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

SECTION I. PROPERTY & GRANT INFORMATION
Street Address: 1933 Court Street
City: Baker City
County: Baker
Owner: Andrew Bryan
SHPO Agreement Number: OR20-03 Grant Award Amount: $2000.00

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.

The proposed project is to renovate the facade of 1931 and 1933 Court Avenue in the Downtown Historic District, Baker City, Oregon. The proposed work is to include installation of upper windows as well as interior work to accommodate the exterior design. The original window frames will be preserved, however new glass is required. The interior currently consists of two drop ceilings. These will be removed so that the interior of the facade can be renovated such that the renovated windows will provide light to the interior and from the street a passerby will not be looking into drop ceilings, but a fourteen foot high indoor space that is consistent with the Pantatorium’s original design. Other than glass panes, all materials will be from the historical period in which the building was built.

SECTION II A. PROJECT DETAIL — SELECT ALL THAT APPLY

☐ Roof ☐ Repair ☐ Replace Proposed Materials: Existing Material:

☐ Windows/Doors ☐ Repair ☐ Replace Proposed Materials: Existing Material:

☐ Structural or Foundation ☐ Repair ☐ Replace Proposed Materials: Existing Material:

☐ Siding ☐ Repair ☐ Replace Proposed Materials: Existing Material:

☒ Facade ☐ Repair ☐ Replace Proposed Materials: Existing Material:

☐ Other: ☐ Repair ☐ Replace Proposed Materials: Existing Material:

☐ 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 restoration and rehabilitation of the front facade windows. Historic photographs will be used to guide the work. As described by the applicant, an interior drop ceiling was installed. In order to accommodate the ceiling, the upper portion of the front windows were boarded over to hide the lower ceiling. Work will involve removing the non-historic drop ceiling and boards covering the windows to reveal the historic windows, assessing the condition of the windows, and then restoring, rehabilitating, or replacing frames, trim, and window panes in-kind as appropriate. All work will meet all aspects of Preservation Brief 9.
State of Oregon State Historic Preservation Office
Certified Local Government Matching Grant
Application and Checklist

Date: 10/27/2020

Applicant Name: Andrew Bryan
Applicant Address: 1933 Court Avenue, Baker City, OR 97814
Phone Number: 541-523-5871  E-mail Address: andrew@bakercityrealty.com
Site Address: 1933 Court Avenue, Baker City, OR 97814

Historic Building Name (if known): Pantatorium
Year Built: 1900  Architectural Style: Queen Anne Commercial

Tax Assessor Map and Parcel Number: Ref#2962 Map#09S4017DD Tax Lot 7500

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). Facade renovation to include installation of upper windows at 1931 Court and 1933 Court as well as interior work to accommodate exterior design.

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.

The project significantly enhances building's historical nature by returning to a "look" indicative of the original design.
**Historical Documentation:** Indicate any physical evidence such as old paint lines, original moldings, historic photographs, etc. that support your request to alter the exterior.

Please see attached documentation.

---

**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 1555 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/SHP0/pages/cig_tools.aspx

---

Property Owner's Signature  

Date: 10/27/2020

---

Project Manager's Signature  

(If applicable)  

Date
<table>
<thead>
<tr>
<th>Title</th>
<th>People's Store (grocery)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description</td>
<td>The People's (grocery) Store. Located on the south side of Court St. between the alley and 1st St.</td>
</tr>
<tr>
<td>Date</td>
<td>1880-1900</td>
</tr>
</tbody>
</table>
Ellis Transfer Co. wagon with a load of cars in front of his business (located behind the photographer on the north side of Court St. between Main and 1st.) William T. "Dollar Bill" Ellis was the owner. Note that the horse collar has Ellis' initials "W. T. E." And the rig at the far left of the photo has "Ellis Transfer" on the back.

Other businesses:
Pantatorium
Guns & Repair
On On & Co. Dry Goods (Leong Kie, mgr., 1918 Court, also his residence and that of Leong Wa.)
Subhead: "Burglars Make Good Haul By Breaking into Court Street Store"
"They broke into the On On notions store on Court St. Sunday night. Stole $15 from cash drawer and $85 in gold from a trunk of an employee who sleeps in the store. No employee was there. It's believed they were in Chinatown with their Celestial friends and that the burglars knew it, so the thieves were probably not white but residents of Chinatown."
Quote: Andrew Bryan

Remove all: Tear out drop ceiling to return facade to like original
  Strip walls to brick
  Old windows (painted glass and plywood)

Install new: Glass panes in existing frames.
  Build new window sash/casement for south window

Interior finish to be discussed after removal

Dump fee

TOTAL: $4875

Thank you,

Jared Johnson

Please don't hesitate to call with any questions or concerns.

Any unforeseen issues will be discussed with owner before moving forward.
Letter of Commitment

To whom it may concern,

The work outlined in the contract bid is to be performed starting and finishing between January and April of 2021.

Thank you

Jared Johnson

Please don't hesitate to call with any question or concerns.
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