



**STAFF RECOMMENDATION to HISTORIC REVIEW BOARD**

This document represents the Staff Recommendation on a Land Use Application requesting the addition of a shade structure and landscaping in addition to the replacement of the front entrance stairs and front door. The site is a Historic Landmark and was designated as The William Stuwe Farm Complex.

**SECTION 1 – SUMMARY**

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**DATE:** January 30, 2024

**CASE FILE NO.:** Z0492-23-HR

**STAFF CONTACT:** Joy Fields, [jfields@clackamas.us](mailto:jfields@clackamas.us); (503) 742-4510

**LOCATION and Tax Lot:** at 30384 S STUWE RD, approximately 1300 feet south of the intersection of S Stuwe Rd and S Barnards Rd.. Tax Map 05S01E05, Tax Lots 01200

**APPLICANT:** Melissa Kauffman,

**OWNER:** Melissa Ann & Steven C Kauffman

**TOTAL AREA:** Approximately 14.6-15 acres

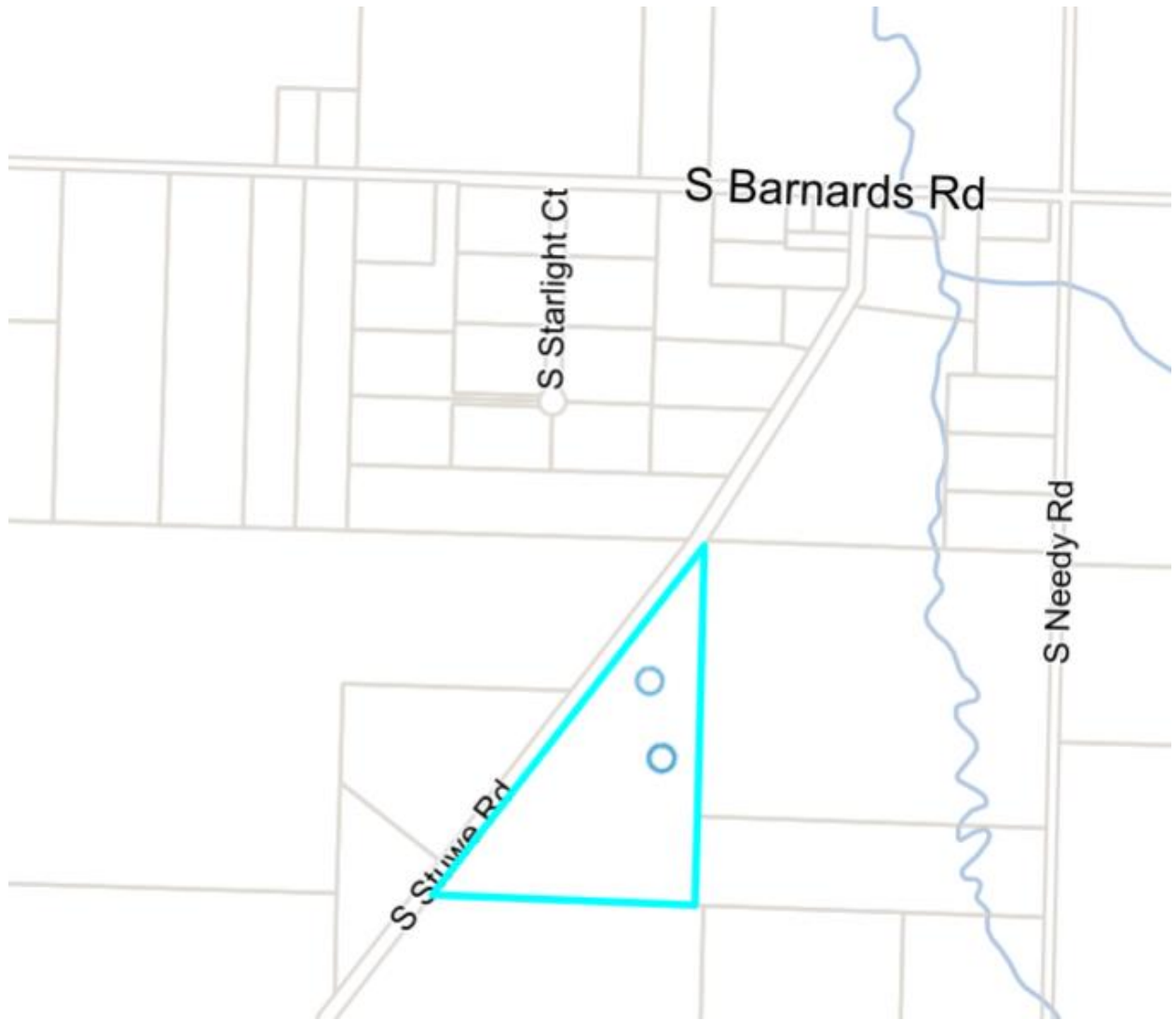
**ZONING:** EFU (Exclusive Farm Use)

**CITIZENS PLANNING ORGANIZATION:** South Canby

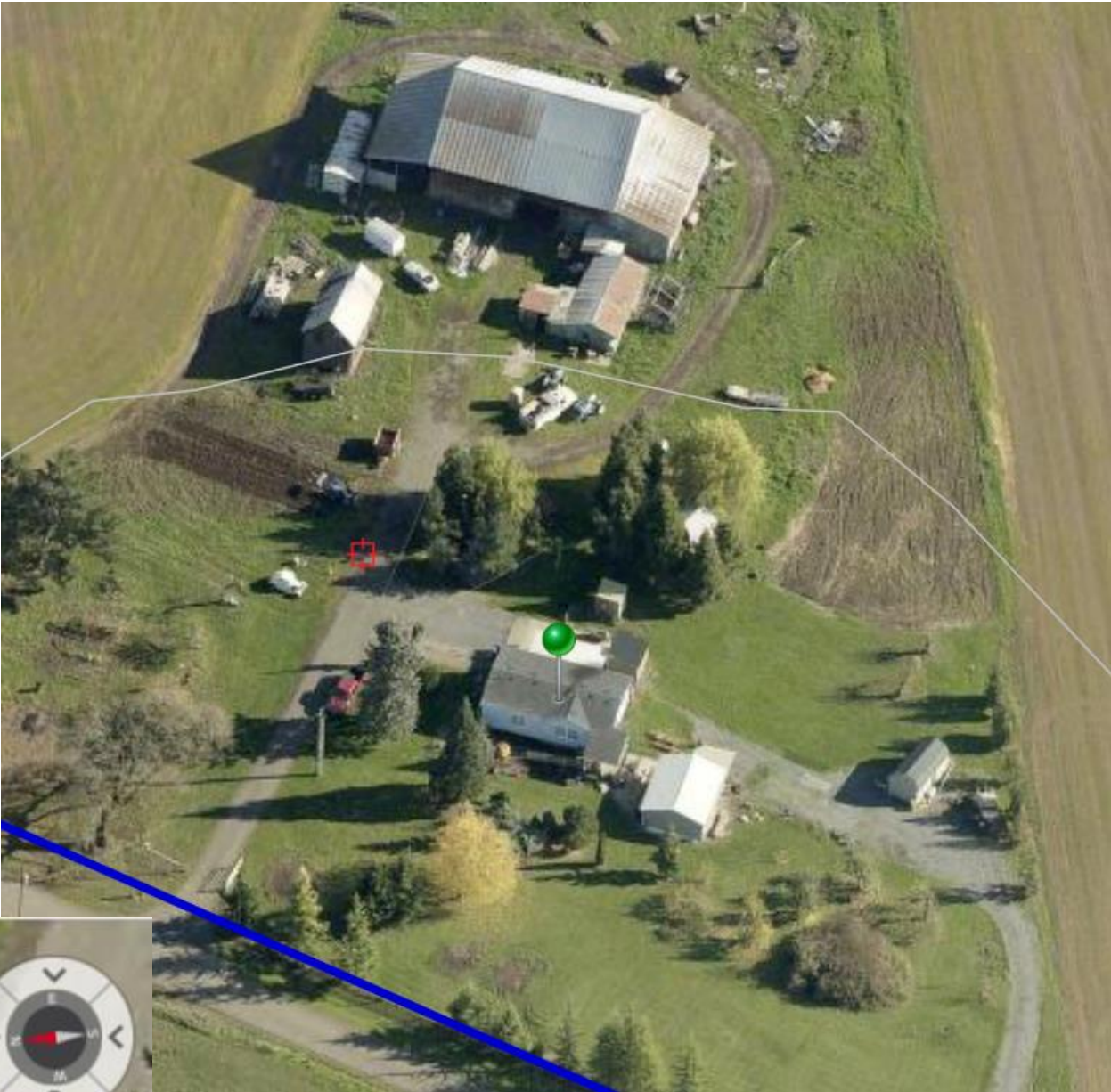
**PROPOSAL:** The applicant is requesting to add a 20'x24' covered patio to property that was designated a Historic Landmark for the William Stuwe Farm Complex. No change is proposed to any of the historic structures located on the property.

**APPLICABLE APPROVAL CRITERIA:** This application is subject to Clackamas County Zoning and Development Ordinance (ZDO) Sections(s) 707.05, 707.06(C)(4) and 1307.

Location Map

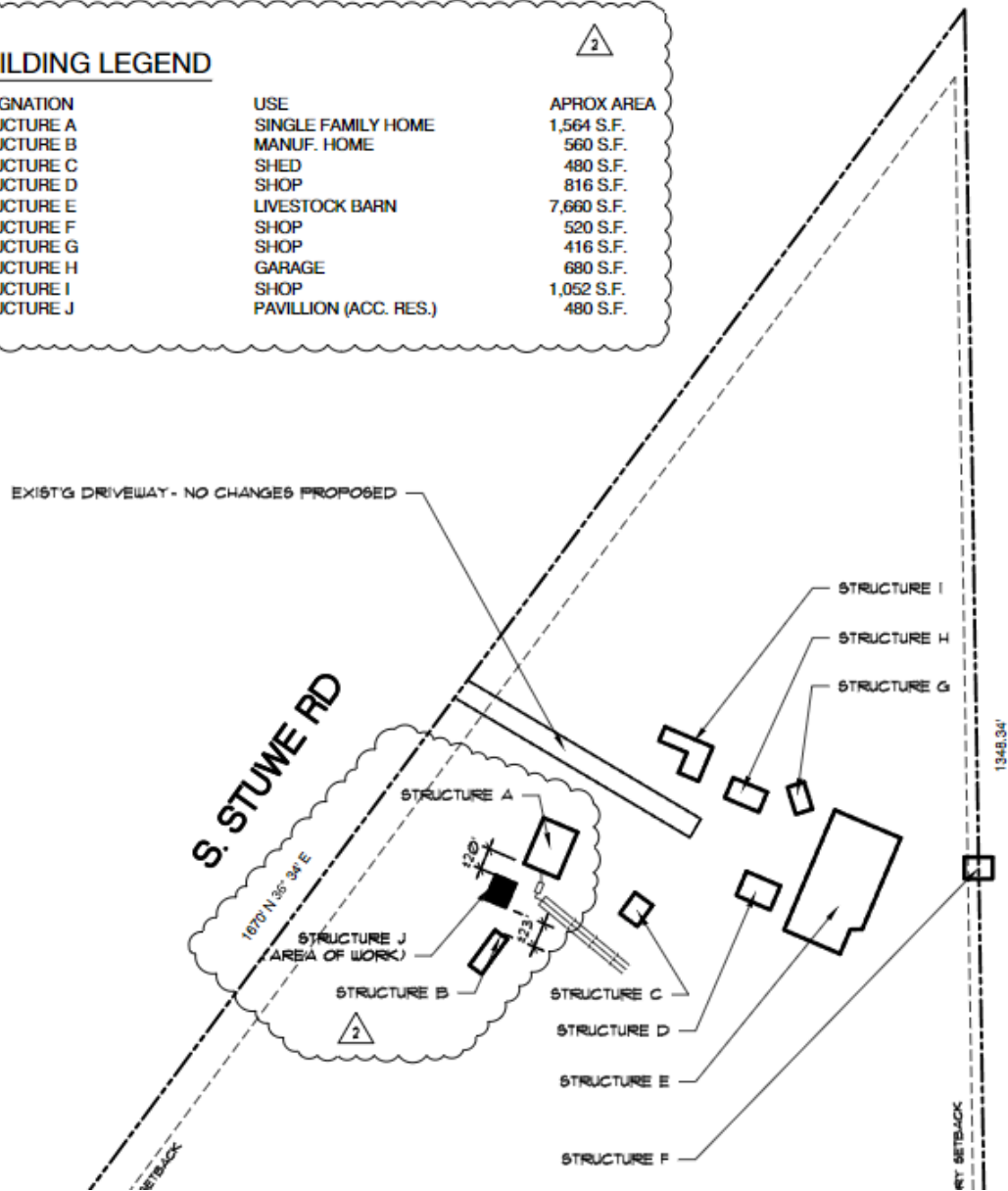


Aerial Image



## Site Plan

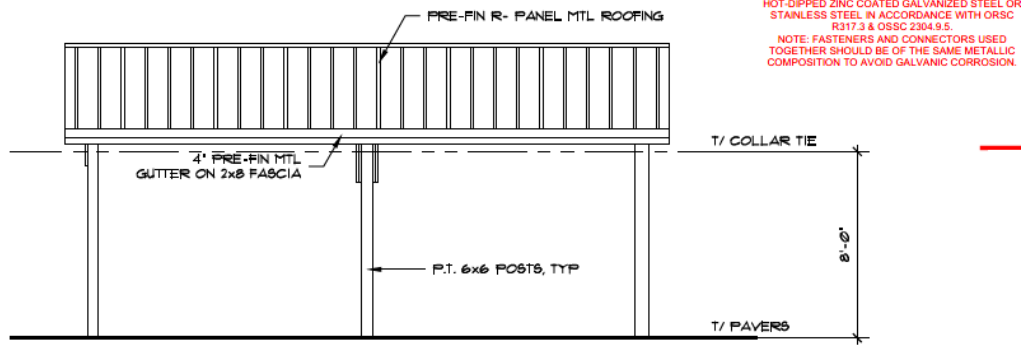
<b>BUILDING LEGEND</b>		
DESIGNATION	USE	APROX AREA
STRUCTURE A	SINGLE FAMILY HOME	1,564 S.F.
STRUCTURE B	MANUF. HOME	560 S.F.
STRUCTURE C	SHED	480 S.F.
STRUCTURE D	SHOP	816 S.F.
STRUCTURE E	LIVESTOCK BARN	7,660 S.F.
STRUCTURE F	SHOP	520 S.F.
STRUCTURE G	SHOP	416 S.F.
STRUCTURE H	GARAGE	680 S.F.
STRUCTURE I	SHOP	1,052 S.F.
STRUCTURE J	PAVILLION (ACC. RES.)	480 S.F.





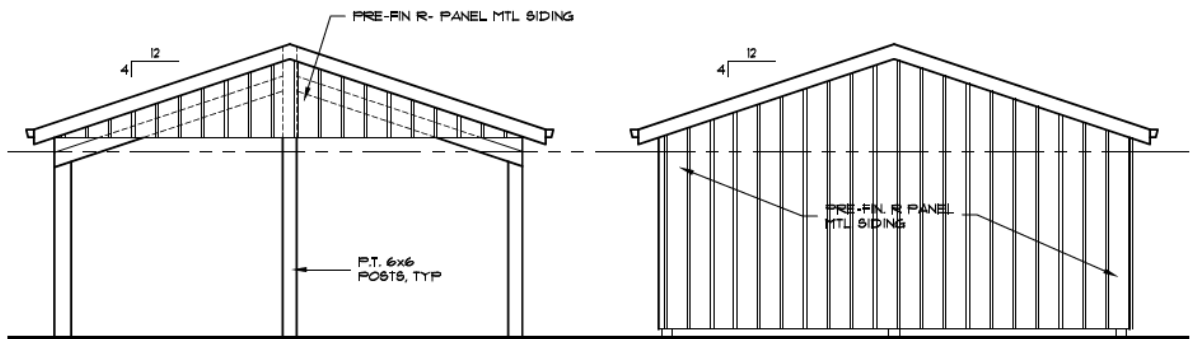
## Proposed Plans

### Outdoor Pavilion



FRONT ELEVATION

1/4" = 1'-0"



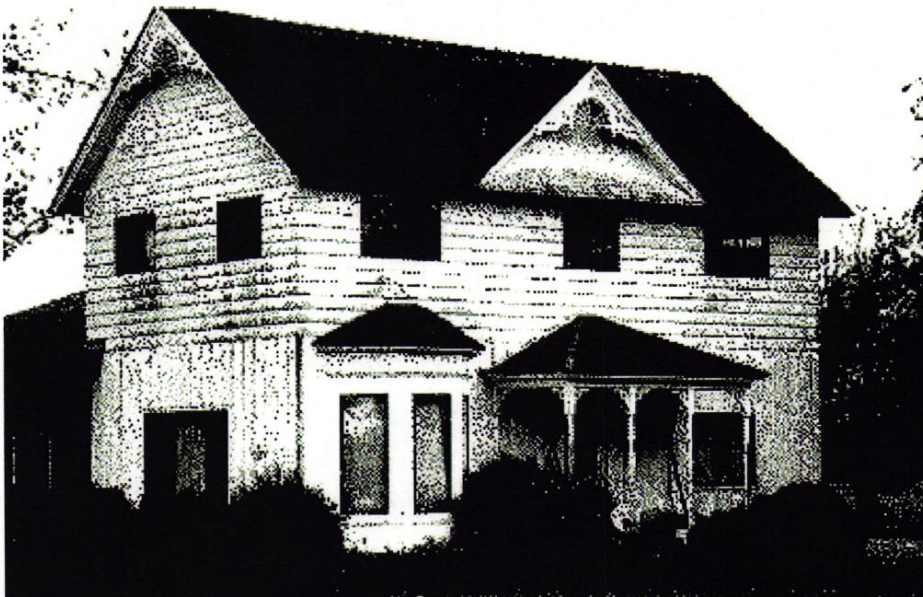
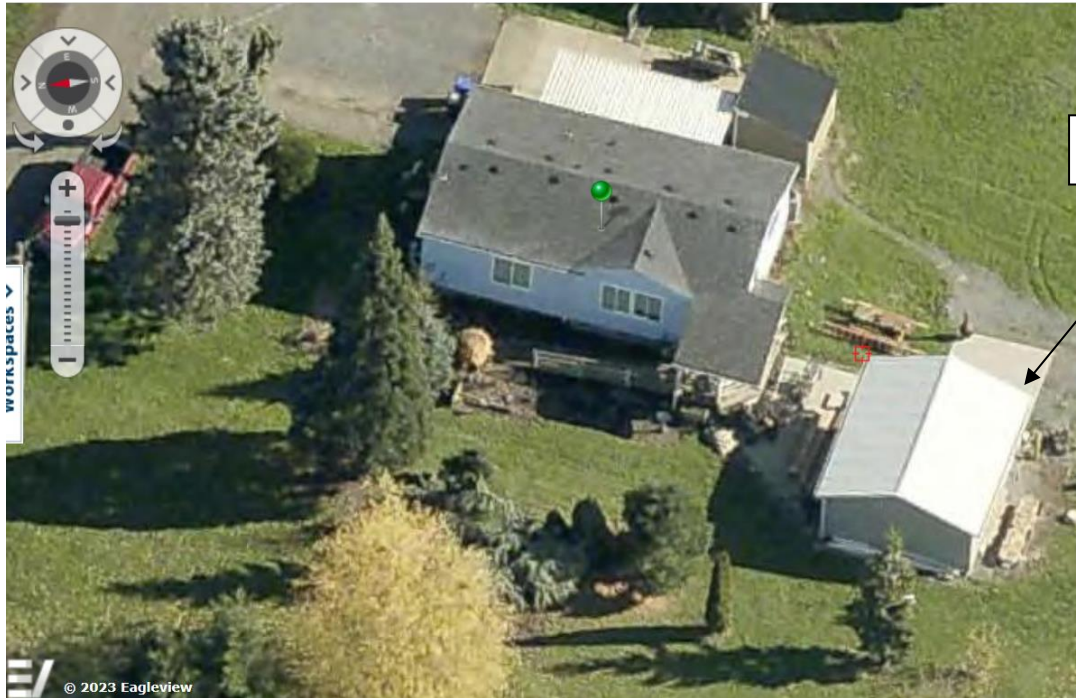
LEFT SIDE ELEVATION

1/4" = 1'-0"

RIGHT SIDE ELEVATION

1/4" = 1'-0"

## Current House Vs Historic Landmark Home



Building permit MH026397 indicates that the manufactured home was to replace the Single Family Residence that burned in January of 1997. Therefore, it appears the historic farmhouse was replaced by a manufactured home in 1997.

## Other Existing Structures Mentioned in Historic Landmark Designation File



### **BACKGROUND:**

The public hearings were held in October of 1996 with the Historic Review Board and the Board of County Commissioners for the Historic Landmark Designation file Z0670-96. Excerpts from the staff report follow: “Built circa 1900 in the Queen Anne Vernacular style of architecture, the William Stuwe Farm is a very good example of an early 20<sup>th</sup> century farm complex. The house, an asymmetrical two story structure is considered to be in good condition..... The house is part of a farm complex which includes, a milk house, a granary, a hops barn and an outhouse, all of which are believed to date to the historic period. In addition, a massive mature deciduous tree shares the site with the farm complex and adds to the historic character of the subject property.” “Despite these alterations, the William Stuwe Farm remains significant as an example of an early 20<sup>th</sup> century farm complex and for its association with William Stuwe, founder of Needy.”



When designated in 1996 the farm complex included the farm house, a milk house, a granary, a hops barn, an outhouse, and a very large deciduous tree all of which contributed to the historical character and significance of the farm complex. The 2007 historic inventory survey states “Bad shape; 2007; some buildings appear to be gone.” Additionally, the 2007 survey includes the following “The granary is believed to be contemporary with the dwelling. Architectural evidence, such as the covered double-hung sash windows, indicate the granary may have originally been a dwelling, according to architectural evidence. No other information to support this is currently known. The granary is in fair condition.” “A water tower and two storage sheds once occupied the subject property, but no longer extant....”

The Historic Landmark Designation file and the 2007 historic inventory file are devoid of a site plan. Therefore, based on the descriptions of the structures, staff provided a guess of the structures that currently exist and where they are on the property in relation to the proposed new construction.



In the current application the property owners are requesting approval to build an outdoor pavilion. The location of the pavilion is not near the potential granary or the potential hops barn (see aerial and site plan above).

The 2023 aerial does not show the “large deciduous tree” either. Therefore, it does not appear that the proposed location of the outdoor pavilion will result in the removal of any of the contributing resources.

**Site Description:** Located at 30384 S Stuwe Rd, Canby, 97013, the site is generally flat and surrounded by farms and farm fields. There are scattered trees located in the farm complex area near the home and out buildings.

### **DISCUSSION AND RECOMMENDATION:**

The Planning and Zoning Staff finds that, based on the findings below, the subject site is eligible for the construction of the 20x24 outdoor pavilion located near the 1997 manufactured home to the south.

**Applicable Criteria And Findings:** Sections 707.01, 707.05, and 707.06(C) provide the criteria used to determine how the Historic Preservation Overlay zone are applied to Historic Landmarks. Section 1307 provides the process by which the application is reviewed.

#### **Section 707.02 APPLICABILITY**

*A. Section 707 applies to designated Historic Landmarks, Historic Districts, and Historic Corridors*

**Finding:** The property at 30384 S Stuwe Rd is a designated Historic Landmark. This criterion is met.

#### **Section 707.04 Uses Permitted**

*A. Primary Uses: A Historic Landmark or properties within a Historic District or Historic Corridor may be used for any use which is allowed in the underlying zoning district, including home occupations, provided such use is not detrimental to the preservation of the historic resource, subject to the specific requirements for the use, and all other requirements of Section 707.*

**Finding:** The use of the property that has Historic Landmark Designation has and continues to be used for rural residential and farm use. In the EFU Zoning District farm use is an allowed primary use and the maintenance and alteration of primary homes are an allowed use. This criterion is met.

#### **Section 707.05 Historic Review Board**

*A Historic Review Board shall be established pursuant to Subsection 1307.03 and shall have the following responsibilities:*

*C. Review and make recommendations on all proposed new construction within a Historic District or Corridor, or on property on which a Historic Landmark is located, subject to Subsection 707.06;*



**Finding:** Adding structures to the property requires building permits, and the 20x24 outdoor pavilion is considered new construction on a property on which a Historic Landmark is located. Thus, the Historic Review Board is reviewing and providing recommendations to staff regarding Z0492-23. This criterion is met.

#### 707.06 THE REVIEW PROCESS

*4. New Construction: Applications for proposed structures on a Historic Landmark site, or within a Historic District or Historic Corridor shall be reviewed as Type II applications pursuant to Section 1307. Approval of an application shall be subject to the following criteria:*

- a. The design of the proposed structure is compatible with the design of the landmark building(s) on the site or in the district or corridor considering scale, style, height, and architectural detail, materials, and colors.*
- b. The location and orientation of the new structure on the site is consistent with the typical location and orientation of similar structures on the site or within the district or corridor, considering setbacks, distances between structures, location of entrances, and similar siting considerations.*
- c. Changes to yard areas including planters, fences, ponds, walkways and landscape materials should be compatible with the overall historic setting.*
- d. Scale of commercial use: Individual permitted uses shall be of a scale appropriate to serve properties surrounding the historic overlay.*

**Finding:** The Stuwe farm complex has changed through the years including the destruction of the farm house that was replaced by a manufactured home and the removal and deterioration of the outbuildings that may, or may not, have contributed to the historic significance of the original farm complex. Therefore, the addition of the outdoor pavilion with a metal roof is considered compatible with the design of the landmark buildings that have metal roofs. While the metal siding on the pavilion is not the board and batten siding of the farm complex buildings, the pavilion is set apart from those structures and is of a scale that is appropriate to serve the manufactured home located on the historic landmark property. The manufactured home and pavilion are separated from the historic farm complex by a row of trees that adds separation of the new from the old.

None of the proposed new construction change the use of the property and do not change the commercial scale of the use.

Therefore, staff find the new construction criterion to be met.

#### **SUMMARY OF FINDINGS AND RECOMMENDATION**

The Planning and Zoning Staff finds that the addition of the proposed structure does not compromise the historic integrity of the site and should be allowed on this Clackamas County Historic Landmark. Based on the above analysis of the ordinance standards, staff recommends approval of the 20x24 outdoor pavilion on this property.



**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](mailto:zoninginfo@clackamas.us)  
[www.clackamas.us/planning](http://www.clackamas.us/planning)

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**NOTICE OF LAND USE APPLICATION IN YOUR AREA**

**Date of Mailing of this Notice:** 01/11/2024

**Notice Mailed To:** Property owners within feet of the subject property  
Community Planning Organizations (CPO)  
Interested Agencies

**File Number:** Z0492-23

**Application Type:** Historic Landmark Major Alteration

**Proposal:** HISTORIC PROPERTY ALTERATION - The applicant is requesting to add a 20'x24' covered patio to property that was designated a Historic Landmark for the William Stuwe Farm Complex. No change is proposed to any of the historic structures located on the property. The Historic Review Board will consider the application and make a recommendation to staff during their February meeting. The staff report and meeting agenda will be available at: <https://www.clackamas.us/planning/reviewboard> one week before the meeting.

**Applicable Zoning and Development Ordinance (ZDO) Criteria:** In order to be approved, this proposal must comply with ZDO Sections 202, 401, 707, 1307. The ZDO criteria for evaluating this application can be viewed at <https://www.clackamas.us/planning/zdo.html>

**Applicant:** KAUFFMAN, MELISSA

**Property Owner:** KAUFFMAN MELISSA ANN & STEVEN C

**Site Address:** 30384 S STUWE RD  
CANBY, OR 97013

**Location:** at 30384 S STUWE RD, approximately 1300 feet south of the intersection of S Stuwe Rd and S Barnards Rd.

**Assessor's Map and Tax Lot:** 51E05 01200

**Zoning:** EFU-EXCLUSIVE FARM USE DISTRICT

**Staff Contact:** Joy Fields

**E-mail:** [JFields@clackamas.us](mailto:JFields@clackamas.us)

**Community Planning Organization:** The following recognized Community Planning Organization (CPO) has been notified of this application. This organization may develop a recommendation. You are welcome to contact the CPO and attend their meeting on this matter, if one is planned.

If this CPO is currently inactive and you are interested in becoming involved in land use planning in your area, please contact Clackamas County Community Engagement at [communityinvolvement@clackamas.us](mailto:communityinvolvement@clackamas.us). In some cases where there is an inactive CPO, a nearby active CPO may review the application. To determine if that applies to this application, call or email the staff contact.

**How to Review this Application:** A copy of the application, all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for inspection at no cost. Copies may be purchased at the rate of \$2.00 per page for 8 1/2" x 11" or 11" x 14" documents, \$2.50 per page for 11" x 17" documents, \$3.50 per page for 18" x 24" documents and \$0.75 per sq ft with a \$5.00 minimum for large format documents. You may view or obtain these materials:

- Online at <https://accela.clackamas.us/citizenaccess/>. After selecting the Planning tab enter the file number to search. Select File Number and then select Attachments from the dropdown list, where you will find the submitted application; or
- By emailing or calling the staff contact.

**Decision Process:** Following the closing of the comment period, a written decision on this application will be made and a copy will be mailed to you. If you disagree with the decision, you may appeal to the Land Use Hearings Officer, who will conduct a public hearing. There is a \$250 appeal fee.

**How to Comment on this Application:**  
To ensure your comments are considered prior to issuance of the decision, they must be received within 20 days of the date of this notice. Comments may be submitted by email to the staff contact or by regular mail to the address at the top of this notice. Please include the file number on all correspondence, and focus your comments on the approval criteria identified above or other criteria that you believe apply to the decision.

Comments:

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\_\_\_\_\_  
Your Name/Organization

\_\_\_\_\_  
Telephone Number

*Clackamas County is committed to providing meaningful access and will make reasonable accommodations, modifications, or provide translation, interpretation or other services upon request. Please contact us at least three (3) business days before the meeting at 503 -742-4545 or [DRenhard@clackamas.us](mailto:DRenhard@clackamas.us).*

¿Traducción e interpretación? | Требуется ли вам устный или письменный перевод? | 翻译或口译? | Cần Biên dịch hoặc Phiên dịch? | 번역 또는 통역?



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

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

**TYPE II OR III LAND USE APPLICATION**

**DEEMED COMPLETE**

ORIGINAL DATE SUBMITTED:

FILE NUMBER:

APPLICATION TYPE:

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

Staff Name

Title

**Comments:**

**Check one:**

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

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



**Planning and Zoning  
Department of Transportation and Development**

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

**STAFF USE ONLY**

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RECEIVED

**Dec 18 2023**

Clackamas County  
Planning & Zoning Division

**Z0492-23**

Staff Initials: \_\_\_\_\_ File Number: \_\_\_\_\_

Land use application for:

# HISTORIC PROPERTY MAINTENANCE

**Application Fee: (None)**

APPLICANT INFORMATION			
Applicant name: Melissa Kauffman	Applicant email: sk2030@canby.com	Applicant phone: 503-502-3777	
Applicant mailing address: 30384 S Stuwe Rd	City: Canby	State: OR	ZIP: 97013
Contact person name (if other than applicant): Seth Kauffman	Contact person email: sethk84@gmail.com	Contact person phone: 503-406-7007	
Contact person mailing address: 23125 S Scotts Way	City: Canby	State: OR	ZIP: 97013

PROPOSAL
Brief description of proposal: Addition of 20'x24' covered patio

SITE INFORMATION		
Site address: 30384 S Stuwe rd	Comprehensive Plan designation:	Zoning district:
Map and tax lot #:  Township: <u>5s</u> Range: <u>1e</u> Section: <u>05</u> Tax Lot: <u>01200</u> Township: _____ Range: _____ Section: _____ Tax Lot: _____ Township: _____ Range: _____ Section: _____ Tax Lot: _____	Land area:	
Adjacent properties under same ownership: Township: <u>5s</u> Range: <u>1e</u> Section: <u>05</u> Tax Lot: <u>01100</u> Township: _____ Range: _____ Section: _____ Tax Lot: _____		

Printed names of all property owners: Melissa Kauffman Steven Kauffman	Signatures of all property owners: 	Date(s): 12/18/23 12/18/23
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. Applicant signature:		Date:



## A. Review applicable land use rules:

This application is subject to the provisions of Section 707, Historic Landmark (HL), Historic District (HD), and Historic Corridor (HC) of the Clackamas County Zoning and Development Ordinance (ZDO).

It is also subject to the ZDO's definitions, procedures, and other general provisions, as well as to the specific rules of the subject property's zoning district and applicable development standards, as outlined in the ZDO.

## B. Turn in all of the following:

- Complete application form:** Respond to all the questions and requests in this application, and make sure all owners of the subject property sign the first page of this application. Applications without the signatures of *all* property owners are incomplete. **There is no charge for this application.**
- Plot plan:** Provide a plot plan (also called a site plan). A *Plot Plan Sample* is available from the Planning and Zoning website. The plot plan must be accurate and drawn to-scale on paper measuring no larger than 11 inches x 17 inches. The plot plan must illustrate all of the following (when applicable):
  - Lot lines, lot/parcel numbers, and acreage/square footage of lots;
  - Contiguous properties under the same ownership;
  - All structures, fences, roads, driveways, parking areas, landscaping, and easements, each with identifying labels and dimensions;
  - Setbacks of all structures from lot lines and easements;
  - Significant natural features (rivers, streams, wetlands, slopes of 20% or greater, geologic hazards, mature trees or forested areas, drainage areas, etc.); and
  - Location of utilities, wells, and all onsite wastewater treatment facilities (e.g., septic tanks, septic drainfield areas, replacement drainfield areas, drywells).
- Exterior materials list:** Provide a list of exterior materials pertinent to the application request.
- Building elevation diagrams (or photos):** Attach drawings of all affected structures. The drawings must indicate dimensions (height, length, width, and area) and be to-scale. They must show each side of the structure and any windows, doors, or other appurtenances. Photos may be used in lieu of drawings for small projects, but dimensions must also be indicated on the photos.
- Paint photos and samples:** If the proposed maintenance includes painting and related preparation of an historic structure, provide photos of the original paint colors and samples of the proposed paint colors.
- Roofing material photos:** If the proposed maintenance includes repair and/or replacement of roofing materials, provide photos of the original materials and photos or a detailed description of the proposed roofing materials.
- Photos of yard fixtures and landscaping:** If the proposed maintenance includes replacement of fences, shrubs, or other yard fixtures or landscaping, provide photos of the original fixtures/landscaping and photos or detailed drawings of proposed fixtures and landscaping.

### C. Describe the proposal:

Accurately answer the following questions in the spaces provided. Attach additional pages, if necessary.

1. What Historic Landmark, Historic District, or Historic Corridor is being proposed for maintenance?

Name/address/description of historic property:

30384 S Stuwe Rd Canby OR 97013

2. Will the proposed maintenance include painting or related preparation of a structure?

NO

YES, but the proposed paint color is the same as the original color.

YES, and while the proposed paint color is not the same as the original color, it is appropriate to the historic period for the following reasons:

3. Will the proposed maintenance include repair and/or replacement of roofing materials?

NO

YES, but the proposed roofing materials are the same kind as the existing materials.

4. Will the proposed maintenance include grounds care or maintenance necessary to conduct a permitted use on the property?

NO

YES, as described in the box below:

5. Will the proposed maintenance include replacement of any fences, shrubs, or other yard fixtures or landscaping?

NO

YES, but the proposed yard fixtures and/or landscaping are similar to the originals in type and/or style for the following reasons:

6. Do you propose for any existing materials to be replaced in kind for a small portion of a building or grounds because of damage or decay of materials?

NO

YES, as described in the box below:

7. Do you propose to install or do maintenance of any irrigation system?

NO

YES, as explained in the box below:

8. Explain how any other proposed maintenance qualifies as a normal responsibility of the property owner to care, repair, and replace with like materials:

## D. Describe the proposal:

1. What Historic Landmark, Historic District, or Historic Corridor is being proposed for alteration, new construction, moving and/or demolition?

Name and description of historic property:

Stuwe Farm at 30384 s stuwe rd Canby Or 97013.

2. Describe all of the proposed alterations of, and/or development on, the subject historic property:

20x24 covered patio to south of current mobile home



3. Check the box next to the type(s) of alterations/development proposed, and complete the associated additional section(s) of this application that follow.

- Minor alteration:** This is an alteration to restore portions of the exterior to the *original historic appearance* while performing repairs. Examples include: adding gutters and downspouts; repairing or providing a compatible new foundation that does not result in raising or lowering the building elevation; a change in material to match the original type of material on a structure or grounds; a change in type of roof material in character with the original roofing material; and replacing storm windows or doors.  
**(No additional questions to answer)**
- Major alteration:** This is an alteration that exceeds the scope of a minor alteration but does not include the development of a new structure.  
**(Answer additional questions in Part E on Page 6)**
- New construction:** This is the development of any *new structure* on a lot with a historic designation or in a Historic District or Historic Corridor, including construction of a new detached garage, barn, shed, or other accessory building.  
**(Answer additional questions in Part F on Page 11)**
- Moving:** This is the relocation of a primary, secondary, or contributing structure within a Historic District or Historic Corridor, or of a structure designated as, or contributing to, a Historic Landmark.  
**(Answer additional questions in Part G on Page 13)**
- Demolition:** This is the demolition of a primary, secondary, or contributing structure within a Historic District or Historic Corridor, or of a structure designated as, or contributing to, a Historic Landmark.  
**(Answer additional questions in Part H on Page 16)**

## F. For new construction:

If you are proposing new construction on a property with a Historic Landmark designation, in a Historic District, or in a Historic Corridor, accurately answer the following questions in the spaces provided. Attach additional pages, if necessary.

1. How is the design of the proposed structure compatible with the design of the Historic Landmark building(s) on the subject site, or in the subject Historic District or Historic Corridor, considering scale, style, height, and architectural detail, materials, and colors?

it an addition of an accessory building with bat and board siding to maintain to style with metal corrugated roofing. Color was matched to existing mobile home not historic in nature.

2. How is the location and orientation of the new structure on the site consistent with the typical location and orientation of similar structures on the site or within the subject Historic District or Historic Corridor, considering setbacks, distances between structures, location of entrances, and similar siting considerations?

We have kept the building close to the mobile home which has no significance in the historic elements of the property.

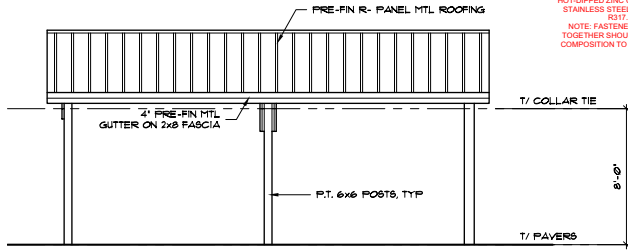
3. Does your proposal include changes to yard areas, including planters, fences, ponds, walkways, and landscape materials?

NO

YES, but those changes, which are described in the box below, will be compatible with the overall historic setting for the following reasons:

4. Explain how the new structure will be used and, if for a commercial use, how that use will be of a scale appropriate to serve properties surrounding the historic overlay:

The addition will be used as an outside leisure area. Nothing commercial in nature.



FRONT ELEVATION

1/4" = 1'-0"

FASTENERS AND CONNECTORS FOR PRESURE PRESERVATIVE TREATED WOOD SHALL BE HOT-DIPPED ZINC COATED GALVANIZED STEEL OR STAINLESS STEEL IN ACCORDANCE WITH ORC: R317.3 & ORSC 2304.9.5. NOTE: FASTENERS AND CONNECTORS USED TOGETHER SHOULD BE OF THE SAME METALLIC COMPOSITION TO AVOID GALVANIC CORROSION.

**FRAMING SPECIFICATIONS**

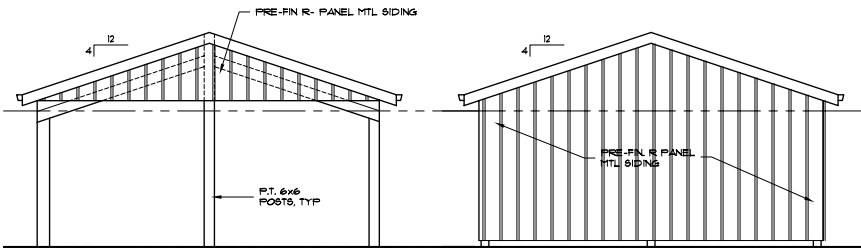
(UNLESS NOTED OTHERWISE)

FRAMING LUMBER:  
 JOIST / RAFTERS DF-L #2  
 STUDS DF-L #2  
 4x AND 6x BEAMS DF-L #1 (#2 AT FOUNDATION)  
 GULLIAM BEAMS GRADE-SAFE 4-4-08 AS NOTED ON PLANS  
 EMBEDDED POSTS HEM-FIR #1 GROUND CONTACT P.T.  
 L/C 1.56" WATERPROOF TRUSS JOIST OR EQUAL

SHEATHING MATERIALS:  
 ROOF SHEATHING ALL SHTHG SHALL BE APA SPAN-RATED  
 WALL SHEATHING 15/32" CDX PLYWOOD  
 15/32" OSB

NAILING SCHEDULE (all nails are common U.N.O.):  
 Bridging to joist toe nail (2) 8d  
 Top plate to stud end nail (2) 16d  
 Stud to sole plate end nail (4) 8d  
 Double studs face nail (2) 16d  
 Double top plates face nail 16d @ 12" oc  
 face nail 16d @ 16" oc  
 Lap splice (8) 16d  
 Blk'g btwn joist/rafter to top plate toe nail (3) 8d  
 Rim joist to top plate toe nail 8d @ 6" oc  
 Top plates, intersections face nail (2) 16d  
 Top plates, laps face nail 24" min, (12) 16d ea. side  
 Rafter to plate toe nail (3) 8d  
 Collar tie to rafter face nail (3) 10d  
 Ledger face nail @ ea joist (3) 16d  
 Sheathing 1/2" & less 8d  
 (sheathing nailing @ 6" oc @ panel edges & 12" oc @ intermediate supports)

CONSTRUCT AS SHOWN OR PROVIDE DESIGN ALTERNATE WITH CALCULATIONS

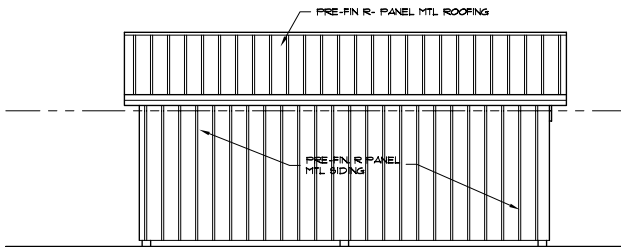


LEFT SIDE ELEVATION

1/4" = 1'-0"

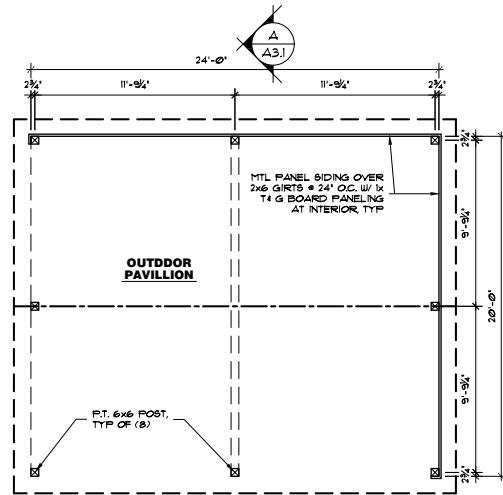
RIGHT SIDE ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"



FLOOR PLAN

1/4" = 1'-0"



1307 Seventh Street  
 Oregon City, OR 97045  
 503-656-1942 ph  
 503-656-0658 fax  
 www.iselinarchitects.com

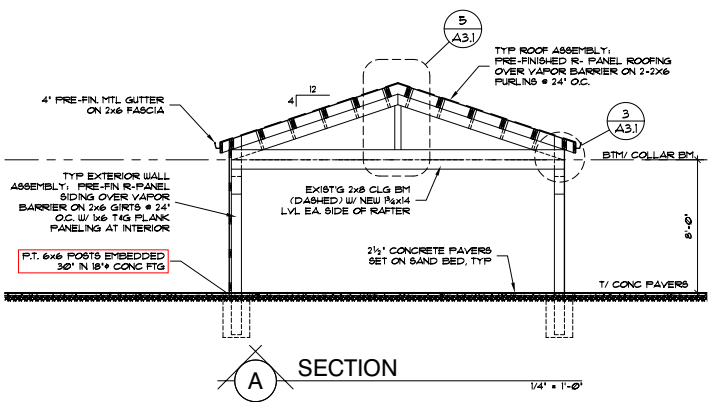
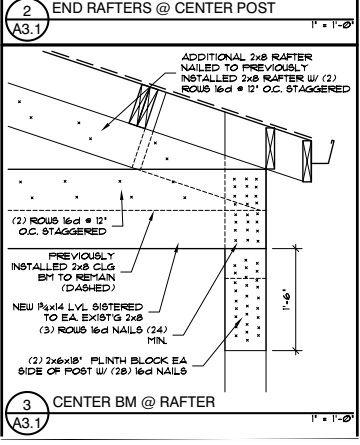
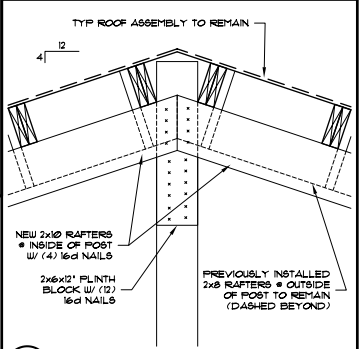
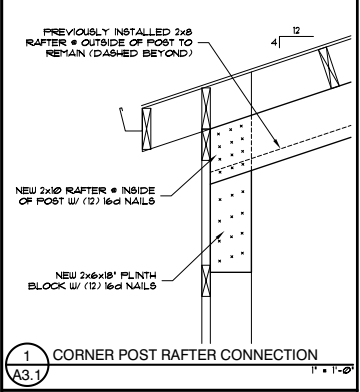
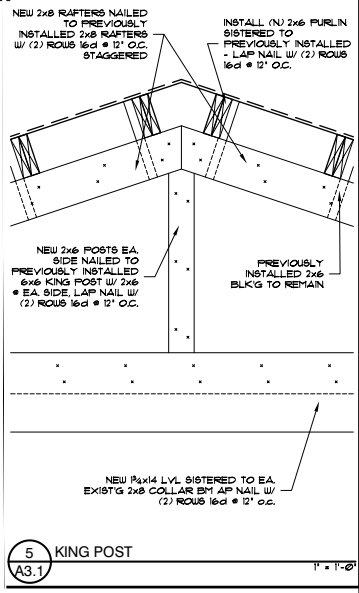


permit After the Fact for  
**Kaufman Pavillion**  
 30384 S. Stuwe Rd  
 Canby, OR 97013

PROJ. NO.: 2301  
 FILE: AFP  
 DATE: 7/13/2023

SHEET #  
**A1.2**

FLOOR PLAN & ELEVATIONS



CONSTRUCT AS SHOWN  
OR PROVIDE DESIGN ALTERNATE  
WITH CALCULATIONS

**ia**

**ISELIN ARCHITECTS P.C.**

1307 Seventh Street  
Oregon City, OR 97045  
503-656-1942 ph  
503-656-0658 fax  
www.iselinarchitects.com

REGISTERED ARCHITECT  
#3272  
TODD L. ISELIN  
OREGON CITY, OREGON  
STATE OF OREGON

permit After the Fact for  
**Kaufman Pavilion**  
30384 S. Stuwe Rd  
Canby, OR 97013

PROJ. NO.: 2301  
FILE: A-SEC  
DATE: 7/13/2023

SHEET #  
**A3.1**  
SECTIONS & DETAILS



# Oregon Historic Site Form--Intensive Level Survey

## Location information CLACKAMAS COUNTY HISTORIC LANDMARK

(approximate address)  
 address: 30384 S Stuwe Rd  
 street # pre-dir street name suffix post dir  
 \_\_\_\_\_ (2nd nbr, e.g. 213 - 215)  
 city: Canby  vicinity state: OR zip: 97013  
 county: Clackamas  
 township: 5 S range: 1E section: 5 1/4: \_\_\_\_\_ tax lot nbr: 01200  
 block nbr: N/A lot nbr: n/a acreage: 14.75  
 addition: Parson Gleason Homestead zoning: Farm Use  
 map nbr: Study Area 8 zoning\_file\_nbr: Z0670-97

location description:  
 (use for remote sites)  
 associated addresses: Needy  
 USGS Location Information  
 USGS Quad Name: Yoder  
 UTM Zone: \_\_\_\_\_ UTM Easting: \_\_\_\_\_ UTM Northing: \_\_\_\_\_

Z0670-96 is the correct file #  
and the Board Order is 97-88

*NO*

## Resource Information

resource type: Building evaluation: \_\_\_\_\_  
 NR Status: \_\_\_\_\_  
 historic name: **STUWE, WILLIAM & CHRISTINE, FARM**  
 primary constr date: 1900 (c.)  secondary date: \_\_\_\_\_ (c.)   
 height (# stories): 2 (optional--use for major addns)  
 primary historic use: FARMSTEAD  
 secondary hist use: Single Dwelling  
 primary style: QUEEN ANNE  
 secondary style: \_\_\_\_\_  
 primary siding: HORIZONTAL BOARD  
 secondary siding: WOOD:OTHER/UNDEFINED  
 structural framing: Wood/unknown  
 foundation material: Post-and-beam secondary mat.: \_\_\_\_\_  
 roof material: Wood shakes window material: Aluminum slider

current/other names:  
 farmstead/cluster name: Stuwe, William & Christine, Farm  
 # assoc resources: 3 # contributing: 3 # noncontr: 7  
 description: His granary, outhouse, hops barn; deteriorated sheds, milk  
 local\_designation: **Historic Landmark**  
 historic use comments:  
 prim style comments: \_\_\_\_\_  
 sec style comments: \_\_\_\_\_  
 siding comments: Lap siding; board-and-batten  
 plan type: \_\_\_\_\_  
 architect: \_\_\_\_\_  
 builder: \_\_\_\_\_

**physical descr:** HOUSE  
 PLAN/TYPE/SHAPE: Asymmetrical  
 NO. OF STORIES: 2  
 FOUNDATION MATERIAL: Post-and-beam  
 BASEMENT: No  
 ROOF FORM AND MATERIALS: Gable w/ wood shakes  
 WALL CONSTRUCTION/STRUCTURAL FRAME: Wood/unknown  
 PRIMARY WINDOW TYPE: Aluminum sliders  
 EXTERIOR SURFACING MATERIALS: Lap siding; board-and-batten; watertable in bay  
 DECORATIVE FEATURES: Turned posts; jigsaw brackets; ornate door; gable ornament; flash glass  
 OTHER: Single-bay hip roof porch, w. elev.; paneled-and-glazed door; gable roof dormer; polygonal window bay w/ panels, w. elev.; two interior chimneys

GRANARY  
 ESTIMATED DATE BUILT: c. 1900  
 STYLE: Vernacular  
 PLAN/TYPE/SHAPE: Rectangular  
 NO. OF STORIES: 1 1/2  
 FOUNDATION MATERIAL: Post-and-beam  
 BASEMENT: No  
 ROOF FORM AND MATERIALS: Gable w/ sheet metal  
 WALL CONSTRUCTION/STRUCTURAL FRAME: Wood/unknown  
 PRIMARY WINDOW TYPE: Enclosed double-hung sash  
 EXTERIOR SURFACING MATERIALS: Narrow lap siding; shingles w/ cornerboards and rake boards

# Oregon Historic Site Form--Intensive Level Survey

DECORATIVE FEATURES: None  
OTHER: Side-wall overhead sliding door  
EXTERIOR ALTERATIONS (DATE): Door removed (n.d.); windows altered (n.d.); six-light fixed windows covered by siding (n.d.); re-sided (n.d.); ell removed (n.d.)

OUTHOUSE  
ESTIMATED DATE BUILT: 1932  
STYLE: Vernacular  
PLAN/TYPE/SHAPE: Square  
NO. OF STORIES: 1  
FOUNDATION MATERIAL: Post-and-beam  
BASEMENT: No  
ROOF FORM AND MATERIALS: Shed w/ wood shingles (check)  
WALL CONSTRUCTION/STRUCTURAL FRAME: Wood/unknown  
PRIMARY WINDOW TYPE: None  
EXTERIOR SURFACING MATERIALS: Bevel siding w/ cornerboards  
DECORATIVE FEATURES: None  
OTHER: Flush door  
EXTERIOR ALTERATIONS (DATE): Moved from behind house (n.d.)

HOPS BARN  
ESTIMATED DATE BUILT: c. 1902  
STYLE: Vernacular  
PLAN/TYPE/SHAPE: Rectangular  
NO. OF STORIES: 2  
FOUNDATION MATERIAL: Post-and-beam  
BASEMENT: No  
ROOF FORM AND MATERIALS: Gable w/ sheet metal  
WALL CONSTRUCTION/STRUCTURAL FRAME: Wood/unknown  
PRIMARY WINDOW TYPE: None  
EXTERIOR SURFACING MATERIALS: Board-and-batten  
DECORATIVE FEATURES: None  
OTHER: Side-wall overhead sliding door; two lean-tos, n. and s. elev.  
EXTERIOR ALTERATIONS (DATE): Door removed (n.d.)

**alterations:** Windows replaced (n.d.); several ells added, w. and n. elev. (n.d.); porch deck replaced w/ cement (n.d.); resided (n.d.); gable cool house w/ gable cupola attached (n.d.); shed roof garage added, e. elev. (n.d.). The house has had major alterations, including the replacement of the windows, the addition of several ells to the north and west elevations, the replacement of the porch deck with concrete, the replacement of the original siding with lap and board-and-batten and the attachment of a gable roof cool house with a gable cupola and the addition of a shed roof garage to the east elevation. The dates of these alterations is currently unknown. Despite these alterations the house retains much of its form and massing and decorative details.

**landscape:** Extremely mature deciduous tree.

**setting:** The William Stuwe Farm is located on the east side of Stuwe Road, a quiet, two-lane thoroughfare, an early 20th century road, near what was once known as the community of Needy. The house is close to the road. The site is level with mature deciduous trees and ornamental plantings. Across the road to the west is a cultivated field. On the north and east there are cultivated fields. On the south there is a pasture. The area is predominantly in agricultural use.

**significance:** Bad shape 2007; some buildings appear to be gone. The William Stuwe Farm is located along Stuwe Road, an early 20th century road, near what was once known as the community of Needy. The subject property is located within the Parson Gleason homestead.

According to county records, William (or Wilhelm) Stuwe, the original owner, purchased the subject property in 1890 from William and Louisa E. Cline. Title records show that John H. Stuwe, William H. Stuwe, and Herman C. Stuwe sold their interest to Ernest L. Stuwe, August C. Stuwe, and Christina F. Stuwe in 1914. The Stuwe heirs retained ownership of the subject property through 1955. William Stuwe and Christine Stuwe came to Oregon from Galveston, Texas and settled on a farm in the Needy area in 1888 and later founded the community of Needy. In 1938 their living children included Herman (1892-1973), August (1890-1968), John (188-1964), Christina (1883-1964), Albert (1880-1945), Frederick (1877-1958), Ernest (1875-1944) and William, Jr. (1873-1954). Another daughter, Maria Pauline (1885-1885) died while the family was still in Texas. Their name remains as a landmark in Stuwe Road, once known as Silverton Trail, which runs by the old farm and goes to the Rock Creek Cemetery, where the Stuwe family is buried.

The Queen Anne style enjoyed popularity in western Oregon from the 1890s through the first decade of the 20th century, coinciding with a boom in population. The style was most common in urban areas, however, rural examples were built. Typically the rural versions were modest and simple in comparison to the city examples. All variations of the Queen Anne style had some decorative materials such as patterned shingles, turned and jigsaw brackets, posts and gable ornaments. Bay windows or other attachments, which added interest to the wall surface and plan, were also common. The high-style Queen Anne and the Vernacular differed in terms of scale and massing. The former often featured a complex floor plan and multiple roof forms. The



# Oregon Historic Site Form--Intensive Level Survey

later often featured a simple rectangular plan, gable roof and some of the above mentioned ornament. The Queen Anne detailing found on the subject house includes turned posts, jigsaw brackets, an ornate door, gable ornaments and flash glass.

The house has had major alterations, including the replacement of the windows, the addition of several ells to the north and west elevations, the replacement of the porch deck with concrete, the replacement of the original siding with lap and board-and-batten and the attachment of a gable roof cool house with a gable cupola and the addition of a shed roof garage to the east elevation. The dates of these alterations is currently unknown. Despite these alterations the house retains much of its form and massing and decorative details. The house is part of a farm complex including a milk house, a granary, an outhouse and hops barn, all of which are believed to date to the historic period and therefore contribute to the historic character of the subject property.

The granary is believed to be contemporary with the dwelling. Architectural evidence, such as the covered double-hung sash windows, indicate that the granary may have originally been a dwelling, according to architectural evidence. No other information to support this is currently known. The granary is in fair condition. Alterations include removal of the door and the residing of the building, which enclosed the windows. The dates of these alterations are not currently known. The outhouse was built in 1932, according to the current owner. The building is in deteriorated condition and was moved from behind the house at an unknown date. The hops barn was built in 1902 or 1903, according to the current owners. The barn is in poor condition. Alterations since construction include the removal of a door at an unknown date. A water tower and two storage sheds once occupied the subject property, but are no longer extant. A massive mature deciduous tree shares the site with the farm complex and contributes to the historic character of the subject property. A deteriorated milk house and two sheds, non-historic machine shed, grain silo, metal silo, and manufactured home do not contribute to the historic character of the subject property.

Despite major alterations, the subject farm is significant as an example of an early 20th century farm complex and for its association with William Stuwe, founder of Needy. The house is one of four Queen Anne Vernacular style dwellings, dating from the Progressive Era (1914-1940), listed on the Clackamas County Cultural Resource Inventory for the Yoder/Marquam South County study area. The farm complex is one of two complexes which has a residence designed in the Queen Anne Vernacular style from this period. The resource may be evaluated as an example of an early 20th century farm.

## 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 checked="" 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: "The Molalla Bulletin", 11 May 1977, p. 1.  
 Clackamas County Cultural Resource Inventory, 1984.  
 Clackamas County Tax Assessor records, Oregon City, OR.  
 TICOR Title Company, Oregon City, OR.

## Record Information

ILS survey date: 09/30/2007 recorder: Koler/Morrison; Sigler CC-SHPO #: 717  
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: Bad shape 2007; some buildings appear to be gone.

### SHPO FILE INFO FOR THIS RECORD

RLS Date: 03/30/1992 Gen File Date: \_\_\_\_\_ NR Date Listed: \_\_\_\_\_ Master ID#: 31300 record ID: 48308



Oregon Historic Site Form--Intensive Level Survey

Report Photos



1 Stuwe House (1984)-west elev

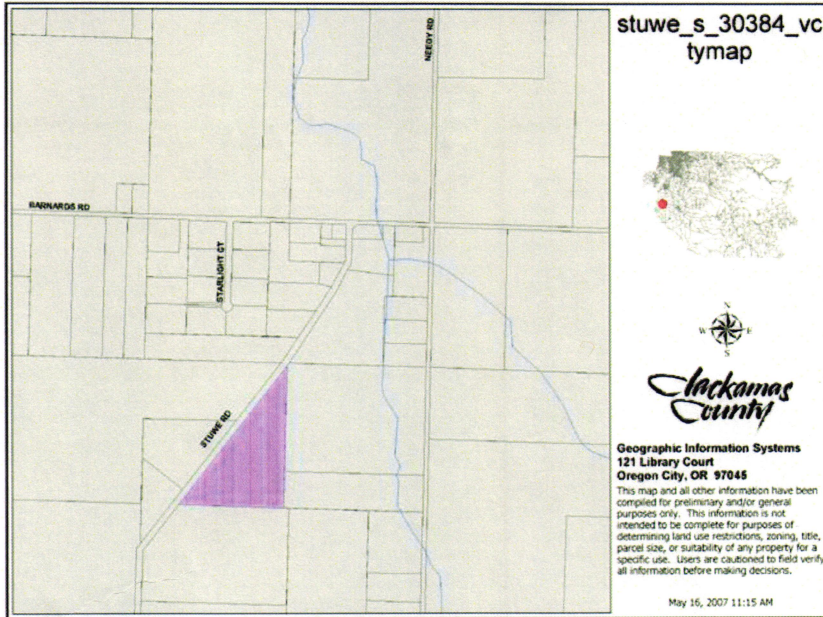


2 Stuwe Barn-west elev



# Oregon Historic Site Form--Intensive Level Survey

## Report Maps



LAND USE FILES

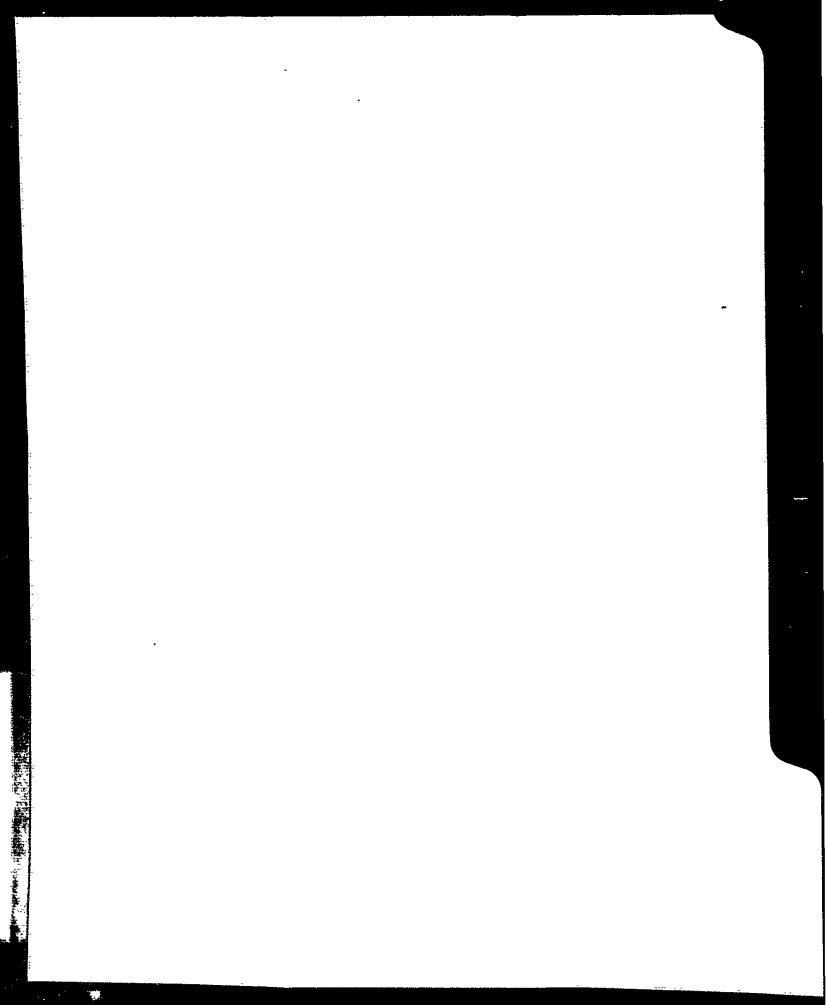
FILE # 20620-96-2

LEGAL DESCRIPTION:

5 S 1W ~~3~~ SEC. 5

TAX LOT 1200

MAP \_\_\_\_\_



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

In the Matter of  
Designating the William Stuwe  
Farm described as T5S, R1W,  
Sec. 5 TL 1200 a Clackamas  
County Historic Landmark in  
compliance with State Land Use Law  
Goal 5.

ORDER NO. 97-88

This matter coming on at this time and it appearing to the Board of County Commissioners that the William Stuwe Farm meets the criteria of Subsection 707 of the Zoning and Development Ordinance, "Historic Landmark, Historic District and Historic Corridor", and Goal 5 for designation as a Historic Landmark; Planning staff has recommended and

It further appearing to the Board that the Historic Review Board at its public hearing on October 9, 1996, has recommended designating the William Stuwe Farm as a Historic Landmark; and

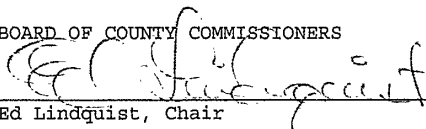
It further appearing to the Board that hearings were held before this Board on October 16, 1996, at which testimony was taken and evidence presented; and

It further appearing to the Board that a decision was made by this Board on October 16, 1996; now, therefore,

It Is Hereby Ordered, for reasons stated in the staff report that the William Stuwe Farm is designated a Clackamas County Historic Landmark.

Adopted this 13th day of March, 1997.

BOARD OF COUNTY COMMISSIONERS

  
\_\_\_\_\_  
Ed Lindquist, Chair

\_\_\_\_\_  
Millicent Morrison, Recording Secretary



## NOTICE OF PUBLIC INFORMATION MEETING AND HEARINGS

**Public Information Meeting Date:** October 2, 1996,; 7:00 p.m.; Clackamas County Department of Transportation and Development; Abernethy Creek Room; 902 Abernethy Road; Oregon City, Oregon.

### **HEARING DATES:**

**Clackamas County Historic Review Board:** October 9, 1996; 7:00 p.m.; Department of Transportation and Development Abernethy Creek Room ; 902 Abernethy Road; Oregon City, Oregon.

**Clackamas County Board of Commissioners:** October 16, 1996 ; 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:** Z0670-96-Z William Stuwe Farm; Zone Change

**Applicant:** Clackamas County

**Owner of Property:** Carol Lenhardt

**Site Address:** 30384 S. Stuwe Rd.

**Proposal:** Apply Historic Landmark overlay zone to historic building(s) named William Stuwe Farm; SHPO #717, built in 1900, in the Queen Anne Vernacular style of architecture.

**Ordinance Criteria:** Section 707

**Legal Description:** T5S, R1E, Section 5 , Tax Lot(s) 1200, W.M.

**Total Area Involved:** Approximately 14.60 acres

**Zoning:** EFU -20

**Citizens Planning Organization For Area:** South of Canby Citizens Assn.

This organization has been notified of this application. You are welcome to attend this organization's meeting.

### **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.**

HL/Notice

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HL/Notice

# NOTICE OF PROPOSED ACTION

Must be sent to DLCD 45 days prior to final hearing

Jurisdiction Clackamas County

Date Mailed \_\_\_\_\_ Local File Number Z0670-96-Z

Date Set for Final Hearing on Adoption \_\_\_\_\_  
month day year

Time and Place for Hearing Board of County Commissioners 9:30 AM

900 S. Main, Oregon City 97045

Type of Proposed Action (Check all that apply)

Comprehensive Land Use New Land Use  
 Plan Amendment  Regulation Amendment  Regulation

Please complete (A) for Text Amendments and (B) for Map Amendment

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

Historic Landmark overlay to the William Stuwe Farm

SHPO #717

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

Current Plan Designation: EFU-20 Proposed Plan Designation: EFU-20/HL

Current zone: EFU-20 Proposed Zone: EFU-20/HL

Location: 30384 S. Stuwe Rd.

5-1-5 TL 1200

Acreage Involved: 14.60 ac

Does this Change Include an Exception?  Yes  No

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

Current Density: \_\_\_\_\_ Proposed Density: \_\_\_\_\_

List Statewide Goals Which May apply to the Proposal:

Goal 5

---

---

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

---

---

Direct Questions and Comments To: Clayton Glasgow  
902 Abernethy Rd.  
Oregon City, Ore. 97045  
(phone) (503) 655-8521

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

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

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

\*\*\*\* FOR DCLD OFFICE USE \*\*\*\*

DLCD File Number \_\_\_\_\_ # Days Notice \_\_\_\_\_

<pa>proposedform

	<u>ARCHITECTURE</u>					<u>ENVIRONMENT</u>				<u>HISTORY</u>			
	A	B	C	D	E	A	B	C	D	A	B	C	D
25. WILLIAM STUWE FARM, # 717													
5-1E-5, TL 1200	3	1	1	3	5	5	4	7	5	7	0	5	0
30384 S. STUWE RD													
EFU-20, 14.60 A													
C. 1900, STYLE: QUEEN ANNE VERNACULAR													
TOTAL POINTS: 46													

COMMENTS:

	<u>ARCHITECTURE</u>					<u>ENVIRONMENT</u>				<u>HISTORY</u>			
	A	B	C	D	E	A	B	C	D	A	B	C	D
26. ROCK CREEK CHURCH AND CEMETERY, # 718													
5-1E-5, TL 2200	10	2	1	5	7	7	4	10	5	5	0	7	0
NW CORNER OF STUWE AND SCONCE ROADS													
EFU-20/HL, 4.59 A													
1858, STYLE: VERNACULAR													
TOTAL POINTS: 63													

COMMENTS:

	<u>ARCHITECTURE</u>					<u>ENVIRONMENT</u>				<u>HISTORY</u>			
	A	B	C	D	E	A	B	C	D	A	B	C	D
27. ENOS HOSTETLER FARM, # 720													
5-1E-6, TL 100	3	3	1	3	5	5	4	10	5	0	0	5	0
30277 S. BARLOW RD													
EFU-20, 18.86 A													
1906, STYLE: VERNACULAR													
TOTAL POINTS: 41													

COMMENTS:

GOAL 5 ANALYSIS OF HISTORIC RESOURCE

EVALUATION FOR SIGNIFICANCE

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

	<u>ARCHITECTURE</u>					<u>ENVIRONMENT</u>				<u>HISTORY</u>			
	A	B	C	D	E	A	B	C	D	A	B	C	D
<u>0000000000</u>													
WILLIAM STUWE FARM #717													
5-1E-5 TL 1200													
30384 S. STUWE RD.	3	1	1	3	5	5	4	7	5	7	0	5	0
EFU-20 14.60 AC													
C 1900, STYLE: QUEEN ANNE VERNACULAR													
TOTAL POINTS: 46													

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COMMENTS: Situated close to the road, on a level site that is covered with ornamental plantings and mature deciduous trees, the William Stuwe Farm is located on the east side of Stuwe Road, a quiet two lane thoroughfare. Cultivated fields and pasture surround the subject property. The area is characterized by agricultural uses.

Built circa 1900, in the Queen Anne Vernacular style of architecture, the William Stuwe Farm is a very good example of an early 20th century farm complex. The house, an asymmetrical two story structure is considered to be in good condition. The rural version of the Queen Anne style as opposed to the urban Queen Anne's featured a simple rectangular plan, gable roof, with limited ornamentation. The subject house features details such as, turned posts, jigsaw brackets, an ornate door, gable ornaments and flash glass.

The house is part of a farm complex which includes, a milk house, a granary, a hops barn and an outhouse, all of which are believed to date to the historic period. These factors contribute to the historic character of the subject property. In addition, a massive mature deciduous tree shares the site with the farm complex and adds to the historic character of the subject property

Since its construction in 1900, the following alterations have been made to the building: several eills have been added to the north and west elevations, the porch deck has been replaced with concrete, the original siding has been replaced with lap and board-and-batten and a gable roof cool house with gable cupola has been attached to the east elevation. In addition, a shed roof garage has been added, also at the east elevation.

Despite these alterations, the William Stuwe Farm remains significant as an example of an early 20th century farm complex and for its association with William Stuwe, founder of Needy.



# Cultural Resource Survey Form

CLACKAMAS COUNTY

T. D. NUMBER \_\_\_\_\_

PHOTO INFORMATION:

ROLL: LII  
FRAME: 8

STUDY AREA: YODER/MARQUAM

LEGAL: T. 5 R. 1E SEC. 5  
TAX (LOTS): 1200  
ZONE \_\_\_\_\_ SIZE 14.60

IDENTIFICATION:

COMMON/HISTORICAL NAME: STUWE FARM  
ADDRESS: 30384 S. Stuwe Road AREA: NEEDY  
CURRENT OWNER: LESLIE LENHARDT USE: Residence  
OWNER'S ADDRESS: Same Canby 97013  
ORIGINAL OWNER: WILLIAM STUWE USE: Residence  
AREA OF SIGNIFICANCE: TOWN: \_\_\_\_\_ COUNTY: X CITY: \_\_\_\_\_ NATION: \_\_\_\_\_

HISTORIC INTEREST:

THEME: Architecture - 19th Century DATE: ca. 1900  
DESCRIPTION: Stuwe Road once called the Silverton Trail.

ARCHITECTURAL INTEREST:

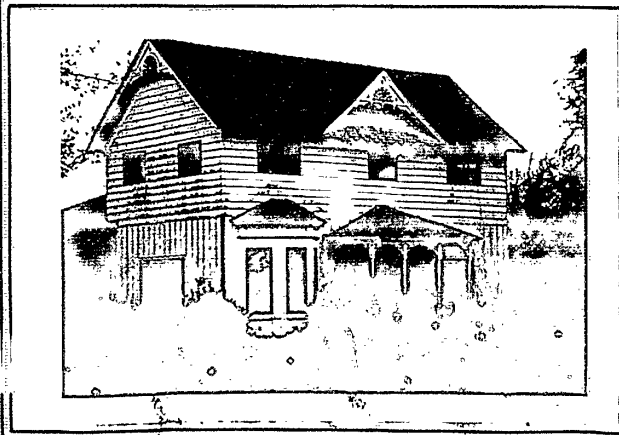
STYLE: Queen Anne Vernacular STORIES: 2  
DATE: ca. 1900 CONDITION: Good ARCHITECT: \_\_\_\_\_  
SIDING: Board and batten first floor; second floor weatherboard  
ROOF: Gable with decorative scrollwork in gable end.  
DOORS: \_\_\_\_\_  
WINDOWS: Altered.

MAIN ENTRANCE:

Hip-roofed porch with turned-post supports and decorative brackets. Border of flash glass around central pane in door.

NOTES:

Polygonal bay with panels. Gabled wall corner with decorative shingles. Addition on rear.



B. B. Borge  
47, 133

RECORDER: Pinger/Borge  
717

CLACKAMAS COUNTY  
HISTORIC RESOURCES INVENTORY 1989-92

HISTORIC NAME: STUWE, WILLIAM, FARM  
COMMON NAME:  
PROPERTY ADDRESS: 30384 S. Stuwe Road  
OWNER: Lerhardt, Leslie  
OWNER ADDRESS: 30384 S. Stuwe Road, Canby OR 97013  
RESOURCE TYPE: Buildings  
PRESENT USE: Farm Complex  
ORIGINAL USE: Farm Complex  
THEME: Culture: architecture; Agriculture  
ARCHITECT/BUILDER: Unknown  
COUNTY: Clackamas  
QUAD: Yoder  
T/R/S: 5 1E 5  
TAX LOT: 1200  
ADDITION: N/A  
BLOCK: N/A  
LOT: N/A  
LOT SIZE: 14.60 Acres  
ZONE: EFU-20

SETTING: The William Stuwe Farm is located on the east side of Stuwe Road, a quiet, two-lane thoroughfare. The house is close to the road. The site is level with mature deciduous trees and ornamental plantings. Across the road to the west is a cultivated field. On the north and east there are cultivated fields. On the south there is a pasture. The area is predominantly in agricultural use.

NOTEWORTHY LANDSCAPE FEATURES: Extremely mature deciduous tree

NON-CONTRIBUTING FEATURES: Two deteriorated sheds; non-historic machine shed; non-historic metal silo; non-historic manufactured home; deteriorated milk house; non-historic grain silo

RECORDED BY: Koler/Morrison  
DATE: March 1992



HOUSE

DATE BUILT: c. 1900

STYLE: Queen Anne Vernacular

PLAN/TYPE/SHAPE: Asymmetrical

NO. OF STORIES: 2

FOUNDATION MATERIAL: Post-and-beam

BASEMENT: No

ROOF FORM AND MATERIALS: Gable w/ wood shakes

WALL CONSTRUCTION/STRUCTURAL FRAME: Wood/unknown

PRIMARY WINDOW TYPE: Aluminum sliders

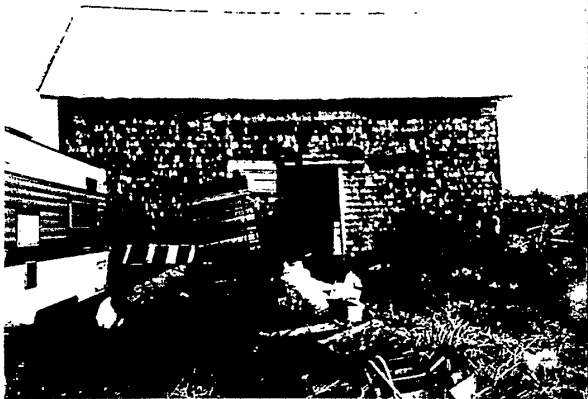
EXTERIOR SURFACING MATERIALS: Lap siding; board-and-batten; watertable in bay

DECORATIVE FEATURES: Turned posts; jigsaw brackets; ornate door; gable ornament; flash glass

OTHER: Single-bay hip roof porch, w. elev.; paneled-and-glazed door; gable roof dormer; polygonal window bay w/ panels, w. elev.; two interior chimneys

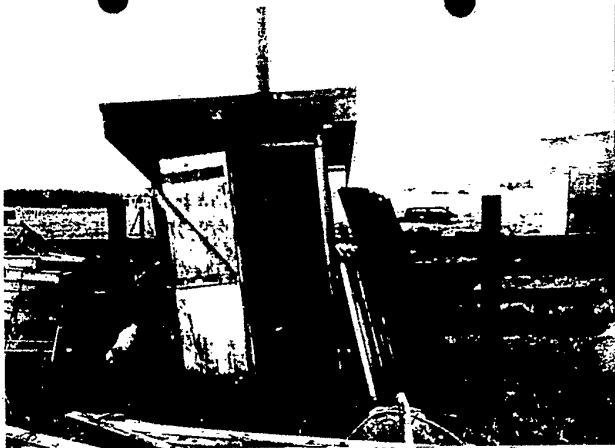
CONDITION: Good

EXTERIOR ALTERATIONS (DATE): Windows replaced (n.d.); several ells added, w. and n. elev. (n.d.); porch deck replaced w/ cement (n.d.); resided (n.d.); gable cool house w/ gable cupola attached (n.d.); shed roof garage added, e. elev. (n.d.)



GRANARY

ESTIMATED DATE BUILT: c. 1900  
STYLE: Vernacular  
PLAN/TYPE/SHAPE: Rectangular  
NO. OF STORIES: 1 1/2  
FOUNDATION MATERIAL: Post-and-beam  
BASEMENT: No  
ROOF FORM AND MATERIALS: Gable w/ sheet metal  
WALL CONSTRUCTION/STRUCTURAL FRAME: Wood/unknown  
PRIMARY WINDOW TYPE: Enclosed double-hung sash  
EXTERIOR SURFACING MATERIALS: Narrow lap siding; shingles w/  
cornerboards and rake boards  
DECORATIVE FEATURES: None  
OTHER: Side-wall overhead sliding door  
CONDITION: Fair  
EXTERIOR ALTERATIONS (DATE): Door removed (n.d.); windows  
altered (n.d.); six-light fixed windows covered by siding (n.d.);  
re-sided (n.d.); ell removed (n.d.)



OUTHOUSE

ESTIMATED DATE BUILT: 1932  
STYLE: Vernacular  
PLAN/TYPE/SHAPE: Square  
NO. OF STORIES: 1  
FOUNDATION MATERIAL: Post-and-beam  
BASEMENT: No  
ROOF FORM AND MATERIALS: Shed w/ wood shingles (check)  
WALL CONSTRUCTION/STRUCTURAL FRAME: Wood/unknown  
PRIMARY WINDOW TYPE: None  
EXTERIOR SURFACING MATERIALS: Bevel siding w/ cornerboards  
DECORATIVE FEATURES: None  
OTHER: Flush door  
CONDITION: Deteriorated  
EXTERIOR ALTERATIONS (DATE): Moved from behind house (n.d.)



HOPS BARN

ESTIMATED DATE BUILT: c. 1902  
STYLE: Vernacular  
PLAN/TYPE/SHAPE: Rectangular  
NO. OF STORIES: 2  
FOUNDATION MATERIAL: Post-and-beam  
BASEMENT: No  
ROOF FORM AND MATERIALS: Gable w/ sheet metal  
WALL CONSTRUCTION/STRUCTURAL FRAME: Wood/unknown  
PRIMARY WINDOW TYPE: None  
EXTERIOR SURFACING MATERIALS: Board-and-batten  
DECORATIVE FEATURES: None  
OTHER: Side-wall overhead sliding door; two lean-tos, n. and s. elev.  
CONDITION: Poor  
EXTERIOR ALTERATIONS (DATE): Door removed (n.d.)

## STATEMENT OF SIGNIFICANCE

Address: 30384 S. Stuwe Road  
Historic Name: STUWE, WILLIAM, FARM

The William Stuwe Farm is located along Stuwe Road, an early 20th century road, near what was once known as the community of Needy. The subject property is located within the Parson Gleason homestead. The resource may be evaluated as an example of an early 20th century farm.

### HISTORIC BACKGROUND

#### SUBJECT PROPERTY

##### OWNERSHIP

According to county records, William (or Wilhelm) Stuwe, the original owner, purchased the subject property in 1890 from William and Louisa E. Cline. Title records show that John H. Stuwe, William H. Stuwe, and Herman C. Stuwe sold their interest to Ernest L. Stuwe, August C. Stuwe, and Christina F. Stuwe in 1914. The Stuwe heirs retained ownership of the subject property through 1955.

##### HISTORICAL INFORMATION

William Stuwe and Christine Stuwe came to Oregon from Galveston, Texas and settled on a farm in the Needy area in 1888 and later founded the community of Needy. In 1938 their living children included Herman (1892-1973), August (1890-1968), John (188-1964), Christina (1883-1964), Albert (1880-1945), Frederick (1877-1958), Ernest (1875-1944) and William, Jr. (1873-1954). Another daughter, Maria Pauline (1885-1885) died while the family was still in Texas. Their name remains as a landmark in Stuwe Road, once known as Silverton Trail, which runs by the old farm and goes to the Rock Creek Cemetery, where the Stuwe family is buried.

##### ARCHITECTURAL/PHYSICAL INFORMATION

The Queen Anne style enjoyed popularity in western Oregon from the 1890s through the first decade of the 20th century, coinciding with a boom in population. The style was most common in urban areas, however, rural examples were built. Typically the rural versions were modest and simple in comparison to the city examples.

All variations of the Queen Anne style had some decorative materials such as patterned shingles, turned and jigsawn brackets, posts and gable ornaments. Bay windows or other attachments, which added interest to the wall surface and plan, were also common. The high-style Queen Anne and the Vernacular differed in terms of scale and massing. The former often

featured a complex floor plan and multiple roof forms. The later often featured a simple rectangular plan, gable roof and some of the above mentioned ornament.

The Queen Anne detailing found on the subject house includes turned posts, jigsaw brackets, an ornate door, gable ornaments and flash glass.

The house has had major alterations, including the replacement of the windows, the addition of several ells to the north and west elevations, the replacement of the porch deck with concrete, the replacement of the original siding with lap and board-and-batten and the attachment of a gable roof cool house with a gable cupola and the addition of a shed roof garage to the east elevation. The dates of these alterations is currently unknown. Despite these alterations the house retains much of its form and massing and decorative details.

The house is part of a farm complex including a milk house, a granary, an outhouse and hops barn, all of which are believed to date to the historic period and therefore contribute to the historic character of the subject property.

The granary is believed to be contemporary with the dwelling. Architectural evidence, such as the covered double-hung sash windows, indicate that the granary may have originally been a dwelling, according to architectural evidence. No other information to support this is currently known. The granary is in fair condition. Alterations include removal of the door and the rediding of the building, which enclosed the windows. The dates of these alterations are not currently known.

The outhouse was built in 1932, according to the current owner. The building is in deteriorated condition and was moved from behind the house at an unknown date.

The hops barn was built in 1902 or 1903, according to the current owners. The barn is in poor condition. Alterations since construction include the removal of a door at an unknown date.

A water tower and two storage sheds once occupied the subject property, but are no longer extant.

A massive mature deciduous tree shares the site with the farm complex and contributes to the historic character of the subject property.

A deteriorated milk house and two sheds, non-historic machine shed, grain silo, metal silo, and manufactured home do not contribute to the historic character of the subject property.



## SIGNIFICANCE

Despite major alterations, the subject farm is significant as an example of an early 20th century farm complex and for its association with William Stuwe, founder of Needy. The house is one of four Queen Anne Vernacular style dwellings, dating from the Progressive Era (1914-1940), listed on the Clackamas County Cultural Resource Inventory for the Yoder/Marquam South County study area. The farm complex is one of two complexes which has a residence designed in the Queen Anne Vernacular style from this period.

Bibliography: The Bulletin, 11 May 1977, p. 1.  
Clackamas County Cultural Resource Inventory,  
1984.  
Clackamas County Tax Assessor records, Oregon  
City, OR.  
TICOR Title Company, Oregon City, OR.

Clackamas County Historic Resources  
Rescue Plan  
Jan 2024

Draft

By Michael G. Schmeer

Clackamas County is arguably the most historic county in all of Oregon. Created in 1843 it covered portions of four present-day states and one Canadian province and did not acquire its current boundaries until 1854. One would think that the county would be doing all it could to help preserve that history. In fact, Clackamas County does have a Preservation Ordinance (ZDO 707 – “the ordinance”) designed to “safeguard the County’s heritage as embodied and reflected in its historic resources”. The ordinance attempts to do that by “Providing for the identification, protection, enhancement, and use of sites, structures, corridors, objects, and buildings within the County that reflect special elements of the County’s architectural, archeological, artistic, cultural, engineering, aesthetic, historical, political, social and other heritage”. The stated purpose of the ordinance cites several objectives in an effort to accomplish the preservation of these resources. The ordinance uses several mechanisms for this purpose, including setting up a system of zoning historic overlays for historic resources approved by the county’s Historic Review Board and regulating modifications to the resource through the ordinance.

Unfortunately Clackamas County is losing its established historic resources at an alarming rate due to development, aging structures, neglect, and a lack of additional nominations to the list. The causes are several-fold, but are also exasperated by a few limitations of the ordinance that limits the Historic Review Board’s ability to deal with some situations.

DEVELOPMENT adds pressure to existing historic resources by attempting to remove them entirely because they are “in the way”, or by surrounding them by further development inconsistent with the character of the resource.

NEGLECT becomes a problem as a structure ages and the owner is unable to maintain it either because of financial limitations or simply old age. Eventually the

resource gets so run down that restoration is no longer financially tenable, or safe, and must be demolished.

LACK OF ADDITIONAL NOMINATIONS prevents scores of worthy examples of our county history from being added to the historic resource inventory. There has been little effort to promote additional nominations for several decades.

FUNDING: The reality of budget shortfalls severely limits what the County is able to accomplish relative to the stated purposes of the ordinance.

AN OUTDATED ORDINANCE: ZDO 707, though well intended, the ordinance lacks several features that could encourage more stewardship of historic resources, and incentives for preserving the remaining ones and adding more to the inventory.

INCENTIVES: Currently the only “incentive” Clackamas County offers to prospective owners of historic resources is to waive the fee for applying to modify an existing historic resource. The only incentive for applying to ADD a property is the owner’s own pride of stewardship – knowing that the property is historical, and wanting to preserve it. Other incentives, no matter how seemingly trivial, need to be added.

RECOMMENDATIONS: Aside from the exhaustive task of revising ZDO 707, or providing property tax incentives to individuals for listing their historic properties, there are a few things that could help with the decline of historic resources in Clackamas County – at little cost, or with the assistance of a grant.

- 1) Develop a brochure that describes the expectations of owning a county historic landmark, and mail it to existing owners of historic landmarks. This would remind owners of their stewardship responsibilities.
- 2) Develop a list of companies/resources that specialize in providing vintage architectural products for homeowners of historic landmarks, and make available to owners of historic resources. This would have to be updated occasionally.
- 3) Expand notification requirements (for applications affecting historic landmarks) to local historical societies and organizations – in addition to the number of feet requirement. This raises awareness in the local

history community, and demonstrates that Clackamas County acknowledges these organizations.

- 4) Conduct a historic resources status inventory of existing resources listed on Clackamas County's H/L list. This inventory would include the identifiable name of the resource, name and contact information of the owner, location of the resource both by street address and Township, Range and Section No., and the status of the resource relative to its condition when originally approved as a H/L. The above-mentioned brochure could be given to the owner at the time of the site visit.
- 5) The Historic Review Board might brainstorm with Clackamas County to come up with some low-cost incentives to make available to owners of historic resources, such that more properties can be added to the H/L list. These might be as simple as a plaque or sign identifying the property as a H/L, or listing it in an occasional county publication, or occasionally publishing a write-up featuring an existing H/L.
- 6) Institute Historic Review Board presentations in some of the Clackamas County community organizations to raise awareness of the county's preservation efforts, and to explain the county's preservation efforts. This could be through community councils, and/or historical organizations.