



CITY OF OREGON CITY HISTORIC REVIEW BOARD AGENDA

**THIS MEETING WILL BE VIA ZOOM ONLY.
Tuesday, July 23, 2024 at 7:00 PM**

Ways to participate in this public meeting:

- Via Zoom - ocplanning@orc.org or call 503-722-3789 by 3:00 PM to request the Zoom link. Please see the public comment guidelines below.
- Register to provide electronic testimony (email ocplanning@orc.org or call 503-722-3789 by 3:00 PM on the day of the meeting to register)
- Email ocplanning@orc.org (deadline to submit written testimony via email is 3:00 PM on the day of the meeting)

1. CALL TO ORDER AND ROLL CALL

2. MEETING MINUTES

2.a. Minutes approval from May 23, 2023 and August 22, 2023.

3. PUBLIC COMMENTS

Please see the public comment guidelines below.

4. PRESERVATION GRANT

4.a. PG 24-02 Window Repair- Rose Farm (536 Holmes Lane)

5. COMMUNICATIONS

6. ADJOURNMENT

PUBLIC COMMENT GUIDELINES

Complete a Comment Card prior to the meeting and submit it to the clerk. When the Chair calls your name, proceed to the speaker table, and state your name and city of residence. Each speaker is given 3 minutes to speak. As a general practice, the committee does not engage in discussion with those making comments. Complaints shall be addressed at the department level prior to addressing the committee.

ADA NOTICE

The location is ADA accessible. Hearing devices may be requested from the City Recorder prior to the meeting. 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.

Agenda Posted at City Hall, Pioneer Community Center, Library, City Website.

Video Streaming & Broadcasts: The meeting is streamed live on the [Oregon City's website](https://www.oregoncity.org) and available on demand following the meeting. The meeting can be viewed on Willamette Falls Television channel 28 for Oregon City area residents as a rebroadcast. Please contact WPMC at 503-650-0275 for a programming schedule.



City of Oregon City

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

Meeting Minutes - Draft

Historic Review Board

Tuesday, May 23, 2023

7:00 PM

Commission Chambers

1. Convene Regular Meeting and Roll Call

Vice Chair Powell called the meeting to order at 7:00 PM.

Present: 5 - Board Member Robert Green, Board Member Tim Powell, Board Member Ray Stobie, Board Member Sabrina Ferry, and Board Member Paul Edgar

Absent: 0 -

Staffers: 2 - Senior Planner Christina Robertson-Gardiner and Community Development Director Aquila Hurd-Ravich

2. Public Comment — *None.*

3. Design Advice: **Detached Multifamily Addition to the Sara Hughes House 1102 7th Street**

Christina Robertson Gardiner, Senior Planner, noted there were not a lot of windows on the rear and side elevations. This would be additional units built in the same location as an existing detached garage. The garage would be demolished, and units built in its place and would be part of one tax lot. This was not a middle housing project.

Trevor Tyree, representing the applicant, reviewed the site plans and renderings. They planned to build a six-unit structure. Four units would be studios and two would be one-bedroom units. He asked for feedback from the Board.

There was discussion regarding adding roof detail, windows out of proportion and breaking them apart to be double hung pairs, changing the roof pitch, porch overhang, adding windows on the west elevation for compatibility even if it was a firewall or appearance of windows, putting in traditional doors, breaking up the long flat wall, if the windows on the west caused loss of units they could recess the wall for texture.

Chair Ferry arrived at 7:30 p.m.

Trevor Tyree clarified the porch overhang should be moved in so it was flush with the lot line and adding windows on the west wall.

4 Public Hearings: GLUA-23-00015: HR 23-00006: Historic Review for an addition of more than 30% to a non-designated historic building in the McLoughlin Conservation District (615 High Street).

Vice Chair Powell opened the public hearing and read the hearing statement. He asked if any Board member had ex parte contacts, conflicts of interest, bias, or any other statements to declare including a visit to the site.

Board Member Stobie had a conflict of interest and would be recusing himself from the hearing.

Vice Chair Powell said as the Vice Chair of his Neighborhood Association, he was contacted by the applicant in February, prior to an application being submitted to the HRB. He set up a meeting with the applicant to look at the drawings and tour the site in March. The Neighborhood Association Steering Committee discussed the application in April and the neighborhood thought it was more than 30% and needed to be an application to the City, and in May the neighborhood reviewed the project and then he received notification it was an HRB review. No decisions were made and he thought he could review the application fairly.

Christina Robertson-Gardiner, Senior Planner, asked if he was using information the Board did not have and if he could make a non-biased decision.

Vice Chair Powell said there was a rendering the neighborhood requested that was not in the HRB packet. He thought he could make an unbiased decision.

All Board Members had visited the site.

Ms. Robertson-Gardiner presented the staff report. This was a request for an addition of more than 30% to a non-designated historic building in the McLoughlin Conservation District. She entered items into the record, a support email from Justin Jackson and an additional rendering from the McLoughlin Promenade. Staff recommended the Board rely on the safe harbor statement from the design guidelines. Staff also recommended approval of the design of the addition. Staff found the placement, size, height, and simple design did not adversely affect the historic district and continued to complement the designated 1950s elevator and McLoughlin Promenade and was in line with the two flanking non-designated mid-density buildings on High Street. She reviewed the conditions of approval, existing conditions, and renderings.

There was discussion regarding the roof overhang extending over the Promenade.

Ben James, applicant, said he bought the house and tried to fix the roof, but it continued to give him problems. He wanted a solution for the water coming in. It was a great building and location by the elevator. He hoped the addition would be office space, which would open up the basement to do something fun for the community.

Brett Laurila, representing the applicant, said they had been looking for solutions to the leaking and opening the basement to be a community asset. He asked if there were any questions about the design.

There were questions about the glazing, view of the roof deck from the Promenade, and use of stucco panels and trim.

Mr. Laurila said the glazing would not be reflective. It would be clear or slightly tinted.

The steel panels on the roof would be exposed and would be painted a cohesive color with the roof and columns. He explained the stucco assembly and other colors on the building. Regarding the roof overhang, the panels would come out a couple of feet over the Promenade for sunshade.

Vice Chair Powell closed the public hearing.

Ms. Robertson-Gardiner said staff would have to look into the overhang, which was allowed in the right-of-way but not a tax lot. If the applicant had to shorten the overhang to meet building code, should they add a condition that the application come back to the Board?

There was consensus that the Board was in favor of the overhang, but if it was not allowed, it should be flush to the building and the Board did not need to see it again.

A motion was made by Board Member Green, seconded by Board Member Edgar, to approve GLUA-23-00015: HR 23-00006: Historic Review for an addition of more than 30% to a non-designated historic building in the McLoughlin Conservation District (615 High Street) with conditions. The motion carried by the following vote:

Aye: 4 – Board Member Powell, Board Member Green, Board Member Edgar, and Board Member Ferry

Recused: 1 - Board Member Stobie

GLUA-23-00001 and HR 23-00002 -151 Molalla. New Construction of a tri-plex on land that is part of a designated Landmark -Rasmussen-Buol House (151 Molalla Avenue).

Vice Chair Powell opened the public hearing. He asked if any Board member had ex parte contacts, conflicts of interest, bias, or any other statements to declare including a visit to the site.

All Board members had visited the site.

Ms. Robertson-Gardiner said this was a request for construction of a tri-plex on land that was part of a designated landmark. The applicant had not pursued revisions or had any substantive conversation with staff since the March HRB meeting. Staff was unable to recommend revisions to the plan that would result in a compatible design that could be implemented through clear and objective conditions of approval. Staff recommended denial and adoption of the findings in the staff report. She reviewed the findings for denial.

There was no public testimony.

Vice Chair Powell closed the public hearing.

A motion was made by Board Member Green, seconded by Board Member Stobie, to deny GLUA-23-00001 and HR 23-00002 -151 Molalla. New Construction of a tri-plex on land that is part of a designated Landmark - Rasmussen-Buol House (151 Molalla Avenue) with the findings in the staff report and in Slide 3. The motion carried by the following vote:

Aye: 5 – Board Member Powell, Board Member Green, Board Member Stobie, Board Member Edgar, and Board Member Ferry

5. General Business: 2023-2025 Biennium Work Plan- Initial Discussion

Ms. Robertson-Gardiner shared items to add to the work plan. The Board would be participating in a day long education session on August 11, 2023. The Board would also be working on the Compatible Change project and thresholds for triggering review, a windows Work Session, homeowner welcome education packets, and Preservation Month/Ruth Powers Award. She asked if the Board wanted to add any other items.

No other items were suggested.

6. Minutes

A motion was made by Board Member Edgar, seconded by Board Member Green, to approve the October 23, 2012; November 27, 2012; January 22, 2013; February 26, 2013; March 26, 2013; May 28, 2013; June 25, 2013; and March 25, 2014, minutes. The motion carried by the following vote:

Aye: 5 – Board Member Powell, Board Member Green, Board Member Stobie, Board Member Edgar, and Board Member Ferry

7. Communications

Ms. Robertson-Gardiner said the design guidelines for middle housing were passed by the City Commission with one small amendment that townhomes would never be a full Queen Anne style.

8. Adjournment

Vice Chair Powell adjourned the meeting at 8:57 PM.



City of Oregon City

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

Meeting Minutes - Draft

Historic Review Board

Tuesday, August 22, 2023

7:00 PM

Commission Chambers

1. Convene Regular Meeting and Roll Call

Chair Ferry called the meeting to order at 7:00 PM.

Present: 4 - Board Member Robert Green, Board Member Tim Powell, Board Member Ray Stobie, and Board Member Sabrina Ferry

Absent: 1 - Board Member Paul Edgar

Staffers: 2 - Senior Planner Christina Robertson-Gardiner and Community Development Director Aquila Hurd-Ravich, Carrie Richter

2. Approval of Minutes

****Don't know if these were approved as the recording started later.**

3. Public Comment – *None.*

4. Public Hearings: **GLUA-23-00023/HR-23-00007 Installation of the Cayuse 5 Tribute Project on the McLoughlin Promenade, a designated historic structure. The City of Oregon City, in partnership with the Confederate Tribes of the Umatilla Indian Reservation (CTUIR), seek to honor the five Cayuse men who were unjustly taken into custody, charged, and hanged in Oregon City territory in 1850. The Tribute will be located in the existing public park adjacent to the McLoughlin Promenade.**

****RECORDING STARTED HERE****

Applicant ?? said they did not know where the men who were known as the Cayuse Five were buried and it was an opportunity to educate citizens that this was an ongoing quest and to invite their support. She gave a background on the men and draft text of the tribute.

Dante Posadas, Right-of-Way and Construction Manager, discussed the utility infrastructure in this area and materials that were being proposed.

Christina Robertson-Gardiner, Senior Planner, said staff thought there was space to put in this tribute and it was compatible with the Promenade. They were working to address the arborist report, but any one tree was not significant in adversely affecting the resource. Staff had requested a continuance to September 26.

A motion was made by Board Member Powell, seconded by Board Member Green, to continue GLUA-23-00023/HR-23-00007 to September 26, 2024. The motion carried by the following vote:

Aye: 4 – Board Member Powell, Board Member Green, Board Member Stobie, and Board Member Ferry

GLUA-23-00025/HR-23-00008 The Applicant is requesting to use a metal cable railing on a rear deck replacement, which cannot be approved on a staff level. Anne Park House- 1315 JQ Adams Street.

Chair Ferry opened the public hearing. She asked if any Board member had ex parte contacts, conflicts of interest, bias, or any other statements to declare including a visit to the site.

Board Member Powell said at the McLoughlin Neighborhood Association steering committee meeting this application was brought up as a land use action that would need to be reviewed.

Board Member Green took a photograph from the neighbor's yard and forwarded it to staff. He noted there was a six foot fence separating the property and because of the height of the deck you would see the rail from the neighboring property. From the sidewalk it could not be seen.

All Board members had visited the site.

Ms. Robertson-Gardiner said this was a request to use a metal cable railing on a rear deck replacement. This was not a material allowed in the HRB policies. She discussed the subject site, HRB policy on porches and decks, balancing compatible design and being differentiated from the historic building, what the HRB would need to determine, options for the decision, nearby historic resources, photos of the house, deck site plan and proposal, and proposed materials. She also showed the photo taken by Board Member Green.

There was discussion regarding use of Timber Tech.

Kim Sparks, applicant, said none of the neighbors had an issue with the proposal. Cable was not an available resource when the house was built, but because of the aesthetics of it, they thought they could get the railing the cable would attach to in a gray color that would essentially disappear. It would not adversely affect the structure or aesthetics.

Board Member Powell asked if the applicant looked at other types of railings. Ms. Sparks said they had looked at different types and let the designer decide what would be the best size and type for the structure.

Board Member Powell thought to disappear from view, a thinner post would be better.

Chair Ferry asked about the shade of gray. Ms. Sparks said they would try to match the railings with the gray cable.

Board Member Stobie asked if she had reviewed the HRB policies. Ms. Sparks said

they did, but they wanted to move forward with this design.

Board Member Powell thought it looked too modern and suggested a smaller post. He thought the gray was a good color.

Board Member Green thought it would be screened from public view. The deck was not part of the original building and was removable.

Board Member Stobie did not think all the options had been looked at that would have complied with the policies. He was hesitant to set a precedent. He was in favor of continuing the hearing for the applicant to look at other options.

Chair Ferry thought it fit the style in the policies. She liked the gray color as well and she could not see it from the street. It did not affect any historic materials and was not permanent.

Board Member Green suggested another option, to use resin Timber Tech railing instead. Ms. Robertson-Gardiner clarified she had given the applicant that option, but they wanted to pursue the metal railing.

Ms. Sparks said it was something they could consider; however, they favored the cable design. She proposed a resin railing with cable balusters.

There was discussion regarding whether to continue the hearing for the applicant to come back with different designs.

A motion was made by Board Member Green, seconded by Board Member Stobie, to continue GLUA-23-00025/HR-23-00008 to September 26, 2024. The motion carried by the following vote:

Aye: 4 – Board Member Powell, Board Member Green, Board Member Stobie, and Board Member Ferry

5. Other Business: 2023-2025 Biennium Work Plan- Initial Discussion

Ms. Robertson-Gardiner said at the July meeting the Board discussed the work plan and including previous goals the Board had. She reviewed the added items and asked for prioritization of the goals.

The Board reported on the recent day-long training they received and discussed priorities.

There was support for a Work Session on windows, outreach to new historic home owners and periodic outreach to all historic home owners, better coordination between the City departments and applicants in regard to conditions of approval, looking into a more formal check in mid-process of a historic project, coordinating with geologic hazard review and historic review when going through parallel processes and impact on design, and solar panel design. Windows, solar design, and Compatible Change project were the priorities.

Ms. Robertson-Gardiner would update the work plan and discuss with staff about level of effort and what could be achieved in the biennium. The work plan would be brought back in September.

6. Communications

None

7. Adjournment

Chair Ferry adjourned the meeting at 8:51 PM.



CITY OF OREGON CITY

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

Staff Report

To:	Historic Review Board	Agenda Date:	July 23, 2024
From:	Christina Robertson-Gardiner, Senior Planner		

SUBJECT:

PG 24-02 Window Repair- Rose Farm (536 Holmes Lane)

STAFF RECOMMENDATION:

The proposed project is the repair and restoration of four (4) original windows on the historic William L. Holmes House. According to the applicant, the winter of 2023 took a toll on the windows on the south side of the building. The extreme weather, coupled with the south-facing elevation, has evidence of the further deterioration of the original double-hung wood sash windows. The failures are dry rot and paint failure on the sills and exterior casings. It should be noted that the siding adjacent and underneath window #1 is also failing. This grant, however, is just for the window repair.

The Rose Farm/McLoughlin Memorial Association has requested help phasing this project to maximize grant money. Staff recommends breaking the project up over the 24-25 and 25-26 grant cycles. This would entail leaving one window unfinished and returning in July 2025 with a second grant application. A grant cannot be approved for work already completed.

The Historic Review Board can also award additional grant money at the end of the fiscal year if there is money left over in the grant budget as long as there remains a 50% project match. Staff recommends that the Board approve the full project estimates to allow the applicant to receive additional grant funds, if feasible.

EXECUTIVE SUMMARY:

See staff report and recommendation for more information.

BACKGROUND:

Staff Recommends awarding the grant for window repair.

NEXT STEPS:

The 2023-2025 biennium budget allocated \$5,000 per fiscal year to Community Grants.

The fiscal year 2024-2025 started on July 1, 2024 and this is the first grant application of the fiscal year.

OPTIONS:



**PRESERVATION GRANT REQUEST
HISTORIC REVIEW BOARD
July 15, 2024**

FILE NO.: PG 24-02

HEARING DATE : July 23, 2024

**APPLICANT/
PROPERTY OWNER:** Marsha Ard, McLoughlin Memorial Association

LOCATION: William L. Holmes House
536 Holmes Lane
Oregon City, Oregon 97045

REQUEST: The applicant is seeking approval for a preservation grant for wood window repair

REVIEWER: Christina Robertson-Gardiner, Senior Planner

RECOMMENDATION: Staff Recommends awarding the grant for window repair.

IF YOU HAVE ANY QUESTIONS ABOUT THIS APPLICATION, PLEASE CONTACT THE PLANNING DIVISION OFFICE AT (503) 722-3789.

Grant Proposal:

The proposed project is the repair and restoration of four (4) original windows on the historic William L. Holmes House. According to the applicant, the winter of 2023 took a toll on the windows on the south side of the building. The extreme weather, coupled with the south-facing elevation, has evidence of the further deterioration of the original over double-hung wood sash windows. The failures are dry rot and paint failure on the sills and exterior casings. It should be noted that the siding adjacent and underneath window #1 is also failing. This grant, however, is just for the window repair.

Property Description and Statement of Significance:**WILLIAM L. HOLMES HOUSE --Statement of Significance:**

The William L. Holmes House is one of the oldest houses in Oregon City in its original location. The house has never been moved. The house was built in 1846-1847 by Oregon Trail pioneer William Livingstone and Mary Lousia Holmes. The property sits on the original Holmes DLC on the remaining 1.91 acres of the former 640 acres.

The Holmes house is a two-and-a-half-story rectangular structure with Classical Revival detail. A broad gable roof of medium slope originally extended with unbroken slope over a double piazza on the front side, the two end bays of which were enclosed on the second floor. The lower piazza contained six square columns with simple capital and plinth trim. The center two columns were more closely spaced than the others, and the upper piazza, which was actually more like a recessed porch, contained two posts chamfered from the railing level upwards above them. Fenestration was formal: a door opened onto the lower piazza on either side of the vertical axis, with a double-sash

window containing six lights over six in each of the end bays on the second floor. Fenestration at the ends appears to have been less formally organized. Openings were set in slender architraves with a very small cornice trim. Interior brick chimneys with slightly projecting cornice trim straddled the ridge at either end. These chimneys were mortar with clay earth, and it is thought that the hand-made bricks were made at the site or nearby

The house is significant for its architectural style and is said to be patterned after the Holmes House in Tennessee. The house is also associated with the beginning of the Oregon Territory. On March 4, 1949, General Joseph Lane of Indiana, was sworn in there as Oregon's first Territorial governor. The house and acreage were placed on the National Register of Historic Places on December 2, 1974, by Mrs. Ruth McBride Powers. The property is also listed in the [HABS \(Historic Architecture Building Survey of 1934\)](#)

Project Bids

Window Repair:

Bid #1 double J Remodeling \$8,640

Bid #2 Chosen Wood Windows \$10,356

The bids are provided in the application materials. The grant program could cover 50% of the bid up to \$1,000.00. Both bids meet the grant requirements, and the applicant does not have to choose the lowest bid. See the window survey forms attached to the applicant's submittal for additional condition details.

The Rose Farm/McLoughlin Memorial Association has requested help phasing this project to maximize grant money. Staff recommends breaking the project up over a 24-25 and 25-26 grant cycle.

This would entail leaving one window unfinished and returning in July 2025 with a second grant application. A grant cannot be approved for work already completed.

The Historic Review Board can also choose to award additional grant money at the end of the fiscal year if there is money left over in the grant budget as long as there remains a 50% project match. Staff recommends that the Board approve the full project estimates to allow the applicant to receive additional grant funds, if feasible.

Grant Funding:

A total of \$5,000 is available each fiscal year. This fiscal year, there is \$5,000 left to award.

Staff Recommendation

Staff recommends approval of the window repair grant; the applicant provided two bids and the repair of the original wood windows will greatly contribute to the restoration of the property. The windows face public streets and are visible on this corner lot.

Staff Recommends the Following Conditions for 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, 2025.** 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. 536 Holmes Survey Form
2. William L Holmes House NR Nomination
3. Applicant's Submittal

**OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE INVENTORY FORM**

HISTORIC NAME: William Holmes House DATE OF CONSTRUCTION: 1848
COMMON NAME: "Rose Farm" ORIGINAL USE: Residence
ADDRESS: 536 Holmes Lane PRESENT USE: Museum
OWNER: McLoughlin Memorial Association, ARCH./BLDR.: Unknown
Mrs. Ruth Powers, 536 Holmes Lane, Oregon City STYLE: Colonial Revival
T/R/S: 3-2E-6AD TAX LOT: 300 BLDG. STRUC. DIST. SITE OBJ. (CIRCLE)
ADDITION: _____ THEME: Architecture, 19th Century;
LOT: _____ BLOCK: _____ QUAD: Oregon City Early Oregon City Development

PLAN TYPE/SHAPE: Rectangular NO. OF STORIES: 2 1/2
FOUNDATION MATERIAL: Concrete BASEMENT (Y/N): No
ROOF FORM & MATERIALS: Low-pitched gable roof. Scalloped bargeboard trim.
WALL CONSTRUCTION: Wood STRUCTURAL FRAME: Stud
PRIMARY WINDOW TYPE: Six-over-six double-hung windows with simple architrave molding.
SURFACING MATERIALS: Horizontal board siding. Cornerboards.
DECORATIVE FEATURES: Double porch with enclosed pavilions flanking second story porch.
OTHER: Large chimneys at either end of house. One-story kitchen wing at rear of house.
CONDITION: EXCELLENT _____ GOOD X FAIR _____ DETERIORATED _____ MOVED _____ (date)
EXTERIOR ALTERATIONS/ADDITIONS (dated): Kitchen wing, n.d. Other alterations are not specifically known.
NOTEWORTHY LANDSCAPE FEATURES: Mature landscaping. Roses.
ASSOCIATED STRUCTURES: Dr. Stephenson House on same lot.
KNOWN ARCHAEOLOGICAL FEATURES: None.

GEOGRAPHIC SETTING: Occupies a prominent location on a large lot at the intersection of Holmes Lane, a heavily-traveled, mostly residential street, and Rilance Lane, which is a area of subdivision housing. Other landmark structures in area are the Dr. Stephenson House behind this house, and across Rilance Lane, the O.A. Pace/Rilance House.
STATEMENT OF SIGNIFICANCE: (Historical and/or architectural importance, dates, events, persons, contexts): 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 (continued)
SOURCES: "Rose Farm", National Register of Historic Places Inventory by Paul Hartwig, Park Historian, Oregon State Highway Division, August 21, 1974.

NEGATIVE NO: Roll L, #2, 3, 4
SLIDE NO: _____

RECORDED BY: Patricia Erigero
DATE: 1985

SHPO INVENTORY NO.: _____

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE INVENTORY FORM - TWO

NAME: William Holmes House "Rose Farm"

T/R/S: 3-2E-6AD

TAX LOT 300

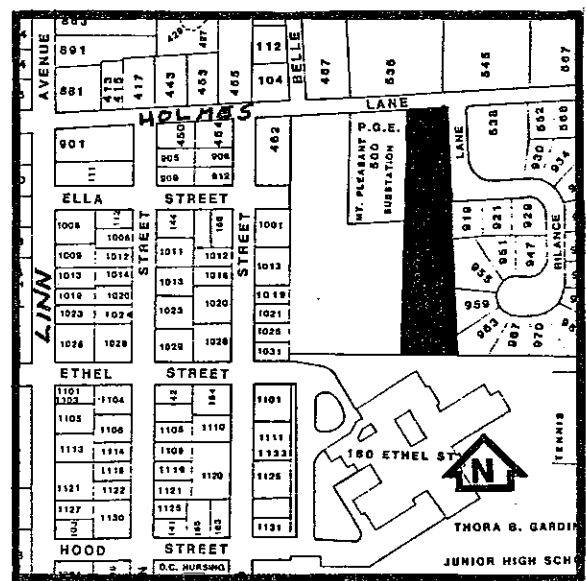
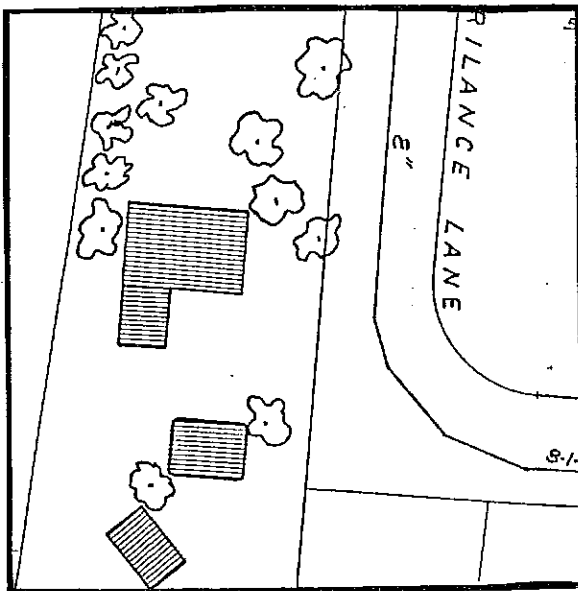
ADDRESS: 536 Holmes Lane

QUADRANGLE: Oregon City



NEGATIVE NO. Roll L, #2, 3, 4

SLIDE NO. _____



GRAPHIC AND PHOTO SOURCES: Base Map of Oregon City, 1987.
Oregon City Planning Department Photograph, 1987.

SHPO INVENTORY NO.: _____

WILLIAM HOLMES HOUSE "ROSE FARM"
536 HOLMES LANE

STATEMENT OF SIGNIFICANCE (continued)

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.

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE:	Oregon
COUNTY:	Clackamas
FOR NPS USE ONLY	
ENTRY DATE	DEC 2 1974

1. NAME

COMMON:

"Rose Farm"

AND/OR HISTORIC:

Holmes (William L.) House

2. LOCATION

STREET AND NUMBER:

534 Holmes Lane

Representative Wendall Wyatt

CITY OR TOWN:

Oregon City

CONGRESSIONAL DISTRICT:

Oregon First

Congressional District

STATE

Oregon

CODE

41

COUNTY:

Clackamas

CODE

005

3. CLASSIFICATION

CATEGORY
(Check One)

- ☐ District ☒ Building
☐ Site ☐ Structure
☐ Object

OWNERSHIP

- ☐ Public
☒ Private
☐ Both

Public Acquisition:

- ☐ In Process
☐ Being Considered

STATUS

- ☒ Occupied
☐ Unoccupied
☐ Preservation work
in progress

ACCESSIBLE
TO THE PUBLIC

Yes:

- ☐ Restricted
☐ Unrestricted
☒ No

PRESENT USE (Check One or More as Appropriate)

- ☐ Agricultural ☐ Government ☐ Park
☐ Commercial ☐ Industrial ☒ Private Residence
☐ Educational ☐ Military ☒ Religious
☐ Entertainment ☐ Museum ☐ Scientific

- ☐ Transportation
☐ Other (Specify)

Comments

4. OWNER OF PROPERTY

OWNER'S NAME:

Mrs. Albert Powers

STREET AND NUMBER:

554 Warner Ponott Road

CITY OR TOWN:

Oregon City

STATE:

Oregon 97045

CODE

41

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC:

Clackamas County Courthouse

STREET AND NUMBER:

CITY OR TOWN:

Oregon City

STATE

Oregon

CODE

41

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:

Historic American Buildings Survey

DATE OF SURVEY:

1934

☒ Federal ☐ State ☐ County ☐ Local

DEPOSITORY FOR SURVEY RECORDS:

National Park Service

STREET AND NUMBER:

CITY OR TOWN:

Washington

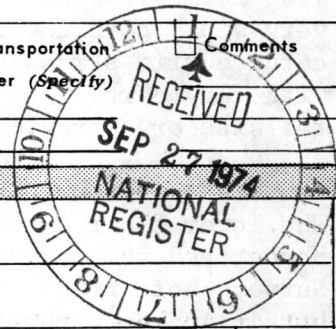
STATE:

District of Columbia

CODE

11

SEE INSTRUCTIONS

STATE:
OregonCOUNTY:
ClackamasENTRY NUMBER
DEC 2 1974

DATE

FOR NPS USE ONLY

7. DESCRIPTION

CONDITION	(Check One)					
	☐ Excellent	☐ Good	☒ Fair	☐ Deteriorated	☐ Ruins	☐ Unexposed
	(Check One)			(Check One)		
	☒ Altered	☐ Unaltered	☐ Moved	☒ Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The William Holmes house, also known as "Rose Farm," is sited facing north near a spring on a hill known as "Mount Pleasant" about a mile south of the original part of Oregon City, one of the earliest settled parts of Oregon. It has a view of Mount Hood to the east which stands with majestic silence over the northern end of the Willamette Valley. Built in 1848, it is the second structure on the site, the first being a log cabin completed by Holmes in 1844.

The Holmes house is a two-and-a-half story rectangular structure with Classical Revival detail. A broad gable roof of medium slope originally extended with unbroken slope over a double piazza on the front side, the two end bays of which were enclosed on the second floor. The lower piazza contained six square columns with simple capital and plinth trim. The center two columns were more closely spaced than the others, and the upper piazza, which was actually more like a recessed porch, contained two posts, chambered from the railing level upwards, above them. Fenestration was formal: a door opened onto the lower piazza on either side of the vertical axis, with a double-sash window containing six lights over six in each of the end bays on the second floor. Fenestration at the ends appears to have been less formally organized. Openings were set in slender architraves with a very small cornice trim. Interior brick chimneys with slightly projecting cornice trim straddled the ridge at either end. These chimneys were mortared with clay earth, and it is thought that the hand-made bricks were made at the site or nearby.

The exact original organization of the interior is not altogether clear. The lower floor contained two sitting rooms within the main block of the house, and possibly a long dining room as well. Historic American Buildings Survey photographs taken in 1934 show a long wing at the rear of the house, but it is known that an owner removed an "ell, containing five rooms," and a porch coveing the well on the west side between 1929 and 1933. According to some sources, the original kitchen was detached, but additional research is needed to establish its relationship with other parts of the house and which parts were built at what time. At any rate, a dog-leg stair at either end of the main block led to a large room on the second floor, usually referred to as the "ballroom." The two small rooms forming the end bays of the second floor porch opened off this room and served as dressing rooms for the social events held in it in Oregon's Territorial days. One is known as the "pink" room, and the other as the "blue" room. The attic contained bedrooms, though whether from the first is not known. Much romanticized misinformation has grown about the house over the years, and most published information, including HABS information, must be regarded with caution. Window boxes, an extension of the roof across the front, and scalloped vergeboards around the eaves which appear in HABS photos appear to be later additions. All lumber in the house is said to be hand-sawn or brought around the Horn, and though the sill beams are hewn, the lumber more probably came from one of the sawmills in operation in the vicinity at the time.

(continued)

SEE INSTRUCTIONS

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

(Continuation Sheet)

STATE	
Oregon	
COUNTY	
Clackamas	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	DEC 2 1974

(Number all entries)

"ROSE FARM" (CONTINUED)

2. Location

The William Holmes house is located in the SE 1/4 NE 1/4, Sec. 6, T. 3S., R. 2E., of the Willamette Meridian, Oregon City, Clackamas County, Oregon.

6. Representation in Existing Surveys

Also:

Statewide Inventory of Historic Sites and Buildings
1970
Parks and Recreation Section
Oregon State Highway Building
Salem, Oregon 97310 (Code: 41)

7. Description

The house today remains substantially intact, though so altered in appearance that at first glance it is not recognizable. All the second floor porch has been filled in, window openings altered and reduced, and the house given a new siding of shakes. The two closely-spaced columns in the lower piazza now appear as a solid wall or fin. The rooms have been sub-divided with partitions, and until recently the house served as a rental duplex. It has been purchased by an Oregon lady who has an impressive record of buying historic properties around the state and making authentic and sensitive restorations with her own funds.

8. Significance

1919, during which time numerous additions and remodellings appear to have been made. Portions of the land claim were sold off to accommodate a growing Oregon City, which now surrounds the slightly less than two acres on which the house is sited yet preserving a semi-rural setting.



8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

☐ Pre-Columbian☐ 16th Century☐ 18th Century☐ 20th Century☐ 15th Century☐ 17th Century☒ 19th Century

SPECIFIC DATE(S) (If Applicable and Known) 1848

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

☐ Aboriginal☐ Education☒ Political☐ Urban Planning☐ Prehistoric☐ Engineering☐ Religion/Phi-☐ Other (Specify)☐ Historic☐ Industry

losophy

☐ Agriculture☐ Invention☐ Science☒ Architecture☐ Landscape☐ Sculpture☐ Art

Architecture

☐ Social/Human-☐ Commerce☐ Literature

itarian

☐ Communications☐ Military☐ Theater☐ Conservation☐ Music☐ Transportation

STATEMENT OF SIGNIFICANCE

The William Holmes house is among the oldest extant structures in the state. Built in 1848, it is associated with the transition of government in Oregon to Territorial status. It was here that the inauguration celebration for the first Territorial governor, Gen. Joseph Lane, was held March 3, 1849. Though Oregon had been created a Territory in 1848, Lane's arrival March 2 marked the end of the Provisional government which had existed since a vote of 52-50 had favored the establishment of American rather than British law in the country in 1843. It is said that Lane delivered his inaugural address from the second floor piazza, and it is known that after a feast of beef, venison, and bear pit-roasted on the grounds, celebrants danced away the night in the large room on the second floor to an orchestra consisting of two violins and a clarinet under the direction of Mr. Knighton, proprietor of the City Hotel. Distinguished guests included Dr. John McLoughlin, founder of Oregon City and chief factor of the Hudson's Bay Company post there, George Abernathy, retiring governor under the Provisional government, and Supreme Judge A. L. Lovejoy, one of the founders of Portland, and nearly the entire population of Oregon City.

Holmes was Sheriff of Clackamas County under the Provisional government, which at that time extended east from the Willamette River to the Rocky Mountain divide and included most of the present State of Washington. In 1849 he was elected Doorkeeper of the first Territorial legislative assembly. According to one source, the legislature met in the large room July 5, 1849, and it may well be that elected members of the Provisional government did meet there previously as it was their habit to meet in various homes, or that they did meet there in an unofficial session on that date, but the first official session was in Oregon City on July 16 of that year. The room is also generally said to have served for a while as a school after a nearby log schoolhouse burned in 1848 or 1849.

William Livingston Holmes, a native of Tennessee and Mary Holmes, born in South Carolina, migrated to Oregon with their three children from Missouri in the great migration of 1843. They took a land claim of 640 acres under the laws of the Provisional government about a mile south of the settlement at Oregon City, where the Willamette Falls barred farther navigation up the Willamette River from the sea. It is said that Holmes patterned the house after his former house in Tennessee. "Rose Farm," as the house has come to be known from the many roses around it, remained in the Holmes family until (continued)

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Dana, Marshall, "Rose Farm, 1847-Oregon City" Oregon Historic Landmarks (Portland: Oregon Society, Daughters of the American Revolution, 1957), p. 50-51.
Oregon Journal. "Where Notables were Entertained," (July 9, 1934), p. 6.
 Lockley, Fred. "Impressions and Observations of the Journal Man," Oregon Journal, June 18, 1933, Sec. 1, p. 6.
 Myra, Weston. "Old Holmes Located Here," Oregon Enterprise September 12, 1935, p. 16.

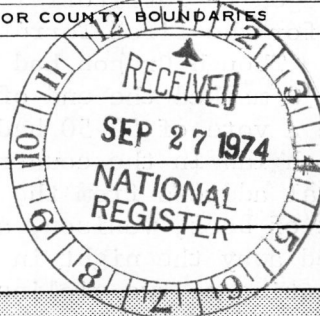
10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE			
	Degrees Minutes Seconds	Degrees Minutes Seconds	Degrees	Minutes	Seconds
NW	° ' "	° ' "	45 °	20 ' 31 "	122 ° 36 ' 00 "
NE	° ' "	° ' "			
SE	° ' "	° ' "			
SW	° ' "	° ' "			

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 1.91

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE



11. FORM PREPARED BY

NAME AND TITLE:
 Paul Hartwig, Park Historian, D. W. Powers III, Assistant

ORGANIZATION: Oregon State Highway Division

DATE: August 21, 1974

STREET AND NUMBER:
 State Highway Building

CITY OR TOWN: Salem

STATE: Oregon 97310

CODE: 41

12. STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National ☐ State ☒ Local ☐

Name

Title State Parks Superintendent

Date Sept. 18, 1974

I hereby certify that this property is included in the National Register.

Director, Office of Archeology and Historic Preservation

Date

ATTEST:

Keeper of The National Register

Date

UTM
 10/531350
 5020780
 CD

SEE INSTRUCTIONS

PROPERTY "Rose Farm" STATE Oregon

Clackamas

WORKING NUMBER 9.27.74.1542

TECH REVIEW

PHOTOS 2

MAPS 1

74001678

CONTROL REVIEW

cm

10.7.

74

HISTORIAN

I was set to reject it because of changes - until mention was made of proposed restoration.

Conference
W.H. Luce
10/23/74

ARCHITECTURAL HISTORIAN

The House has been so altered as to lose integrity, no sense of original structure remains. New siding, all removed, windows changed, porches blocked up.

However, it has been purchased by a woman "who has an impressive record of buying historic properties around the state and making authentic and sensitive restorations with her own funds."

Conference
Leibovich
10-14-74

ARCHEOLOGIST

Huganell
11/21/74

The "Oregon Lady" will be proceeding w/ restoration... sometime in future. She's restored 11 already and there's no stopping her!

REVIEW UNIT CHIEF

alterations are superficial and do not alter integrity.

Accept
Colz
11/1/74

BRANCH CHIEF

accept
Huganell
11.12.74

KEEPER

Wm
11/21/74

National Register Write-up

12/20/74

Send-back

Federal Register entry

2-4-75

Re-submit

Entered

DEC 2 1974



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

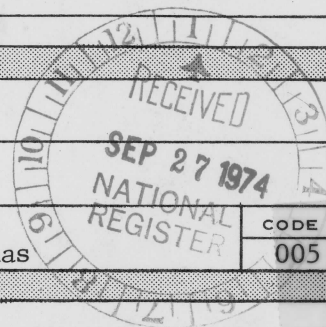
NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE Oregon	
COUNTY Clackamas	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	DEC 2 1974

SEE INSTRUCTIONS

1. NAME			
COMMON:		"Rose Farm"	
AND/OR HISTORIC:		Holmes (William L.) House	
2. LOCATION			
STREET AND NUMBER:		534 Holmes Lane	
CITY OR TOWN:		Oregon City	
STATE:	CODE	COUNTY:	CODE
Oregon	41	Clackamas	005
3. PHOTO REFERENCE			
PHOTO CREDIT:		Oregon State Highway Division	
DATE OF PHOTO:		1970	
NEGATIVE FILED AT:		Parks and Recreation, State Highway Division, Salem, Oregon 97310	
4. IDENTIFICATION			
DESCRIBE VIEW, DIRECTION, ETC.			
1. Current view of the William Holmes house from the northeast.			



PROPERTY OF THE NATIONAL REGISTER



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES

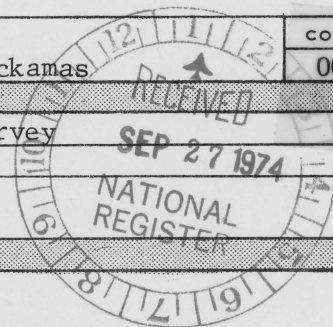
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE Oregon	
COUNTY Clackamas	
FOR NPS USE ONLY	
ENTRY NUMBER DEC 2 1974	DATE

SEE INSTRUCTIONS

1. NAME			
COMMON:		"Rose Farm"	
AND/OR HISTORIC:		Holmes (William L.) House	
2. LOCATION			
STREET AND NUMBER: 534 Holmes Lane			
CITY OR TOWN: Oregon City			
STATE: Oregon	CODE 41	COUNTY: Clackamas	CODE 005
3. PHOTO REFERENCE			
PHOTO CREDIT:		Historic American Buildings Survey	
DATE OF PHOTO:		1934	
NEGATIVE FILED AT:		Library of Congress	
4. IDENTIFICATION			
DESCRIBE VIEW, DIRECTION, ETC. 2. View of the William Holmes house from the north in 1934. #282			

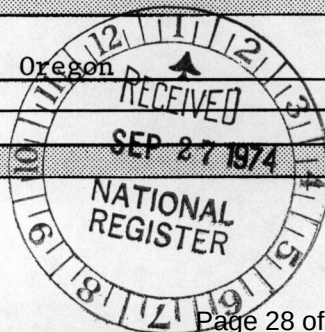


**NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM**

(Type all entries - attach to or enclose with map)

STATE Oregon	
COUNTY Clackamas	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	DEC 2 1974

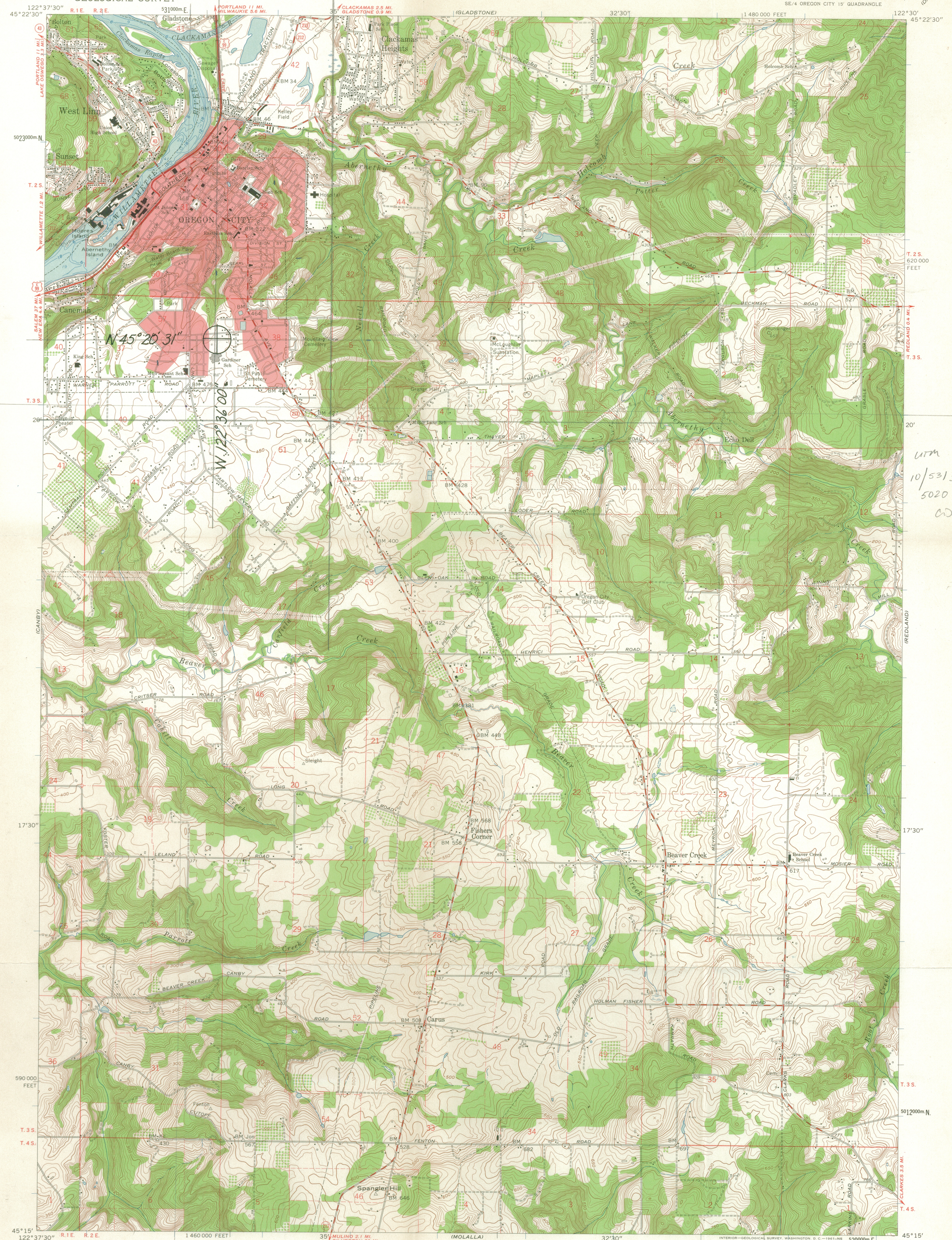
1. NAME			
COMMON:		"Rose Farm"	
AND/OR HISTORIC:		Holmes (William L.) House	
2. LOCATION			
STREET AND NUMBER:			
534 Holmes Lane			
CITY OR TOWN:			
Oregon City			
STATE:	CODE	COUNTY:	CODE
Oregon	41	Clackamas	005
3. MAP REFERENCE			
SOURCE:			
U.S.G.S. 7.5 Minute Series (Topographic) Oregon City, Oregon			
SCALE: 1:24000			
DATE: 1961			
4. REQUIREMENTS			
TO BE INCLUDED ON ALL MAPS			
1. Property boundaries where required.			
2. North arrow.			
3. Latitude and longitude reference.			



SEE INSTRUCTIONS

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

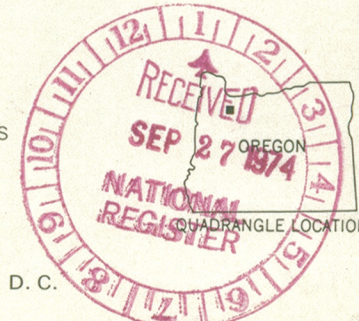
OREGON CITY QUADRANGLE
OREGON-CLACKAMAS CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)
SE/4 OREGON CITY 15' QUADRANGLE



Mapped, edited, and published by the Geological Survey
Control by USGS, USC&GS, USCE, and State of Oregon
Topography from aerial photographs by photogrammetric methods
Aerial photographs taken 1952. Field check 1954
Revised from aerial photographs taken 1960. Field check 1961
Selected hydrographic data compiled from USC&GS Chart 6171 (1958)
This information is not intended for navigational purposes
Polyconic projection. 1927 North American datum
10,000-foot grid based on Oregon coordinate system, north zone
1000-meter Universal Transverse Mercator grid ticks,
zone 10, shown in blue
Red tint indicates area in which only landmark buildings are shown
Fine red dashed lines indicate selected fence lines

TRUE NORTH
MAGNETIC NORTH
APPROXIMATE MEAN
DECLINATION, 1961

SCALE 1:24,000
1 0 1000 2000 3000 4000 5000 6000 7000 FEET
1 0 1 2 3 4 5 6 7 8 9 10 KILOMETER
CONTOUR INTERVAL 10 FEET
DATUM IS MEAN SEA LEVEL
DEPTH CURVES AND SOUNDINGS IN FEET-DATUM IS MEAN LOWER LOW WATER BELOW LOCKS
AND IS 50 FEET ABOVE MEAN SEA LEVEL ABOVE LOCKS
(COLUMBIA RIVER AND WILLAMETTE RIVER DATA)
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 2 FEET
THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER 25, COLORADO OR WASHINGTON 25, D. C.
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



ROAD CLASSIFICATION
Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———
U. S. Route ——— State Route ———
WILLIAM L. HOLMES HOUSE (ROSE FARM)
OREGON CITY, OREG.
SE/4 OREGON CITY 15' QUADRANGLE
N4515-W12230/7.5
1961



OREGON STATE HIGHWAY DIVISION

HIGHWAY BUILDING • SALEM, OREGON • 97310
CERTIFIED AIR MAIL

TOM McCALL
GOVERNOR

F. B. KLABOE
Administrator of Highways

September 13, 1974



Dr. William J. Murtagh, Keeper
The National Register of Historic Places
Department of the Interior
National Park Service
18th and C Streets, NW
Washington, DC 20240

Attention: Mr. Charles Herrington, Chief of Registration

Dear Dr. Murtagh:

On the recommendation of the State Advisory Committee on Historic Preservation, I wish to nominate the following properties to the National Register of Historic Places.

1. Baber (Granville H.) House.
2. Fivemile Rapids Site.
3. Stone Bridge and the Central Military Wagon Road.
4. Fletcher (Francis) House.
5. McCorkle (George F.) House.
6. Government Hill.
7. Holmes (William L.) House
8. First Presbyterian Church.
9. Wildcat Canyon Site.

Dr. William J. Murtagh, Keeper
Page 2
September 13, 1974

10. Jesse H. Settlemer House.
11. Pittock Mansion.
12. Hagey (Levi) House.
13. Smith (Alvin T.) House.
14. Cook (Amos) House.

Current owners of the properties are aware of the nominations. The appropriate forms bearing my signature are enclosed.

Sincerely,

A large, stylized handwritten signature in dark ink, reading "David G. Talbot". The signature is fluid and cursive, with a large initial "D" and "T".

David G. Talbot
State Parks Superintendent

DGT:dtm
Enclosures

ENTRIES IN THE NATIONAL REGISTER

STATE OREGON

Date Entered DEC 2 1974

Name

Location

Rose Farm
(Holmes, William L, House

Oregon City
Clackamas County

Also Notified

Hon. Mark O. Hatfield
Hon. Bob Packwood
Hon. Wendell Wyatt

State Historic Preservation Officer
Mr. David G. Talbot
State Parks Superintendent
300 State Highway Building
Salem, Oregon 97310

Regional Director, Pacific Northwest
Region

PR

MMott/dyw

12/7/74



CITY OF OREGON CITY

Historic Review Board

695 WARNER PARROTT ROAD
OREGON CITY, OREGON 97045
TEL (503) 722-3789
FAX (503) 722-3880

14323
JUL 19 2023 PM 1:00

Historic Preservation Renovation Grant Application

Please Print Clearly

Grant Application File # _____ (staff to fill out)

Date: 6-25-2023 Applicant Name: RFMC/MMA

Site Address: 536 Holmes Lane, Oregon City, OR 97045

Phone Number: 503-701-0629 E-mail address: marshaard@hotmail.com

Historic Name: William L. Holmes House Architectural Style: Colonial Revival

Previous Grant Approval File #'s PG-12-02 Total Amount \$2,194

How did you hear about the program?: previous application

Narrative: Attach a written narrative that addresses the following:

1. **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.
2. **Historic Significance:** Describe how the project will enhance the historical nature of, or preserve, renovate or rebuild, the historical aspects of the structure.
3. **Historical Documentation:** If applicable, include any physical evidence such as old paint lines, original moldings, historic photographs, etc. that support your request to alter the exterior.

Photographs: Submit a "before" photo of the project site. An "after" photograph is required upon completion of the project. **Digital photos should be submitted via an e-mail attachment.**

Project Costs: Attach the contractor's bids, or a list of detailed estimates for materials. Eligible labor costs are limited to those performed by a licensed contractor in the state of Oregon. (Example of materials estimates: Paint: 10 gallons @ \$25/each = \$250; Siding (drop lap): 600 feet, 1" x 6" @ \$1/foot = \$600).

Cost Estimate/Bid #1: \$8,640

Cost Estimate/Bid #2: \$10,356

Total grant amount requested (up to 50% of project cost, maximum \$1000): \$2,500

Project Scheduling:

Beginning Date: Sept 2024 Completion Date: June 2025

Projects must be completed within the grant cycle of July 1 – June 30. Contact staff if you need an extension. Contact staff 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 Oregon City Design Guidelines for Exterior Alterations and agree to do the project as submitted and approved within the grant cycle. I will notify the Board when I begin the project and when the project is completed.

Signature: Marsha And Date: June 28, 2024

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.

Historic Preservation Grant Application- Window Repair
536 Holmes Lane – William L. Holmes House (NR1947), local landmark

Narrative:

1. **Project description:** The proposed project is the repair and restoration of four (4) original windows on the historic William L. Holmes House.
The winter of 2023 took a toll on the windows on the south side of the building. The extreme weather coupled with the south facing elevation have evidence of the further deterioration of the original 6 over 6 double hung wood sash windows. The failures are- Dry rot, paint failure on the sills, and exterior casings. It should be noted that the siding adjacent and underneath window #1 is also failing.
2. **Historic significance:** The William L. Holmes House is one of the oldest house in Oregon City in its original location. The house has never been moved. The house was built in 1846-1847 by Oregon Trail pioneer William Livingstone and Mary Lousia Holmes. The property sits on the original Holmes DLC on the remaining 1.91 acres of the former 640 acres. The house is significant for its architectural style and is said to be patterned after the Holmes House in Tennessee. The house is also associated with the beginning of the Oregon Territory. On March 4, 1949, General Joseph Lane of Indiana, was sworn in there as Oregon's first Territorial governor.
The house and acreage was placed on the National Register of Historic Place on December 2, 1974, by Mrs. Ruth McBride Powers. The property is also listed in the HABS (Historic Architecture Building Survey of 1934.
3. **Historic Documentation:** The photos as documented in the Window Repair Work sheet document the damage. The repairs will result in the complete restoration of the windows and help maintain the building. Two bids are attached for review.
Bid #1 – Double J remodeling is for materials and labor for windowsill replacements only (\$8,640). If any additional damage is found it will be billed at a time and materials cost of \$100 per hour;
Bid #2- Chosen Wood Window Maintenance is for a complete window rehabilitation- Remove the window and repair and rehab in their shop (\$10,356).
4. **Bid Review:** The caretakers of the property, the Rose Farm Management Committee of the McLoughlin Memorial Association have used Double J remodeling for many house repairs on both the Holmes and Stephenson Houses.
We would like to have the HRB accept the proposal by Chosen because it goes beyond windowsill and molding repair, but repairs and restores the entire window system. In order for this 177-year-old house to stand for another 100 years a complete overhaul is needed. The south elevation of the house is subject to extreme weather and this work is sorely needed.
The RFMA/MMA is an all-volunteer organization, and we would like to request the maximum amount of a grant we could receive. If there is any funding left in year 1 of the fiscal year 23-

24, we hope that could be utilized. We are always in fundraising mode to keep up with repairs needed to maintain this significant property.

The RFMC would also be open to having staff help us phase the project to complete the work.

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE:	Oregon
COUNTY:	Clackamas
FOR NPS USE ONLY	
ENTRY DATE	DEC 2 1974

1. NAME	
COMMON:	"Rose Farm"
AND/OR HISTORIC:	Holmes (William L.) House

2. LOCATION			
STREET AND NUMBER:		Representative Wendall Wyatt	
534 Holmes Lane		CONGRESSIONAL DISTRICT: Oregon First	
CITY OR TOWN:		Congressional District	
Oregon City			
STATE	CODE	COUNTY:	CODE
Oregon	41	Clackamas	005

3. CLASSIFICATION			
CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
☐ District ☒ Building ☐ Site ☐ Structure ☐ Object	☐ Public ☒ Private ☐ Both	☒ Occupied ☐ Unoccupied ☐ Preservation work in progress	Yes: ☐ Restricted ☐ Unrestricted ☒ No
PRESENT USE (Check One or More as Appropriate)			
☐ Agricultural ☐ Commercial ☐ Educational ☐ Entertainment	☐ Government ☐ Industrial ☐ Military ☐ Museum	☐ Park ☒ Private Residence ☐ Religious ☐ Scientific	☐ Transportation ☐ Other (Specify) _____

4. OWNER OF PROPERTY			
OWNER'S NAME:			
Mrs. Albert Powers			
STREET AND NUMBER:			
554 Warner Ponott Road			
CITY OR TOWN:		STATE:	CODE
Oregon City		Oregon	97045 41

5. LOCATION OF LEGAL DESCRIPTION			
COURTHOUSE, REGISTRY OF DEEDS, ETC:			
Clackamas County Courthouse			
STREET AND NUMBER:			
CITY OR TOWN:		STATE	CODE
Oregon City		Oregon	41

6. REPRESENTATION IN EXISTING SURVEYS			
TITLE OF SURVEY:			
Historic American Buildings Survey			
DATE OF SURVEY: 1934 ☒ Federal ☐ State ☐ County ☐ Local			
DEPOSITORY FOR SURVEY RECORDS:			
National Park Service			
STREET AND NUMBER:			
CITY OR TOWN:		STATE:	CODE
Washington		District of Columbia	11



STATE:	Oregon
COUNTY:	Clackamas
ENTRY NUMBER	DEC 2 1974
DATE	

FOR NPS USE ONLY

7. DESCRIPTION

CONDITION	(Check One)					
	☐ Excellent	☐ Good	☒ Fair	☐ Deteriorated	☐ Ruins	☐ Unexposed
	(Check One)			(Check One)		
	☒ Altered	☐ Unaltered	☐ Moved	☒ Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

The William Holmes house, also known as "Rose Farm," is sited facing north near a spring on a hill known as "Mount Pleasant" about a mile south of the original part of Oregon City, one of the earliest settled parts of Oregon. It has a view of Mount Hood to the east which stands with majestic silence over the northern end of the Willamette Valley. Built in 1848, it is the second structure on the site, the first being a log cabin completed by Holmes in 1844.

The Holmes house is a two-and-a-half story rectangular structure with Classical Revival detail. A broad gable roof of medium slope originally extended with unbroken slope over a double piazza on the front side, the two end bays of which were enclosed on the second floor. The lower piazza contained six square columns with simple capital and plinth trim. The center two columns were more closely spaced than the others, and the upper piazza, which was actually more like a recessed porch, contained two posts, chamfered from the railing level upwards, above them. Fenestration was formal: a door opened onto the lower piazza on either side of the vertical axis, with a double-sash window containing six lights over six in each of the end bays on the second floor. Fenestration at the ends appears to have been less formally organized. Openings were set in slender architraves with a very small cornice trim. Interior brick chimneys with slightly projecting cornice trim straddled the ridge at either end. These chimneys were mortared with clay earth, and it is thought that the hand-made bricks were made at the site or nearby.

The exact original organization of the interior is not altogether clear. The lower floor contained two sitting rooms within the main block of the house, and possibly a long dining room as well. Historic American Buildings Survey photographs taken in 1934 show a long wing at the rear of the house, but it is known that an owner removed an "ell, containing five rooms," and a porch coveing the well on the west side between 1929 and 1933. According to some sources, the original kitchen was detached, but additional research is needed to establish its relationship with other parts of the house and which parts were built at what time. At any rate, a dog-leg stair at either end of the main block led to a large room on the second floor, usually referred to as the "ballroom." The two small rooms forming the end bays of the second floor porch opened off this room and served as dressing rooms for the social events held in it in Oregon's Territorial days. One is known as the "pink" room, and the other as the "blue" room. The attic contained bedrooms, though whether from the first is not known. Much romanticized misinformation has grown about the house over the years, and most published information, including HABS information, must be regarded with caution. Window boxes, an extention of the roof across the front, and scalloped vergeboards around the eaves which appear in HABS photos appear to be later additions. All lumber in the house is said to be hand-sawn or brought around the Horn, and though the sill beams are hewn, the lumber more probably came from one of the sawmills in operation in the vicinity at the time.

(continued)

SEE INSTRUCTIONS

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE Oregon	
COUNTY Clackamas	
FOR NPS USE ONLY	
ENTRY NUMBER DEC 2	DATE 1974

(Number all entries)

"ROSE FARM" (CONTINUED)

2. Location

The William Holmes house is located in the SE 1/4 NE 1/4, Sec. 6, T. 3S., R. 2E., of the Willamette Meridian, Oregon City, Clackamas County, Oregon.

6. Representation in Existing Surveys

Also:

Statewide Inventory of Historic Sites and Buildings
1970
Parks and Recreation Section
Oregon State Highway Building
Salem, Oregon 97310 (Code: 41)

7. Description

The house today remains substantially intact, though so altered in appearance that at first glance it is not recognizable. All the second floor porch has been filled in, window openings altered and reduced, and the house given a new siding of shakes. The two closely-spaced columns in the lower piazza now appear as a solid wall or fin. The rooms have been sub-divided with partitions, and until recently the house served as a rental duplex. It has been purchased by an Oregon lady who has an impressive record of buying historic properties around the state and making authentic and sensitive restorations with her own funds.

8. Significance

1919, during which time numerous additions and remodellings appear to have been made. Portions of the land claim were sold off to accommodate a growing Oregon City, which now surrounds the slightly less than two acres on which the house is sited yet preserving a semi-rural setting.



3. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|--|---------------------------------------|
| ☐ Pre-Columbian | ☐ 16th Century | ☐ 18th Century | ☐ 20th Century |
| ☐ 15th Century | ☐ 17th Century | ☒ 19th Century | |

SPECIFIC DATE(S) (If Applicable and Known) 1848

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|---|--|
| ☐ Aboriginal | ☐ Education | ☒ Political | ☐ Urban Planning |
| ☐ Prehistoric | ☐ Engineering | ☐ Religion/Philosophy | ☐ Other (Specify) |
| ☐ Historic | ☐ Industry | ☐ Science | |
| ☐ Agriculture | ☐ Invention | ☐ Sculpture | |
| ☒ Architecture | ☐ Landscape | ☐ Social/Humanitarian | |
| ☐ Art | ☐ Architecture | ☐ Theater | |
| ☐ Commerce | ☐ Literature | ☐ Transportation | |
| ☐ Communications | ☐ Military | | |
| ☐ Conservation | ☐ Music | | |

STATEMENT OF SIGNIFICANCE

The William Holmes house is among the oldest extant structures in the state. Built in 1848, it is associated with the transition of government in Oregon to Territorial status. It was here that the inauguration celebration for the first Territorial governor, Gen. Joseph Lane, was held March 3, 1849. Though Oregon had been created a Territory in 1848, Lane's arrival March 2 marked the end of the Provisional government which had existed since a vote of 52-50 had favored the establishment of American rather than British law in the country in 1843. It is said that Lane delivered his inaugural address from the second floor piazza, and it is known that after a feast of beef, venison, and bear pit-roasted on the grounds, celebrants danced away the night in the large room on the second floor to an orchestra consisting of two violins and a clarinet under the direction of Mr. Knighton, proprietor of the City Hotel. Distinguished guests included Dr. John McLoughlin, founder of Oregon City and chief factor of the Hudson's Bay Company post there, George Abernathy, retiring governor under the Provisional government, and Supreme Judge A. L. Lovejoy, one of the founders of Portland, and nearly the entire population of Oregon City.

Holmes was Sheriff of Clackamas County under the Provisional government, which at that time extended east from the Willamette River to the Rocky Mountain divide and included most of the present State of Washington. In 1849 he was elected Doorkeeper of the first Territorial legislative assembly. According to one source, the legislature met in the large room July 5, 1849, and it may well be that elected members of the Provisional government did meet there previously as it was their habit to meet in various homes, or that they did meet there in an unofficial session on that date, but the first official session was in Oregon City on July 16 of that year. The room is also generally said to have served for a while as a school after a nearby log schoolhouse burned in 1848 or 1849.

William Livingston Holmes, a native of Tennessee and Mary Holmes, born in South Carolina, migrated to Oregon with their three children from Missouri in the great migration of 1843. They took a land claim of 640 acres under the laws of the Provisional government about a mile south of the settlement at Oregon City, where the Willamette Falls barred farther navigation up the Willamette River from the sea. It is said that Holmes patterned the house after his former house in Tennessee. "Rose Farm," as the house has come to be known from the many roses around it, remained in the Holmes family until (continued)

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Dana, Marshall. "Rose Farm, 1847-Oregon City" Oregon Historic Landmarks (Portland: Oregon Society, Daughters of the American Revolution, 1957), p. 50-51.

Oregon Journal. "Where Notables were Entertained," (July 9, 1934), p. 6.

Lockley, Fred. "Impressions and Observations of the Journal Man," Oregon Journal, June 18, 1933, Sec. 1, p. 6.

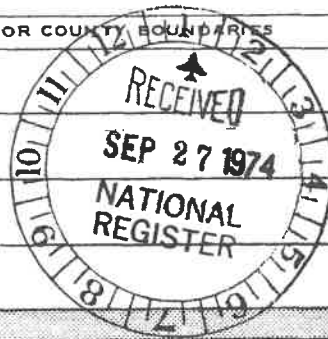
Myra, Weston. "Old Holmes Located Here," Oregon Enterprise September 12, 1935, p. 16.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		45 ° 20 ' 31 "	122 ° 36 ' 00 "	
NE	° ' "	° ' "				
SE	° ' "	° ' "				
SW	° ' "	° ' "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 1.91

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES			
STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE



UTM
10/531350
5020780
00

SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE: Paul Hartwig, Park Historian, D. W. Powers III, Assistant		
ORGANIZATION Oregon State Highway Division	DATE August 21, 1974	
STREET AND NUMBER: State Highway Building		
CITY OR TOWN: Salem	STATE Oregon 97310	
	CODE 41	

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National ☐ State ☒ Local ☐

Name David B. Talbot

Title State Parks Superintendent

Date Sept. 18, 1974

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

AR Mortensen
Director, Office of Archeology and Historic Preservation

Date 12/2/74

ATTEST:
Corey Smith
Keeper of The National Register

Date 11-21-74

**OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE INVENTORY FORM**

HISTORIC NAME: William Holmes House DATE OF CONSTRUCTION: 1848
COMMON NAME: "Rose Farm" ORIGINAL USE: Residence
ADDRESS: 536 Holmes Lane PRESENT USE: Museum
OWNER: McLoughlin Memorial Association, ARCH./BLDR.: Unknown
Mrs. Ruth Powers, 536 Holmes Lane, Oregon City STYLE: Colonial Revival
T/R/S: 3-2E-6AD TAX LOT: 300 BLDG. STRUC. DIST. SITE OBJ. (CIRCLE)
ADDITION: _____ THEME: Architecture, 19th Century;
LOT: _____ BLOCK: _____ QUAD: Oregon City Early Oregon City Development

PLAN TYPE/SHAPE: Rectangular NO. OF STORIES: 2 1/2
FOUNDATION MATERIAL: Concrete BASEMENT (Y/N): No
ROOF FORM & MATERIALS: Low-pitched gable roof. Scalloped bargeboard trim.
WALL CONSTRUCTION: Wood STRUCTURAL FRAME: Stud
PRIMARY WINDOW TYPE: Six-over-six double-hung windows with simple architrave molding.
SURFACING MATERIALS: Horizontal board siding. Cornerboards.
DECORATIVE FEATURES: Double porch with enclosed pavilions flanking second story porch.
OTHER: Large chimneys at either end of house. One-story kitchen wing at rear of house.
CONDITION: EXCELLENT _____ GOOD X FAIR _____ DETERIORATED _____ MOVED _____ (date)
EXTERIOR ALTERATIONS/ADDITIONS (dated): Kitchen wing, n.d. Other alterations are not specifically known.
NOTEWORTHY LANDSCAPE FEATURES: Mature landscaping. Roses.
ASSOCIATED STRUCTURES: Dr. Stephenson House on same lot.
KNOWN ARCHAEOLOGICAL FEATURES: None.

GEOGRAPHIC SETTING: Occupies a prominent location on a large lot at the intersection of Holmes Lane, a heavily-traveled, mostly residential street, and Rilance Lane, which is a area of subdivision housing. Other landmark structures in area are the Dr. Stephenson House behind this house, and across Rilance Lane, the O.A. Pace/Rilance House.
STATEMENT OF SIGNIFICANCE: (Historical and/or architectural importance, dates, events, persons, contexts): 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 (continued)

SOURCES: "Rose Farm", National Register of Historic Places Inventory by Paul Hartwig, Park Historian, Oregon State Highway Division, August 21, 1974.

NEGATIVE NO: Roll L, #2, 3, 4
SLIDE NO: _____

RECORDED BY: Patricia Erigero
DATE: 1985

SHPO INVENTORY NO.: _____

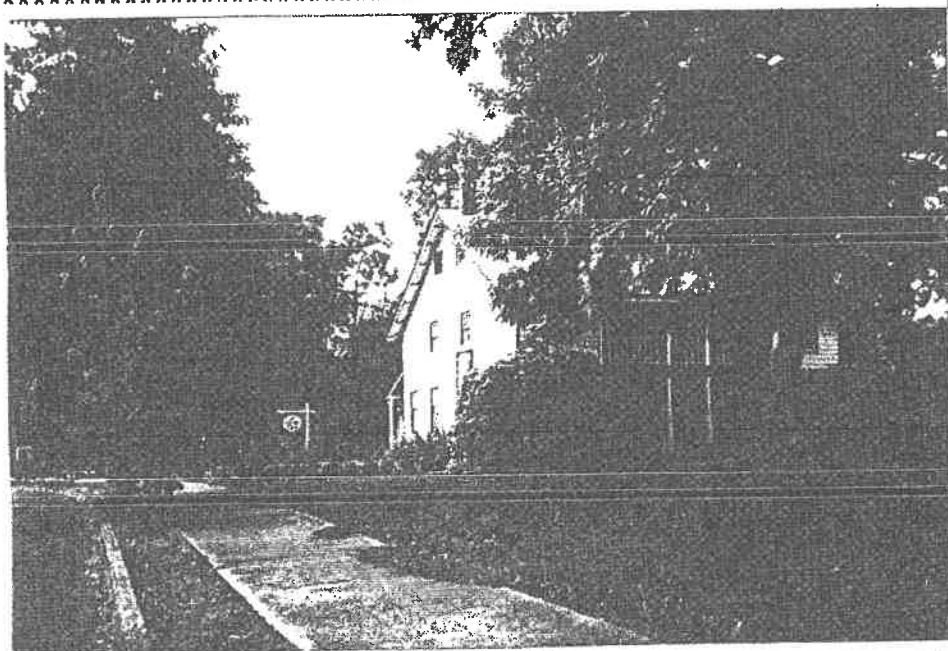
OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE INVENTORY FORM - TWO

NAME: William Holmes House "Rose Farm"

T/R/S: 3-2E-6AD TAX LOT 300

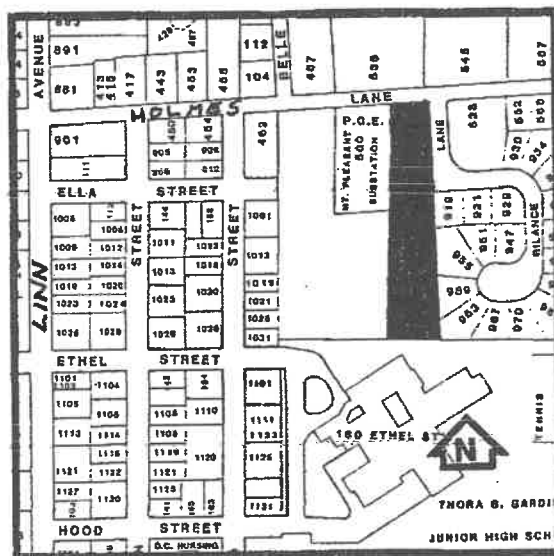
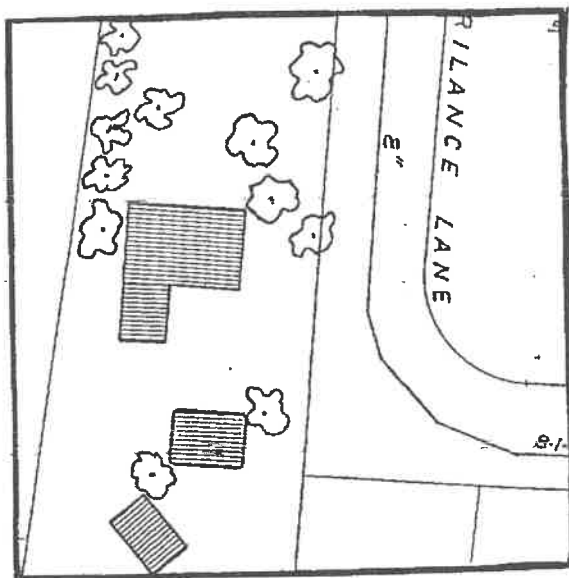
ADDRESS: 536 Holmes Lane

QUADRANGLE: Oregon City



NEGATIVE NO. Roll L, #2, 3, 4

SLIDE NO. _____



GRAPHIC AND PHOTO SOURCES: Base Map of Oregon City, 1987.
Oregon City Planning Department Photograph, 1987.

SHPO INVENTORY NO.: _____

WILLIAM HOLMES HOUSE "ROSE FARM"
536 HOLMES LANE

STATEMENT OF SIGNIFICANCE (continued)

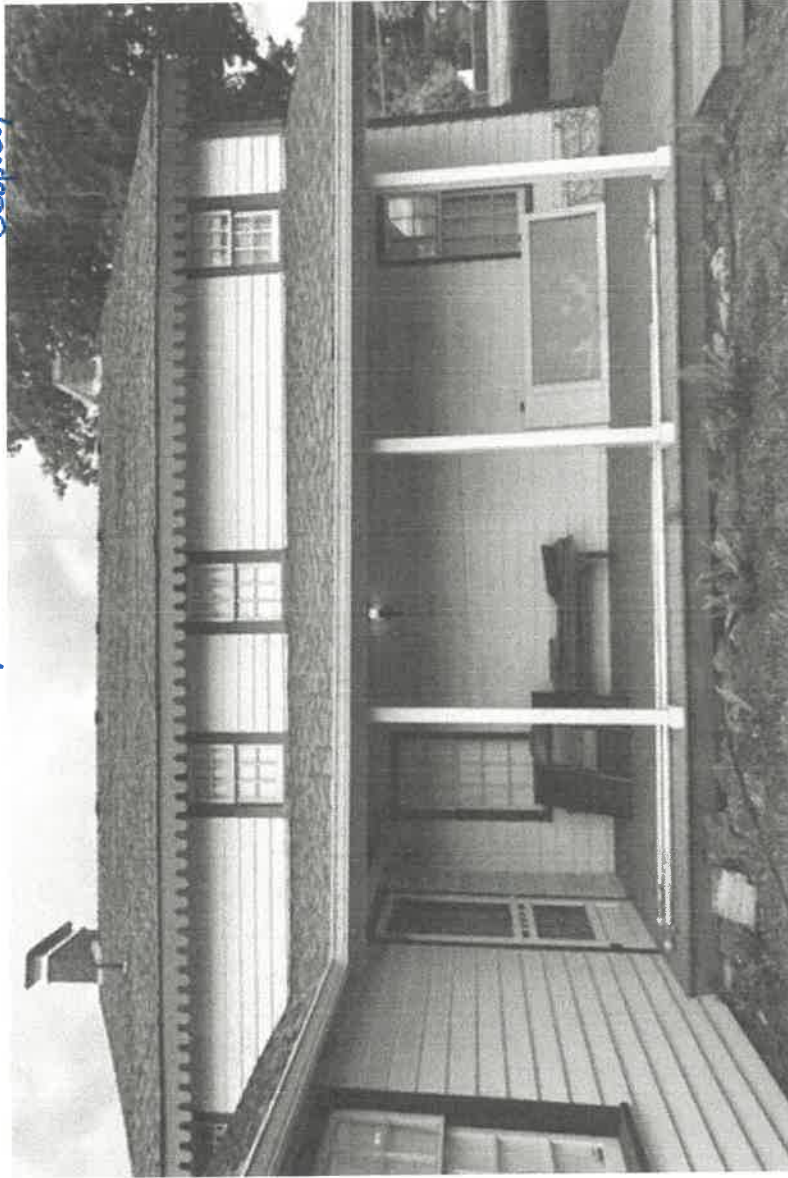
Legislative Assembly in 1849. The house apparently was the center of many social events in early Oregon history; it remained in the Holmes family until 1919.

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.

Bathing room
closet

Hallway

existing
bath room



South elevation

WINDOW REPAIR WORKSHEET



Project Address: 536 Holmes Lane

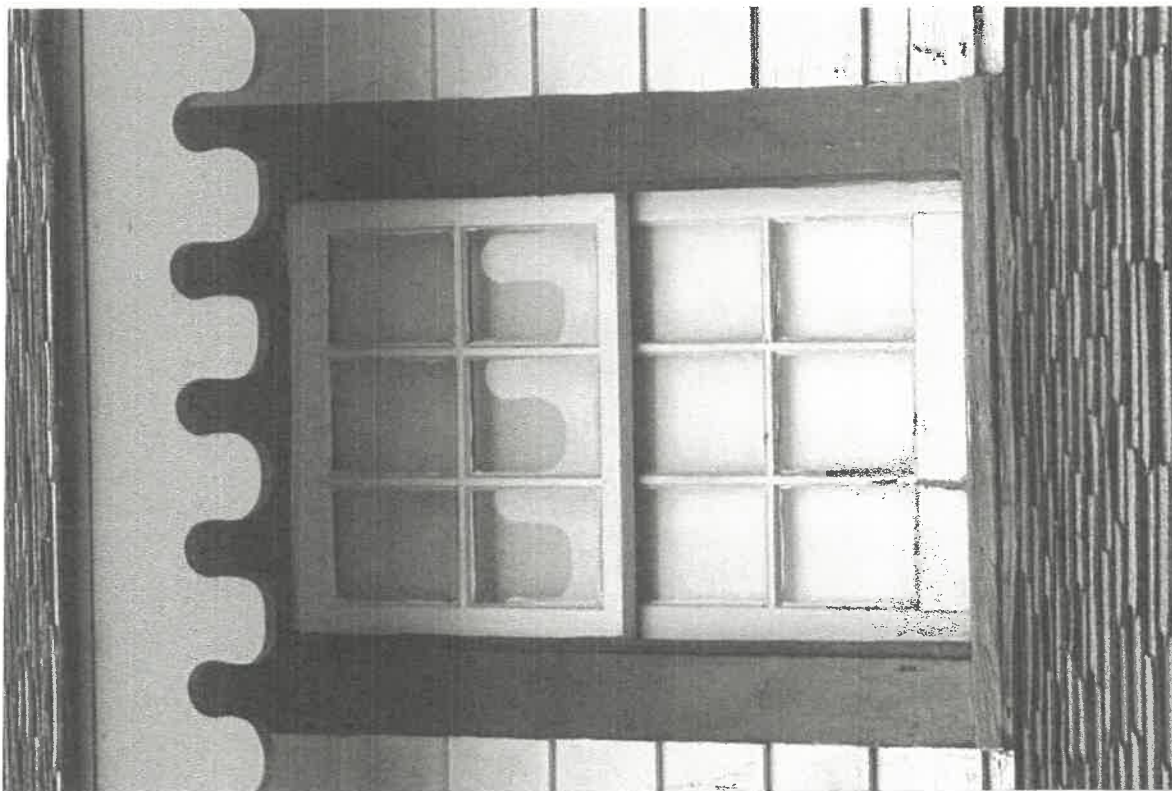
Window # 1 *keyed to site map*
2nd floor

Window Location: Southwest corner

CONDITON	Excellent	Good	Fair	Poor
1. Overall Condition Of The Window			X	X
2. Condition Of The Paint			X	X
3. Condition Of The Frame And Sill				X
4. Condition Of The Sash				X
5. Condition of The Rails		X		
6. Condition of The Stiles				
7. Condition of The Muntins		X		
8. Condition of Hardware				
9. Glazing Problems				X
10. Other: nailed shut				

PLEASE PROVIDE AN INTERIOR/EXTERIOR OR CONTEXT PHOTO FOR EACH WINDOW

WINDOW REPAIR WORKSHEET



Project Address: 536 Holmes Lane

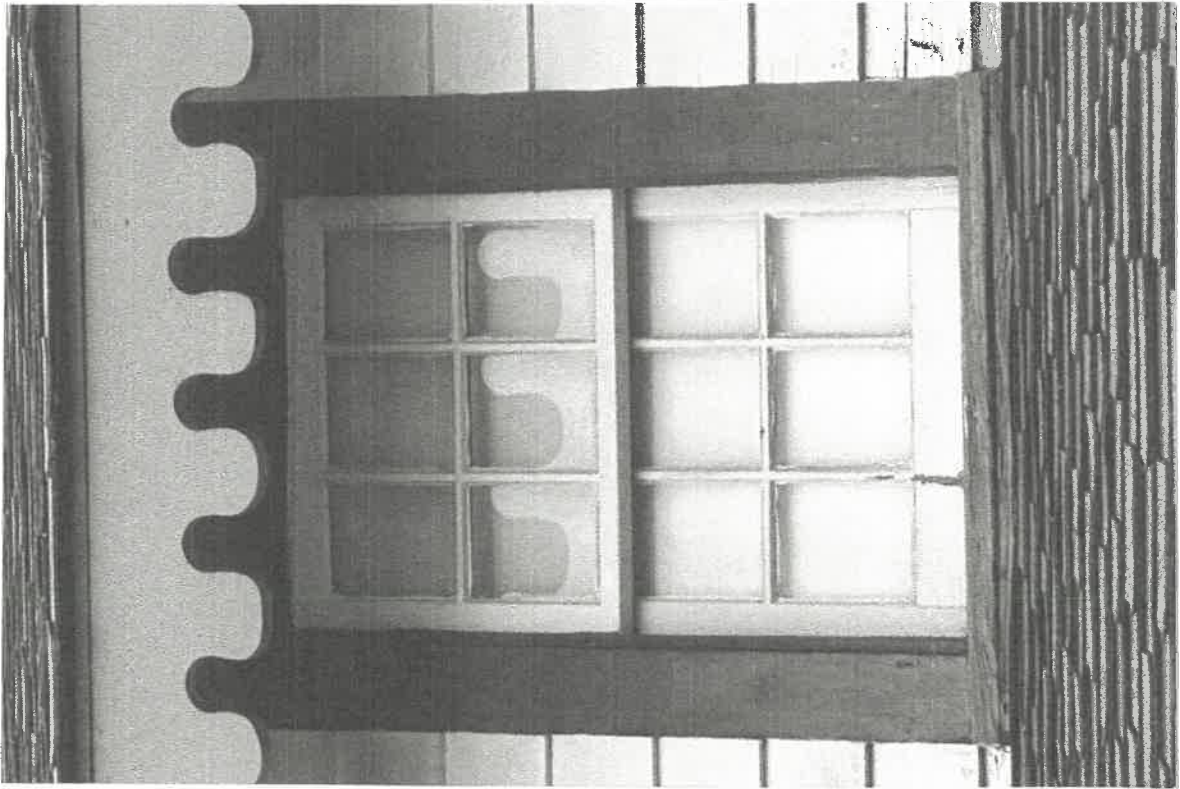
Window # 2 *keyed to site*
map 2nd floor

Window Location:
south elevation

CONDITON	Excellent	Good	Fair	Poor
1. Overall Condition Of The Window			X	X
2. Condition Of The Paint			X	X
3. Condition Of The Frame And Sill				X
4. Condition Of The Sash				X
5. Condition of The Rails			X	
6. Condition of The Stiles			X	
7. Condition of The Muntins		X		
8. Condition of Hardware			X	
9. Glazing Problems				
10. Other: nailed shut				

PLEASE PROVIDE AN INTERIOR/EXTERIOR OR CONTEXT PHOTO FOR EACH WINDOW

WINDOW REPAIR WORKSHEET



Project Address: 536 Holmes Lane

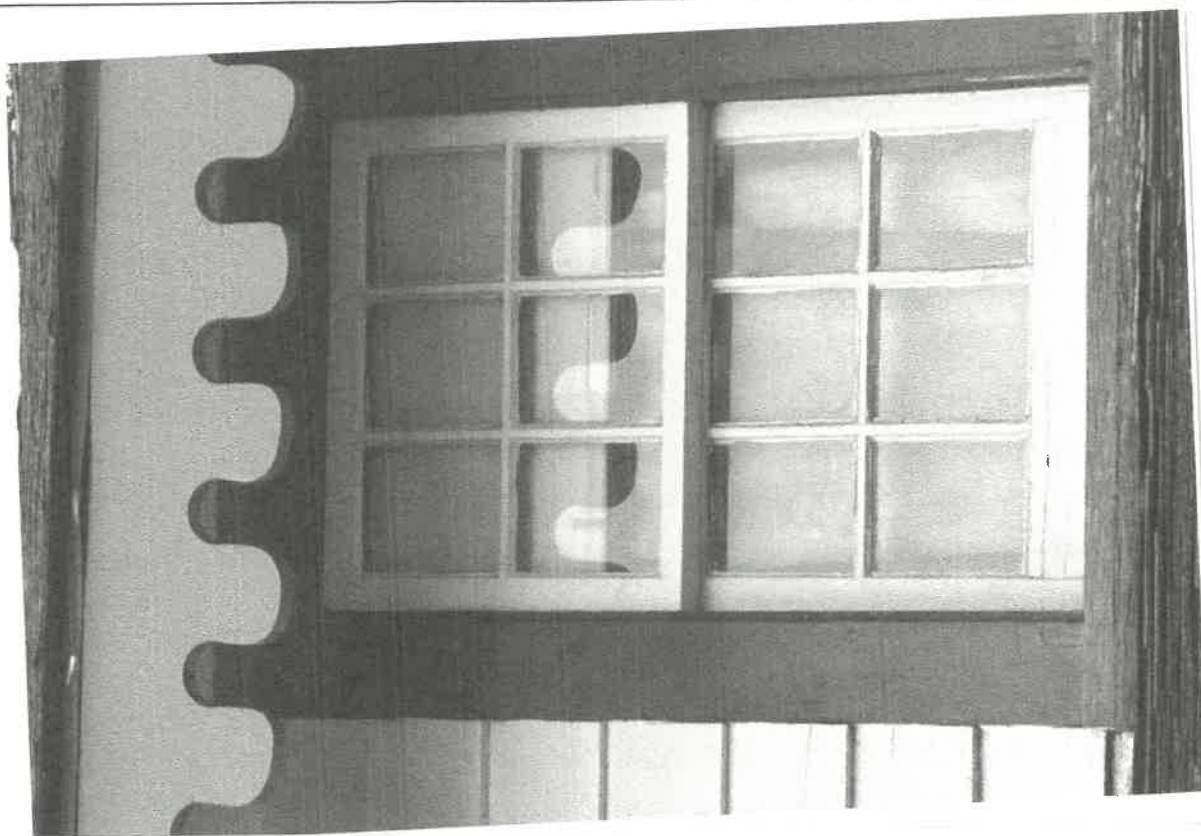
Window # 3 *keyed to site*
map hallway

Window Location:
 south elevation

CONDITON	Excellent	Good	Fair	Poor
1. Overall Condition Of The Window			X	X
2. Condition Of The Paint			X	X
3. Condition Of The Frame And Sill				X
4. Condition Of The Sash				X
5. Condition of The Rails			X	
6. Condition of The Stiles				X
7. Condition of The Muntins			X	
8. Condition of Hardware				
9. Glazing Problems ?				
10. Other: nailed suit				

PLEASE PROVIDE AN INTERIOR/EXTERIOR OR CONTEXT PHOTO FOR EACH WINDOW

WINDOW REPAIR WORKSHEET



Project Address: 536 Holmes Lane

Window # 4 keyed to site
map Display room

Window Location:
south west corner

CONDITON	Excellent	Good	Fair	Poor
1. Overall Condition Of The Window			X	X
2. Condition Of The Paint			X	X
3. Condition Of The Frame And Sill				X
4. Condition Of The Sash				X
5. Condition of The Rails			X	
6. Condition of The Stiles			X	
7. Condition of The Muntins			X	
8. Condition of Hardware ?				
9. Glazing Problems				
10. Other: nail shut				

PLEASE PROVIDE AN INTERIOR/EXTERIOR OR CONTEXT PHOTO FOR EACH WINDOW

April 8, 2024



Double J Remodeling, Inc.

14391 Ames Street
Oregon City, OR 97045
(503) 655-2208
CCB #123641
jef_doublejremodeling@hotmail.com

Rose Farm Museum
Attn: Denyse McGriff
536 Holmes Lane
Oregon City, OR 97045
e-mail: guttmcg@msn.com

Material and labor for window sill replacements as follows:

- Replace 4 upper dry rotted wood window sills
<All new wood will be primed & ready for paint>
Paint by other
**Due to unknown, dry rot could extend further then expecting, additional charges will apply @ \$100 per/hr

Estimated cost for window sill replacement \$8,640

Material and labor to repair damaged siding as follows:

- Repair siding on West, East and South side of house
- Nail down loose siding
- Replace broken or rotted siding
- Prime all new siding & ready for paint
- Paint by other
<Due to age of siding the new siding may not match exactly>
Any unseen issues, like dry rot, will be brought up and talked about prior to repair
**If additional work needs to be performed charges will apply @ \$100 per/hr

Estimated cost for siding repair \$6,480

CHOSEN

WOOD WINDOW MAINTENANCE, INC.

Chosen Wood Window Maintenance
OR CCB#132834
WA CCB#CHOSEWW008KJ

Account Name McGriff, Denyse
Quote Number 00012408
Contact Name Denyse McGriff

Quote Sent Date 5/17/2024

Job Site Address 536 Holmes Lane, Oregon City, OR 97045

Line #	Room	Side	Product	Notes	Quantity	Total Price
1	Bathroom	Back (2nd FL)	Pull and Board	Pull sash and board-up opening. Bring Vintage Double Hung Sash Set back to shop for Restoration. Installation charge for finished product included here. Full Restoration of Vintage Double Hung Sash Set P/P: Dip and strip, repair, sand, prime, and reglaze. Sash size ~ 24 x 22 1/2, 6/6 Lite,	1.00	\$485.00
2			Restore	Reuse original glass. Install new DS/CL/Annl if broken. Reuse original hardware. Top sash fixed shut, Re-rope bottom sash, Weatherstrip bottom sash. Install new Parting Bead - 5(x2),3, Reuse original interior sash stop. Exterior frame components to be replaced on the back facing Bathroom Window:	1.00	\$974.00
3			Dry Rot	Vintage Sill (Two Part Sample)-3, Exterior Casing*(4 1/2 x 3/4 Actual Size)-4(x2), Blind Stop*(2 x 3/4 Actual Size)-4(x2),	1.00	\$1,130.00
4	Hallway	Back (2nd FL)	Pull and Board	Pull sash and board-up opening. Bring Vintage Double Hung Sash Set back to shop for Restoration. Installation charge for finished product included here. Full Restoration of Vintage Double Hung Sash Set P/P: Dip and strip, repair, sand, prime, and reglaze. Sash size ~ 24 x 22 1/2, 6/6 Lite,	2.00	\$970.00
5			Restore	Reuse original glass. Install new DS/CL/Annl if broken. Reuse original hardware.	2.00	\$1,948.00

Chosen Wood Window Maintenance
18574 Hwy 99E
Oregon City, OR 97045
503-266-3830

CHOSEN

WOOD WINDOW MAINTENANCE, INC.

Chosen Wood Window Maintenance
OR CCB#132834
WA CCB#CHOSEWW008KJ

				Top sash fixed shut, Re-rope bottom sash, Weatherstrip bottom sash.		
				Install new Parting Bead - 5(x2),3,		
				Reuse original interior sash stop.		
				Exterior frame components to be replaced on the back facing Hallway Window:		
6			Dry Rot	Vintage Sill (Two Part Sample)-3, Exterior Casing*(4 1/2 x 3/4 Actual Size)-4(x2), Blind Stop*(2 x 3/4 Actual Size)-4(x2), Powder Bathroom	2.00	\$2,260.00
7	Other	Back (2nd FL)	Pull and Board	Pull sash and board-up opening. Bring Vintage Double Hung Sash Set back to shop for Restoration. Installation charge for finished product included here. Full Restoration of Vintage Double Hung Sash Set P/P: Dip and strip, repair, sand, prime, and reglaze. Sash size ~ 24 x 22 1/2, 6/6 Lite, Reuse original glass. Install new DS/CL/AnnI if broken. Reuse original hardware.	1.00	\$485.00
8			Restore	Top sash fixed shut, Re-rope bottom sash, Weatherstrip bottom sash. Install new Parting Bead - 5(x2),3, Reuse original interior sash stop. Exterior frame components to be replaced on the back facing Powder Bathroom Window: Vintage Sill (Two Part Sample)-3, Exterior Casing*(4 1/2 x 3/4 Actual Size)-4(x2), Blind Stop*(2 x 3/4 Actual Size)-4(x2),	1.00	\$974.00
9			Dry Rot		1.00	\$1,130.00

Additional notes if applicable:

N/A

Subtotal	\$10,356.00
Total Price	\$10,356.00
Grand Total	\$10,356.00

Disclaimer

Alarms: Chosen Wood Window Maintenance, Inc is not responsible for any alarm system repairs that may be required due to dry rot repair and/or glass replacement.

Dry Rot: On dry rot repair, all material will be primed on exterior only. We do not fill nail holes, prep or finish

Chosen Wood Window Maintenance
18574 Hwy 99E
Oregon City, OR 97045
503-266-3830









