

Memorandum

Date: November 10, 2015

To: Historic Review Board

From: Darren Wyss, Associate Planner

Subject: Historic Resources Rehabilitation Grants

Background

The City and Historic Review Board received Certified Local Government (CLG) funding for a Historic Resources Rehabilitation Grant program. With the local match, \$12,000 is available for eligible contributing properties listed on the National Register of Historic Places (either in the district or individually). Generally, the grant program followed the same guidelines as the previous grant rounds. Staff announced the program in early October and set an application deadline of November 6, 2015 for applicants.

Staff received five grant applications and the total amount of funding requested is \$12,866. These grant applications are evaluated below. The evaluations include comments from staff. Four of the proposed projects are work that does not require historic review. The fifth proposed project requires historic review and received approval from the HRB in October 2015. These are detailed below. Staff recommends funding four of the five applications in full.

The “Eligible Projects and Funding Priority” from the guidelines are included below and the three-page guidelines are attached to this report.

First Priority: Projects that restore integrity to the architectural style by removing incompatible features, alterations or additions and/or restoring missing or altered historic features on facades visible from the public right-of-way. Example projects include, but are not limited to, the following: replacing documented missing features such as porch newel posts or balusters, eave brackets, replacing inappropriate windows or doors (aluminum, vinyl, non-wood) with wood windows or doors compatible with the architectural style, removing artificial or inappropriate siding from the house and restoring with appropriate siding.

Second Priority: Projects that remove incompatible features or restore missing or altered historic features on the elevations not visible from the public right-of-way.

Third Priority: Projects that repair or replace in-kind deteriorated historic features that are visible from the public right-of-way or projects that preserve the integrity, safety, and stability of elevations of the building not visible from the right-of-way. Examples of projects include, but are not limited to: decorative features, porch parts, columns, columns, stairs, balusters/handrails, newel posts, porch flooring and porch roofs, windows, doors, siding, foundations, and chimneys.

Discussion

1) 1674 5th Avenue, Richard J. Clark Trust

Historic Significance: The residence was constructed c. 1917 and is a Craftsman Bungalow. Its defining features include lap siding, large covered front porch supported by columns, decorative knee braces, double hung wood frame windows with both front windows having leaded glass on upper portion. It is a contributing structure in the Willamette Falls Neighborhood Historic District.

Project Costs: \$4,472.00

Grant Request: \$2,236.00

General Project Description: The proposal is for third priority elements. The applicant is proposing to restore seven double hung wood windows, including new chords. The proposal also includes repairing the lower sash of the front dining room window.

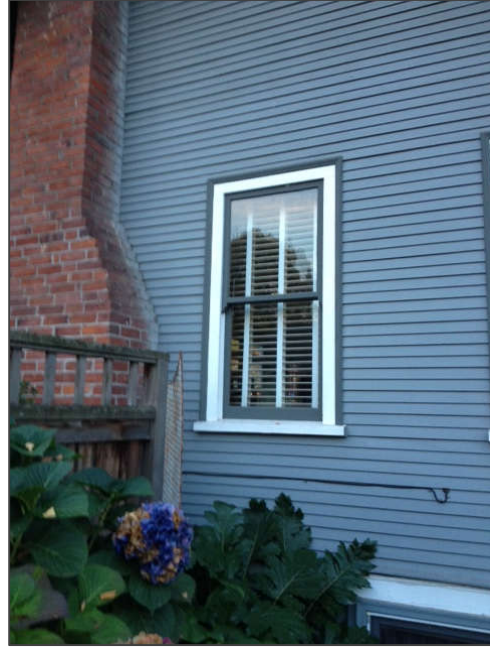
Secretary of the Interior's Standards: The historic character of the property will be preserved. The deteriorated features will be repaired as needed. The proposal meets the Secretary of the Interior's Standards.

Project Timeline: April to July 2015

Applicable CDC Criteria: Section 25.040(A)(6). The applicant is proposing to restore deteriorated elements as needed.

Staff Recommendation: Staff finds that the project meets the grant criteria. The proposed project is for third priority elements and would be completed by Home Guardian NW.





2) 1870 6th Avenue, Danny and Nicole Schreiber

Historic Significance: The residence, c. 1907, was constructed for the Frank Capen Family. Frank was the son of the owner of the Capen Shoe Factory in Willamette. The home is an example of a transitional home between the Victorian and Craftsman styles. The home has a sweeping front roof with four large columns and tall Victorian windows. It is a contributing structure in the Willamette Falls Neighborhood Historic District.

Project Costs: \$969.00

Grant Request: \$480.00

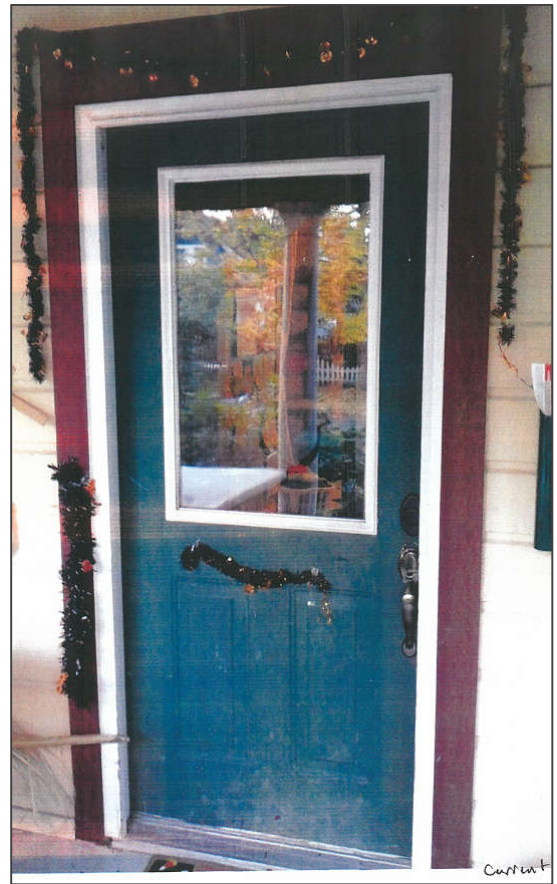
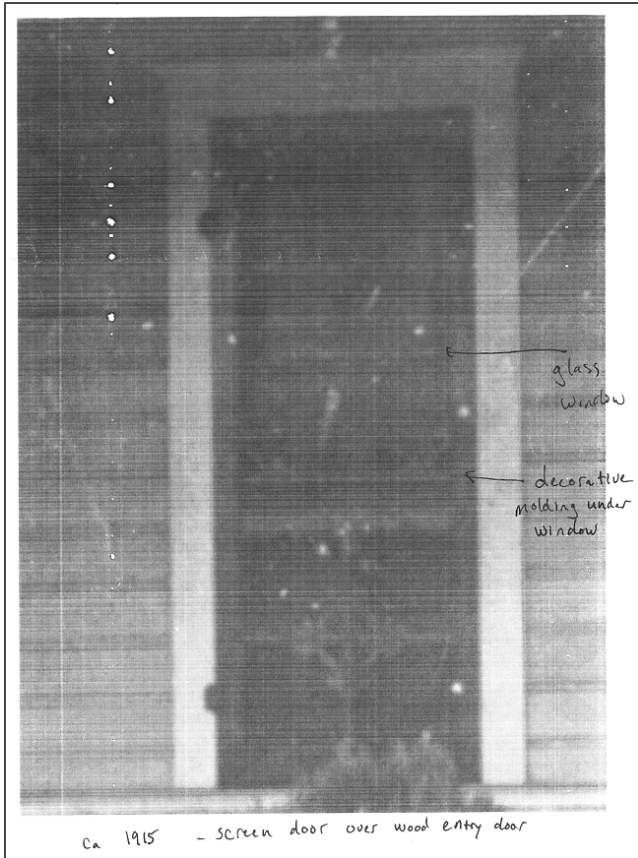
General Project Description: The proposal is for first priority elements. The applicant is proposing to replace the existing metal front door with a restored wooden door containing a single glass window that matches the original wood door. The replacement door was rescued from a home in Portland built in the same era and the grant funds will be used to restore and hang the door.

Secretary of the Interior's Standards: This project meets the Standards since it will restore the integrity of the architectural style.

Project Timeline: December 2015 to March 2016.

Applicable CDC Criteria: Section 25.040(A)(1). The applicant is proposing to replace the existing metal door with a period compliant wooden door.

Staff Recommendation: Staff finds that the project meets the grant criteria. The proposed project is for a first priority element, restoring a missing historic feature, and staff recommends funding these first. The project shall be completed by the homeowner and a licensed contractor.



3) 1724 4th Avenue, Peter Graves

Historic Significance: The residence, c. 1903, was the residence of the first mayor of the town of Willamette. The house is built in Queen Anne style with Vernacular listed as a secondary style. The home was originally adorned with a distinctive turret on the southeast corner. The turret was likely removed in the 1930's or 1940's and replaced with a simple square room. It is a contributing structure in the Willamette Falls Neighborhood Historic District.

Project Costs: \$17,060.00

Grant Request: \$8,530.00 (\$8,000-\$10,000)

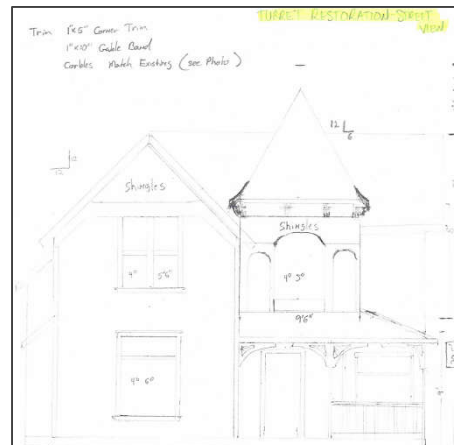
General Project Description: The proposal is for first priority elements. The applicant received approval (DR-15-05) from the HRB on October 20, 2015 for the removal of an addition and the rebuild of the original turret on the front of the house.

Secretary of the Interior's Standards: This project meets the Standards since it will restore the integrity of the architectural style.

Project Timeline: Spring 2016.

Applicable CDC Criteria: Section 25.060(A)(3). The applicant is proposing to replace an out of period addition with the original turret on the front of the home.

Staff Recommendation: Staff finds that the project meets the grant criteria. The proposed project is for a first priority element, restoring a missing historic feature, and staff recommends funding these first. The project shall be completed by the homeowner and a licensed contractor.



4) 1706 6th Avenue, Denise Hoffner

Historic Significance: The residence, c. 1928, is a two-story bungalow style with horizontal board siding. It was built by Charlie Frenzel. It is a contributing structure in the Willamette Falls Neighborhood Historic District.

Project Costs: \$1,500.00

Grant Request: \$750.00

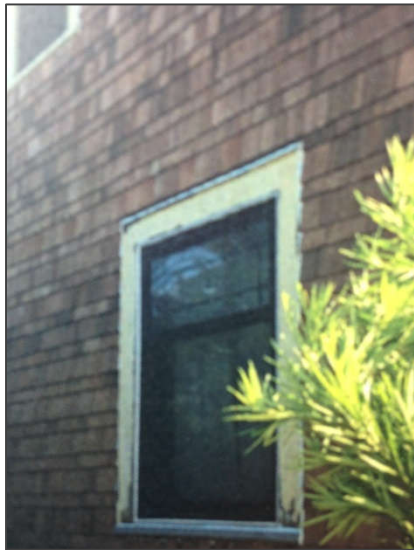
General Project Description: The proposal is for first priority elements. The applicant is proposing to replace an existing vinyl window with a custom sized double hung wood-fiberglass window. The window to be replaced is on the west elevation (14th St. side). The grant funds will be used to purchase and install the window.

Secretary of the Interior's Standards: This project meets the Standards since it will replace an inappropriate window.

Project Timeline: December 2015.

Applicable CDC Criteria: Section 25.040(A)(6). The applicant is proposing to restore original appearance of the window.

Staff Recommendation: Staff finds that the project meets the grant criteria. The proposed project is for a first priority element, replacing an inappropriate window, and staff recommends funding these first. The project shall be completed by Ultimate Choice, LLC.



5) 1780 6th Avenue, Jonathan and Katherine Rozes

Historic Significance: The residence, c. 1898, is known as the Buckles-Ellison house. It is a stick style Queen Anne Victorian. It is a contributing structure in the Willamette Falls Neighborhood Historic District.

Project Costs: \$2,800.00

Grant Request: \$1,400.00

General Project Description: The proposal is for third priority elements. The applicant is proposing to anchor 160 lineal feet of foundation to the mud sill and floor joists. The work will occur inside the basement.

Secretary of the Interior's Standards: This project meets the Standards since it will preserve the stability of the building.

Project Timeline: Winter 2015.

Applicable CDC Criteria: Section 25.040(A)(4). The applicant is proposing to repair a foundation that does not raise or lower the building elevation.

Staff Recommendation: Staff finds that the project does not meet the grant eligibility requirements (see requirement 2) as the improvements are not to exterior of the structure. Staff recommends not funding the proposal.



Recommendation

Staff recommends approving funding for the submitted Projects 1 through 4.



Historic Resources Rehabilitation Grant Guidelines – 2015/2016

The City of West Linn is pleased to announce a third round of the rehabilitation grant program for restoration, rehabilitation, and/or repair of historic contributing buildings that are listed on the National Register of Historic Places. Qualified projects can receive a grant that provides for partial reimbursement of the cost to do the work. Grant applications are available in the Planning Department at City Hall or online at <http://westlinnoregon.gov/planning/historic-resources-rehabilitation-grant>. **Applications must be submitted by 4 p.m. on November 6, 2015 and will be reviewed by the Historic Review Board in November 2015.** Funding is limited to \$12,000 for all projects and grant awards will be distributed based on the priorities below. **The grants require a 50% match, and the project must be completed with all paperwork submitted by July 29, 2016.**

Eligibility Requirements

The following standards **must** be met to be eligible for the matching grant:

1. The building must be an **eligible contributing (EC)** building in the National Register Historic District or listed individually on the National Register. A non-contributing (NC) building may be eligible if the proposed rehabilitation would result in eligibility for contributing status. Please contact the Planning Department at 503-656-4211 for a determination if the project would change the eligibility of the building. This information is available from staff and is shown online on the [Willamette National Register Historic District map](#). Buildings that are not in period (NP) or are beyond the district boundaries are not eligible.
2. Projects must be on the exterior of the structure, but cannot be new construction or an addition. Examples are listed below.
3. Projects must meet the Secretary of the Interior's Standards for Rehabilitation.

Eligible Projects and Funding Priority

First Priority: Projects that restore integrity to the architectural style by **removing incompatible features, alterations or additions and/or restoring missing or altered historic features on facades visible from the public right-of-way.**

Example projects include, but are not limited to, the following: replacing documented missing features such as porch newel posts or balusters, eave brackets, replacing inappropriate windows or doors (aluminum, vinyl, non-wood) with wood windows or doors compatible with the architectural style, removing artificial or inappropriate siding from the house and restoring with appropriate siding.

Second Priority: Projects that **remove incompatible features or restore missing or altered historic features** on the elevations **not visible from the public right-of-way.**

Third Priority: Projects that **repair or replace in-kind deteriorated historic features** that are visible from the public right-of-way or **projects that preserve the integrity, safety, and stability** of elevations of the building **not visible from the right-of-way.** Examples of projects include, but are not limited to: decorative features, porch parts, columns, columns, stairs, balusters/handrails, newel posts, porch flooring and porch roofs, windows, doors, siding, foundations, and chimneys.

Grant Conditions

1. Grants must have a minimum match of 50% and the total available funding for all projects is \$12,000. For example, if the entire cost of your project is \$4,000, you may apply for \$2,000. Sweat equity may count towards your match only and will be credited at the current minimum wage (unless you are a licensed contractor). The cost of tools may not count towards the project budget. Three contractor's estimates must be included with your application. **The grant will be reimbursed to the owner once the project is complete.**
2. Projects **must** meet the Secretary of the Interior's Standards for the Treatment of Historic Properties, typically the Secretary of the Interior's Standards for Rehabilitation. The Standards for Rehabilitation are below.
3. The owner must sign a Preservation and Maintenance Agreement with the State of Oregon's State Historic Preservation Office. This includes a requirement that the owner must maintain all grant assisted work for a minimum of 5 years. This assists in the preservation of significant features and the structure's integrity, the materials, appearance, workmanship, and environment that enabled its listing on the National Register of Historic Places.
4. **Grants are not awarded for materials already purchased or for work that is already in progress or completed.**
5. Projects that require design review must also have a [Pre-Application Conference](#) and submit a [Development Review](#) application. The grant application and design review processes will run concurrently.
6. The repair and/or restoration of missing or altered historic features requires accurate replication of composition, design, texture, and other visual qualities substantiated by original plans, photographs, or other physical evidence.
7. Grant recipients must display a sign (available from the Planning Department) identifying the project as having received grant funding.
8. Grants are considered taxable income and must be reported on your income tax return. The owner must complete a W-9. The City will furnish a 1099.
9. Before and after photographs must be submitted in electronic format documenting the project.
10. City staff or Historic Review Board members may inspect your property to understand the proposed work and determine eligibility.
11. The applicant must also obtain any necessary building permits.
12. Any contractor performing work on the project must be licensed and bonded for that type of work.
13. All receipts and documentation of expenditures must be submitted with photographs of the completed project for reimbursement and prior to July 29, 2016.

Steps to Approval

1. Determine if Historic Design Review is necessary per the City's Community Development Code. Contact Planning staff if necessary.
2. If Historic Design Review is necessary, schedule a Pre-Application Conference and complete the Historic Resources Rehabilitation Grant application at the same time as the Development Review application for Historic Design Review is processed.
3. If Historic Design Review is not necessary, complete the Historic Resources Rehabilitation Grant application and submit to the Planning Department.
4. Planning staff will review, let you know if additional information is needed, and schedule for the October 2015 Historic Review Board (HRB) meeting.
5. We recommend that you attend the HRB meeting. If you'd like, you can explain your project and how this grant would assist you. The HRB will approve, deny, or approve with conditions.
6. Apply for and obtain required building or other permits.
7. Complete the project!
8. Let Planning staff know when the project is complete for an inspection.

9. Submit receipts and/or invoices for reimbursement.
10. Receive reimbursement.

Secretary of the Interior's Standards for Rehabilitation (additional guidelines, and other information available at <http://www.nps.gov/tps/standards.htm>):

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Please direct any questions to the Planning Department at 503-722-5512.

This program receives funding from the Oregon State Historic Preservation Office and the National Park Service. The U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, disability, or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office for Equal Opportunity, National Park Service, 1849 C Street NW, Washington D.C., 20240.

Records maintained by the City concerning grant applications, including information submitted by or on behalf of the applicant, are subject to Oregon's Public Records Statute (ORS 192.410, et seq.). This law provides for disclosure of public records unless specifically exempted by statute. The City will maintain confidentiality of the grant application materials unless disclosure is requested and then only the material required to be disclosed will be disclosed.

HISTORIC RESOURCES REHABILITATION GRANT APPLICATION

For Office Use Only

PROJECT NO.	STAFF CONTACT
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Site Location/Address

Assessor's Map No. 31E02BC01300

Tax Lot(s) No. TAX LOTS 9+10 BIK 14

1674 5TH Ave, West Linn

Owner Name: Richard J. Clark Trust

Phone: WILLAMETTE FALLS

Address: SAME AS ABOVE

Email: CLARKY.2@COMCAST.NET

City State Zip:

Applicant Name (if different than owner): Richard and Phyllis Clark

Phone: SAME AS ABOVE

Address: SAME AS ABOVE

Email:

City State Zip:

Historic Significance (historic name, architectural style/type, approximate construction date, and defining characteristics): This Craftsman Bungalow was built for Martha Ream in 1917. Defining characteristics include: lap siding; 1 1/2 stories; large covered front porch supported by columns; decorative knee braces; grill vent above front porch; double hung wood frame windows; shed dormer on south west side of house; both front windows have leaded glass on upper portion.

Project Costs: (Attach at least three contractor's estimates or a list of detailed estimates for materials.)

Grant Request: (Cannot exceed 50% of costs.) \$ 2,236.00

General Project Description:

First Priority Elements:

Second Priority Elements:

Third Priority Elements:

This project will restore 7 double hung wood windows including new cords. And, it will also include repairing the lower sash of the front dining room window.

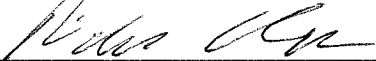
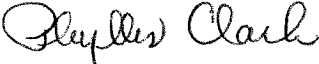
Describe how your project meets the Secretary of the Interior's Standards (rehabilitation standards are listed on the guidelines):

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
5. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
6. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.



Project Timeline:

April 1, 2016 to July 15, 2016

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. I warrant that the information provided is true and accurate to the best of my knowledge or belief. I have read the Secretary of the Interior's Standards for the Treatment of Historic Properties and the City of West Linn Community Development Code, as applicable, and agree to complete the project as submitted and approved by July 29, 2016. The project must be complete by July 29, 2016 to receive reimbursement. I will notify City Staff when the project is complete.


Applicant's signature

Daphne Clark

11/4/2015
Date


Owner's signature

Daphne Clark

11/4/2015
Date

HOME GUARDIAN NW

CCB# 95473 OCHI# 899

1798 4th Ave, West Linn, OR 97068

Mobile: (503) 701-4039

Email: homeguardiannw@gmail.com

To: **Rich and Phillis Clark**
(503)708-8242 (503)555-5541
Job Address: **1674 5th Avenue, West Linn**
Oregon 97068

10/26/15

Standard wood frame restoration of 7 double hung windows and living room lower sash repair:

1. All decayed exterior material is removed to a clean workable surface.
2. All exterior window frame components are removed including: Brick mold, parting bead and sashes, and later re-installed.
3. If any new matching wood components that are used to replace in their place will be fir and cedar.
4. If any new components are added, they will be primed, painted and caulked at installation.
5. Existing sashes are re-installed and adjusted for operation.
6. New cords will be installed.
7. Wood replacement sashes are an additional charge.
8. Touch up exterior colors
9. Clean up and haul away debris.

The following is not included in any restoration product unless otherwise noted on quote:

1. The top horizontal brick mold may remain on larger units to maintain stability.
2. No glass repair or replacement unless noted.
3. No interior trim work of any kind.
4. No hardware repair or replacement unless noted.
5. No weather-strip or seal repair
6. Sashes are adjusted with reasonable effort. Alteration of severely misaligned sashes is not included.
7. Repair or replacement of any adjacent surface or material not part of the window unit. (Trim, shutters, etc.)
8. No water leak of any kind is guaranteed to be repaired via the restoration process.

Area Total \$ 4,472.00

This statement includes all work quoted based on labor and materials, unless otherwise specified above.

Any changes or modifications that may result in a cost adjustment will be disclosed in an addendum to the original contract and signed by both the contractor and the building owner(s).

All work to be done in a workman-like manner according to standard practices. By signing proposal Home Owner states that they understand lien laws for labor and material provided on their home.

Estimate

Name/Address

Rich Clark
 1674 5th Ave
 West Linn, OR 97068

Built In Oregon, LLC
 530 6th Street
 Lake Oswego, OR 97034
 CCB#192395
Andrew Roberts 503.928.1352
Ben Falco Boshears 503.396.9729

Date	Estimate No.	Project
10/26/15	2015-152	

Item	Description	Quantity	Cost	Total
Windows	Remove exterior side casings of seven windows on exterior of home to access window weights Cut away weight ropes as needed Remove lower sash window for restringing Restring sash window as needed Install and re-hang weight on new weight rope Re-install casing Re-caulk casing Paint touch up as needed Clean up and haul off all construction debris		4,600.00	4,600.00
Notes	All work will be done in a workman like manner. Contractor shall furnish and be fully responsible for all materials, equipment, labor, transportation, construction as required with contract documents. Contractor shall at all times maintain good discipline and order at the property. Contractor is not responsible for any unseen work related items such as dry rot, unforeseen structure issues, water issues, prior work installment issues. If such issues arise then a change order will be written between homeowner and contractor. Contractor shall be solely responsible for the means, methods, techniques, sequences, and procedures of construction. Materials: All materials and equipment shall be of good quality and new, except as otherwise provided in Contract Documents. All materials and		0.00	0.00

Thank you for your business

Total

Estimate

Name/Address

Rich Clark
1674 5th Ave
West Linn, OR 97068

Built In Oregon, LLC
530 6th Street
Lake Oswego, OR 97034
CCB#192395
Andrew Roberts 503.928.1352
Ben Falco Boshears 503.396.9729

Date	Estimate No.	Project
10/26/15	2015-152	

Item	Description	Quantity	Cost	Total
	equipment shall be applied, installed, connected, erected, used, cleaned, and conditioned in accordance with instructions of the applicable supplier.			

WE ACCEPT ALL MAJOR CREDIT CARDS

With a processing fee*

Thank you for your buisness and we look forward to working with you

Thank you for your buisness

Total \$4,600.00



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#
10/30/2015	12145
TERMS	REP
Due on receipt	KRG

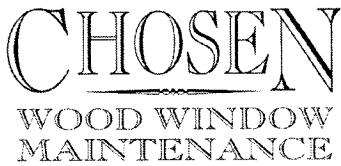
Customer Phone	503-557-5541
Alt. Phone	

CUSTOMER NAME & ADDRESS
Rich & Phylis Clark 1674 5th Ave West Linn, OR 97068

ITEM	DESCRIPTION &/OR PARTS	QTY	COST	TOTAL
Labor & Materials	Kitchen: Labor and Materials to replace (2) Sash Cords	1	225.00	225.00
Labor & Materials	Living Room: Labor and Materials to replace (2) Sash Cords	1	225.00	225.00
Labor & Materials	Den: Labor and Materials to replace (2) Sash Cords	1	225.00	225.00
Labor & Materials	Bathroom: Labor and Materials to replace (1) Sash Cord	1	150.00	150.00
Note	OPTIONS To replace (1) Sash Cord- \$150 per window To replace (2) Sash Cords- \$225 per window To add Weatherstripping to Bottom Sash- \$100 per window		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
Please sign one estimate, enclose a 30 percent deposit for the items you want done and return.			TOTAL	

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#
10/30/2015	12145
TERMS	REP
Due on receipt	KRG

Customer Phone	503-557-5541
Alt. Phone	

CUSTOMER NAME & ADDRESS
Rich & Phylis Clark 1674 5th Ave West Linn, OR 97068

ITEM	DESCRIPTION &/OR PARTS	QTY	COST	TOTAL
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.			TOTAL	\$825.00

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.

HISTORIC RESOURCES REHABILITATION GRANT APPLICATION

For Office Use Only	
PROJECT NO.	STAFF CONTACT

Site Location/Address 1870 6th Avenue; West Linn OR 97068	Assessor's Map No. 31E02BA03900
	Tax Lot(s) No. 00749131

Owner Name: Danny & Nicole Schreiber Address: 1870 6th Avenue City State Zip: West Linn, OR 97068	Phone: 503-723-5494 Email: dschreiber@integrity.com
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Applicant Name (if different than owner): Address: City State Zip:	Phone: Email:
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Historic Significance (historic name, architectural style/type, approximate construction date, and defining characteristics): This home was originally built in 1907 for the Frank Capen Family. Frank was the son of Ellery Capen, the owner of the Capen Shoe Factory in Willamette. The home is an example of a transitional home between the Victorian style and Craftsman style. It has a sweeping front roof with four large columns and tall Victorian style windows.

Project Costs: (Attach at least three contractor's estimates or a list of detailed estimates for materials.)
see attached.

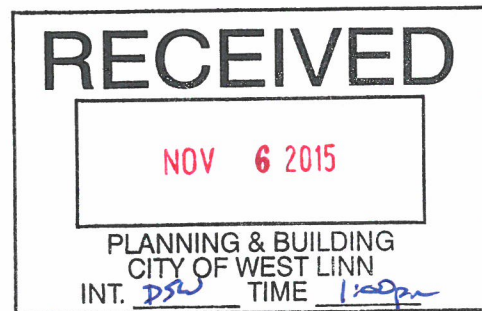
Grant Request: (Cannot exceed 50% of costs.)
\$480

General Project Description:

First Priority Elements: Replace modern metal front door with a restored wooden door to match original wood door with a single glass window. This door is clearly seen from the front of the home and is similar in style to other original doors through the area. The door is of old construction rescued from another era home in the Portland area.

Second Priority Elements:

Third Priority Elements:



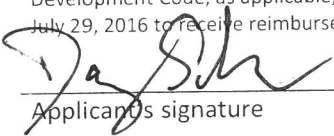
Describe how your project meets the Secretary of the Interior's Standards (rehabilitation standards are listed on the guidelines): As our home is an eligible contributing home in the Historic Willamette

Neighborhood and it meets the standard for rehabilitation. We hope to restore the front entry door by removing the modern metal front door and restoring a historically accurate wooden door with a glass window to match the original photos we have of the property. The replacement wooden door is salvaged from a vintage Portland area home and restored to original quality. While the exact original door is missing, this vintage door is similar in style and character to match the original.

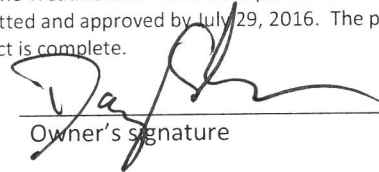
Project Timeline:

During the fall and winter of 2015, strip, patch, restore, and paint the replacement salvaged door. In the early spring 2016, remove the metal door and jam, and replace with the restored wooden door.

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. I warrant that the information provided is true and accurate to the best of my knowledge or belief. I have read the Secretary of the Interior's Standards for the Treatment of Historic Properties and the City of West Linn Community Development Code, as applicable, and agree to complete the project as submitted and approved by July 29, 2016. The project must be complete by July 29, 2016 to receive reimbursement. I will notify City Staff when the project is complete.


Applicant's signature

11/5/15
Date


Owner's signature

11/5/15
Date

Home owner purchased items

Items	Cost
Vintage/salvaged wood door (Rejuvenation)	\$210
Chemically strip lead paint from salvaged door (Houck's Process Stripping Center)	\$150
1 Gallon exterior paint (Home Depot)	\$39.95
1 Gallon primer (Home Depot)	\$19.95
Exterior door lock set (Home Depot)	\$54.90
Door hinge set (Home Depot)	\$7.98
Total	\$482.78

The Neighborhood Helper!



A home care service

Helping you put time back into your life!

Quotation

November 3, 2015

Danny Schreiber
1870 6th Ave
West Linn, Or 97068

- Prepare and install owner provided vintage door
 - * drill and cut for hardware
 - * patch existing cutouts
 - * repair as needed
 - * trim to proper height

Total Time & Material: \$216.00

- Sand both sides of door to make ready for paint

Total Time & Material: \$108.00

- Prime and paint both sides of door with owner provided paint

Total Time & Material: \$162.00

Subtotal = \$486
Owner supplied materials = \$483
Total = \$969

HOME GUARDIAN NW

CCB# 95473 OCHI# 899

1798 4th Ave, West Linn, OR 97068

Mobile: (503) 701-4039

Email: homeguardiannw@gmail.com

To: **Nicole and Danny Schreiber**
dschreiber@integrity.com

Job Address: 1870 6th Avenue West Linn
Oregon 97068

10/26/15

Front door replacement

Scope: Remove existing metal door and install a vintage wood door provided by owner.

1. Cut off and replace a 1-inch thick longitudinal piece of wood at the hinge side of new door.
2. Patch all holes and sand smoot.
3. Prime with 2 coat of oil based primer and paint with 2 coats of paint.(interior and exterior)
4. Extend existing door jamb towards the interior of the home to accommodate thinner door(1-3/8")
5. Install new Brown seals into jambs(provided by HGNW)
6. Patch, sand and paint with 2 coats door jamb and interior and exterior casings.
7. Clean up and haul away debris

Total Due: \$1,427.00

plus cost of door & stripping \$360
Total = \$1787

This statement includes all work quoted based on labor and materials, unless otherwise specified above.

Any changes or modifications that may result in a cost adjustment will be disclosed in an addendum to the original contract and signed by both the contractor and the building owner(s).

All work to be done in a workman-like manner according to standard practices. By signing proposal Home Owner states that they understand lien laws for labor and material provided on their home.

Any changes or modifications that may result in a cost adjustment will be disclosed in an addendum to the original contract and signed by both the contractor and the building owner(s).

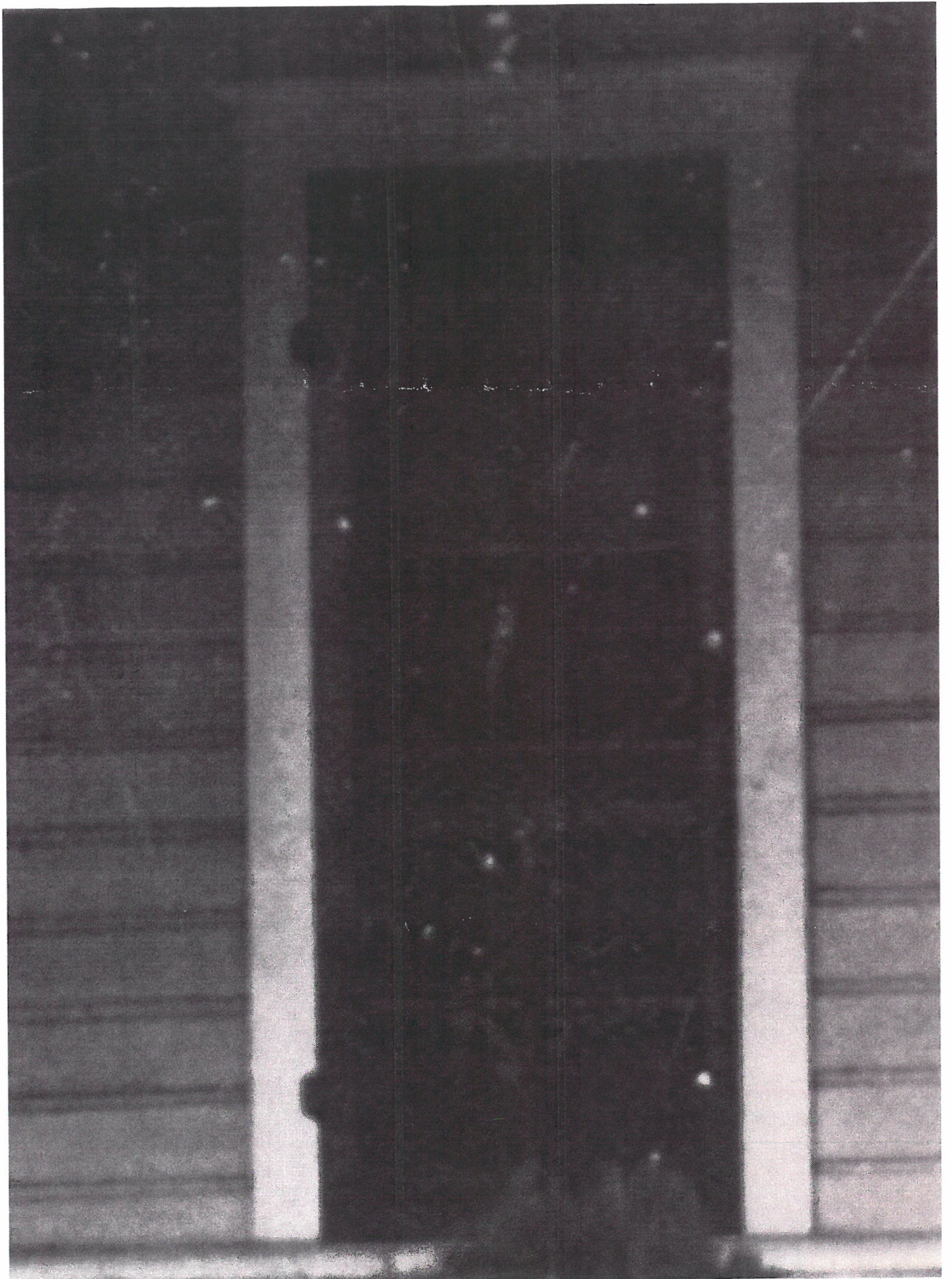


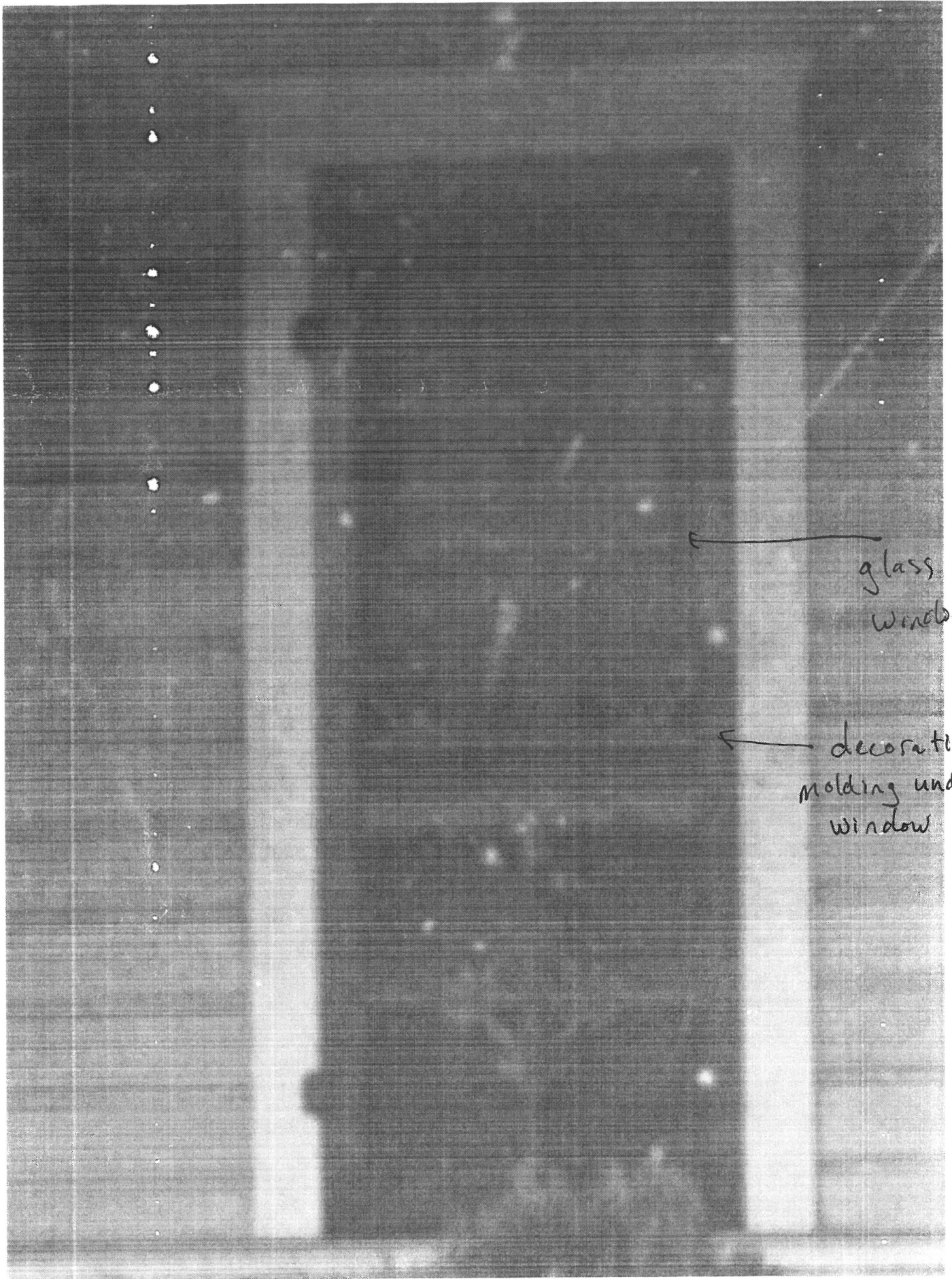
Ca. 1913



ca. 1915

Screen door covering entry door





glass
window

decorative
molding under
window

ca 1915 - screen door over wood entry door



current door

HISTORIC RESOURCES REHABILITATION GRANT APPLICATION

For Office Use Only

PROJECT NO.	STAFF CONTACT
-------------	---------------

Site Location/Address 1724 4 TH AVE	Assessor's Map No. 31E02BD01200
	Tax Lot(s) No. 00750994

Owner Name: Peter Graves	Phone: 503-502-7687
Address: PO Box 582	Email: kelpgraves@gmail.com
City State Zip: West Linn, OR 97068	

Applicant Name (if different than owner):	Phone:
Address:	Email:
City State Zip:	

Historic Significance (historic name, architectural style/type, approximate construction date, and defining characteristics): **The Downey House built in 1903 was the residence of the first Mayor of the town of Willamette. The house is built in Queen Anne style with Vernacular listed as a secondary building style. The home was originally adorned with a distinctive turret on the south east corner. The turret was likely removed in the 1930's or 40's, and a simple square room was added in its place.**

Project Costs: (Attach at least three contractor's estimates or a list of detailed estimates for materials.)

See attached

Grant Request: (Cannot exceed 50% of costs.)

\$8,000-10,000 – We will most likely use a combination of contractor labor and homeowner labor to complete the project. We are hoping to find reclaimed items to use whenever possible; however, we will need to have new custom corbels and decorative items made to match the original turret.

General Project Description:

First Priority Elements:

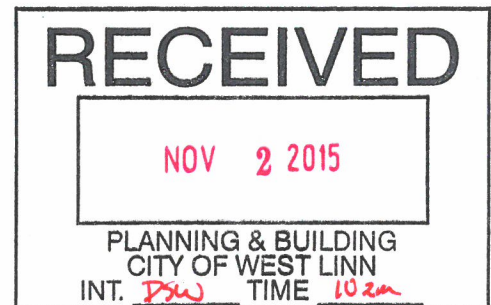
This projects restore an original feature to the home, and removes an addition which detracts from the historic nature of the home. The entire project is visible from the right-of-way, and will be prominent historic feature for the district.

Second Priority Elements:

N/A

Third Priority Elements:

N/A



Describe how your project meets the Secretary of the Interior's Standards (rehabilitation standards are listed on the guidelines):

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
-This property will remain a personal residence following the turret addition.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
-The turret addition will restore the historic character of the property.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- The turret was an original feature on the home, and the work will only restore, not alter, the historic look of the home.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
-The addition to be removed does not hold any historic significance and detracts from the historic look of the home.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
-The turret will be reconstructed to replicate the original craftsmanship found on the home.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- N/A
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
-N/A
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
-N/A
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
-The turret will recreate a historic feature, and not destroy any current historic features. The turret will be a prominent feature on the home, as it was originally intended.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

- The turret will not alter the interior/integrity of the home, except to remove the current non-contributing addition.

Project Timeline: The project timeline depends on the weather. We have interior heating issues that need to be resolved ASAP. If the weather allows, the turret project will be next on our list. If the turret cannot be finished prior to the end of November, we will likely wait until the spring to start. The project, once started, should take 7-10 days to complete the exterior work.

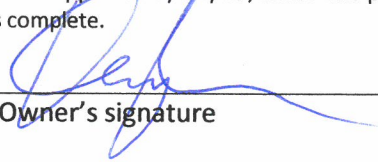
The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. I warrant that the information provided is true and accurate to the best of my knowledge or belief. I have read the Secretary of the Interior's Standards for the Treatment of Historic Properties and the City of West Linn Community Development Code, as applicable, and agree to complete the project as submitted and approved by July 29, 2016. The project must be complete by July 29, 2016 to receive reimbursement. I will notify City Staff when the project is complete.

Applicant's signature

Date

Owner's signature

Date



9/2/15

Turret construction
 estimated cost
 homeowner construction

Turret Reconstruction
 Turret Materials list
 1724 4th Ave

2x8x10 doug fir x 5	6.30	31.50
2x4x8 doug fir x 30	2.39	68.70
4x12x10' doug fir x 1		16.10
2x10x12' doug fir x 16	8.05	128.96
1x6x12 Cedar primed x 7	11.20	78.43
1x10x10 Cedar primed x 4	18.62	74.48
1x10x10 soffit x 5	18.62	93.10
1x5x10 Cedar x 4	9.30	37.20
Cedar Shingles 60 sqft	90	90
4x8x1/2" plywood 34	16.55	562.70
4x8x1/2" plywood shop x 2	24	48
Trim		
16 custom Corbel	50	800
3 custom window rail 10'	28	84
4 eave molding 10'	1.50	60
9 Crown molding	3.50	315
10 Custom Spindle 1'		200
100' Interior trim.		153.37
Hardware/finish		
4 Hurricane straps	2.82	11.28
Roofing Clips	6.13	12.26
Roofing Nails x2 box	26.98	53.98
Simson staps x 20	.42	8.40
10 square's roofing	28.25	847.50
10 squares 30lb felt	26.98	134.90
1 roll ice and water shield	144.	144
Eave metal 6 x10'	6.71	40.26
Insulation R15 240 sqft	29.80	119.20
R-30 100 sqft	42.24	84.48
Sheetrock 340sqft	10.76	118.36
1 roll 15g electrical wire		35.37
1 Man door 4 panel		325

Turret construction
 estimated cost
 homeowner construction

2 French door casement windows Wood 48",60"	3889.30	7778.60

Work List

Project includes removal and disposal of current room and roofing on structure. Appx 10 yards. Construction of Turret and finish to replicate photo of original home and plans.

Demolition of current room
Roof Tear off
Install beam for wall support
Framing room and roof structure
Roofing 10Square
Windows install
Siding structure custom trim work
Build Corbels x 16
Electrical 8 outlets, 2 switches, 1 light
Insulation
Sand flooring 80sqft
Sheetrock
Trim Interior
Install one 4 panel man door
Paint Exterior 3 color.

Total Labor: Estimated 440 hours x minimum wage, 9.25=4,070

Total Materials: 12,555.13

Total: 16,625.13

A Buddy of Mine Construction

CCB #174546

627 SE Myrtlewood Pl
Gresham, OR. 97080

To: Peter Graves

1724 4th Ave
West Linn, Or. 97068

Turret construction

October 27th 2015

Project is to remove existing room and replace with replica of turret from photo provided by owner. All work to be performed according to building standards. Any changes to work list below will constitute a change order and applicable change in materials and labor.

Work List (per owner specifications)

- Project includes removal and disposal of current room and roofing on structure. Appx 10 yards. Construction of Turret and finish to replicate photo of original home and plans.
- De-construct existing structure and roof to be altered, save possible and usable materials and dispose of rest.
- Install new beam for wall support, as per plans
- Frame room and roof structure as per plans and engineering.
- Install approx. 10 squares of roofing, including flashing, install ice and shield where needed.
- Install windows as per plans.
- Install wood siding at exterior walls of new structure, including the installation of all custom trim work as per pictures and plans provided.
- Build 16 custom Corbels for upper eaves.
- Electrical work includes 8 new outlets, 2 switches, 1 light box.
- Install Insulation as per code at walls and attic.
- Sand existing Fir flooring and provide 3 coats of Satin finish, approx...80sqft.
- Install new drywall at new room, including tape and smooth finish.
- Trim Interior as per existing upstairs rooms.
- Install one 4 panel man door and casings.
- Paint Exterior of work area with 3 colors and 2 coats on each.

Total Labor: \$14,900.00

Total Materials: \$13,805.00

Total: \$ 28,705

All work to be done according to building plans. Work includes all labor, materials and disposal of debris. By signing proposal Homeowner states that they understand lien laws for labor and material provided on their home by signing.

50% of total job cost due at signing of this contract. 25% upon completion of framing and roofing. 25% upon job completion.

Peter Graves

Brian Flowers, Owner

HOME GUARDIAN NW

CCB #95473 OCHI #899

1798 4th Ave, West Linn, OR 97068

Mobile: (503) 701-4039

Email: homeguardiannw@gmail.com

To: Kimberly and Peter Graves

Job Address: 1724 4th Ave

West Linn, Or. 97068

kimberlymartingraves@yahoo.com

fpetergraves@hotmail.com

October 20th, 2015

Turret construction

Work List

Project includes removal and disposal of current room and roofing on structure. Appx 10 yards. Construction of Turret and finish to replicate photo of original home and plans.

- 1. De-construct existing structure and roof to be altered, save possible and usable materials and dispose of rest.*
- 2. Install new beam for wall support, as per plans*
- 3. Frame room and roof structure as per plans and engineering.*
- 4. Install approx. 10 squares of roofing, including flashing, install ice and shield where needed.*
- 5. Install windows as per plans.*
- 6. Install wood siding at exterior walls of new structure, including the installation of all custom trim work as per pictures and plans provided.*
- 7. Build 16 custom Corbels for upper eaves.*
- 8. Electrical work includes 8 new outlets, 2 switches, 1 light box.*
- 9. Install Insulation as per code at walls and attic.*
- 10. Sand existing Fir flooring and provide 3 coats of Satin finish, approx...80sqft.*
- 11. Install new drywall at new room, including tape and smooth finish.*
- 12. Trim Interior as per existing upstairs rooms.*
- 13. Install one 4 panel man door and casings.*
- 14. Paint Exterior of work area with 3 colors and 2 coats on each.*

Total Labor: 16,480.00

Total Materials: 12,555.13

Total 29,035.13

This statement includes all work quoted based on labor and materials, unless otherwise specified above.

Any changes or modifications that may result in a cost adjustment will be disclosed in an addendum to the original contract and signed by both the contractor and the building owner(s).

All work to be done in a workman-like manner according to standard practices. By signing proposal Home Owner states that they understand lien laws for labor and material provided on their home.

HISTORIC RESOURCES REHABILITATION GRANT APPLICATION

For Office Use Only

PROJECT NO.	STAFF CONTACT
-------------	---------------

Site Location/Address 1706 6th Ave	Assessor's Map No.
	Tax Lot(s) No.
Owner Name: Denise Hoffner	Phone: 503-891-4067
Address: 1706 6th Ave	Email: denise.nali@comcast.net
City State Zip: West Linn OR 97068	
Applicant Name (if different than owner):	Phone:
Address:	Email:
City State Zip:	

Historic Significance (historic name, architectural style/type, approximate construction date, and defining characteristics):

**Home is in historical section of west linn
1925 craftsman style + contributing
Bungalow eligible Horizontal Board**

Project Costs: (Attach at least three contractor's estimates or a list of detailed estimates for materials.)
non-traditional window-kind to find manufacturer

Grant Request: (Cannot exceed 50% of costs.)

~~\$1000~~ **\$750**

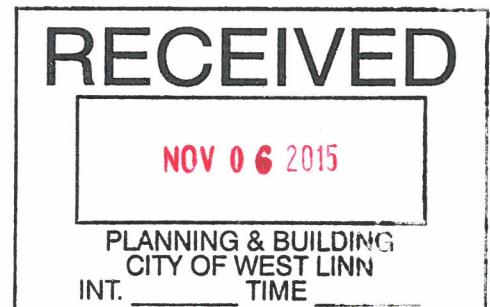
General Project Description:

First Priority Elements:

**replace existing vinyl window w/
wood-ultrax**

Second Priority Elements:

Third Priority Elements:



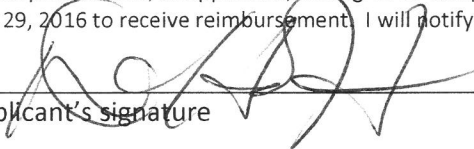
Describe how your project meets the Secretary of the Interior's Standards (rehabilitation standards are listed on the guidelines):

replaces existing vinyl window w/
more traditional wood.

Project Timeline:

ASAP
should be complete by end of year

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. I warrant that the information provided is true and accurate to the best of my knowledge or belief. I have read the Secretary of the Interior's Standards for the Treatment of Historic Properties and the City of West Linn Community Development Code, as applicable, and agree to complete the project as submitted and approved by July 29, 2016. The project must be complete by July 29, 2016 to receive reimbursement. I will notify City Staff when the project is complete.


Applicant's signature

11/10/15
Date


Owner's signature

11/10/15
Date

Parr Lumber #8
 2351 SW Borland Rd.
 West Linn, OR 97068
 Phone: (503) 855-2177



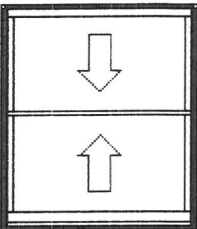
QUOTE BY: Kevin Conner
SOLD TO:

QUOTE #: JKEV01159
SHIP TO:

PO#:
Ship Via: Ground/Next Truck

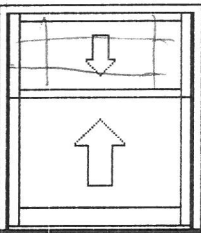
PROJECT NAME:
REFERENCE:

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-1	RO Size: 50 1/8 X 57 3/4	Frame Size : 49 3/8 X 57 (Outside Casing Size: 49 3/8 X 57) Custom Clad Double Hung, Auralast Pine, Concealed Interior Jamb Liner Dark Chocolate Exterior-Kynar Finish, Natural Interior, Nail Fin (Standard), No Sill Nosing, Standard DripCap, 4 9/16 Jamb, Standard Double Hung, Beige Jambliner, White Hardware, Deluxe Cam Lock(s) w/Concealed Tilt Latch No Finger Lifts, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Standard Spacer, Argon Filled, Traditional Glz Bd, UltraVue Mesh Dark Chocolate Screen, Clear Opening:46w, 23.6h, 7.5 sf U-Factor: 0.30, SHGC: 0.20, VLT: 0.48, Energy Rating: 13.00, CPD: JEL-N-675-09651-00001 PEV 2015.2.1.1232/PDV 6.308 (05/27/15) PW	\$866.77	1	\$866.77



Viewed from Exterior. Scale: 1/4" = 1'

Line-2	RO Size: 51 3/4 X 58 3/4 <i>Handwritten: \$1368.58</i> <i>Handwritten: w/ Grid</i> <i>Handwritten: w/ Grid</i>	Frame Size : 51 X 58 (Outside Casing Size: 51 X 58) Custom Epic Clad Double Hung, Auralast Pine, Cottage, Btm Vent= 35 7/32 , Dark Chocolate Exterior-Kynar Finish, Natural Interior, Nail Flange, No Sill Nosing, Standard DripCap, 5 1/2 Jamb, Standard Double Hung, Beige Jambliner, White Hardware, Cam Lock(s), No Finger Lifts, US National-WDMA/ASTM, PG 50, Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Standard Spacer, Argon Filled, Traditional Glz Bd, UltraVue Mesh Dark Chocolate Screen, U-Factor: 0.30, SHGC: 0.18, VLT: 0.40, Energy Rating: 13.00, CPD: JEL-N-789-00883-00001 PEV 2015.2.1.1232/PDV 6.308 (05/27/15) PW	\$1,211.96	1	\$1,211.96
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Viewed from Exterior. Scale: 1/4" = 1'

From: Nohra Hajj <nohra@ultimatechoicellc.com>
Subject: **Fwd: Estimate contract for replacing the window on your house.**
Date: November 6, 2015 1:54:56 PM PST
To: Denise <denisenali@comcast.net>
▶ 2 Attachments, 773 KB

Per your request,

Attached is a copy of the contract and window specs.

Sincerely,

Nohra Hajj
cell# (503)939-2160

----- Forwarded message -----

From: **Nohra Hajj** <nohra@ultimatechoicellc.com>
Date: Sun, Oct 18, 2015 at 12:50 PM
Subject: Estimate contract for replacing the window on your house.
To: denisenali@comcast.net

Ultimate Choice LLC
Specializing window & door replacement
2701 SW Stanley Ct, Portland, OR, 97219
Fax # [\(503\) 245-4565](tel:(503)245-4565)

Dear Denise,

Attached is a copy of the estimate/contracts for replacing the window on your house.

If it meets with your approval, please sign one copy and return to Ultimate with 50% of the contract amount.

I believe the contract includes all the details we've discussed, but please let me know if you find omissions or incorrect information.

Please feel free to contact me with any questions.

I look forward to working with you.

ESTIMATE & AGREEMENT

This Estimate, dated October 18, 2015, is provided by Ultimate Choice, LLC., **Construction Contractors Board (CCB) License # 185861** (hereinafter "Ultimate"), a **licensed contractor**, whose business address is: 2701 SW Stanley Ct, Portland, OR 97219 for Denise Hoffner (hereinafter "Owner"), whose mailing address is: 1706 6th Ave, West Linn, OR 97068 for Ultimate to provide specific materials and/or services at: 1706 6th Ave, West Linn, OR 97068 (hereinafter "Premises"), and is **valid for 30 days.**

1) THE PROJECT.

This is a labor and material contract. Ordering and installing new 1 window details below.

Time: The Project will take approximately 1 day to complete, with work beginning on November 25th, date or such other time as mutually agreed by the parties in writing. ("Start Date").

Specifically, Ultimate offers to provide the following materials and services at the Premise:

A. Labor:

- Remove the following: old window, old interior trim.
- Install the following: new window, trim.
- Clean up jobsite.

B. Materials:

- Marvin, Ultrex, wood fiberglass, Historic Double hung, painted white interior and bronze exterior, with grids on top prairie style, with nergy package glass and screen. Size to be: 51 ½ x 57 ½
 - Shims, foam, nails and caulking.
 - New interior stops primed 40 feet

Price Breakdown:

Window: \$ 1,100.00

Materials: \$ 100.00

Labor Total: \$ 300.00

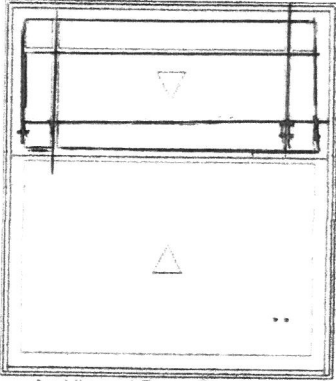
Total Price: \$ 1,500.00("Price")

Denise Hoffner(10.13.15)

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit:			
Qty: 1				



As Viewed From The Exterior
Entered As: IO
 FS 50 5/8" X 57 7/8"
Egress Information
 No Egress Information available.
Performance Information
 U-Factor: 0.28
 ENERGY STAR: N, NC
 Solar Heat Gain Coefficient: 0.28
 Condensation Resistance: 56
 Visible Light Transmittance: 0.47
 CPD Number: MAR-N-424-00210-00001

Bronze Exterior
 White Interior
 Integrity Traditional Insert Double Hung
 Wood-Ultrex
 Inside Opening 51" X 57 1/2"
 8 Degree Frame Bevel
 Cottage
 Top Sash
 G.S. 45 9/32" X 20 29/64"
 IG
 Low E2 w/Argon
 7/8" SDL - With Spacer Bar
 Prairie 6 Top 3W2H
 6 Rect Lites
 4" X 4" Corner DLO
 Bronze Ext - White Int
 Bottom Sash
 G.S. 45 9/32" X 30 27/64"
 IG - 1 Lite
 Low E2 w/Argon
 2 White Sash Lock
 Exterior Aluminum Screen
 Bronze Surround
 Charcoal Fiberglass Mesh
 3 1/4" Jamb
 Thru Jamb Installation
 Existing Sill Angle 14

HISTORIC RESOURCES REHABILITATION GRANT APPLICATION

For Office Use Only

PROJECT NO.	STAFF CONTACT
-------------	---------------

Site Location/Address

1780 6th Ave. West Linn

Assessor's Map No. 31E02BA02900

Tax Lot(s) No. 00749033

Owner Name: Jonathan & Katherine Rozes

Phone: 503 308-2312

Address: 1780 6th Ave.

Email: kathy@dotrozes.com

City State Zip: West Linn, OR 97068

Applicant Name (if different than owner):

Phone:

Address:

Email:

City State Zip:

Historic Significance (historic name, architectural style/type, approximate construction date, and defining characteristics):

BURLES-ELLISEN HOUSE - 1898 QUEEN ANNE VICTORIAN
STICK STYLE

Project Costs: (Attach at least three contractor's estimates or a list of detailed estimates for materials.)

\$2,800 (NATIONAL AVERAGE IS \$4,153)

Grant Request: (Cannot exceed 50% of costs.)

50% OF FINAL COST NOT TO EXCEED \$1,400

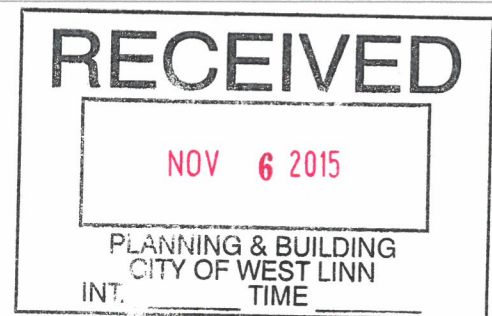
General Project Description:

First Priority Elements:

Second Priority Elements:

Third Priority Elements:

Preserves the integrity and stability and safety of the house by adding SEISMIC REINFORCEMENT TO THE FOUNDATION.



Describe how your project meets the Secretary of the Interior's Standards (rehabilitation standards are listed on the guidelines):

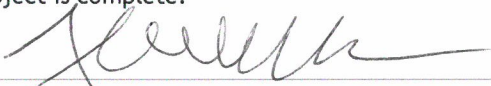
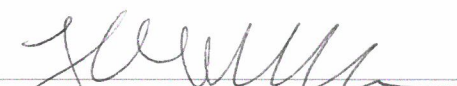
THE SPIRIT OF THE STANDARD IS ONE OF PRESERVATION.

WE HAVE GONE TO GREAT LENGTHS AND CONSIDERABLE EXPENSE TO PRESERVE THE HISTORIC CHARACTER OF THE VISIBLE PARTS OF OUR HOME. THIS PROJECT WILL HELP ENSURE THAT THIS PIECE OF OUR HISTORY WILL NOT BE LOST IN THE EVENT OF AN EARTHQUAKE. WITHOUT THIS WORK, IT IS HIGHLY LIKELY THAT IN AN EARTHQUAKE, THE HOUSE WILL SLIDE OFF ITS FOUNDATION AND COLLAPSE.

Project Timeline:

CONTRACTOR CONSULTS SCHEDULED FOR NOV. AND DEC. WORK TO BE COMPLETED AS EARLY AS POSSIBLE, BUT CONTRACTOR AVAILABILITY IS LIMITED DUE TO HIGH DEMAND.

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. I warrant that the information provided is true and accurate to the best of my knowledge or belief. I have read the Secretary of the Interior's Standards for the Treatment of Historic Properties and the City of West Linn Community Development Code, as applicable, and agree to complete the project as submitted and approved by July 29, 2016. The project must be complete by July 29, 2016 to receive reimbursement. I will notify City Staff when the project is complete.

	11-6-15		11-6-15
Applicant's signature	Date	Owner's signature	Date

Seismic Retrofit Estimate - 1780 6th Ave, West Linn, OR

	Unit cost	Quantity	Net Cost
UFP10 foundation plates	\$20.00	54	\$1080.00
5x1/2" Titen HD screw anchors (20 ea.)	\$47.00	6	\$282.00
A35 framing angles	\$0.36	60	\$21.60
8d nails - 5 lb	\$16.81	1	\$16.81
AC4 post caps	\$4.29	16	\$68.64
16d nails (25 ea.)	\$11.00	11	\$121.00
2x4x10 framing stud	\$3.44	20	\$68.80
Materials total			\$1658.85
Contractor labor			\$1200.00
Grand total			\$2858.85
	Estimate is based on approximately 160 linear feet of foundation to be anchored to mud sill and floor joists. House does not have a cripple wall.		