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

SECTION I. PROPERTY & GRANT INFORMATION
Street Address: 1829 Main Street
City: BAKER CITY
County: BAKER
Owner: 5th Street Rental, LLC
SHPO Agreement Number: 0R20-03 Grant Award Amount: $2000

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.

Current (before): The only access to the 2nd (unfinished) level is via the leased first floor (art and design gallery) and the mezzanine. In order to make the 2nd floor into finished residential space, separate access is first needed.

After: Back alley entrance will create access to mezzanine & existing staircase from mezzanine to 2nd floor. Door and entry will be constructed in keeping with historic standards. Access hall and new staircase will comply with local city codes/standards. New set of (existing) stairs will be brought up to local codes/standards.

SECTION IIIA. PROJECT DETAIL – SELECT ALL THAT APPLY
[Box] Roof
[ ] Repair [ ] Replace
[ ] Proposed Materials:

[ ] Date of Construction:

[ ] Windows/Doors
[ ] Repair [ ] Replace
[ ] Proposed Materials:

[ ] Date of Construction:

[ ] Structural or Foundation
[ ] Repair [ ] Replace
[ ] Proposed Materials:

[ ] Date of Construction:

[ ] Siding
[ ] Repair [ ] Replace
[ ] Proposed Materials:

[ ] Date of Construction

[ ] Facade
[ ] Construction Date
[ ] Repair [ ] Replace
[ ] Proposed Materials:

[ ] Other: Entry Access to 2nd Floor
[ ] Repair [ ] Replace
[ ] Proposed Materials: Utilize existing staircase from mezzanine to 2nd floor. Add addl staircase from back entrance to mezzanine, according to city codes

[ ] Ground will be disturbed. Describe:
In January 2021 staff requested that applicant provide clarification on the scope of the project and how work would be performed. Applicant responded in February 2021, confirming that the portion of project funded with federal matching funds is limited to the restoration of the historic windows and skylights. Contractors will remove wall material to expose the windows, then remove and restore or repair the windows, skylights, and frames and reinstall frames, trim, and glass panes. Members will be treated with a clear sealer. Staff find that the funded portion of the project meets the applicable Secretary of the Interior’s Standards.
City of Baker City, Oregon

State of Oregon State Historic Preservation Office
Certified Local Government Matching Grant

Application and Checklist

Date: 10-27-2020

Applicant Name: 5th Street Rental LLC
Applicant Address: 32300 NE Old Parrett Mt. Rd. Newberg, OR 97132
Phone Number: 503-537-8385 E-mail Address: cascadeance@gmail.com
Site Address: 1829 Main Street Baker City, OR
Historic Building Name (if known): The White House
Year Built: 1848 Architectural Style:
Tax Assessor Map and Parcel Number: N half of 1st 4, block 7, lot 5980

Project Description: Briefly explain the proposed work and the materials to be used. Please attach a paint or fabric sample (if applicable to your project).

See attached.

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

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

[See attached.]

Checklist for Grant Application Documents:

☐ Completed Grant Application and Checklist

☐ 3 Photographs: two close-up photos showing the area to be repaired or altered; one photo which shows the surrounding area.

☐ Contractor Commitment Letter: a letter of commitment from the contractor(s) stating when the work would begin and when the work would be completed by.

☐ Contractor Bid(s): Include a bid for all work being performed. If volunteers will be performing any work, please submit a statement explaining the scope of the volunteer work.

Important Dates:

- **October 27, 2020** – Grant application packets must be submitted by noon to: Dawn Kitzmiller at dkitzmiller@bakercity.com or 1655 1st Street, Baker City, Oregon 97814.
- **October 29, 2020** – Final notification if grant applications have been accepted or rejected.
- **August 1, 2021** – Project must be completed and have had the follow-up site visit to confirm the work is complete by a Historic District Design Review Commission member.

☐ Please initial you have read and understand the following statement. This is a reimbursement grant. Grant money is disbursed after the completion of the project, and is based upon invoices received by the City of Baker City. To qualify for grant funds the project must be completed by August 1, 2021.

☐ Please initial you have read and understand the Historic Preservation Fund – Preservation & Maintenance Agreement. The State Historic Preservation Office requires the agreement be signed prior to any work being started. The property owners selected to receive grant funding will be asked to sign the agreement at a later time. More information about the agreement can be found on SHPO’s website: http://www.oregon.gov/oprd/HCD/SHPO/pages/clg_tools.aspx

---

Property Owner’s Signature

[Signature]

Date: 10.27.20

---

Project Manager’s Signature

(If applicable)

Date
5th STREET RENTAL, LLC

32300 NE OLD PARRETT MTN. RD.

NEWBERG, OR 97132

503.537.8385

cascaderanee@gmail.com

October 24, 2020

This is our application for the State of Oregon State Historic Preservation Office Certified Local Government Matching Grant, as offered by the City of Baker City. We would like to describe our proposed project at 1829 Main Street, also known as “The White House.”

5th Street Rental is a closely held LLC that was founded in 2010. The purpose of the LLC is to acquire, rehabilitate and manage historic properties in Oregon. We uphold high standards of ethical and positive tenant relationships to provide quality historic spaces for living and working. We currently own 9 historic properties in Yamhill and Baker Counties. Both my husband and I currently work as owner operators and manage our portfolio of historic structures. An educator by profession, I operate our 9 acre family farm in Newberg part time and work as a virtual educator full time. I also serve as the Business Manager for 5th Street Rental, which includes management of the day-to-day financial operations, new acquisitions, tenant screening and relations and provide hands-on skilled labor in the renovations of our historic properties. My husband, Jody has more than 25 years of experience in construction and engineering project management on a variety of civil, commercial and residential projects in both governmental organizations and private firms. He is currently deployed in Puerto Rico, providing project management services for earthquake rebuilds there.

It has been our utmost priority to keep the first floor of the building occupied with a viable business that enhances the downtown core. In December 2018 and January of 2019, we completed initial cleanout and demolition of the 2nd floor. Interior plaster has been removed from the walls, exposing the original brick, all debris has been removed and we have salvaged lumber for use in the
renovation. We have also secured initial architectural drawings to serve as our base for rehabilitation of the 2nd floor.

The vision for the 2nd floor is to complete it as a residential flex space. The floorplan will detail a mostly open, downtown loft-style living space, with high ceilings. Upon completion, the space can be used as a single family residence, a long or short term rental, an art studio or live/work set up that could include the first floor retail space. In the process of planning, we know that the work will include creation of a separate entrance/corridor to the 2nd story space from the back door, structural improvements, rebuilding the skylights, adding insulation, updating the HVAC, plumbing and electrical, restoration of original windows on the back façade, carpentry and repairs of original bead board ceiling and fir floors.

Project Description:

The proposed work for the current State of Oregon State Historic Preservation office Local Government Matching Grant is in designing the access to the 2nd floor to meet local codes and allow access to that level for the next phases of the project. Currently, access to the 2nd floor is only available through the first/ground floor retail space and mezzanine. Our intent is to design access to the 2nd floor that will not impose significantly upon the current tenants and their business operations or future tenants of that space. We have spoken with several local contractors to complete this work, but are not able to move forward without blueprints and a plan. Attached is our letter of commitment and bid from Larry Abell, local architect, who will design access so that we will have specific work orders in place for contractor buildout of this crucial phase.

Historical or Preservation Significance:

The earliest found photograph from 1900 includes the current name inscription (The White House), as well as the name, “Bamberger, Tichner & Company,” which operated as a clothing store. The building has also been home to a beauty parlor, Baker Lodge #47 AF&AM, an attorney’s office, The Hydrostatic Motor Company and Robb’s Ladies Shop, to name a few. Prior to our purchase, the lower/ground level and the front façade were renovated, including stucco, exterior paint, roof repair and awnings. Many people from Baker remember it as the previous location of The Hallmark Store. Most recently, it has operated as an art gallery and is currently occupied by The White House Art & Design Company.

Census records for the building indicate that the 2nd floor was at one time used as a residence. It is our intent to restore it to that use, while keeping as many original features intact as possible, including the fir flooring, restoration of the original back façade windows consistent with their original design, brick walls and bead board ceiling.

Historical Documentation:

It is our intent to maintain all aspects of the exterior, original moldings and other historical features and to minimize alterations to any of the building’s original features.
We are committed to this project to create a beautiful space, restored to its original historic character that will provide space for viable businesses and live/work opportunities in beautiful downtown Baker City for years down the road. Thank you for your consideration of our application. We look forward to working with you this year on this exciting project!

Sincerely,

Ranee & Jody Solmonsson
September 26, 2020

Jody & Ranee Solmonsson
5=Street Rental
32300 NE Old Parrett Mtn. Rd.
Newburg, OR 97132

**ACCESS STAIR PROJECT**

1. PERMITS 1,500.00
2. DEMOLITION 1,750.00
3. ROUGH FRAMING 1,749.00
4. FINISH STAIRS & HANDRAILS 12,078.00
5. FINISH WALLS & CEILINGS 7,608.00
6. INTERIOR DOORS & HARDWARE 1,950.00
7. EXTERIOR DOOR & HARDWARE 3,825.00
8. BRICK 1,675.00

**CONSTRUCTION SUBTOTAL**  
$30,386.00

1. STRUCTURAL 1,250.00
2. HVAC+Plumbing 2,750.00
3. ELECTRICAL+Lighting 1,000.00

**SUBCONTRACTORS SUBTOTAL**  
$5,000.00

1. PRELIMINARY DESIGN 750.00
2. DESIGN DEVELOPMENT 750.00
3. CONSTRUCTION/BID DOCUMENTS 1,500.00
4. CONSTRUCTION OBSERVATION 750.00

**DESIGN SUBTOTAL**  
$3,750.00

**TOTAL PROJECT COSTS**  
$39,136.00

Respectfully submitted,

Larry Abell, AIA
Architect LA

1675 Plum Street
Baker City, OR 97814
503-819-3907 cell

541-523-2255 Fax
Baker Historic District
Baker, Baker County, Oregon
16 of 30  JUL 18 1978

White House Building (1890s)
1829 Main Street
Ken Hobson photo, 1978

State Hist. Pres. Office
Ian and Kuri;

Thank you for the opportunity to provide clarification on the various projects our citizens have proposed. I will answer your specific questions below:

**1829 Main Street:** As you saw, the scope of their project is pretty vast. However, I’m sorry that you thought that the portion of the project that our HDDRC group approved was the stairway. Actually, since they had already performed the bulk of the demolition, and started that project prior to this grant period starting, the only portion of their submitted request that was approved by the HDDRC was the restoration of the windows and skylights. The building has obviously been altered on the interior over time, but the key structural features remain. The interior brick, the plank floors, etc. After removing plaster from the walls they found that they could safely remove and restore the windows and the skylights to their historic glory. They will remove the windows and frames, repair and restore the wood framing as needed and seal with safe, clear products to not only display their historic features, but protect them for years to come. Then they will reinstall the glass, and reinstall the windows. The balance of the description of the project does not need to be considered for this grant funding. This portion of the project alone is: Permits $500.00, Skylights $6144.20, and Windows $7062.00. Pour portion of this matching grant is $2000.00 only.

**1831 1st Street:** This project has been withdrawn from request for funding, and we have reallocated their $2000 to the project at 120 Bridge Street. Their project has more then enough expense to warrant the additional funds. I’m afraid that the folks at 1831 1st Street would not work with us on the original problem of the licensed contractor. We tried like crazy to explain that they would need that issue resolved whether they tried for the grant or not (you know, the whole State Building Code issue) but they declined. Please remove this project from the list being considered.

**1926-1928 Court Street:** Again, this project was submitted for several projects, but the portion that was approved for the funding was just the removal, restoration, glazing and reinstall of all the windows. All work will meet all aspects of Preservation Brief 9. We will obtain the name of the product being used for re-glazing and forward that information to you on Monday, if not sooner. Their portion of this grant is $2650.00.

**1933 Court Avenue:** This project again was not described as clearly as we should have. My apologies. The only part of this project that has been approved by the HDDRC is the work to return the front of the building to what it looked like in the historical photos provided, see the photo titled “People’s Store”. Over time, on the interior of the building, a “drop ceiling was installed, presumably to save on heat costs. In order to accommodate that ceiling, the upper portion of the front windows were all boarded over to hide the lower ceiling. In order to remove the frames and windows, restore the frames or if metal, replace with historic appropriate wood frames, and replace the windows – they have to first remove the drop ceiling in that area as well. So the scope of the project is to remove the non-historic drop ceiling near the front of the building, then remove and restore the front windows to return to the historic look from the original photo. All work will meet all aspects of Preservation Brief 9. No interior work is included in this funding amount with the exception of stripping off interior finishes on front wall to original brick. Cost of this project is $4875 and grant award was $2000.

**1705 Main Street:** You didn’t need additional information on this, their award $1000.

**120 Bridge Street:** You didn’t need additional information on this, their award $4350.00.

Total awards: $12000.00