



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: 4-5-2016 Tax Assessor Map and Parcel Number: 22E310A / 4800(2)

Applicant Name: VICKIE LEUY Address: 312 MADISON STREET

Site Address: SAME Historic Name: WILLOUGHBY HOUSE

Phone Number: 858-705-0987 E-mail address: VLEUY1960@GMAIL.COM

Historic Date (if known): 1889 Architectural Style: ITALIANATE VERJACULAR

Previous Grant Approval File #'s _____ Total Amount 1000.00

How did you hear about the program?: CITY OF OREGON CITY

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.)**

AS SEEN IN THE PICTURES, THE HANDRAIL ON THE PORCH IS IN BAD SHAPE - SOME OF THE PICKETS ARE NOT EVEN ATTACHED AT THE BOTTOM. THE MIDDLE SUPPORT IS ROTTING ON THE BOTTOM & THE SUPPORTS UNDER THE PORCH ARE NOT IN LINE WITH THE SUPPORTS ON THE PORCH - THE PORCH IS SAGGING IN THE MIDDLE BECAUSE OF WEATHERING, THE LATTICE & JALIA BOARD IS ROTTING & IS QUITE UNATTRACTIVE.

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

THIS WILL PRESERVE THE INTEGRITY OF THE HOUSE & IMPROVE THE BEAUTY OF THE FRONT OF THE HOUSE -

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

N/A

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: 1200.00

Approximate Project Total: 1200.00

Total grant amount requested: 600.00

Project Scheduling:

Beginning Date: MAY 14, 2016 Completion Date: MAY 21, 2016

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: [Signature] Date: 04-05-2016

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.

RENOVATION GRANT CHECK LIST
(to be completed by staff)

_____ Application submitted (Date: _____)

_____ 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: _____)

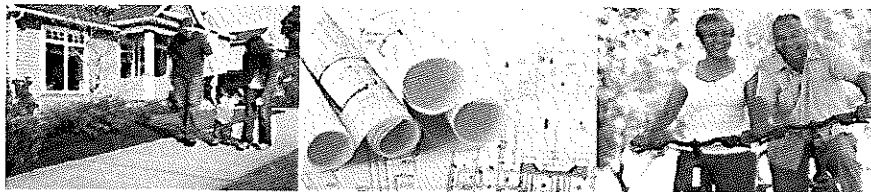
(Not to exceed either the project costs or the grant awarded, whichever is the lesser).

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THURSDAY APRIL 14TH


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Oregon City Planning Department



The Planning Division is responsible for all long range and current planning as well as the implementation of the Oregon City Comprehensive Plan and associated Municipal Ordinances.

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312 Madison Street - Mahlon E. Willoughby Rental



Very similar to its twin at 302 Madison, this vernacular houses exhibits some Italianate detailing. It sits on a flat lot, far back from the street. It is, however, lower to the ground than its neighbor, requiring only a few steps to reach its front entry porch. The bay window in the main gable appears to have been restored with some new brackets, but some intricate shingle work below the 1/1 wood double-hung windows looks to be original and matches that of its neighbor. A large horizontal windows just to the left of the entry door has been added. A grooved plywood skirt runs around the foundation. Frieze and rake boards detail the gable, along with corner boards. An intact bungalow garage sits south of the house.

Statement of Significance: In 1889, Mahlon Willoughby, a landlord, purchased this property and proceeded to construct this rental house. The residence is a twin to the one constructed by Willoughby at 302 Madison. The property was transferred in 1898 to Thomas Ryan, who in turn sold to A.C. Beaulieu in 1904. As both of these owners lived in Gladstone, it is assumed they continued to use the house as 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 was worked at Oregon City Drugs. The couple continued to live in the house until the early 1980s.

Related Information

Tax Lot: 22E31DA04800

[312 Madison Street Historic Inventory Form](#)

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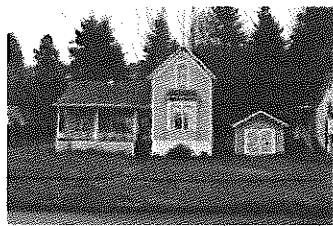
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OREGON CITY HISTORIC RESOURCE SURVEY FORM

Street Address: 312 MADISON ST					City: OREGON CITY	
USGS Quad Name: Oregon City			GPS Latitude: 45 21 08 N		Longitude: 122 36 18 W	
Township: 02S	Range: 02E	Section: 31	Block: 133	Lot: 6	Map #: 22E31DA	Tax Lot #: 4800
Date of Construction: c. 1889		Historic Name: Willoughby, Mahlon E., Rental			Historic Use or Function: Domestic - single dwelling	
Grouping or Cluster Name: NA		*Current Name or Use: Domestic - single dwelling			Associated Archaeological Site: Unknown	
Architectural Classification(s): Front gable and wing			Plan Type/Shape: L-shaped		Number of Stories: 1.5	
Foundation Material: Concrete			Structural Framing: Unknown		Moved? No	
Roof Type/Material: Gable / Composition shingle			Window Type/Material: 1/1 wood double-hung			
Exterior Surface Materials Primary: Channel drop			Secondary:		Decorative: Wood shingle	
Exterior Alterations or Additions/Approximate Date: Window to left of front door						
Number and Type of Associated Resources: Garage to south (1)						
Integrity: Good		Condition: Excellent		Local Ranking: Designated Historic Site		National Register Listed? No
Potentially Eligible:		<input type="checkbox"/> Individually or <input checked="" 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: Very similar to its twin at 302 Madison, this vernacular houses exhibits some Italianate detailing. It sits on a flat lot, far back from the street. It is, however, lower to the ground than its neighbor, requiring only a few steps to reach its front entry porch. The bay window in the main gable appears to have been restored with some new brackets, but some intricate shingle work below the 1/1 wood double-hung windows looks to be original and matches that of its neighbor. A large horizontal windows just to the left of the entry door has been added. A grooved plywood skirt runs around the foundation. Frieze and rake boards detail the gable, along with corner boards. An intact bungalow garage sits south of the house.						
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Researcher/Organization: Joe Snider / HPNW			Date Recorded: 5/29/2002		
Survey Form Page 1		Address: 312 MADISON ST		Local Designation #	
				SHPO #	

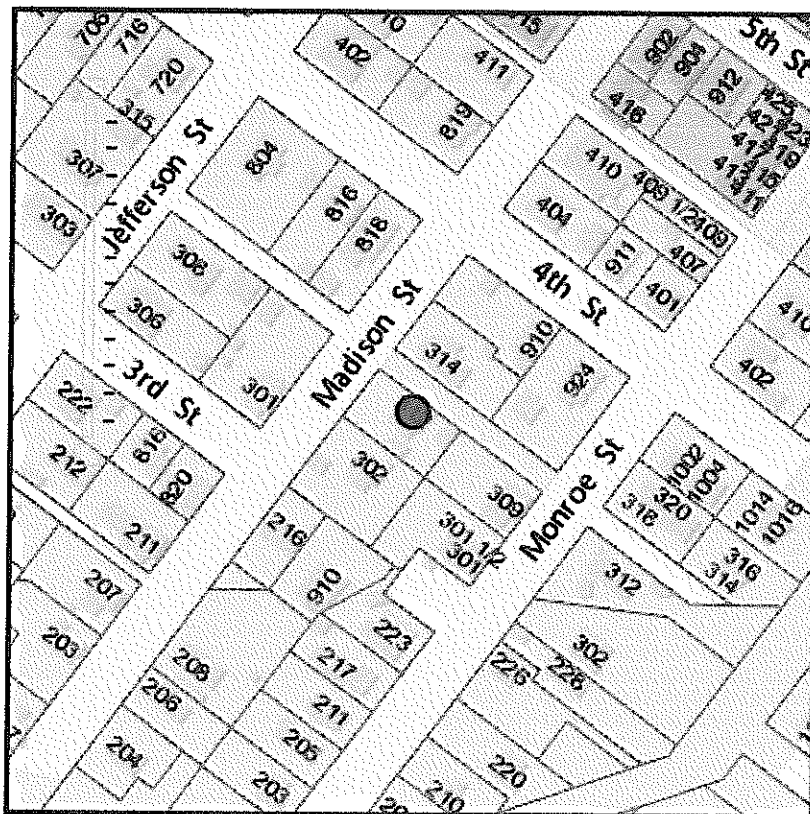


What Zone Am I In?

Please enter your address: 312 maison street

[Check Address](#)

312 MADISON ST is zoned R6



William Kelly Construction

1001 Leonard ST Oregon City OR

97045

503 515 4408

CCB74022

Proposal

*Proposal submitted to
Vickie Levy*

*Work to be performed at
312 Madison st*

William Kelly Construction agrees to perform the following in a workman like manner and within a substantial time completion for the sum of \$1200.00

Description

Remove existing rails and pickets from front porch and replace with new matching existing to keep historical integrity. Jack up front porch and releve as closely to origional when built. Add new supports and footings under porch. Remove and replace existing lattice skirting on porch. replace facia skirting as needed. Paint to match existing.

Inclusions

As stated above

Exclusions

As stated above

Any dry rot not defined in above is at an extra expense of \$45.00 hr plus materials. Home owner to be notified in advance for inspection before any dry rot work is to be started if found.

Payments to be made as follows: Half down and remaining amount due at completion of work.

Respectfully submitted _____

per William Kelly JR

Acceptance of Proposal: The Above Prices, specifications and conditions are satisfactory and are hereby accepted. William Kelly construction is authorized to do the work as specified above. Any changes to above specified work shall be in agreement between client and contractor either verbally or in writing. Payment shall be

made as outlined above.

Date _____

Signature

I AM ONLY SUBMITTING 1 BID
BECAUSE A) IT IS VERY DIFFICULT
TO FIND SOMEONE WHO IS INTERESTED
IN DOING HISTORICAL WORK AND
B) THOSE THAT ARE, I HAVE FOUND
TO BE OUTRAGEOUSLY EXPENSIVE

BILL KELLY HAS DONE SEVERAL JOBS
FOR ME OVER THE PAST 3 YEARS &
I HAVE BEEN PLEASED WITH HIS WORK
& HIS PRICES ARE MORE THAN FAIR.
HE LIVES IN OREGON CITY &
UNDERSTANDS & APPRECIATES THE
SIGNIFICANCE OF HISTORICAL NAMES.



