



**PRESERVATION GRANT
HISTORIC REVIEW BOARD**

FILE NO.: PG 16-02

HEARING DATE / 7:00 PM, April 26, 2016

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

**APPLICANT/
PROPERTY OWNER:** Vickie Levy
Oregon City, Oregon 97045

LOCATION: 312 Madison Street
Oregon City, 97045

REQUEST: The applicant is seeking grant approval for repairs of the front porch including repair to loose floor boards and replacement of some fascia boards around the porch to the Mahlon Willoughby Rental house at 312 Madison Street in the McLaughlin Conservation District.

REVIEWERS: Christina Robertson Gardiner, AICP, Senior Planner
John Stutesman, AICP, Planner

RECOMMENDATION: Staff Recommends Conditional Approval of PG 16-02 subject to the applicant obtaining a second construction bid.

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 to repair the front porch to her historic home. The applicant has submitted one bid from William Kelly Construction. In his bid, William Kelly states that the porch repair will include replacement of the existing rails and pickets, jacking up and leveling the porch to the original floor height, adding new supports under the porch, and removal and replacement of damaged lattice and fascia skirting.

In her application, Vickie Levy states that she did attempt to get more than one construction bid. However she found that other contractors were not experienced with historic preservation projects or the others she did find were very expensive. Ms. Levy would like to William Kelly for this porch repair work because he has done previous work for her in the past and his sensitive to protecting the historic character of her home.

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.

312 Madison Street – Mahlon E. Willoughby Rental 1889

Statement of Significance: In 1889, Mahlon Willoughby, a landlord, purchased this property and proceeded to construct a rental house. This residence is a twin to the one constructed by Willoughby at 302 Madison Street. The property was transferred in 1898 to Thomas Ryan, who in turn sold it to A.C. Beaulieu in 1904. As both of these owners lived in Gladstone, it is assumed they

continue to use the house at a rental. In 1911, the property was purchased by Edwin L. Johnson, a barber, and his wife Jessie. The residence was occupied by the Johnson family until its sale in 1945 to Albert and Dora Hoffman. Mr. Hoffman was employed by Crown Zellerbach and his wife, who worked at Oregon City Drugs. The couple continued to live in the house until the early 1980s.

Staff Recommends The Following Conditions For Grant Approval:

1. The applicant shall provide a second bid for staff review prior to the commencement of work on this house.
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 pick 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