



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

Development Services Building  
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[www.clackamas.us/planning](http://www.clackamas.us/planning)

## Memo

**To:** Historic Review Board members  
**From:** Anthony Riederer, Planner  
**cc:** file  
**Date:** October 8, 2020  
**Re:** HRB meeting - October 15, 2020

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We have a meeting scheduled for next Thursday, October 15<sup>th</sup>, 2020. This will be an evening meeting set to begin at 7:00 p.m. The meeting will be held via Zoom, and the login information should have been sent to you previously by Darcy Renhard. The subject of this meeting is the proposed demolition of an existing formerly agricultural building located in the Clackamas Industrial Area. Though this demolition is intended to clear the way for future development on the site, no specific future development is under consideration at this meeting.

This property is known within the Clackamas County's inventory of designated sites as the Haberlach House and Silverthread Kraut and Pickle Works, originally designated in the early 1990s as examples of an early 20<sup>th</sup> century dwelling and an agricultural-product processing facility, respectively, along with their shared association with the development of the local agricultural economy. Each of these buildings on the site are specifically identified as being significant. The former, has been adapted for use as a restaurant, without significant damage to its historic character. The latter, continues to stand on site and has been maintained in various forms of commercial use over the intervening decades. The applicant is seeking to demolish only the barn building and has submitted narrative along with property images in support of this proposal.

Attached is the submitted application (which contains the applicant's narrative and images, along with information from the inventory and nomination of the site) as well as a copy of ZDO Section 707, which contains the standards on which this application is to be evaluated. As of the time of this memorandum, no public comment has been received relating to this proposal.

Your role here is advisory, to supply information and recommendation to staff who will then render a decision. Broadly speaking, it appears that the buildings have continued to be put to a commercial use and have the potential to be restored and maintained as an architectural representation of the development of Clackamas County's agricultural economy and the history of the region. Staff is recommending that a 60 day stay of demolition in hopes that an alternate use can be found for the building – whether it be an adaptive reuse on the subject site, or through relocation to another site in Clackamas County.

Take a look, feel free to contact me with questions. Hope to see you all Thursday the 15<sup>th</sup>, at 7:00 p.m. Thank you in advance.

Anthony Riederer, Planner  
Email: [ariederer@clackamas.us](mailto:ariederer@clackamas.us)



**STAFF REPORT TO THE HISTORIC REVIEW BOARD**

This document represents the Staff report for a Land Use Application requesting the demolition and removal of one agricultural building on the Historic Landmark property known as the Haberlach House and Silverthread Kraut and Pickle Works, SHPO #1037.

**SECTION 1 – SUMMARY**

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**MEETING DATE:** October 15, 2020

**CASE FILE NO.:** Z0382-20-HL

**STAFF CONTACT:** Anthony Riederer, (503) 421-9024

**LOCATION:** 13002 SE Highway 212

**APPLICANT:** Beth Zauner, of behalf of the property owner.

**OWNER:** H&R Properties, LLC

**TOTAL AREA:** Approximately 2.62 acres

**ZONING:** LI/HL, Light Industrial/Historic Landmark Overlay

**CITIZENS PLANNING ORGANIZATION:** Clackamas (Inactive)

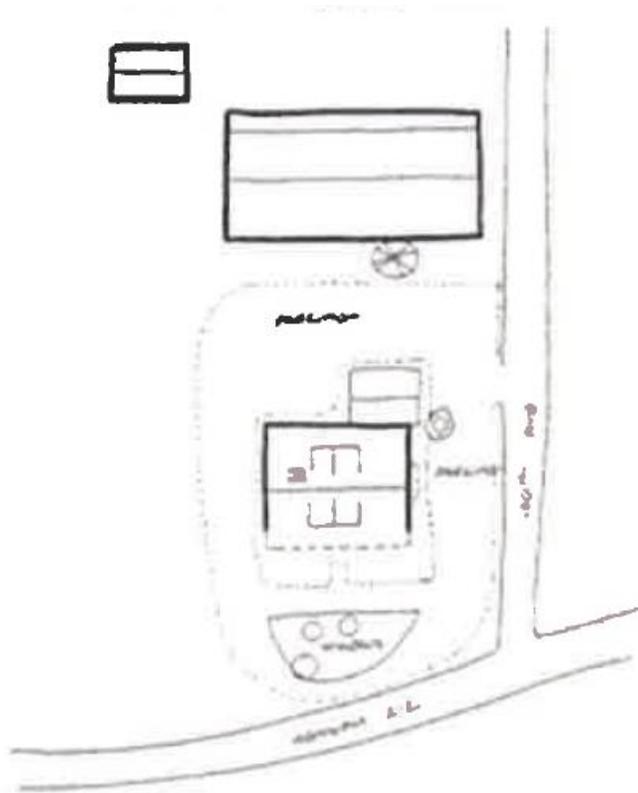
**PROPOSAL:** Proposed demolition of one agricultural building (adapted to commercial/industrial purposes) on a historic designated property, without specific redevelopment being proposed/evaluated at this time.

**APPLICABLE APPROVAL CRITERIA:** This application is subject to Clackamas County Zoning and Development Ordinance (ZDO) Sections(s) 707.06(D)(3).

Location Map



Plot Plan



Site Photographs



East Facing Elevation



West Facing Elevation



**North Facing Elevation**



**South Facing Elevation**

**BACKGROUND:**

This property is known within the Clackamas County’s inventory of designated sites as the Haberlach House and Silverthread Kraut and Pickle Works, originally designated in the early 1990s as examples of an early 20<sup>th</sup> century dwelling and an agricultural-product processing facility, respectively, along with their shared association with the development of the local agricultural economy.

Each of these buildings on the site are specifically identified as being significant. The former, has been adapted for use as a restaurant, without significant damage to its historic character. The latter, continues to stand on site and has been maintained in various forms of commercial use over the intervening decades. The applicant is seeking to demolish only the barn building and has submitted narrative along with property images in support of this proposal.

**Applicable criteria/findings:** Section 707.06(D)(3) relates to the demolition of a contributing resource on a landmark site, respectively.

Section 707.06(D)(3) – Demolition of a Contributing Site Element

Clackamas County Zoning Ordinance states that the review authority for an application to demolish a Historic Landmark or contributing resource within a Historic District or Historic Corridor shall consider the following:

- A. All plans, drawings, and photographs submitted by the applicant;

The applicant has submitted a narrative and illustrations demonstrating the current state of the structure proposed for demolition. In the opinion of staff, the evidence suggests that it has been in operation as a commercial enterprise and is thus continues to be a viable building.

- B. Information presented at the public hearing concerning the proposed work; proposal;

No public comment or additional information has been received prior to the issuance of this draft recommendation.

- C. The Comprehensive Plan;

Per Page IX-3 of the Comprehensive Plan: “Many historic sites and structures in Clackamas County are in disrepair and may be expensive to restore and maintain. While many can be adapted to contemporary use, care must be taken not to harm the features which made the structure or site significant.” The building proposed for removal is one of the essential named historic resources on this site. It has been retained and maintained in operation for a number of years. The protection and retention of these features is specifically the purpose of Historic Preservation regulations in Clackamas County.

- D. The purposes of Section 707 as set forth in Subsection 707.01;

The purposes of Section 707 are, broadly speaking, to safeguard the County's heritage as embodied and reflected in its historic resources. This structure is a highly visible resource,

located along a major highway in the region. Further, as one of the primary historic resources on the site, approving of a demolition absent significant deterioration or catastrophic loss would service only to incentivize future demolition requests.

- E. The criteria used in the original designation of the Historic Landmark, Historic District, or Historic Corridor in which the property under consideration is situated

The removal of this building would have a significant impact on the site's Architectural, Environmental, or Historic significance. As one of the primary historic resources on the site, that without which it would likely not have been nominated, it remains intact and largely unimpaired by the surrounding contemporary development.

- F. The historical and architectural style, the general design, arrangement, materials of the structure in question, or its appurtenant fixtures; the relationship of such features to the other buildings within the district or corridor; and the position of the building in relation to public rights-of-way and to other buildings and structures in the area;

The building in question is prominent on the site and its removal would have significant impact on the site's historic qualities, as identifiable from the public right of way.

- G. The effects of the proposed work upon the protection, enhancement, perpetuation, and use of the district or corridor which cause it to possess a special character or special historical or aesthetic interest or value;

The subject property is not part of a district or corridor. The individual site is largely nominated on the basis of this and another historic building. The proposed loss of the structure would have a significant impact on the character and aesthetic interest of the site.

- H. Whether suspension of the proposed demolition will involve substantial hardship to the applicant, and whether approval of the request would act to the substantial detriment of the public welfare and would be contrary to the intent and purposes of Section 707; and;

The building as it sits has been put to a variety of commercial uses over the years. It does not constitute a continuing hazard and legal liability and thus suspension of their demolition would not constitute a significant and ongoing hardship to the applicant. The site is privately held thus the removal of these accessory buildings does not constitute a detriment to the public welfare. This building is highly visible and continues to seem to be in fairly good condition, its removal would create a significant impact to the public knowledge of history, or enjoyment of historic resources by the public.

As such, a 60-day stay of demolition is warranted, in hopes that another economical use can be found for the building, whether through adaptive reuse on site, or by relocation to another site in Clackamas County. This standard is met.

- I. When applicable, the findings of the building official in determining the status of the subject building as a dangerous building under County Code Chapter 9.01, *Uniform Code for the Abatement of Dangerous Buildings*, and the feasibility of correcting the deficiencies to meet the requirements of the building official rather than demolishing the building.

This building has not been formally determined to be a 'dangerous' building by the county building official. These findings are not a part of the record and, thus, are not applicable.

**DISCUSSION:**

Staff recommends a 60-day stay of demolition in hopes that another economical use can be found for the building, whether through adaptive reuse on site, or by relocation to another site in Clackamas County.

Historic Review Board is asked to carefully consider this proposal relative to applicable criteria from Section 707 of the Clackamas County Zoning Ordinance in light of their recommendation to the Planning Director.

# Oregon Historic Site Form--Intensive Level Survey



<b>Location information</b> <input type="checkbox"/> (approximate address) address: <u>15730 SE 130th Ave</u> street # pre-dir street name suffix post dir _____ (2nd nbr, e.g. 213 - 215) city: <u>Clackamas</u> <input checked="" type="checkbox"/> vicinity state: <u>OR</u> zip <u>97015</u> county: <u>Clackamas</u> township: <u>2 S</u> range: <u>2E</u> section: <u>11</u> 1/4: <u>DB</u> tax lot nbr: <u>02312</u> block nbr: <u>N/A</u> lot nbr: <u>N/A</u> acreage <u>2.62</u> addition: _____ zoning: <u>Industrial</u> map nbr: <u>Study Area 12</u> zoning_file_nbr <u>Z1246-90</u>	<b>CLACKAMAS COUNTY HISTORIC LANDMARK</b> location description: (use for remote sites) associated addresses: <u>13002 SE Hwy 212</u> USGS Location Information USGS Quad Name: <u>Gladstone</u> UTM Zone: _____ UTM Easting: _____ UTM Northing: _____ <u>BO 92-81</u>
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<b>Resource Information</b> resource type: <u>Building</u> evaluation: _____ NR Status: _____ historic name: <b>HABERLACH HOUSE #2/SILVERTHREAD KRAUT-PICKLE WORKS</b> primary constr date: <u>1916</u> (c. <input checked="" type="checkbox"/> secondary date: _____ (c.) <input type="checkbox"/> height (# stories): <u>1.5</u> (optional--use for major addns) primary historic use: <u>SINGLE DWELLING</u> secondary hist use: _____ primary style: <u>BUNGALOW (GEN.)</u> secondary style: <u>ARTS &amp; CRAFTS / CRAFTSMAN</u> primary siding: <u>HORIZONTAL BOARD</u> secondary siding: <u>SHINGLE</u> structural framing: <u>Wood/stud</u> foundation material: <u>Concrete</u> secondary mat.: _____ roof material: _____ window material: <u>Wood double-hu</u>	current/other names: <u>Clackamas Feed</u> farmstead/cluster name: <u>Haberlach House #2/Silverthread Kraut-Pickle Works</u> # assoc resources: <u>2</u> # contributing: <u>2</u> # noncontr: _____ description: <u>Historic garage and kraut-pickleworks building</u> local_designation: <b>Historic Landmark</b> historic use comments: _____ prim style comments: _____ sec style comments: _____ siding comments: <u>Lap w/ cornerboards; shingles</u> plan type: <u>Bungalow</u> architect: _____ builder: _____
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**physical descr:** DATE BUILT: c. 1920  
 STYLE: Bungalow/Craftsman  
 PLAN TYPE/SHAPE: Asymmetrical  
 NO.OF STORIES: 1 1/2  
 FOUNDATION MATERIAL: Concrete  
 BASEMENT: No  
 ROOF FORM AND MATERIALS: Low pitched gable  
 WALL CONSTRUCTION/STRUCTURAL FRAME: Wood/stud  
 PRIMARY WINDOW TYPE: Double hung sash; casement  
 EXTERIOR SURFACING MATERIALS: Shingles; lap w/ corner boards  
 DECORATIVE FEATURES: Massive brackets; belt course; segmental arched openings and elephantine porch supports; bargeboards  
 OTHER: Full width, shed roof porch w/ enclosed balustrade, n. elev.; paneled and glazed door; gabled ell, n. and s. elev.; rectangular window b (1990)

**SILVERTHREAD KRAUT AND PICKLE WORKS BUILDING**  
 DATE BUILT: Unknown  
 STYLE: Vernacular  
 PLAN TYPE/SHAPE: Rectangular  
 NO.OF STORIES: 1

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FOUNDATION MATERIAL: Unknown  
 BASEMENT: No  
 ROOF FORM AND MATERIALS: Gable w/ sheet metal  
 WALL CONSTRUCTION/STRUCTURAL FRAME: Wood w/stud  
 PRIMARY WINDOW TYPE: None  
 EXTERIOR SURFACING MATERIALS: Double bevel  
 DECORATIVE FEATURES: None  
 OTHER: Overhead sliding door, e. elev.; paired doors, w. elev.  
 CONDITION: Good (1990)  
 EXTERIOR ALTERATIONS (DATE): Unknown

GARAGE  
 DATE BUILT: c. 1920  
 STYLE: Bungalow/Craftsman  
 PLAN TYPE/SHAPE: Rectangular  
 NO.OF STORIES: 1  
 FOUNDATION MATERIAL: Unknown  
 BASEMENT: No  
 ROOF FORM AND MATERIALS: Gable w/ composition shingles  
 WALL CONSTRUCTION/STRUCTURAL FRAME: Wood/stud  
 PRIMARY WINDOW TYPE: None  
 EXTERIOR SURFACING MATERIALS: Wood siding  
 DECORATIVE FEATURES: None  
 OTHER: End wall door  
 CONDITION: Good (1990)  
 EXTERIOR ALTERATIONS (DATE): Unknown

**alterations:** Exterior staircase added, e. elev. (n.d.); window and door to ell altered (n.d.)

**landscape:** None

**setting:** The Haberlach House and Silverthread Kraut and Pickle Works Building are located on the south side of Highway 212 224. The area is primarily under industrial uses.

**significance:** The Haberlach House and Silverthread Kraut and Pickle Works Building are located two miles east of Clackamas, on Highway 212 224 an old wagon road. The resource may be evaluated as an early 20th century dwelling and an agricultural product processing facility.

### SUBJECT PROPERTY

The Frank Haberlach House and Silverthread Kraut and Pickle Works building was part of the Isaac Capps Donation Land Claim. Capps, a farmer, was born in Tennessee in 1809. The subject property remained in the Capps family until 1919 when William O. Capps, son of Isaac, sold the property to Frank and Anna Haberlach, who presumably built the subject Bungalow style dwelling ca. 1916.

The Capps and Haberlach families ran a grocery business together in Clackamas according to a listing in the 1907 08 Gazetteer and Business Directory.

Frank Haberlach was the son of German immigrant Gustav Haberlach (see SHPO #1036). The Haberlach family owned much of the valley along Highway 212.

Frank and family operated the Silverthread Kraut and Pickle Works. Following Frank's death in 1940, his wife Anna, and son Frank Jr. continued to operate the business for over 20 years. Frank's brother, Carl, founded the Tillamook Cheese Co op. The subject dwelling remained in the Haberlach family well beyond the historic period.

The Haberlach House is significant as a fine example of the Bungalow style, a style commonly built in Clackamas County during the early years of the 20th century. It has few alterations, principally on the rear elevation. The house has been converted into a restaurant. Behind the house is a garage that appears to have been built at the same time as the house.

The pickling building is located south of the house and garage. It has had few alterations, although it has been converted to another use: a feed store. The pickling building is the only known agricultural goods processing facility in the county, and is significant as such.

### HISTORICAL BACKGROUND

Early development of the Happy Valley Damascus area can be attributed to the proximity of the Barlow Road; the westernmost link of the Oregon Trail. The northern alignment of the Barlow Road, established by the 1850s, followed the north side of the

## Oregon Historic Site Form--Intensive Level Survey

Clackamas River and entered Oregon City via the present city of Gladstone. Early settlers were few and widely scattered and included Isaac Capps and Chevalier Richardson, who settled claims in the Rock Creek and Damascus areas, respectively.

Despite the seemingly heavy traffic through the study area, few early pioneers filed donation land claims. However, by the 1870s pioneers began to settle in the Happy Valley Damascus area. Three factors are believed to have caused this development pattern. Oregon City held a strong attraction; many people stayed in this "urban" place and worked in the commercial or industrial establishments there. Pioneers interested in farming sought arable and accessible land near and along the navigable waterways, which were more dependable thoroughfares than the muddy, rutted roads of the period. Lastly, the topography of the Happy Valley area is hilly and therefore not well suited to the common agricultural practices of the mid 19th century. The population of the county at this time was primarily made of English, Irish and German emigrants, many of whom had lived in the Missouri, Mississippi or Ohio river valleys prior to moving westward to Oregon. These settlers chose first the level land and later developed the more hilly uplands areas.

Mid 19th century dwellings were often of log or simple wood frame construction. Many buildings exhibited an influence of the Classical Revival style of architecture, although generally this influence was limited to symmetrical facade arrangements, and suggestions of a cornice at the eave line and corner boards.

Like their residential counterparts, agricultural buildings from the period were generally simple buildings. Due to the nature of farming practices, barns and sheds were low profile, broad buildings.

After the Civil War (1865 1883), the area experienced slow but steady growth. The Barlow Road continued to be an important roadway, operating as a toll road through the first decade of the 20th century. Phillip Foster's Place, at present day Eagle Creek, east of the study area, was an important point on the Barlow Road. Foster, who was a partner in the Barlow Road enterprise, sheltered traveling pioneers on the last leg of the trip. The road connecting Foster's Place with the road to the Columbia River, present day 82nd Avenue, as well as Milwaukie and Portland was established during the mid 19th century.

Communities sprung up along the early roadways throughout the historic period. Damascus, at the intersection of the Barlow Road and the road to Foster's Place, was one of those towns. The name Damascus apparently has biblical roots. A post office was established in Damascus in 1867 by Henry Pedigo. John S. Fisher was the first postmaster. During the period following the Civil War, the construction of the Oregon California Railroad may be considered the single most important event in the Happy Valley Damascus area. In the late 1860s two factions set out to construct the line from Portland to Sacramento. One group selected the east side of the Willamette and the other took the west side. Whichever group reached the upper Willamette Valley first was to win the right to complete the line south. The east side line ran from Portland southward, skirting around Milwaukie and continuing south toward Oregon City, through the present community of Clackamas. The east side group won the competition and completed the line over the latter decades of the 19th century.

The town of Clackamas, originally named Marshfield, was platted in 1869 1870. The town grew up around the railroad stop and featured a post office and a number of businesses that catered to the farmers who populated the hinterlands.

During this period subsistence farming was the norm throughout the county, as well as in the Happy Valley Damascus vicinity. Livestock and cereal grains were raised. Lumber complemented the rural economy. Kitchen gardens were essential. Towards the end of the period oats began to surpass wheat as the number one crop and potatoes attained the rank of number three crop. Increasing numbers of livestock corresponded with an increase in hay production. The total number of acres in cultivation tripled during the period. Further, improvements in farm practices and building technology caused changes to agricultural buildings.

Dwellings from the period were simple wood frame buildings; many showed an influence, albeit watered down, from the Gothic Revival style of architecture. This type is commonly referred to as the Vernacular or Western Farmhouse style. In contrast to earlier dwellings the buildings of this period had a vertical emphasis; windows were taller and roof pitch was steeper. Drop siding was the most popular exterior wall material although some buildings were clad with the more primitive lap siding. Windows had multiple lights or panes. The windows of earlier buildings (circa 1860) typically had six lights or panes in each sash. As window glass became more readily available panes became larger and the number became fewer. By the end of the period four lights per sash were common.

In general agricultural building continued to be low, broad buildings. However, beginning in the 1870s barns began to be taller to accommodate machinery, such as hay fork lifts.

During the Progressive Era (1884 1913) the population of Clackamas County tripled from 9,260 to almost 30,000, pushing the new comers to develop the hilly land well away from the river and the Barlow Road. By the turn of the century wagon roads or "market roads" crossed the county, facilitating the transference of farm products to loading points along the railroad or to urban markets.

Interurban railroads also sought to fill the demand for better commuter and freight transportation, and entrepreneurs took advantage of the situation. Boring, named for the long time resident W.H. Boring, was one of towns which was established along an interurban railroad line. Boring Junction was platted in 1903, the year the interurban railroad line was constructed between Portland and Estacada. Estacada, located east of the Happy Valley Damascus study area, was billed as a recreational spot, as well as the site of the power company dam on the Clackamas River.

## Oregon Historic Site Form--Intensive Level Survey

While the Vernacular style continued to be the most popular architectural style in the Happy Valley Damascus area between 1883 and 1913, in rare instances more elaborate styles were constructed. Some rural folk adapted modest forms of the highly decorative eclectic styles, such as the Queen Anne and Eastlake, popular in cities during the latter years of the 19th century. The availability of machine made ornament, such as turned posts and balustrades, jigsaw brackets, and patterned shingles, allowed a modicum of decorative treatments to be used on even the most remote farmhouse.

At the turn of the century innovative American styles, such as the Craftsman Bungalow, of architecture originated. The designers of this type rejected the machine made ornament of the late Victorian period and instead, embraced a hand-crafted appearance and a more natural use of materials. This building type became the most popular through the early decades of the 20th century.

Agricultural buildings changed dramatically during the Progressive Era. By the turn of the century barns had become quite tall. Most barns were equipped with devices to raise hay to a second or third floor or loft. Barns were designed in a variety of shapes, including Gambrel and Gothic Gambrel.

During the Motor Age (1914 1940) transportation improvements and growth in population continued to fuel agricultural activity. By the 1920s specialized crops, such as fruit and nut cultivation, and dairying began to supplant general farming in the Happy Valley Damascus vicinity.

Another interurban railroad line effected the development of the Happy Valley Damascus study area in the early years of the 20th century. In 1915, Stephen S. Carver began to promote an interurban railroad line from Oregon City to south side of the Clackamas River. At the point the line crossed the river, Carver platted a town named for him. This river crossing, known during the 19th century as Baker's Ferry, later Baker's Bridge and still later as Stone, became the Carver's townsite.

Horace Baker held the donation land claim for the area south of the river and operated the ferry until the early 1880s. The derivation of the name Stone has been explained two ways. According to Lewis McArthur, noted historical geographer, the name was established because of large boulders in the river. Another legend suggests that the place was named for Livingston Stone, first supervisor of the fish hatchery established here in the latter part of the 19th century. The fish hatchery was the first in Oregon and the second in the United States. In 1903, the hatchery was relocated to a point on the river south of Clackamas.

Throughout the county the Craftsman Bungalow style continued to be the most popular style, although some period revival styles buildings were constructed. After World War I, it was the influence of European architecture that inspired architects and builders to construct in the English Cottage and Tudor Revival styles. Concurrently, the Colonial Revival gained popularity. This style, as the name suggests, illustrated a strong sense a national pride.

Changes in agricultural buildings continued. Large barns were still constructed, but the most notable change was the introduction of buildings for large scale specialized farming, such as dairying.

During the Depression the population remained constant and the towns remained as agricultural centers, but little construction occurred. Summer houses, built on the banks of the Clackamas River are the notable exception to the rule.

Since World War II, the Happy Valley Damascus area has witnessed dramatic changes. Most noteworthy is the conversion of agricultural land to suburban residential subdivisions. The construction of the Interstate 205 freeway on the eastern periphery of the study area and the construction of the Clackamas Town Center/Promenade, etc. have stimulated a host of suburban development.

### Research Information

- |   |  |  |   |
|---|--|--|---|
| <input checked="" type="checkbox"/> Research Title    | <input type="checkbox"/> Research Census     | <input checked="" type="checkbox"/> Research Tax | <input type="checkbox"/> Research Local Histories |
| <input type="checkbox"/> Research Sanborn             | <input type="checkbox"/> Research Bios       | <input type="checkbox"/> Research SHPO           | <input type="checkbox"/> Research Interviews      |
| <input checked="" type="checkbox"/> Research Obituary | <input type="checkbox"/> Research Newspapers | <input type="checkbox"/> Research State Archives | <input type="checkbox"/> Research Photographs     |
| <input type="checkbox"/> Research City Directory      | <input type="checkbox"/> Research Permits    | <input type="checkbox"/> Research State Library  |   |

Research Local Library: \_\_\_\_\_ Research University Library: \_\_\_\_\_

Research Historical Society: \_\_\_\_\_ Research Other: \_\_\_\_\_

Bibliography: Clackamas County Cultural Resource Inventory, 1984.  
 Gazetteer and Business Directory for Oregon, Washington and Idaho, Polk & Co., 1907-08.  
 Haberlach, Anna, obit., "Oregonian" 3/29/71.  
 Ticor Title Company, Oregon City, OR.  
 U.S. Census, Clackamas County, 1860.

### Record Information

ILS survey date: 09/30/2007 recorder: Hayden/Altier; Sigler CC-SHPO #: 1037  
ILS date required (ID# used in city/agency database)

Survey Project Clackamas County Historic Landmarks Survey & Inventory Project \_\_\_\_\_  
Name or other

**Oregon Historic Site Form--Intensive Level Survey**

**Report Photos**



**1 Haberlach House #2**



**2 Haberlach House #2**

**Oregon Historic Site Form--Intensive Level Survey**



**3 Haberlach House #2 - Garage**



**4 Silverthread Kraut-Pickle Works**

**Oregon Historic Site Form--Intensive Level Survey**



**5 Silverthread Kraut-Pickle Works**



**6 Silverthread Kraut-Pickle Works**

Oregon Historic Site Form--Intensive Level Survey



7 Silverthread Kraut-Pickle Works

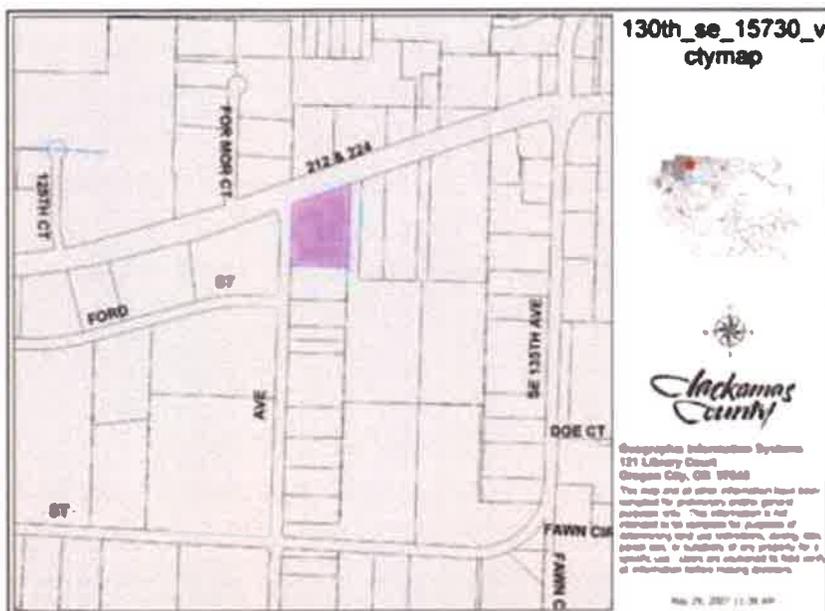
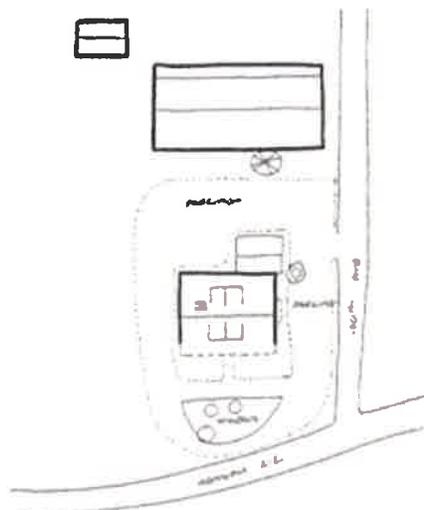


8 Silverthread Kraut-Pickle Works

# Oregon Historic Site Form--Intensive Level Survey

## Report Maps

Address: 13002 S. E. Hwy. 212  
Historic Name: HABERLACH, FRANK, HOUSE AND SILVERTHREAD KRAUT AND PICKLE WORKS BUILDING



LAND USE FILES

FILE # 1246-90-Z

LEGAL DESCRIPTION:

2 S 2 E

SEC. 110 TAX LOT 2312

MAP \_\_\_\_\_

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.)

Z1246-90	ARCHITECTURE					ENVIRONMENT				HISTORY								
	A	B	C	D	E	A	B	C	D	A	B	C	D					
FRANK HABERLACK HOUSE AND SILVERTHREAD KRAUT AND PICKLE WORKS BUILDING, #1037 2-2E-11D, TL 2312 13002 S.E. HWY 212 I-2, 2.36 A 1920, STYLE: Bungalow/Craftsman TOTAL POINTS: 49						10	4	1	3	3	7	1	7	3	0	5	5	0

COMMENTS: The house has been converted into a restaurant without seriously compromising the physical integrity of the building. It is an excellent example of the Craftsman Bungalow. Behind the house is a garage which is contemporary with the house. The "Silver Thread Kraut and Pickle Works Building" is associated with this house because Frank Haberlack operated the business. The pickling building is significant because it is only one of a few agricultural goods processing facilities in the county.

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. (Examples of conflicting uses: underlying zone/private development plans, public development/public money already invested.)

There are three alternative recommendations:

- 3A. If there are no conflicting uses: Preserve the Resource site.
- 3B. If there are conflicting uses: Determine Economic, Social, Energy and Environmental 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.

(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.)

II) ESEE CONFLICTING USE ANALYSIS

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.

The site is being used as a restaurant and warehouse currently. The restaurant is a non conforming use in this zone. If the property owner wanted to develop the property for industrial uses, the Historic Landmarks Ordinance would require that the owner seek other alternatives to demolition of the Historic Landmark buildings. The site is favorably located on a busy highway for restaurant use and it is unlikely that industrial development will occur there.

Current zone: I-2, Light Industrial, no conflict with Historic Landmark designation. No conflict with other land use goals.

Private development plans: none

Public development plans: None

Recommendation: Designate Historic Landmark as 3C 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

E C O N O M I C	CONSEQUENCE OF ACTION	CONSEQUENCE OF NO ACTION
	1) Maintain and potentially enhance property values.  2) Enhance Tourism potential.  3) Provide full range of housing stock. 4) Potential for increased costs to property owners for restoration in order to meet Landmarks Ordinance criteria.  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 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.	1) Potential loss of incentives to maintain and potentially enhance property values. 2) Potential loss of significant historic resource, which could reduce tourism potential in area. 3) Potential loss of housing stock. 4) Property owners make alterations without application of Historic Landmarks Ordinance is potentially less costly. 5) Loss of potential in reinvestment in existing buildings. *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. *Would not qualify for special loan program for historic rehabilitation. *Would not be readily considered for National Register nomination if not Co. HL; would not qualify for tax incentives and grant money for rehab.

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CONSEQUENCE OF ACTION

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S  
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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.

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E/E  
N/N  
V/E  
I/R  
R/G  
O/Y  
N  
M  
E  
N  
T  
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.

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

In the Matter of Designating the  
FRANK HABERLACK HOUSE AND  
SILVERTHREAD KRAUT AND PICKLE  
WORKS BUILDING, described as  
T2S-R2E-Section 11D, Tax Lot 2312,  
a Clackamas County Historic Landmark  
in compliance with State  
Land Use Law Goal 5.

ORDER NO. 92-81

This matter coming on at this time and it appearing to the Board of County Commissioners that the FRANK HABERLACK HOUSE AND SILVERTHREAD KRAUT AND PICKLE WORKS BUILDING 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 December 3, 1990 has recommended the designation of the FRANK HABERLACK HOUSE AND SILVERTHREAD KRAUT AND PICKLE WORKS BUILDING as a Historic Landmark; and

It further appearing to the Board that hearings were held before this Board on January 16, 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 January 16, 1991;

NOW, THEREFORE, IT IS HEREBY ORDERED that the FRANK HABERLACK HOUSE AND SILVERTHREAD KRAUT AND PICKLE WORKS BUILDING, as described in the attached materials, is zoned a Clackamas County Historic Landmark; and

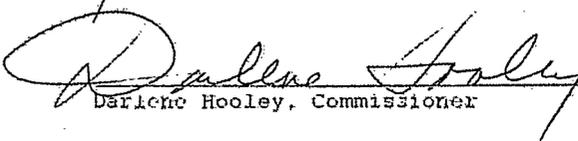
It is further ordered that the required changes be made in the relevant zoning maps.

Dated this 23 day of January, 1992.

N/A

Ed Lindquist                      oner

  
Judie Hammerstad, Commissioner

  
Darlene Hooley, Commissioner

N.W. Cor.  
Isaac Capps  
DLC No. 52

Cent.  
Sec. 1

5 87° 01' 50" E  
1233.3

**22E 11 D**  
Z 1246-90  
# 1037

1905  
0.97 Ac.  
1900  
3.35 Ac.  
13374

2000  
13.46 Ac.

2100  
2.77 Ac.

2202  
1.52 Ac.  
13012

2312  
2.36 Ac.  
15730  
15734  
15740

I-2/HL

2302  
1.17 Ac.  
15756  
15760

2203  
6.69 Ac.

2103  
3.77 Ac.

2305  
0.96 Ac.

2303  
0.48 Ac. 15800

2313  
0.48 Ac. 15830

2310  
1.93 Ac.  
15858

2311  
1.10 Ac.  
16100

2325  
1.10 Ac.  
16170

2306  
1.04 Ac.  
16260

2326  
1.00 Ac.

C-2

12-135 UR

1904  
1.50 Ac.

1903  
1.00 Ac.

1902  
1.00 Ac.

1800  
1.00 Ac.

1700  
1.00 Ac.  
15897

1600  
1.00 Ac.

1602  
1.00 Ac.  
16107

1601  
1.00 Ac.  
16147

16213  
1.31 Ac.  
1500

16275  
1.40 Ac.  
1400

1307  
1.25 Ac.

I-2

1303  
0.33 Ac.

2104  
1.95 Ac.

2003  
3.80 Ac.

COR:  
2-16465  
TH BOUNDARY  
1-35364

70 N. OF  
NTRANT COR.  
NO 52  
2321  
10.04 Ac.

120 2E  
12 Ac

22  
7 Ac

SEE MAP 2  
W LINE DLC NO. 52  
S.E. 30 TH AVENUE  
T NO. 1310

S.E. PUBLIC 135TH AVE.

ROAD

MR-1

## 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.):

Z1246-90	<u>ARCHITECTURE</u>					<u>ENVIRONMENT</u>				<u>HISTORY</u>								
	A	B	C	D	E	A	B	C	D	A	B	C	D					
<b>FRANK HABERLACK HOUSE AND SILVERTHREAD KRAUT AND PICKLE WORKS BUILDING, #1037</b>																		
2-2E-11D, TL 2312																		
13002 S.E. HWY 212						10	4	1	3	3	7	1	7	3	0	5	5	0
I-2, 2.36 A																		
1920, STYLE: Bungalow/Craftsman																		
<b>TOTAL POINTS: 49</b>																		

**COMMENTS:** The house has been converted into a restaurant without seriously compromising the physical integrity of the building. It is an excellent example of the Craftsman Bungalow. Behind the house is a garage which is contemporary with the house. The "Silver Thread Kraut and Pickle Works Building" is associated with this house because Frank Haberlack operated the business. The pickling building is significant because it is only one of a few agricultural goods processing facilities in the county.

### 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. (Examples of conflicting uses: underlying zone/private development plans, public development/public money already invested.)

There are three alternative recommendations:

- 3A. If there are no conflicting uses: **Preserve the Resource site.**
- 3B. If there are conflicting uses: **Determine Economic, Social, Energy and Environmental 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.**

(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.)

### II) ESEE CONFLICTING USE ANALYSIS

**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.

The site is being used as a restaurant and warehouse currently. The restaurant is a non conforming use in this zone. If the property owner wanted to develop the property for industrial uses, the Historic Landmarks Ordinance would require that the owner seek other alternatives to demolition of the Historic Landmark buildings. The site is favorably located on a busy highway for restaurant use and it is unlikely that industrial development will occur there.

**Current zone:** I-2, Light Industrial, no conflict with Historic Landmark designation. No conflict with other land use goals.

**Private development plans:** none

**Public development plans:** None

**Recommendation:** Designate Historic Landmark as 3C 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

E C O N O M I C	CONSEQUENCE OF ACTION	CONSEQUENCE OF NO ACTION
	1) Maintain and potentially enhance property values.	1) Potential loss of incentives to maintain and potentially enhance property values.
	2) Enhance Tourism potential.	2) Potential loss of significant historic resource, which could reduce tourism potential in area.
	3) Provide full range of housing stock.	3) Potential loss of housing stock.
	4) Potential for increased costs to property owners for restoration in order to meet Landmarks Ordinance criteria.	4) Property owners make alterations without application of Historic Landmarks Ordinance is potentially less costly.
	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 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.	5) Loss of potential in reinvestment in existing buildings. *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. *Would not qualify for special loan program for historic rehabilitation. *Would not be readily considered for National Register nomination if not Co. HL; would not qualify for tax incentives and grant money for rehab.

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CONSEQUENCE OF ACTION

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S  
O  
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A  
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.

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CONSEQUENCE OF NO ACTION

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

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3) Potential loss to neighborhood livability.

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

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

1) Conservation of existing housing and building resources.

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

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1) Added energy expenditure to replace existing resource.

2) Potential loss of open space and mature landscapes.

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N.W. Cor.  
Isaac Capps  
DLC No. 52

Cent.  
Sec. 11

S 87° 01' 50" E  
1293.3

**22E 11 S. D.S. 540**  
Z 1246-90  
# 1037

STAGE HWY.  
NO. 16

2000  
13.46 Ac.

2100  
2.77 Ac.

2202  
1.52 Ac.  
13012

2312  
2.36 Ac.  
15730  
15734  
15740

**I-2/HL**

2302  
1.17 Ac.  
15756  
15760

2203  
6.69 Ac.

2103  
3.77 Ac.

2305  
0.96 Ac

2303  
0.48 Ac. 15800

2313  
0.48 Ac 15830

2310  
1.93 Ac.  
15858

2311  
1.10 Ac.  
16100

2325  
1.10 Ac.  
16170

2306  
1.04 Ac.  
16260

2326  
1.00 Ac.

1900  
3.35 Ac.  
13374

1905  
0.97 Ac.

**C-2**

1904  
1.50 Ac.

1903  
1.00 Ac.

1902  
1.00 Ac.

180C  
1.00 Ac.

1700  
1.00 Ac.  
15997

1600  
1.00 Ac

1602  
1.00 Ac  
16107

1601  
1.00 Ac  
16147

18213  
1500  
1.31 Ac.

16275  
1400  
1.00 Ac.

1307  
1.12 Ac.

**12-135 UR**

**12-138 UR**

**I-2**

ROAD

SE. PUBLIC 135TH AVE.

COR.  
2-16485  
TH BOUNDARY  
1-35364

70 N. OF  
ENTRANT COR.  
NO. 32  
2321  
0.04 Ac

20 2E  
22 Ac

22  
7 Ac

SEE MAP 2

W LINE DLC NO. 52  
S E 130 TH  
S W LINE DLC NO. 1310

200' by deed  
200' by deed  
200' by deed

MR-1

0000 1211



# 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: December 3, 1990

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

#### IN ATTENDANCE

Historic Review Board Members: Herb Beals, Ralph Tahrán, Becky Dinsmore, Ron Lee, Charles Awalt

Planning Staff: Pam Hayden, Jane Morrison, Dominic Mancini

Others: 32

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

Staff reviewed the history and 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 24 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 #Z1242-90, HILLSVIEW SCHOOL, #1026

Staff showed slides and reviewed the history of the subject property.

Dixie Marten, daughter of current resident of the property, agrees it should be designated; however, prefers it not be designated at this time due to the fact that her parents who are occupying the facility are elderly and are using it as a residence.

The exterior is pretty much as it was, however, there have been considerable interior alterations.

End of public testimony

Board Discussion: The evaluation process did consider the exterior of the building being its primary value. The interior alterations would not have affected the evaluation.

Action: Motion was made by Charles Awalt to recommend approval to the Board of County Commissioners that the Hillsvie School be designated Historic Landmark based on the criteria and evaluation. Motion seconded by Ralph Tahrán.

Vote: 5 to 0

2. Z1244-90, COMSTOCK/OTT ENSEMBLE, #1032, #1033

Staff showed slides and reviewed the history of the property.

John Ott thanked the staff for the work and information on this property. He feels this property is significant. He is planning to restore the building. Has had considerable input from the community. This is a great opportunity to preserve the property and his uncle, who is still alive, is involved and excited about this project. The State improvements to the highway have considered these structures and it appears that most of the structures will be saved and the highway accommodated.

End of testimony.

Board Discussion

Action: Herb Beals moved that the property be recommended for designation as Historic Landmark to the Board of County Commissioners based on the ranking and evaluation criteria. Motion seconded by Charles Awalt.

Vote: 5 to 0

4. Z1246-90, FRANK HABERLACK HOUSE AND SILVERTHREAD KRAUT AND PICKLE WORKS BUILDING, #1037

Staff showed slides and reviewed the history of the property.

No one wished to testify at this time, however, there were several general questions from the audience. Due to no specific testimony on this property the Board agreed to consider it at the end of the meeting.

5. Z1247-90, MICHAEL K. HEMRICK FARM, #1039

Staff showed slides and reviewed the history of the subject property.

Herb Haberlack gave some additional information on this property, including dates on the barn and the house.

End of public testimony

Board Discussion

Action: Motion was made by Charles Awalt to recommend to the Board of County Commissioners designation as Historic Landmark of this property based on the criteria and evaluation. Motion seconded by Becky Dinsmore.

Vote: 5 to 0

7. Z1249-90, CARVER SCHOOL, #1249

Staff showed slides and reviewed the history on the subject property.

Dave Church, representing North Clackamas School District, said he is not taking a stand at this time as the School Board has not taken a position. The School Board will consider the matter this week. Mr. Church had several questions, primarily relative to the use of the property and its marketability.

End of public testimony.

Board Discussion

Action: Motion was made by Becky Dinsmore to recommend approval of this property as Historic Landmark to the Board of County Commissioners based on the criteria and evaluation. Seconded by Herb Beals.

Vote: 5 to 0

9. Z1253-90, ROCK CREEK COMMUNITY CLUB, #1050

Staff showed slides and reviewed the history of the subject property.

Lloyd Johnson submitted Exhibit No. 3. Lloyd Johnson is the President of the Rock Creek Community Club.

Mr. Johnson related some of the history of the structure. Currently the Rock Creek Community Club is neutral on this matter, as the Board has not had an opportunity to meet due to recent receipt of the notice. However, the Board will meet next week and develop a recommendation.

End of public testimony.

Board Discussion

Action: Motion was made by Ralph Tahrn to recommend approval as Historic Landmark to the Board of County Commissioners based on the criteria and evaluation of this property. Seconded by Becky Dinsmore.

Vote: 5 to 0

16. Z1260-90, WILLIAM C. AND JOANNA BAKER FARM, #1301

Staff showed slides and reviewed the history of this property.

Dale Palm had signed up, did not wish to speak at this time.

As a result of no public testimony, the Board will consider this property at the end of the public meeting.

20. Z1264-90, FLEMING-LEADBETTER HOUSE, #1068

Staff showed slides and reviewed the history of this property.

Pat Stoddard objects to the designation of this property as Historic Landmark as the property does not meet the criteria for designation. Extensive foundation work is necessary on this property. The house is considerably off the road and cannot be viewed by the public from the road. The overlay

zone acts as a lien on the property which inhibits the current owner's ability to deal objectively with this property. The value of this site is not the building, but the land. The Board should have included in the criteria whether or not the current property owner wishes to be designated as a Historic Landmark. The Board noted their responsibility is to review the existing criteria to determine a potential landmarks significance. They cannot use the property owner's consent as a criteria. A fairly recent court case has confirmed that it is not necessary to have property owner's consent prior to a jurisdiction designating a property as historic.

The house was built in 1925 and needs a lot of work. He does not like the prospect of a hassle before the Board each time improvements are needed.

The Board is not necessarily incorrect on the evaluation; however, the designation is not needed and not supported.

End of public testimony.

#### Board Discussion

The Board discussed the points made by Mr. Stoddard, including the needed improvements and the fact that the property is off the road and cannot be viewed from the road.

Action: Motion was made by Charles Awalt to recommend approval to the Board of County Commissioners based on the findings and criteria and the high score of this specific piece of property and the evaluation. Seconded by Ralph Tahan.

Vote: 5 to 0

21. Z1265-90, JOHN M. PITTENGER HOUSE, #1075

Staff showed slides and reviewed the history of the subject property.

Mr. Wideback, representing Mrs. Rogers, owner of the property, said the Board gave a 5 for architecture of this structure, however, it is too high. The style of construction is not unique and this house is simply one of a great many others, a good number of which are far better examples of this style of architecture. A score of 3 would be more in line than a 5 for architecture. The score of 5 for integrity of the building is also too high in consideration of the great many major alterations rather than minor alterations. Based on these major alterations, a 3 is more appropriate.

The rarity of the structure is rated as a 7. Based on comments previously made dealing with uniqueness and style, a 4 would be the highest that could be justified. Continuity was give a 5 out of 7 possible. This is far too high and should have been given less.

Historical criteria was rated as a 5. A 3 would be more in line in keeping with the nature, character, and status of the current structure.

This structure was given a 42 point total, which barely makes the cut for consideration and recommendation. A slight downward reevaluation of the current point total would drop this property below the 40 point threshold for consideration. Clearly, this is a borderline property and should be dropped, especially in consideration of some of the other properties.

A letter in opposition from Mrs. Powell, a neighbor, was noted and passed to the Board. The letter from Mrs. Powell was labeled Exhibit #1.

End of public testimony.

#### Board Discussion

Considerable discussion was held by the Board dealing with the specific criteria and the point totals given and the basis for that point total.

Action: Motion was made by Herb Beals to table action on this property until December 10th. This will allow Board members to consider the testimony, as well as provide an opportunity to view this property again. Seconded by Charles Awalt.

#### Vote:

13. Z1258-90, BORING UNITED METHODIST CHURCH, #1170

Staff presented slides and reviewed the history of the property.

Clifford Dare supports the proposed designation. He had questions on the evaluation of this property and the point total.

Reverend Terry Unger believes the church evaluation should have resulted in a higher point total. Older churches played an important role in communities. This church was a focal point of and provides a tie to the history of the community and events of the past. This church was the only church in the community.

End of public testimony.

Board Discussion

Action: Charles Awalt made a motion to change the Board's point total under events (C) to 7, as it was the only church in the community and was the center of events in the community. This would result in a new point total of 47. Seconded by Becky Dinsmore.

Vote: 5 to 0

Action: Motion was made by Charles Awalt to recommend approval of this property for a Historic Landmark designation based on the criteria and evaluation by this Board. Motion seconded by Herb Beals.

Vote: 5 to 0

14. Z1251-90, BORING RAILROAD STATION DEPOT, #1167

Staff showed slides and reviewed the history for the property.

A letter from an attorney, Mr. Gross, in opposition to this designation was labeled Exhibit #2, noted at the public meeting and passed to the Board for their review.

Carolyn Unger indicated she was speaking on behalf of the Boring Community Action CPO. The CPO would like to go on record as being in favor of this designation.

End of public testimony.

Board Discussion

Action: Motion was made by Herb Beals to recommend to the Board of County Commissioners approval based on the criteria and evaluation. Motion seconded by Charles Awalt.

Vote: 5 to 0

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

Action: Motion was made by Charles Awalt to recommend approval to the Board of County Commissioners of the remaining properties under consideration this evening based on the criteria and evaluations given to these subject properties. These properties included the following:

Z1245-90, SUNNYSIDE GRANGE NO. 842, #1034

Z1246-90, FRANK HABERLACK HOUSE AND SILVERTHREAD KRAUT AND PICKLE  
WORKS BUILDING, #1037

Z1248-90, JOHN BYERS FARM, #1040

Z1252-90, BORING UNION SCHOOL, #1046

Z1254-90, HAZELFERN DAIRY COMPLEX, #1051

Z1256-90, MC CALLS COUNTRY STORE, #1168

Z1257-90, DAMASCUS GRANGE #260, #1169

Z1259-90, ROCK GARDEN TAVERN, #1300

Z1260-90, WILLIAM C. AND JOANNA BAKER FARM, #1301

Z1261-90, AUGUST ERICKSON CARRIAGE HOUSE, #1056

Z1262-90, ROSENFELD, WALTER HOUSE, #1058

Z1263-90, CLELAND, JOHN HOUSE, #1059

Z1267-90, ROOT CELLAR, #1082

Z1319-90, UNION MILLS CRIST MILL, #782

Z1320-90, D. R. TRULLINGER HOUSE

Motion seconded by Becky Dinsmore.

Vote: 5 to 0

Staff indicated to the Board that a request had been made to visit the Broetje House on December 18th. The Board indicated they would consider this request and discuss it further at the next meeting on December 10th.

Meeting adjourned at 10:20 p.m.

1203/hrb/min:tlc

Z1246-90

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

FRANK HABERLACK HOUSE AND SILVERTHREAD KRAUT AND PICKLE WORKS

BUILDING, #1037

2-2E-11D, TL 2312

13002 S.E. HWY 212

I-2, 2.36 A

1920, STYLE: Bungalow/Craftsman

TOTAL POINTS: 49

10	4	1	3	3	7	1	7	3	0	5	5	0
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COMMENTS: The house has been converted into a restaurant without seriously compromising the physical integrity of the building. It is an excellent example of the Craftsman Bungalow. Behind the house is a garage which is contemporary with the house. The "Silver Thread Kraut and Pickle Works Building" is associated with this house because Frank Haberlack operated the business. The pickling building is significant because it is only one of a few agricultural goods processing facilities in the county.

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Z1246-90

ARCHITECTURE  
A B C D E

ENVIRONMENT  
A B C D

HISTORY  
A B C D

FRANK HABERLACK HOUSE AND SILVERTHREAD KRAUT AND PICKLE WORKS

BUILDING, #1037

2-2E-11D, TL 2312

13002 S.E. HWY 212

10 4 1 3 3 7 1 7 3 0 5 5 0

I-2, 2.36 A

1920, STYLE: Bungalow/Craftsman

TOTAL POINTS: 49

---

COMMENTS: The house has been converted into a restaurant without seriously compromising the physical integrity of the building. It is an excellent example of the Craftsman Bungalow. Behind the house is a garage which is contemporary with the house. The "Silver Thread Kraut and Pickle Works Building" is associated with this house because Frank Haberlack operated the business. The pickling building is significant because it is only one of a few agricultural goods processing facilities in the county.

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# CLACKAMAS COUNTY

Department of Transportation & Development

November 1990

WINSTON KURTH  
EXECUTIVE DIRECTOR

RICHARD DOPP  
DIRECTOR  
OPERATIONS & ADMINISTRATION

TOM VANDERZANDEN  
DIRECTOR  
PLANNING & DEVELOPMENT

DEAR HISTORIC PROPERTY OWNER:

Congratulations! Your property has been recommended by the Clackamas County Historic Review Board as a Historic Landmark. It is considered significant as a integral part of Clackamas County's heritage either for its historical, architectural or cultural importance.

The Historic Landmarks program has been in effect since 1980. During the last year Clackamas County, with financial assistance from the State Historic Preservation Office, researched and surveyed properties listed on the Clackamas County Cultural Resources Inventory in your area. This information was presented to the Historic Review Board.

Using criteria from the Clackamas County Historic Landmarks Ordinance, the Historic Review Board evaluated properties for architectural, environmental and historic significance. Your property was evaluated as significant for consideration as a Clackamas County Historic Landmark, to be protected under the Historic Landmarks, Historic Districts and Historic Corridors Ordinance.

Protection and preservation of historic resources is mandated by state land use law. Goal 5 of the Land Conservation and Development Commission requires that all cities and counties in the state inventory and protect their significant historic resources.

Clackamas County's rich heritage is 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 forbears, their farming practices, means of commerce and industry, and educational and religious history. Protecting and preserving these buildings make it possible for future generations to learn about these pioneers and settlers who were important to Oregon's culture.

The Candidate Historic Landmarks date from the earliest period of settlement in Oregon, the 1850's, through the advent of railroads and the automobile, the 1930's.

Enclosed with this letter are three documents:

1. A notice of public hearing for your property:

Consideration for Historic Landmarks designation will be considered first by the Historic Review Board and then by the Board of County Commissioners. Property owners within 250 feet of your property will be notified of these hearings. A total of 31 Candidate Historic Landmarks will be the subject of these public hearings.

2. A copy of the Inventory Form for your property.

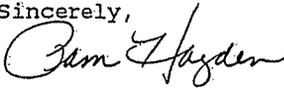
Please inform us of any errors on your Inventory Form. It is important that all historic and descriptive information about the sites is accurate.

3. An information sheet about the Historic Landmarks Ordinance.

What does it mean if your property is designated a Historic Landmark by the Board of County Commissioners? This information may answer some of your questions. If you would like a copy of the entire Ordinance, contact this office.

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

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

The purpose of Historic Landmarks ordinance is to protect and preserve important historic resources in Clackamas County. It establishes an overlay zone which is an addition to the current zoning designation on your property. The underlying zoning district and its allowable use (for example, farm or apartment use) are still maintained, but with a Historic Landmark overlay.

The Historic Landmark overlay zone provides an advantage of greater options for the use of the property. Property owners may apply for a conditional use permit for such uses as antique or book shops, cafes or bed and breakfast establishments. Many zoning districts do not normally allow these use options.

The Historic Landmarks, Historic Districts, and Historic Corridors Ordinance outlines a process and criteria for the Historic Review Board to review building additions and alterations which effect the exterior of a structure, partitioning of property, new development on Landmark property and demolitions. When property owners decide that changes are necessary to their Historic Landmark property, they apply to the Planning Division. The Historic Review Board must review and approve the proposal using criteria in the Ordinance to insure that changes to Landmark properties are compatible.

WHO IS ON THE HISTORIC REVIEW BOARD?

Historic Review Board members are volunteer citizens appointed by the Board of County Commissioners. They have 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, or representatives from historic groups in the County.

WHAT IS THE ROLE OF THE HISTORIC REVIEW BOARD?

The Historic Review Board's role is to advise and assist property owners on appropriate restoration techniques and compatible alterations so the integrity of historic building is maintained. The Board also evaluates historic resources and determines which buildings and properties meet criteria in the Ordinance to qualify as Historic Landmarks. They recommend to the Board of County Commissioners the most significant properties to be designated Clackamas County Historic Landmarks.

THE HISTORIC LANDMARKS ORDINANCE DOES NOT:

Require the review of interior changes to a building, affect tax assessments, prevent property owners from making changes or painting buildings, require that improvements be made to buildings, restrict ordinary maintenance, require that a building be open to the public, or prohibit property divisions, new construction or demolition.

Historic Landmark: A site, structure, or object may be zoned Historic Landmark if it is listed on the National Register of Historic Places, or if it is rated as "significant" under the County's procedure for evaluating historic resources under the specific architectural, environmental, and historic association criteria. A site or structure must receive a total of 40 or more points under the following criteria to be considered for Historic Landmark status:

#### ARCHITECTURAL SIGNIFICANCE

1. It is an early (50 years or older), or exceptional, example of a particular architectural style, building type, or convention. (up to 10 points)
2. It possesses a high quality of composition, detailing, and craftsmanship. (up to 4 points)
3. It is a good, or early, example of a particular material or method of construction. (up to 4 points)
4. It retains, with little or no change, its original design features, materials, and character. (up to 7 points)
5. 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)

#### ENVIRONMENTAL SIGNIFICANCE

6. It is a conspicuous visual landmark in the neighborhood or community. (up to 10 points)
7. 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)
8. It consists of a grouping of interrelated elements including historic structures, plant materials and landscapes, viewsheds and natural features. (up to 10 points)
9. 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)

#### HISTORICAL SIGNIFICANCE

10. 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)

11. It is associated with an event that has made a significant contribution to the community, state, or nation. (up to 10 points)
12. 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)
13. It possesses the potential for providing information of a prehistoric or historic nature. (up to 10 points)

NOTICE OF PUBLIC HEARING

HEARING DATES:

Clackamas County Historic Review Board, December 3, 1990, 7:00 p.m., Department of Transportation and Development, Conference Room A, 902 Abernethy Road, Oregon City, Oregon.

Clackamas County Board of Commissioners, January 16, 1991, 9:00 a.m., Courthouse Annex, 906 Main Street, Oregon City, Oregon

TO: Property owners within 250 feet

Subject: Zone Change

File No.: Z1246-90-Z

Applicant: Clackamas County

Owner of Property: W. NeIs Smith and Associates

Proposal: Apply Historic Landmark overlay zone to the historic buildings called the FRANK HABERLACK HOUSE AND SILVERTHREAD KRAUT AND PICKLE WORKS BUILDING. The house was built in 1920 in the Craftsman Bungalow style architecture.

Ordinance Criteria: Section 707

Site Address: 13002 S.E. Highway 212; Clackamas

Legal Description: T2S, R2E, Section 11D, Tax Lot 2312, W.M.

Zoning: I-2

Citizens Planning Organization For Area: South Clackamas County Citizens Association (inactive)

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.**

File No: Z1246-90  
Type: ZZ

ZONE CHANGE

Page : 1 of 1  
Date : 10/24/90  
Time : 13:53

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Status: PENDING

Dates Recieved 10/24/90 Decision  
Final Expires

Applicant: CLACKAMAS COUNTY

Address:

City/Zip:

Phone:

Parcel No: 22E11D -02312 Owner: W NELS SMITH&ASSOCIATES

Site Address: 13002 SE HWY 212

Title: HABERLACK HSE & PICKLE WORKS/

Proposed Use: #1037/BUNGALOW/CRAFTSMAN, 1920

Const: OTH

Valuation:

Val by: PH

0 No. of Units: 0

Staff Reviewer: PH

Z1246-90	<u>ARCHITECTURE</u>					<u>ENVIRONMENT</u>				<u>HISTORY</u>			
	A	B	C	D	E	A	B	C	D	A	B	C	D
<b>FRANK HABERLACK HOUSE AND SILVERTHREAD KRAUT AND PICKLE WORKS</b>													
BUILDING, #1037													
2-2E-11D, TL 2312													
13002 S.E. HWY 212													
	10	4	1	3	3	7	1	7	3	0	5	5	0
I-2, 2.36 A													
1920, STYLE: Bungalow/Craftsman													
TOTAL POINTS: 49													

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COMMENTS: The house has been converted into a restaurant without seriously compromising the physical integrity of the building. It is an excellent example of the Craftsman Bungalow. Behind the house is a garage which is contemporary with the house. The "Silver Thread Kraut and Pickle Works Building" is associated with this house because Frank Haberlack operated the business. The pickling building is significant because it is the only known agricultural goods processing facility in the county.

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CLACKAMAS COUNTY

HISTORIC RESOURCES INVENTORY 1989-90

HISTORIC NAME: HABERLACH, FRANK, HOUSE AND SILVERTHREAD KRAUT  
AND PICKLE WORKS BUILDING

COMMON NAME:

PROPERTY ADDRESS: 13002 S. E. Hwy. 212

OWNER:

OWNERS ADDRESS:

RESOURCE TYPE: Building

PRESENT USE: Commercial

ORIGINAL USE: Residential and Industrial

THEME: Culture; agriculture

ARCHITECT/BUILDER: Unknown

COUNTY: Clackamas

QUAD: Gladstone

T/R/S: 2S/2E/11D

TAX LOT: 2312

ADDITION: N/A

BLOCK: N/A

LOT: N/A

LOT SIZE: 2.36

ZONE: I-2, Light Industrial

SETTING: The Haberlach House and Silverthread Kraut and Pickle  
Works Building are located on the south side of Highway 212-224.  
The area is rapidly developing into an area of industrial use.

NOTEWORTHY LANDSCAPE FEATURES: None

NON-CONTRIBUTING FEATURES: None

RECORDED BY: Koler/Morrison

DATE: January 1990

SHPO NO.: 1037



HOUSE

DATE BUILT: c. 1920

STYLE: Bungalow/Craftsman

PLAN TYPE/SHAPE: Asymmetrical

NO.OF STORIES: 1 1/2

FOUNDATION MATERIAL: Concrete

BASEMENT: No

ROOF FORM AND MATERIALS: Low-pitched gable

WALL CONSTRUCTION/STRUCTURAL FRAME: Wood/stud

PRIMARY WINDOW TYPE: Double-hung sash; casement

EXTERIOR SURFACING MATERIALS: Shingles; lap w/ corner boards  
DECORATIVE FEATURES: Massive brackets; belt course; segmental  
arched openings and elephantine porch supports; bargeboards

OTHER: Full-width, shed roof porch w/ enclosed balustrade, n.  
elev.; paneled and glazed door; gabled ell, n. and s. elev.;  
rectangular window bay, w. elev.; interior chimney

CONDITION: Good

EXTERIOR ALTERATIONS (DATE): Exterior staircase added, e. elev.  
(n.d.); window and door to ell altered (n.d.)

NOTEWORTHY LANDSCAPE FEATURES: None

**GARAGE**

DATE BUILT: c. 1920  
STYLE: Bungalow/Craftsman  
PLAN TYPE/SHAPE: Rectangular  
NO.OF STORIES: 1  
FOUNDATION MATERIAL: Unknown  
BASEMENT: NoROOF FORM AND MATERIALS: Gable w/ composition  
shingles  
WALL CONSTRUCTION/STRUCTURAL FRAME: Wood/stud  
PRIMARY WINDOW TYPE: None  
EXTERIOR SURFACING MATERIALS: Wood siding  
DECORATIVE FEATURES: None  
OTHER: End-wall door  
CONDITION: Good  
EXTERIOR ALTERATIONS (DATE): Unknown



SILVERTHREAD KRAUT AND PICKLE WORKS BUILDING

DATE BUILT: Unknown  
STYLE: Vernacular  
PLAN TYPE/SHAPE: Rectangular  
NO.OF STORIES: 1  
FOUNDATION MATERIAL: Unknown  
BASEMENT: No  
ROOF FORM AND MATERIALS: Gable w/ sheet metal  
WALL CONSTRUCTION/STRUCTURAL FRAME: Wood w/stud  
PRIMARY WINDOW TYPE: None  
EXTERIOR SURFACING MATERIALS: Double bevel  
DECORATIVE FEATURES: None  
OTHER: Overhead sliding door, e. elev.; paired doors, w. elev.  
CONDITION: Good  
EXTERIOR ALTERATIONS (DATE): Unknown

## STATEMENT OF SIGNIFICANCE

Address: 13002 S. E. Hwy. 212  
Historic Name: HABERLACH, FRANK, HOUSE AND SILVERTHREAD KRAUT  
AND PICKLE WORKS BUILDING

The Haberlach House and Silverthread Kraut and Pickle Works Building are located two miles east of Clackamas, on Highway 212-224--an old wagon road. The resource may be evaluated as an early 20th century dwelling and an agricultural-product processing facility.

### HISTORICAL BACKGROUND

Early development of the Happy Valley-Damascus area can be attributed to the proximity of the Barlow Road; the westernmost link of the Oregon Trail. The northern alignment of the Barlow Road, established by the 1850s, followed the north side of the Clackamas River and entered Oregon City via the present city of Gladstone. Early settlers were few and widely scattered and included Issac Capps and Chevalier Richardson, who settled claims in the Rock Creek and Damascus areas, respectively.

Despite the seemingly heavy traffic through the study area, few early pioneers filed donation land claims. However, by the 1870s pioneers began to settle in the Happy Valley-Damascus area. Three factors are believed to have caused this development pattern. Oregon City held a strong attraction; many people stayed in this "urban" place and worked in the commercial or industrial establishments there. Pioneers interested in farming sought arable and accessible land near and along the navigable waterways, which were more dependable thoroughfares than the muddy, rutted roads of the period. Lastly, the topography of the Happy Valley area is hilly and therefore not well suited to the common agricultural practices of the mid-19th century. The population of the county at this time was primarily made of English, Irish and German emigrants, many of whom had lived in the Missouri, Mississippi or Ohio river valleys prior to moving westward to Oregon. These settlers chose first the level land and later developed the more hilly uplands areas.

Mid-19th century dwellings were often of log or simple wood-frame construction. Many buildings exhibited an influence of the Classical Revival style of architecture, although generally this influence was limited to symmetrical facade arrangements, and suggestions of a cornice at the eave line and corner boards.

Like their residential counterparts, agricultural buildings from the period were generally simple buildings. Due to the nature of farming practices, barns and sheds were low-profile, broad buildings.

After the Civil War (1865-1883), the area experienced slow but steady growth. The Barlow Road continued to be an important

roadway, operating as a toll road through the first decade of the 20th century. Phillip Foster's Place, at present-day Eagle Creek, east of the study area, was an important point on the Barlow Road. Foster, who was a partner in the Barlow Road enterprise, sheltered traveling pioneers on the last leg of the trip. The road connecting Foster's Place with the road to the Columbia River, present day 82nd Avenue, as well as Milwaukie and Portland was established during the mid-19th century.

Communities sprung up along the early roadways throughout the historic period. Damascus, at the intersection of the Barlow Road and the road to Foster's Place, was one of those towns. The name Damascus apparently has biblical roots. A post office was established in Damascus in 1867 by Henry Pedigo. John S. Fisher was the first postmaster.

During the period following the Civil War, the construction of the Oregon-California Railroad may be considered the single most important event in the Happy Valley-Damascus area. In the late 1860s two factions set out to construct the line from Portland to Sacramento. One group selected the east side of the Willamette and the other took the west side. Whichever group reached the upper Willamette Valley first was to win the right to complete the line south. The east side line ran from Portland southward, skirting around Milwaukie and continuing south toward Oregon City, through the present community of Clackamas. The east side group won the competition and completed the line over the latter decades of the 19th century.

The town of Clackamas, originally named Marshfield, was platted in 1869-1870. The town grew up around the railroad stop and featured a post office and a number of businesses that catered to the farmers who populated the hinterlands.

During this period subsistence farming was the norm throughout the county, as well as in the Happy Valley-Damascus vicinity. Livestock and cereal grains were raised. Lumber complemented the rural economy. Kitchen gardens were essential. Towards the end of the period oats began to surpass wheat as the number one crop and potatoes attained the rank of number three crop. Increasing numbers of livestock corresponded with an increase in hay production. The total number of acres in cultivation tripled during the period. Further, improvements in farm practices and building technology caused changes to agricultural buildings.

Dwellings from the period were simple wood-frame buildings; many showed an influence, albeit watered down, from the Gothic Revival style of architecture. This type is commonly referred to as the Vernacular or Western Farmhouse style. In contrast to earlier dwellings the buildings of this period had a vertical emphasis; windows were taller and roof pitch was steeper. Drop siding was the most popular exterior wall material although some buildings were clad with the more primitive lap siding. Windows had multiple lights or panes. The windows of earlier buildings (circa 1860) typically had six lights or panes in each sash. As

window glass became more readily available panes became larger and the number became fewer. By the end of the period four lights per sash were common.

In general agricultural building continued to be low, broad buildings. However, beginning in the 1870s barns began to be taller to accommodate machinery, such as hay fork lifts.

During the Progressive Era (1884-1913) the population of Clackamas County tripled from 9,260 to almost 30,000, pushing the new comers to develop the hilly land well away from the river and the Barlow Road. By the turn-of-the-century wagon roads or "market roads" crossed the county, facilitating the transference of farm products to loading points along the railroad or to urban markets.

Interurban railroads also sought to fill the demand for better commuter and freight transportation, and entrepreneurs took advantage of the situation. Boring, named for the long time resident W.H. Boring, was one of towns which was established along an interurban railroad line. Boring Junction was platted in 1903, the year the interurban railroad line was constructed between Portland and Estacada. Estacada, located east of the Happy Valley-Damascus study area, was billed as a recreational spot, as well as the site of the power company dam on the Clackamas River.

While the Vernacular style continued to be the most popular architectural style in the Happy Valley-Damascus area between 1883 and 1913, in rare instances more elaborate styles were constructed. Some rural folk adapted modest forms of the highly decorative eclectic styles, such as the Queen Anne and Eastlake, popular in cities during the latter years of the 19th century. The availability of machine made ornament, such as turned posts and balustrades, jigsaw brackets, and patterned shingles, allowed a modicum of decorative treatments to be used on even the most remote farmhouse.

At the turn-of-the-century innovative American styles, such as the Craftsman-Bungalow, of architecture originated. The designers of this type rejected the machine-made ornament of the late Victorian period and instead, embraced a handcrafted appearance and a more natural use of materials. This building type became the most popular through the early decades of the 20th century.

Agricultural buildings changed dramatically during the Progressive Era. By the turn-of-the-century barns had become quite tall. Most barns were equipped with devices to raise hay to a second or third floor or loft. Barns were designed in a variety of shapes, including Gambrel and Gothic Gambrel.

During the Motor Age (1914-1940) transportation improvements and growth in population continued to fuel agricultural activity. By the 1920s specialized crops, such as fruit and nut cultivation,

and dairying began to supplant general farming in the Happy Valley-Damascus vicinity.

Another interurban railroad line effected the development of the Happy Valley-Damascus study area in the early years of the 20th century. In 1915, Stephen S. Carver began to promote an interurban railroad line from Oregon City to south side of the Clackamas River. At the point the line crossed the river, Carver platted a town named for himself. This river crossing, known during the 19th century as Baker's Ferry, later Baker's Bridge and still later as Stone, became the Carver's townsite.

Horace Baker held the donation land claim for the area south of the river and operated the ferry until the early 1880s. The derivation of the name Stone has been explained two ways. According to Lewis McArthur, noted historical geographer, the name was established because of large boulders in the river. Another legend suggests that the place was named for Livingston Stone, first supervisor of the fish hatchery established here in the latter part of the 19th century. The fish hatchery was the first in Oregon and the second in the United States. In 1903, the hatchery was relocated to a point on the river south of Clackamas.

Throughout the county the Craftsman-Bungalow style continued to be the most popular style, although some period revival styles buildings were constructed. After World War I, it was the influence of European architecture that inspired architects and builders to construct in the English Cottage and Tudor Revival styles. Concurrently, the Colonial Revival gained popularity. This style, as the name suggests, illustrated a strong sense a national pride.

Changes in agricultural buildings continued. Large barns were still constructed, but the most notable change was the introduction of buildings for large-scale specialized farming, such as dairying.

During the Depression the population remained constant and the towns remained as agricultural centers, but little construction occurred. Summer houses, built on the banks of the Clackamas River are the notable exception to the rule.

Since World War II, the Happy Valley-Damascus area has witnessed dramatic changes. Most noteworthy is the conversion of agricultural land to suburban residential subdivisions. The construction of the Interstate 205 freeway on the eastern periphery of the study area and the construction of the Clackamas Town Center/Promenade, etc. have stimulated a host of suburban development.

### SUBJECT PROPERTY

The Frank Haberlach House and Silverthread Kraut and Pickle Works building was part of the Isaac Capps Donation Land Claim. Capps, a farmer, was born in Tennessee in 1809. The subject property remained in the Capps family until 1919 when William O. Capps, son of Issac, sold the property to Frank and Anna Haberlach, who presumably built the subject Bungalow style dwelling ca. 1916.

The Capps and Haberlach families ran a grocery business together in Clackamas according to a listing in the 1907-08 Gazetteer and Business Directory.

Frank Haberlach was the son of German immigrant Gustav Haberlach (see SHPO #1036). The Haberlach family owned much of the valley along Highway 212.

Frank and family operated the Silverthread Kraut and Pickle Works. Following Frank's death in 1940, his wife Anna, and son Frank Jr. continued to operate the business for over 20 years. Frank's brother, Carl, founded the Tillamook Cheese Co-op. The subject dwelling remained in the Haberlach family well beyond the historic period.

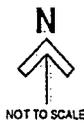
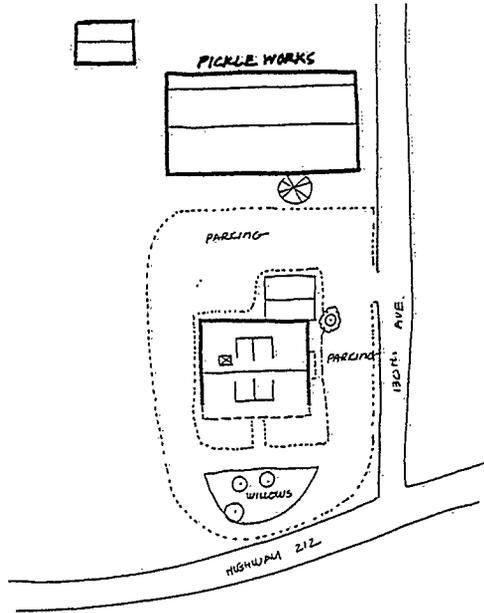
The Haberlach House is significant as a fine example of the Bungalow style, a style commonly built in Clackamas County during the early years of the 20th century. It has few alterations, principally on the rear elevation. The house has been converted into a restaurant. Behind the house is a garage that appears to have been built at the same time as the house.

The pickling building is located south of the house and garage. It has had few alterations, although it has been converted to another use: a feed store. The pickling building is the only known agricultural goods processing facility in the county, and is significant as such.

Bibliography: Clackamas County Cultural Resource Inventory, 1984.  
Gazetteer and Business Directory for Oregon, Washington and Idaho, Polk & Co., 1907-08.  
Haberlach, Anna, obit., Oregonian 3/29/71.  
Ticor Title Company, Oregon City, OR.  
U.S. Census, Clackamas County, 1860.

SITE PLAN AND VICINITY MAP

Address: 13002 S.E. Highway 212  
Historic Name: HABERLACH, FRANK, HOUSE AND SILVERTHREAD KRAUT  
AND PICKLE WORKS BUILDING



NOT TO SCALE



SHPO NO.: 1037

2-25 11D-2312

Sec 1

N.W. Cor  
Isaac Capps  
DLC No: 52

Haberlach 1037

Sec. P.S. 548

S 87° 01' 50" E  
1233.3

NO-16

2000  
13.46 Ac.

2100  
2.77 Ac.

2202  
1.52 Ac.  
13012

2312  
2.36 Ac.  
15730  
15734  
15740

2302  
1.17 Ac.  
15756  
15760

2305  
0.96 Ac

2303  
0.48 Ac. 15800

2313  
0.48 Ac 15830

2310  
1.93 Ac.  
15858

2311  
1.00 Ac.  
16100

2325  
1.00 Ac.  
16170

2306  
1.04 Ac.  
16260

2326  
1.00 Ac.

2327  
0.83 Ac.

2203  
6.69 Ac.

2103  
3.77 Ac.

I-2

C-2

12-135 UR  
1904 1.50 Ac.  
1903 1.00 Ac.  
1902 1.00 Ac.

1303  
0.33 Ac

1700  
1.00 Ac.  
15997

1600  
1.00 Ac

1602  
1.00 Ac.  
16107

1601  
1.00 Ac.  
16147

16213  
1500  
1.31 Ac.

12-138 UR  
16275  
1400  
1.00 Ac.

1307  
1.12 Ac.  
16301

1202  
0.11 Ac.

2200  
3.37 Ac.

2101  
3.37 Ac

2001  
360.50  
6.46 Ac

1201  
2.70 Ac.

2300  
0.77 Ac.  
16300

2323  
2.51 Ac.  
16540

1302  
0.28 Ac.

1304  
1.87 Ac.

400  
0.95 Ac  
15526

500  
1.00 Ac  
15606

600  
1.00 Ac.

700  
1.32 Ac  
15790

802  
0.95 Ac

900  
1.00 Ac.  
16160

1100  
1.00 Ac  
16226

W LINE NO. 52  
DLC  
S. E. 130 TH.  
ROAD T NO. 1310  
COUNTY

ROAD  
S. E. PUBLIC 135TH AVE.

HWY.

STATE

W. AKT. I. R.

70 PUBLIC 88-41164

1/4 Cor.

2629.25' SOUTH  
1034.22' WEST OF  
N.E. COR. SEC 52

12-135 UR