



**PRESERVATION GRANT
HISTORIC REVIEW BOARD
September 13, 2018**

FILE NO.: PG 18-03 Preservation Grant

**APPLICANT/
PROPERTY OWNER:** Jennifer Netzlof
810 Jefferson St.
Oregon City, Oregon 97045

LOCATION: 810 Jefferson St.
Oregon City, Oregon 97045

REQUEST: The applicant has requested a grant to pay a portion of the cost of rebuilding the top of the chimney and installing a roof cap vent to repair water damage. The home is a designated structure in the McLoughlin District known as the Morris Holman House. The historic inventory form for the property mentions the tapered stucco chimney as a prominent feature of the house.

REVIEWER: Kelly Reid, AICP, Planner

RECOMMENDATION: Staff Recommends Conditional Approval of PG 18-03

IF YOU HAVE ANY QUESTIONS ABOUT THIS DECISION, PLEASE CONTACT THE PLANNING DIVISION OFFICE AT (503) 722-3789.

Grant Proposal:

The applicant is seeking a grant of \$1000 to rebuild the top of the chimney and install a roof cap vent to repair water damage. The home is a designated structure in the McLoughlin District known as the Morris Holman House. The historic inventory form for the property mentions the tapered stucco chimney as a prominent feature of the house.

The applicant submitted two bids for the work which include:

- Removal and rebuilding of the top of the chimney (brick and stucco)
- Install custom cap and flashing

The request falls under the category of repair of historic elements. Staff finds that the request meets the intent of the preservation grant program.



Figure 1. Vicinity Map



Figures 2 and 3. Front facade

Project Bids

Two bids have been obtained of approximately \$4000.

The applicant indicated that they prefer the bid from Lifetime Chimney for \$3950 due to price and experience.

Grant Funding:

Applicants are limited to \$3,000 of grant funds every two years. Each grant award is limited to \$1,000 dollars. The Historic Review Board may choose to grant additional funds at the end of the fiscal year if there is money remaining in the grant budget.

The grant award would be limited to \$1000.00.

Property Description (2002):

This English Cottage features a bell-cast roof shed dormer and a bell-cast roof on the south façade. The cladding is stucco with some intentionally exposed brick sections and half-timbering. Board-and-batten covers the parapet over the entry. The entry door is topped by a pointed arch and the door features iron straps. A small octagonal window is tucked above the board and batten section. There is a prominent tapered stucco-covered chimney. The 8-pane casement windows with lead caning appear to be original; there are also 8/8 windows and some single pane fenestration. The composition shingle roof appears to be the only changed element in this house. A massive fir tree stands in front while a mature juniper is toward the rear lot.

Statement of Significance:

Morris Holman was director of Holman Hankins Funeral Home from 1923-1955. He was born in Oregon City and graduated from the University of Washington. Holman married Edda Brown. They were members of St. Paul's Episcopal Church. Holman was involved with several organizations, such as the Elks, Rotary Club and the University Club. He was a Son of the American Revolution, president of the Chamber of Commerce, president of the Oregon Funeral Director's Association and member of the State Board of Funeral Directors and Embalmers. Holman was also named First Citizen of Oregon City. Holman sold the house in 1947 to Roland and Gladys Wilson. Roland Wilson had a dental practice in Oregon City and the Wilson's had four children including Sally, Carol, Janet, and James. Wilson sold the house in 1952 to Dr. Theodore Lathrop and his wife Marjorie. Lathrop was a physician and surgeon, and owned the house through the remainder of the historic period. The Lathrops were still in the house in the 1980s.

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. **Projects must be completed by May 31, 2019.** Funds are distributed to the owner (not the contractor) upon completion of the project. If you have not completed the project before that date, 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.
5. Grants are not awarded for materials already purchased, or for work already in progress or completed.

Exhibits

1. Grant Application and materials
2. Historic Resource Inventory Form for 810 Jefferson St.