



**PRESERVATION GRANT
HISTORIC REVIEW BOARD
November 28, 2017**

FILE NO.: PG 17-06

**APPLICANT/
PROPERTY OWNER:** Shelagh Cavanaugh
402 John Adams St.
Oregon City, Oregon 97045

LOCATION: 402 John Adams St.
Oregon City, OR 97045
Clackamas County Map 2-2E-31AC-07100

REQUEST: The applicant would like to replace materials on the front porch and steps.

REVIEWER: Kelly Reid, AICP, Planner

RECOMMENDATION: Staff Recommends Conditional Approval of PG 17-06

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 materials on the front porch and steps of the John R Jr and Martha Trembath house. This work would include replacing the decking and stairs, and repairing decorative elements. The applicant proposes tongue in groove materials to match the existing, and paint to match the existing color.



Figure 1. Vicinity Map



Figure 2. Front facade



Figure 3. Porch materials to be replaced. The wood has been recently painted in an effort to protect it from the weather until it is replaced.



Figure 4. Porch materials to be replaced. The wood has been recently painted in an effort to protect it from the weather until it is replaced.



Figure 5. Porch materials to be replaced. Plywood is covering a hole in the porch floor. The wood has been recently painted in an effort to protect it from the weather until it is replaced.

Project Bids

The applicant submitted two bids including:

- \$3760 from Copper Crow Services
- \$4,100 from Gramada Construction

In an email to staff, the applicant described a preference for Copper Crow Services due to price, expertise, and commitment to restoring the porch with compatible materials and design.

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:

This c.1890 Italianate house has a rectangular plan with a truncated hip roof. An entablature with solid, detailed brackets and block details are represented in the frieze below the roofline. A three-sided bay window on the south elevation is detailed with small decorative brackets and panels below the window projection. Wood 1/1 double-hung windows are typical throughout the structure. The exterior is clad in wood channel drop siding.

The front porch has been altered with compatible non-historic wood posts that are supporting a pent roof above. The porch railing and balustrade has also been altered with a compatible spindle rail porch frieze at the roofline and decorative corner brackets below the frieze.

The porch is enclosed with lattice below the wood floor material to the ground below. A stone retaining wall surrounds the front elevation of the structure. Multiple additions have occurred to the south and rear of the structure including a detached stucco clad shed to the northeast.

Alterations include a new poured concrete foundation.

Statement of Significance:

In 1874, John R. Trembath Jr. (a.k.a. Trumbath) purchased this property and continued to own it until 1923. Trembath was born in England in 1841 and emigrated to Oregon City in 1869 and became a fish dealer for OCWM. He was married to Lillie Trembath and was considered a "prominent resident" of Oregon City. The house was owned by the Trembath family until c1947, when it was transferred to Minnie Beaulieu. Minnie and her husband, Joseph, who was employed by the Portland Pike Tent Company, remained in the house until 1955.

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 August 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.
6. The applicant shall utilize wood materials and ensure that boards measure the same or similar width as the existing boards.

Exhibits

1. Grant Application and materials
2. Historic Resource Inventory Form for 402 John Adams St.