



STAFF REPORT TO THE HISTORIC REVIEW BOARD

This document represents the Staff Report for a Land Use Application requesting a zone change to remove the Historic Landmark (HL) overlay on the property located at 11315 S Bremer Rd. The structure on the subject site that was designated as having historic significance, the Califf Watertower (SHPO #1103), no longer exists on the property.

SECTION 1 – SUMMARY

MEETING DATE: May 9, 2019

CASE FILE NO.: Z0067-19-HL

STAFF CONTACT: Martha Fritzie, (503)742-4529, mfritzie@clackamas.us

LOCATION: 11315 S Bremer Rd, Canby; T3S R1E Section 36, Tax Lot 01400

APPLICANT: Brian Pelster & Dianna McGowan

OWNER: Brian Pelster

TOTAL AREA: Approximately 19.94 acres

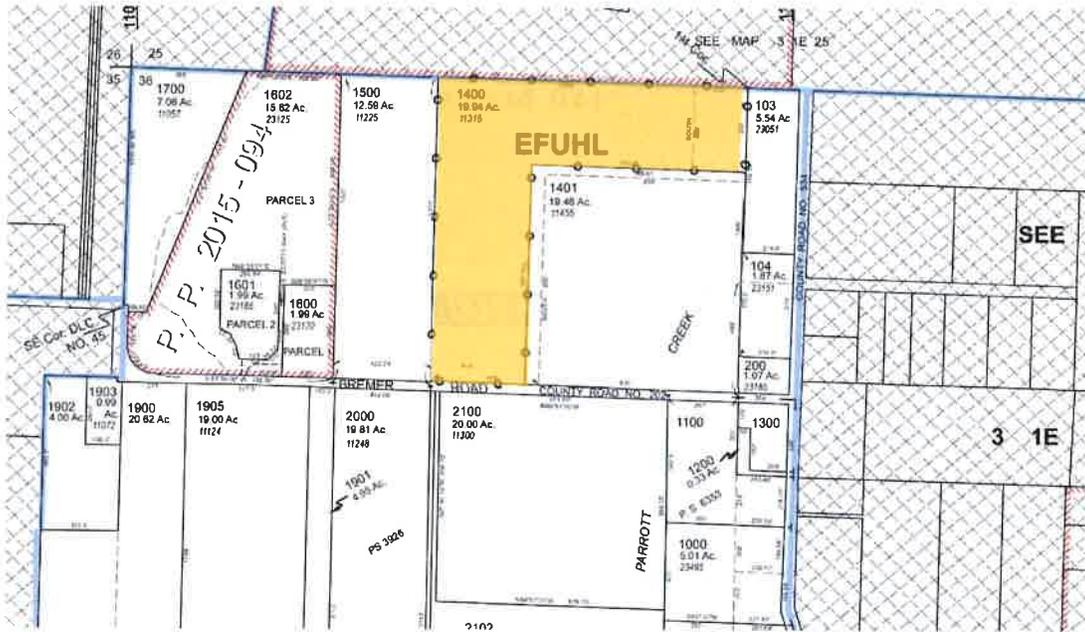
ZONING: EFU/HL, Exclusive Farm Use/Historic Landmark Overlay

CITIZENS PLANNING ORGANIZATION (CPO): Canby CPO (not active)

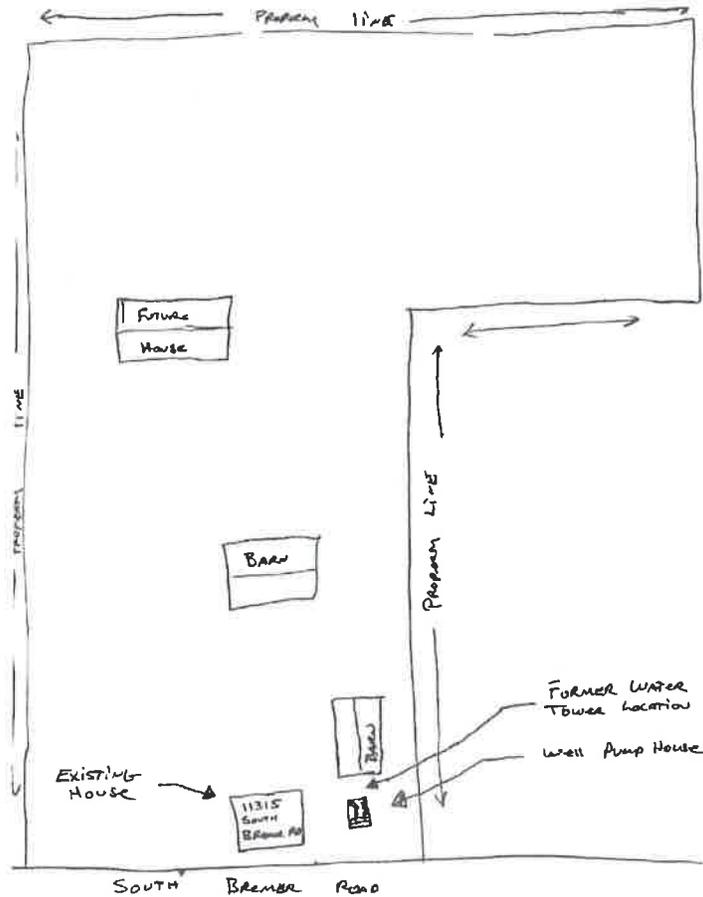
PROPOSAL: Removal of Historic Landmark (HL) overlay; resource no longer exists

APPLICABLE APPROVAL CRITERIA: This application is subject to Clackamas County Zoning and Development Ordinance (ZDO) Sections(s) 707.02 and 1202.

Location Map



Site Plan



Photographs

Oregon Historic Site Form--Intensive Level Survey

Report Photos

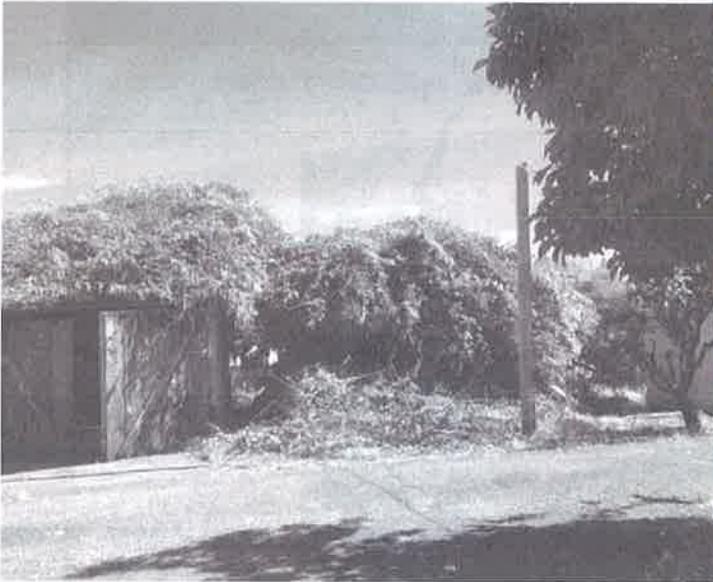


Califf Watertower 1984



Califf Watertower 2007

2017. Applicant's photo (left); property listing on zillow.com (right)



Current. Applicant photo



BACKGROUND:

This application includes a proposal to remove the Historic Landmark (HL) overlay on the property located at 11315 S Bremer Rd. due to the fact that the resource no longer exists on the property.

In June of 1993, Clackamas County designated the Samuel & Elizabeth Califf Watertower (SHPO#1103) as a Historic Landmark (HL) and applied the HL overlay zone to the building. The Califf Watertower was constructed circa 1880, was designed in the vernacular style, and was noted to be a rare building type with its unusual three-tier design. Based on the 1984 photo, the watertower appeared in relatively good condition. By the time the Goal 5 analysis was completed in 1993, however, the Califf Watertower was noted to be in “very poor” or “deteriorated” condition and all of the windows had been removed (at some undetermined time). And as illustrated in the photo above, by 2007, the watertower structure had become nearly completely overgrown with a large shrub/tree.

The applicants purchased the property with the Califf Watertower in mid-2017. According to the applicants, at the time of purchase the watertower was *unfortunately nothing more than a partial pile of wisteria covered rubble*. Only two beams from the rubble were in a condition to salvage, which has been done.

It is difficult to ascertain, from aerial photography, when the Califf Watertower collapsed or was removed because of the large growth over the structure. What is certain, from both 2017 and current photography, is that the Califf Watertower no longer exists on the site.

CRITERIA:

- (1) Section 707.02(B) of the Clackamas County Zoning & Development Ordinance (ZDO) states that *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 minimum of 40 points under the required criteria found in Section 707.02(B)1 through 3.

At the time of its original designation as a Historic Landmark, the Califf Watertower scored the absolute minimum required (40 points), largely based on its architectural significance. Given that the structure no longer exists, it cannot achieve any score under this criterion.
This criterion is not met.

- (2) Section 1202 of the ZDO contains the criteria for a zone change.

1202.03(A). *The proposed zone change is consistent with the applicable goals and policies of the Comprehensive Plan.*

Chapter 9 (Open Space, Parks, and Historic Sites) of the County’s Comprehensive Plan contains policies for historic resources. The only applicable policy in this case is Policy 4.0, in the Historic Landmarks, Districts, and Transportation Corridors Section.

Policy 4.0. *Zone properties Historic Landmark (HL), Historic Districts (HD), or Historic Corridor (HC) which are determined significant by the evaluation criteria.*

As noted, the watertower was at one time determined significant by the evaluation criteria (scoring the minimum 40 points). but as the structure no longer exists it can no longer be determined to be significant. Therefore the HL overlay zone is no longer appropriate for the subject site. The proposed removal of this overlay is consistent with this policy. **This criterion is met.**

1202.03(B). *If development under the proposed zoning district designation has a need for any of the following public services, the need can be accommodated with the implementation of the applicable service provider's existing capital improvement plan: sanitary sewer, surface water management, and water. The cumulative impact of the proposed zone change and development of other properties zoning designations shall be considered.*

The removal of the HL overlay does not authorize any development that is not already allowed under the existing EFU zoning and, as such, would not affect the need to provide any of the above-listed public services to the site. **This criterion is met.**

1202.03(C). *The transportation system is adequate and will remain adequate with approval of the proposed zone change.*

The removal of the HL overlay does not authorize any development that is not already allowed under the existing EFU zoning and, as such would not affect the transportation system. **This criterion is met.**

1202.03(D). *Safety of the transportation system is adequate to serve the level of development anticipated by the proposed zone change.*

The removal of the HL overlay does not authorize any development that is not already allowed under the existing EFU zoning and, as such, would not affect the transportation system. **This criterion is met.**

RECOMMENDATION:

Because the removal of the HL overlay is technically a zone change, this application is processed as a Type III land use application, in which the Board of County Commissioners (BCC) is the designated decision-making body, after Historic Review Board review and recommendation to the BCC on the matter.

Planning Staff finds that the proposal in Z0067-18-HL meets the applicable criteria for a zone change to remove the HL zoning overlay and recommends the Historic Review Board recommend the removal of the HL overlay to the BCC.

Application materials

Z0067-19-HL



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

Land Use Application

For Staff Use Only
Date received: 2/11/19
Application type:
Zone: EFU
Violation #:
Staff Initials: AF
File number: 20067-19-HL
Fee: \$0
CPO/Hamlet: canby (inactive)

What is proposed? Removal of HL overlay - structure no longer exists

Name of applicant: BRIAN PELSTER / DIANNA MCGOWAN

Mailing address: P.O. BOX 119

City CANBY State OREGON Zip 97013

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

Name of contact person (if other than applicant):

Mailing address of contact person:

Applicant #s: Wk: 503-793-0397 Cell: 503-849-2765 Email: BPELST@gmail.com

Contact person #s: Wk: Cell: 503-504-8551 Email: DIANNAMAC1073@gmail.com

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

Table with 4 columns: Name, Address, Zip, Relationship

Name: SITE ADDRESS: 11315 S. BREMER RD, CANBY, OR, 97013

TAX LOT #: T 31 R E 36 Section 01400 Tax Lot(s)

Adjacent properties under same ownership: Total land area: 19.81

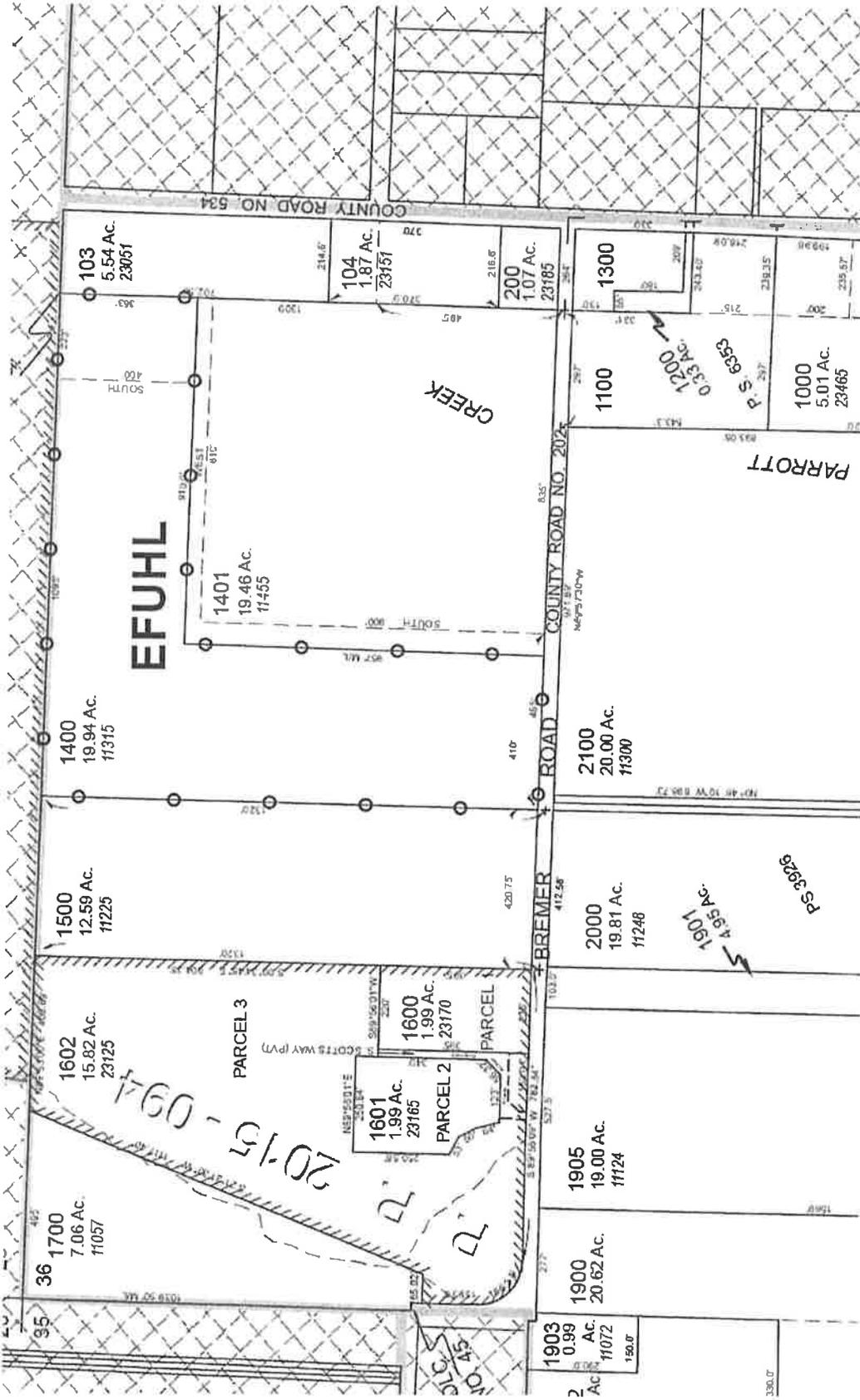
Table with 4 columns: T, R, Section, Tax lot(s)

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

BRIAN PELSTER 2-9-19 [Signature]
Property owner or contract purchaser's name Date Owner or contract purchaser's signature

(print) DIANNA MCGOWAN 2-9-19 [Signature]
BRIAN PELSTER 2-9-19 Applicant's signature

(print) DIANNA MCGOWAN 2-9-19 [Signature]



EFUHL

CREEK

PARROTT

COUNTY ROAD NO. 534

BREMER ROAD NO. 202

COUNTY ROAD NO. 202

2015-094

PARCEL 3

PARCEL 2

PS 3926

103 5.54 Ac. 23051
 1400 19.94 Ac. 11315
 1500 12.59 Ac. 11225
 1602 15.82 Ac. 23125
 1700 7.06 Ac. 11057
 1401 19.46 Ac. 11455
 104 1.87 Ac. 23151
 200 1.07 Ac. 23185
 1100 0.33 Ac. 6333
 1200 5.01 Ac. 23465
 2100 20.00 Ac. 11300
 2000 19.81 Ac. 11248
 1901 4.95 Ac.
 1905 19.00 Ac. 11124
 1900 20.62 Ac. 11072
 1903 0.99 Ac. 11072
 150.0'

To Whom It May Concern / Historic Review Board,

Dianna McGowan and myself (Brian Pelster) are the owners of 11315 S. Bremer Road, Canby Oregon 97013. We purchased the property in the summer of 2017.

Our future plans are to construct an additional one level home on the property that is more suitable for our aging needs. We have researched and found that we meet the criteria for an Accessory Farm Dwelling – Relative exception that would authorize Dianna's son to occupy the current house structure and still allow for us to build our 2nd dwelling for Dianna and myself to reside.

Through our research with Clackamas County staff, we have discovered that a previous standing water tower on our property was designated a historic landmark. The water tower was unfortunately nothing more than a partial pile of wisteria covered rubble when we purchased the property in 2017. The remaining wood in the pile was mostly rotten, however we were able to salvage 2 large beams that we hope to incorporate in our future home.

Dianna and myself are respectfully requesting that our properties Historic landmark Overlay Zoning be removed. This request is based on the water tower no longer existing and neighboring properties residences seem to be of newer construction and not of a relevant historic era. Removing the Historic Landmark Overlay Zoning will be beneficial at which point we apply for our new construction building permits.

I will attach copies of our research documents and photos along with our land use application. Please feel free to contact us if there is something that we are missing or should be doing to accomplish our future goals.

Thank you for your time and consideration,

Brian Pelster
503-849-2765



Dianna McGowan
503-504-8551





CLACKAMAS COUNTY

Department of Transportation & Development

THOMAS J. VANDERZANDEN
ACTING EXECUTIVE DIRECTOR

HISTORIC REVIEW BOARD PUBLIC HEARING

MINUTES

DATE OF MEETING: April 19, 1993

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

IN ATTENDANCE:

Historic Review Board Members: Ron Lee, Peggy Sigler, Herb Beals,
Todd Iselin, Martha Schrader

Planning Staff: Pam Hayden

Others: 18

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

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

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

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

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

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

PUBLIC HEARING

- 1. Z0156-93-Z
RURAL DELL COMMUNITY BUILDING, #2055
 5-1E-11, TL 900
 9718 S Barnards Road
 EFU- 20, 5.51 acres
 1920, STYLE: Craftsman/Bungalow

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

Steven J. Eyman testified on behalf of Historic Landmark designation. He is a farmer in the Rural Dell area, south of Canby and went to school in a one room school house at this site prior to the building of this structure. It was built as a community hall and children's play area. It was financed as a make work project P.W.A., a Federal government program to create work. The building was 500 feet to the north of where it sits today. He would like to see the building designated a Historic Landmark and preserved for community use in the future. He stated that the High School Board will take over the building as of June 1st, but the community would like to see it retained and continued to be used as a band practice area and for community purposes .

The Historic Review Board reviewed criteria for designation and determined that the community building was significant as a rare example of a rural community building and was important because it had been a focal point of the community through time. It also was illustrative of the Craftsman Bungalow style of architecture.

ACTION

MOTION: Herb Beals moved to recommend to the Board of County Commissioners that the Rural Dell Community Building be designated a Clackamas County Historic Landmark based on the Goal 5 analysis of the historic resource. Peggy Sigler seconded the motion.

VOTE: 5-0, the Motion passed unanimously.

- 2. Z0158-93-Z
KATE CASTO HOUSE, #2090
 2-1E-1BC, TL 1800
 2561 SE Evergreen Street
 R-7, acres
 1907, STYLE: Craftsman/Bungalow

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

Robin and Steve Larson, property owners, testified on behalf of Historic Landmark designation. They have restored the plumbing and wiring and are trying to improve the exterior of the building. They have conducted research with the Castos and surviving family members. The south siding needs to be replaced. There is a woodshed on the property that has been used as living quarters since the 1950s. Kate Casto lived there until 1937 and died there. Her brother and his wife and kids lived there until the 1950s.

The Historic Review Board reviewed the criteria for designation and determined that it was worthy under architecture and because it had a strong link to the theme of transportation history being closely aligned with the electric interurban railway in that area.

ACTION

MOTION: Peggy Sigler moved to recommend to the Board of County Commissioners that the Ella and Kate Casto House be designated a Clackamas County Historic Landmark based on the Goal 5 analysis of the historic resource. Martha Schrader seconded the motion.

VOTE: 5-0, the Motion passed unanimously.

REQUEST BY PROPERTY OWNER FOR HISTORIC LANDMARK DEMOLITION

- 3. Z0233-93-HL
SOCRATES H. TRYON HOUSE, #155
 2-1E-2CB, TL 300
 250 SW Stampher Road
 R-10/HL, .4 acre
 1855, **STYLE:** Colonial

The staff report was presented and slides of the property were shown. Staff explained the Historic Landmarks Ordinance section on demolition permit review by the Historic Review Board. Staff also reviewed all of the correspondence submitted to the file. Many citizens and groups asked that the Historic Review Board grant a delay of demolition for at least six months to allow the community to pursue funds to relocate the building.

Linda Alexander, property owner, testified that she was happy to see the community interested in preserving this house. She and her husband Gene Nudleman have lived in the house since 1987 and have stabilized it to make it livable. She stated that no one in the community really knew about the historic importance or age of the house. They called the sternwheeler to inform them of this historic house so they could be pointed out on river tours.

The Socrates Tryon House has been on the market since July and most potential buyers are interested in river front property but not in the house. Linda Alexander explained that they are now responsible to provide for aging parents in a location that works for them. They need to sell the property because they are currently under economic hardship. She encouraged those in attendance to save it and that they will cooperate.

Linda Alexander stated that she felt that there should be some indication of whether efforts to relocate the building will be successful within the allotted 120 days within the Historic Landmarks Ordinance. She stated that an add was recently put in the Historic Preservation League newsletter and that they have received two inquiries as a result.

Jack Wiles, Regional State Parks Supervisor for Region 1, stated that he has visited the house and discussed the historic significance with the State Historic Preservation Office. He said that he feels an emotional tie to the house because Tryon Creek State Park is on Socrates Tryon's original donation land claim and was named for the pioneer.

Mr. Wiles stated that he feels that it would be best to keep the building on its original site, but this may not be feasible and he would support seriously considering developing it into an interpretive facility. If moved to Tryon Creek State Park, it could be used by the Friends of Tryon Creek State Park or used as a district office for State Parks, while preserving the character of the building .

He stated that moving the building to Tryon Creek State Park would not require a great

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deal of land modification. The State Historic Preservation Office has grant money mostly for 'bricks and mortar' projects, but perhaps there may be some funds available to assist in the move.

A consideration to moving the building to Tryon Creek State Park would be that they would need permits for the use of an interpretive facility in the city of Portland. This can be a time consuming process to secure the necessary permits.

Jack Wiles stated that he recognizes other alternative locations in the local community. He would like to work with the community, the County and interest groups to preserve the house, ideally in place, but if not at a suitable place.

Martha Schrader, Historic Review Board member, asked staff if the Board could delay demolition for six months. Staff explained that as per the Historic Landmarks Ordinance, the Historic Review Board could delay the demolition of a Landmark building for a maximum of 120 days total.

Todd Iselin, Historic Review Board member, asked if Mary S. Young State Park might also be a suitable site on the river. Jack Wiles stated that the construction of the house is very fragile and that moving it a shorter distance would be better. He also felt that the setting at Tryon was better than Mary S. Young for this historic resource.

Gene Nudleman, owner, described that the basement was low and the foundation was constructed of river rock and brick and dirt. There is infestation and he had to put timbers under the house to stabilize it.

Lucelle Beck, representative of Friends of Tryon Creek State Park, said that she would love to see the house preserved. She said it has to be preserved and thinks that money could be found to move it. She asked about moving costs and was told by Mr. Nudleman that Emmert moving company gave him an estimate of from \$75,000 to \$100,000 to take the house down the bank to the river, secure necessary permits, dredge the river and moving it by barge. There would be additional charges to place it on a new site. Mr. Nudleman stated that Berg and Sons movers gave him an estimate somewhat similar to barge it.

Mike Byrnes, President of the Historic Preservation League of Oregon, stated that he would also like to see the house saved. He is a general contractor and understands the process of moving and restoration well. He has been working on a house in Dayton which dates to 1859. There were no floors, sills or joists on that building. Berg and Sons movers straightened up the building for \$6,000.

In order to move the house, the front portion facing the river which was built about 1979, would need to be removed. They would also need to dismantle the kitchen section. He suggested that moving it by barge may be too costly and time consuming, but that it should not be ruled out. Moving it by barge would require permits from the Army Corps of Engineers.

Mr. Byrnes described a process to move it over the railroad tracks. They could build cribs to 20 feet in height, the height of the trestle, lift up the house and use rollers to roll it across the tracks. The staging area would be near the road and the tracks on public land. There may need to be some negotiation with the adjacent property owner.

Another method to get it over the tracks would be to bring fill dirt in on a temporary basis and roll the house over the tracks that way. Property owner consent would need to be

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obtained. He stated that the costs would be about the same to move it either way.

It would cost between \$25,000 and \$35,000 to move the house to Tryon Creek State Park. This would not include building a new foundation on its new site, utility installation or building restoration for interpretive or office purposes.

The major cost would be to get it up and over the tracks. It is hard to tell the extent of the dry rot at present. Mike Byrnes state that he does think that it is feasible to move the house.

If the house is moved to Rodgers Park, it may mean that more utility lines would need to be moved in the process and might be more costly. These things all need to be considered.

Mike Byrnes stated that the archeologist on the Board of Directors of the Historic Preservation League of Oregon has expressed much concern about any potential archeological evidence under or around the house. Specifically, the locations of past outhouses, wells and the basement area should be studied. Testing could be done prior to any major surface damage for excavation for a new building on the site.

He stated that there are a number of potential financial pools of funds and listed several. Mr. Byrnes stated that this group needs to take it on and he would like to call for a meeting of interested parties A.S.A.P. to develop a plan.

C. Herald Campbell, President of the Oswego Heritage Council, stated that this organization is 27 years old. It was originally organized to save a historic building on Boones Ferry Road where the Town Center now is located. They were a relatively small organization but he has seen a startling increase in the appreciation of historic buildings and the membership is now 240 people and still growing.

When he was Mayor of Lake Oswego Mr. Campbell said that a lot was purchased at the south end of Furnace Street, just north of George Rodgers Park. He stated that this location or within the park proper might be an appropriate location for the Socrates Tryon House. He is certain that there is interest in the community. The City of Lake Oswego is interested.

Mr. Campbell stated that the house could be developed as a museum and a tourist attraction. Many small communities in Clackamas County have museums and Lake Oswego should also have one. He requested to the Historic Review Board that as much delay as possible be granted to allow citizens enough time to pursue options for preservation.

Ruth Pennington, member of the Board of Directors of Tryon Creek State Park and Natural Resources Committee for the City of Lake Oswego discussed the options of Tryon Creek State Park and George Rodgers Park. She stated that she appreciated the present owners financial situation but that she feels this house should be moved and preserved. Ms. Pennington requested that the Historic Review Board grant as much time as possible to delay the demolition in order for community members to work together to seek funds to move the house.

HISTORIC REVIEW BOARD DISCUSSION

Herb Beals stated that this building clearly should be preserved because of its historic significance. All parties should follow the framework of the Ordinance to seek funds and a site as soon as possible.

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HISTORIC REVIEW BOARD DISCUSSION

Herb Beals stated that this building clearly should be preserved because of its historic significance. All parties should follow the framework of the Ordinance to seek funds and a site as soon as possible.

Peggy Sigler stated that moving the building from its original location on the river would be too bad. She doesn't see that the Historic Review Board has any choice but to delay the demolition for the maximum amount initially which is a 60 day period in order to allow time to pursue options for preservation.

ACTION

MOTION: Peggy Sigler moved to stay the issuance of a demolition permit for the Socrates Tryon House for an initial period of 60 days to allow efforts from interested community members and others to pursue alternatives to demolition. Todd Iselin seconded the motion.

VOTE: 5-0, the Motion passed unanimously.

The following items were considered together because there was no public testimony. The staff showed slides and reviewed the survey forms and letters from property owners. The Historic Review Board reviewed the evaluation criteria for each property and determined that all had at least 40 or more points, making them eligible for Clackamas County Historic Landmark designation.

- 4. **Z0154-93-Z**
MAPLE GROVE SCHOOL, #1143
 6-2E-23, TL 200
 39214 S Sawtell Road
 GT-40, 4 acres
 1927, STYLE: Colonial Revival

- 5. **Z0156-93-Z**
LOLEATA LABOWITCH HOUSE, #155
 2-1E-12CB, TL 2400
 15721 SE Arista Drive
 R-10
 1910, STYLE: Craftsman

- 6. **Z0153-93-Z**
NAOMI B. HART HOUSE, #125
 2-1E-1CA, TL 500
 13507 SE Oatfield Road
 MR-1, .46 acres
 1900, STYLE: Queen Anne Vernacular

- 7. **Z0124-93 Z**
P.G. WANBLAD HOUSE #3, # 236
 2-2E-19AB, TL 7000
 18600 SE Abernethy Lane
 R-7, .29 acre
 1904, STYLE: Queen Anne Vernacular

- 8. **Z0232-93-Z**
SANDY SCHOOL DISTRICT NO. 39, #1189
 2-4E-22, TL 1800
 36001 SE HIGHWAY 211
 GAD 1.20 A
 1915 STYLE: Vernacular/ Classical Revival

- 9. Z0216-93-Z
SAMUEL AND ELIZABETH CALIFF WATERTOWER, # 1103
 3-1E-36, TL 1400
 11455 S Bremer Road
 EFU-20, 19,94 acres
 1880, STYLE: Vernacular

ACTION

MOTION: Herb Beals moved to recommend to the Board of County Commissioners that the historic buildings listed from 4. through 9. be designated Clackamas County Historic Landmarks based on the Goal 5 analysis of the historic resource. Todd Iselin seconded the motion.

VOTE: 5-0, the motion passed unanimously.

ACTION

MOTION: Todd Iselin moved to recommend to the Board of County Commissioners that the Naomi B. Hart property be considered for re-zoning from multi-family residential to single family residential to protect the historic resource. The property owner has indicated a desire to do so as well as requested Historic Landmark designation. Peggy Sigler seconded the motion.

VOTE: 5-0, the motion passed unanimously.

Public Hearing portion of the meeting over.

The Historic Review Board selected Peggy Sigler as the new Chair and Herb Beals as the Vice Chair. Their terms will expire in April 1994.

Meeting adjourned 10:45 p.m.

hrb/ph/min/4-19-93

NOTICE OF PUBLIC HEARINGS

HEARING DATES:

Clackamas County Historic Review Board, April 19, 1993, 7:00 p.m., Department of Transportation and Development Conference Room A, 902 Abernethy Road, Oregon City, Oregon.

Clackamas County Board of Commissioners, May 12, 1993, 9:30 a.m., Courthouse Annex, 906 Main Street, Oregon City, Oregon.

Clackamas County is holding Historic Landmark public hearings to comply with State Land Use Law Goal 5 which requires Counties to inventory, evaluate and protect significant historic resources.

Any action taken on the property listed below will not affect the adjacent property owners. Property owners within 700 feet are being notified for informational purposes and to comply with State law.

File No. & Subject: 20216-93-Z; Zone Change

Applicant: Gene & Kathy Danick

Owner of Property: Same

Site Address: 11455 S. Bremer Road; Canby, OR 97013

Proposal: Apply Historic Landmark overlay zone to historic building(s) named Samuel & Elizabeth Califf Watertower, SHPO 1103 built in 1880 in the Vernacular style of architecture.

Ordinance Criteria: Section 707

Legal Description: T3S, R1E, Section 36, Tax Lot 1400, W.M.

Total Area Involved: Approximately 19.94 acres

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

Citizens Planning Organization For Area: Canby

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

GENERAL INFORMATION

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

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

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

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

A staff report 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.

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.

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.

216-93-2/Notica

GOAL 5 ANALYSIS OF HISTORIC RESOURCE

SAMUEL AND ELIZABETH CALIFF WATERTOWER, # 1103

20216-93-Z

II) CONFLICTING USE ANALYSIS

A. FINDINGS:

- 1) **Current zone:** EFU-20, Exclusive Farm Use, 20 acre minimum - no conflict with Historic Landmark designation.
- 2) **Private development plans:** none
- 3) **Public development plans:** none
- 4) **Potential conflicting uses:** Alteration of historic resource, relocation of resource, new construction, land division, and demolition.

B. CONCLUSIONS:

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

C. RECOMMENDATION:

Designate the resource a Clackamas County Historic Landmark as Goal 5 historic resource, protected by the Historic Landmarks, Historic Districts and Historic Corridors Ordinance.

CLACKAMAS COUNTY
HISTORIC RESOURCES INVENTORY 1989-90

HISTORIC NAME: CALIFF, SAMUEL AND ELIZABETH, FARM
COMMON NAME:
PROPERTY ADDRESS: 11455 S. Bremer Road
OWNER: Danick, Eugene and Katherine; Kohring, Henry A. and Dorothy I.
OWNERS ADDRESS: 1135 S. Bremer Road, Canby, OR 97013/11455 S. Bremer Road, Canby, OR 97013
RESOURCE TYPE: Buildings
PRESENT USE: Farm complex
ORIGINAL USE: Farm complex
THEME: Culture; agriculture
ARCHITECT/BUILDER: Unknown
COUNTY: Clackamas
QUAD: Canby
T/R/S: 3S 1E 36
TAX LOT: 1400
ADDITION: N/A
BLOCK: N/A
LOT: N/A
LOT SIZE: 19.94 Acres (1400)/19.46 Acres (1401)
ZONE: EFU-20

SETTING: The subject property is on the north side of Bremer Road. It is surrounded by open fields. The area is in agricultural use.

NOTEWORTHY LANDSCAPE FEATURES: Mature deciduous trees

NON-CONTRIBUTING FEATURES: Collapsed shed

RECORDED BY: Koler/Morrison
DATE: January 1990



HOUSE

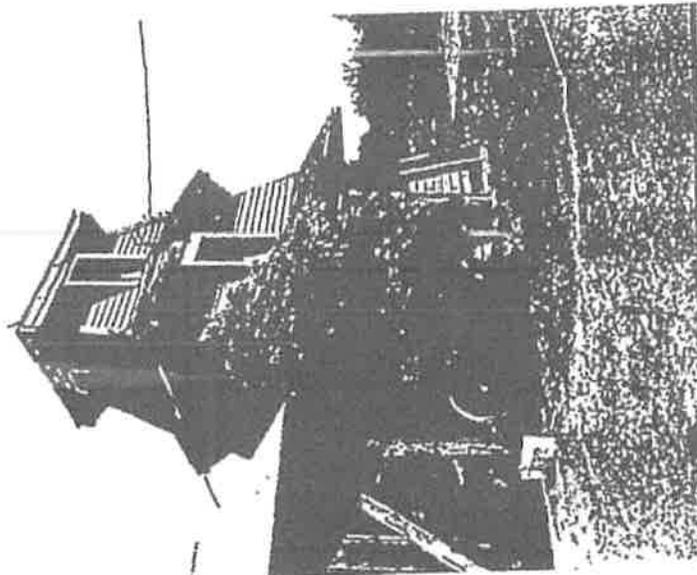
DATE BUILT: c. 1880
STYLE: Vernacular
PLAN TYPE/SHAPE: Rectangular
NO. OF STORIES: 2
FOUNDATION MATERIAL: Concrete block
BASEMENT: No
ROOF FORM AND MATERIALS: Composition shingles
WALL CONSTRUCTION/STRUCTURAL FRAME: Wood w/ unknown
PRIMARY WINDOW TYPE: Double-hung sash
EXTERIOR SURFACING MATERIALS: Wide shakes
DECORATIVE FEATURES: None
OTHER: Enclosed hip porch, s. elev.; enclosed, full-width hip porch, n. elev.; interior and exterior chimney
CONDITION: Good
EXTERIOR ALTERATIONS (DATE): Resided (n.d.); porch enclosed, s. elev. (n.d.); porch enclosed (n.d.); windows replaced (n.d.); patio doors added (n.d.); shed roof porch covered added (n.d.); exterior chimney added (n.d.)

SHPO NO. : 1103

SHED

DATE BUILT: Unknown
STYLE: Vernacular
PLAN TYPE/SHAPE: Rectangular
NO. OF STORIES: 1
FOUNDATION MATERIAL: Tile
BASEMENT: No
ROOF FORM AND MATERIALS: Gable w/ composition shingles
WALL CONSTRUCTION/STRUCTURAL FRAME: Masonry w/ unknown
PRIMARY WINDOW TYPE: None
EXTERIOR SURFACING MATERIALS: Hollow tile
DECORATIVE FEATURES: None
OTHER: None
CONDITION: Good
EXTERIOR ALTERATIONS (DATE): Unknown

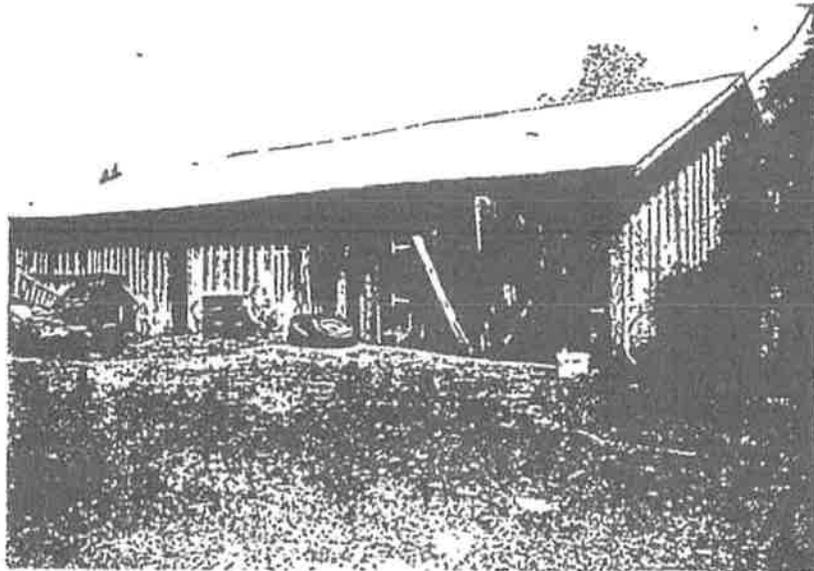
SHPO NO. : 1103



WATERTOWER

DATE BUILT: Unknown. c1880
 STYLE: Vernacular
 PLAN TYPE/SHAPE: Rectangular
 NO. OF STORIES: 3
 FOUNDATION MATERIAL: Post-and-beam
 BASEMENT: No
 ROOF FORM AND MATERIALS: Hip w/ composition shingles
 WALL CONSTRUCTION/STRUCTURAL FRAME: Wood w/ unknown
 PRIMARY WINDOW TYPE: Double-hung sash
 EXTERIOR SURFACING MATERIALS: Dropped shiplap
 DECORATIVE FEATURES: Pent roofs
 OTHER: None
 CONDITION: Very poor
 EXTERIOR ALTERATIONS (DATE): Windows removed (n.d.)

SHPO NO. : 1103

**BARN**

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

STATEMENT OF SIGNIFICANCE

Address: 11455 S. Bremer Road
 Historic Name: CALIFF, SAMUEL AND ELIZABETH, FARM

The Samuel and Elizabeth Califf Farm is located three and one-half miles east of Canby. The Califf Farm may be evaluated as an example of a farm complex.

HISTORIC BACKGROUND

Development of the Oregon City-Beavercreek area can be attributed to two factors: Oregon City was an early settlement of the Hudson's Bay Company and later the western terminus of the Oregon Trail.

In 1829, John McLoughlin, Chief Factor for the Hudson's Bay Company, claimed the land that would become Oregon City. McLoughlin envisioned a great industrial development at this site, made possible by the presence of the waterfalls of the Willamette River. He blasted a millrace through the basalt on the east side of the falls and established a sawmill and flour mill in 1832.

After the events at Champoeg, westward migration of American pioneers secured control of the Oregon Country for the United States. In the early 1840s, the Barlow Road was cut from The Dalles directly to Oregon City, giving pioneers a direct route to the area. In 1844 Oregon City was incorporated and the following year McLoughlin retired. In 1848, Oregon was granted the status of American Territory and Oregon City was named as the capital, holding the title until 1852.

Agricultural activity was further stimulated by several events. This first was the discovery of gold in California, which fostered demand for Oregon products, such as flour, wheat and timber. Two years later in 1850, Congress passed the Donation Claim Act, enabling white males over 21 years of age to claim 320 acres of land. If married, their wives could claim an additional 320 acres. Settlers were required to file their claim at Oregon City, enhancing the desirability of Oregon City as a destination.

Early settlers clustered on arable land around Oregon City. Donation land claimants include George Abernethy, James Winston, Hiram Straight, Ezra Fisher, William Holmes, L.D.C. Latourette, Samuel O. Francis, M.M. McCarver, S.S. White, Samuel Vance, Robert Caufield, Andrew Hood, Joseph Spinks, Benjamin Mails and William Armpriest.

The population of the county at this time was primarily made of English, Irish and Germans, many of whom had lived in the Missouri, Mississippi or Ohio river valleys prior to moving westward to Oregon. These settlers first chose the level land and later developed the more hilly uplands areas, thus explaining

the development pattern of the Beavercreek area. By 1880, the population around the present day crossroads of Beavercreek and Kamrath formed the German Evangelical Reformed Church, later renamed the 10 O'clock Church. Another ethnic group coalesced around the Welsh Bryn Seion Church at about the same time.

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 grew steadily. The Barlow Road continued to be an important roadway, operating as a toll road through the first decade of the 20th century.

Paper production, which would become the primary industry in Oregon City, was initiated with the inception of the first paper mill in 1866. Technical problems caused the plant to close, but a second plant opened, in Park Place, in 1868. Known as Clackamas Paper Manufacturing, this facility operated until the early 1880s.

Communities sprung up along streams where water power allowed industrial development. A post office was established in the early 1850s, at the confluence of Beaver and Parrot creeks, now known as New Era. The New Era Rolling Mill was established in 1868, continuing operation until 1935. The origin of the name New Era is unclear, however, some relate it to the Spiritualist Camp, founded in 1873, located near the mill site.

During the period following the Civil War the Oregon-California Railroad may be considered to be one of the most important elements in Clackamas County history. 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 south, skirting around Milwaukie and continuing south toward Canby and through Oregon City. The east side group won the competition and completed the line over the latter decades of the 19th century. Barlow, a station on the railroad line south of Oregon City, was one the communities generated as a result of the presence of the railroad. Paper Mill, another station, became known as Park Place in later years.

After 1865, subsistence farming was the norm throughout the county, as well as in the Oregon City-Beavercreek vicinity.

Livestock and cereal grains were raised and logging 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 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, barns and sheds continued to be low, broad buildings. However, beginning in the 1870s, barns began to be built taller, in response to new technologies, such as hay fork lifts.

During the Progressive Era (1884-1913), the population of Clackamas County tripled, jumping 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. Redland, an agricultural center, just east of the study area, had a post office from 1892 until 1902.

The paper mill in Park Place relocated in the early 1880s, but the old facility was quickly reused for another industry: furniture manufacturing. Floods of the 1890s caused the demise of the plant, but furniture making continued in Park Place, until the early years of the 20th century. The Park Place Addition was platted in 1888 and included a small commercial district, near the railroad depot. Many of the residents, however, worked in Oregon City or at the St. Agnes Baby Home and Orphanage at Park Place.

Interurban railroads sought to fill the demand for better transportation, and entrepreneurs took advantage of the situation. In 1890, George and James Steel began construction on the Eastside Railway, which connected Portland with Oregon City. The line was completed in 1893, the first electric interurban railroad in the United States. The line operated until after World War II.

While the Vernacular style continued to be the most popular style in the Oregon City-Beavercreek area, between 1883 and 1913, in rare instances, more elaborate styles were constructed. 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 of architecture, such as the Craftsman-Bungalow, came into being. The designers of this type rejected the machine-made ornament and instead embraced a hand-crafted appearance and natural materials. This building type would become 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 began to be designed in a variety of styles, including Gambrel and Gothic Gambrel. Fruit and nut production gained prominence in the Progressive Era.

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 Oregon City-Beavercreek vicinity.

Two other interurban railroad lines effected the development of the Oregon City-Beavercreek study area during the Motor Age. In 1915, Stephen S. Carver began promotion of 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. Horace Baker held the donation land claim for the area south of the river and operated the ferry until the early 1880s.

Town of Carver was previously known as Stone. The derivation of this name 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 there 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.

In 1908, the Clackamas Southern Railroad, an interurban railroad, was proposed to link Oregon City, Beavercreek, Mulino, Liberal, Molalla, Monitor and Mt. Angel. The line was to be financed by

shares purchased by farmers, who inhabited the corridor to be served by the railway company. Those without the financial capability to purchase shares labored to construct the roadbed or laid the tracks. By 1913, investors had contributed sufficient capital to construct this railroad to Beavercreek.

Financial troubles caused the incorporators to reorganize and the railroad was renamed the Willamette Valley Southern in 1914. The following year track was laid to Mt. Angel. Logs, cordwood, lumber and farm products were hauled and passenger service was also available during the early years of operation. The line began to falter due to competition with automobiles. By 1930 service extended only as far as Monitor. Passenger service was discontinued in 1936 and three years later the line was bankrupt.

Improvements in transportation caused other changes in the development of the Oregon City-Beavercreek vicinity. The first was an increase in recreational activities. Interurban railroads made it possible for urban dwellers to travel to the country for fishing, hiking and camping. Automobiles allowed many others to do the same. Automobiles also made it possible for the more people to commute to town. In the Oregon City-Beavercreek study area, dwellings along the Clackamas River show the effects of this trend.

The construction of the Super Highway, also known as the Pacific Highway and now known as Highway 99E, may be considered to be the most important transportation activity in the Oregon City-Beavercreek study area during the Motor Age. The highway was notable for its method of construction, as well as for its scope. The Pacific Highway runs from the Canada to Mexico. Special auto-related property uses came into being as a result of the construction of the highway. These uses included restaurants and taverns, as well as fruit stands. The intermittent rock walls which flank the highway were constructed by the Work Progress Administration during the Depression.

Throughout the county the Craftsman-Bungalow style continued to be the most popular style during this time period, although some Period Revivals style buildings were constructed. After World War I, European architecture inspired architects and builders to construct in the English Cottage and Tudor Revival styles. Concurrently, the Colonial Revival gained popularity. This style reflected the building tradition of the American colonists and illustrated a strong sense a nationalistic pride.

In the early 20th century agricultural buildings continued to evolve. Large barns were still constructed, but the most notable change was the introduction of buildings for large-scale specialized farming, such as dairying. Dairying, egg production and truck farming are commonly associated with agricultural activity near urban centers, such as the area south of Oregon City.

During the Depression the population remained quite constant, but little construction occurred. Summer houses, built on the banks of the Clackamas River, are the notable exception to the rule. Numerous wealthy Portlanders were attracted to the scenic beauty of this river and could afford the services of architects and skilled craftsmen.

Since World War II the Oregon City-Beavercreek area has witnessed dramatic changes. Most noteworthy is the conversion of agricultural land to suburban residential subdivisions.

SUBJECT PROPERTY

According to Harold Kohring, the subject farm complex, including watertower, was constructed circa 1880. Between 1876 and 1888 the Califf family owned the subject property. Both Samuel B. and Elizabeth Califf, as well as Charles and Kate Califf, held title at different times. The subject Vernacular style watertower was built circa 1880. Samuel B. Califf is listed in the 1880 U.S. Census for Clackamas County. He was born in 1825, emigrated to Oregon in 1873, and died in 1906.

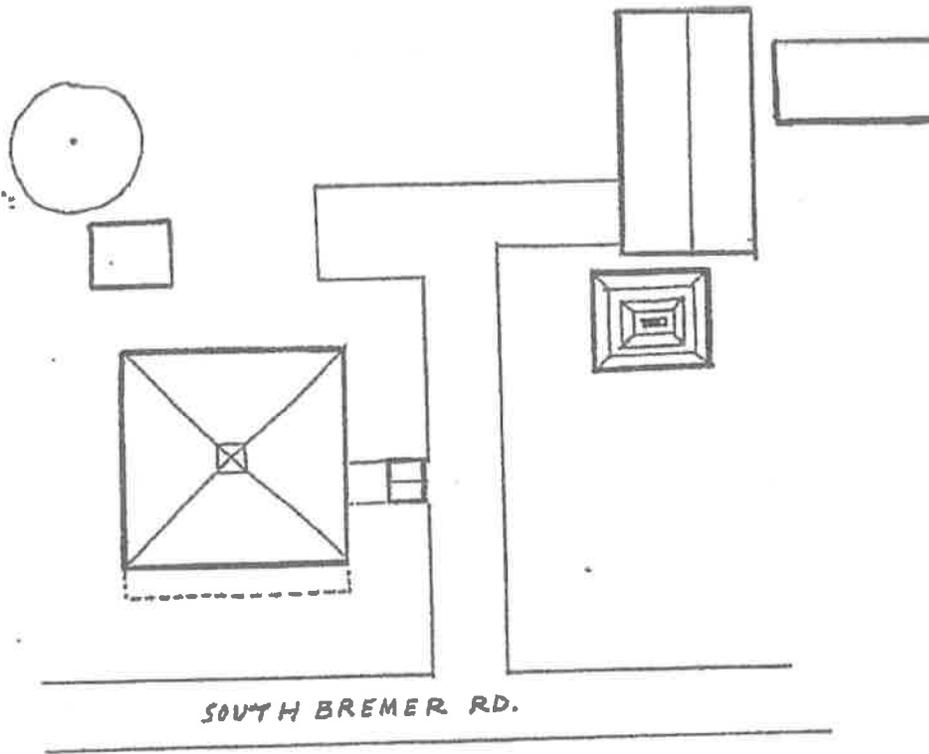
The Califfs sold to Annie and Michael Huiras in 1888. The Huiras family retained ownership for most of the remainder of the historic period. Michael Huiras is listed in the 1916-17 Clackamas County Directory as a farmer.

The farm complex includes a dwelling, watertower and barn. The house has been substantially altered and no longer conveys its historic character. The watertower is a rare building type in Clackamas County; further its three-tier design is unusual. The four-over-four windows support a date of construction circa 1880. The watertower is in deteriorated condition, however, sufficient historic material remains to recognize its original appearance. The barn is a low, broad building, the date of which is unknown.

Bibliography: Clackamas County Cultural Resource Inventory, 1984.
Clackamas County Directory, 1916-17.
Newspaper Index, Oregon Historical Society.
Ticor Title Company, Oregon City, OR.
U.S. Census, Clackamas County, 1880.

SITE PLAN AND VICINITY MAP

Address: 11455 S. Bremer Road
Historic Name: CALIFF, SAMUEL AND ELIZABETH, FARM



Cultural Resource Survey Form

CLACKAMAS COUNTY

T. D. NUMBER _____

PHOTO INFORMATION:

ROLL: XCI

FRAME: 10

STUDY AREA:

OC/R

LEGAL: T. 35 R. 1E SEC. 36

TAX (LOTS): 1400

ZONE _____ SIZE 20.08

GAD

19.94

IDENTIFICATION:

COMMON/HISTORICAL NAME: HUIRAS WATERTOWER

ADDRESS: S. Bremer Road

AREA: O'Neill Corner

CURRENT OWNER: HAROLD KOHRING

USE: Watertower

OWNER'S ADDRESS: 11455 S. Bremer Road, Canby 9701e

ORIGINAL OWNER: MIKE HUIRAS

USE: Watertower

AREA OF SIGNIFICANCE: TOWN: _____ COUNTY: X CITY: _____ NATIONAL: _____

HISTORIC INTEREST:

THEME: Architecture - 19th Century

DATE: ca. 1880

DESCRIPTION: _____

ARCHITECTURAL INTEREST:

STYLE: Vernacular

STORIES: 3

DATE: ca. 1880 CONDITION: Good ARCHITECT: _____

SIDING: Flared walls clad in shiplap siding.

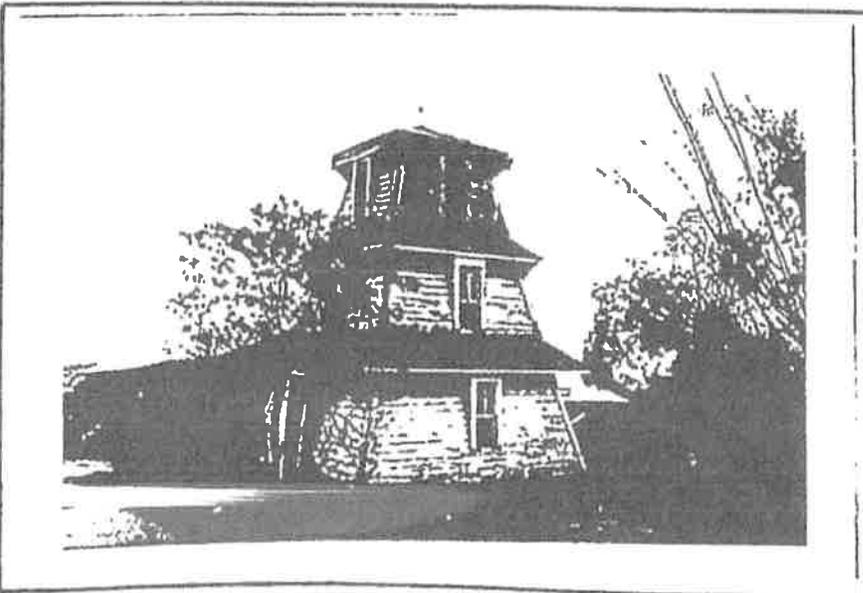
ROOF: Low pitched hip roof with two skirt roofs.

DOORS: Projecting door jamb.

WINDOWS: 4/4 double-hung

MAIN ENTRANCE: _____

NOTES: _____



BIBLIOGRAPHY:

142

DATE: October 1984

RECORDER: Altier/Hayden

1103

2-21-93

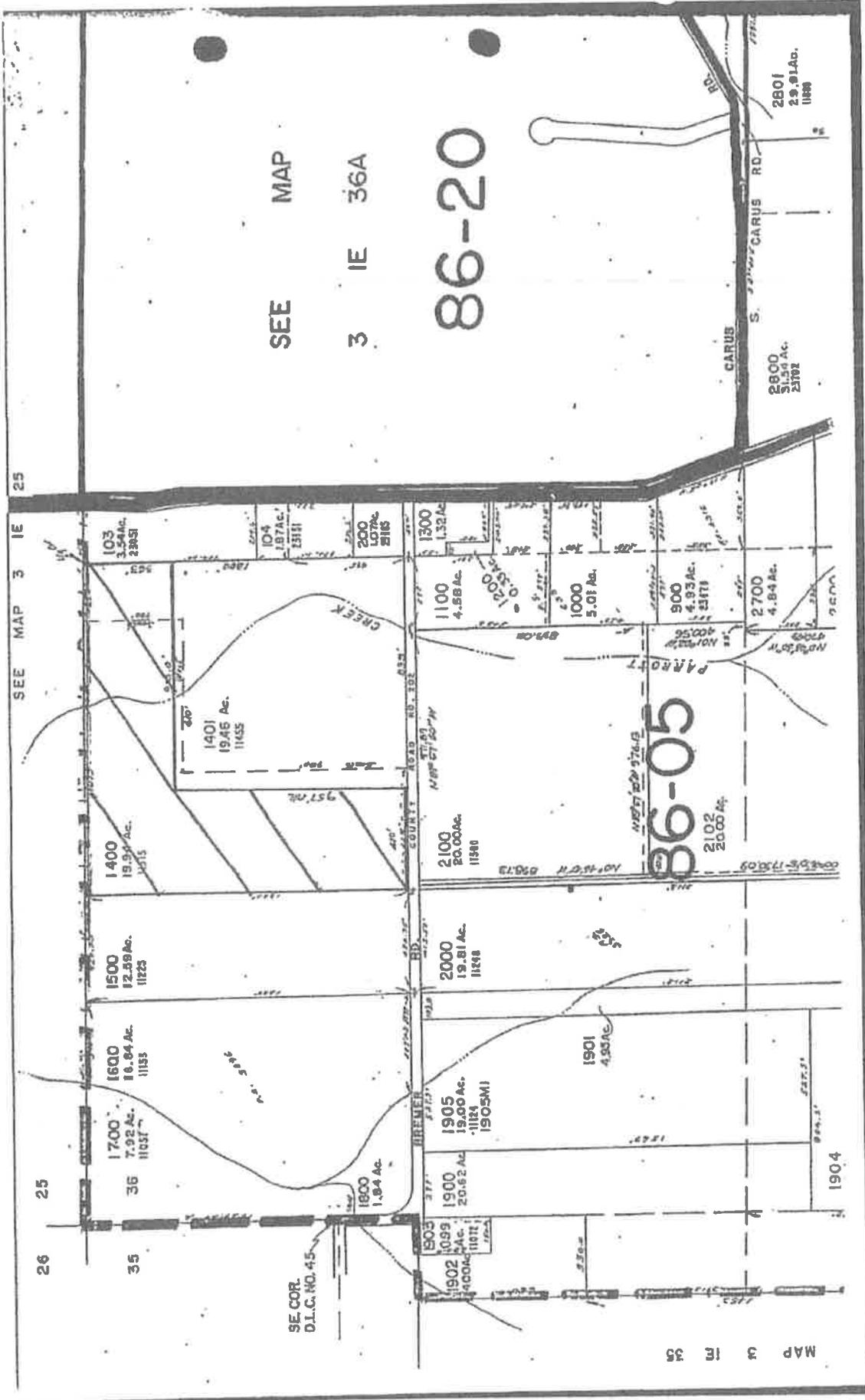
This letter is a request that you would please consider our water tower on 11515 S. Bremer Rd, Carby, to be recommended for the historical registrar.

We purchased our property in 1986. What attracted us to it was the water tower. We really feel that it is a unique building. And our plan is to restore it to its original condition. We understand that it dates back to 1880 and is one of the few still standing.

We would be most grateful if you would please review our water tower for your historical registrar so that in the interest of preserving history and the enjoyment of future generations a part of our past may be preserved.

Sincerely
Gene & Patricia Daniels





MAP 3 IE 35

BCC – Approved the following application:

File No. & Subject: Z0214-93-Z; Zone Change
Applicant: Bobette Senn
Proposal: Apply Historic Landmark overlay zone to historic building(s) named Wambiad House, SHPO #236 built in 1904 in the Queen Anne Vernacular style of architecture.
Site Address: 18600 S.E. Abernethy Lane; Milwaukie
Legal Description: T2S, R2E, Section 19AB, Tax Lot 7000, W.M.
Zoning: R-7, Low Density Residential 10,000 sq. ft. minimum lot size.

The following application has been withdrawn from hearing:

File No. & Subject: Z0215-93-Z; Zone Change
Applicant: Linda Ruedy
Proposal: Apply Historic Landmark overlay zone to historic building(s) named Cora Shook House, SHPO #2168 built in 1912 in the English Cottage style of architecture.
Site Address: 18200 S.E. Blanton St.; Milwaukie
Legal Description: T2S, R2E, Section 18CD, Tax Lot 3701, W.M.
Zoning: R-10, Low Density Residential 10,000 sq. ft. minimum lot size.

BCC – Approved the following application:

File No. & Subject: Z0216-93-Z; Zone Change
Applicant: Gene & Kathy Danick
Proposal: Apply Historic Landmark overlay zone to historic building(s) named Samuel & Elizabeth Callif Watertower, SHPO #1103 built in 1880 in the Vernacular style of architecture.
Site Address: 11455 S. Bramer Rd.; Canby
Legal Description: T3S, R1E, Section 36, Tax Lot 1400
Zoning: EFU-20, Exclusive Farm Use, 20 Acre District

The following application has been postponed to July 7, 1993 at 9:30 a.m.:

File No. & Subject: Z0231-93-Z; Zone Change
Applicant: Clackamas County Historic Review Board
Proposal: Apply Historic Landmark overlay zone to historic bridge named Bear Creek (Faublon Road) Bridge #5C03, SHPO #1885 built in 1921/1935.
Site Address: Faublon Bridge at the intersection of Hwy 26 and E. Faublon Loop; Zig Zag area.
Legal Description: T3S, R7E, Section 3CA at the intersection of Hwy 26 and E. Faublon Loop.
Zoning: RR, Recreational Residential

BCC – Approved the following application:

File No. & Subject: Z0232-93-Z; Zone Change
Applicant: Debrah Spencer
Proposal: Apply Historic Landmark overlay zone to historic building(s) named Sandy Elementary School, SHPO #1189 built in 1915 in the Classical Revival style of architecture.
Site Address: 36001 S.E. Hwy. 211; Sandy
Zoning: GAD, General Agricultural District

BCC – Approved the following application:

File No. & Subject: Z0241-93-Z/Z0242-93-CP; Zone Change/Comprehensive Plan Amendment
Applicant: Clackamas County Development Agency
Proposal: Zoning map change from I-2, Light Industrial to OSM, Open Space Management. Comprehensive Plan map change from Light Industrial to Open Space Public and Community Use.
Legal Description: T2S, R2E, Section 4B, Tax Lot 1200; T2S, R2E, Section 5A, Tax Lots 301, 600, 700, 800; T2S, R2E, Section 5AD, Tax lot 100; T2S, R2E, Section 5B, Tax Lot 100 and T2S, R2E, Section 5BA, Tax Lots 200, 300, 1200, W.M.

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

In the Matter of Designating the
SAMUEL AND ELIZABETH CALIFF WATERTOWER, SHPO #1103
described as T3S-R1E-Section 36,
Tax Lot 1400
a Clackamas County Historic Landmark
in compliance with State
Land Use Law Goal 5.

Order No. 93-600

This matter coming on at this time and it
appearing to the Board of County Commissioners that the SAMUEL AND
ELIZABETH CALIFF WATERTOWER, SHPO #1103 meets the criteria of Subsection
707 of the Zoning and Development Ordinance; and

It further appearing to the Board that based
on the Goal 5 analysis of the historic resource, referenced in
File # 20216-93-Z, it is appropriate to designate the SAMUEL AND ELIZABETH
CALIFF WATERTOWER a Clackamas County Historic Landmark; and

It further appearing to the Board that the
Historic Review Board at its public hearing on April 19, 1993 has
recommended the designation the SAMUEL AND ELIZABETH CALIFF WATERTOWER,
SHPO #1103 as a Historic Landmark; and

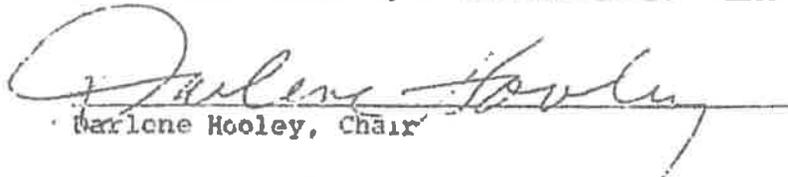
It further appearing to the Board that
hearings were held before this Board on May 12, 1993, at which testimony
was taken and evidence presented; and

It further appearing to the Board that a
decision was made by this Board on May 12, 1993;

NOW, THEREFORE, IT IS HEREBY ORDERED that
the SAMUEL AND ELIZABETH CALIFF WATERTOWER, SHPO #1103 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 17th day of June, 1993.


Darlene Hooley, Chair

20216-93-Z

N/A

Judy Hammerstad, Commissioner


Ed Litvick, Commissioner

CLACKAMAS COUNTY PLANNING DIVISION

002 Abernethy Road Oregon City, OR 97046
655-0521

- Zone Change
 - Non-Farm Use
 - Non-Forest Use
 - Alteration of Non-Conforming Use
 - Organway Conditional Use
 - Print or Forest Management
 - Extraordinary Exception
 - Other
- Request Summary:

- Conditional Use
- Variance
- Temporary Permit
- Flood Hazard Permit
- Historic Occupation Review
-
-

FOR STAFF USE
 Pre-application conf. date: _____
 File No.: 20210-93E
 Date Received: 8-5-93 Fee: X
 Issuing Date: _____
 Staff member: DN
 Comp. Plan: _____
 Present Zone: EFU-20
 CPO _____ Date Not: _____

Name of Applicant: Gene + Kathy Danick
 Mailing Address: 11455 S Bremer Rd City: Camp State: OR Zip: 97013
 Site Address: same Office Phone: _____
 Applicant is: Legal Owner Contract Buyer Option Holder Agent Home Phone: _____
 Legal Description: T 3 R 1E Sec 36 Tax Lot 1400 Total Land Area: 19.94
 List other contiguous property under your ownership: _____
 List pending County permits (e.g. building permits, septic tank permits, zoning permits, etc.): _____

1. Proposed use(s), sequence of construction, anticipated timetable for project, and specific reason for the request.
Requests Historic landmark overlay
zoning designation for the
Elizabeth and Samuel Cady Farm and
water tower.
2. Present use of this property: _____
3. Method of sewage disposal: _____ water supply: _____
4. Has County Soil Department approved this request? Yes No Not consulted
5. Total employees and/or occupants: Present: _____ Proposed: _____

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

OTHER PERSONS WHO WISH NOTIFICATION:

 Name

 Address

 Name

 Address

X _____
 Applicant's Signature

 Date

 Legal Owner's Signature if applicant is agent

LAND USE FILES

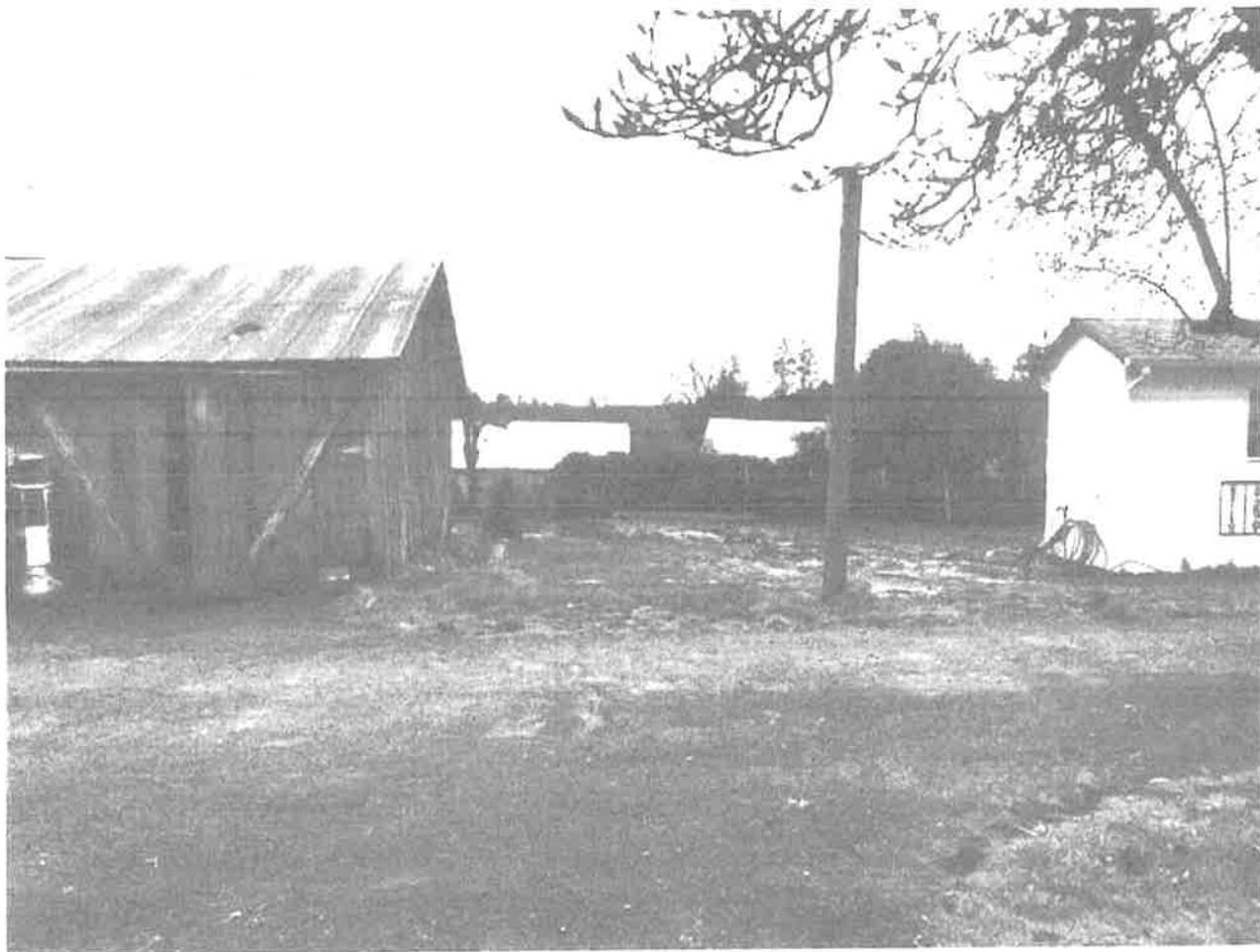
FILE # 20216-92-2

LEGAL DESCRIPTION:

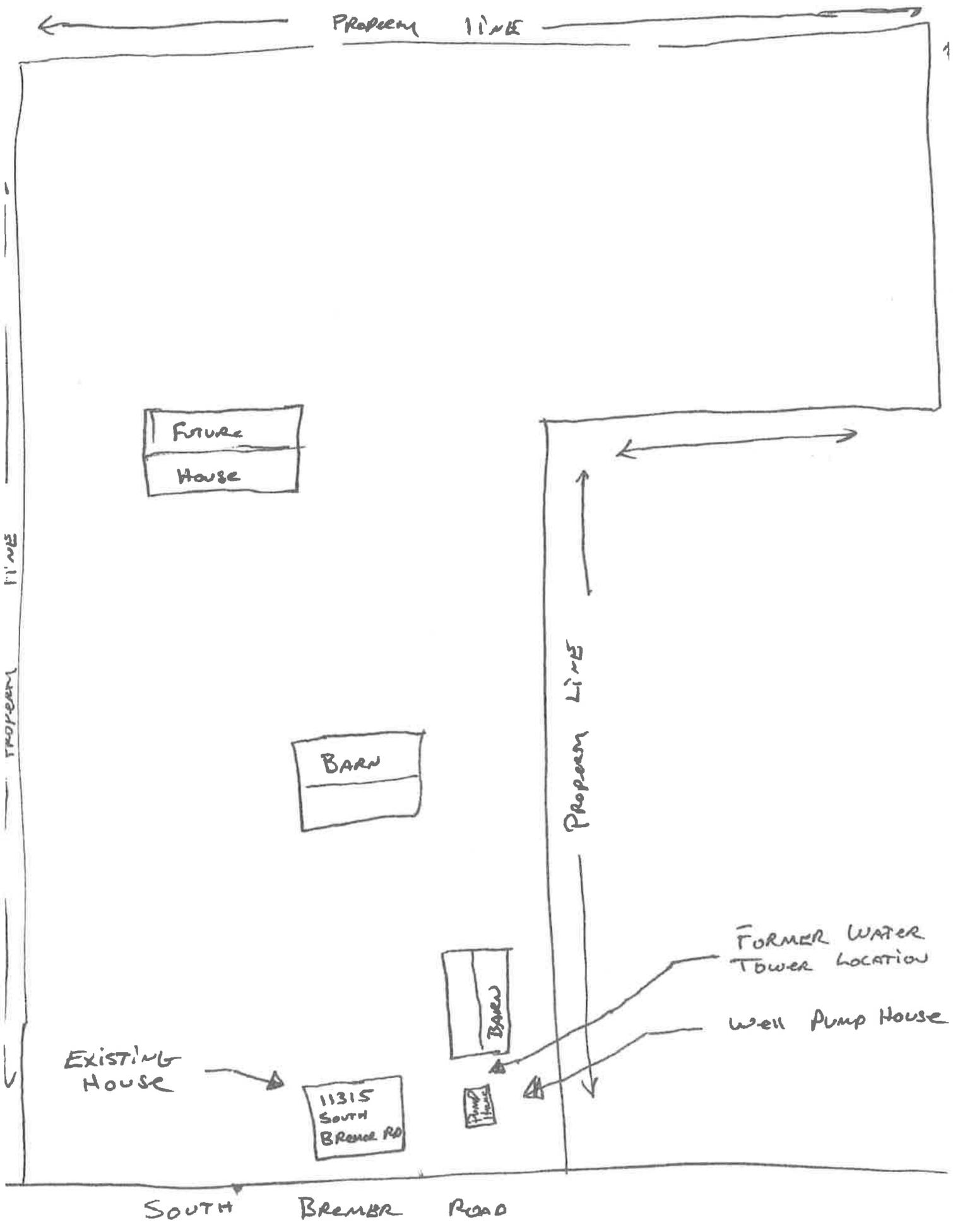
3 S 1 E

SEC. 36 TAX LOT 1400

MAP _____



SITE WHERE WATER TOWER USED TO BE.



Proposed Line

Proposed Line
LINE

Future House

BARN

EXISTING HOUSE

11315
SOUTH
BREMER RD

BARN

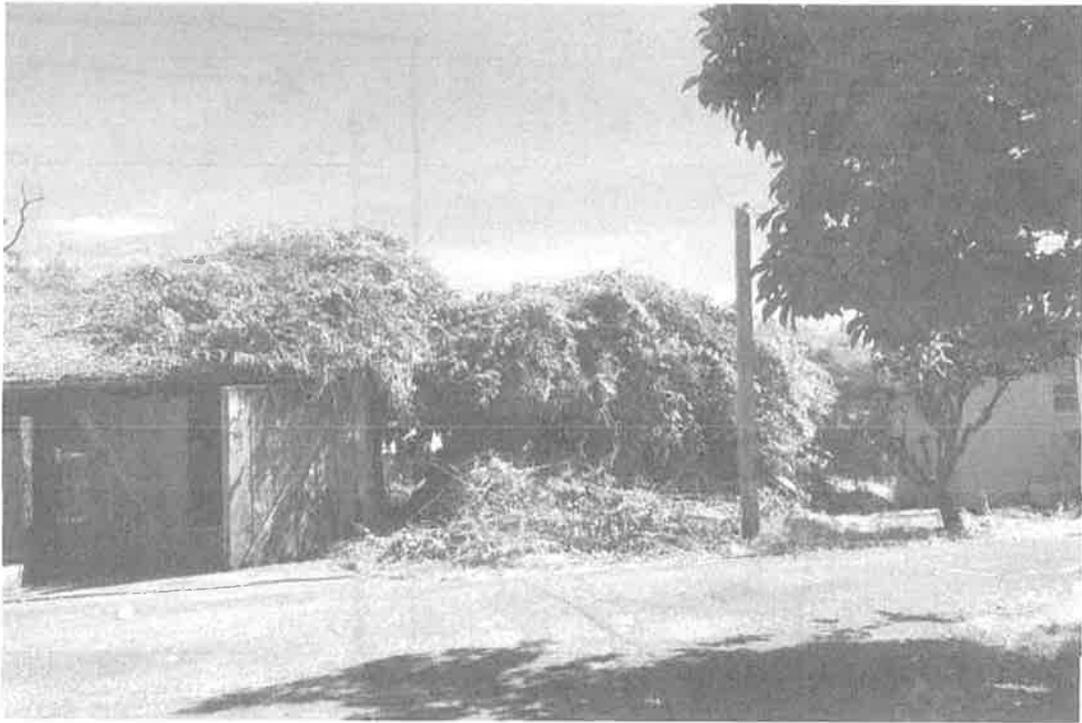
Well Pump House

FORMER WATER TOWER LOCATION

SOUTH BREMER ROAD

Proposed Line

Well Pump House



DAY OF PURCHASE

Other background materials

Z0067-19-HL

Oregon Historic Site Form--Intensive Level Survey

Location Information

CLACKAMAS COUNTY HISTORIC LANDMARK

(approximate address)
 address: ~~11455~~ ¹¹³¹⁵ S Bremer
 street # pre-dir street name suffix post dir
 (2nd nbr, e.g. 213 - 215)
 city: Canby vicinity state: OR zip: 97013
 county: Clackamas
 township: 3 S range: 1 E section: 36 1/4: tax lot nbr: 01400
 block nbr: N/A lot nbr: N/A acreage: 19.98
 addition: zoning: Farm Use
 map nbr: Study Area 7, 13 zoning_file_nbr Z0216-93

location description:
 (use for remote sites)
 associated addresses: Oregon City
 USGS Location Information
 USGS Quad Name: Canby
 UTM Zone: UTM Easting: UTM Northing:

6093-600

Resource Information

resource type: Structure evaluation:
 NR Status:
 historic name: **CALIFF, SAMUEL AND ELIZABETH, WATERTOWER**
 primary constr date: 1880 (c.) secondary date: (c.)
 height (# stories): 3 (optional - use for major additions)
 primary historic use: WATERWORKS
 secondary hist use: Agric. Outbuilding
 primary style: VERNACULAR
 secondary style:
 primary siding: HORIZONTAL BOARD
 secondary siding:
 structural framing: Wood/unknown
 foundation material: Post-and-beam secondary mat.:
 roof material: Composition shin window material: Wood double-hu

current/other names: Huiras Watertower
 farmstead/cluster name: Califf, Samuel and Elizabeth, Farmstead
 # assoc resources: 4 # contributing: 3 # noncontr: 1
 description: Historic house (altered), barn, shed; collapsed shed
 local_designation: Historic Landmark
 historic use comments:
 prim style comments:
 sec style comments: 3-tier pent roofs
 siding comments: Dropped shiplap
 plan type: Other/Undefined
 architect:
 builder:

physical descr: WATERTOWER
 DATE BUILT: Unknown
 STYLE: Vernacular
 PLAN TYPE/SHAPE: Rectangular
 NO. OF STORIES: 3
 FOUNDATION MATERIAL: Post-and-beam
 BASEMENT: No
 ROOF FORM AND MATERIALS: Hip w/ composition shingles
 WALL CONSTRUCTION/STRUCTURAL FRAME: Wood w/ unknown
 PRIMARY WINDOW TYPE: Double-hung sash
 EXTERIOR SURFACING MATERIALS: Dropped shiplap
 DECORATIVE FEATURES: Pent roofs
 OTHER: None
 CONDITION: Deteriorated (2007)
 HOUSE
 DATE BUILT: c. 1880
 STYLE: Vernacular
 PLAN TYPE/SHAPE: Rectangular
 NO. OF STORIES: 2

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FOUNDATION MATERIAL: Concrete block
BASEMENT: No
ROOF FORM AND MATERIALS: Composition shingles
WALL CONSTRUCTION/STRUCTURAL FRAME: Wood w/ unknown
PRIMARY WINDOW TYPE: Double-hung sash
EXTERIOR SURFACING MATERIALS: Wide shakes
DECORATIVE FEATURES: None
OTHER: Enclosed hip porch, s. elev.; enclosed, full-width hip porch, n. elev.; interior and exterior chimney
EXTERIOR ALTERATIONS (DATE): Resided (n.d.); porch enclosed, s. elev. (n.d.); porch enclosed (n.d.); windows replaced (n.d.); patio doors added (n.d.); shed roof porch covered added (n.d.); exterior chimney added (n.d.)
CONDITION: Altered, poor (2007)

SHED
DATE BUILT: Unknown
STYLE: Vernacular
PLAN TYPE/SHAPE: Rectangular
NO. OF STORIES: 1
FOUNDATION MATERIAL: Tile
BASEMENT: No
ROOF FORM AND MATERIALS: Gable w/ composition shingles
WALL CONSTRUCTION/STRUCTURAL FRAME: Masonry w/ unknown
PRIMARY WINDOW TYPE: None
EXTERIOR SURFACING MATERIALS: Hollow tile
DECORATIVE FEATURES: None

BARN
DATE BUILT: Unknown
STYLE: Vernacular
PLAN TYPE/SHAPE: Rectangular
NO. OF STORIES: 1
FOUNDATION MATERIAL: Post-and-beam
BASEMENT: No
ROOF FORM AND MATERIALS: Gable w/ sheet metal
WALL CONSTRUCTION/STRUCTURAL FRAME: Wood w/ unknown
PRIMARY WINDOW TYPE: None
EXTERIOR SURFACING MATERIALS: Board-and-batten
DECORATIVE FEATURES: None
OTHER: Side-wall hinged doors, w. elev.

alterations: Windows removed (n.d.)

landscape: Mature deciduous trees

setting: The subject property is on the north side of Bremer Road. It is surrounded by open fields. The area is in agricultural use. The Samuel and Elizabeth Califf Farm is located three and one-half miles east of Canby.

significance: Development of the Oregon City Beaver Creek area can be attributed to two factors: Oregon City was an early settlement of the Hudson's Bay Company and later the western terminus of the Oregon Trail. In 1829, John McLoughlin, Chief Factor for the Hudson's Bay Company, claimed the land that would become Oregon City. McLoughlin envisioned a great industrial development at this site, made possible by the presence of the waterfalls of the Willamette River. He blasted a millrace through the basalt on the east side of the falls and established a sawmill and flour mill in 1832.

After the events at Champoeg, westward migration of American pioneers secured control of the Oregon Country for the United States. In the early 1840s, the Barlow Road was cut from The Dalles directly to Oregon City, giving pioneers a direct route to the area. In 1844 Oregon City was incorporated and the following year McLoughlin retired. In 1848, Oregon was granted the status of American Territory and Oregon City was named as the capital, holding the title until 1852.

Agricultural activity was further stimulated by several events. This first was the discovery of gold in California, which fostered demand for Oregon products, such as flour, wheat and timber. Two years later in 1850, Congress passed the Donation Claim Act, enabling white males over 21 years of age to claim 320 acres of land. If married, their wives could claim an additional 320 acres. Settlers were required to file their claim at Oregon City, enhancing the desirability of Oregon City as a destination. The population of the county at this time was primarily made of English, Irish and Germans, many of whom had lived in the Missouri, Mississippi or Ohio river valleys prior to moving westward to Oregon. These settlers first chose 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

Oregon Historic Site Form--Intensive Level Survey

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 grew steadily. The Barlow Road continued to be an important roadway, operating as a toll road through the first decade of the 20th century. Communities sprung up along streams where water power allowed industrial development. A post office was established in the early 1850s, at the confluence of Beaver and Parrot creeks, now known as New Era. During the period following the Civil War the Oregon California Railroad may be considered to be one of the most important elements in Clackamas County history. 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 south, skirting around Milwaukie and continuing south toward Canby and through Oregon City. The east side group won the competition and completed the line over the latter decades of the 19th century. Barlow, a station on the railroad line south of Oregon City, was one of the communities generated as a result of the presence of the railroad.

After 1865, subsistence farming was the norm throughout the county, as well as in the Oregon City Beaver Creek vicinity. Livestock and cereal grains were raised and logging 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 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, barns and sheds continued to be low, broad buildings. However, beginning in the 1870s, barns began to be built taller, in response to new technologies, such as hay fork lifts.

During the Progressive Era (1884-1913), the population of Clackamas County tripled, jumping 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. While the Vernacular style continued to be the most popular style in the Oregon City Beaver Creek area, between 1883 and 1913, in rare instances, more elaborate styles were constructed. 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. 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 began to be designed in a variety of styles, including Gambrel and Gothic Gambrel. Fruit and nut production gained prominence in the Progressive Era.

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 Oregon City Beaver Creek vicinity. The construction of the Super Highway, also known as the Pacific Highway and now known as Highway 99E, may be considered to be the most important transportation activity in the Oregon City Beaver Creek study area during the Motor Age. The highway was notable for its method of construction, as well as for its scope. The Pacific Highway runs from the Canada to Mexico. Special auto related property uses came into being as a result of the construction of the highway. These uses included restaurants and taverns, as well as fruit stands. The intermittent rock walls which flank the highway were constructed by the Work Progress Administration during the Depression.

In the early 20th century agricultural buildings continued to evolve. Large barns were still constructed, but the most notable change was the introduction of buildings for large scale specialized farming, such as dairying. Dairying, egg production and truck farming are commonly associated with agricultural activity near urban centers, such as the area south of Oregon City.

SUBJECT PROPERTY

According to Harold Kohring, the subject farm complex, including watertower, was constructed circa 1880. Between 1876 and 1888 the Califf family owned the subject property. Both Samuel B. and Elizabeth Califf, as well as Charles and Kate Califf, held title at different times. The subject Vernacular style watertower was built circa 1880. Samuel B. Califf is listed in the 1880 U.S. Census for Clackamas County. He was born in 1825, emigrated to Oregon in 1873, and died in 1906. The Califfs sold to Annie and Michael Huiras in 1888. The Huiras family retained ownership for most of the remainder of the historic period. Michael Huiras is listed in the 1916 Clackamas County Directory as a farmer.

The farm complex includes a dwelling, watertower and barn. The house has been substantially altered and no longer conveys its historic character. The watertower is a rare building type in Clackamas County; further its three-tier design is unusual. The four-over-four windows support a date of construction circa 1880. The watertower is in deteriorated condition, however, sufficient historic material remains to recognize its original appearance. The barn is a low, broad building, the date of which is unknown. The Califf Farm may be evaluated as an example of a farm complex.

Oregon Historic Site Form--Intensive Level Survey

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 type="checkbox"/> Research Obituary | <input type="checkbox"/> Research Newspapers | <input type="checkbox"/> Research State Archives | <input type="checkbox"/> Research Photographs |
| <input checked="" 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: Oregon Historical Society Research Other: _____

Bibliography: Clackamas County Cultural Resource Inventory, 1984.
Clackamas County Directory, 1916-17.
Newspaper Index, Oregon Historical Society.
Tlor Title Company, Oregon City, OR.
U.S. Census, Clackamas County, 1880.

Record Information

ILS survey date: 09/30/2007 recorder: Koler/Morrison; Sigler CC-SHPO #: 1103
ILS date required (ID# used in city/agency database)

Survey Project Clackamas County Historic Landmarks Survey & Inventory Project
Name or other _____
Grouping Name _____

comments/notes: Deterlorated condition 2007

SHPO FILE INFO FOR THIS RECORD

RLS Date: 10/30/1984 Gen File Date: _____ NR Date Listed: _____ Master ID#: 31667 record ID: 48675

Oregon Historic Site Form--Intensive Level Survey

Report Photos



Califf Watertower 1984



Califf Watertower 2007

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Report Maps

Historic Name: CALIFF, SAMUEL AND ELIZABETH, FARM

