



**PRESERVATION GRANT
HISTORIC REVIEW BOARD
May 21, 2013**

FILE NO.: PG 13-01

**HEARING DATE /
LOCATION:** May 28, 2013
City of Oregon City
City Hall
625 Center Street
Oregon City, OR 97045

**APPLICANT/
PROPERTY OWNER:** Jay Pierce
1214 Washington Street
Oregon City, OR 97045

LOCATION: 1214 Washington Street

REQUEST: The applicant is seeking grant approval to replace failing siding with in-kind material on a designated building in the McLoughlin Conservation District

REVIEWER: Christina Robertson-Gardiner, AICP, Planner

RECOMMENDATION: Staff Recommends Conditional Approval of PG 13-01

IF YOU HAVE ANY QUESTIONS ABOUT THIS DECISION, PLEASE CONTACT THE PLANNING DIVISION OFFICE AT (503) 657-0891.

Grant Proposal:

The grant proposal is for exterior repair including siding replacement, water board replacement, drip rail replacement, trim repair & replacement and porch repair. **The applicant has submitted one bid from Sibel Construction. A second bid will be submitted at the May 28, 2013 hearing.**

The applicant has not provided any background information the contractors' experience working on historic homes. Staff requests that the applicant elaborate on the experience of the contractor they would like to work with at the May 28, 2013 HRB meeting for the file.

If the Conditions of Approval can be met, staff recommends that the applicant contract with the bid company they prefer.

Grant Funding:

Staff recommends that the Board provide a full match for this application. Moreover, there is \$3,000 dollars left for the grant cycle ending June 30, 2013. The Historic Review board may elect to award an amount greater than \$1,000 if they choose.

Statement of Significance:

The subject site is an individually designated historic home in the McLoughlin Conservation District.

1214 Washington Street - Charles and Hattie Babcock House



This two story house sits under a cross gable roof with a porch running nearly the full width of the west façade. The porch is covered by a gable over the entry with a low shed roof running to the north from this gable. The porch roof is supported by turned columns with a low turned balustrade running between them. The house is primarily clad with drop siding, finished with cornerboards, above the stone

foundation. The gables are pedimented and feature enclosed eaves above frieze boards with molding at the eave. The gable ends feature battered wood shingles beneath a decorative bull's-eye pattern frieze in the gable end. The porch gable is also pedimented and is completely covered with the bull's-eye ornament in a grid pattern. The west gable features a rectangular second floor cantilevered over an octagonal bay at the first floor level with scrollwork brackets supporting the cantilever. The northern gable covers a two story octagonal bay with a large brick chimney set just to the west of the bay. The windows are all 1/1 double-hung wood sash with plain board surrounds and projecting hood moldings at the first floor level. The second floor window heads are trimmed by the frieze board. This house is individually listed on the National Register.

Statement of Significance: S.D. and Elizabeth Francis sold lots 1 and 2 of this block to Charles Babcock in 1877. Charles Babcock was an Oregon City official from 1890 to 1918, serving as city treasurer, city assessor, city collector, and as street superintendent. His wife, Hattie McCarver Babcock, was a granddaughter of General Morton McCarver. In 1918, Mr. Babcock retired from public life and worked at Crown-Willamette paper mills until his sudden death in 1921. He was a founding member of both the Oregon City Elks Lodge in 1910 and the Commercial Club, with its auxiliary, "The Live Wires". From 1882 to 1892, the property was transferred a number of times, before being purchased by Charles and Hattie Bobcock. The couple retained the property until 1942, when it was sold to Tom Myers, who in turn sold to Gertrude Mount. In 1946, the property was sold to William Stokes, a steward for the Elks Club, and his wife Martha, a seamstress at Oregon City Hospital. In 1952, a deed recorded to Marvin Hughes, a carpenter, and his wife, Fern. This property was placed on the [National Register of Historic Places](#) in 1982.

Staff Recommends The Following Conditions For Grant Approval:

1. Any property receiving a grant must remain locally designated for at least five full years following completion of the project. If the property is removed from designation, the grant must be repaid in full. (note de-designation is evaluated on the merits of the building, not the desire of the property owner to be removed from regulation)
2. Grant recipients are required to display a sign (available from the Community Development Department) identifying the project as having received grant funding. The sign must be picked up from the Community Development Division prior to the work being performed on site and must be up 30 days after the completion of the project. Signs may be pick up at the Community Development Division, 221 Molalla Avenue, Suite 221.
3. Funds are distributed to the owner (not the contractor) upon completion of the project. If you are getting close to this date, please contact the Planning Division to ensure that your funds can be distributed to you.
4. Grants are considered taxable income and must be reported on your income tax return as required by law. Please submit a completed W-9 with proof of payment.
5. Grants are not awarded for materials already purchased or for work already in progress or completed.

Exhibits

1. Applicant's Submittal