



**PRESERVATION GRANT
HISTORIC REVIEW BOARD
August 14, 2017**

FILE NO.: PG 17-04

**APPLICANT/
PROPERTY OWNER:** Bill & Judy Schumann
910 Washington St.
Oregon City, Oregon 97045

LOCATION: 910 Washington St.
Oregon City, OR 97045
Clackamas County Map 2-2E-31AA-10200

REQUEST: The applicant would like to refinish the trim along the windows, soffit, and porch of the existing home (Busch House).

REVIEWER: Trevor Martin, Planner

RECOMMENDATION: Staff Recommends Conditional Approval of PG 17-04

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 refinish the paint along the windows, soffit, and porch of the existing home. This work would include removing old paint, damaged wood or caulking, and refinishing the surfaces.



Location of John Busch House

Areas to be Refinished



Sills on outside of home



Framing around house windows to be refurbished

Framing around house windows to be refurbished



Caulking around window to be refinished





Framing around window to be refinished

Project Bids

The applicant sought multiple bids, but only received one bid which is included with the applicant's materials including:

- \$6,600.00 from Flying Colors Painting LLC

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:

This single story colonial bungalow has a rectangular plan. It sits on a concrete foundation and is covered in non-original stucco with a small water table. The jerkinhead roof has boxed eaves, eave returns and is covered with composition shingling. The windows are primarily 1/1 wooden double hung. The front and some side windows have been changed to large single pane fixed and all of the surrounds have been changed. The front porch has a gabled roof supported by round columns with a arched ceiling. The non-original front door has side lights. The porch base is concrete with 14 steps down to both sides and the main stairs to the front with wrought iron railings. There is a metal canopy covered side entry. There is a concrete retaining wall along the perimeter of the front yard. The house is significant for its architecture, as a good example of the colonial style. It is also significant for its association with Frank Busch, John C. Busch's father. Betty Caldwell, the daughter of John C. Busch, described the outside of the house as relatively unchanged from the time of construction. The exterior remains stucco. Modifications to the structure were mostly interior. Build in the dining room were replaced with a large picture window. Other changes to the house include a porch enclosure to enlarge the kitchen, and add of paneling upstairs and in the basement. The sitting room off the master bedroom was previously a small bedroom and had no french doors openin onto the back porch. The rear yard is relatively unchanged from when Betty grew up. The other structures on the property consist of a playhouse, a two garages that were built around 1929.

Statement of Significance: The structure is currently used as a single-family residence. The land that the house resides on was originally owned by St. Paul Episcopal Church was bought from the church in 1919 by the Hendry's and from the Hendry's to the Busch's in 1921. John C. Busch built the house either in 1921 or 1922. John was the son of Frank and Annie Busch and was born in Oregon City January 31, 1883. He lived in Oregon City his entire life and was partner of the Busch Furniture Store with his father and brother. John married Mildred who was born in October 10, 1897 in Debeque, Ohio. Both J and Mildred were Catholic and very active in the church. John was a member of the Knights of Columbus. John's father, Frank Busch, was a native Bohemia. John's grandfather, Wenzel Busch, moved his family to Oregon in 1877, and became a farmer in Clackamas County. Frank did not accompany the family at this time as he was in the Austrian Army during the Balkan War. Frank later joined his parents in 1883 in Oregon City. He established the Busch Furniture Store and later a furniture factory at Eleventh

and Main Streets. The retail store of Frank Busch & Sons was managed by two of his sons (one of them was John). Frank Busch was also a director of P.R.L. & P. Company, a railroad company.

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 picked 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.

Exhibits

1. Grant Application and materials
2. Historic Resource Inventory Form for 910 Washington St.