



**URBAN RENEWAL DISTRICT BOARD
Resolution 2003 - 006**

**A RESOLUTION APPROVING A FACADE GRANT FOR STEWART-
MAPLETHORPE PROPERTIES, LLC**

WHEREAS, the Urban Renewal District created the Façade Grant Program by URA Resolution 2003-001 in January 2003; and

WHEREAS, Stewart Maplethorpe Properties, LLC has submitted an application for a grant shown as Exhibit A to this document; and

WHEREAS, this request has been reviewed by the Sherwood Urban Renewal Planning and Advisory Commission (SURPAC), at their regular June 18th, 2003 meeting; and

WHEREAS, SURPAC recommends approval of the Grant;

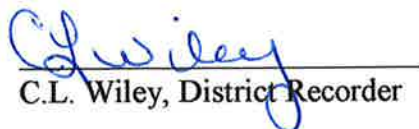
**NOW, THEREFORE, THE URBAN RENEWAL DISTRICT BOARD
RESOLVES AS FOLLOWS:**

The District Administrator is authorized to distribute up to \$15,000 in accordance to the terms and conditions of the Façade Grant program adopted in January, of 2003, to Stewart-Maplethorpe Properties, LLC.

**Duly passed by the City of Sherwood Urban Renewal District this 24th day
of June 2003.**


Keith Mays, Board President

ATTEST:


C.L. Wiley, District Recorder



Home of the Tualatin River National Wildlife Refuge

ITEM 2-A.

RECEIVED

MAY 12 2003

CITY OF SHERWOOD

Old Town Facade Program Grant Application

Date of Application: May 9, 2003 SURPAC Review Date: _____

Business Information

Stewart-Maplethorpe Properties, LLC

Name of Business

25 North Pine Street

Physical Business Address

Mailing Address (if different from physical address)

503-625-6839

Business Phone

503-245-9236

Business Fax

Web site

Eugene & Patricia Stewart and Bruce & Elizabeth Maplethorpe

Business Owner(s) Name(s)

25 North Pine Street

Address of Property to be Improved

Phone

Eugene Stewart

Application being submitted by

503-625-8072

Phone

EugeneS103@AOL.com

E-mail

Project Information

Please describe scope of project. Attach quote, photos or other information as appropriate. (Please attach additional sheets as required).

Replace windows, reside remaining two sides, replace porch and add off street parking. See attached preliminary plans.

Est. Project Start Date: June 2003

Est. Project Completion Date: October 2003

Budget

Total Project Cost:

\$ 40,000+

Dollar Amount Requested:

\$ 15,000

(Please see attached Guidelines)

Authorization

SURPAC President

District Board President

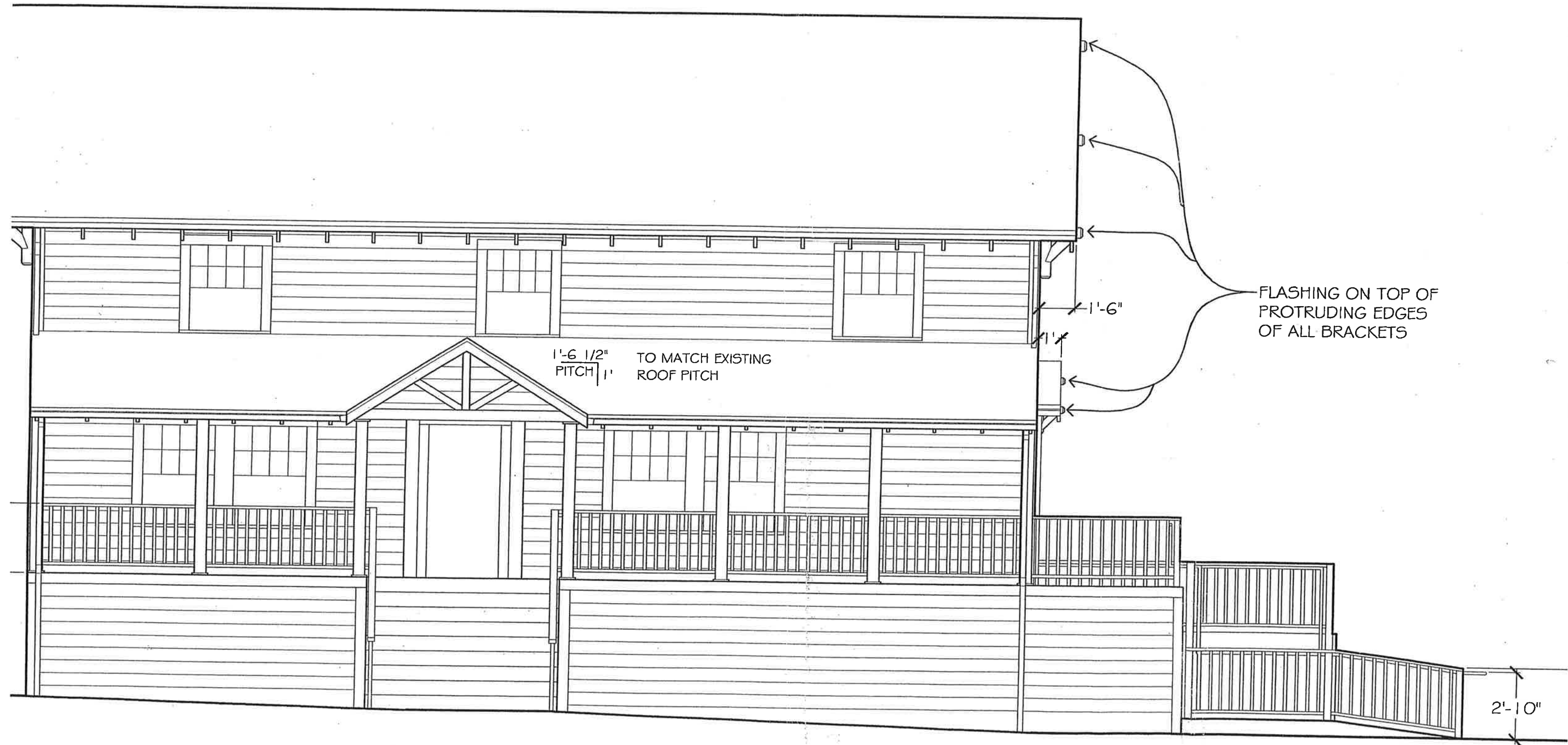
Date Awarded

April 9, 2003

Maplethorpe Stewart Building Estimate

Material framing & ramp& porch trex decking and railing	10000
Labor including extending roof overhangs	12000
Siding material	3000
Windows including interior trim material	5300
Doors (2)	500
Concrete slab under covered porch	850
Move meter base & move panel	2400
New roof	5000
New gutters	400
Parking lot & sidewalk ?	

\$ 39,450



EAST ELEVATION
SCALE 1/4" = 1'-0"



NORTH ELEVATION

SCALE 1/4" = 1' - 0", RAMP SLOPE 1:8



Ross Schultz

From: Dave Wechner
Sent: Wednesday, May 14, 2003 5:47 PM
To: Ross Schultz
Subject: Stewart/Maplethorpe application for OT facade grant

Ross --

After reviewing the Stewart-Maplethorpe Properties LLC application, I conclude that the application generally meets the intent and purpose of the facade grant program, with two exceptions (one which is itemized but not estimate provided in the grant application):

- 1) The *parking lot and sidewalk* are not part of the building facade, and therefore should not qualify.
- 2) The *new roof* proposed is not part of the facade; it is a functionally separate part of most of the buildings in Old Town. While it is *visible* on this particular structure from the street, most other buildings would not qualify for new roofs under this program, because they are not even visible from the ground level. Roofs are generally regarded as separate architectural features from the facade of the building. However, extensions of the "roof overhangs" (eaves) *would* qualify as treatments to the face or facade of the building, and should be included.

My recommendation would be to fund the items listed in the application, with these two exceptions -- *new roof* (\$5000); and, *parking lot and sidewalk* (\$ not specified).

Dave Wechner, AICP
Planning Director
City of Sherwood
20 NW Washington
Sherwood, OR 97140
(503) 625-4205



Memo

To: Terry Keyes
From: Ross Schultz
Subject: **Stewart-Maplethorpe Properties Facade Grant Proposal**
Date: May 20, 2003

The proposal generally looks pretty good. In concept I believe most of the items proposed in the draft plans will enhance the existing Stewart-Maplethorpe building. The positive aspects in this proposal are:

- Addition of a porch spanning the entire length of the building
- Including ADA accessibility to the building
- Residing two sides of the building
- Replacing the windows

While the concepts look good, the proposal leaves a number of answered questions such as:

- What type of siding will be used to reside the building?
- Which two sides of the building will be resided?
- What types of windows will be used as replacements?
- What roofing material will be used on the porch and any other areas that are reroofed?
- What type of landscaping (species, sizes, numbers) will be used in front of the new porch?
- Will the area under the new porch be fully enclosed by the same siding as that used on the building?
- What paint colors will be used? (This is an extremely important issue that can make or break how this building looks).

The other improvement proposed is a new parking area on the northwest side of the building. While offstreet parking in small dispersed lots is the direction we want to encourage downtown, I do not believe this type of improvement falls within the facade grant program.

In conclusion, I recommend SURPAC *endorse* but not approve this proposal. SURPAC should as for more detail and answers to the questions above. Once the property owners answer these questions to the satisfaction of SURPAC, I think we have a good project to provide grant funding for.