



Memo

To: Historic Review Board members
From: Anthony Riederer, Planner
cc: file
Date: March 5, 2020
Re: HRB meeting, March 12

Hello,

We have a meeting scheduled for Thursday next, March 12, 2020. This will be an evening meeting set to begin at 7:00 p.m., in the first floor auditorium at 150 Beaver Creek Road. There are two applications on the agenda for this meeting. The first is a proposal for a restoration of the façade of a historic school house turned general store, along with the rehabilitation/expansion of a residential addition on the rear of the building. The second is an application by the owners of an agricultural property to have the preservation overlay zoning removed from the site.

The first property is known as the Whiskey Hill Schoolhouse. It is believed to have been relocated to its current site in the mid-twentieth century and has served as local general store and gas station in recent years. The building is nominated as an example of 20th century educational architecture in the Craftsman/Bungalow style. The applicants are proposing a scope of exterior work to reinstate many of the original design features that have been lost over the years, as well as to enlarge a non-historic residential addition, in a style more sympathetic to the original building.

The second property is known as the Kirchem Farm. This property received local designation status in 1994, based on its associations with local agricultural history, the extant complex of farm buildings, and the condition of the farm house, considered at the time to be a good example of vernacular residential architecture. Over the subsequent years, many of the outbuildings have deteriorated and either fallen down or been removed. Further, over the years since the overlay zone was placed on the site, the single-family home on the property has been successively modified with materials of contemporary manufacture, diminishing its historic character and significance. On the basis of these changes over time, and in their belief that the overlay was placed without their fathers consent, the applicants (as representatives of the family estate) are requesting the overlay be removed.

Attached are the submitted applications for both proposals (which contain the applicant's narrative and images, along with information from the inventory and/or nomination of the site). As of the time of this memorandum, several supportive public comments have been received about the rehabilitation/expansion of the Whiskey Hill School House and no public comments have been received about the removal of the overlay zoning from the agricultural property.

Your role here is to supply information and recommendation to staff (and, in the case of the proposed overlay removal, the Board of County Commissioners) who will then render a decision.

Take a look, feel free to contact me with questions. Hope to see you all Thursday the 12th, at 7:00 p.m. Thank you in advance.

Anthony Riederer, Planner
Phone: 503-742-4528



Land Use Application

ZPAC 0151-19

For Staff Use Only	
Date received: 1/21/20	Staff initials:
Application type:	File number: 20025-20-Historic
Zone: RL, EPU	Fee: \$
Violation #:	CPO/Hamlet: South Canby (inactive)

Applicant Information:

What is proposed? Historic property (Whiskey Hill School); major alteration restoring to original facade of store, addition/improvement to residence

Name of applicant: Amy + Darryl Lenhardt

Mailing address: 7595 Ridgewood Dr.

City Gladstone State OR Zip 97027

Applicant is (select one): Property owner Contract purchaser Agent of the property owner or contract purchaser

Name of contact person (if other than applicant): _____

Mailing address of contact person: _____

Applicant #s: _____ Wk: A Cell: 503.358.8034 Email: whiskeyhillstore@gmail.com

Contact person #s: _____ Wk: D Cell: 360.929.6174 Email: _____

Other persons (if any) to be mailed notices regarding this application:

Name	Address	Zip	Relationship
<u>Tom Louis</u>	<u>5145 SW Tualatin Ln. Lake Oswego, OR</u>	<u>97035</u>	<u>architect</u>

Name	Address	Zip	Relationship
SITE ADDRESS:	<u>5804 S. Whiskey Hill Rd. Hubbard, OR</u>	<u>97032</u>	
TAX LOT #:	<u>T 4 R 7 W</u>		
	<u>Section 36 DD</u>	Tax Lot(s) <u>800</u>	
Adjacent properties under same ownership:		Total land area:	
T _____ R _____	Section _____	Tax lot(s) _____	
T _____ R _____	Section _____	Tax lot(s) _____	
T _____ R _____	Section _____	Tax lot(s) _____	

I hereby certify that the statements contained herein, along with the evidence submitted, are in all respects true and correct to the best of my knowledge.

<u>Amy Lenhardt</u>	<u>1-12-2020</u>	<u>Amy Lenhardt</u>
Property owner or contract purchaser's name (print)	Date	Owner or contract purchaser's signature
<u>Amy Lenhardt</u>	<u>1-12-2020</u>	<u>Amy Lenhardt</u>
Applicant's name (print)	Date	Applicant's signature



LAND USE APPLICATION

DEEMED COMPLETE

ORIGINAL DATE SUBMITTED: 1/21/2020
FILE NUMBER: Z0025-20-HR
APPLICATION TYPE: HISTORIC LANDMARK REVIEW

The Planning and Zoning Division staff deemed this application complete for the purposes of Oregon Revised Statutes (ORS) 215.427 on: 2/6/20

[Signature]
Signature

Sr Planner
Title

Anthony Rheden
Print Name

Comments: _____

Check one:

The subject property is located inside an urban growth boundary. The 120-day deadline for final action on the application pursuant to ORS 215.427(1) is:

The subject property is not located inside an urban growth boundary. The 150-day deadline for final action on the application pursuant to ORS 215.427(1) is:
July 5, 2020



**Clackamas County Planning and Zoning Division
Department of Transportation and Development**

Development Services Building
150 Beaver Creek Road | Oregon City, OR 97045

503-742-4500 | zoninginfo@clackamas.us
www.clackamas.us/planning

NOTICE OF LAND USE APPLICATION IN YOUR AREA

Date: 02/06/2020
Permit Number: Z0025-20
Application: Nonconforming Use - Alteration/Verification
From: Clackamas County Planning and Zoning
Notice Mailed To: Property owners within 300 feet
Community Planning Organizations (CPO)
Interested Citizens and Agencies

RECEIVED
FEB 20 2020
Clackamas County
Planning & Zoning Division

Application Proposal:

HISTORIC LANDMARK REVIEW - Applicant is seeking to complete a facade restoration and major alteration (addition) to a historic structure to move the building closer to its historic appearance and to alter/expand an existing non-conforming residential use.

This project has been scheduled to be presented to the Historic Review Board on Wednesday, March 12 at 7 pm. The meeting will be held in the Auditorium of Clackamas County's Development Services Building, located at 150 Beaver Creek Road, in Oregon City.

Property Owner: AMY & DARRYL LENHARDT
Applicant: LENHARDT, AMY & DARRYL
Address: 5804 S WHISKEY HILL RD
HUBBARD, OR 97032
Location: SE Corner of S Whiskey Hill Road and S Meridian Rd.

Legal Description: 41W36DD00800 **Acres:**

Zone: RC-RURAL COMMERCIAL

Staff: Anthony Riederer 503-742-4528 **E-mail:** ariederer@co.clackamas.or.us,

How to Comment on this Application:

1. To be sure your comments will be considered prior to the decision, we need to have them within 20 days of the date of this notice.

Permit Number: Z0025-20

2. You may use the space provided below, mail a separate letter or e-mail the information. Please include the permit number, address the information to the staff member handling this matter, and focus your comments on the approval criteria for the application.

3. Return your mailed comments to: Clackamas County Planning and Zoning, 150 Beaver Creek Rd, Oregon City, OR 97045; FAX to (503) 742-4550.

Community Planning Organization: The following recognized Community Planning Organization (CPO) has been notified of this application. This organization may develop a recommendation on this application. You are welcome to contact this organization and attend their meeting. If this Community Planning Organization is currently inactive, and you are interested in becoming involved in Land Use Planning in your area, please contact the Citizen Involvement Office at (503) 655-8552.

SOUTH CANBY (INACTIVE)

OR

Decision Process: In order to be approved, this proposal must meet the approval criteria in the Zoning and Development Ordinance, Section(s)

513, 707, 1206, 1307

The Ordinance criteria for evaluating this application can be obtained from this office or viewed at www.clackamas.us/planning/zdo.html. You may view the submitted application at the following link, <https://accela.clackamas.us/citizenaccess/> within five days of the date of this notice, or at our office during weekday lobby hours, 8:00 am to 4:00 pm, Monday through Thursday and 8:00 am to 3:00 pm Friday.

A decision on this proposal will be made and a copy will be mailed to you. If you disagree with the decision you may appeal to the Land Use Hearings Officer who will conduct a public hearing. There is a \$250 appeal fee.

Comments:

I think this will be terrific enhancement
of our wonderful neighborhood. I support
this

Whiskey Hill Kennel Joanne Wood 503-651-2616
Your Name/Organization Telephone Number

Clackamas County is committed to providing meaningful access and will make reasonable accommodations, modifications, or provide translation, interpretation or other services upon request. Please contact us at 503-742-4545 or email DRenhard@clackamas.us.

503-742-4696: ¿Traducción e interpretación? |Требуется ли вам устный или письменный перевод? | 翻译或口译? | Cán Biên dịch hoặc Phiên dịch? | 번역 또는 통역?

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Comments:

this property has been such a mess and drug problem the last few years. Let the Lemhardts fix this up and a nice place there.

Leroy B Miller

Your Name/Organization

503-651-3340

Telephone Number

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FEB 13 2020

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Planning & Zoning Division

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Comments:

I fully support the modifications detailed
in permit # Z0025-20 submitted by
Amy & Darryl Lenhardt, 15804 S. Wesley Hill Rd Hubbard, OR
97052

Jason Slangan
Your Name/Organization

503-927-5643
Telephone Number

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Clackamas County
Historic Landmark, Historic District, and Historic
Corridor
Ordinance 707-10

- a. The Whiskey Hill School was moved to its current location sometime in 1948-49, upon completion of the new 91 School building, becoming a store and residence. Photographs from that time show a sign which reads “Whiskey Hill Community Center” and the word G-R-O-C-E-R-I-E-S painted on the north facing original windows. It was known as a gathering place and a place to shop for essential groceries, home items, and even gifts. Our intention is to provide much the same. We plan on having grocery items, home décor and revitalized vintage and antique furniture, coffee, and a limited menu café. It was added to the county historic landmark registry in 1992, at the request of then-owner Mike Johnson. No improvements or alterations have been done since then.
- b. Our goal is to return the schoolhouse portion of the property back to as much of the original façade as possible and to create a facility that will shape the Whiskey Hill Community, turning strangers into neighbors. Specifically, we want to remove the ells which stand on both north and south walls, reinstall windows to match the original type, size and

location on the west facing wall, and have the original windows on the north facing wall refurbished. There are 6 large, 8 foot high, double-hung windows currently hidden by one of the eaves, which is full of non-functioning HVAC units placed below the window sills.

- c. We are working with an architect to retain the craftsman/bungalow appearance of the building. We have interviewed two of the students who attending school in the building in the 1940's and are piecing together their memories of structure and color. We will meet with all five of the oldest remaining classmates as well as descendants of Loney Yoder, who taught there for over 40 years. We are in contact with his grandchildren.
- d. The portico is not original to the schoolhouse, but the community views it as part of the building. It is very practical as it blocks weather for people coming and going. It is especially helpful for disabled. Because of these reasons we would like to keep the portico and rebuild it.
- e. We have had a window expert examine the original windows for the possibility of restoring them. We also intend to restore and shore up the bell tower, which extends over the front porch, which has a questionable foundation.
- f. The NW facing corner is bulging and has slipped off the foundation. We plan on rebuilding that

exterior wall, reusing siding as we can and having new siding milled to match the existing.

- g. We have no plans to sandblast or harm materials.
- h. We are unaware of any archeological significance on this property.
- i. The existing residence, which was tacked onto the back of the schoolhouse after it was moved from its original location, has a crumbling foundation, is in severe disrepair, and does not match the craftsman style of the original building; it will be demolished. In its place, our new residence will not only highlight the craftsman/bungalow style, but will add character to the historic building by emphasizing its hipped roof and compliment the ganged double-hung windows. Two dormers were added to the west and south facing roof sections of the school when the residence added an upper floor bedroom, built sometime in the 1980's. The dormers will be removed to return the roof design of the school to its original appearance. With exception of the stairway, none of the new residence will be under the roof of the original school building.
- j. Just like the existing residence, the new residence will be to the rear of the historic school building, but pulled away from the Northeast corner to emphasize the original North facing wall of the historic school building.



Front door, west facing.
October, 2019



Front view, NE facing.
October, 2019



Front, SE facing.
December, 2019



North side. Ell is covering 6 original windows. One can be seen on left of ell. Residence begins at electrical box.



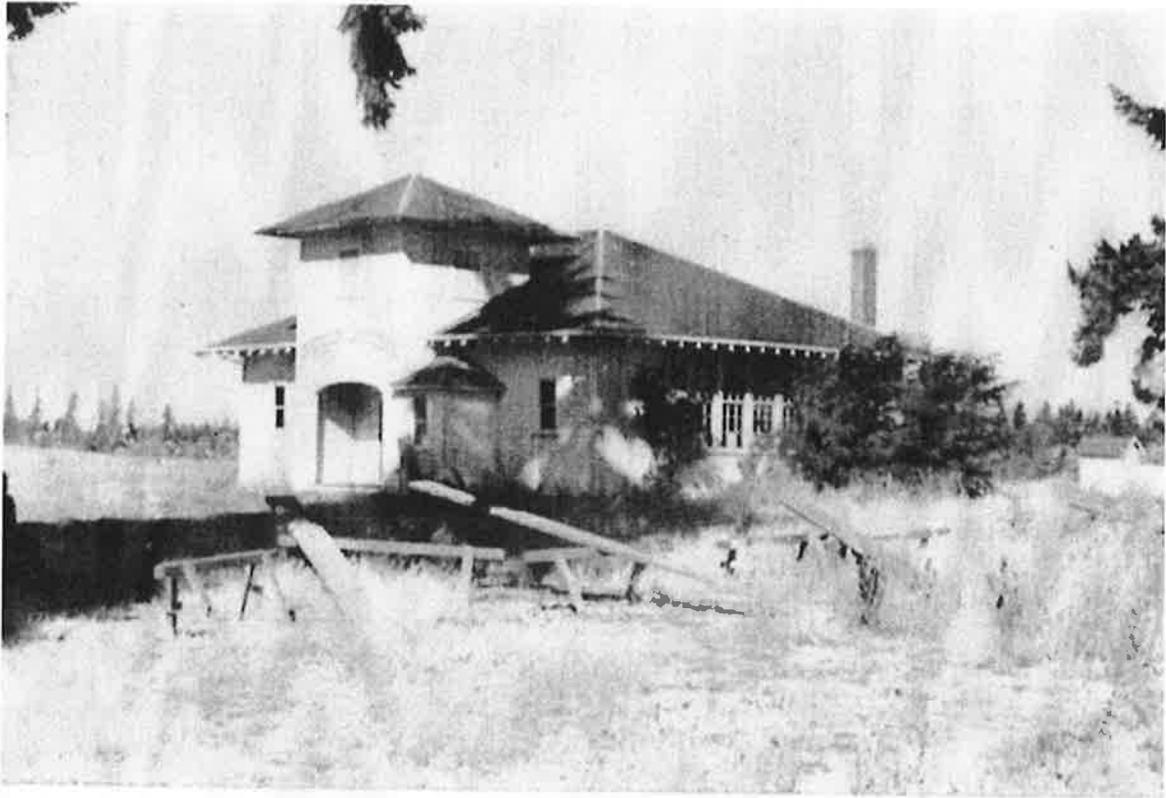
August 1, 1954.

Photo by Ben Maxwell, Salem Historical Archives



July 1, 1963

Photo by Ben Maxwell, Salem Historical Archives



Whisky Hill #59

Circa late 1920s



Circa 1926
Earliest known photo



4 PERSPECTIVE
SCALE: N.T.S. 000



1 PERSPECTIVE
SCALE: N.T.S. 000



5 PERSPECTIVE
SCALE: N.T.S. 000



2 PERSPECTIVE
SCALE: N.T.S. 000



3 PERSPECTIVE
SCALE: N.T.S. 000

TOM LOURIS
ARCHITECT
5144 SW TULAMATA LANE, LAKE OSWEGO, OR 97035
(503) 534-8008 TLOURIS@COMCAST.NET



DATE: JANUARY 5, 2020

WHISKEY HILL STORE
HUBBARD OREGON

REVISIONS

NO.	DATE	DESCRIPTION

SHEET TITLE

PERSPECTIVES

PROJECT ADDRESS

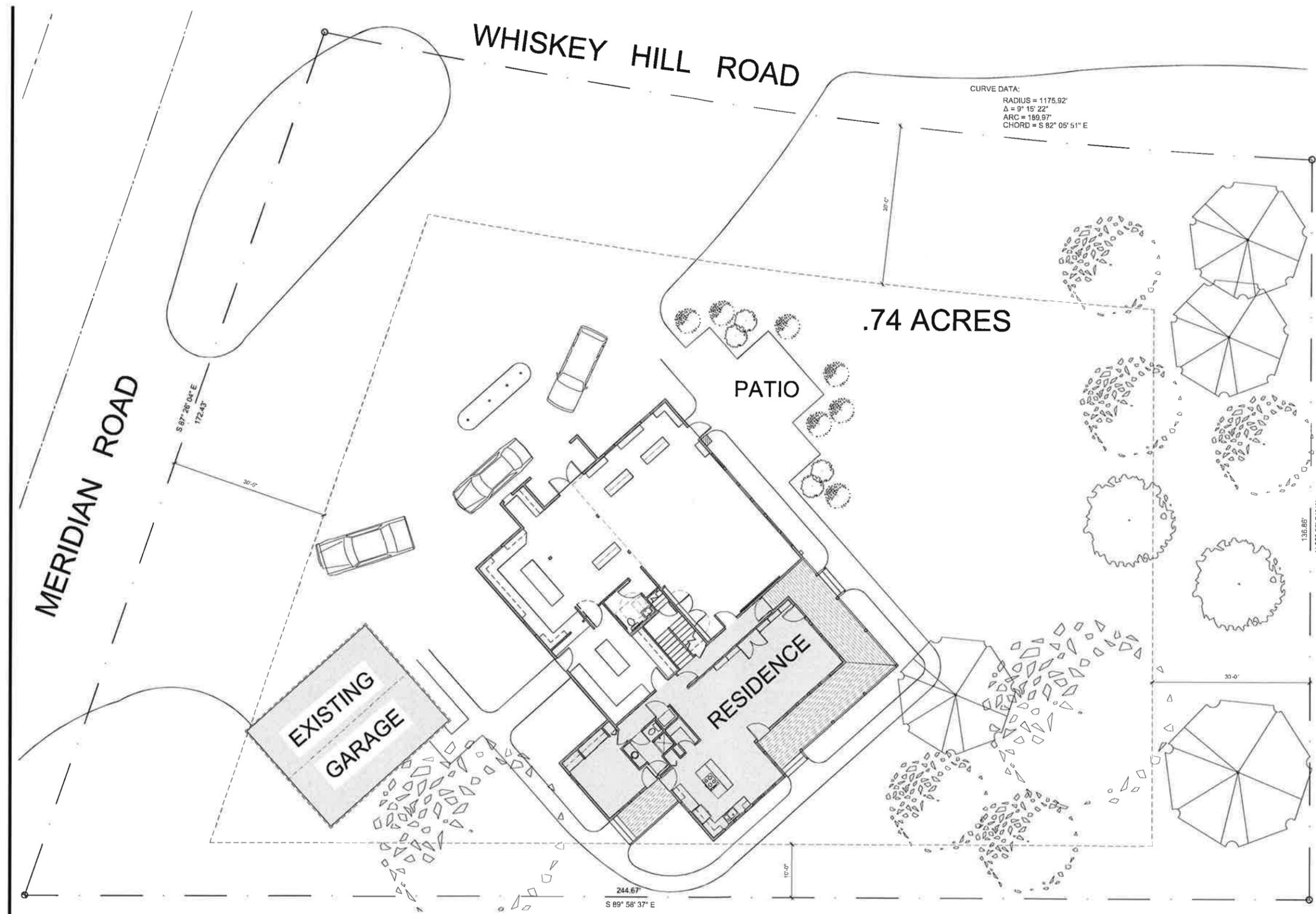
5804 S WHISKEY HILL RD
HUBBARD, OR

JOB #: 1219 PROJ. NO.

SHEET NO.

A0.0

© TOM LOURIS ARCHITECT



1 SITE PLAN
 SCALE: 1/8" = 1'-0"
 NORTH

TOM LOURIS
 ARCHITECT

5145 SW TUALATA LANE, LAKE OSWEGO, OR 97035
 (P) 503.534.8009 | LOURIS@COMCAST.NET



DATE: JANUARY 16, 2020

WHISKEY HILL STORE
 HUBBARD OREGON

REVISIONS

NO.	DATE	DESCRIPTION

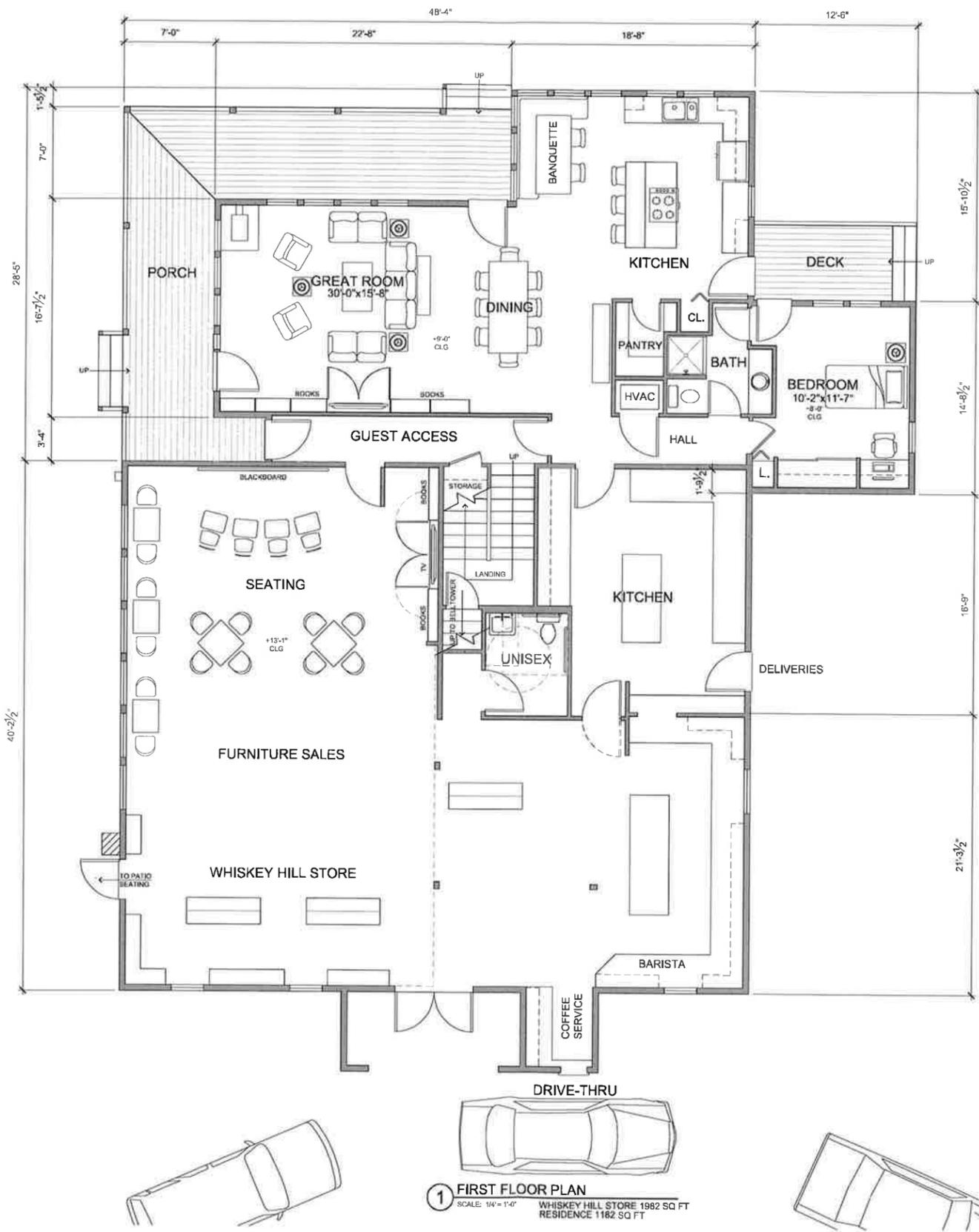
SHEET TITLE
 SITE PLAN

PROJECT ADDRESS
 5804 S WHISKEY HILL RD
 HUBBARD, OR

JOB #: 1219 PROJECT NO.
 SHEET NO.

A1.0

© TOM LOURIS ARCHITECT



1 FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 WHISKEY HILL STORE 1982 SQ FT
 RESIDENCE 1182 SQ FT

TOM LOURIS
 ARCHITECT

5145 SW TUALATA LANE, LAKE OSWEGO, OR 97035
 (P) 503.534.8009 | TLOURIS@COMCAST.NL



ISSUED
 DATE: JANUARY 16, 2020

WHISKEY HILL STORE
HUBBARD OREGON

REVISIONS

NO.	DATE	DESCRIPTION

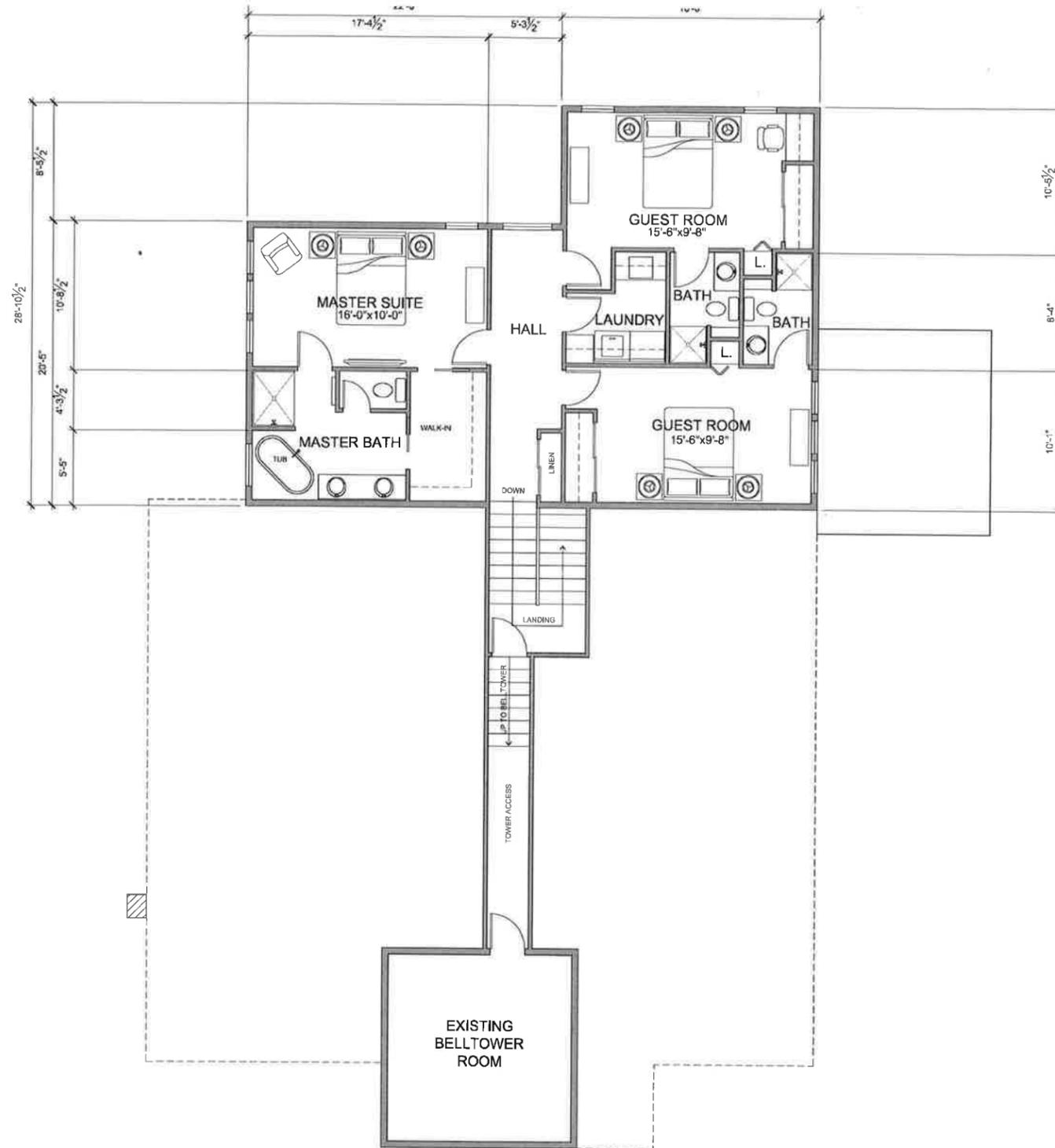
SHEET TITLE
FIRST FLOOR PLAN

PROJECT ADDRESS
 5804 S WHISKEY HILL RD
 HUBBARD, OR

JOB #: 1219 PROJ. NO.
 SHEET NO.

A2.0

© TOM LOURIS ARCHITECT



1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
RESIDENCE 1000 SQ. FT.

TOM LOURIS
ARCHITECT

5145 SW TUALATA LANE, LAKE OSWEGO, OR 97035
(P) 503.534-8009 | LOURIS@COMCAST.NET



DATE: JANUARY 16, 2020

WHISKEY HILL STORE
HUBBARD OREGON

REVISIONS

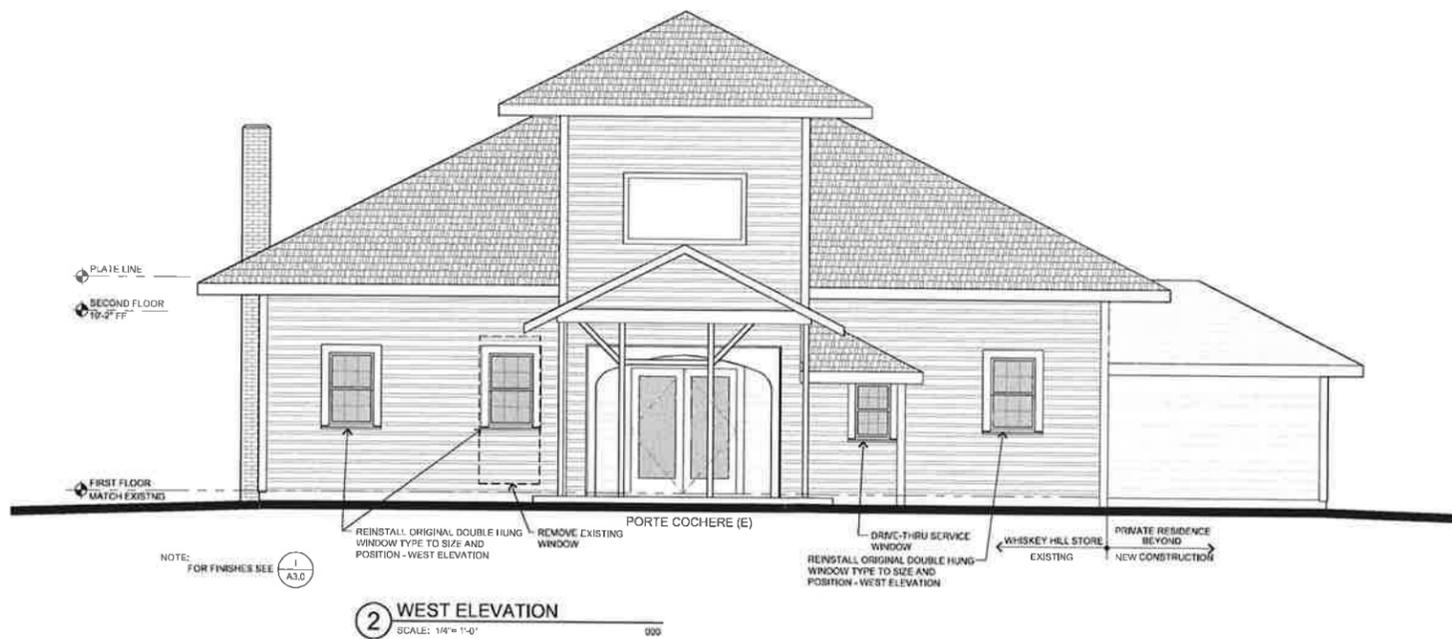
NO.	DATE	DESCRIPTION

SHEET TITLE
SECOND FLOOR PLAN

PROJECT ADDRESS
5804 S WHISKEY HILL RD
HUBBARD, OR

JOB #: 1219 PROJ. NO.
SHEET NO.

A2.1



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ARCHITECT

5145 SW TUALATA LANE, LAKE OSWEGO, OR 97035
(P) 503 531-8009 | LOURIS@COMCAST.NET



ISSUED
DATE: JANUARY 16, 2020

WHISKEY HILL STORE
HUBBARD OREGON

REVISIONS

NO.	DATE	DESCRIPTION

SHEET TITLE
EXTERIOR ELEVATIONS

PROJECT ADDRESS
5804 S WHISKEY HILL RD
HUBBARD, OR

JOB #: 1219 PROJ. NO.
SHEET NO.

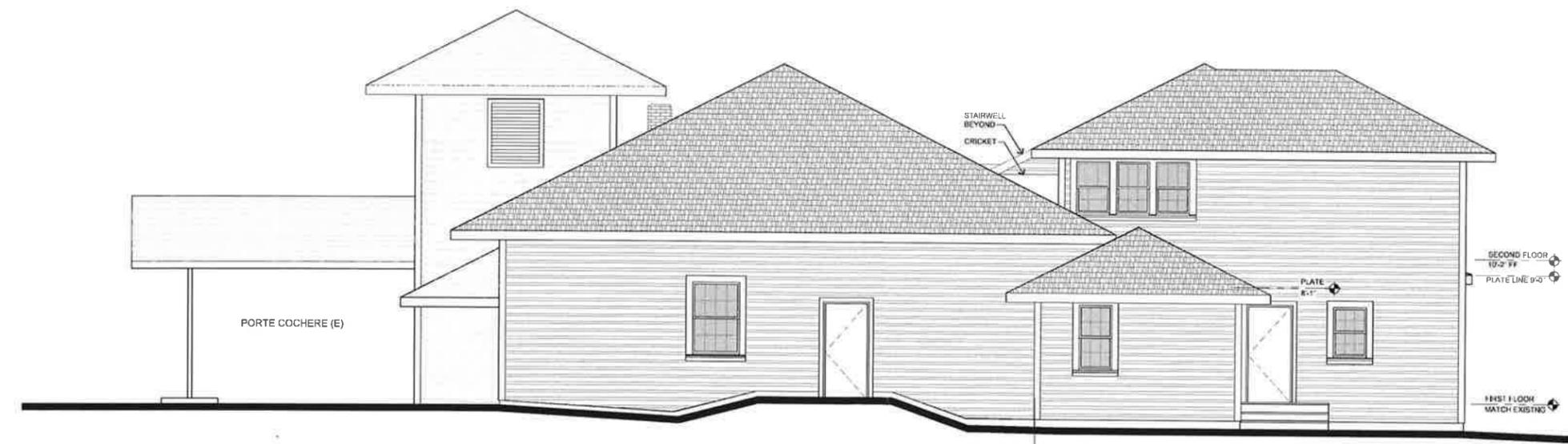
A3.0

© TOM LOURIS AND ET/CT



NOTE: FOR FINISHES SEE 1
A3.0

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



NOTE: FOR FINISHES SEE 1
A3.0

2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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ARCHITECT

5145 SW TUALATA LANE, LAKE OSWEGO, OR 97035
(P) 503.534.8009 TLOURIS@COMCAST.NET



ISSUED

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HUBBARD OREGON

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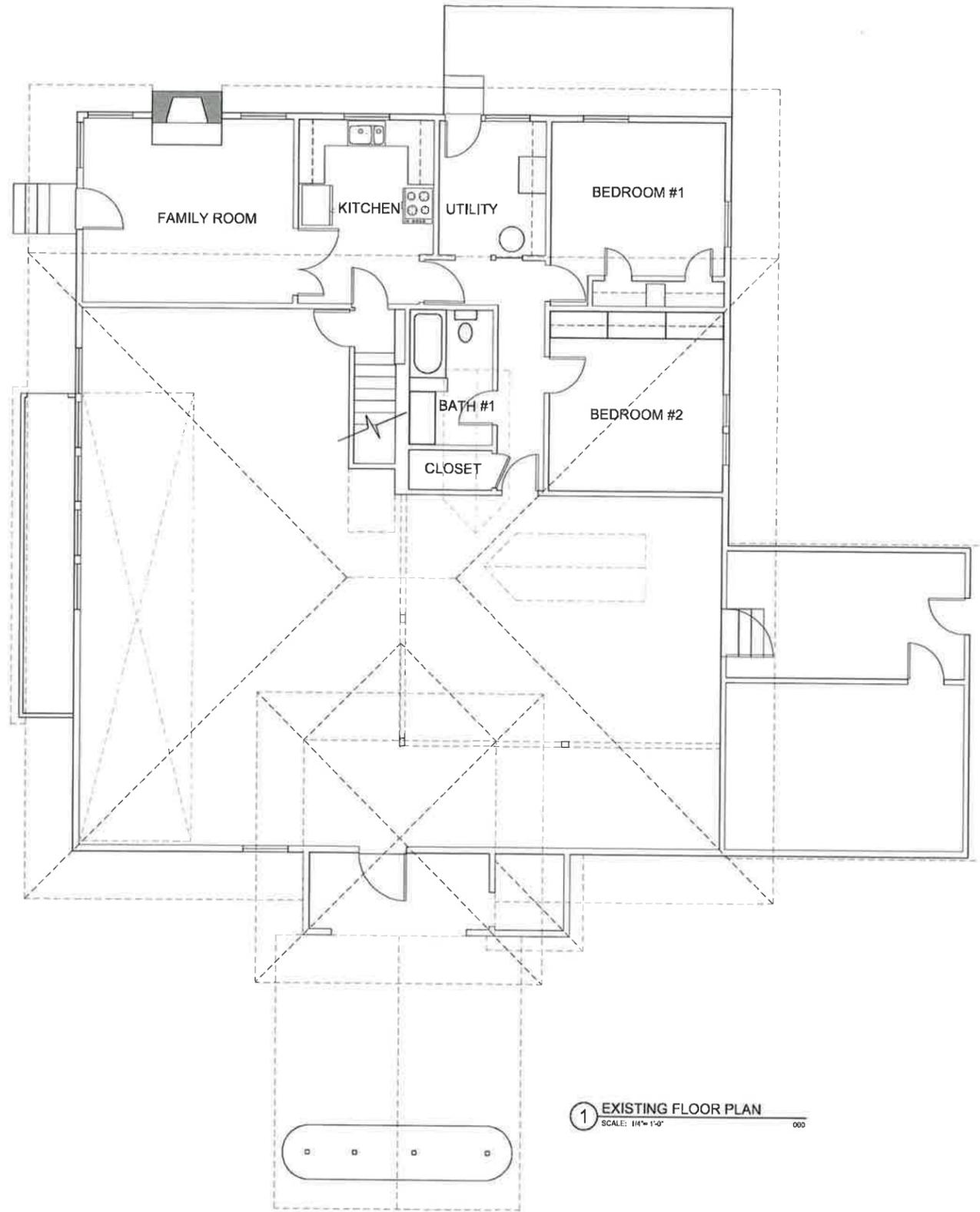
5804 S WHISKEY HILL RD
HUBBARD, OR

JOB #: 1219 PROJ. NO.

SHEET NO.

A3.1

© TOM LOURIS ARCHITECT



1 EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0" 000

TOM LOURIS
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5145 SW TUALATA LANE, LAKE OSWEGO, OR 97035
(503) 934-8009 | LOURIS@COMCAST.NL



ISSUED

DATE: OCTOBER 15, 2019

SCHOOL 91 WHISKEY HILL
HUBBARD OREGON

REVISIONS

NO.	DATE	DESCRIPTION

SHEET
TITLE

**EXISTING FIRST
FLOOR PLAN**

PROJECT
ADDRESS

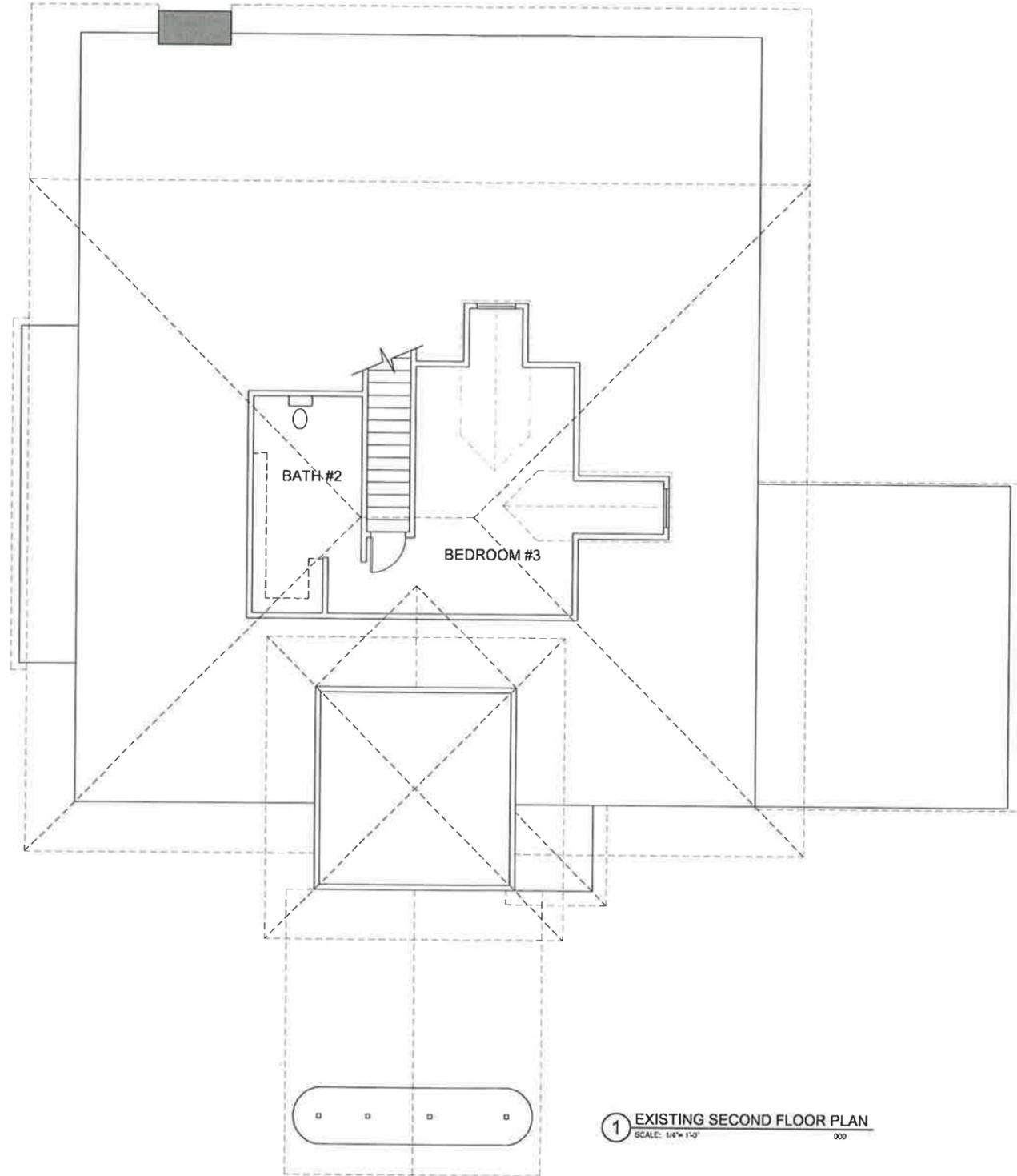
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SHEET NO.

A2.0



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HUBBARD OREGON

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EXISTING
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FLOOR PLAN

PROJECT ADDRESS

5804 S WHISKEY HILL RD
HUBBARD, OR

JOB #: 1219 PROJECT NO.

SHEET NO.

A2.1

© TOM LOURIS ARCHITECT

File No. 20909-92-2

I Y R/W Section 36DD

Tax Lots 800

CLACKAMAS COUNTY PLANNING DIVISION

902 Abernethy Road, Oregon City, OR 97045
655-8521

- | | |
|---|---|
| <input checked="" type="checkbox"/> Zone Change | <input type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Non-Farm Use | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Non-Forest Use | <input type="checkbox"/> Temporary Permit |
| <input type="checkbox"/> Alteration of Non-Conforming Use | <input type="checkbox"/> Flood Hazard Permit |
| <input type="checkbox"/> Greenway Conditional Use | <input type="checkbox"/> Home Occupation Review |
| <input type="checkbox"/> Farm or Forest Management | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Extraordinary Exception | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Other | |
| Request Summary: | |

FOR STAFF USE
 Pre-application conf. date: _____
 File No: 20909-922
 Date Received: 8-19-92 Fee: NO RE
 Hearing Date: _____
 Staff member: Pam Hayden
 Comp. Plan: _____
 Present Zone: RC
 CPO: _____ Date Not: _____

Name of Applicant: Michael Johnson
 Mailing Address: 5804 S Whiskey Hill Road, Hubbard, OR 97032
 Site Address: Same Office Phone: _____
 Applicant is: Legal Owner Contract Buyer Option Holder Agent Home Phone: _____
 Legal Description: T 4 R 1W Sec 3600 Tax Lot 800 Total Land Area 1.00
 List other contiguous property under your ownership: _____
 List pending County permits: (e.g. building permits, septic tank permits, zoning permits, etc.) _____

1 Proposed use(s), sequence of construction, anticipated timetable for project, and specific reason for the request

Apply Historic Landmark overlay zone to Whiskey Hill St. (Previously old Whiskey Hill School)

2 Present use of this property: commercial

3 Method of sewage disposal: _____ water supply: _____

4 Has County Soils Department approved this request? Yes No Not consulted

5 Total employees and or occupants: Present: _____ Proposed: _____

I hereby certify the statements contained herein, along with the evidence submitted, are in all respects true and correct to the best of my knowledge and belief

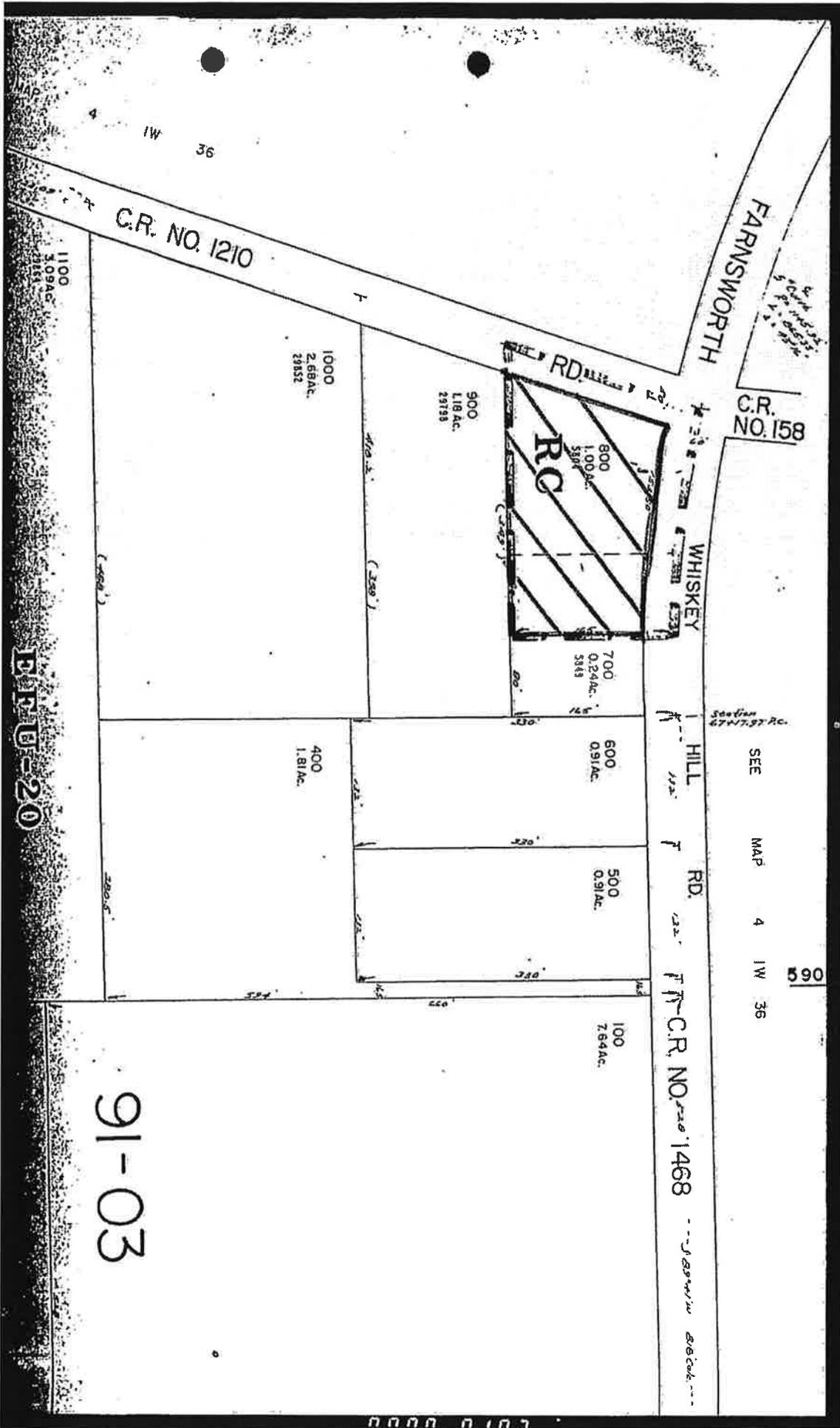
OTHER PERSONS WHO WISH NOTIFICATION

Name _____
 Address _____
 Name _____
 Address _____

X _____
 Applicant's Signature

 Date

 Legal Owner's Signature if applicant is agent



**BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF CLACKAMAS COUNTY, STATE OF OREGON**

In the Matter of Considering Designating
the WHISKEY HILL SCHOOL SHPO #701
described as T4S-B1W-Section 360D
Tax Lot 800
a Clackamas County Historic Landmark
in compliance with State
Land Use Law Goal 5.

Order No. 95-669

This matter coming on at this time and it
appearing to the Board of County Commissioners that the WHISKEY HILL
SCHOOL does meet the criteria of Subsection 707 of the Zoning and
Development Ordinance, "Historic Landmark, Historic District and Historic
Corridor", and Goal 5 for designation as a Historic Landmark; and

It further appearing to the Board that the
Historic Review Board at its public hearing on OCTOBER 26, 1992 has
recommended designating the WHISKEY HILL SCHOOL as a Historic Landmark;
and

It further appearing to the Board that
hearings were held before this Board on DECEMBER 9, 1992 at which
testimony was taken and evidence presented; and

It further appearing to the Board that a
decision was made by this Board on DECEMBER 9, 1992;

NOW, THEREFORE, IT IS HEREBY ORDERED that
the WHISKEY HILL SCHOOL IS designated a Clackamas County Historic
Landmark.

Dated this 29th day of June, 1995.

BOARD OF COUNTY COMMISSIONERS

Judie Hammerstad
Judie Hammerstad, Chair

Darlene Hooley
Darlene Hooley, Commissioner (Vice Chair)

Ed Lindquist
Ed Lindquist, Commissioner

NOTICE OF ADOPTION

This form must be mailed to DLCD not later than 5 working days after adoption
ORS 197.615 and OAR Chapter 660, Division 18

See reverse side for submittal requirements

Jurisdiction Clarkamas County Local File # Z0909-92-2
Date of Adoption JUNE 29, 1995 Date Mailed JULY 17, 1995
Date the Proposed Notice was mailed to DLCD 92

Comprehensive Plan Text Amendment Comprehensive Plan Map Amendment
 Land Use Regulation Amendment Zoning Map Amendment
 New Land Use Regulation

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached."

Apply Historic Landmark overlay to the Whiskey Hill School, SHPO # 701

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write "Same." If you did not give notice of the proposed amendment, write "N/A."

Same

Plan Map Change From _____ to _____

Zone Map Change From RC, Rural Comm. to RC/HL

Location: 5804 SE Whiskey Hill Road Acres Involved: 1.00

Specify Density: Previous Density _____ New Density NC

Applicable Goals: 5 Was an Exception adopted? Yes No

DLCD File # _____ DLCD Appeal Deadline _____

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF CLACKAMAS COUNTY, STATE OF OREGON

In the Matter of Considering Designating
the WHISKEY HILL SCHOOL SHPO #701
described as T4S-R1W-Section 36DD
Tax Lot 800
a Clackamas County Historic Landmark
in compliance with State
Land Use Law Goal 5.

Order No. 95-669

20909-92-2

This matter coming on at this time and it appearing to the Board of County Commissioners that the WHISKEY HILL SCHOOL does meet the criteria of Subsection 707 of the Zoning and Development Ordinance, "Historic Landmark, Historic District and Historic Corridor", and Goal 5 for designation as a Historic Landmark; and

It further appearing to the Board that the Historic Review Board at its public hearing on OCTOBER 26, 1992 has recommended designating the WHISKEY HILL SCHOOL as a Historic Landmark; and

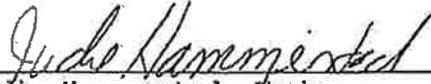
It further appearing to the Board that hearings were held before this Board on DECEMBER 9, 1992 at which testimony was taken and evidence presented; and

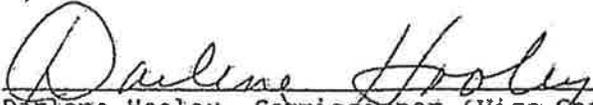
It further appearing to the Board that a decision was made by this Board on DECEMBER 9, 1992;

NOW, THEREFORE, IT IS HEREBY ORDERED that the WHISKEY HILL SCHOOL IS designated a Clackamas County Historic Landmark,

Dated this 29th day of June, 1995.

BOARD OF COUNTY COMMISSIONERS


Judie Hammerstad, Chair


Darlene Hooley, Commissioner (Vice Chair)


Ed Lindquist, Commissioner



CLACKAMAS COUNTY

Department of Transportation & Development

WINSTON KURTH
EXECUTIVE DIRECTOR

RICHARD DOPP
DIRECTOR
OPERATIONS & ADMINISTRATION

TOM VANDERZANDEN
DIRECTOR
PLANNING & DEVELOPMENT

HISTORIC REVIEW BOARD

MINUTES

DATE OF MEETING: October 26, 1992

LOCATION AND TIME OF MEETING: DTD Conference Room A, 7:00 p.m.

IN ATTENDANCE:

Historic Review Board Members: Ron Lee, Peggy Sigler, Herb Beals, Todd Iselin, Ralph Tahrn.

Planning Staff: Pam Hayden

Others: 16

Ron Lee, Chairperson of the Historic Review Board, introduced Board members, explained the purpose of the public hearing, and outlined the evening's hearing procedure.

Staff reviewed the history of the project. Using wall chart, explanations were given on some of the following features:

- . Purpose of hearing
- . Reason for designating properties Historic Landmarks
- . Historic Landmarks Ordinance
- . Rehab Loan Program
- . Options for use of Historic Landmark properties

Staff also reviewed the criteria for designating properties historic, including:

- . Architectural criteria
- . Environmental criteria
- . Historic criteria

The Chairperson indicated that the Board would first consider properties which had individuals here to testify.

PUBLIC HEARING

Z0844-92-Z, MOSES BAKER FARM, #534

The staff report was presented.

Keith and Judy Aden, property owners, testified that they were in favor of the Historic Landmarks designation. Judy Aden stated that the property has been in her family for over 50 years. Keith stated that the Pleasant View Cemetery on Baker Road near Westfall Road was donated by Moses Baker.

Keith Aden stated that the woodshed/garage was in bad condition and they would like to utilize Historic Rehab loan monies to stabilize the building. He stated that he was originally told that the interest rate on this loan program was 0% and now has been changed to 3%. He expressed concern that this reduced the incentive to property owners to utilize this loan program to restore their historic properties. If a 3% interest is charged the property owners have to pay back the loan as soon as they can rather than defer the payment until they sell the property in the future.

Staff explained that as of September 1 of this year the Department of Community Development Division would charge 3% for these loans rather than the 0% to try to encourage pay back so that the monies could be revolving and used for other historic properties.

The Adens were concerned that the 3% interest would not be as good an incentive for property owners of Historic Landmark properties and they would like to see it reverted back to the 0% interest.

ACTION: Peggy Sigler moved to recommend to the Board of County Commissioners that the Moses Baker House, #534 be designated a Clackamas County Historic Landmark based on the Goal 5 analysis of the historic resource. Herb Beals seconded the motion.

VOTE: The motion passed 5-0.

Z0843-92-Z, HOSEA BALLOU HOUSE, #1838

The staff report was presented and slides of the property were shown.

Jennifer Hamilton, property owner, stated that she and her husband bought this house and barn and they are restoring it and it has been a 'labor of love'. It has improved dramatically both inside and out over the last year since the slides were taken. They would like to restore the barn and landscape and paint next summer. They would like to use

the 3% loan monies to restore the barn. She said that they intend to live here for the rest of their lives and are very excited about being designated a Clackamas County Historic Landmark. They are trying to research more about the history.

ACTION: Ralph Tahran moved to recommend to the Board of County Commissioners that the Hosea Ballou House #1838 be designated a Clackamas County Historic Landmark based on the Goal 5 analysis of the historic resource. Todd Iselin seconded the motion.

VOTE: The motion passed 5-0.

Z0904-92-Z, JOHN P. GLOVER HOUSE, #974

The staff report was presented and slides of the property were shown.

Dan McPartlan, owner, said that he bought the house four years ago. The ell on the end was originally a story and a half. He'd like to restore the house as close as possible to the original. He has pictures of what the original looked like.

Ralph Tahran said that he agreed with the points for the evaluation except under Architecture B, and would like it changed to 2 points. This still makes the building eligible for Historic Landmark designation.

ACTION: Herb Beals moved to recommend to the Board of County Commissioners that the John P. Glover House, #974 be designated a Clackamas County Historic Landmark based on the Goal 5 analysis of the historic resource. Ralph Tahran seconded the motion.

VOTE: The motion passed 5-0.

Z0811-92-Z, J.M. SLICKER HOUSE, #998-999

The staff report was presented and slides of the property were shown.

Michael Silbernagel, owner, state that the tax lots 101 and 201 should also be considered for Historic Landmark designation which includes about 21 acres on the Clackamas River. This area has much potential for archeological information because it was a native American site as well as being on the Barlow Road at Feldheimers Ford.

He stated that it saddened him because his neighbors have told him of buildings that use to exist on the site and are no longer there because they were torn down. There use to be an old barn. He believes that the carriage house

predates the house because of the method of construction. He is very interested in using the 3% rehab loan monies to restore the exterior of the house.

ACTION: Todd Iselin moved to recommend to the Board of County Commissioners that the J.M. Slicker House, #998-999, which includes tax lots 101 and 201 be designated a Clackamas County Historic Landmark based on the Goal 5 analysis of the historic resource. Peggy Sigler seconded the motion.

VOTE: The motion passed 5-0.

Z0835-92-Z, POPE-BURKERT FARM/HOPS BARN, #2071

The staff report was presented and slides of the property were shown.

Steve Bailey, owner, said that his family purchased the property twenty one years ago. He stated that there are few examples of hops barns in Clackamas County. The chimneys on the barn were removed prior to their occupancy, he believes in the 1950s.

Mr. Bailey stated that the third floor of the barn was made with square nails. He has found business receipts from

Captain Pope. He also shipped wool as well as being a hops farmer. Mr. Bailey's main concern is the preservation of the barn. They would like to utilize historic preservation rehab loan monies to fix the barn. He stated that much of the house has been changed. The house associated with the Pope Barn is located off of this property about 1/8 of a mile from the barn.

Mrs. Bailey stated that she was very pleased and honored that the County considers the Hops Barn important for preservation and that it could be a Clackamas County Historic Landmark.

ACTION: Peggy Sigler moved to recommend to the Board of County Commissioners that the Pope-Burkert Farm/Hops Barn, #2071 be designated a Clackamas County Historic Landmark based on the Goal 5 analysis of the historic resource. Herb Beals seconded the motion.

DISCUSSION: Peggy Sigler asked what would happen if an application came in to remodel the house. Staff explained that although the house has been altered, the Historic Review Board would still review changes to the building in the future because it is a part of the farm complex. Because it is not the primary building- the barn is- the Historic Review Board would be flexible in applying the Ordinance criteria to the house.

VOTE: The motion passed 5-0.

Z0111-92-Z, JOSEPH B. FLETCHER FARM, #1927

The staff report was presented and slides of the property were shown.

Catherine Clark, Associate Planner for the city of Lake Oswego, explained that this is city owned land, purchased with Parks, Recreation and Open Space bond measure money for recreational purposes in the future. There is no master plan for the property currently. She submitted a letter to the Clackamas County Historic Review Board from city Mayor, Alice L. Schlenker (Exhibit 2). The letter requests that the Historic Review Board designate only 6.6 acres as shown on the attached map. Also a part of this submission is a letter from the Lake Oswego Soccer Club asking that 4 to 6 acres be designated historic so that the rest can be considered for athletic fields.

The City Council of Lake Oswego requests that the Clackamas County Historic Review Board designate 6.6 acres of the 41.71 acre site as a County Landmark to include the farm buildings and some frontage on Rosemont Road.

The city of Lake Oswego's Historic Review Board and the Parks and Recreation Commission both made recommendations to the Lake Oswego City Council on what portion of the property would be appropriate for landmark designation. With those recommendations the city determined that it was in their best interest to designate about six acres. The Parks and Recreation commission recommended that the site not be designated historic. The city's Historic Review board recommended that the entire site be designated as historic or as a second choice that 23 acres be designated.

Catherine stated that the city would like to see a limited designation because of expectations of the citizens of the city for use of the site. The city purchased the property for one million dollars to use as a park site. Previous plans target about six acres of this site to be used for a demonstration historic park. The City Council received testimony from the Lake Oswego Soccer Club stating that there were too few playing fields and they would like to see part of this site developed with soccer fields.

Catherine discussed the issue of balancing the conflicting use between preserving historic resources and allowing for adequate land for parks, open space and recreation use.

Michael Henley, newly appointed Parks and Recreation Director for the city of Lake Oswego, stated that he represents the wants and needs of 31,000 people in the city of Lake Oswego. There is a need for an aquatic park, open space areas and youth sports fields for children in Lake Oswego, West Linn and the County. There is a need for multi-use athletic fields. A twelve million dollar park bond was passed and this was one of the first major acquisitions. The community of Lake Oswego is 90% built out. There are not a lot of opportunities for large areas for active park use. They need a large area with the potential to light at night where neighbors would not be disturbed.

Michael Henley stated that stated that the parks, open space and recreation bond measure passed by 65% of the vote. There is a need for a centrally located facility where active youth programs can occur. Locating these activities on one site is more convenient for the users as well as more efficient for maintenance. He said there is a possibility of developing an education center for children in conjunction with the historic buildings, perhaps a day camp within a farm scene.

He stated that the city would like to remain as flexible as possible because the master plan has not been developed for the property.

Todd Iselin stated that he was confused because he understood that the property was zoned for exclusive farm use (EFU-20), and that parks and recreation use would not be an outright permitted use.

Staff explained that the city would need to apply for a conditional use permit to allow parks and recreation activities. The Hearings Officer would review criteria for granting this kind of use against the exclusive farm use zoning criteria.

Tonsi Sylvester stated that she has lived in Lake Oswego since 1922. She circulated a petition to citizens throughout Lake Oswego and got 6.68 signatures of persons interested in retaining the entire 41.71 acres as a historic farm, or as a second choice, retaining about 20 acres just for farm use for education and farm demonstration.

She read a letter from Wilma McNulty to the Historic Review Board, (Exhibit 1), asking that the Historic Review Board

designated the farm site for an urban farm park to demonstrate historic farms. School children could go on field trips and learn different things about the farm every month.

Tonsi stated that the area fronting Stafford Road to the farm buildings was not flat as has been stated. There is quite a grade change and to put soccer fields there may need to be grading, filling or excavation. She feels that this would be detrimental to using the farm for educational purposes and would change the look of the farm.

She would like to see the entire farm designated as a historic farm and that it be left as open space for educational activities and more passive activities such as hiking and walking and enjoying the out of doors.

She said she had nothing against soccer or golf, but that this is a historic farm and that open space would be more appropriate.

Dave Craig stated that he serves on the Lake Oswego Parks and Recreation Commission and that he is also the Vice President of the Lake Oswego Soccer Club. He helped propose and pass the bond issue. This piece of land was identified and referred to as a historic community farm. It was purchased as a land bank for the citizens of Lake Oswego. He would like to see the flat area used for playing fields and that the property be viewed as a multi-use park. This is the only flat area in Lake Oswego available for playing fields and there is a real need. He wants to retain the flexibility to allow the city to use the property for as it deems appropriate for parks use.

Staff explained that a historic designation would not preclude development of the property for parks and recreation use, but would require that the Historic Review Board review any master plan proposals to insure that the integrity of the historic resource is maintained. Staff explained that the Historic Review Board needs to review the Historic Landmark designation and the number of acres needed as if this were a private piece of property. The Board needs to look at the criteria and determine how much land should be under their purview in order to preserve the resource. It is not under the HRB's responsibility to determine what type of use is most appropriate for the property.

Staff also explained that Stafford and Rosemont Roads were early territorial era roads, both most probably being Indian trails prior to the pioneers. This farm was built on the crossroads of these two early roadways. There is an 1862 farm house located across Stafford Road just south of this crossroads also, which is a designated Clackamas County

Historic Landmark. The new subdivision across the Stafford Road has recently been divided into four five acre lots and the land across Rosemont Road is zoned also for exclusive farm use and a nursery is operating there now.

Peggy Sigler stated that she felt the viewshed from Stafford and Rosemont Road was very important.

Ralph Tahran stated that the property received high points for its environment and historic context during the evaluation process, not so much under architecture. The resource is important because of it is a farm complex and because it has retained its agricultural setting. Ralph stated that 6.6 acres is not enough to preserve the overall pastoral scene. He was concerned about the frontage along Rosemont Road.

Herb Beals asked if the steep area could be used for trails and viewing area. The Parks Director stated that this was a possibility.

Todd Iselin stated that he thought that it would be appropriate to designate the entire site so that the Historic Review Board could review future plans. This would not preclude parks and recreation proposals in the future.

Peggy Sigler stated that she sees the view from Stafford Road as very important. The waving wheat fields in the foreground really add to the historic farm complex.

Catherine Clark asked if soccer field in the foreground would be compatible?

The HRB asked what types of development might occur in the area and Catherine stated that athletic field development could include bleachers, driveway access, paved parking and landscaping.

The general consensus of the Historic Review Board was that field development could occur in the foreground, but that a master plan would need to be developed for the entire site in order to make any determination about placement of activities and how to best preserve the integrity of the historic resource.

Michael Henley stated that Stafford Road will be a major thoroughfare in the future .

Peggy Sigler stated that this is a good reason to preserve the viewshed from that road way of the historic farm complex. She stated that this is the only farm complex left near Lake Oswego and that makes it very important for preservation.

ACTION: Peggy Sigler moved to recommend to the Board of County Commissioners that a portion of the Joseph B. Fletcher Farm, #1927, to include 23 acres as shown in option 5 of the staff report to the City of Lake Oswego, be designated a Clackamas County Historic Landmark based on the Goal 5 analysis of the historic resource. This is an obvious division that will help to preserve the viewshed of the farm buildings from both Stafford and Rosemont Roads. Herb Beals seconded the motion.

DISCUSSION: Ralph Tahrán stated that he supported option 5 of the city's staff report to designated 15 acres. He said that he felt this would be adequate, but that it was important to preserve enough of the land to keep the historic context and pastoral scene of the farm.

Ron Lee stated that he felt that 15 to 20 acres would be adequate to preserve the historic resource as long as there was adequate buffer behind the barn. He agreed that it was important to preserve enough land to preserve the character of the farm, but that this designation does not preclude parks and recreational use within this area, but that plans would be reviewed by the County's Historic Review Board.

Todd stated that if this was a private property owner that the twenty three acres, shown in option 2 of the city staff report, would be a natural division the Historic Review Board would recommend. He feels that it is very important to have the Historic Review Board review the parks and recreation master plan for this area once it is developed in the future.

Peggy stated that the city's Historic Review Board recommended 23 acres as their second choice and this was also the second choice of the citizens' petition submitted. Both these groups preferred to designate the entire 41.71 acres. She said she understood the need for soccer fields and that the HRB would review plans for multi-use fields in this area if designated, with the intent of trying to preserve as best as possible the historic character of the farm.

VOTE: The motion passed 3-2.

There being no further testimony for any of the remaining properties, the Board discussed these properties not yet considered.

ACTION: Peggy Sigler moved to recommend to the Board of County Commissioners that the following properties be designated a Clackamas County Historic Landmarks based on the Goal 5 analysis of the historic resources.

Z948-92-Z, CHARLES VAN CUREN HOUSE, #979

Z0909-92-Z, WHISKEY HILL SCHOOL, #701

Z0947-92-Z, CHRISTIAN AND DARA MENG HOUSE, #2196

Ralph Tahran seconded the motion.

ACTION: Peggy Sigler moved to recommend to the Board of County Commissioners that the 0% interest loan be reinstated instead of the 3% loan now asked for on Historic Rehab Loan projects to insure that there are strong incentives for Historic Landmarks property owners to continue to restore their important resources.

Todd Iselin seconded the motion.

VOTE: The motion passed 5-0.

Meeting adjourned 10:40 p.m.

hrb/hearing/min/10-92

AFFIDAVIT OF NOTICE

STATE OF OREGON
COUNTY OF CLACKAMAS

I, Emma Baer
(name)

Office Specialist II depose and say that I provided for
(title)

mailing the Notice of Hearing for file number 20909-92-2,
a copy of said notice being marked Exhibit "A" and hereto attached;
that I requested said notice to be mailed to those property owners
listed in Exhibit "B," hereto attached, in accordance with Oregon
Laws Chapter 761, Section 10a.

By Emma Baer, Affiant

Subscribed and sworn to before me this 5th day of
October, 1992.

Teresa L. Orcutt
Notary Public for Oregon

My commission expires _____



NOTICE OF PUBLIC MEETING AND PUBLIC HEARINGS

Clackamas County is holding Historic Landmark Public Hearings in the process to comply with State Land Use Law Goal 5 which requires Counties to inventory, evaluate and protect significant historic resources.

This notice is being sent to property owners of candidate Clackamas County Historic Landmarks and property owners adjacent to historic properties.

Any action taken on the property listed below will not affect the adjacent property owners. They are being notified for informational purposes and to comply with State law.

Hearing Dates:

Clackamas County Historic Review Board, Monday, October 26, 1992, 7:00 pm, Department of Transportation and Development, Conference Room A, 902 Abernethy Road, Oregon City, Oregon

Clackamas County Board of Commissioners, Wednesday, December 9, 1992, 9:30 am, Courthouse Annex, 906 Main Street, Oregon City, Oregon

TO: Property owners within 500 feet

Subject: Zone Change to Historic Landmark Overlay zone. Underlying zone does not change.

File No.: Z0909-92-Z

Applicant: Clackamas County

Owner of Property: Michael Johnson

Proposal: Apply Historic Landmark overlay zone to historic building(s) called WHISKEY HILL SCHOOL, SHPO #701, built in the Craftsman/Bungalow style of architecture in 1926.

Ordinance Criteria: Section 707, Historic Landmarks, Historic Districts and Historic Corridors Ordinance.

Location: On the south east corner of Whiskey Hill Road and Meridian Road

Site Address: 5804 S. Whiskey Hill Road

Legal Description: T4S, R1W, Section 36DD, Tax Lot 800, W.M.

Total Area Involved: Approximately 1.00 Acre

Zoning: RC, Rural Commercial

Citizens Planning Organization For Area: South Canby CPO

This organization has been notified of this application. You are welcome to attend this organization's meeting. The contact for this organization is Mary Lebert. The contact phone number is 651-2683. Her mailing address is 30621 S. Stuve Road, Canby OR 97013.

Planning Division Staff Contact: Pam Hayden

Two Public Hearings are scheduled. The first Public Hearing will be held before the Historic Review Board. The Historic Review Board is made up of a group of volunteer citizens with expertise in history, architecture, engineering and historic building restoration. They will review findings and hear public testimony regarding the historic properties. The Historic Review Board makes a recommendation to the Board of County Commissioners about designation of the historic property as a County Historic Landmark.

The Board of County Commissioners then holds a Public Hearing to review findings and hear public testimony. The Board of Commissioners makes a motion to designate or not designate a property a County Historic Landmark.

If a property is designated a Clackamas County Historic Landmark it falls under the provisions of the Historic Landmarks, Historic Districts and Historic Corridors Ordinance. This means that the Historic Review Board reviews applications for exterior alterations only, land partitions, new construction and demolition on Historic Landmark properties. The purpose of the Ordinance is to assist property owners to make changes to historic properties that are historically compatible.

All interested citizens are invited to attend the Public Hearings. An agenda will be provided at the hearings. Testimony and evidence should address those criteria identified in the Historic Landmarks, Historic Districts and Historic Corridors Ordinance or information relevant to potential conflicting uses.

Failure to raise an issue at the hearing, or by letter, or failure to provide sufficient specificity to afford the Historic Review Board or Board of Commissioners an opportunity to respond to an issue precludes appeal to the Land Use Board of Appeals based on that issue.

A staff report for the application will be available seven (7) days prior to the hearing. The staff report, applicable criteria, application, and all documents and evidence relied on by the applicant are available for inspection and may be purchased at reasonable cost at the Clackamas County Planning Division, 902 Abernethy Road, Oregon City, Oregon 97045 (655-8521). Direct all calls and written correspondence to the Planning Division.

To receive written notification of the Board of County Commissioners' decision, provide this office with a stamped, self-addressed envelope indicating the application file number.

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLER: ORS CHAPTER 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER.

NOTICE OF PROPOSED ACTION

Must be sent to DLCD 45 days prior to the final hearing.
See OAR 660-18-020

Jurisdiction Clackamas County
Date Mailed October 1, 1992 Local File Number See Attached Agenda 9. File
Date Set for Final Hearing on Adoption December 9, 1992
Month Day Year
Time and Place for Hearing 9:30 am Board of County Commissioners
Courthouse Annex; 906 Main Street; Oregon City, OR
Type of Proposed Action (Check all that apply) 97045

Comprehensive Plan Amendment Land Use Regulation Amendment New Land Use Regulation

Please Complete (A) for Text Amendments and (B) for Map Amendments

- A. Summary and Purpose of Proposed Action (Write a brief description of the proposed action. Avoid highly technical terms and stating "see attached".):

- B. For Map Amendments. Fill Out the Following (For each area to be changed, provide a separate sheet if necessary. Do not use tax lot number alone.):

Current Plan Designation: Various Proposed Plan Designation: _____

Current Zone: Various Proposed Zone: Historic Landmark Coverlay

Location: _____

Acreage Involved: _____

Does this Change Include an Exception? Yes No

For Residential Changes Please Specify the Change in Allowed Density in Units Per Net Acre:

Current Density: _____ Proposed Density: _____

List Statewide Goals Which May Apply to the Proposal:

5

List any State or Federal Agencies, Local Government or Local Special Service Districts Which may be Interested in or Impacted by the Proposal:

Direct Questions and Comments To Pam Hayden
902 Abernethy Road
Oregon City, OR 97045
(Phone) (503)655-8521

Please Attach Three (3) Copies of the Proposal to this Form and Mail To :

Department of Land Conservation and Development
1175 Court Street, N.E
Salem, Oregon 97310-0590

NOTE: If more copies of this form are needed, please contact the DLCD office at 373-0050, or this form may be duplicated on green paper. Please be advised that statutes require the "text" of a proposal to be provided. A general description of the intended action is not sufficient. Proposed plan and land use regulation amendments must be sent to DLCD at least 45 days prior to the final hearing (See OAR 660-18-020).

* * * FOR DLCD OFFICE USE * * *

DLCD File Number _____ ‡ Days Notice _____

<pa>proposedform

III. ECONOMIC, SOCIAL, ENVIRONMENTAL, ENERGY CONSEQUENCE ANALYSIS
FOR CLACKAMAS COUNTY GOAL 5 HISTORIC RESOURCES

CONFLICTING USES:

Potential impacts on Goal 5 historic resource: Alteration of historic resource, relocation of resource, new construction, land division, and demolitions.

Potential impacts of Goal 5 historic resource on existing land use: Requirement that alterations, relocation, new construction, land division and demolition be reviewed under Historic Landmarks Ordinance criteria.

POTENTIAL ACTION: Historic Landmark Designation

	<u>CONSEQUENCE OF ACTION</u>	<u>CONSEQUENCE OF NO ACTION</u>
E	1) Maintain and potentially enhance property values.	1) Potential loss of incentives to maintain and potentially enhance property values.
C		2) Potential loss of significant historic resource, which could reduce tourism potential in area.
O	2) Enhance Tourism potential.	3) Potential loss of housing stock.
N		4) Property owners make alterations without application of Historic Landmarks Ordinance is potentially less costly.
O	3) Provide full range of housing stock.	5) Loss of potential in reinvestment in existing buildings.
M	4) Potential for increased costs to property owners for restoration in order to meet Landmarks Ordinance criteria.	*Would not qualify to apply for conditional use permit to allow potential commercial uses of historic property. No allowance for adaptive reuse of historic resource.
I		*Would not qualify for special loan program for historic rehabilitation.
C	5) Potential for reinvestment in existing buildings. *Qualify to apply for Conditional Use permit for uses not otherwise allowed in underlying zone. *Potential for adaptive reuse of historic resources; an incentive to make resource economically viable for property owner while maintaining historic and architectural integrity. *Qualify for low interest deferred loan program. *First step in National Register nomination which gives tax incentives and qualifies property	*Would not be readily

owner for rehab money through the State Historic Preservation Office.

*Qualify to apply for C.B.D.G. block grant money for historic preservation and rehabilitation.

considered for National Register nomination if not Co. HL; would not qualify for tax incentives and grant money for rehab.

CONSEQUENCE OF ACTION

CONSEQUENCE OF NO ACTION

S
O
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L

1) Resource retains architectural and historic integrity.

1) Architectural, environmental and historical integrity of Goal 5 historic resource lost due to incompatible alterations, relocation, new construction, land division and demolition.

2) Historic resource protected to enhance understanding and appreciation of County's historical, cultural and architectural heritage.

2) Potential loss of significant County historic resource in terms of understanding and educational awareness of heritage to present and future generations. Loss to community at large.

3) Foster neighborhood, community and civic pride.

3) Potential loss to neighborhood livability.

4) Adds to quality of life/community at large.

4) Potential loss of quality of life/community at large.

E/E
N/N
V/E
I/R
R/G
O/Y
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1) Conservation of existing housing and building resources.

1) Added energy expenditure to replace existing resource.

2) Potential for more open space with mature trees and shrubs

2) Potential loss of open space and mature landscapes.

GOAL 5 ANALYSIS OF HISTORIC RESOURCE

I. EVALUATION FOR SIGNIFICANCE

(Must receive 40 points or more to be eligible for Historic Landmark designation. The numbers coincide with Ordinance Criteria under 707.02 B.)

	<u>ARCHITECTURE</u>					<u>ENVIRONMENT</u>					<u>HISTORY</u>			
	A	B	C	D	E	A	B	C	D	A	B	C	D	
Z0909-92-Z														
WHISKEY HILL SCHOOL, #701														
4-1W-36DD, TL 800		3	2	1	3	7	10	4	7	5	0	0	7	0
5804 S. Whiskey Hill Road														
RC, 1.0 A														
1926, STYLE: Craftsman/Bungalow														
TOTAL POINTS: 49														

COMMENTS: According to the current owners, the Whiskey Hill School was converted from a school to a store presumably after the building was moved to its current location. The Yoders owned the building when it was a store and they sold it to Joe Owens circa 1970. Joe Owens sold the property in 1976 to Jim Seymour, who sold it to the current owners in 1983.

The school was moved from across the street where the 91 School is currently located.

The Whiskey Hill School is an example of the Craftsman/Bungalow style of architecture and was built circa 1926. Architectural evidence supports this date of construction.

The school is composed of a rectangular central mass and attachments. The deep eaves, exposed rafters and low-pitched roof are characteristic details of the style. The form of the building, with the predominance of horizontal lines, gives the school a "ground-hugging" quality, a concept which conforms to the Bungalow design philosophy. The roof form and deep eaves is evidence of this concept.

The Whiskey Hill School is significant as a good example of a mid-20th century Craftsman/Bungalow school, as well as for its association with the educational history of Clackamas County. The Whiskey Hill School is the only Craftsman/Bungalow style school from the Motor Age listed on the Clackamas County Cultural Resource Inventory in the Canby/Barlow study area.

GOAL 5 ANALYSIS OF HISTORIC RESOURCE

WHISKEY HILL SCHOOL, # 701
Z0909-92-Z

II) CONFLICTING USE ANALYSIS

A. FINDINGS:

- 1) Current zone: RC, Rural Commercial/ no conflict with Historic Landmark designation.
- 2) Private development plans: none
- 3) Public development plans: none
- 4) Potential conflicting uses: Alteration of historic resource, relocation of resource, new construction, land division, and demolitions.

B. CONCLUSIONS: No existing conflicting uses exist under this zoning designation, however, since there are potential conflicting uses, an analysis of the Economic, Social, Environmental and Energy Consequences on the Goal 5 resource is necessary, (see next page).

C. RECOMMENDATION: Designate Historic Landmark as 3C Goal 5 resource, protected by Historic Landmarks Ordinance.

<eldred>z0909-92-z/cua.

CLACKAMAS COUNTY

HISTORIC RESOURCES INVENTORY 1989-92

HISTORIC NAME: WHISKEY HILL SCHOOL
COMMON NAME: WHISKEY HILL STORE
PROPERTY ADDRESS: 5804 S. Whiskey Hill Road
OWNER: Johnson, Michael L. and Linda J.
OWNER ADDRESS: 5804 S. Whiskey Hill Road, Hubbard, OR 97032
RESOURCE TYPE: Building
PRESENT USE: Residential, Commercial
ORIGINAL USE: School
THEME: Culture: Architecture and Education
ARCHITECT/BUILDER: Unknown
COUNTY: Clackamas
QUAD: Woodburn
T/R/S: 4 1W 36DD
TAX LOT: 800
ADDITION: N/A
BLOCK: N/A
LOT: N/A
LOT SIZE: 1.00 acre
ZONE: RC

SETTING: The Whiskey Hill School is located on the southeast corner of Meridian and Whiskey Hill roads, both are quiet, two-lane thoroughfares. The school is close to the road. The site is level and paved across the front for parking and access to gasoline pumps. Across the road, to the north, is a post-World War II-era school (91 School). Across the road, to the west, and diagonally across the street are farms. On the south and east there are post-World War II-era residences. The area is predominantly in agricultural use.

NOTEWORTHY LANDSCAPE FEATURES: Hedge screening parking area from yard

NON-CONTRIBUTING FEATURES: None

RECORDED BY: Koler/Morrison
DATE: January 1992

SHPO NO.: 701



SCHOOL-

DATE BUILT: c. 1926
STYLE: Craftsman/Bungalow
PLAN/TYPE/SHAPE: Asymmetrical
NO. OF STORIES: 1
FOUNDATION MATERIAL: Concrete block
BASEMENT: No
ROOF FORM AND MATERIALS: Hip w/ composition shingles and wide overhanging eaves
WALL CONSTRUCTION/STRUCTURAL FRAME: Wood/stud
PRIMARY WINDOW TYPE: One-over-one double-hung sash; some w/ decorative muntins; some in pairs; six-over-six double-hung sash
EXTERIOR SURFACING MATERIALS: Wide drop siding w/ cornerboards; shingles
DECORATIVE FEATURES: None
OTHER: Entrance recessed w/ arched opening and metal gates, n. elev.; single-bay awning w/ gable roof supported by metal posts, n. elev.; paneled-and-glazed door; gable roof dormer, s. and e. elevs.; two shed roof ells: e. and s. elevs.; interior chimney; tower w/ hip roof and louvered rectangular opening, n. elev.; hip roof addition, s. elev.; deck, s. elev.; exposed rafters
CONDITION: Good
EXTERIOR ALTERATIONS (DATE): Front door replaced, n. elev. (n.d.); deck added, s. elev. (1991); ell added to cover compressor equipment, e. elev. (n.d.); ell added, s. elev. (c. 1940)

STATEMENT OF SIGNIFICANCE

Address: 5804 S. Whiskey Hill Road
Historic Name: WHISKEY HILL SCHOOL

The Whiskey Hill School is located at the intersection of Meridian Road and Barnards Road, both early 20th-century roads, at Whiskey Hill. Rock Creek is located one-quarter mile to the east and the Pudding River is located one-half mile to the west. The resource may be evaluated as an example of a Craftsman/Bungalow style school.

SUBJECT PROPERTY

OWNERSHIP

According to the current owners, the Whiskey Hill School was converted from a school to a store presumably after the building was moved to its current location. The Yoders owned the building when it was a store and they sold it to Joe Owens circa 1970. Joe Owens sold the property in 1976 to Jim Seymor, who sold it to the current owners in 1983.

HISTORICAL INFORMATION

The school was moved from across the street where the 91 School is currently located.

ARCHITECTURAL/PHYSICAL INFORMATION

The Whiskey Hill School is an example of the Craftsman/Bungalow style of architecture and was built circa 1926. Architectural evidence supports this date of construction.

The Craftsman/Bungalow style was popular in Oregon from approximately 1905 through the 1920s. Typical architectural elements of the style include low-pitched hip roofs and bargeboards.

The school is composed of a rectangular central mass and attachments. The deep eaves, exposed rafters and low-pitched roof are characteristic details of the style. The form of the building, with the predominance of horizontal lines, gives the school a "ground-hugging" quality, a concept which conforms to the Bungalow design philosophy. The roof form and deep eaves is evidence of this concept.

The school has had some exterior alterations since the historic period. The front door was replaced, an ell was added to cover the compressor equipment, another ell was added circa 1940, and a deck was added.

SIGNIFICANCE

The Whiskey Hill School is significant as an example of a mid-20th century Craftsman/Bungalow school.

Bibliography: Clackamas County Cultural Resource Inventory, 1984.
Clackamas County Tax Assessor records, Oregon City, OR.
Johnson, Michael. Unrecorded interview w/ Patricia Elliot, 13 April 1992.
TICOR Title Company, Oregon City, OR.

*8 schools
city 4/13 school,
Photo*

Dear Pam,

We would like to be added
to the Historical List, for Whiskey Hill
Store which use to be a school.

Thank you,
Michael L. Johnson

Mike Johnson
Whiskey Hill Store
5804 S Whiskey Hill
Hubbard, Or 97032



Pam Hayden
902 Abernethy Rd.
Oregon City, Or
97045

RECEIVED

FEB - 6 2020

Clackamas County
Planning & Zoning Division

February 6, 2020

Anthony Riederer, Sr. Planner
Clackamas County Planning and Zoning Division
150 Beaver Creek Road, Oregon City, OR 97045

Anthony,

We have attached to this letter an addendum to our December 16, 2019 submission to you. The purpose of both the original submission and this addendum is to request and justify our request for the removal of the Historic Landmark Overlay Zoning for the property at 17800 S. Springwater Road, Oregon City, OR 97045. This addendum is in response to your request for more information. As we have discussed with you, we do not believe that this property should have been given historic landmark status. After the time of this designation, the property was altered significantly, and it has even less merit for that designation today.

Since we have not heard back from you in regard to our email of January 23, 2020, we assume that you were unable to find file, Z0761-94-Z or the other Z-files we requested. Please proceed with this matter as soon as possible. Please contact us if you would like additional information.

Sincerely,

Kathleen S. Higdon Sara J. Pursley per ref

Kathleen S. Higdon and Sara J. Pursley,
personal representatives of the Edward I. Seagraves Estate

Addendum to December 16, 2019 Submission

William and Lottie Kirchem Farm

Submitted by Kathleen S. Higdon and Sara J. Pursley,
personal representatives for the Edward I. Seagraves Estate
February 6, 2020

William and Lottie Kirchem lived on the property at 17800 S. Springwater Road, Oregon City from 1911 to 1966. In 1966, our parents, Edward and Merridy Seagraves purchased the farm. It has been in our family from 1966 to the present. We, the personal representatives of the Edward I. Seagraves Estate, respectfully request that the Historic Landmark Overlay Zoning be removed for the following reasons.

1. The farm is not significant enough architecturally, environmentally, and historically to be a historic landmark.
2. There are two major errors in the Board of County Commissioners designation of the farm and in the original evaluation. The farm was referenced as the J. C. and Rhoda Kirchem Farm, instead of the William and Lottie Kirchem Farm, and it is not on the old Barlow Road.
3. Our father would not have requested and acted as if unaware of this designation. (Our mother passed away in 1989.)

We found out that the property was on the historic overlay during the due diligence process of the sale of the property. The potential buyers want to remove the house and other buildings.

This document contains sections titled as follows:

Section 1. Review of Significance of Property–Historic Landmark, 707.02 Applicability, B

Section 2. Misinformation in the Original Designation on the Clackamas County Historic Overlay, Order No. 94-1046, dated September 8, 1994

Section 3. Conclusion

Appendices 1- 3

Appendix 1. Photographs of the William and Lottie Kirchem Farm

Appendix 2. Board of County Commissioners, Clackamas County Historic Overlay, Order No. 94-1046, 1994

Appendix 3. Kirchem Family Homes in the Area

Section 1. Review of Significance of Property–Historic Landmark, 707.02 Applicability, B

Please note that the County has not provided us with file, Z0761-94-Z, the record for which this property was originally nominated. This makes addressing each review and approval criterion on which the property was originally nominated more difficult.

In this section, we assigned points to our house and other buildings. We realize that we are not architectural or historical experts, but we are familiar with the property, neighborhood, and its history. We contacted several architectural firms. Most historical architects do not desire to review properties for the purpose of taking them off of the historic overlay. If necessary, we will hire an architect to evaluate the house. While we are willing to have this evaluation completed, we would appreciate the Historic Review Board's recommendation as to whether or not this is

necessary and on how to proceed. We believe that this home is not historically significant enough to merit designation as a historic landmark, and that in 1994, it should not have received this merit as explained in this document.

The following is a summary of the changes to the house/farm complex since 1984.

All structures have undergone considerable alteration or have been demolished.

- A. Most of the original farm buildings are no longer there, including:
 - 1. Large Vernacular barn (burned down in an accidental fire about 20 years ago)
 - 2. Two granaries
 - 3. Chicken house (later used as a granary)
 - 4. Pig house
 - 5. Large shop
- B. The buildings remaining are the house, woodshed (now used as a shop/garage), machine shed, and pumphouse.
 - 1. The exterior of the house has been altered in the following ways.
 - a. Beveled cement board siding replaced the wood shiplap siding and the beaded tongue-and-groove siding.
 - b. Thermopane windows replaced the old windows.
 - c. Wide moulding, architrave moulding, around windows removed.
 - d. Metal exterior doors replaced the old wooden doors and decorative moulding.
 - e. Very little decorative moulding (Frieze, rake, decorative pattern at the v-part of the gable are still there.)
 - f. Cement front porch with no split posts or crisscross railing replaced old wooden porch.
 - g. Modern back deck and carport were added.
 - h. Concrete foundation replaced the stone and wood stump footings.
 - 2. The machine shed is in poor condition. The board and batten siding has deteriorated significantly. Our father installed the concrete piers and replaced the roof with corrugated metal.
 - 3. The woodshed (garage) has undergone some renovation. Our father replaced the roof with a metal roof, placed the building on a concrete slab, and replaced some of the siding with cement board.
 - 4. The pumphouse was placed there in about 1967, after our parents had a new well drilled.
- C. Very few of the original shrub/tree plantings exist today.
 - 1. Three walnut trees died of disease.
 - 2. Many shrubs/trees were removed due to disease.
 - 3. Two of the original trees still exist – a walnut and a pear tree.

1. Architectural Significance of the William and Lottie Kirchem Farm - Historic Landmark, 707.02 Applicability B

Element	Points	Comments
<p>a) It is an early (50 years or older), or exceptional, example of a particular architectural style, building type, or convention. (up to 10 points)</p> <p>Especially fine or extremely early (<1860) = 10 Excellent or early (1861 -1890) = 5 Good = 3 Of little interest= 0</p>	3 points	The house was built in about 1910. A utility room was added to the back of the house at some later time for the purpose of adding a bathroom to the home. The house and the two remaining outbuildings are of the Vernacular style.
<p>b) It possesses a high quality of composition, detailing, and craftsmanship. (up to 4 points)</p> <p>Excellent = 4 Very Good = 3 Good = 2 Fair = 1 Poor = 0</p>	1 point	The composition, detailing, and craftsmanship is not of high quality. The minimal original detailing has been altered or removed, except the decoration near the roof line. The house has been remodeled with present day materials.
<p>c) It is a good, or early, example of a particular material or method of construction. (up to 4 points)</p> <p>Especially fine or extremely early = 4 Excellent or early = 3 Good = 2 Of some interest = 1 Of little interest= 0</p>	1 point	The original material used was likely wood planed at a local mill and it is stick frame construction. However, very few of the visible exterior materials are original. Modern construction methods were used to replace the siding, windows, and roof.
<p>d) It retains, with little or no change, its original design features, materials, and character. (up to 7 points)</p> <p>No apparent changes = 7 Minor changes = 5 Major changes = 3 Altered/Deteriorated = 0</p>	3 points	Structures have undergone considerable alteration or have been demolished as listed above this chart.
<p>e) It is the only remaining, or one of the few remaining, properties of a particular style, building type, design, material, or method of construction. (up to 10 points)</p> <p>One of a kind = 10 One of few = 7 One of several = 5 One of many = 3</p>	3 points	There are 658 Vernacular homes in Clackamas County that are either in the category Eligible Significant or Eligible Contributing.

Consideration of Quotes from “Cultural Resource Survey Form,” SHPO 968, dated August 1984 Relevant to this Section

- i. Quote, SHPO 968, page 18: “The Kirchem Farm is significant as an example of a farm complex...”

In 1966, our subject property may have been a good example of a farm complex of the early to mid 1900s, although many of the buildings were in very poor condition. At that time, many buildings were clustered to the west and north of the house. All that remains is the house, the woodshed (now used as a shop/garage), a machine shed (in poor condition), and a pumphouse. The site is no longer a good example of a farm complex.

ii. Quote, SHPO 968, page 18: "The house is also important as an example of the Vernacular style."

While this house is of the Vernacular style, it is not an important example of that style. It is even less of an example today, since most of the trim pieces, windows, doors, and siding have been replaced by modern materials. This house/farm complex is not unique. There are similar homes within one mile of this house that were not designated.

2. Environmental Significance of the William and Lottie Kirchem Farm - Historic Landmark, 707.02 Applicability B

Element	Points	Comments
<p>a) It is a conspicuous visual landmark in the neighborhood or community. (up to 10 points)</p> <p>Symbol for the community = 10 Conspicuous/well-known in community = 7 Conspicuous/well-known in neighborhood = 5 Not conspicuous/not well-known = 0</p>	5 points	The old large barn, close to S. Springwater Road, was a conspicuous visual landmark; however, the remaining buildings, the house and the other two buildings do not stand out.
<p>b) It is well-located considering the current land use surrounding the property, which contributes to the integrity of the pertinent historic period. (up to 4 points)</p> <p>Excellent = 4 Very Good = 3 Good = 2 Fair = 1 Intrusive = 0</p>	1 point	Since most of the farm buildings have been removed and 12 acres of solar panels were installed on the adjoining property to the east, it no longer has historic integrity for the early 1900s time period. The setting is no longer true to its original usage.
<p>c) It consists of a grouping of interrelated elements including historic structures, plant materials and landscapes, viewsheds and natural features. (up to 10 points)</p> <p>Excellent = 10 Good = 7 Fair = 3 Poor = 0</p>	0 points	The grouping of interrelated elements is mostly gone. The historic barn burned down, and the granaries and many of the farm buildings were removed. The pumphouse was placed there in the late 1960s to protect the new well. The viewshed is notable for the solar panels. There are no natural features.
<p>d) It is an important or critical element in establishing or contributing to the continuity or character of the street, neighborhood, or community. (up to 7 points)</p> <p>Establishes character = 7 Important/maintains character = 5 Compatible = 3 Incompatible = 0</p>	3 points	It is not an important contribution to the character of the street, neighborhood, or community.

3. Historical Significance of the William and Lottie Kirchem Farm - Historic Landmark, 707.02
Applicability B

Element	Points	Comments
<p>a) It is associated with the life or activities of a person, group, organization, or institution that has made a significant contribution to the community, state, or nation. (up to 10 points)</p> <p>Particularly strong = 10 Strong (Donation Land Claim) = 7 Some (century farm, school, ...) = 5 None = 0</p>	0 points	<p>There are no known contributions of William and Lottie Kirchem. They farmed and raised one son, Joseph Carl "J. C." and Rhoda Kirchem owned the property for a short time, and that period of time was prior to the placement of a house on the property.</p> <p>[In contrast, the Mathias and Effie Kirchem property (J. C. and Rhoda Kirchem) on S. Eaden Road was a donation land claim of Mathias Kirchem.]</p>
<p>b) It is associated with an event that has made a significant contribution to the community, state, or nation. (up to 10 points)</p> <p>Particularly strong = 10 Strong = 7 Some = 5 None = 0</p>	0 points	No known event is associated with this farm.
<p>c) It is associated with, and illustrative of, broad patterns of cultural, social, political, economic, or industrial history in the community, state, or nation. (up to 10 points)</p> <p>Particularly strong (DLC) = 10 Strong (century farm, school, ...) = 7 Some (farming, land use planning, architecture) = 5 None = 0</p>	5 points	<p>William and Lottie Kirchem were part of a small farming community. They participated in the grange activities as did most others in the community.</p> <p>[In contrast, the Mathias and Effie Kirchem property (J. C. and Rhoda Kirchem) on S. Eaden Road was a donation land claim of Mathias Kirchem.]</p>
<p>d) It possesses the potential for providing information of a prehistoric or historic nature. (up to 10 points)</p> <p>Very likely = 10 Likely = 5 Unlikely = 0</p>	0 points	There is no known potential for providing information of a prehistoric or historic nature.

Total for evaluation = 25 points

Consideration of Quotes from "Cultural Resource Survey Form," SHPO 968, dated August 1984
Relevant to this Section

i. Quote, SHPO 968, page 18: "...and for its association with the Kirchem family."

Regarding the association with the Kirchem family, Mathias and Effie Kirchem were the original pioneer family, arriving in 1856. They lived on S. Eaden Road at 33E02 00301. They did not own our subject property.

Our subject property is part of the Robert Arthur Donation Land Claim. There were other owners prior to the purchase of the property by J. C. and Rhoda Kirchem from Alice E. and Horace L. Patterson in 1901 for \$3,000. J. C. and Rhoda owned the property until 1904 when they sold the property to their sons William and Hugh for \$3,000. This transaction was recorded in 1908. In 1908, William acquired our subject property, and Hugh, a property across S.

Springwater Road. Joseph and Rhoda helped their children, in this case William and Hugh, acquire property in the area as told in the following newspaper clipping, Fig. 1. From about 1911 to 1966, William lived on the property with his wife Charlotte Belle "Lottie" (Schwartz).

Four other Kirchem homes in the area, associated with children of Mathias and Effie, have greater significance in their association to the Kirchem Family than the William (grandson) and Lottie Kirchem Farm. Appendix 3 provides supporting information.

OREGON CITY COURIER, OREGON CITY, OREGON.

DAY SPECIAL

FEBRUARY 20th, 1915



This is a bargain of merit and most unusual.

Iron Bed, Spring and Mattress, Rug and Commode with Bowl and Pitcher.

The whole outfit for \$15. An offer heretofore unheard of & its for three days only.

If you cannot come

COUNTY AND CITY LOCALS

Mrs. Athey, of Portland, visited relations in Oregon City Friday.

George Dillman, recently from Powell River, B. C., is visiting his sisters, the Misses Jennie and Effie Dillman.

Mrs. W. J. Carden and children left Saturday for Salem, where they were called to the bedside of D. Carden, who having had two amputations of the leg and being 78 years of age, is not expected to live.

Miss Grace French, niece of Mrs. Lee French, left for Washington Monday.

Miss Young of the 7th St. Bakery, visited her brother at Camas, Washington, Saturday and Sunday.

Mr. Chester Tozier left for Palo Alto, California, Wednesday, where he joins his father, who recently left for that place.

Mr. Miller of Canby, of Mangum & Romig Co.'s Commission House, has rented the Dillon property on Monroe and 8th St., and will take possession immediately.

The little son of Mr. and Mrs. George Heisel of Bolton is seriously ill with infantile paralysis. Mr.

LOGAN

Logan Scene of Reunion of Kirchem Family

Mr. Joseph C. Kirchem and Mrs. Rhoda Kirchem gave a birthday dinner at their residence Feb. 19th. Mr. Kirchem's 60th anniversary and Mrs. Kirchem's natal day only one day between, and that day was chosen as a compromise. Mr. Kirchem is one of Logan's most successful farmers and has helped all of his children to a good start in life. The following guests were present: Mr. and Mrs. J. P. Steinman, A. M. Kirchem, L. H. Kirchem, Mr. and Mrs. O. D. Robbins, Mrs. A. C. Gerber, Mr and Mrs. S. G. Kirchem and family, Mr. and Mrs. W. M. Kirchem, Mr. and Mrs. H. H. Kirchem, Mrs. Laura L. Kirchem, Mr. and Mrs. Louis Kohl and Marion Kirchem. The occasion was also a reunion of the Kirchem family on the old homestead, where Mathias Kirchem started in the early 50's, and where all but the two oldest of his seven children were born, and where all spent most of their youth. Mr. Kirchem Sr., later bought the present Fischer's mill and supplied broad stuff for a large scope of country. All seven of the children are living and all but one were present on this occasion.

The Redland band gave a concert and entertainment on the 13th, which

Figure 1. Newspaper clipping from Oregon City Courier stating that Joseph Kirchem "helped all of his children to a good start in life." [Oregon City Courier, Oregon City, Or., February 18, 1915.]

- ii. Quote, SHPO 968, page 18: "The house subject property is important due to its location on the old Barlow Road."

The property is not on the old Barlow Road. In particular, the subject house is over ½ mile away from the old Barlow Road. The original Joseph and Rhoda Kirchem house on S. Eaden Road (SHPO 980) is located along the Barlow Road. Thus, the old Barlow Road passes by the Joseph and Rhoda Kirchem house on S. Eaden Road, but not by the William and Lottie Kirchem House on S. Springwater Road. This seems to be a misunderstanding by those doing the historic survey.

For the Joseph and Rhoda Kirchem House, SHPO 980, the "Cultural Resource Survey Form," dated August 1984, SHPO 980, page 13 and 14 has the following description.

The Kirchem House is a very good example of the Vernacular style. Characteristic features include the narrow, rectangular volume covered with a gable roof. Other elements common to the type are the horizontal wood siding, finished with corner and rake boards, and long double-hung sash windows. The subject building has the form and massing typical of the style ... The Kirchem House is significant as a fine example of an early Vernacular style dwelling and for its association with the Kirchem family. The subject property is important due to its location on the old Barlow Road.

Section 2. Misinformation in the Original Designation on the Clackamas County Historic Overlay, Order No. 94-1046, dated September 8, 1994

1. This order specifies the subject property as the "J. C. and Rhoda Kirchem Farm," whereas the "Cultural Resources Survey Form," 1984, cover page identifies the property as the "Kirchem Farm" with the original owner as "William and Lotti Kirchem." The Site Information Survey Form, survey date 9/30/2007, clarifies this identification by specifying that the property is known as the "William and Lotti Kirchem Farm," "J. C. and Rhoda Kirchem Farm," and "Kirchem Farm." This farm should not be referenced as the J. C. and Rhoda Kirchem Farm. Joseph and Rhoda never lived on the property and only owned the property for three years. The J. C. and Rhoda Kirchem Farm on S. Eaden Road is a century farm and a donation land claim of Mathias Kirchem. It was owned by: 1st Generation, Mathias and Effie Kirchem; 2nd Generation, Joseph Carl "J. C." and Rhoda Kirchem; 3rd Generation, Marion and Pearl Kirchem, (Marion is William's brother.); 4th Generation, Marion "Arlie", Darwin, and Merle Kirchem. (Arlie and Darwin have passed away.) We are uncertain if the present owners are related to the Kirchem family.

Cultural Resources Survey Form, 1984 Historical Name/Original Owner/SHPO Number	Board of County Commissioners Designation, 1994	Key Features
"Kirchem Residence," "William and Lotti Kirchem," SHPO 968, Eligible Contributing	J. C. and Rhoda Kirchem Farm was designated as a historic landmark, Board of County Commissioners Order 94-1046. Legal description of property is incorrect (Section 24 should be Section 34).	Joseph Carl "J. C." and Rhoda Kirchem purchased the property in 1901, sold it to sons William and Hugh in 1904, and recorded the transaction in 1908. House was built in about 1910. William and Lottie Kirchem lived in the house from 1911 to 1966.
"Kirchem Residence," "Joseph and Rhoda Kirchem," SHPO 980, Eligible Contributing	Kirchem House was not designated as a historic landmark. Board of County Commissioners Order 94-1384	In 1856, Mathias and Effie Kirchem arrived in the area and homesteaded this property, eventually receiving a patent on the property. The present house was built in 1897-98 by Joseph Carl "J. C." Kirchem, son of Mathias and Effie. It is a Vernacular home with considerable decorative features. It is located on old Barlow Road.

2. This order erroneously specifies that the property is in Section 24; however, it is in Section 34. The Gibson House, also designated as a historic landmark (Order 94-1038, September 8, 1994), is located at 23E24 00900.

Section 3. Conclusion

We, the personal representatives of the Edward I. Seagraves Estate, request that the subject property at 17800 S. Springwater be removed from the historic overlay. It is unlikely the house/farm complex would be designated as a historic landmark today. Furthermore, we do not understand why this property was designated as a historic landmark in 1994. We are nearly positive that our father would not have made this request and acted unaware of the designation. Our father demonstrated his lack of awareness over and over again by altering and removing buildings.

The Board of County Commissioners order, Clackamas County Historic Overlay, Order No. 94-1046, specified that the house belonged to J. C. and Rhoda Kirchem and the cultural survey specified that it was along the old Barlow Road. Both of these statements apply to the house on S. Eaden Road, not to our property.

Our property seems to be confused with the Joseph Carl "J. C." and Rhoda Kirchem House (Board of County Commissioners Order 94-1384) and perhaps this is partly why it was designated a historic landmark. Both of us drove combines, in the late 1960s or early 1970s, while harvesting grass seed on what we called the Marion Kirchem property, also known as the Joseph and Rhoda Kirchem House on S. Eaden Road. In particular, Mathias and Effie Kirchem homesteaded this farm in about 1856. Remarkably, this farm did not meet the requirements for historic designation, yet it achieved the status of a century farm, was a donation land claim by Mathias, contains a farm complex with the historic home of Joseph and Rhoda Kirchem (1897-98), abuts the old Barlow Road, and was the original property owned by the Kirchem family.

Our family has owned the subject property at 17800 S. Springwater Road from 1966 to the present. Since 1966, the house has been a rental house. It was altered by both Lottie/William and our parents using practical, cost saving materials. While this minimalism may be the essence of a Vernacular home, there are many better examples in Clackamas County, and the materials used for its repairs do not match the historic era. In the 1960s, we helped our parents in cleaning up the subject farm at 17800 S. Springwater. In an area near the house, our father removed several buildings and fences, and then planted the fields to grass seed. Most of the buildings of the farm complex are gone. Finally, the solar panels placed on the 12-acre parcel directly to the east diminish historical interest in this property.

Sources:

"Before the Board of County Commissioners of Clackamas County, State of Oregon." Order 94-1046, September 8, 1994, Order 94-1384, and Order 94-1038, September 8, 1994.

Bureau of Land Management. "Land Patent Search." Database. *General Land Office Records*
<https://glorccords.blm.gov>. Land patent for Mathias Kirchem.

Clackamas County Deeds on Microfiche. Elections and Recording Office.

"Cultural Resource Survey Form, 1984." *Oregon State Historic Preservation Office, SHPO*, Oregon Historic Sites Database. <http://heritagedata.prd.state.or.us/historic/>. (SHPO files 942, 943, 944, 952, 968, 980, 988, 989, 1003.)

Oregon City courier. Oregon City, OR, February 18, 1915, Image 3. Database.

https://oregonnews.uoregon.edu/lccn/sn00063698/1915-02-18/ed-1/seq-3/print/image_558x817_from_2358,116_to_4792,3673/). Image provided by Oregon City Public Library; Oregon City, OR.

Oregon State Parks. Site Information, 9/30/2007. Database.

heritagedata.prd.state.or.us/historic/index.cfm?do=v.dsp_siteSummary&resultDisplay=3153

Appendix 1. Photographs of the William and Lottie Kirchem Farm



Figure 2. House from west side showing solar panels on the 12-acre parcel to the east, taken on January 22, 2020.



Figure 3. South side of house, taken on August 14, 2014.



Figure 4. East side of house, taken on August 14, 2014.



Figure 5. North side of house, taken on December 11, 2019.



Figure 6. Back porch on the north side, taken on August 14, 2014.



Figure 7. Southwest corner of house, taken on August 14, 2014.



Figure 8. West side of house, taken on December 11, 2019.



Figure 9. East side of woodshed/garage with house in the background, taken on August 14, 2014.



Figure 10. South side of machine shed, taken on June 25, 2014.



Figure 11. West side of machine shed, taken on August 14, 2014.



Figure 10. South side of machine shed, taken on June 25, 2014.



Figure 11. West side of machine shed, taken on August 14, 2014.

Appendix 2. Board of County Commissioners, Clackamas County Historic Overlay, Order No. 94-1046, 1994

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF CLACKAMAS COUNTY, STATE OF OREGON

DEC 30 1994

JOHN F. KAUFFMAN, County Clerk
JFK Deputy

Order No. 94-1046

In the Matter of Considering Designating
the J.C. AND RHODA KIRCHEM FARM,
described as T2S-R3E-Section 24,
Tax Lot 900
a Clackamas County Historic Landmark
in compliance with State
Land Use Law Goal 5.

This matter coming on at this time and it appearing to the Board of County Commissioners that the J.C. AND RHODA KIRCHEM FARM does meet the criteria of Subsection 707 of the Zoning and Development Ordinance, "Historic Landmark, Historic District and Historic Corridor", and Goal 5 for designation as a Historic Landmark; and

It further appearing to the Board that the Historic Review Board at its public hearing on August 1, 1994 has recommended designating the J.C. AND RHODA KIRCHEM FARM as a Historic Landmark; and

It further appearing to the Board that hearings were held before this Board on AUGUST 10, 1994, at which testimony was taken and evidence presented; and

It further appearing to the Board that a decision was made by this Board on AUGUST 10, 1994;

NOW, THEREFORE, IT IS HEREBY ORDERED that the J.C. AND RHODA KIRCHEM FARM, along with the land area described in Exhibit A, IS designated a Clackamas County Historic Landmark.

Dated this 8th day of September, 1994.

BOARD OF COUNTY COMMISSIONERS

N/A

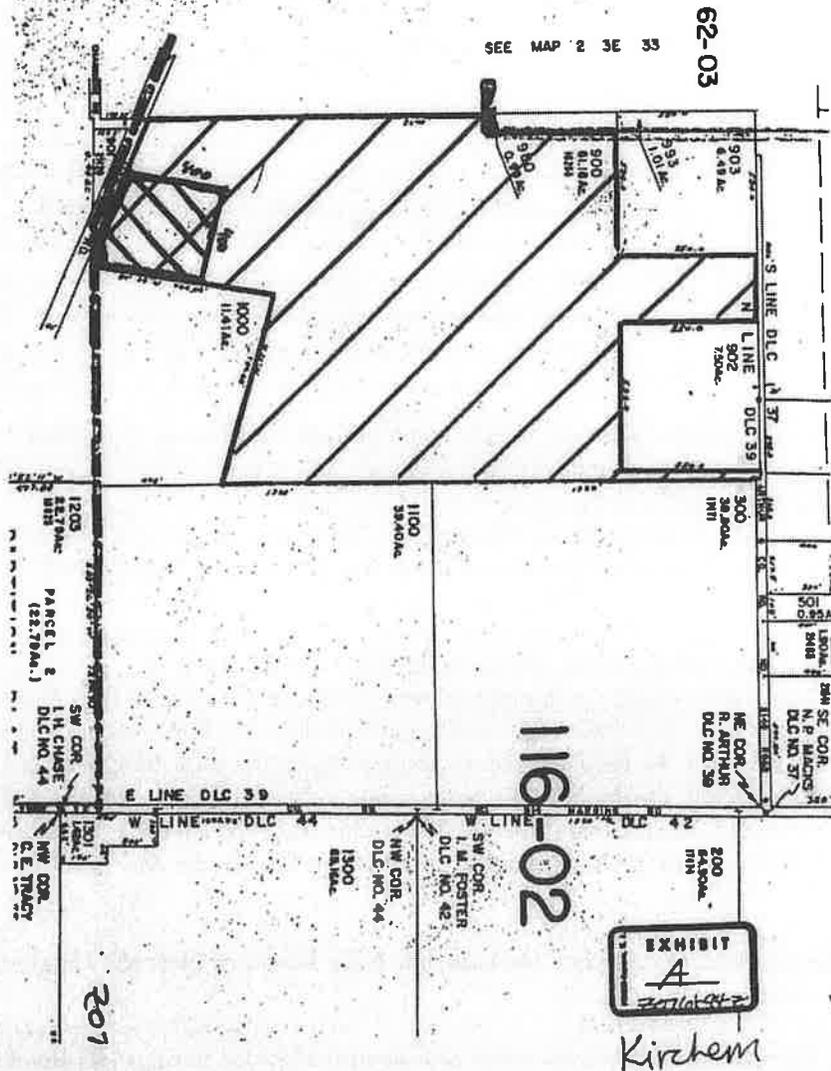
Ed Lindquist, Chair

Judie Hammerstad
Judie Hammerstad, Commissioner (Vice Chair)

Darlene Hooley
Darlene Hooley, Commissioner

240 931

94-1046



240 932

Board of County Commissioners Order 94-1046 for historic designation, page 2.

Appendix 3. Kirchem Family Homes in the Area

Historic Homes of children of Mathias and Effie Kirchem in the immediate area:

- A. The original Kirchem farm is along S. Eaden Road. Son Joseph Carl "J. C." bought his siblings' shares of the original farm on S. Eaden Road and in 1897, he built a home at this site. J. C., his wife Rhoda (McCubbin) and their five children lived there. It remained in the family through at least the next two generations. SHPO No. 980, Eligible Contributing, not designated). As reported on the cultural survey, their home on S. Eaden Road is a Vernacular home and is on the old Barlow Road. It is also a century farm and a donation land claim by Mathias.

Land claimed by Mathias Kirchem in Clackamas County.

Names	Date	Doc#	State	Meridian	Twp - Rng	Aliquots	Sec. #
KIRCHEM, MATHIAS	10/1/1869	22	OR	Willamette	003S - 003E	NW¼NE¼	2
					003S - 003E	NE¼NW¼	2
					002S - 003E	Lot/Trct 6	35
					002S - 003E	Lot/Trct 7	35
					003S - 003E	Lot/Trct 2	2
					003S - 003E	Lot/Trct 5	2

- B. In 1867, Mathias and Effie Kirchem bought a grist mill on Clear Creek. Son, Walter Kirchem bought out his siblings' interest in the mill, 20990 S. Fischer's Mill Road, SHPO No. 988, 989, Eligible Contributing, designated.
- C. In about 1890, O. D. Robbins (O. D. married Lydia Kirchem, daughter of Mathias and Effie) and his parents N.N. and Parmelia Robbins, owned the property at what is now 19470 S. Baker's Ferry Road, Robbins-Kirchem Farm, SHPO 944, Eligible Significant, designated. At about this same time the house was built. In about 1897, son Walter Kirchem (Walter married Laura Robbins, sister to O. D. Robbins) was deeded the property. This is an Italianate vernacular home.
- D. Son Atress Mathew Kirchem purchased land now located at 19723 S. Baker's Ferry Road in 1892 from his brother-in-law and sister O. D. and Lydia Robbins. The buildings are known as the Kirchem Water Tower and the A. M. Kirchem House, circa 1890, SHPO Nos. 942, Eligible Contributing and 943, Eligible Significant, designated. The water tower is described as Vernacular and the house as Italianate Vernacular. There are few alterations noted in the 1984 survey. Atress also lived at what is now 20926 S. Ridge Road. This home was a Queen Anne Vernacular and has been demolished (SHPO 1003).

Historic Homes of grandchildren of Mathias and Effie Kirchem Historic Homes in the immediate area:

- A. Grandson, William Kirchem and his wife Lottie lived at 17800 S. Springwater Road, our subject property. (SHPO 968, Eligible contributing, designated)
- B. Grandson, Louis Gerber [son of Aurelia (Kirchem) and Jake Gerber], married Alta Pearl Judd. Louis and Alta lived at 28383 S. E. Judd Road, Eagle Creek, in a house described as 20th century architecture (SHPO 952, Non-contributing).



**Clackamas County Planning and Zoning Division
Department of Transportation and Development**

Development Services Building
150 Beavercreek Road | Oregon City, OR 97045
503-742-4500 | zoninginfo@clackamas.us
www.clackamas.us/planning

NOTICE OF INCOMPLETE APPLICATION

ORIGINAL DATE SUBMITTED: December 16, 2019
FILE NUMBER: Z0546-19
APPLICATION TYPE: Zone Change to Remove H (Historic) Overlay
STAFF CONTACT: Anthony Riederer, ariederer@clackamas.us, 503.742.4528
DATE OF THIS NOTICE: January 2, 2019
180 DAYS AFTER DATE SUBMITTED: June 14, 2020
Date of **CERTIFIED MAILING:** January 2, 2019

MAILED TO :

Edward Seagraves Estate
PO Box 1297
Castle Rock, WA 98611

Also sent electronically to applicant at
tcgcare1@gmail.com

MISSING INFORMATION REQUIRED FOR A COMPLETE APPLICATION:

- Please provide a written statement addressing the each review and approval criterion on which the property was originally nominated, thorough the staff analysis in Z0761-94-Z and subsequent board order applying the H (Historic) overlay zoning to the property.
 - This narrative should include the basis on which the property no longer meets each criterion and include evidence to support that conclusion.

IMPORTANT

Your application will be deemed complete, if, within 180 days of the date the application was first submitted, the Planning Division receives one of the following:

1. **All of the missing information; or**
2. **Some of the missing information and written notice from you (the applicant) that no other information will be provided; or**
3. **Written notice from you (the applicant) that none of the missing information will be provided.**

If any one of these options is chosen within 180 days of the date of the initial submittal, approval or denial of your application will be subject to the relevant criteria in effect on the date the application was first submitted.



RECEIVED

CLACKAMAS COUNTY PLANNING AND ZONING DIVISION
DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT
DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045
503-742-4500 | ZONINGINFO@CLACKAMAS.US

DEC 16 2019

Clackamas County Land Use Application
Planning & Zoning Division

For Staff Use Only
Date received: 12/16/19
Application type: Zone Change - Historic
Zone:
Violation #:
Staff initials:
File number: 20540-19
Fee:
CPO/Hamlet: Redland - Fischers mill

What is proposed? Removal of house/farm complex from historic overlay

Name of applicant: Edward I. Seagraves Estate, Kathleen S. Higdon and Sara J. Pursley, co-personal representatives

Mailing address: PO Box 1297

City Castle Rock State WA Zip 98611

Applicant is (select one): [X] Property owner [] Contract purchaser [] Agent of the property owner or contract purchaser

Name of contact person (if other than applicant):

Mailing address of contact person:

Applicant #'s: Wk: Cell: 541-602-6586, 360-430-2234 Email: tcgcare1@gmail.com

Contact person #'s: Wk: Cell: Email:

Other persons (if any) to be mailed notices regarding this application:

Name Address Zip Relationship

Name Address Zip Relationship

SITE ADDRESS: 17800 S. Springwater Road, Oregon City, OR 97045

TAX LOT #: T 2S R 3E Section 34 Tax Lot(s) 00900

Adjacent properties under same ownership: Total land area: 62.17

T R Section Tax lot(s)

T R Section Tax lot(s)

T R Section Tax lot(s)

I hereby certify that the statements contained herein, along with the evidence submitted, are in all respects true and correct to the best of my knowledge.

Kathleen S. Higdon per rep 12/16/2019 Kathleen S. Higdon, Sara J. Pursley
Property owner or contract purchaser's name Date Owner or contract purchaser's signature

Sara J Pursley per rep 12/16/2019 Sara J Pursley
Applicant's name Date Applicant's signature

7 pages attached

Job Site: 17800 S. Springwater Road, 23E34 00900

Date: 12/16/2019

Owner: Edward I. Seagraves Estate, co-personal representatives Sara J. Pursley and Kathleen S. Higdon.

Application request: Remove the property from the historic overlay

Description of property: Our parents, Edward and Merridy Seagraves purchased the property in 1966 from William "Tice" and Charlotte "Lottie" Kirchem. We were told by our parents that the house was moved on log rollers by the Kirchems to the present site. In 1966, about 9 buildings were located in the front portion of the property. Soon after purchasing the property, our father tore down the deteriorating buildings that were further to the north, so that he had more farm ground. He also repaired the house for the purpose of a rental. It has been a rental house for about 50 years.

Justification for removal from the historic overlay:

1. We believe that placement on the historic overlay was not requested by our parents and was done without our parents' permission. Their repairs on the house display this lack of awareness. Who placed the house on the historic overlay and when did this happen?
2. We reviewed the historic criteria for this property, and we do not believe the buildings have enough attributes of historic significance.
3. Buildings/farm complex:
 - a. Three, closely grouped, buildings remain on the property, the house, a shop/garage, and a machine shed. Because the house was in poor condition, it was altered. The original roof was replaced with a composite roof, the siding with cement board, the cedar stump foundation with a minimal concrete foundation, and the wood front porch with a concrete porch. A covered carport and back covered deck were added.
 - b. Vernacular style of the house: As described in 3a above, the house was altered. While it still appears to be a Vernacular style home, the materials used in the home are not of historic significance. On page 2 of the Cultural Inventory,
 - i. Primary Window Type: The windows are now double hung thermopane windows with no architrave molding.
 - ii. Exterior Surfacing Materials: The siding was replaced with cement board siding and the trim is plain.
 - iii. Decorative Features: There are no beaded tongue-and-groove side walls and no split posts on the front porch.
 - iv. Other: The front doors were replaced with metal doors. There was never a rectangular bay.
 - c. Machine shed: We believe our father placed the concrete piers and replaced some of the rotten posts. The siding is original; however, it is in poor condition.

- d. None of the original buildings had good foundations. Our father placed piers or foundations under the buildings that remain.
 - e. Cultural Inventory, Page 8, Shed #2 is the well-house, which was likely placed there shortly after 1966 by our father. The original well was hand dug and was filled in by our father. We are not certain of its location. The new well was drilled.
 - f. Shed #1, granary #1 and 2, and the barn were demolished for various reasons, including accidental fire and deterioration. The large vernacular barn, referenced in the historic inventory, burned many years ago in a fire caused by a careless renter of the house.
 - g. The English walnut trees to the west of the house were diseased and had to be removed. Very few of the original shrub/tree plantings still exist. The shrubs/trees remaining include a pear tree in the back-northwest corner of the house lot and a walnut tree near the front driveway.
4. Association with the Kirchem family: The main association to the Kirchem family is through the original settlers, Mathias and Elizabeth Effie Kirchem and their offspring, including Joseph Kirchem. Joseph's son Tice married Lottie in April 1911, and they had one son, William Ivan Kirchem in 1916. Son William married, but had no children. There are no living direct descendants of Tice and Lottie. The house/farm complex was owned by Tice Kirchem for about 58 years (1908-1966). Joseph Kirchem purchased the property from Horace and Alice Patterson in 1901. From 1901 to 1908, Tice's parents owned the property. The Kirchem homes are well-represented in the historic inventory, including the Joseph and Rhoda Kirchem home. All totaled 6 Kirchem homes are listed in this area. The property has belonged to our family for 53 years.
 5. Location on the Barlow Road Historic Corridor: Based on maps, the historic Barlow Trail is located to the northeast of the property, over ½-mile from the house and about 500 feet from the back of the north property line.

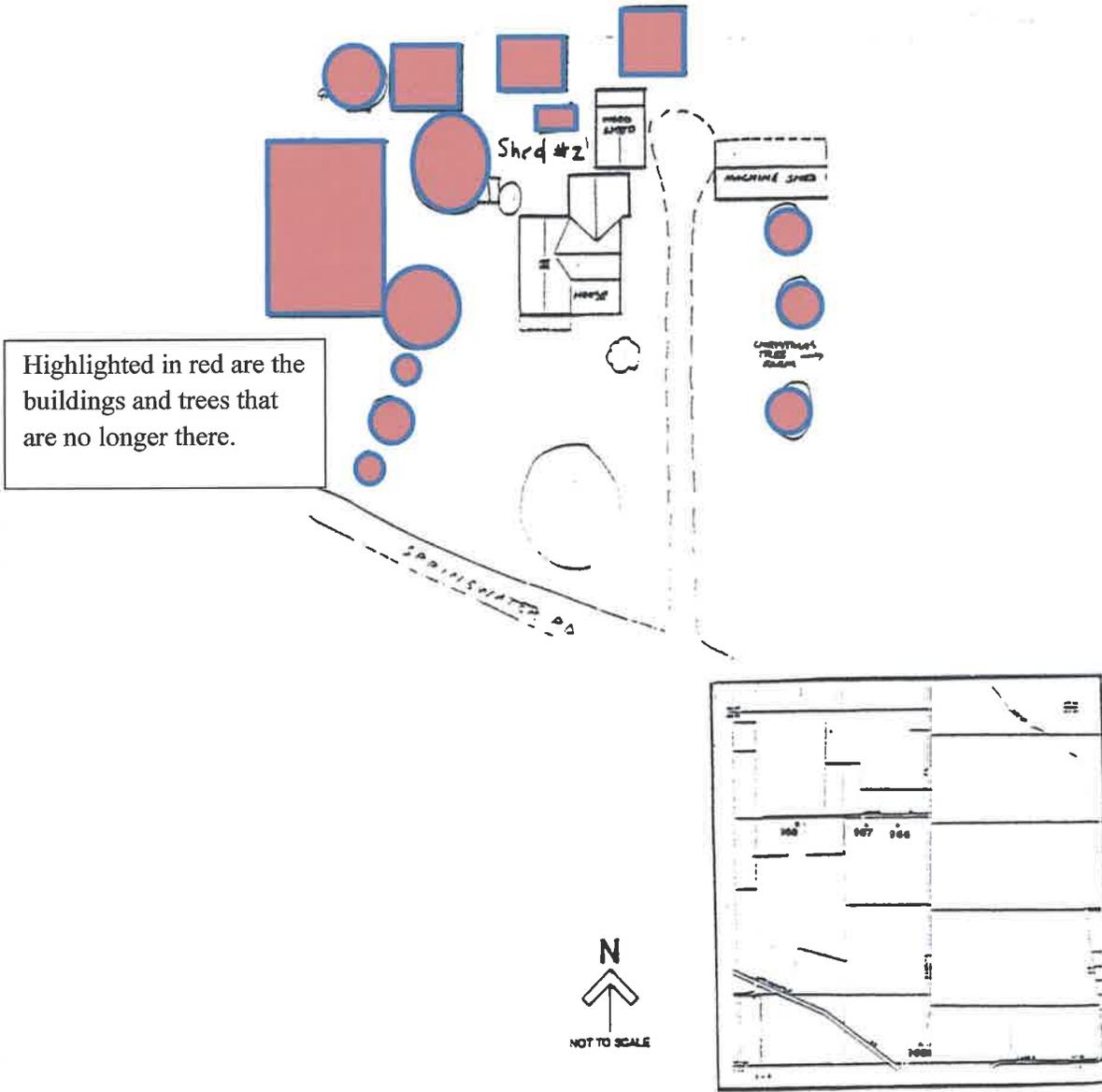
Comments on the desirability of the home as a residence:

When our parents acquired the farm in 1966, most of the buildings were dilapidated. Tice and Lottie were elderly and no longer able to keep up the house or manage the farm. The home remains no more than a low-end rental. The house has six main rooms. The two bedrooms are inadequate, approximately 9' by 11' for the main floor bedroom and 8' by 12' for the upstairs bedroom. The sloped ceilings upstairs encroach significantly on the living space and the stairway is steep. The home has very little insulation. In order to make this house livable by today's standards, the house would need to be extensively remodeled.

This drawing was taken from the Cultural Inventory, dated August 1984.

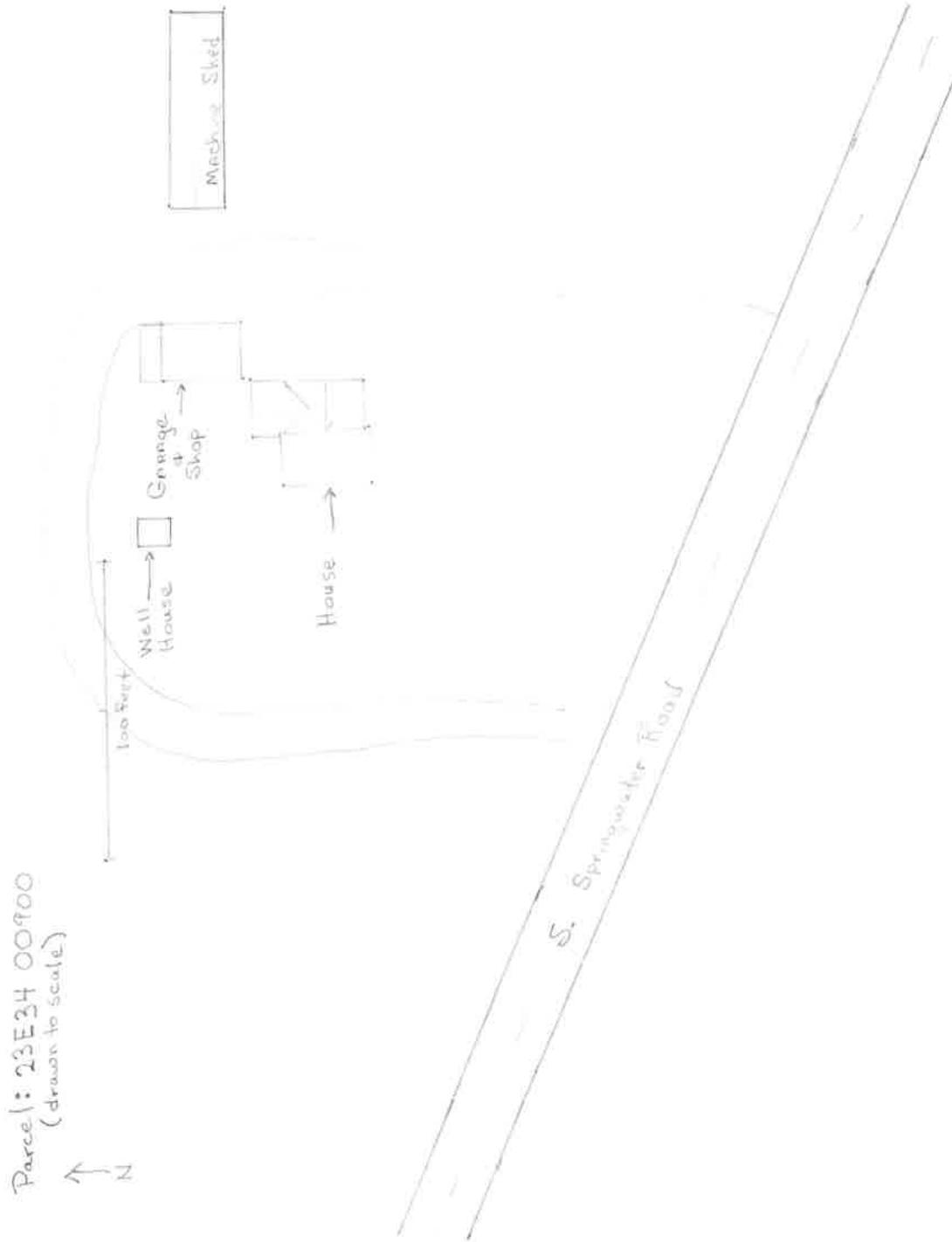
SITE PLAN AND VICINITY MAP

Address: 17800 S. Springwater Road
Historic Name: KIRCHEM, WILLIAM AND LOTTI, FARM



SHPO NO.: 968

Scale drawing of complex, December 16, 2019



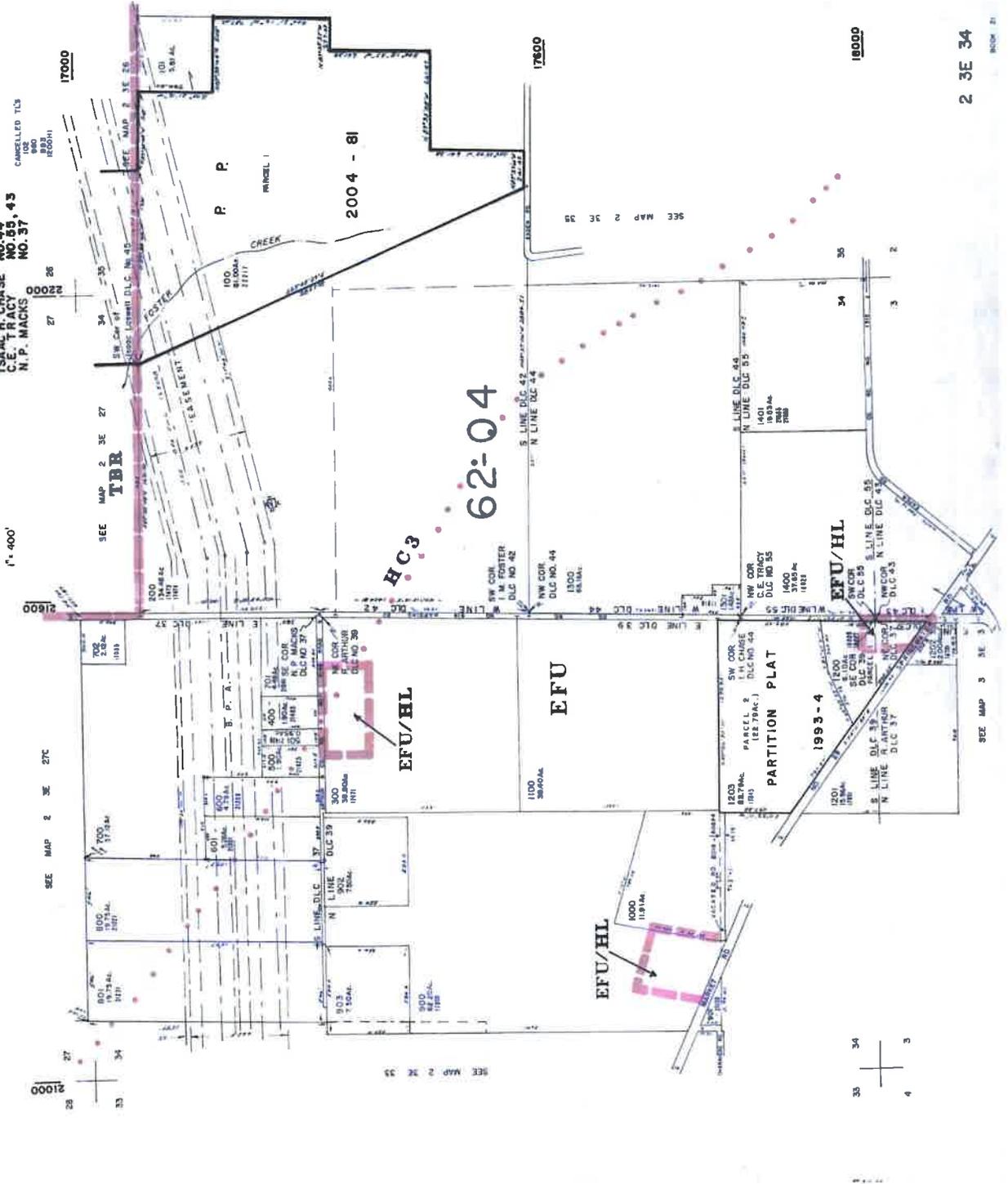
Tax Map for the property

SECTION 34 T2S. R3E.WM.
CLACKAMAS COUNTY

2 3E 34

D. L. C.
ISAAC M FOSTER NO. 42
ROBERT ARTHUR NO. 39, 37
ISAAC H. CHASE NO. 44
C. E. TRACY NO. 59, 43
N. P. MACKS NO. 37

This map was prepared for
assessment purpose only.



2 3E 34

Photographs of existing home/farm complex, taken August 24, 2014
East side of house



North side of house



Garage and shop, from the east side



North side of machine shed



South side of machine shed

