

LAND USE FILES

FILE # 20132-91-2

LEGAL DESCRIPTION:

T 5 S R-2 E

SEC. 28, TAX LOT 100, W. M-

MAP _____

NOTICE OF PUBLIC HEARING

HEARING DATES:

Clackamas County Historic Review Board, May 20, 1991, 7:00 p.m., Department of Transportation and Development, Conference Room A, 902 Abernethy Road, Oregon City, Oregon

Clackamas County Board of Commissioners, July 10, 1991, 9:00 a.m., Courthouse Annex, 906 Main Street, Oregon City, Oregon

TO: Property owners within 700 feet

Subject: Zone Change

File No.: Z0132-91-Z

Applicant: Clackamas County

Owner of Property: Kraxberger, Kenneth A.

Proposal: Apply Historic District overlay zone to historic building(s) called RAY H. SAWTELL FARM, built in the Vernacular style of architecture in 1920.

Ordinance Criteria: Section 707

Site Address: 15002 S. Herman Road

Legal Description: T5S, R2E, Section 28, Tax Lot 100, W.M. and T5S, R2E, Section 27, Tax Lot 700, W.M.

Zoning: EFU-20; Exclusive Farm Use 20-Acre District

Citizens Planning Organization For Area: South Clackamas County Citizens Association

This organization is currently inactive. If you are interested in becoming involved in land use planning in your area, call Clackamas County Public Affairs, 655-8520.

Planning Division Staff Contact: Pam Hayden

All interested citizens are invited to attend the hearing. An agenda will be provided at the hearing. Testimony and evidence should address those criteria identified above and any other criteria relevant to the application. 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. The following procedural rules have been established to allow for an orderly hearing:

1. The length of time given to individuals speaking for or against an item will be determined by the chairperson prior to the item being considered.
2. A spokesperson representing each side of an issue is encouraged.
3. Only specifically relevant testimony to the item being considered will be allowed. Only testimony concerning relevant new points will be taken.

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.

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

20132-91-2

In the Matter of Designating the
Ralph H. Sawtell Farm,
described as T5S-R2E-Section 28,
Tax Lots 100 and 700,
a Clackamas County Historic Landmark
in compliance with State
Land Use Law Goal 5.

Order No. 94-198

This matter coming on at this time and it appearing to the Board of County Commissioners that the Ralph H. Sawtell Farm meets 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 May 20, 1991 has recommended the designation of the Ralph H. Sawtell Farm as a Historic Landmark; and

It further appearing to the Board that hearings were held before this Board on July 10, 1991, at which testimony was taken and evidence presented; and

It further appearing to the Board that a decision was made by this Board on July 10, 1991;

NOW, THEREFORE, IT IS HEREBY ORDERED that the Ralph H. Sawtell Farm, as described in the attached materials, is zoned a Clackamas County Historic Landmark; and

It is further ordered that the required changes be made in the relevant zoning maps.

Dated this 10th day of February, 1994.

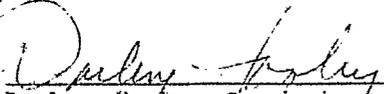
BOARD OF COUNTY COMMISSIONERS



Ed Lindquist, Chair



Judie Hammerstad, Commissioner (Vice Chair)



Darlene Hooley, Commissioner



CLACKAMAS COUNTY

Board of Commissioners

ED LINDQUIST
CHAIR

JUDIE HAMMERSTAD
COMMISSIONER

DARLENE HOOLEY
COMMISSIONER

MICHAEL F. SWANSON
CHIEF EXECUTIVE OFFICER

HISTORIC REVIEW BOARD

MINUTES

DATE OF MEETING: May 20, 1991

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

IN ATTENDANCE

Historic Review Board Members: Ron Lee, Charles Awalt, Herb Beals, Peggy Sigler

Planning Staff: Pam Hayden, Jane Morrison, Dominic Mancini

Others: 26

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

Pam Hayden, staff, reviewed the history of some of the relevant features of the current project, using wall charts, and reviewing the following:

- . Purpose of public hearing
- . Why designate properties historic landmarks?
- . Historic Landmark Ordinance
- . Procedure of public hearing

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

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

Staff reviewed and made available to those in attendance handouts which included criteria for designation, the Historic Landmark Ordinance, and the specific staff report and evaluation illustrating the ranking of the specific properties being considered this evening.

Staff showed slides and made brief comments on each of the 25 properties under consideration.

Relying on the sign-in sheet, the Chairperson indicated that the Board would first consider properties with individuals who have signed up to testify.

1) File #Z0108-91-Z, JOHN AND NANCY V. CUTTING FARM, # 823

Staff reviewed the history of the subject property and its evaluation for significance.

Bill Ellis, property owners submitted written testimony, Exhibit # 1. He stated that he would like the opportunity to repair this house consistent with the family's interest and financial capabilities. Having others control what can be done to this house without financial compensation is not fair.

He stated that changes to this house have lessened any historic value and believes the points should be less than 40 points. The back of the house was a milking porch and it is now a kitchen and bathroom. Electricity was put in the house in 1946. Mr. Ellis stated that two large trees have recently been removed from the property, making the on site setting less significant. He is a grass seed farmer and would like to put on a fire proof roof and feels he may not be able to do this.

Staff indicated that painting is fine as well as roof replacement with the same material. If a different material is proposed, the Historic Review Board would review it, but would not require the original roof material, but one which is compatible. Asphalt shingle roofs are fine.

End of public testimony

Board Discussion: The evaluation process did consider the exterior changes of the building. It was given a 5, major changes under architecture D. The Board reviewed other points relevant to on site setting. They felt that a ranking of good under Environment D was appropriate because the farm complex still consisted of two buildings; the house and the granary.

Action: Motion was made by Herb Beals to recommend to the Board of County Commissioners that the John and Nancy V. Cutting Farm be designated a Clackamas County Historic Landmark based on the Goal 5 analysis of the historic resource. Charles Awalt seconded the motion.

Vote: 4 to 0

- 2) Z0118-91-Z, GOTTLIEB FEYRER FARM COMPLEX, #824

Staff reviewed the history and the evaluation criteria worksheet of the property.

Dave Chapman said that he and his wife are new owners of the property and bought it not only because the land was desirable for his landscape nursery business, but because his wife appreciates historic buildings. He said they do not have any plans to destroy any of the buildings, but will be using the pasture land for his nursery business and perhaps some of the barns. They will have worked to clean up the property, but renovation will be expensive and slow. The barn needs to be re-roofed. They have no objections to being listed a County Historic Landmark.

End of testimony.

Board Discussion

Action: Charles Awalt moved to recommend to the Board of County Commissioners that the Gottlieb Feyrer Farm be designated a Clackamas County Historic Landmark based on the Goal 5 analysis of the historic resource. Peggy Sigler seconded the motion.

Vote: 4-0

- 3) Z0121-91-Z, WILLIAM A HUNGATE HOUSE, # 838

Staff reviewed the history and the evaluation criteria worksheet for the property.

Bob Cunningham, property owner, stated that the house was built in 1909 and 1910. He stated that when his dad took ownership of the house, he reconstructed it to replicate a house that he had owned in south west Washington. Only six windows remain that are original. Mr. Cunningham did the craftsmanship of the scrollwork and gingerbread. He constructed the rock fire place on the north side. The material is all new, put on the house twelve to fifteen years ago. He also put on a foundation and rebuild the porches.

End of testimony.

Board Discussion The Board reviewed the evaluation worksheet and reduced points under architecture relating to integrity and major changes and importance of materials and craftsmanship. Charles Awalt complemented Mr. Cunningham on the excellent replication craftsmanship he did.

Action: Peggy Sigler moved to recommend to the Board of County Commissioners that the William A. Hungate House not

be designated a Clackamas County Historic Landmark based on the Goal 5 analysis of the historic resource. It does not meet the forty point minimum. Herb Beals seconded the motion.

Vote: 4-0

4) Z0128-91-Z, DICKEY PRAIRIE SCHOOL, #852

Staff reviewed the history and evaluation criteria worksheet for the property.

Robert Oblack stated that the school is contemplating expansions and have retained an architect, Randy Saunders. He is concerned about encumbrances on the property if it is designated a Historic Landmark.

Randy Saunders had four questions:

1) If a new structure is built independently of the existing, does it need to be reviewed? The staff answered yes.

2) Is remodeling inside reviewed? Board answered no.

3) Will the review by the Historic Review Board add more time to the Conditional Use process? Staff answered that it was not the Historic Review Boards intent to extend the process. Their review normally comes during the time of the notification process, thereby not adding to the time of the C.U. process.

4) Can the Historic Review Board stop new construction? The Board replied that they review new construction on Historic Landmark properties as per the Landmarks Ordinance. They realize that buildings, especially public buildings, need to change and grow through time. It is their job to insure that new construction is compatible with the Historic Landmark.

End of testimony

Board Discussion

Action: Peggy Sigler moved to recommend to the Board of County Commissioners that the Dickey Prairie School be designated a Clackamas County Historic Landmark based on the Goal 5 analysis of the historic resource. Herb Beals seconded the motion.

Vote: 4-0

5) Z1296-90-Z, SCHUEBEL SCHOOL, #1137

Staff reviewed the history and evaluation criteria worksheet for the property.

Fred Pruett, Superintendent, thanked the staff for postponing the hearing until now for the Schuebel School. He stated that the original school is obliterated by the additions. Only two walls and a roof remain of the original structure. When they constructed the new building on the property, they matched the original. The school board considers the building significant but face political realities. The building is an integral part of an educational program. They do not operate a museum. The kids needs are driving their plans.

They may need to use the old school as an office or for administrative use in the future. They have two priorities: 1) Meet kids educational needs, 2) Meet the needs of the community. They may need to put a chain link fence around the school because of vandalism. Mr. Pruett was concerned that the Historic Review Board was not just an advisory board, they would need to give approval. The school board directed him to tell the H.R.B. that the Historic Landmark designation would be detrimental for the building and the district. They want full directorship on how the building is maintained. He was concerned about handicapped rules.

Charles Awalt stated that the Historic Review Board is flexible in trying to find solutions to problems such as handicapped rules. The Board understands that public buildings change through time. Newer additions don't necessarily detract, when it is still easy to discern the original structure such as the Schuebel School. The integrity of the structure is still retained.

End of Public Testimony

Board Discussion Ron Lee went through the evaluation worksheet and stated that the environmental and historical criteria got more points that architectural.

Staff explained the conflicting use analysis and that the Historic Review Board needed to balance the conflicts. Would it be of greater benefit to the community if the Historic Review Board reviewed alterations and demolition proposals for this building in the future, or would it present a greater hardship to the community?

Charles Awalt stated that by designating this a Historic Landmark, it may place some additional burden on the school, but he did not foresee any major conflicts. He said that the Schuebel school is a cultural resource in the community. A school district is a good place for a cultural resource to exist.

Action: Charles Awalt moved to recommend to the Board of County Commissioners that the Schuebel School be designated a Clackamas County Historic Landmark based on the Goal 5 analysis of the historic resource. Peggy Sigler seconded the motion.

Vote: 4-0

6) Z0134-91-Z, ALFRED J. SAWTELL BARN, #862

Staff reviewed the history and evaluation criteria worksheet for the property.

Don Deardorff, property owner, submitted pictures of the barn. These were labeled Exhibit # 2. He questioned how the restrictions would affect him and the use of his own place? Mr. Deardorff stated that the building has been altered considerably. It has been resided with metal and new windows installed. He was uncomfortable with the Historic Review Board reviewing what he does on his own property. He said it was hard for him to dwindle down the point system.

He was concerned that the Historic Review Board would get more dictatorial in the future. They seem like a reasonable board now, but what will they be like in ten years? Mr. Deardorff stated that he was proud of his barn and would like a tax break if it was designated a Historic Landmark.

End of public testimony.

Board Discussion Peggy Sigler stated that from the evaluation worksheet that there was no question as to the significance of the barn and that they should recommend designation.

Action: Peggy Sigler moved to recommend to the Board of County Commissioners that a portion of the Alfred J. Sawtell Barn to include just the barn and surrounding land, be designated a Clackamas County Historic Landmark based on the Goal 5 analysis of the historic resource. Exact portions of the property to be designated should be worked out with staff prior to the Board of County Commissioners hearing.

Vote: 4-0

7) Z0131-91-Z, CHARLES DAUGHERTY FARM, #858

Staff reviewed the history and evaluation criteria worksheet for the property.

Charles Daugherty stated that he comes with mixed emotions to the Hearing. He is in favor of preserving history. He feels that the procedure in the designation and controls are

dictatorial over the property owners. He thinks that this is taking place with out peoples knowledge. There were some mistakes in the history and survey form, but staff has corrected them. Mr. Daugherty stated that his children will carry on the place. It is not fair to future generations to be so controlled. He stated that the old barn is in fair condition, not poor condition. The people in this area work on their farms to make a living. He doesn't plan on tearing down any buildings. But he feels that some adjustments should be made in the procedure of working with property owners and have less controls.

End of public testimony.

Board Discussion

Action: Peggy Sigler moved to recommend to the Board of County Commissioners that the Charles Daugherty Farm be designated a Clackamas County Historic Landmark based on the Goal 5 analysis of the historic resource. Charles Awalt seconded the motion.

Vote: 4-0

7) Z0132-91-Z, RALPH H. SAWTELL FARM, #859

Janet Kraxberger wants to go on record as opposing the designation of her property as a Historic Landmark. They are not against history or historic preservation. But they are against being forced to being designated without their consent or choice.

End of public testimony

Board Discussion

Action: Peggy Sigler moved to recommend to the Board of County Commissioners that the Ralph H. Sawtell Farm be designated a Clackamas County Historic Landmark based on the Goal 5 analysis of the historic resource. Herb seconded the motion.

Vote: 4-0

8) Z0133-91-Z, DANIEL J. ALBRIGHT FARM, #860, #861

Staff reviewed the history and evaluation criteria worksheet for the property.

Marvin G. and Linda Stoller, property owners, stated that the porch was rotting and that carpenter ants are eating the house. Marvin said that he is a turkey rancher and needs maximum security on his property. He intends building more turkey buildings on the place. Mr. Stoller

said that he feels a historic designation is like a foot in the door and he doesn't like it. He needs to build a barbed wire fence around the property. Linda said that she likes the house, but doesn't live there now because it is too cold in the winter. They both work very hard just to make a living and can't afford any financial burdens which might be placed on them.

Charles Awalt said that he was concerned that he did not want to do anything that would affect Marvin Stoller's business. If the porches on the house are rotten, they can be replaced. If they wanted to tear down the house they would need to be reviewed by the Historic Review Board, but that they could only delay demolition up to 120 days maximum.

End of public testimony

Board Discussion

Action: Herb Beals moved to recommend to the Board of County Commissioners that the Daniel J. Albright Farm be designated a Clackamas County Historic Landmark based on the Goal 5 analysis of the historic resource. Charles Awalt seconded the motion.

Vote: 4-0

9) Z0511-91-Z, FRANK F. MULLER FARM, #1851

Staff reviewed the history and the evaluation criteria worksheet for the property.

Gena M. and Orville Cline, property owners, stated that they were very proud and pleased to have their property considered for Historic Landmark designation. Gena said that they were full time farmers. Her father was Frank Muller and now her son runs the farm. It has always provided income for them and they have tried to preserve the place. They plan on preserving it the best they know how, the way the farmers use to do. They put a tin roof and an asphalt roof on the buildings to maintain them. Gena works for the Molalla historical society and she is delighted about this. Now they raise Christmas trees, timber and sheep.

End of public testimony

Board Discussion

Action: Charles Awalt moved to recommend to the Board of County Commissioners that the Frank F. Muller Farm be designated a Clackamas Historic Landmark based on the Goal 5 analysis of the historic resource. Peggy Sigler seconded the motion.

Vote: 4-0

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There being no further testimony for any of the remaining properties, the Board briefly discussed those properties and any written submissions in the files.

Action: Charles Awalt moved to recommend to the Board of County Commissioners that the remaining properties as listed below be designated a Clackamas Historic Landmark based on the Goal 5 analysis of the historic resources.

Z0512-91-Z, CHARLES HOWARD WAREHOUSE, #1849

Z0122-91-Z, SAMUEL AND NANCY ENGLE HOUSE, #841

Z0127-91-Z, STANLEY CORDILL FARM, #846

Z0135-91-Z, DAVID FOX BARN, #863

Z0126-91-Z, DICKEY PRAIRIE STORE, #851

Z0129-91-Z, JULIA STAUDINGER HOUSE, #853

Z0119-91-Z, LEVI ROBBINS HOUSE, #835

Z0120-91-Z, WILLARD ROBBINS BARN, #836

Individual properties within the proposed Molalla Prairie Rural Historic Landscape District:

Z0123-91-Z, WILLIAM D. ADAMS FARM, #848

Z0124-91-Z, GEORGE ADAMS FARM, #849

Z0125-91-Z, FRANKLIN LAY BARN, #850

Z0130-91-Z, CYRUS HENDERSHOTT FARM, #856, #857

Z0510-91-Z, WILLIAM O. SAWTELL GRANARY AND ROY AND LOIS LAY FARM, #1846

Z0508-91-Z, FRANKLIN E. AND MABLE F. LAY HOUSE, #1852

Z0509-91-Z, ADAMS CEMETERY, #1850

Herb Beals seconded the motion.

Vote: 4-0

Action: Peggy Sigler moved to recommend to the Board of County Commissioners that the area described as the South Molalla Prairie Rural Historic Landscape District be designated an Historic District. Properties included in this designation have been individually acted upon, but should be listed together for clarity. The following properties are recommended for inclusion in the Historic District:

Z0123-91-Z , WILLIAM D. ADAMS FARM, # 848

Z0124-91-Z, GEORGE ADAMS FARM, #849

Z0125-91-Z, FRANKLIN LAY BARN, #850

Z0130-91-Z, CYRUS HENDERSHOTT FARM, #856, #857

Z0131-91-Z, CHARLES DAUGHERTY FARM, #858

Z0132-91-Z, RALPH H. SAWTELL FARM, #859

Z0133-91-Z, DANIEL J. ALBRIGHT FARM, #860, #861

Z0511-91-Z, FRANK F. MULLER FARM, #1851

Z0510-91-Z, WILLIAM O. SAWTELL GRANARY AND ROY AND LOIS LAY FARM, #1846

Z0508-91-Z, FRANKLIN E. AND MABLE F. LAY HOUSE, #1852

Z0509-91-Z, ADAMS CEMETERY, #1850

Herb Beals seconded the motion.

Vote: 4-0

Action: Peggy Sigler made a motion to instruct staff to develop suggested guidelines or a methodology for developing guidelines to be reviewed by the Historic Review Board prior to the Board of County Commissioners Hearing on July 10, 1991 for this rural Historic District. Herb Beals seconded the motion.

Vote: 4-0

There was a brief discussion by the Board about types of other financial incentives that could be instigated. Peggy Sigler stated that in the farm zones, property owners are already getting tax breaks on their land. A historic designation would not be beneficial in reducing taxes on land. However, if property owners could receive a tax break on their structures, that would be a financial incentive. Perhaps staff could investigate with the assessors office how to proceed with studying this issue.

<eldred>hrb/min/ph/5-20-91

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 April 26, 1991 Local File Number see attached agenda (26 file
Date Set for Final Hearing on Adoption July 10 1991
Month Day Year
Time and Place for Hearing: 9:00 a.m. - Board of County Commissioners
Courthouse Annex, 906 Main St., Oregon City, OR 97045
Type of Proposed Action (Check all that apply)

Comprehensive Land Use New Land Use
Plan Amendment Regulation-Amendment 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 (Overlap)

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) 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



CLACKAMAS COUNTY

Department of Transportation & Development

WINSTON KURTH
EXECUTIVE DIRECTOR

RICHARD DOPP
DIRECTOR
OPERATIONS & ADMINISTRATION

TOM VANDERZANDEN
DIRECTOR
PLANNING & DEVELOPMENT

April 1991

DEAR HISTORIC PROPERTY OWNER IN THE PROPOSED SOUTH MOLALLA
PRAIRIE HISTORIC LANDSCAPE DISTRICT:

Congratulations. Your historic property has been evaluated as significant by the Historic Review Board for consideration as a part of a Clackamas County Historic District; the proposed South Molalla Prairie Historic Landscape District.

Your property is located in an area rich in history, as evidenced by the number of historic resources concentrated in this rural landscape south of Molalla. The area of the proposed South Molalla Prairie Rural Historic District is about two miles south of the city of Molalla. This historic rural landscape is defined by geographical boundaries, historic settlement pattern, historic buildings and farms and association with pioneer families. The properties included in the district all are located on either Adams Cemetery Road, Adams Road, Herman Road or Sawtell Road. The land is all zoned either EFU-20 (Exclusive Farm Use, 20 acre minimum).

The Clackamas County Historic Landmark, Historic District and Historic Corridor Ordinance, Section 707.02 C. outlines criteria for consideration and designation of a Historic District. The following criteria relates to the South Molalla Prairie Rural Historic Landscape District:

1. The area is listed as a National Register Historic District, or
2. The area includes a significant concentration or linkage of sites, buildings, structures, objects or landscapes which are unified visually by style, plan, or physical development and distinguished by association with historic periods, events, people, or cultural trends, and
3. The area is of sufficient size and scope, and the component parts are cohesive enough to adequately represent, demonstrate, or commemorate the significant historic period, event, people, or trend, and
4. A substantial number of the component parts within the area are exceptionally well preserved.

The South Molalla Prairie area as defined by 11 historic properties which meet criteria for Historic Landmark designation as well as for inclusion in an Historic District. The South Molalla Prairie Historic Landscape District meets 2., 3. and 4. above. The properties which make up the proposed Historic District are listed below by their historic name.

PROPOSED MOLALLA PRAIRIE RURAL HISTORIC LANDSCAPE DISTRICT

1. Z0123-91-Z
WILLIAM D. ADAMS HOUSE, # 848
5-2E-22, TL 1100
33258 S. ADAMS RD.
EFU-20, 110.30 A
1895, STYLE: Queen Anne

2. Z0124-91-Z
GEORGE ADAMS HOUSE, #849
5-2E-22, TL 1200
33726 S. ADAMS RD.
EFU-20, 112.53 A
1890, STYLE: Queen Anne

3. Z0125-91-Z
FRANKLIN LAY BARN, #850
5-2E-22, TL 1400
15298 S. HERMAN RD.
EFU-20, 49.52 A
1917, STYLE: Western

4. Z0130-91-Z
CYRUS HENDERSHOT FARM, #856, #857
5-2E, 27, TL 400
15514 S HERMAN RD.
EFU-20, 78.30 A
1875, STYLE: Vernacular

5. Z0131-91-Z
CHARLES DAUGHERTY FARM, #858
5-2E-27, TL 500
15368 S HERMAN RD.
EFU-20, 187.32 A
1913, STYLE: Craftsman/Bungalow

6. Z0132-91-Z
RAY. H. SAWTELL FARM, #859
5-2E-28, TL 100, 5-2E-28, TL 700
15002 S HERMAN RD.
EFU-20, 118.8 A
1920, STYLE: Gambrel Barn

7. Z0133-91-Z
DANIEL J. ALBRIGHT FARM, #860, #861
5-2E-28, TL 202

14678 S. HERMAN RD.
EFU-20, 49.56 A
1875, STYLE: Vernacular

8. Z0511-91-Z
ALFRED D. AND MINNIE SHAVER FARM, #18
5-2E-22, TL 800
15555 S HERMAN RD.
EFU-20, 96.93 A
1936, STYLE: Bungalow
- 9.. Z0510-91-Z
WILLIAM O. SAWTELL GRANARY AND ROY AND LOIS LAY FARM, #1846
5-2E-27, TL 600
15298 S HERMAN RD.
EFU-20, 104.39 A
1880/1948, STYLE: Vernacular
10. Z0508-91-Z
FRANKLIN E. AND MABLE F. LAY HOUSE, #1852
5-2E-22, TL 1300
15019 S. HERMAN RD.
EFU-20, 5.46 A
1930, STYLE: Craftsman/ Bungalow
11. Z0509-91-Z
ADAMS CEMETERY, #1850
5-2E-22, TL 700
ADAMS CEMETERY RD.
EFU-20, 5.70 A
established 1865

A definition used by The U.S. Department of the Interior, National Park Service, published in a National Register Bulletin entitled Guidelines for Evaluating and Documenting Rural Historic Landscapes defines a rural historic landscape as follows:

"A rural historic landscape is defined as a geographical area that historically has been used by people, or shaped or modified by human activity, occupancy, or intervention, and that possesses a significant concentration, linkage, or continuity of areas of land use, vegetation, buildings and structures, roads and waterways, and natural features."

The proposed South Molalla Prairie Rural Historic District meets both criteria under Clackamas County's Historic District Ordinance as well as criteria from this Bulletin.

The Historic Landmarks, Historic Districts and Historic Corridors Ordinance applies to a Historic District in the same way it is applied to an individual Historic Landmark. The designation of a District does not affect the property any differently than for an individual landmark property as explained in the cover letter.

If you have any questions, please feel free to call me at 655-8521. I am in the office on Tuesdays, Wednesdays and Thursdays. If you are unable to reach me on one of these days, please leave a message on the recorder and I will get back to you.

Sincerely,

A handwritten signature in black ink, appearing to be 'PA' or similar initials, enclosed in a circular scribble.

Pam Hayden, Historic Resources Coordinator
Planning Division

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 April 26, 1991 Local File Number see attached agenda (26 file
Date Set for Final Hearing on Adoption July 10 1991
Month Day Year
Time and Place for Hearing 9:00 a.m. - Board of County Commissioners
Courthouse Annex, 906 Main St., Oregon City, OR 97045
Type of Proposed Action (Check all that apply)

Comprehensive Land Use New Land Use
 Plan Amendment Regulation-Amendment 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 (Overlay)

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) 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



CLACKAMAS COUNTY

Department of Transportation & Development

WINSTON KURTH
EXECUTIVE DIRECTOR

RICHARD DOPP
DIRECTOR
OPERATIONS & ADMINISTRATION

TOM VANDERZANDEN
DIRECTOR
PLANNING & DEVELOPMENT

April 1991

DEAR HISTORIC PROPERTY OWNER:

Congratulations. Your historic property has been evaluated as significant by the Historic Review Board for consideration as a Clackamas County Historic Landmark. It is considered significant as a integral part of Clackamas County's heritage, either for its history, architecture or cultural importance.

Out of 870 historic properties studied in the unincorporated rural areas of Mulino, Liberal and Molalla, 40 properties are being considered for Historic Landmark designation. The Historic Review Board and the Board of County Commissioners hold public hearings to consider designation of County Historic Landmarks.

Enclosed with this letter is a notice of public hearing for your property. Your neighbors within 250 feet of your property will also be notified of these hearings.

Clackamas County has a rich heritage as exemplified in the variety and type of buildings which still survive from the earlier periods of settlement in the area. This physical evidence allows us to understand the way of life of our forebears, their farming practices, means of commerce and industry, and educational and religious history. By protecting and preserving these buildings, we are making it possible for future generations to also learn about the pioneers and settlers who began our culture in Oregon.

The earliest buildings which are Candidate Historic Landmarks date from the earliest period of settlement in Oregon; the 1850's. The dates of construction of these Candidate properties range from this early period through the 1930's; after the advent of the railroads and the automobile.

Protection and preservation of historic resources is mandated by state land use law Goal 5. This land use law requires a three step process in planning for historic resources. First, it requires that all cities and counties in the state inventory and evaluate their historic resources for significance. Second, it requires that jurisdictions analyze any conflicting uses, potential or existing, which might affect the historic resource. The final step in the Goal 5 process requires that jurisdictions protect their most significant historic resources.

Clackamas County is proceeding with the final step of this Goal 5 process for historic resource properties in the unincorporated rural areas of Mulino, Liberal and Molalla. Properties that are designated Historic Landmarks by the Board of County Commissioners are protected by the Historic Landmarks, Historic Districts and Historic Corridors Ordinance.

You may ask what this means to you if your property is designated a Clackamas County Historic Landmark by the Board of County Commissioners. An information sheet is attached to this letter which may answer some of your questions. If you would like a copy of the Historic Landmarks Ordinance, please call this office and one will be sent to you.

Please find enclosed a copy of the Evaluation for Significance and the Clackamas County Historic Properties Evaluation Criteria form used by the Historic Review Board to determine that your property is significant.

During the public hearings the Historic Review Board and the Board of County Commissioners will take testimony relating to the criteria from the Historic Landmarks, Historic Districts and Historic Corridors Ordinance and the potential consequences of designating the historic resource a Historic Landmark with regard to providing the greatest community benefit.

Also enclosed please find a copy of the Inventory Form for your property. If you see any errors in the information please let us know as it is important that all information about the description of the building(s) are accurate, as well as the historic information under the Subject Property description.

If you have any questions, please feel free to call me at 655-8521. I am in the office on Tuesdays, Wednesdays and Thursdays. If you are unable to reach me on one of these days, please leave a message on the recorder and I will get back to you.

Sincerely,



Pam Hayden, Historic Resources Coordinator
Planning Division

HL/cov/ltr

WHAT IS THE HISTORIC LANDMARKS ORDINANCE AND WHAT AFFECT WILL IT HAVE ON MY PROPERTY?

The intent of this ordinance is to protect and preserve important historic resources in Clackamas County. The Historic Landmark zoning designation is an overlay zone which is an addition to the current zoning designation on your property. For instance, if your property is zoned for farm use or for apartment use, these underlying zoning districts and their allowable uses are still maintained, but with a Historic Landmark overlay.

THE HISTORIC LANDMARKS, HISTORIC DISTRICTS AND HISTORIC CORRIDORS ORDINANCE DOES:

- *** allow for greater options for the use of your historic property. Owners can apply for a conditional use permit to allow for uses such as antique or book shops, or for cafes or bed and breakfast establishments. Many zoning districts do not allow these options without the Historic Landmark overlay zone.
- *** require that the Historic Review Board review the following to insure compatible design solutions :
 - exterior alterations
 - land divisions
 - demolitions
 - new construction

THE HISTORIC LANDMARKS ORDINANCE DOES NOT:

- *** review interior changes
- *** affect property taxes
- *** require that a building be open to the public
- *** prevent ordinary maintenance

WHO IS ON THE HISTORIC REVIEW BOARD:

Historic Review Board members are volunteer citizens appointed by the Board of County Commissioners. Their backgrounds focus on special expertise or knowledge in the field of historic preservation: architects with knowledge in historic restoration, contractors with expertise in construction techniques applied to historic structures, and representatives from historic groups in the County.

The Historic Review Board's role is to advise and assist property owners on appropriate restoration techniques and compatible alterations so that the integrity of the historic building be maintained.

The Historic Review Board also evaluates historic resources and determines which buildings and properties meet criteria in the Ordinance to qualify as a Historic Landmark. They recommend to the Board of County Commissioners the most significant properties be designated Clackamas County Historic Landmarks.

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., see attached)

	<u>ARCHITECTURE</u>					<u>ENVIRONMENT</u>				<u>HISTORY</u>			
	A	B	C	D	E	A	B	C	D	A	B	C	D
<u>Z0132-91-Z</u>													
RAY H. SAWTELL FARM, #859													
5-2E-28, TL 100													
15002 S HERMAN RD.	5	4	2	7	7	5	4	10	5	0	0	5	0
EFU-20, 118.8 A													
1920, STYLE: Gambrel Barn													
TOTAL POINTS: 54													

COMMENTS: Ray H. Sawtell was the son of prominent local farmer, Alfred Sawtell, an English immigrant and teasel farmer who was the largest employer in Clackamas County during the latter part of the 19th century. (See SHPO #862.) The younger Sawtell purchased the land east of his father's in 1903 and built up a substantial farm during the early decades of the 20th century, selling in 1938.

The subject farm complex is composed of a Craftsman/Bungalow house, garage, a large Gambrel barn, two sheds south of the barn, a corn crib, two small wood-frame buildings and three buildings. It is believed that many of the smaller outbuildings may have been constructed after the historic period or have deteriorated to such a degree that they no longer convey the historic character.

The house is a modest version of the Craftsman/Bungalow style. Purlins, braces and wood-shingle siding, as well as the broad front porch are commonly associated with the Craftsman/Bungalow style and are present on the Sawtell House. Alterations have been minor and limited to the rear elevations, where a patio has been added in recent years.

The Gambrel barn is one of two "high-style" barns in the Molalla area. The Sawtell barn is distinctive for its size, shape and architectural details. It followed the state-of-the-art farm technology developed by the most advanced agricultural colleges of the day. The barns developed by the schools incorporated the mechanized system for animal husbandry, including automatic watering bowls and power hayfork lifts. Architectural elements include the twin hipped roof cupolas, which vent the upper floor, and the cross-braced side-wall sliding door, which is sheltered by a double-hipped wall dormer. A Palladian-like set of windows in the wall dormer illuminates the upper floor. Changes to the building, such as the replacement or covering of the original wood shingle roof with sheet metal does not detract from the historic character of the building.

The sheds south of the barn appear to have been constructed for animal shelter, whereas the other outbuildings appear to have been built for

storing grain and feed.

The Sawtell Farm is significant as an excellent example of a 20th century farm complex. It is enhanced by one of the finest examples of a Gambrel type barns in the county. The farm complex is also a very important contributing element in the South Molalla Prairie Historic Landscape District.

There are about eight buildings which comprise this farm complex. The house is not outstanding and the barn is the structure which was ranked for architecture. It has two cupolas and is very similar to the Willard Robbins barn, although built some years later. The HRB discussed the use of sheet metal on barns. Because it was used during the historic period and does not detract from the architecture, points were not subtracted for the metal roof.

CLACKAMAS COUNTY HISTORIC PROPERTIES
EVALUATION CRITERIA FORM
Criteria for architectural, environmental,
and historical significance

ARCHITECTURE

(A) STYLE/BUILDING TYPE/CONVENTION: Significance as an example of a particular architectural style, building type, or convention.

Especially fine or extremely early (1860 or earlier)	10
Excellent or early (1861-1890)	5
Good	3
Of little interest	0

(B) DESIGN/ARTISTIC QUALITY: Significance because of quality of composition, detailing, and craftsmanship.

Excellent	4
Very Good	3
Good	2
Fair	1
Poor	0

(C) MATERIALS/CONSTRUCTION: Significance as an example of a particular material or method of construction.

Especially fine or extremely early	4
Excellent or early	3
Good	2
Of some interest	1
Of little interest	0

(D) INTEGRITY: Significance because it retains its original design features, materials, and character.

No apparent changes	7
Minor changes	5
Major changes	3
Altered/Deteriorated	0

(E) RARITY: Significance as the only remaining, or one of the few remaining, properties of a particular style, building type, design, material, or method of construction.

One of a kind	10
One of few	7
One of several	5
One of many	3

*(When several buildings comprise a complex of interrelated structures, the best example of the building type or architecture within the complex will be evaluated.)

ENVIRONMENT

(A) LANDMARK: Significance as a visual landmark.

Symbol for the community	10
Conspicuous/well-known in community	7
Conspicuous/well-known in neighborhood	5
Not conspicuous/not well-known	0

(B) SURROUNDING SETTING: Significance because the current land-use surrounding the property contributes to the integrity of the pertinent historic period.

Excellent	4
Very Good	3
Good	2
Fair	1
Intrusive	0

(C) ON SITE SETTING: Significance because the property consists of a complex of interrelated elements including associated structures from the historic period, viewsheds, natural features and historic landscape materials.

Excellent	10
Good	7
Fair	3
Poor	0

(D) CONTINUITY: Significance because the property contributes to the continuity or historic character of the street, neighborhood, or community.

Establishes character	7
Important/maintains character	5
Compatible	3
Incompatible	0

HISTORICAL ASSOCIATION

(A) PERSON/GROUP/ORGANIZATION: 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.

Particularly strong	10
Strong (Donation Land Claim)	7
Some (century farm, school, business, grange, church)	5
None	0

(B) EVENT: Associated with an event that has made a significant contribution to the community, state or nation.

Particularly strong	10
Strong	7
Some	5
None	0

(C) PATTERN: Associated with, and illustrative of, trends of historical development or broad patterns of cultural, social, political, economic, or industrial history in the community, state, or nation. Pattern is reflective of cultural lifestyles during historic period.

Particularly strong (DLC)	10
Strong (century farms, education, religion, social, recreation)	7
Some (farming, land use planning, architecture)	5
None	0

(D) LIKELIHOOD TO YIELD INFORMATION: Resource has yielded, or may be likely to yield, information important in prehistory or history.*

Very likely	10
Likely	5
Unlikely	0

*(site occupied prior to 1880 and is relatively undisturbed, then likely to very likely. If site is located near stream bank or water source, then likely to very likely.)

GOAL 5 ANALYSIS OF HISTORIC RESOURCE

II SUMMARY OF CONFLICTING USE ANALYSIS

Identify conflicting use: a conflicting use is one which, if allowed could negatively impact a Goal 5 resources site. Goal 5 resource sites may impact the conflicting uses.

When conflicting uses are identified, the economic, social, environmental and energy consequence analysis for the Goal 5 historic resource must be undertaken. A determination of the ESEE consequences of identified conflicting uses is adequate if it enables a jurisdiction to provide reasons to explain why decisions are made for specific sites. There are three alternative recommendations as per Chapter 660, Division 16 of the Oregon Administrative Rules, Land Conservation and Development Commission.:

- 3A If there are no conflicting uses: Preserve the Resource site.
- 3B If there are conflicting uses: Determine Economic, Social, Energy consequences. Both the impacts on Resource and on conflicting use must be considered. (Question: If there is a conflict, what consequence will provide the community at large with the greatest benefit.)
- 3C If there needs to be a balance or compromise reached: Allow the conflicting use while preserving the resource.

(eldred)sum/cua

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., see attached)

<u>ARCHITECTURE</u>					<u>ENVIRONMENT</u>				<u>HISTORY</u>			
A	B	C	D	E	A	B	C	D	A	B	C	D

Z0132-91-Z

RALPH H. SAWTELL FARM, #859

5-2E-28, TL 100

15002 S HERMAN RD.

5	4	2	7	7	5	4	10	5	0	0	5	0
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EFU-20, 118.8 A

1920, STYLE: Gambrel Barn

TOTAL POINTS: 54

COMMENTS: Ray H. Sawtell was the son of prominent local farmer, Alfred Sawtell, an English immigrant and teasel farmer who was the largest employer in Clackamas County during the latter part of the 19th century. (See SHPO #862.) The younger Sawtell purchased the land east of his father's in 1903 and built up a substantial farm during the early decades of the 20th century, selling in 1938.

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GOAL 5 ANALYSIS OF HISTORIC RESOURCE

RALPH H. SAWTELL FARM
Z0132-91-Z

II) CONFLICTING USE ANALYSIS

A. FINDINGS:

- 1) **Current zone:** EFU-20, Exclusive Farm Use, 20 acre minimum lot size, no conflict with Historic Landmark designation.
- 2) **Private development plans:** none
- 3) **Public development plans:** none
- 4) **Potential 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.

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.

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) Enhance Tourism potential.	2) Potential loss of significant historic resource, which could reduce tourism potential in area.
O		3) Potential loss of housing stock.
N	3) Provide full range of housing stock.	4) Property owners make alterations without application of Historic Landmarks Ordinance is potentially less costly.
O	4) Potential for increased costs to property owners for restoration in order to meet Landmarks Ordinance criteria.	5) Loss of potential in reinvestment in existing buildings.
M		*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	5) Potential for reinvestment in existing buildings.	*Would not qualify for special loan program for historic rehabilitation.
C	*Qualify to apply for Conditional Use permit for uses not otherwise allowed in underlying zone.	*Would not be readily
	*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	

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

S
O
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L

1) Resource retains architectural and historic integrity.

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

3) Foster neighborhood, community and civic pride.

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

CONSEQUENCE OF NO ACTION

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

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) Potential loss to neighborhood livability.

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

E/E
N/N
V/E
I/R
R/G
O/Y
N
M
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A
L

1) Conservation of existing housing and building resources.

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

1) Added energy expenditure to replace existing resource.

2) Potential loss of open space and mature landscapes.

CLACKAMAS COUNTY

HISTORIC RESOURCES INVENTORY 1989-90

HISTORIC NAME: SAWTELL, RAY H., FARM
COMMON NAME:
PROPERTY ADDRESS: 15002 S. Herman Road
OWNER: 15002 S. Herman Road
OWNERS ADDRESS: Kraxberger, Kenneth A.
RESOURCE TYPE: Building
PRESENT USE: Farm complex
ORIGINAL USE: Farm complex
THEME: Culture; agriculture
ARCHITECT/BUILDER: Unknown
COUNTY: Clackamas
QUAD: Wilhoit
T/R/S: 5S 2E 28
TAX LOT: 100
ADDITION: N/A
BLOCK: N/A
LOT: N/A
LOT SIZE: 118.8 Acres
ZONE: EFU-20

SETTING: The farm is located on the south side of Herman Road. The house and numerous farm buildings are situated well-back from the road. The area is predominantly in agricultural use.

NOTEWORTHY LANDSCAPE FEATURES: Mature tree; ornamental plantings

NON-CONTRIBUTING FEATURES: Three non-historical buildings

RECORDED BY: Koler/Morrison
DATE: January 1990



HOUSE

DATE BUILT: c. 1920
STYLE: Bungalow
PLAN TYPE/SHAPE: Rectangular
NO. OF STORIES: 1 1/2
FOUNDATION MATERIAL: Concrete
BASEMENT: Yes
ROOF FORM AND MATERIALS: Gable w/ composition shingles
WALL CONSTRUCTION/STRUCTURAL FRAME: Wood/stud
PRIMARY WINDOW TYPE: Double-hung sash
EXTERIOR SURFACING MATERIALS: Shingles
DECORATIVE FEATURES: None
OTHER: Partial front porch; gabled eaves, s. and w. elevs.;
interior chimney
CONDITION: Good
EXTERIOR ALTERATIONS (DATE): Unknown



BARN

DATE BUILT: c. 1920
STYLE: Gambrel
PLAN TYPE/SHAPE: Rectangular
NO. OF STORIES: 2 1/2
FOUNDATION MATERIAL: Post-and-beam
BASEMENT: No
ROOF FORM AND MATERIALS: Gambrel w/ sheet metal
WALL CONSTRUCTION/STRUCTURAL FRAME: Wood/unknown
PRIMARY WINDOW TYPE: Multi-light
EXTERIOR SURFACING MATERIALS: Board-and-batten
DECORATIVE FEATURES: Gambrel dormers
OTHER: Side-wall overhead sliding door
CONDITION: Good
EXTERIOR ALTERATIONS (DATE): Unknown



GARAGE

ESTIMATED DATE BUILT: c. 1920
STYLE: Vernacular
PLAN TYPE/SHAPE: Rectangular
NO. OF STORIES: 1
FOUNDATION MATERIAL: Post-and-beam
BASEMENT: No
ROOF FORM AND MATERIALS: Gabel w/ composition shingles
WALL CONSTRUCTION/STRUCTURAL FRAME: Wood/stud
PRIMARY WINDOW TYPE: None
EXTERIOR SURFACING MATERIALS: Narrow drop siding w/ corner
boards
DECORATIVE FEATURES: None
OTHER: End-wall opening
CONDITION: Good
EXTERIOR ALTERATIONS (DATE): Unknown



BUILDING

ESTIMATED DATE BUILT: c. 1910
STYLE: Vernacular
PLAN/TYPE/SHAPE: Rectangular
NO. OF STORIES: 1
FOUNDATION MATERIAL: Post-and-beam
BASEMENT: No
ROOF FORM AND MATERIALS: Gable w/ composition shingles
WALL CONSTRUCTION/STRUCTURAL FRAME: Wood/stud
PRIMARY WINDOW TYPE: Covered
EXTERIOR SURFACING MATERIALS: Wide, dropped siding w/ corner boards
DECORATIVE FEATURES: None
OTHER: Four-panel door
CONDITION: Good
EXTERIOR ALTERATIONS (DATE): Window altered (n.d.)



SHED #1

ESTIMATED DATE BUILT: c. 1920
STYLE: Vernacular
PLAN/TYPE/SHAPE: Rectangular
NO. OF STORIES: 1
FOUNDATION MATERIAL: Post-and-beam
BASEMENT: No
ROOF FORM AND MATERIALS: Gable w/ sheet metal
WALL CONSTRUCTION/STRUCTURAL FRAME: Wood/unknown
PRIMARY WINDOW TYPE: None
EXTERIOR SURFACING MATERIALS: Board-and-batten
DECORATIVE FEATURES: None
OTHER: None
CONDITION: Good
EXTERIOR ALTERATIONS (DATE): Unknown

SHED #2

ESTIMATED DATE BUILT: c. 1920
STYLE: Vernacular
PLAN/TYPE/SHAPE: Rectangular
NO. OF STORIES: 1
FOUNDATION MATERIAL: Post-and-beam
BASEMENT: No
ROOF FORM AND MATERIALS: Gable w/ sheet metal
WALL CONSTRUCTION/STRUCTURAL FRAME: Wood/unknown
PRIMARY WINDOW TYPE: Multi-light fixed
EXTERIOR SURFACING MATERIALS: Board-and-batten
DECORATIVE FEATURES: None
OTHER: Paired hinged end-wall doors, chimney
CONDITION: Poor
EXTERIOR ALTERATIONS (DATE): Unknown

STATEMENT OF SIGNIFICANCE

Address: 15002 S. Herman Road
Historic Name: SAWTELL, RAY H., FARM

The Ray H. Sawtell Farm is located two miles south of Molalla and two miles south of Highway 211. The Sawtell Farm may be evaluated as an example of an early farm complex. The property may also be evaluated as an element in the potential South Molalla Prairie rural historic district.

HISTORIC BACKGROUND

The subject property is located within the larger study area of Molalla-Liberal-Mulino. Early settlement throughout this area, as well as the rest of rural Clackamas County, was sparse as indicated by the 1845 federal census which lists 704 people in the entire Clackamas district. Clackamas County's rural population was the smallest of any district, with the exception of the Clatsop district.

The earliest settler in the Molalla Valley was William Russell who arrived in the early 1840s. Another early land claimant was William Barlow, who settled a 640 acre donation land claim near Russell. The first wagon train arrived in the valley in 1843. It is this date that is generally given for Molalla's initial founding.

Early settlers carried out subsistence farming activities coupled with raising livestock. Wheat, supplemented by hay, was the primary "cash" crop, serving as the medium of exchange until 1849. Production of rails, shakes, and timbers were early cottage industries.

Molalla was originally called Four Corners for its alleged location at the intersection of two Native American trails, and because it is centrally located within the Molalla Valley, at what was the intersection of four adjacent donation land claims. The Molalla area remained sparsely settled in the early years. A circa 1850 photograph shows only one house and a few sheds.

In 1853 the Preston Barger family arrived in the area. After fording the Molalla River, they found no stores and only a few settlers. By 1856 the first school was constructed approximately four miles east of Four Corners, and in 1857 Augusta Engle established the first store in the settlement. The earliest known post office, given the name Molalla, was established in 1850, at or near Liberal, four miles north of Four Corners. It was established by Harrison Wright, who settled in the Liberal area in 1844 and operated a ferry across the Molalla River. Wright served as first post master. The post office was discontinued in August 1851. It was reestablished in 1868, operating until 1874. Its exact location of is unknown. The following year it was moved to the present community of Molalla.

The discovery of gold in California in 1848 had a significant impact on the settlers in the Oregon Territory and in Clackamas County. Within one year after the discovery of gold, Oregon was transformed from a subsistence level of agricultural activity to a major supplier of goods to miners in California. During this period agriculture expanded to include horticulture, dairying, increased livestock raising and more.

Gold fever struck the Molalla River basin in the late 19th century. Although gold was initially discovered in the area in the 1860s, lack of confidence and capital delayed exploration for a number of years. By the mid-1880s, however, several new discoveries led to the proliferation of claims along the Molalla River. This flurry of mining activity brought increasing numbers of people to Molalla, which was reflected in numerous developments in the early years of the 20th century. In 1900, the Molalla Public Library was founded, reportedly the oldest continuous library in the County (not confirmed at this writing). In 1903, the first phone line was installed at Robbins Store, at the corner of Main and Molalla Avenue. In 1906, the community's first jail was constructed, and in 1911 Frank Perry constructed Molalla's first hotel, along with his livery stable and saloon.

In 1913, the Molalla Pioneer, a weekly newspaper, was started, and it heralded the coming of one of the most momentous events in the community's history: the arrival of the railroad. Equipped with steam trains, the Portland, Eugene and Eastern Railway ran its first train from Canby, on the main line of Southern Pacific, to Molalla.

Although Molalla was the shipping center for agricultural and manufacturing products, up to this point all transportation was by wagon. The coming of the railroad provided a significant boost to the town's prominence as a distribution center and allowed for increased volume of goods both to and from the area. With the celebration of the coming of the railroad in 1913, a large rodeo was organized which became an annual event. Called the Molalla Buckeroo, the rodeo continues to draw crowds to the city each year.

Molalla was incorporated in 1913 with a population of 240. W.T. Everhart was elected mayor with W. Robbins, W.T. Echerd, I.M. Toliver, A.T. Shoemake, W.M. Mackrell and Fred M. Henriksen as the City's first council people.

That same year also brought construction of a new school, housing both primary and secondary pupils. The school opened in 1914.

By 1916 the town's population had reached 600. Electrical lights were installed the previous year, and in 1917, the first street in Molalla was paved, followed soon after by paved sidewalks. The first automobiles appeared in Molalla during the teen years, and in 1920, gas was still transported to the area in single railcar loads. Drivers were asked to bring a container to get their supply, or if lacking a container, bring the vehicle.

The timber industry burgeoned during the early decades of the 20th century. The Southern Pacific Railroad reported shipment figures that doubled between 1919 and 1920. One report indicated that if railroad cars were available to transport the amount of timber ready for cutting, business could be tripled.

Changes in transportation and industry during the teens and twenties had a tremendous impact on the growth and development of the area. It was during this period that many of the historic buildings included in this Inventory were constructed. In 1921 the population of Molalla was approximately 500. The town boasted its own bank, two churches, a weekly newspaper, two garages, several sawmills and various stores, which offered hardware, imports, drugs, automobiles, notions, paint, furniture, general merchandise, feed, warehousing, meats and lumber to the community. Two physicians and one dentist were in residence.

Throughout the 19th century the Willamette Valley was the center of Oregon agriculture, producing primarily wheat as an export crop and a variety of secondary crops. Farmers in the Molalla River Valley followed much the same pattern; however, by the turn of the century, wheat farmers were experiencing serious soil depletion due to poor farming practices. As a result much of the wheat acreage was turned over to other crops. The most significant of these in the Molalla area was teasel:

Teasel deserves special mention...During the late 1880s and early 1890s at least one farmer successfully raised teasel...Clackamas County was the only center of teasel production west of the Mississippi and one of the few areas of cultivation outside of New York and Pennsylvania (Olsen 1970:160).

SUBJECT PROPERTY

Ray H. Sawtell was the son of prominent local farmer, Alfred Sawtell, an English immigrant and teasel farmer who was the largest employer in Clackamas County during the latter part of the 19th century. (See SHPO #862.) The younger Sawtell purchased the land east of his father's in 1903 and built up a substantial farm during the early decades of the 20th century, selling in 1938.

The subject farm complex is composed of a Craftsman/Bungalow house, garage, a large Gambrel barn, two sheds south of the barn, a corn crib, two small wood-frame buildings and three buildings. It is believed that many of the smaller outbuildings may have been constructed after the historic period or have deteriorated to such a degree that they no longer convey the historic character.

The house is a modest version of the Craftsman/Bungalow style. Purlins, braces and wood-shingle siding, as well as the broad front porch are commonly associated with the Craftsman/Bungalow style and are present on the Sawtell House. Alterations have

been minor and limited to the rear elevations, where a patio has been added in recent years.

The Gambrel barn is one of two "high-style" barns in the Molalla area. The Sawtell barn is distinctive for its size, shape and architectural details. It followed the state-of-the-art farm technology developed by the most advanced agricultural colleges of the day. The barns developed by the schools incorporated the mechanized system for animal husbandry, including automatic watering bowls and power hayfork lifts. Architectural elements include the twin hipped roof cupolas, which vent the upper floor, and the cross-braced side-wall sliding door, which is sheltered by a double-hipped wall dormer. A Palladian-like set of windows in the wall dormer illuminates the upper floor. Changes to the building, such as the replacement or covering of the original wood shingle roof with sheet metal, does not detract from the historic character of the building.

The sheds south of the barn appear to have been constructed for animal shelter, whereas the other outbuildings appear to have been built for storing grain and feed.

The Sawtell Farm is significant as a excellent example of a 20th century farm complex. It is enhanced by one of the finest examples of a Gambrel type barn in the county. The farm complex is also a very important contributing element in the South Molalla Prairie Historic Landscape District.

Bibliography: Clackamas County Cultural Resource Inventory,
1984.
Ticor Title Company, Oregon City, OR.

SITE PLAN AND VICINITY MAP

Address: 15002 S. Herman Road
Historic Name: SAWTELL, RAY H., FARM

GOAL 5 ANALYSIS OF HISTORIC RESOURCE

II SUMMARY OF CONFLICTING USE ANALYSIS

Identify conflicting use: a conflicting use is one which, if allowed could negatively impact a Goal 5 resources site. Goal 5 resource sites may impact the conflicting uses.

When conflicting uses are identified, the economic, social, environmental and energy consequence analysis for the Goal 5 historic resource must be undertaken. A determination of the ESEE consequences of identified conflicting uses is adequate if it enables a jurisdiction to provide reasons to explain why decisions are made for specific sites. There are three alternative recommendations as per Chapter 660, Division 16 of the Oregon Administrative Rules, Land Conservation and Development Commission.:

- 3A If there are no conflicting uses: **Preserve the Resource site.**
- 3B If there are conflicting uses: **Determine Economic, Social, Energy consequences.** Both the impacts on Resource and on conflicting use must be considered. (Question: If there is a conflict, what consequence will provide the community at large with the greatest benefit.)
- 3C If there needs to be a balance or compromise reached: **Allow the conflicting use while preserving the resource.**

(eldred)sum/cua

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

CONFLICTING USES: Alteration of historic resource, relocation of resource, new construction, land division, and demolitions

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 lost for providing 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) Potential in reinvestment in existing buildings.
O	3) Provide full range of housing stock.	*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.
M	4) Potential for reinvestment in existing buildings.	*Would not qualify for special loan program for historic rehabilitation.
I	*Qualify to apply for Conditional Use permit for uses not otherwise allowed in underlying zone.	*Would not be readily considered for National Register nomination if not Co. HL; would not qualify for tax incentives and grant money for rehab.
C	*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 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.	

CONSEQUENCE OF ACTION

S
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- 1) Resource retains architectural and historic integrity.
- 2) Historic resource protected to enhance understanding and appreciation of County's historical, cultural and architectural heritage.
- 3) Foster neighborhood, community and civic pride.
- 4) Adds to quality of life.

CONSEQUENCE OF NO ACTION

- 1) Architectural, environmental and historical integrity of Goal 5 historic resource lost due to incompatible alterations, relocation, new construction, land division and demolition.
- 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) Potential loss to neighborhood livability.
- 4) Potential loss of quality of life.

E/E
N/N
V/E
I/R
R/G
O/Y
N
M
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- 1) Conservation of existing housing and building resources.
- 2) Potential for more open space with mature trees and shrubs

-
- 1) Added energy expenditure to replace existing resource.
 - 2) Potential loss of open space and mature landscapes.
-

File No: Z0132-91
Type: ZZ

ZONE CHANGE

Page : 1 of 1
Date : 01/29/91
Time : 15:34

Status: PENDING

Dates Recieved 01/25/91 Decision
Final Expires

Applicant: CLACKAMAS COUNTY

Address:

City/Zip:

Phone:

Parcel No: 52E28 -00100 Owner: KRAXBERGER KENNETH A

Site Address: 15002 S HERMAN RD

Title: RAY H SAWTELL BARN #859

Proposed Use: EFU-20 TO HL/VERNACULAR/1920, 118.90 AC

Const: OTH

Valuation: 0 No. of Units: 0

Val by: EB Staff Reviewer: PH

*add
T5-2-27
700*

S. HERMAN

ROAD

No. 194

200
35.67Ac.

202
49.56Ac.
14678
14682

100
118.80Ac.
14900
15002

28

E.F.U.-20

201
39.34Ac.

113796
1478.68

CREEK

700
3.78Ac.
34517

35-07

881.37

800
16.49Ac.

802
10.60Ac.
34678

801
9.70Ac.
14651

803
9.70Ac.
14725

804
0.42Ac.
34749

S TEASEL (C W. LAY)

CREEK COUNTY ROAD

No. 1290

1201
63.01Ac.
14818
14820

1200
3.02Ac.

1202
1.87Ac.
14916

28

GOAL 5 ANALYSIS OF HISTORIC RESOURCE

II SUMMARY OF CONFLICTING USE ANALYSIS

Identify conflicting use: a conflicting use is one which, if allowed could negatively impact a Goal 5 resources site. Goal 5 resource sites may impact the conflicting uses.

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- 3C If there needs to be a balance or compromise reached: Allow the conflicting use while preserving the resource.

(eldred) sum/cua

GOAL 5 ANALYSIS OF HISTORIC RESOURCE

RAY H. SAWTELL FARM
Z0132-91-Z

II) CONFLICTING USE ANALYSIS

A. FINDINGS:

- 1) **Current zone:** EFU-20, Exclusive Farm Use, 20 acre minimum lot size, 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.

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

CONFLICTING USES: Alteration of historic resource, relocation of resource,
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