



# CITY OF OREGON CITY

**Historic Review Board**  
221 MOLALA AVENUE, SUITE 200  
OREGON CITY, OREGON 97045  
TEL (503) 722-3789  
FAX (503) 722-3880

## Historic Preservation Renovation Grant Application

Please Print Clearly

Grant Application File # \_\_\_\_\_ (staff to fill out)

Date: 5/20/2013 Tax Assessor Map and Parcel Number: 2-2E-31AA-2000

Applicant Name: M. JAY PEARCE Address: 1214 WASHINGTON ST

Site Address: same Historic Name: BABCOCK HOUSE

Phone Number: 503 305 5655 E-mail address: multijay@teleport.com

Historic Date (if known): 1892 Architectural Style: Queen Anne

Previous Grant Approval File #'s \_\_\_\_\_ Total Amount \_\_\_\_\_

How did you hear about the program?: PLANNING DEPT.

**Treatment** (circle one): Preservation Rehabilitation Restoration Reconstruction

(From the *Secretary of the Interior's Standards for the Treatment of Historic Properties*).

**PRESERVATION** focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time. (Protection and Stabilization have now been consolidated under this treatment.)

**REHABILITATION** acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.

**RESTORATION** depicts a property at a particular period of time in its history, while removing evidence of other periods.

**RECONSTRUCTION** re-creates vanished or non-surviving portions of a property for interpretive purposes.

**Project Description:** Briefly explain the proposed work and the materials to be used. If you are planning to paint your historic building, please attach a paint sample for approval. **NOTE: SOME ALTERATIONS MAY REQUIRE HISTORIC REVIEW AND/OR BUILDING PERMITS. Please Contact Staff to determine if your project requires a building permit. (sash repair generally does not.)**

exterior repair including siding replacement,  
water board replacement, drip rail replacement,  
trim repair & replacement, porch repair

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

the project will prepare the home for painting  
which will continue its preservation

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

we will not alter exterior. returning its appearance  
to original condition

**Photographs:** Submit a "before" photo of the project site. An "after" photograph is required upon completion of the project. **Digital photos should be submitted on disk or via an e-mail attachment.**

**Project Costs:** Attach the contractor's bids, or a list of detailed estimates for materials. (Example: Paint: 10 gallons @ \$25/each = \$250; Siding (drop lap): 600 feet, 1" x 6" @ \$1/foot = \$600). Eligible labor costs are limited to those performed by a licensed contractor.

Materials and Labor

Cost Estimate: \_\_\_\_\_

Approximate Project Total: \_\_\_\_\_

Total grant amount requested: 8550

- Projects of up to \$2,000 are eligible to receive up to a \$1,000 grant or 50% of the project cost, whichever is the lesser amount.
- Projects in excess of \$2,000 are eligible to receive 50% of the cost for the initial \$2,000 project value, plus 25% of the project value over \$2,000, up to a maximum grant of \$3,000.
- Applicants are limited to \$3,000 of grant funds every two years. You may phase your project within the two year time period (Phase I=\$1,500 Phase II= \$500 Phase III= \$1,000)


**Project Scheduling:**

Beginning Date: MAY 31 2013 Completion Date: NOV. 1 2013

Since funding is limited, you must contact the Historic Review Board if you cannot start your project within 90 days of the scheduled beginning date to apply for a beginning time extension. Projects must be completed within 180 days of when the grant is awarded.

If you are approved for a Preservation Grant, you must contact the Board when you actually begin the proposed work, and when you finish the project. Preservation Staff will inspect the work when the project is completed.

*I have read the Secretary of the Interior's Standards for the Treatment of Historic Properties and the Oregon City Design Guidelines for Exterior Alterations and agree to do the project as submitted and approved within six months of the application. I will notify the Board when I begin the project and when the project is completed.*

Signature:  Date: 5/20/2013

*This grant program has been funded with the assistance of a matching grant-in-aid from the Oregon State Historic Preservation Office and the National Park Service. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Office of Equal Opportunity, National Park Service, 1849 C Street, NW, Washington, D.C. 20240.*

## Jay Pearce

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**From:** Kathleen Sibel <sksibel@live.com>  
**Sent:** Tuesday, May 21, 2013 10:29 AM  
**To:** multijay@teleport.com  
**Subject:** RE: House Repairs

Hi Jay, The bid I gave you **did include replacing the siding** which I forgot to add to the list. The 2 screen doors would be extra to rescreen and paint. Bid for 2 doors is \$720. Stephen 503-750-7768

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From: [sksibel@live.com](mailto:sksibel@live.com)  
To: [multijay@teleport.com](mailto:multijay@teleport.com)  
Subject: RE: House Repairs  
Date: Mon, 20 May 2013 21:29:25 -0700

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From: [sksibel@live.com](mailto:sksibel@live.com)  
To: [multijay@teleport.com](mailto:multijay@teleport.com)  
Subject: House Repairs  
Date: Mon, 20 May 2013 21:26:22 -0700

Hi Jay, This is the bid to fix the repairs on your house at 1214 Washington, Oregon City.

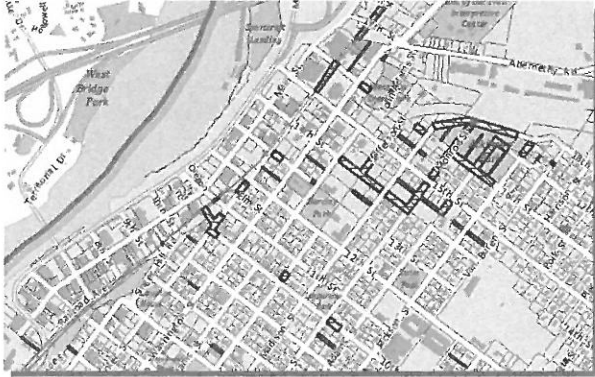
1. Replace rotten decking at side porch. *cedar tongue-and-groove custom cut*
2. Replace rotten decking at front porch.
3. Jack up front porch approximately 1 inch.
4. Repair/replace rotten post base at left front porch.
5. Patch 10 old drain holes in eave soffits.
6. Add siding missing at right corner over front porch.
7. Add corner boards at back corner where it does not match any other corner on house.
8. Replace water table with new sill, new 5/4 x 10 and new 1 in quarter round at base to match existing. *cedar*
9. Replace rotten 3/4 round trim at base of posts where needed. *cedar*
10. Patch or replace soffit where and if dryrot is present.

Total bid for labor and material = \$8550.00

If you have any questions email or call Stephen at 503-750-7768.

Sibel Const Inc #70900  
14006 S Spangler Rd  
Oregon City, Or 97045  
503-750-7768





Overview Map



Taxlot highlighted in blue

**Taxlot Information**

APN: 2-2E-31AA-02000  
 Alt ID: 00570386  
 Site Address: 1214 WASHINGTON ST  
 OREGON CITY, OR 97045  
 Year Built: 1892

**Taxpayer Information**

Taxpayer: MARVIN J III & PATRI PEARCE  
 Address: 1214 WASHINGTON ST  
 OREGON CITY, OR 97045

**Reference Information**

Parcel Area (acres - approx): 0.6  
 Parcel Area (sq. ft. - approx): 27,442  
 Twn/Rng/Sec: 02S 02E 31  
 Tax Map Reference: 22E31AA

**Values**

Values as of: 10/10/2012  
 Land Value (Mkt): \$86,519  
 Building Value (Mkt): \$216,280  
 Exempt Amount: \$0  
 Net Value (Mkt): \$302,799  
 Note: The values above are Market, NOT Assessed values.  
 Assessed Value: \$293,499

**Planning Designations**

Zoning: R3.5  
 - 3,500 Dwelling District  
 Comprehensive Plan: mr  
 - Residential - Medium Density  
 Subdivision: OREGON CITY  
 PUD (if known):  
 Neighborhood Assn: McLoughlin NA  
 Urban Renewal District: Downtown Urban Renewal Area  
 Historic District: MCD  
 Historic Designated Structure? Y  
 In Willamette Greenway? N  
 In Geologic Hazard? Y  
 In Nat. Res. Overlay District (NROD)? N  
 In 1996 Floodplain? N

The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, surveying or navigation purposes. Notification of any errors is appreciated.






### OREGON CITY HISTORIC RESOURCE SURVEY FORM

Street Address: <b>1214 WASHINGTON ST</b>				City: <b>OREGON CITY</b>			
USGS Quad Name: <b>Oregon City</b>			GPS Latitude: <b>45 21 37 N</b>		Longitude: <b>122 36 02 W</b>		
Township: <b>02S</b>	Range: <b>02E</b>	Section: <b>31</b>	Block: <b>69</b>	Lot: <b>1, 2, 7, 8</b>	Map #: <b>22E31AA</b>	Tax Lot #: <b>2000</b>	
Date of Construction: <b>1892</b>		Historic Name: <b>Babcock, Charles and Hattie, House</b>			Historic Use or Function: <b>Domestic - single dwelling</b>		
Grouping or Cluster Name: <b>NA</b>		*Current Name or Use: <b>Domestic - single dwelling</b>			Associated Archaeological Site: <b>Unknown</b>		

Architectural Classification(s): <b>Queen Anne</b>		Plan Type/Shape: <b>Complex</b>	Number of Stories: <b>2.0</b>
Foundation Material: <b>Stone</b>		Structural Framing: <b>Unknown</b>	Moved? <b>No</b>
Roof Type/Material: <b>Gable / Composition shingle</b>		Window Type/Material: <b>1/1 wood double-hung</b>	
Exterior Surface Materials Primary: <b>Drop</b>		Secondary: <b>Wood shingle</b>	Decorative:
Exterior Alterations or Additions/Approximate Date:			
Number and Type of Associated Resources: <b>Small shed-like building on north property line (1)</b>			

Integrity: <b>Good</b>	Condition: <b>Good</b>	Local Ranking: <b>Designated Historic Site</b>	National Register Listed? <b>Yes</b>
Potentially Eligible: <input type="checkbox"/> Individually or <input type="checkbox"/> As a contributing resource in a district Not Eligible: <input type="checkbox"/> Intact but lacks distinction <input type="checkbox"/> Altered (choose one): <input type="checkbox"/> Reversible/Potentially eligible individually or in district <input type="checkbox"/> Reversible/Ineligible as it lacks distinction <input type="checkbox"/> Irretrievable loss of integrity <input type="checkbox"/> Not 50 years old			

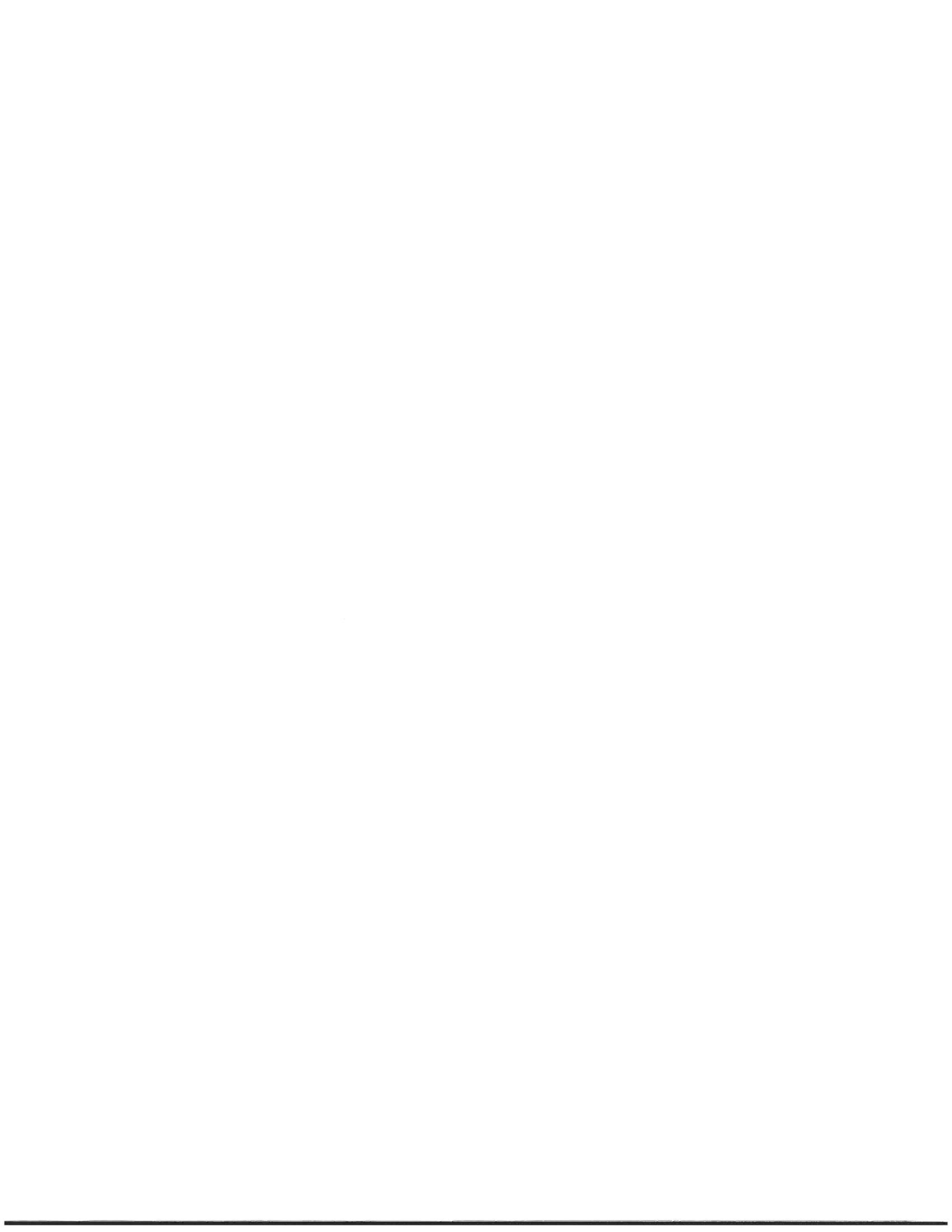
**Description of Physical and Landscape Features:**

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 Babcock. 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.

Researcher/Organization: <b>Alex McMurry / HPNW</b>		Date Recorded: <b>5/1/2002</b>	
<b>Survey Form Page 1</b>	Address: <b>1214 WASHINGTON ST</b>	Local Designation #	SHPO #



**RENOVATION GRANT CHECK LIST**  
(to be completed by staff)

- \_\_\_\_\_ Application submitted (Date: 5/20/13) *KM*
  - \_\_\_\_\_ W9 Submitted
  - \_\_\_\_\_ Historic eligibility verified
  - \_\_\_\_\_ Ownership verified
  - \_\_\_\_\_ HRB review of request (date): \_\_\_\_\_
  - \_\_\_\_\_ Letter sent to the applicant of HRB action
    - \_\_\_\_\_ Approved
    - \_\_\_\_\_ Denied (reason for denial): \_\_\_\_\_
    - \_\_\_\_\_ Additional information requested:
  - \_\_\_\_\_ Work begun (date): \_\_\_\_\_
  - \_\_\_\_\_ Work Completed (date): \_\_\_\_\_
  - \_\_\_\_\_ Follow-up inspection. Date: \_\_\_\_\_
- Total cost of project: \$ \_\_\_\_\_
- Grant awarded: \$ \_\_\_\_\_
- Amount due owner: \$ \_\_\_\_\_ Check sent (Date: \_\_\_\_\_)

(Not to exceed either the project costs or the grant awarded, whichever is the lesser).

