



**PRESERVATION GRANT
HISTORIC REVIEW BOARD
January 17, 2017**

FILE NO.: PG 17-02

**APPLICANT/
PROPERTY OWNER:** McLoughlin Memorial Association
Attn: Denyse McGriff
713 Center Street
Oregon City, Oregon 97045

LOCATION: 915 Rilance Lane
Oregon City, OR 97045
Clackamas County Map 3-2E- 6AD, Tax Lot 300

REQUEST: The applicant is seeking grant approval to replace two non-historic windows on an individually designated historic structure outside of a Historic District (Dr. Daniel Stephenson House at Rose Farm Museum)

REVIEWER: Trevor Martin, Planner

RECOMMENDATION: Staff Recommends Conditional Approval of PG 17-02

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

Grant Proposal:

The applicant is seeking grant approval to replace two non-historic windows with windows to match as closely as possible the original windows at 915 Rilance Lane. Sometime in the 80's the original windows were replaced. The installation was poorly done and the windows, sash and frame have deteriorated are falling out. The non-conforming windows will need to be removed and new support framing rebuilt for the new windows.



Location of Dr. Daniel Stephenson House



Location of Dr. Daniel Stephenson House (Behind William L. Holmes House)



Bedroom Window



Kitchen Window



Kitchen – West



Window Bedroom – N. Side

Project Bids

The applicant sought and received one bid which is included with the applicant's materials including:

- \$2,486.83 from Borders Construction, LLC, includes \$1,636.83 from Irvington Building Supply (Windows only)

Grant Funding:

Applicants are limited to \$3,000 of grant funds every two years. You may phase your project within the two year time period for the grant cycle, 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.

Staff is recommending a reimbursement of \$1,000.00.

Description and Statement of Significance:

The house has been identified as belonging originally to Dr. Daniel Stevenson, a local dentist born in Tennessee in 1829 who had a wife, Mary Ann, two children, Luisa and A.C., born in Oregon. A title search shows Stevenson selling Lots 5-8 to a James McNamara in 1865, and it is possible McNamara built the house. He owned the property until 1892, when it was deeded to the Providence St. Vincent Hospital, Sisters of Charity, who resold it in 1900 to a John Gleason. McNamara was born in England in 1836. The house was moved from its original location at 13th and Center Streets in the late 1970s. The house is significant for its age.

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 June 30, 2018.** 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 915 Rilance Ln