the November 4, 2015 Regular Meeting

Minutes of the November 18, 2015 Regular Meeting

## **7. Future Agenda Items**

*Commissioner Mengelberg wanted to discuss the option to reduce System Development Charges for mixed use development by using Urban Renewal funds to pay the SDCs. There was consensus to put the discussion on a future agenda.*

## **6. City Manager's Report**

*There was no City Manager's report.*

## **8. Adjournment**

*Chair Beneville adjourned the meeting at 6:22 PM.*

*Respectfully submitted,*

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*Kattie Riggs, City Recorder*

