



**PRESERVATION GRANT  
HISTORIC REVIEW BOARD  
8/20/2019**

**FILE NO.:** PG 19-05

**HEARING DATE /  
LOCATION:** September 24, 2019  
Oregon City, City Hall – Chambers  
625 Center Street  
Oregon City, Oregon 97045

**APPLICANT/  
PROPERTY OWNER:** Wendy Marshall  
115 Madison Street  
Oregon City, Oregon 97045

**LOCATION:** 115 Madison Street  
Oregon City, Oregon 97045

**REQUEST:** The applicant is seeking grant approval to repair damaged siding, trim, and roof structure on an individually designated historic home in the McLoughlin Conservation District.

**REVIEWER:** Kelly Reid, AICP, Planner

**RECOMMENDATION:** Conditional Approval

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 repair damaged siding, trim, and roof structure on a designated historic home in the McLoughlin Historic Conservation District, the Annie Busch House, built in 1909.

The applicant submitted the following narrative:

*The house was constructed in 1901-1909. Many elements of the structure have been neglected for some time, and past work was of poor quality. Structural and exterior work is planned to rehabilitate and renovate the structure, preserving its historical character.*

*A past fire burned several rafters in the attic above the living room. The damage was not properly repaired, and the roof structure will deteriorate if not repaired. The structural stability is in question and needs to be repaired before the contractor can place weight on the structure to replace the roofing. The area is approximately 12' x 16'. A building permit will be submitted for this work.*

*The aging roof is in extremely poor condition, with curling shingles, major loss of granules, and faulty flashing. The roof requires immediate replacement to protect the structure. The existing roof is composed of composite shingles, with one section of rolled roofing at the front elevation. New shingles will be a basic style in a neutral color, to honor the simple vernacular style of the structure. There is a high risk for significant damage if the roof is not replaced. The new roof is intended to replace and mimic the style of the existing roof, and is not intended to alter the historic style of the home.*

*To further protect the structure from water damage, the failing, leaking metal gutter system will be replaced with painted aluminum gutters.*

*Restoration and painting of the siding and trim will complete the exterior renovation. Aside from the prep work typically required prior to painting, there are several areas that will be repaired/corrected to restore the siding. Prior painting was done without consideration of the previous poor-quality siding repairs, with poor seams and joints that are susceptible to water intrusion.*

*There is a section of siding on the upper east facing façade, visible from the right-of-way, that has been shoddily replaced in the past with cheap siding material and will be replaced with the channel-drop style to match the original. The north façade is visible from the right-of-way. A prior renovation resulted in a section of the original channel drop siding being haphazardly placed over a previous door opening. This patch will be recut and repositioned to fit properly into the hole to reestablish the exterior wall surface. The original channel drop siding will be utilized to the maximum extent possible, with any replacement pieces being carefully installed to restore the original look.*

*Where windows are smaller than the originals, the prior poor-quality siding repairs are obvious and will be fixed.*

*The existing paint was applied very poorly. There are several instances of exposed wood, dry rot, bubbled paint, paint peeling off in sheets, broken siding and trim, caulking failure, and sap breaching the paint around the window trim.*

*The new paint will preserve the integrity of the structure by providing protection from the elements.*

*The painting scheme has been selected to honor the simplicity of vernacular style, while allowing a "pop" of color on the front entrance. The siding will consist of one neutral dark gray color. The trim will be white. Other than the window frames, most of the trim, such as corner and fascia boards, are now painted the same color as the siding. The large trim boards are a distinguishing feature of the home and will be accented with the white trim color.*

*Obtaining estimates for all the work at this time of year was difficult. The selected contractor, Apex Home Solutions, was able to bid the entire project. I have attached all other quotes I was able to obtain for reference.*

*I understand all the work items may not qualify for grant consideration, but I believe the materials in this application demonstrate proposed renovations that will protect and enhance the historic structure for years to come.*

**Description and Statement of Significance:**

This 1-1/2 story vernacular residence has a rectangular plan with an asymmetrical front elevation. It sits on a concrete foundation and is clad in channel drop siding with corner boards and a small water table. The rear portion of the structure is side gabled, while the front portion is an off center front gable with a change in slope to the south side, creating an extended shed roof that has been added/extended further to the south. The roof is covered with composition shingling. There is a large frieze board. The windows are primarily aluminum sliders with wide surrounds. There is a deck to the rear and a north side door has been filled in with siding. The non-original front porch consists of a gable roof supported by posts on a concrete slab. There is decorative siding and a tie board.

Statement of Significance: The house at 115 Madison Street may be one of fourteen houses built by Frank Busch in and around the McLoughlin District, evidenced by ownership by the Busch family around the time of construction. The Busch family owned many surrounding lots. Annie Busch purchased lot 11 from Helen Stratton in 1900 and lot 10 from Ira Rambo in 1909. Annie Busch sold lots 9, 10 and 11 to Peter Becker in 1919. Lars and Anna Swanberg purchased the three lots in 1922 and then sold them to Ed van Auken in 1931. Joseph and Mildred Erker purchased lots 10 and 11 in 1949 and sold them to Pearl Keopple in 1957. The heirs of Ms. Keopple sold the property to Willard and Mary May Ealls in 1961. City directories suggest that the Ealls and their six children rented the house beginning in the early 1950s. Mr. Ealls was employed by Industrial Aires. In 1969, the property was sold to Emil Krause.

**Project Bids**

The applicant wishes to hire Apex Home Solutions, which has bid the full job at \$22,220.

Other bids were obtained from RJ Ramos Roofing (\$8990) and Woods Roofing (\$8025) solely for the roof work, and New Era Painting (\$12,690) for the trim and gutter work and painting.

**Grant Funding:**

The applicant has requested \$1000.

**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, 698 Warner Parrott Rd.
3. **Projects must be completed by June 30, 2020.** 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.