



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

**FILE NO.:** PG 17-03

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

**LOCATION:** 536 Holmes Ln  
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 (William L. Holmes House – 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 remove and replace the porch of the William L. Holmes House which is deteriorating. Once the porch is removed, the water which runs under the porch will be piped in the ground to prevent it from freezing. Materials will consist of straight-grained tongue and groove lumber and framing to better support the entire porch. The porch will be painted dark grey using deck paint.

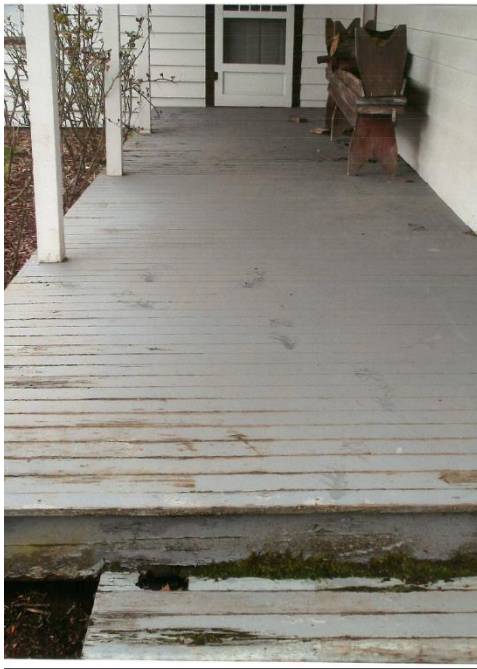


Location of William L. Holmes House (at Rose Farm Museum)



Location of Porch





Rear Porch – N. Side  
Kitchen Window



Rotted Steps



Tongue and Groove Dry Rot

### **Project Bids**

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

- \$4,667.50 from Borders Construction, 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:**

The Rose Farm is one of the oldest extant structures in Oregon, and was the site for the inaugural ceremonies for the first Oregon Territory governor, General Joseph Lane. William Livingston Holmes, a native of Tennessee and his South Carolina-born wife, Mary, arrived in Oregon in 1843. They settled on the Donation Land Claim of 640 acres, and built a log cabin in 1844. The current structure is said to have been patterned on Holmes' house in Tennessee, and became known to locals as "Rose Farm" because of the roses planted around it. Holmes was sheriff of Clackamas County under the Oregon provisional government, and was Doorkeeper of the first Territorial Legislative Assembly in 1849. The house apparently was the center of many social events in early Oregon history; it remained in the Holmes family until 1919. The structure is one of the oldest surviving buildings in the state and is significant for its age and its association with the first territorial government, as well as for its place in the local social history of Oregon City.

### **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 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