

OREGON STATE HISTORIC PRESERVATION OFFICE
 Certified Local Government Development Grant Project Packet Cover Form

SECTION I. PROPERTY & GRANT INFORMATION

Street Address: 114 N Main St.
 City: Jefferson
 County: Marion
 Owner: City of Jefferson
 SHPO Agreement Number: OR-25-11 Grant Award Amount: \$16,000

SECTION II. PROJECT DESCRIPTION

Please provide a description of the proposed work identifying issues being addressed and how. Attach additional pages if necessary. Be sure to include how the work will be done and discuss any original materials that will be altered, removed, or replaced. This section is intended to provide our reviewers with a "before and after" understanding of the project; how the building looks now versus how it will look once the project is complete.

Project adds utilities, none of which currently exists, such as heat & cooling system, electrical, and insulation to the 2nd story of the Conser House in order to preserve the homes historic materials by properly regulating temps, as well as to expand the Museum space, provide a work zone, & storage for museum artifacts.

SECTION IIA. PROJECT DETAIL – SELECT ALL THAT APPLY

- | | | | | |
|-------------------------------------|--|-----------------------|--------------------|-------------------|
| <input type="checkbox"/> | Roof | Date of Construction: | Existing Material: | |
| | <input type="checkbox"/> Repair <input type="checkbox"/> Replace | Proposed Materials: | | |
| <input type="checkbox"/> | Windows/Doors | Date of Construction: | Existing Material: | |
| | <input type="checkbox"/> Repair <input type="checkbox"/> Replace | Proposed Materials: | | |
| <input type="checkbox"/> | Structural or Foundation | Date of Construction: | Existing Material: | |
| | <input type="checkbox"/> Repair <input type="checkbox"/> Replace | Proposed Materials: | | |
| <input type="checkbox"/> | Siding | Date of Construction: | Existing Material: | |
| | <input type="checkbox"/> Repair <input type="checkbox"/> Replace | Proposed Materials: | | |
| <input type="checkbox"/> | Facade | Construction Date: | Existing Material: | |
| | <input type="checkbox"/> Repair <input type="checkbox"/> Replace | Proposed Materials: | | |
| <input checked="" type="checkbox"/> | Other: HVAC, Electrical, Insulation | Construction Date: | Existing Material: | N/A – none exists |
| | <input type="checkbox"/> Repair <input type="checkbox"/> Replace | Proposed Materials: | | See bids |
| <input type="checkbox"/> | Ground will be disturbed. | Describe: | | |

SECTION III. ADDITIONAL INFORMATION & ATTACHMENTS

Please merge & attach items as one document and use the file name format "yourprojectaddress.pdf". Check the appropriate boxes below to indicate what information has been included. Only the map and photographs of property are required.

- Photographs
 - At least 2 photographs that provide an overview of the exterior of the property
 - At least 2 close-ups of the part(s) of the property where the project will happen
 - At least 2 photographs that provide a view of the property with neighboring properties.
- Map

Please include a topographic, Google, or Bing map that clearly shows the location of the property.
- Additional Information
 - Design plans
 - Product/material information sheets - *Bids Attached*
 - Examples of similar completed projects
 - Other:

Section IV. FOR SHPO COMPLETION

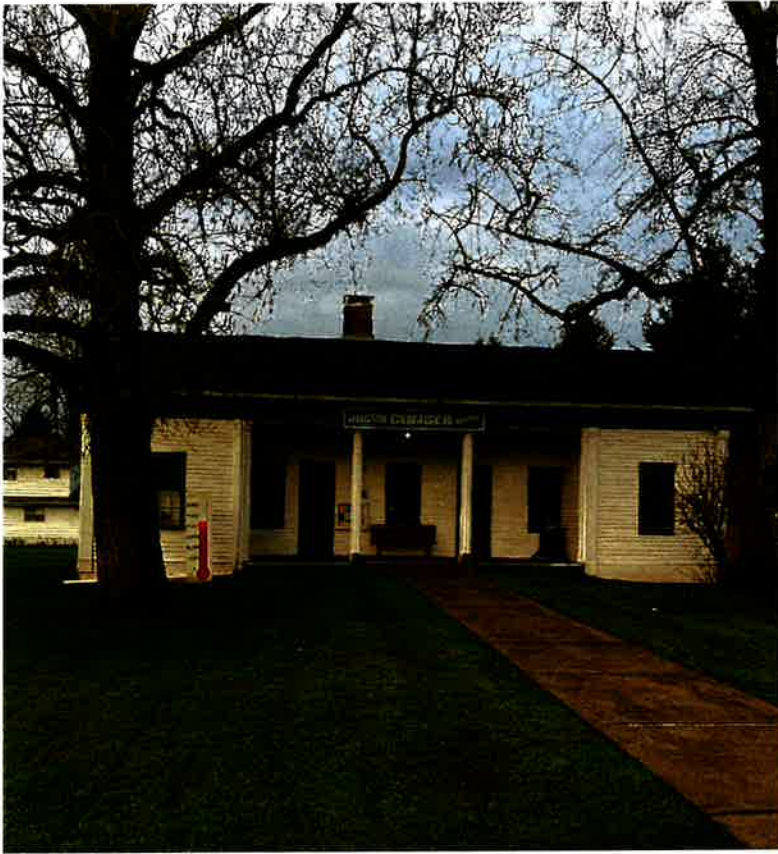
Based on the information submitted to our office, we find that the proposed project adheres to *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. Pending concurrence from the National Park Service (NPS) regarding this finding, this project is fundable through a Certified Local Government Grant for development. Within 30 days of the signature below, please upload your Preservation Agreement to OPRD Grants Online. Work on your project cannot begin until a Preservation Agreement has been signed and the project has been submitted to and approved by the NPS.

Joy Sears

4/22/2025

SHPO Reviewer Signature

Date



Photos from Second Story



One of holes in the floor that will be fixed.



Ceiling light fixture to be updated. (chimney to left)



South wall below windows is rotted out. It will be replaced with extra wood found in other areas.





Wallpaper and railroad boxes used for wall patching will be preserved with lucite.



Unique doors will be preserved, Floor wall markings are evident in this room.

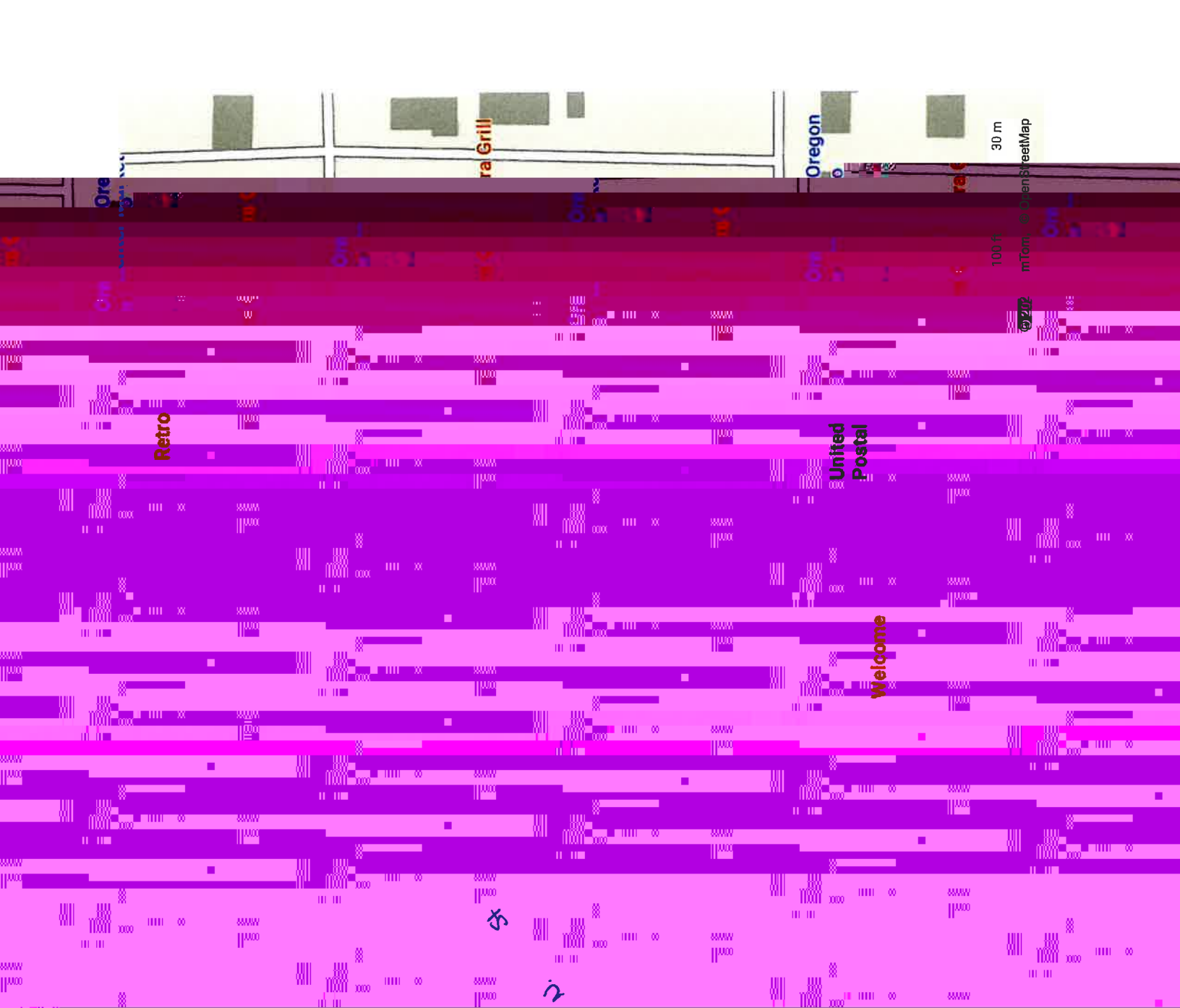


An appropriate entrance to the attic space will be created and covered for safety. This shows the access point to one of the future HVAC units.





Patty Ball - Jefferson Historical Society



Retro

United
Postal

Welcome

Oregon

ra Grill

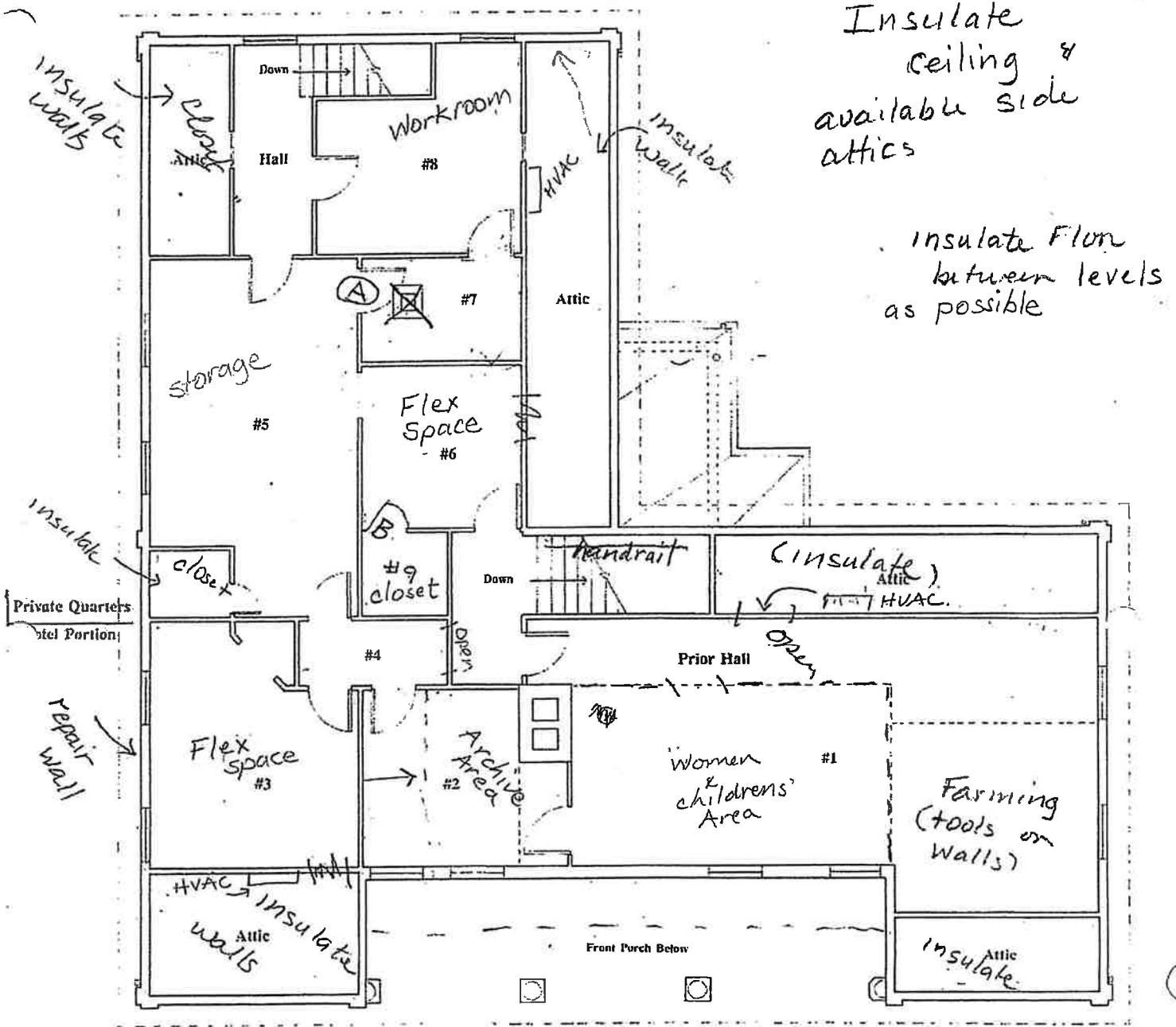
30 m

100 ft

© 2022 mTom, © OpenStreetMap



2nd Story



Existing Second Floor Plan

Jacob Conser House



ESTIMATE



Prepared For

Patty Ball - Jefferson Historical Society
114 N Main
Jefferson, OR
(541) 979-3652

Distinct Electric, Inc

4742 Liberty Rd S., 219
Salem, Oregon, 97302 CCB #161089
Phone: (503) 910-9216
Email: distinctelectric@gmail.com
Fax: (503) 763-6880

Estimate # 4531
Date 03/07/2025
Business / Tax # CCB# 161089

Description

Install and provide all receptacles, switches, conduit, and wafer lights

Office

4 receptacles @48"
2 lights w/switch

Hallway

4 lights
4 way switches Rf for stairs
Exit sign

Bathroom

Light w/switch
Bath fan w/timer
Receptacle

Brides room

2 lights
3 receptacles
3way switches

Entry hall

Exit

Light off existing light

Upstairs bed room

2 lights w/switch

Hall

3 lights w/switch

Back storage room

2 lights

2 receptacles

2nd office

2 lights w/switch

3 receptacles

Archive room

1 light w/switch

New circuit for 36,000 btu outdoor mini split

New circuit for 18,000 btu outdoor mini split

3 new 45 amp circuits for backup heat strips in 3 separate attic spaces

Install light and plug in 3 attic spaces

Permit

Subtotal

\$11,850.00

Total

\$11,850.00



Best Heating & Cooling
 PO Box 567
 Scio, OR 97374
 Phone: 503-394-3461
 Email: office@best-heating.com

Estimate 55445037
 Job 55374368
 Estimate Date 9/13/2024
 Customer PO

Billing Address
 City of Jefferson
 PO Box 83
 Jefferson, OR 97352 USA

Job Address
 Jefferson Historical Society &
 Museum
 114 North Main Street
 Aumsville, OR 97325 USA

Estimate Details

Carrier Performance Multi-Zone Ductless Heat Pump Systems:
 Estimate to install 2 new Carrier Performance Multi Zone Heat Pump system in the Conser House.

This system will feature 3 new zones for the 2nd story storage, office and museum display space of the Conser house.

Each new Carrier Fan coil will be installed in the empty attic spaces on the outer edge of the building as discussed. A drawing will be provided to illustrate unit locations.

The outdoor condensers will be placed on the Northwest corner of the building near the other heat pumps.

Refrigerant lines will route up the exterior wall in white line cover to the attic, drains will terminate into nearby rain gutters.

Electric back up heat is included in this estimate as an option, this will require a 45amp 230v circuit to each air handler. Without electric heat the air handlers will be powered by the outdoor unit. Code will require a light and 115v service outlet at each air handler location.

System comes with a 7 year parts and compressor and 1 year labor warranty.

Service #	Description	Quantity	Your Price	Your Total
x 1/2 Lineset	Installation of 1/4" x 1/2" insulated refrigerant lineset. Price per foot installed. Includes refrigerant lines, hanging or strapping materials, control wire and labor.	170.00	\$20.00	\$3,400.00
Line Cover	4" or 6" white refrigerant line cover "Speedi-channel" Price per foot of exposed lineset. Price includes labor and materials for complete installation. Speedichannel* Line cover has a 1 year limited warranty.	16.00	\$18.00	\$288.00
600CFM-Ducting	Labor and materials for installing a new 1.5 ton capable duct system in the home. Includes supply and return plenums, R-8 insulated flex ducting, sidewall supply and return registers (white), sealants and all other miscellaneous materials necessary for complete installation.	3.00	\$2,490.00	\$7,470.00
T841448	Adding drain pan and PVC pipe + fittings	3.00	\$225.00	\$675.00
EHKMB08KN	*Optional* EHKMB08KN	3.00	\$495.00	\$1,485.00
	8kw Carrier Heat Strips with circuit breakers designed specifically for the Carrier 40MBAB air handlers 45 AMP MOCP			
38MGHBQ36DA3	MPT:0.00 Carrier 25 SEER 36,000 btu/h Mini Split Heat pump <ul style="list-style-type: none"> • 45,100 btu/h max cooling • 49,000 btu/h max heating • Sound level 64 dBA • 21 SEER, 13.6 EER 11 HSPF • 230v, 1ph, 60hz. • 37 1/2" wide, 16 1/2" deep, 52 1/2" tall • Lineset size, 1/4" x 1/2" 	1.00	\$7,535.00	\$7,535.00

Price includes installation, equipment and start up.

