



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Meeting Agenda Historic Review Board

Tuesday, April 26, 2016

6:00 PM

Commission Chambers

1. **Call to Order**

2. **Discussion Items:**

[PC 16-051](#) Preservation Month Activities

Attachments: [Commission Report](#)

3. **Break for Dinner - Return at 7:00PM**

4. **Preservation Grants**

[PC 16-049](#) PG 16-02-Porch Repair

Attachments: [Commission Report PG -16-02](#)
[Preservation Grant PG 16-02 Staff Report](#)
[PG 16-02 Applicant's Submittal](#)

5. **Design Advice**

[PC 16-050](#) Design Advice- 811 Monroe

Attachments: [Commission Report](#)
[Applicant's Submittal](#)
[Survey Form](#)

6. **Communications**

7. **Adjournment**

Public Comments: The following guidelines are given for citizens presenting information or raising issues relevant to the City but not listed on the agenda.

- *Complete a Comment Card prior to the meeting and submit it to the staff member.*
- *When the Chair calls your name, proceed to the speaker table and state your name and city of residence into the microphone.*
- *Each speaker is given 3 minutes to speak. To assist in tracking your speaking time, refer to the timer at the dais.*
- *As a general practice, Oregon City Officers do not engage in discussion with those making comments.*

Agenda Posted at City Hall, Pioneer Community Center, Library, and City Web site(oregon-city.legistar.com).

Video Streaming & Broadcasts: The meeting is streamed live on Oregon City's Web site at www.orcity.org and is available on demand following the meeting.

ADA: City Hall is wheelchair accessible with entry ramps and handicapped parking located on the east side of the building. Hearing devices may be requested from the City staff member prior to the meeting. Disabled individuals requiring other assistance must make their request known 48 hours preceding the meeting by contacting the City Recorder's Office at 503-657-0891.



City of Oregon City

625 Center Street
Oregon City, OR 97045
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Staff Report

File Number: PC 16-051

Agenda Date:

Status: Draft

To: Historic Review Board

Agenda #:

From:

File Type: Planning Item

SUBJECT:

Preservation Month Activities

RECOMMENDED ACTION (Motion):

Staff will provide an update on Preservation Month activities.

BACKGROUND:

Since the National Trust for Historic Preservation created Preservation Week in 1971 to spotlight grassroots preservation efforts in America, it has grown into an annual celebration observed by small towns and big cities with events ranging from architectural and historic tours and award ceremonies, to fundraising events, educational programs and heritage travel opportunities. Due to its overwhelming popularity, in 2005, the National Trust for Historic Preservation extended the celebration to the entire month of May and declared it Preservation Month to provide an even longer opportunity to celebrate the diverse and unique heritage of our country's cities and states and enable more Americans to become involved in the growing preservation movement. Learn more about National Preservation Month at www.PreservationNation.org/PreservationMonth

BUDGET IMPACT:

Amount:

FY(s):

Funding Source:



City of Oregon City

625 Center Street
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Staff Report

File Number: PC 16-049

Agenda Date: 4/26/2016

Status: Agenda Ready

To: Historic Review Board

Agenda #:

From:

File Type: Planning Item

SUBJECT:

PG 16-02-Porch Repair

RECOMMENDED ACTION (Motion):

Staff recommends that the Board conditionally approve 16-02

BACKGROUND:

The Oregon City Historic Review Board's renovation grant program makes funds available to property owners of Locally Designated historic buildings desiring to make exterior rehabilitation or renovation improvements; structural improvements to preserve the integrity of the structure may also qualify. The conditions of this program require that all improvements and projects be in keeping with the architectural integrity of the structure.

BUDGET IMPACT:

Amount:

FY(s):

Funding Source:



**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



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 LEU Address: 312 MADISON STREET

Site Address: SAME Historic Name: WILLOUGHBY HOUSE

Phone Number: 858-705-0987 E-mail address: VLEU1960@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: \$ _____

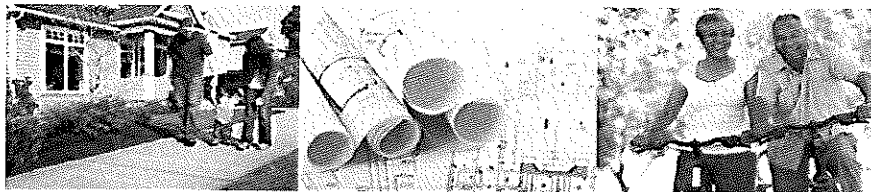
Grant awarded: \$ _____

Amount due owner: \$ _____ Check sent (Date: _____)

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



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](#)
[Share / Save](#)

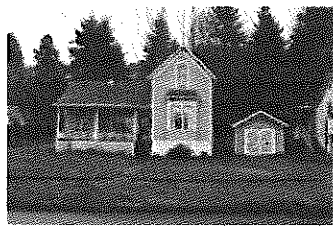
Search the Site



Historic Info

- [Singer Hill Creek Falls](#)
- [General Historic Information](#)
- [Historic Preservation Grant](#)
- ▼ [Historic Resources](#)
 - ▶ [Canemah National Register](#)
 - [Historic 7th Street Photos](#)
 - [Historic Main Street](#)
 - ▼ [McLoughlin Historic District](#)
 - ▶ [10th Street](#)
 - ▶ [11th Street](#)
 - ▶ [12th Street](#)
 - ▶ [13th Street](#)
 - ▶ [14th Street](#)
 - ▶ [1st Street](#)
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 - ▶ [Bluff Street](#)
 - ▶ [Center Street](#)
 - ▶ [Clinton Street](#)
 - ▶ [Elm Street](#)
 - ▶ [High Street](#)
 - ▶ [JQ Adams Street](#)
 - ▶ [Jackson Street](#)
 - ▶ [Jefferson Street](#)
 - ▶ [John Adams Street](#)
 - ▼ [Madison Street](#)
 - [1004 Madison Street](#)
 - [1103 Madison Street](#)
 - [1110 Madison Street](#)
 - [1116 Madison Street](#)
 - [1117 Madison Street](#)
 - [115 Madison Street](#)
 - [117 Madison Street](#)
 - [1204-1206 Madison Street](#)
 - [1212-1214 Madison Street](#)
 - [1218 Madison Street](#)
 - [1220 Madison Street](#)
 - [1302 Madison Street](#)
 - [1312 Madison Street](#)

OREGON CITY HISTORIC RESOURCE SURVEY FORM

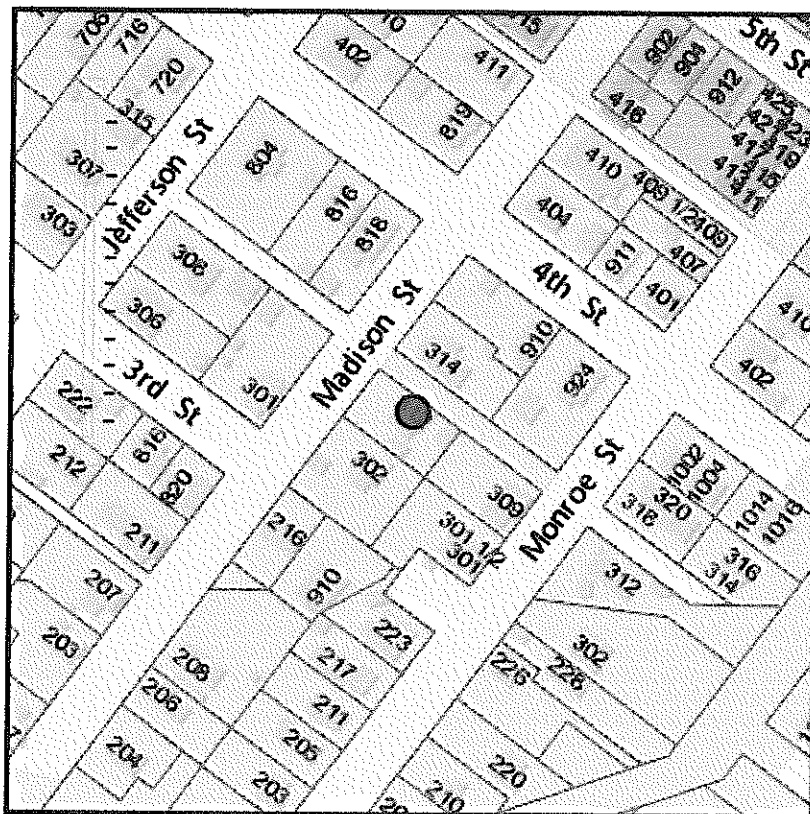
Street Address: 312 MADISON ST					City: OREGON CITY	
USGS Quad Name: Oregon City			GPS Latitude: 45 21 08 N		Longitude: 122 36 18 W	
Township: 02S	Range: 02E	Section: 31	Block: 133	Lot: 6	Map #: 22E31DA	Tax Lot #: 4800
Date of Construction: c. 1889		Historic Name: Willoughby, Mahlon E., Rental			Historic 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:						
<p>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.</p> <p>An intact bungalow garage sits south of the house.</p>						
Statement of Significance:						
<p>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.</p>						
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 original 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.







City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Staff Report

File Number: PC 16-050

Agenda Date: 4/26/2016

Status: Agenda Ready

To: Historic Review Board

Agenda #:

From:

File Type: Planning Item

SUBJECT:

Design Advice- 811 Monroe

RECOMMENDED ACTION (Motion):

Staff recommends the Board listen applicant's presentation and provide non-binding advice and direction. This is a proposed addition to a designated, but highly altered, structure in the McLoughlin Conservation District.

BACKGROUND:

HRB created the design advice process to provide additional support and advice to owners of historic homes.

BUDGET IMPACT:

Amount:

FY(s):

Funding Source:

TO: OREGON CITY HISTORICAL REVIEW BOARD

FROM: Nancy Rogene, Homeowner
811 Monroe Street
Oregon City, Oregon 97045

Robert Perron
Designer

RE: ADDING SQUARE FOOTAGE TO AN EXISTING HOME AT 811 MONROE STREET, OREGON CITY

This proposal involves adding approximately 560 square footage of living area to an existing home. The current square footage of the home is approximately 1250.

The purpose of the additional space is to accommodate my son and his wife who would like to share living space and help me with the maintenance of the home and yard work as I age

The proposal involves adding a master bedroom and bath, a small closet for doing laundry, an area for a college style countertop kitchen area, and a screen-in porch in the front of the home. An additional upstairs area will be used for storage.

The addition square footage will enhance my ability to "age in place" now that I am in my seventies, and to maintain a beautiful home with visual integrity and coherence. I have begun the process of creating more beautiful landscaping of my home on the Monroe Street (East) side and also creating gardens and trellises around the grounds of the home.

The home at 811 Monroe Street has been extensively remodeled over the years and no longer qualifies as a Historic Site in its own right although it lies within the McLoughlin Conservation Area. All of the windows were installed prior to my purchase in the year 2000.

For this reason, I would like the one additional window that will be added to the East side of the house to be in keeping with all of the other windows already in place. This will insure visual coherence. The newly proposed windows along the South side could either be consistent with the current windows or changed to a style recommended in the guidelines.

As the guidelines were developed to maintain the historical architecture of historic homes, they do not seem to fully apply to a home that no longer has historically authentic windows remaining. Thus, it might be most auspicious for the visual integrity of the home and the beauty of the neighborhood, if the windows already in place be replicated instead of a visual "hodge podge" that altering some of the windows might likely create.

Thank you for considering this proposal and I welcome the Review Board's feedback.

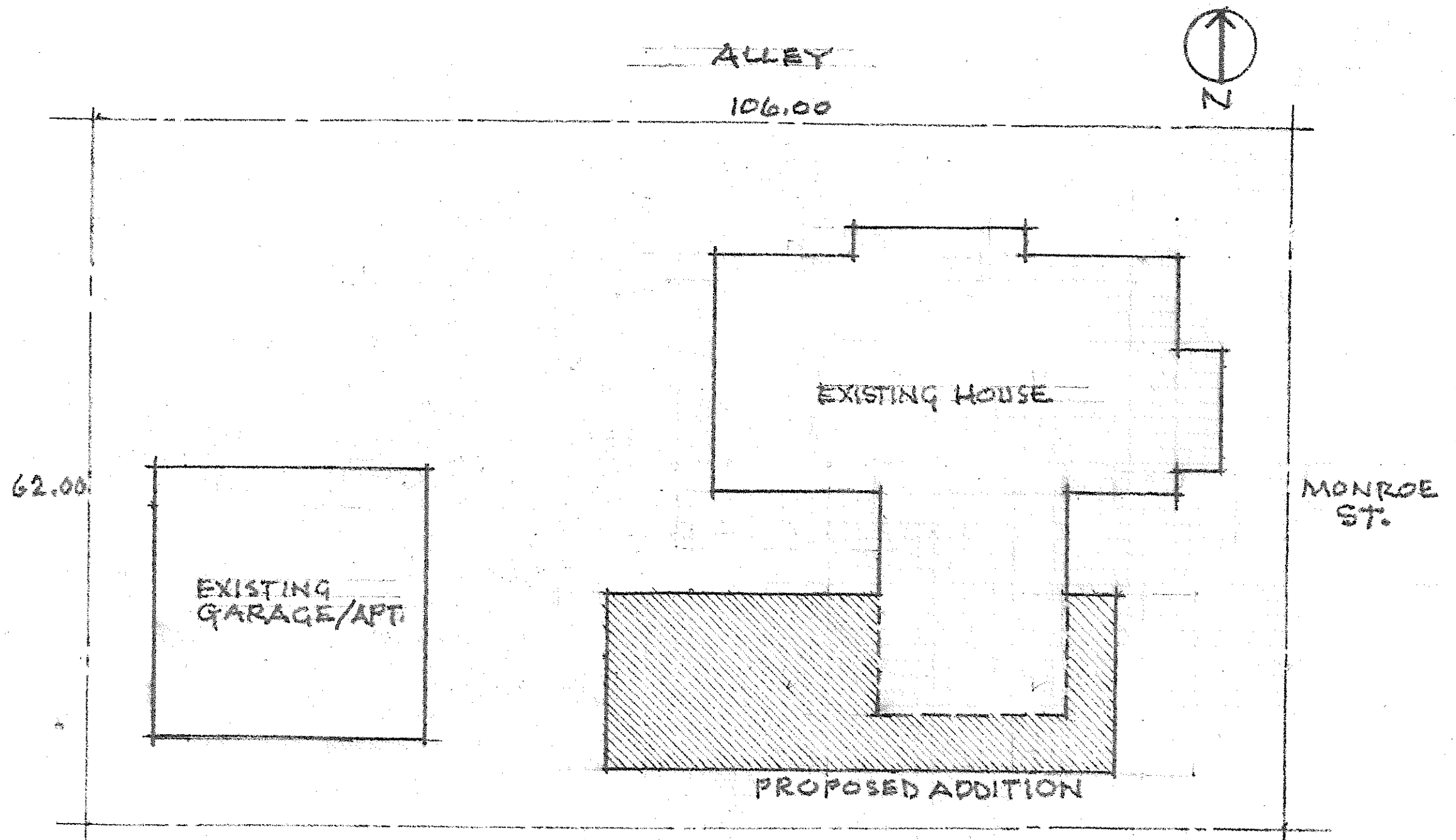
Sincerely,
Nancy Rogene, Homeowner











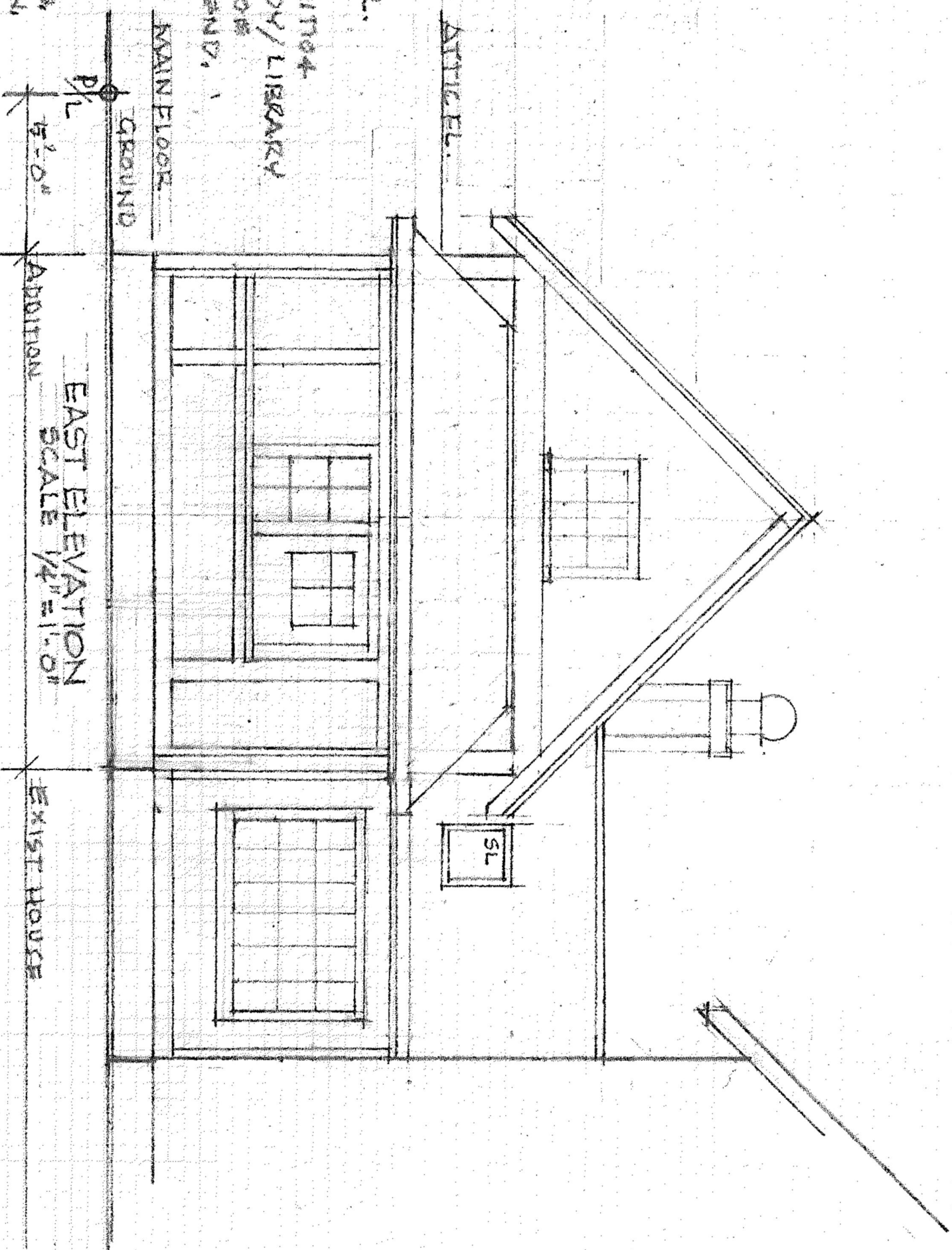
PLOT PLAN
SCALE: 3/32" = 1'-0"

BLOCK 130, LOT 9601
% OF COVERAGE: 36

ROGEN RESIDENCE

IMPORTANT NOTES

- 1. MATERIALS ON EXTERIOR -
- ROOF: COMPOSITION, DARK GREY, 25 YR.
- SIDING: HARDY PLANK
- 8" TO WEATHER ON ADDITION
- 4" TO WEATHER ON STUDY/LIBRARY
- WINDOWS: TO MATCH ALONG MONROE
- OTHERS PER RECOMMEND.
- DOORS: PER CODE
- COLORS: LIGHT GREY ON SIDING,
- WHITE ON WINDOWS,
- DARK GREY ON TRIM.
- TRIM: NO. 1 CEDAR, FACTORY PRIMA
- DECK: PARANI COMPOSITE, LIGHT BROWN



ATTICEL.

MAIN FLOOR

GROUND

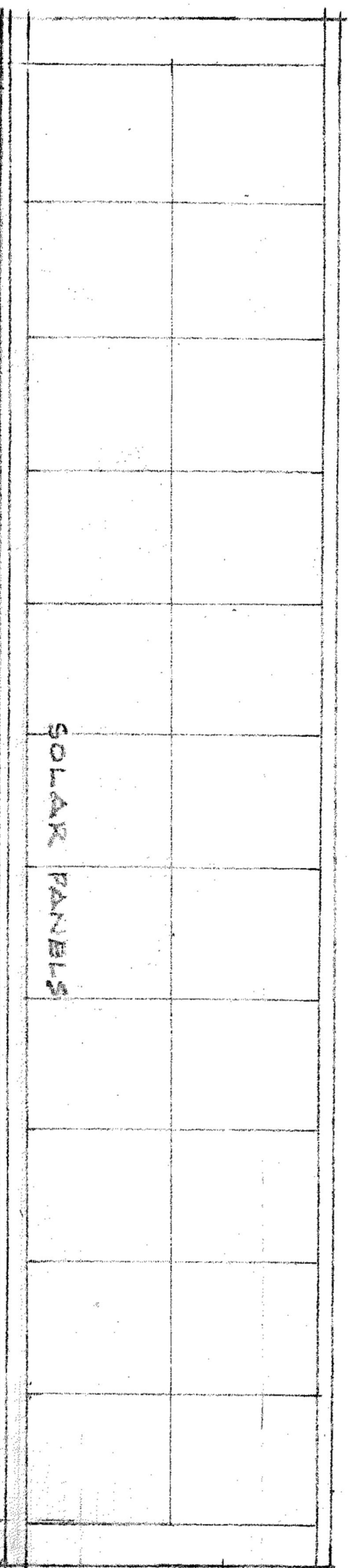
P/L

15'-0"

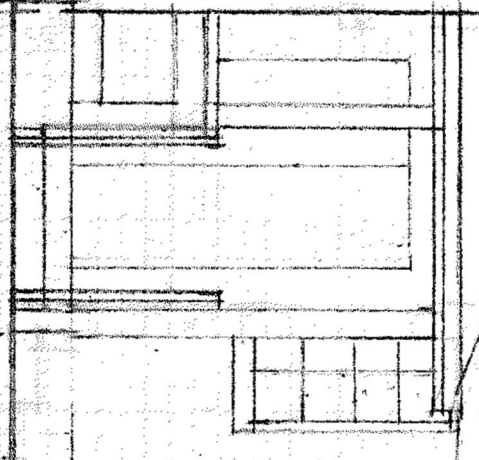
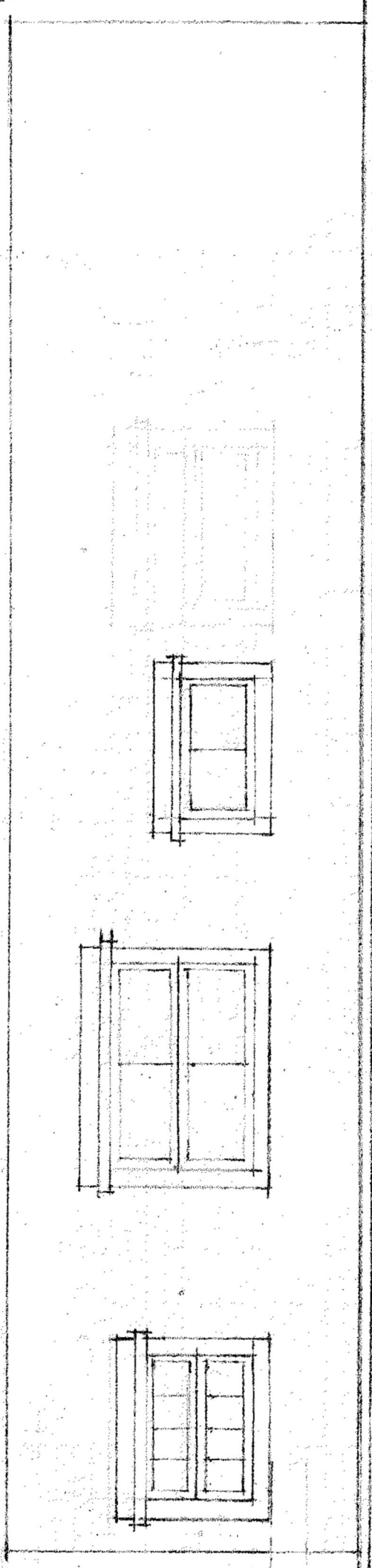
ADDITION

EAST ELEVATION
SCALE 1/4" = 1'-0"

EXIST HOUSE



SOLAR PANELS



ADDITION

PORCH
EXIST. HOUSE

ATTIC FL

MAIN FL
GROUND

P/L

SOUTH ELEVATION

SCALE 1/4" = 1'-0"

