



# City of Oregon City

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

## Meeting Agenda Historic Review Board

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Tuesday, July 26, 2016

6:00 PM

Commission Chambers

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**1. Call to Order**

**2. Public Comments**

**3. Preservation Grant**

- 3a.** PG 16-03: Grant request for repair of five windows at 916 Washington Street, an individually designated historic home in the McLoughlin Conservation District.

**Staff:** Assistant Planner John Stutesman

**Attachments:** [Commission Report](#)  
[PG 16-03 Staff Report](#)  
[Applicant's Submittal](#)

**4. Communications**

Local Preservation Grant Program Update  
Ongoing Historic District and Preservation Partners Outreach  
2016 Certified Local Government Grant  
General Communications

**5. Adjournment**



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*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  
Oregon City, OR 97045  
503-657-0891

## Staff Report

File Number: 16-451

**Agenda Date:** 7/26/2016

**Status:** Agenda Ready

**To:** Historic Review Board

**Agenda #:** 3a.

**From:** Assistant Planner John Stutesman

**File Type:** Grant

### **SUBJECT:**

PG 16-03: Grant request for repair of five windows at 916 Washington Street, an individually designated historic home in the McLoughlin Conservation District.

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

Staff recommends the Historic Review Board conditionally approves PG 16-03.

### **BACKGROUND:**

The Oregon City Historic Review Board's renovation grant program makes funds available to property owners of Locally Designated historic buildings desiring to make exterior rehabilitation or renovation improvements; structural improvements to preserve the integrity of the structure may also qualify. The conditions of this program require that all improvements and projects be in keeping with the architectural integrity of the structure.

The applicant is seeking grant approval to repair, with in-kind materials, five (5) window sashes on the historic house located at 916 Washington Street within the McLoughlin Conservation District.

The grant proposal includes the following construction:

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

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

### **BUDGET IMPACT:**

Amount:

FY(s):

Funding Source:





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

**FILE NO.:** PG 16-03

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

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

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

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

**REVIEWER:** John Stutesman, AICP, Planner

**RECOMMENDATION:** Staff Recommends Conditional Approval of PG 16-03

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



**HRB Policy #10- Window Repair and Replacement:**

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

**Grant Proposal:**

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

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

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

**Project Bids**

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

**Grant Funding:**

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

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

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

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

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

**Description and Statement of Significance:**

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



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

**Staff Recommends the Following Conditions for Grant Approval:**

1. Any property receiving a grant must remain locally designated for at least five full years following completion of the project. If the property is removed from designation, the grant must be repaid in full. (note de-designation is evaluated on the merits of the building, not the desire of the property owner to be removed from regulation)
2. Grant recipients are required to display a sign (available from the Community Development Department) identifying the project as having received grant funding. The sign must be picked up from the Community Development Division prior to the work being performed on site and must be up 30 days after the completion of the project. Signs may be pick up at the Community Development Division, 221 Molalla Avenue, Suite 221.
3. **Projects must be completed by June 30, 2017.** Funds are distributed to the owner (not the contractor) upon completion of the project. If you have not completed the project before that date, contact the Planning Division to ensure that your funds can be distributed to you.
4. Grants are considered taxable income and must be reported on your income tax return as required by law.
5. Grants are not awarded for materials already purchased, or for work already in progress or completed.





# CITY OF OREGON CITY

## Historic Review Board

221 MOLALA AVENUE, SUITE 200

OREGON CITY, OREGON 97045

TEL (503) 722-3789

FAX (503) 722-3880

### Historic Preservation Renovation Grant Application

Please Print Clearly

Grant Application File # \_\_\_\_\_ (staff to fill out)

Date: \_\_\_\_\_ Tax Assessor Map and Parcel Number: \_\_\_\_\_

Applicant Name: KARI FREEMAN Address: 916 WASHINGTON ST - OC, OR

(SAME) Site Address: 916 WASHINGTON ST. Historic Name: C.F. HUNTLEY HOUSE 97045

Phone Number: 503-502-9093 E-mail address: MISS K.FREEMAN@yahoo.com

Historic Date (if known): c. 1896 Architectural Style: QUEEN ANNE VICTORIAN

Previous Grant Approval File #'s \_\_\_\_\_ Total Amount \_\_\_\_\_

How did you hear about the program?: OREGON CITY WEBSITE

Treatment (circle one): Preservation Rehabilitation Restoration— Reconstruction—

(From the Secretary of the Interior's Standards for the Treatment of Historic Properties).

PRESERVATION focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time. (Protection and Stabilization have now been consolidated under this treatment.)

REHABILITATION acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.

RESTORATION depicts a property at a particular period of time in its history, while removing evidence of other periods.

RECONSTRUCTION re-creates vanished or non-surviving portions of a property for interpretive purposes.



**Project Description:** Briefly explain the proposed work and the materials to be used. If you are planning to paint your historic building, please attach a paint sample for approval. **NOTE: SOME ALTERATIONS MAY REQUIRE HISTORIC REVIEW AND/OR BUILDING PERMITS.** Please Contact Staff to determine if your project requires a building permit. (sash repair generally does not.)

PRESERVE ORIGINAL WOOD SASH AND WAVY GLASS WINDOWS ON SOUTH SIDE (MOST DETERIORATED AND WEATHERED SIDE OF HOUSE). 3 DOUBLE HUNG PANELS LEAKED AND POOLED WATER INSIDE HOUSE THIS YEAR AND CHERRY BUILT-INS. THE SASHES CURRENTLY HAVE VERY LITTLE DRY ROT - BUT WILL BECOME IRREPAIRABLE IN A SHORT AMOUNT OF TIME IF NOT COMPLETELY MAINTAINED.

- SASHES WILL BE REMOVED BY CONTRACTOR -
- STRIPPED + DIPPED OF PAINT - OFF SITE
- JOINTS FILLED AND STRENGTHENED
- SOAK IN LINSEED OIL — OVER —>?

**Historic Significance:** Describe how the project will enhance the historical nature of, or preserve, renovate or rebuild, the historical aspects of the structure.

THIS PROJECT WILL COMPLETELY PRESERVE ORIGINAL WOOD SASH AND WAVY GLASS WINDOWS. DOING THIS NOW WILL SAVE THEM FROM HAVING TO BE REPLACED.

AS NOTED IN THE PROPERTY INVENTORY: "THE WINDOWS ARE TYPICALLY 1/1 DOUBLE-HUNG WOOD SASH."



**Historical Documentation:** Indicate any physical evidence such as old paint lines, original moldings, historic photographs, etc. that support your request to alter the exterior.

NO ALTER = PRESERVE ORIGINAL ONLY.

ORIGINAL WOOD SHUTTERS  
ORIGINAL WAVY SINGLE PAYNE GLASS

TO BE MAINTAINED TO ORIGINAL STRENGTH  
AND PROFILES.

THEY CAN LAST DECADES MORE EVEN WITH THIS  
PROJECT.

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

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

Materials and Labor

Cost Estimate: \_\_\_\_\_

Approximate Project Total: \_\_\_\_\_


Total grant amount requested: \_\_\_\_\_



# OREGON CITY HISTORIC RESOURCE SURVEY FORM

Street Address: <b>916 WASHINGTON ST</b>				City: <b>OREGON CITY</b>	
USGS Quad Name: <b>Oregon City</b>		GPS Latitude: <b>45 21 30 N</b>		Longitude: <b>122 36 10 W</b>	
Township: <b>02S</b>	Range: <b>02E</b>	Section: <b>31</b>	Block: <b>66</b>	Lot: <b>8</b>	Map #: <b>22E31AA</b> Tax Lot #: <b>10000</b>
Date of Construction: <b>c. 1896</b>		Historic Name: <b>Huntley, C.G., House</b>		Historic Use or Function: <b>Domestic - single dwelling</b>	
Grouping or Cluster Name: <b>NA</b>		*Current Name or Use: <b>Domestic - single dwelling</b>		Associated Archaeological Site: <b>Unknown</b>	

Architectural Classification(s): <b>Queen Anne</b>	Plan Type/Shape: <b>Complex</b>	Number of Stories: <b>2.0</b>
Foundation Material: <b>Stone</b>	Structural Framing: <b>Unknown</b>	Moved? <b>No</b>
Roof Type/Material: <b>Gable / Composition shingle</b>	Window Type/Material: <b>1/1 wood double-hung</b>	
Exterior Surface Materials Primary: <b>Drop</b> Secondary: <b>Wood shingle</b> Decorative:		
Exterior Alterations or Additions/Approximate Date:		
Number and Type of Associated Resources: <b>None</b>		

Integrity: <b>Good</b>	Condition: <b>Good</b>	Local Ranking: <b>Designated Historic Site</b>	National Register Listed? <b>No</b>
Potentially Eligible: <input checked="" type="checkbox"/> Individually or <input type="checkbox"/> As a contributing resource in a district Not Eligible: <input type="checkbox"/> Intact but lacks distinction <input type="checkbox"/> Altered (choose one): <input type="checkbox"/> Reversible/Potentially eligible individually or in district <input type="checkbox"/> Reversible/Ineligible as it lacks distinction <input type="checkbox"/> Irretrievable loss of integrity <input type="checkbox"/> Not 50 years old			

Description of Physical and Landscape Features:	
<p>This two story house is a good example of the Queen Anne style, with a complex plan shape and multiple gables. A hip roofed porch wraps around the north, west, and south sides of the house with decorative turned columns, a spindle work frieze, and a turned balustrade. Gabled rectangular bays project out from the north and west sides of the house, cantilevered out over octagonal bays at the first floor level. A turret is located at the northwest corner of the house under an octagonal pyramidal roof. A second floor porch is covered by a small gable on the southwest corner of the house. The gables typically feature enclosed eaves with decorative barge moldings and sunburst patterns at the gable peaks. The second floor porch gable is pedimented, with stickwork in the gable end. The windows are typically 1/1 double-hung wood sash with plain board surrounds, and the second floor windows set under a paneled frieze. Above this frieze, in the gable ends, the house is clad with fishscale shingles that are slightly battered above the frieze. The main body of the house is clad with drop siding, finished with cornerboards. A rear porch is located on the east side of the house with the same elements as the wraparound porch. The house has two chimneys, one central chimney and one on the east wall of the house.</p>	
<p>This house is set on a level lot with basalt retaining walls on the north and west sides that make the transition to the street slopes.</p>	

Statement of Significance:

In 1889, James and Nancy Athey sold several lots to Sarah Campbell. The widow Campbell sold lot 8 to C.G. Huntly in 1896. C.G. Huntley and his brother William operated Huntley Brothers Co., a pharmacy and bookstore carrying such diverse items as books and bicycles. He served three terms as city councilman, and was a member of the Oregon State Legislature. The Huntleys sold the property in 1930 to Mildred Lovett. Over 10 years later, Ivan Hambill and his wife sold the lot to Kenneth and Theresa Delp. The Delps resold it that day to Maude Knudson. In 1945, Ms. Knudson sold the property to William and Minnie Weismandel. The Weismandels had the property for 5 years before selling in 1950 to Raymond and Alice Benski. Raymond worked at Crown-Zellerbach and Alice was a secretary for ACME Adding Machine. In 1964, the Benskis sold to John and Judith Montchalain. In 1966, the Montchalains sold the property to George and Janet Guild.

Researcher/Organization: Alex McMurry / HPNW		Date Recorded: 5/1/2002	
Survey Form Page 1	Address: 916 WASHINGTON ST	Local Designation #	SHPO #





# Chosen Wood Window Maintenance, Inc.

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

## ESTIMATE

DATE	ESTIMATE#
6/10/2016	12316
TERMS	REP
Due on receipt	DMP

CUSTOMER NAME & ADDRESS
Kari Freeman 916 Washington Street Oregon City, OR 97045

Customer Phone	503-502-9093
Alt. Phone	

ITEM	DESCRIPTION &/OR PARTS	QTY	COST	TOTAL
	Work To Be Performed At:  916 Washington Street Oregon City, Oregon 97045			
Labor & Materials	Dining Room: Labor and Materials to Fabricate and Install (2) Vintage Style Sash Replacements as follows: (2) Sash @ 25-5/8 x 35-5/8 Bottom Sash Operable / Top Sash Fixed	2	448.05	896.10
Labor & Materials	Dining Room: Labor and Materials to Fabricate and Install (1) Vintage Style Sash Replacement as follows: (1) Sash @ 35-5/8 x 35-5/8 Bottom Sash Operable / Top Sash Fixed	1	448.05	448.05
Labor & Materials	Upstairs Bedroom: Labor and Materials to Fabricate and Install (2) Vintage Style Sash Replacements as follows: (2) Sash @ 25-5/8 x 31-5/8 Bottom Sash Operable / Top Sash Fixed	2	448.05	896.10
Please sign estimate and remit a 30% deposit for the items that you want completed and then 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

**Chosen Wood Window Maintenance, Inc.**

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

## ESTIMATE

DATE	ESTIMATE#
6/10/2016	12316
TERMS	REP
Due on receipt	DMP

CUSTOMER NAME & ADDRESS
Kari Freeman 916 Washington Street Oregon City, OR 97045

Customer Phone	503-502-9093
Alt. Phone	

ITEM	DESCRIPTION &/OR PARTS	QTY	COST	TOTAL
Labor & Materials	<p>Labor and Materials to Restore the Sash and make sure that the Sash Cords are connected for the Windows listed above.</p> <p>The process will involve the following:</p> <ul style="list-style-type: none"> <li>* Pulling the Sash and Installing Temporary Infills.</li> <li>* Take the Sash to the Chosen Shop for Dipping and Stripping of Paint and Glass Removal.</li> <li>* At the Shop, Repair the Sash, Prime the Exterior, Reset the original Vintage Glass, Putty Glaze the Glass In, Kerf for Weatherstripping on the Bottom Sash, and Make the Bottom Sash Operable.</li> <li>* Reproduce Parts for the Frame Repairs on-site.</li> <li>* On-site, cut out the Dry Rot and replace Components as needed.</li> <li>* Re-Install the Sash.</li> <li>* Caulk Above the Dining Room Windows at the Crown Molding to the Siding.</li> </ul> <p>A Deposit of 30% (\$672.07) is required before work begins.</p>		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.			
D/R	On Dry Rot repair, all material will be primed on exterior only. We do not fill nail holes or prep and finish paint.			
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 the LowE glass that we provide will match the existing LowE product.			
Please sign estimate and remit a 30% deposit for the items that you want completed and then 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

DATE	ESTIMATE#
6/10/2016	12316
TERMS	REP
Due on receipt	DMP

CUSTOMER NAME & ADDRESS
Kari Freeman 916 Washington Street Oregon City, OR 97045

Customer Phone	503-502-9093
Alt. Phone	

ITEM	DESCRIPTION &/OR PARTS	QTY	COST	TOTAL
Payments	A 30% deposit is required to order materials. Visa/MasterCard/Check may be used for the deposit.			
Customer Walk ...	All work is now complete and approved:  x _____ Customer Signature			
Please sign estimate and remit a 30% deposit for the items that you want completed and then return.			<b>TOTAL</b>	\$2,240.25

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.



# \* WINDOW SURVEY FORM

VIA EAST PORTLAND SASH + CARPENTRY CO.

RE: CURRENT CONDITION OF WINDOWS  
ALL ARE IN SAME CONDITION AS  
NOTED BELOW.

Project Address: 916 Washington St. Oregon City OR 97141  
Window # keyed to site Window Location: SOUTH SIDE  
map

CONDITON	Excellent	Good	Fair	Poor
1. Overall Condition Of The Window		/		
2. Condition Of The Paint				/
3. Condition Of The Frame And Sill		/		
4. Condition Of The Sash		.	/	
5. Condition of The Rails			/	
6. Condition of The Stiles			/	
7. Condition of The Muntins				/
8. Condition of Hardware			/	
9. Glazing Problems				/
10. Other:				/

PLEASE PROVIDE AN INTERIOR/EXTERIOR OR CONTEXT PHOTO FOR EACH WINDOW



# \* WINDOW SURVEY FORM

VIA CHOSEN WINDOWS

RE: CURRENT CONDITION OF WINDOWS

ALL ARE IN SAME CONDITION AS

NOTED BELOW:

Project Address: <u>916 WASHINGTON ST - OREGON CITY, OR 97045</u>				
Window # map	keyed to site	Window Location: <u>SOUTH SIDE</u>		
CONDITON	Excellent	Good	Fair	Poor
1. Overall Condition Of The Window			X	
2. Condition Of The Paint				✓
3. Condition Of The Frame And Sill		✓		
4. Condition Of The Sash		✓		
5. Condition of The Rails		✓		
6. Condition of The Stiles		✓		
7. Condition of The Muntins	N/A			
8. Condition of Hardware				
9. Glazing Problems				✓
10. Other: <u>GLASS BREAK DETERIOR</u>				

PLEASE PROVIDE AN INTERIOR/EXTERIOR OR CONTEXT PHOTO FOR EACH WINDOW



\* ALL ON DISK \*

[ ] [ ] [ ] = 1<sup>st</sup> Floor

- 060816171A. JPG = BOTTOM RIGHT SASH, MISSING MOST GLAZING, WOOD SASH FRAME STILL GOOD BUT NEEDS MAINTENANCE. THIS WINDOW LEAKED INSIDE THIS YEAR

- " " B. JPG = BOTTOM OF MIDDLE ~~PAN~~ WALLS OF WINDOWS LOOKING UP TO TOP SASH, FAILING GLAZING AND DRY ROT.

- " " C. JPG = VERY BOTTOM OF MIDDLE WINDOW, PAINT + GLAZING DEGRADED.

1. Photo Description

- 0608161727. JPG = BOTTOM OF LEFT WINDOW SASH

- " " A. JPG = ENTIRE MIDDLE DOUBLE HUNG WINDOWS

- " " B. JPG = MIDDLE AND RIGHT " "

- 0608161728. JPG = LEFT DOUBLE HUNG WINDOWS

- " " A. JPG = 2ND FLOOR PANELS WITH MOSS

- " " B. JPG = SAME <sup>↑</sup>

\* 0608161730. JPG = ALL 1<sup>st</sup> FLOOR PANELS

2. Photo Description: PRIORITY, SEEN TOGETHER

- " " A. JPG = 2ND FLOOR

- 0608161731. JPG = PERSPECTIVE, WHOLE SOUTH SIDE

Historic Review Board ~~OF~~ HOUSE

Planning Division

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

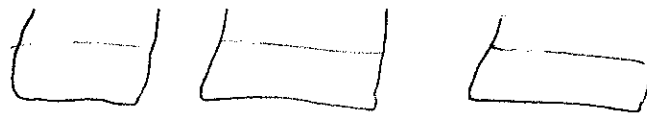
PO Box 3040

Oregon City, OR 97045

— OVER —→




\* ALL ON DISK \*

 = 1<sup>st</sup> FLOOR

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1. Photo Description


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- " " A. JPG = 2ND FLOOR PANELS WITH MOSS
- " " B. JPG = SAME 

\* 0608161730. JPG = ALL 1<sup>st</sup> FLOOR PANELS

2. Photo Description:

PRIORITY, SEEN TOGETHER

- " " A. JPG = 2ND FLOOR
- 0608161731. JPG = PERSPECTIVE, WHOLE SOUTH SIDE

Historic Review Board  HOUSE  
Planning Division  
Tel: 503-657-0891 Fax: 503-657-7892

PO Box 3040  
Oregon City, OR 97045

— OVER —→



## John Stutesman

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**From:** Miss K. Freeman <misskfreeman@yahoo.com>  
**Sent:** Saturday, July 09, 2016 5:24 PM  
**To:** John Stutesman  
**Subject:** RE: 916 Washington St~ Grant info

Good Day John,

I have an update for you in regards to my window preservation project.

I have signed the contract bid with Chosen Wood Windows that you have within my file.

The work is scheduled to begin on Friday, August 5th. Chosen will pull the windows on that day and take them to their site for repair and preservation.

It is estimated that the project will take about 3 weeks.

We are still planning on coming to the HRB Meeting on the 26th at City Hall. Please advise and confirm the time that this meeting will begin.

Thank you so much,

~ Kari Freeman

Sent from Yahoo Mail on Android

On Mon, Jun 13, 2016 at 9:29 AM, Miss K. Freeman  
<misskfreeman@yahoo.com> wrote:

Excellent :)

Thank You so much!

Have a great day ~

Sent from Yahoo Mail on Android

On Mon, Jun 13, 2016 at 9:26 AM, John Stutesman  
<jstutesman@ci.oregon-city.or.us> wrote:

Kari: I was able to open your second bid and I have made a hard copy for your grant application file.

John





EAST PORTLAND

**SASH & CARPENTRY Co.****Estimate**

From **East Portland Sash**  
5203 SE Johnson Cr. Blvd  
Portland Or 97222

Estimate Id **E1-853**  
Issue Date 06/10/2016  
Subject This is an on-line estimate acceptance form.  
Please refer to the .pdf copy for detailed line items.

Estimate For **Kari Freeman**  
916 Washington St., Oregon City

Description	Quantity	Unit Price	Amount
<p>Hi Kari,</p> <p>I have a proposal ready for your review regarding the full rehabilitation of your existing double hung sash windows. I have made line items for each part of the process so you can see where the costs are associated. We would have these out of the opening for 30 days.</p> <p>Please let me know if you have any questions.</p> <p>Thanks,</p> <p>Stephen</p> <p>Location and Quantity: South Mulled Bay Windows, 3 openings</p> <p>Proposal for full restoration of Double Hung sash openings, including surface prep on sash only, full reglazing of all sash, weatherstripping on all horizontal and vertical surfaces, joinery repairs to sash only, re-roping and balancing of all sash, and priming on exterior of sash only.</p> <p>Work that is not included in this scope:</p> <ul style="list-style-type: none"> <li>-Client will perform all site prep to jamb and sill, EPSC responsible for sash restoration, glazing and rebalancing only.</li> <li>-Finish work on interior and exterior not included, and will need to be performed by separate party.</li> <li>-Initial Glass Cleaning included in this scope, however it is recommended to consider a professional exterior washing once the job is complete.</li> <li>-hardware restoration or replacement where missing.</li> </ul>	1.00	\$0.00	\$0.00
Lead safe set up per opening, includes full tent enclosure. 6mil plastic floor, 4 mil plastic for walls. All seams taped and walk-off mat placed at exit point.	1.00	\$150.00	\$150.00
<p>Surface prep labor per opening, flat surfaces on sash sanded to 150 grit, profiles sanded. Labor and materials included here. Includes paint removal of sash for one opening. Jamb and sill left untouched for client to perform paint removal.</p> <p>-Does not include any paint removal on sill or jamb.</p>	3.00	\$497.50	\$1,492.50
Rabbets cleaned, sealed and bedded. Glazed with Sarco Type M putty. Labor and materials included here. Per sash.	6.00	\$125.00	\$750.00

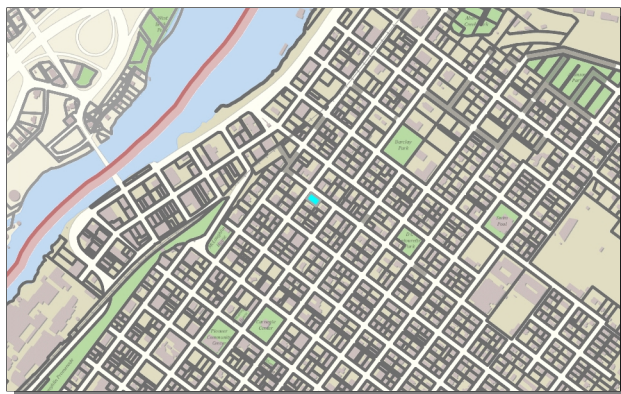


Description	Quantity	Unit Price	Amount
Re-balancing and re-roping upper and lower sash with Samson Spot cord, furnishing weights where missing.	3.00	\$200.00	\$600.00
Exterior Sash Paint work, 2x coats of ALL-PRIME Latex primer. Price per pair of sash. Client to furnish exterior top coat paint materials.	3.00	\$200.00	\$600.00
Estimate Total			\$3,592.50

**Notes**

This estimate valid for 30 days from date issued.





Overview Map

### Taxlot Information

APN: 2-2E-31AA-10000

Alt ID: 00571223

Site Address: 916 WASHINGTON ST  
OREGON CITY, OR 97045

Year Built: 1900

### Taxpayer Information

Taxpayer: KARI R FREEMAN

Address: 916 WASHINGTON ST  
OREGON CITY, OR 97045

### Reference Information

Parcel Area (acres - approx): 0.2

Parcel Area (sq. ft. - approx): 6,534

Twn/Rng/Sec: 02S 02E 31

Tax Map Reference: 22E31AA

### Values

Values as of: 01/05/2016

Land Value (Mkt): \$67,718

Building Value (Mkt): \$305,960

Exempt Amount: \$0

Net Value (Mkt): \$373,678

Note: The values above are Market, NOT Assessed values.

Assessed Value: \$218,273



Taxlot highlighted in blue

### Planning Designations

Zoning: R3.5

- 3,500 Dwelling District

Comprehensive Plan: mr

- Residential - Medium Density

Subdivision: OREGON CITY

PUD (if known):

Neighborhood Assn: McLoughlin NA

Urban Renewal District: Downtown Urban Renewal Area

Concept Plan: Not in a concept plan area

Historic District: McLoughlin Conservation District

Historic Designated Structure? Y

In Willamette Greenway? N

In Geologic Hazard? Y

In High Water Table Area? N

In Nat. Res. Overlay District (NROD)? N

In 1996/FEMA 100 Yr Floodplain? N

In Sewer Moratorium Area? N

In Thayer Pond Fee Area? N

In Beavercreek Rd Access Plan Area? N

In Barlow Trail Corridor? N



































































