



**PRESERVATION GRANT
HISTORIC REVIEW BOARD**

FILE NO.: PG 15-01

HEARING DATE / April 28, 2015

LOCATION: City of Oregon City
City Hall
625 Center Street
Oregon City, OR 97045

**APPLICANT/
PROPERTY OWNER:** Mark Mask
514 Jefferson Street
Oregon City, Oregon 97045

LOCATION: 514 Jefferson Street

REQUEST: The applicant is seeking grant approval for window repair and repair on a designated building in the McLoughlin Conservation District.

REVIEWER: Christina Robertson-Gardiner, AICP, Planner

RECOMMENDATION: Staff Recommends Conditional Approval of PG 15-01

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

Grant Proposal:

The applicant is seeking grant approval for window repair. The applicant has submitted two bids (the Sashman and Jeffery Franz) the applicant would like to process with Jeffery Franz for the work.

Grants are not awarded for materials already purchased or for work already in progress or completed. Based on the submitted the photos, it appears as if some ornamental elements have already been replaced. The applicant shall work with staff to exclude all work performed before August 27, 2014

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\$1,000 match for this request.

Statement of Significance:

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

514 Jefferson Street - Hattie A. Story House

This 1-1/2 story Gothic Revival style residence has a rectangular plan with early shed and hipped roof additions to the rear. It sits on a post and beam foundation and is clad in channel drop siding with corner boards. The foundation skirting is missing and horizontally placed boards are being used as an alternative. A wide frieze and rake board make the connections to the steep gable roof. The roof is covered with composition shingling and drains into new gutters. The windows are primarily 1/1 wooden double-hung with a substantial surround and decorative hood. The front porch

has a hipped roof and appears to have elements under ten years of age such as the balustrade and concrete floor. A detached garage, in poor condition, exists to the rear of the house. The garage is clad in drop siding with corner boards and has a corrugated metal roof covering a shake roof. Its doors are missing.

Statement of Significance: Hattie A. Story was born in Oregon in 1868. Her husband George was a blacksmith. Hattie sold the house to Helen M. Story in 1909. Three years later, in 1912, Helen sold the house to John P. and Mary Halliday. They sold the house in 1915 to Frank and Ollie Cox, who owned the property until 1931. Cox operated a billiards room and cigar store in downtown Oregon City, and sold the property to August Kloer. Kloer lived in the house until selling it in 1944 to Ray Reid, a barber. By 1958 Harold and Isabelle Campbell were resident owners. Mr. Campbell was a foreman at Crown Zellerbach, and the family occupied the house through the remainder of the historic period.

Staff Recommends The Following Conditions For Grant Approval:

1. Prior to commencement of the project, staff shall review the process for the replacement of elements to verify that the work proposed is an in-kind replacement to the extent practicable.
2. 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)
3. 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 picked up at the Community Development Division, 221 Molalla Avenue, Suite 221.
4. 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.
5. 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.
6. Grants are not awarded for materials already purchased or for work already in progress or completed.

Exhibits

1. Applicant's Submittal