CLACKAMAS COUNTY

PLANNING & ZONING DIVISION

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD OREGON CITY, OR 97045

# ***STAFF REPORT TO THE HISTORIC REVIEW BOARD***

This document represents the Staff report for a Land Use Application requesting a major alteration (roof-mount solar panels) to the Historic Landmark property known as the Isabelle Rupert House, SHPO #161.

## SECTION 1 – SUMMARY

**MEETING DATE:** May 9, 2019

**CASE FILE NO.:** Z0169-19-HL

**STAFF CONTACT:** Clay Glasgow, (503)742-4520, clayg@clackamas.us

**LOCATION:** 19618 SE Bornstedt Road, Sandy

**APPLICANT:** William Bloom

**OWNER:** same

**TOTAL AREA:** 12.74 acres

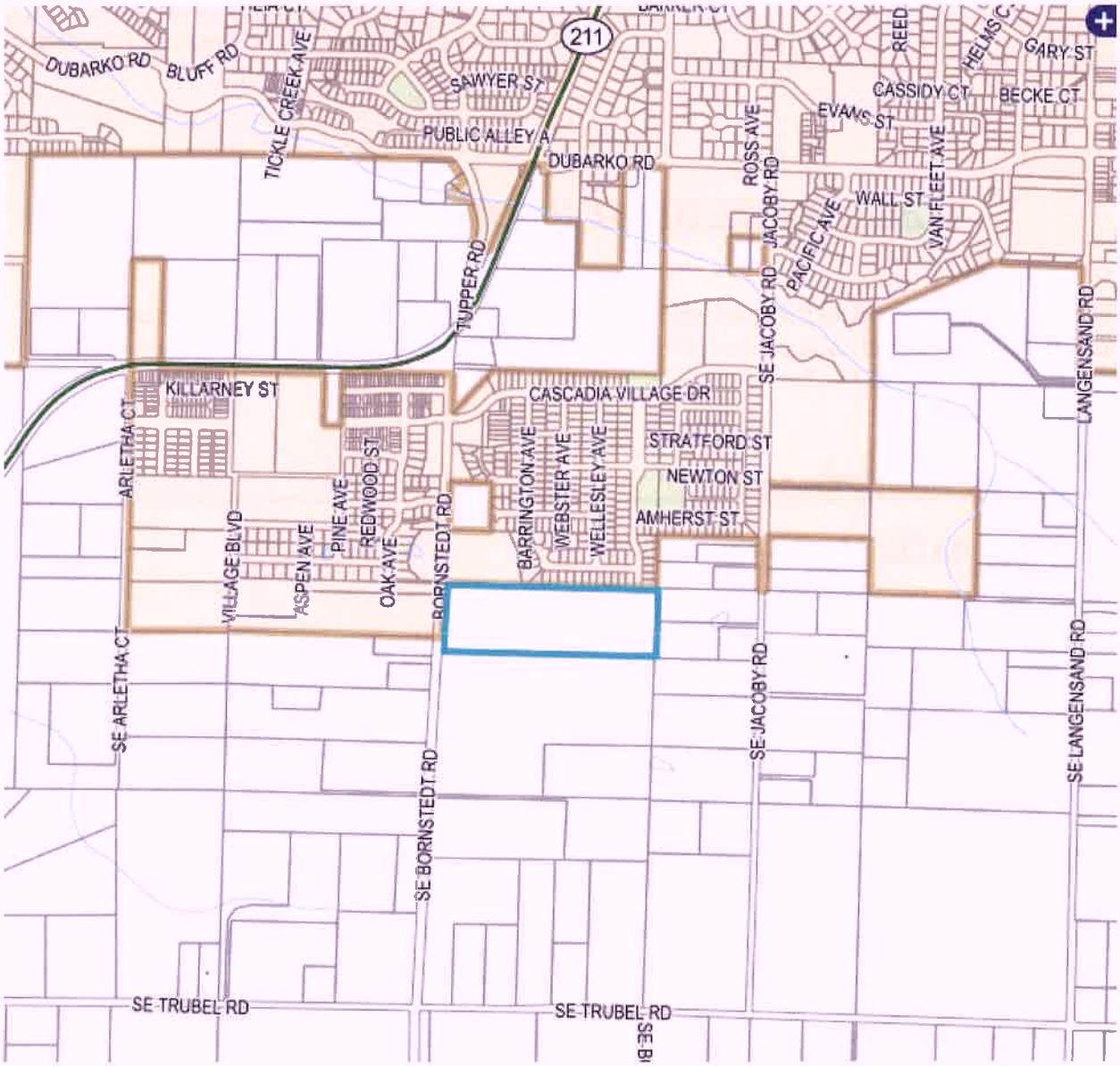
**ZONING:** RRFF-5/HL, Rural Residential, Historic Landmark Overlay

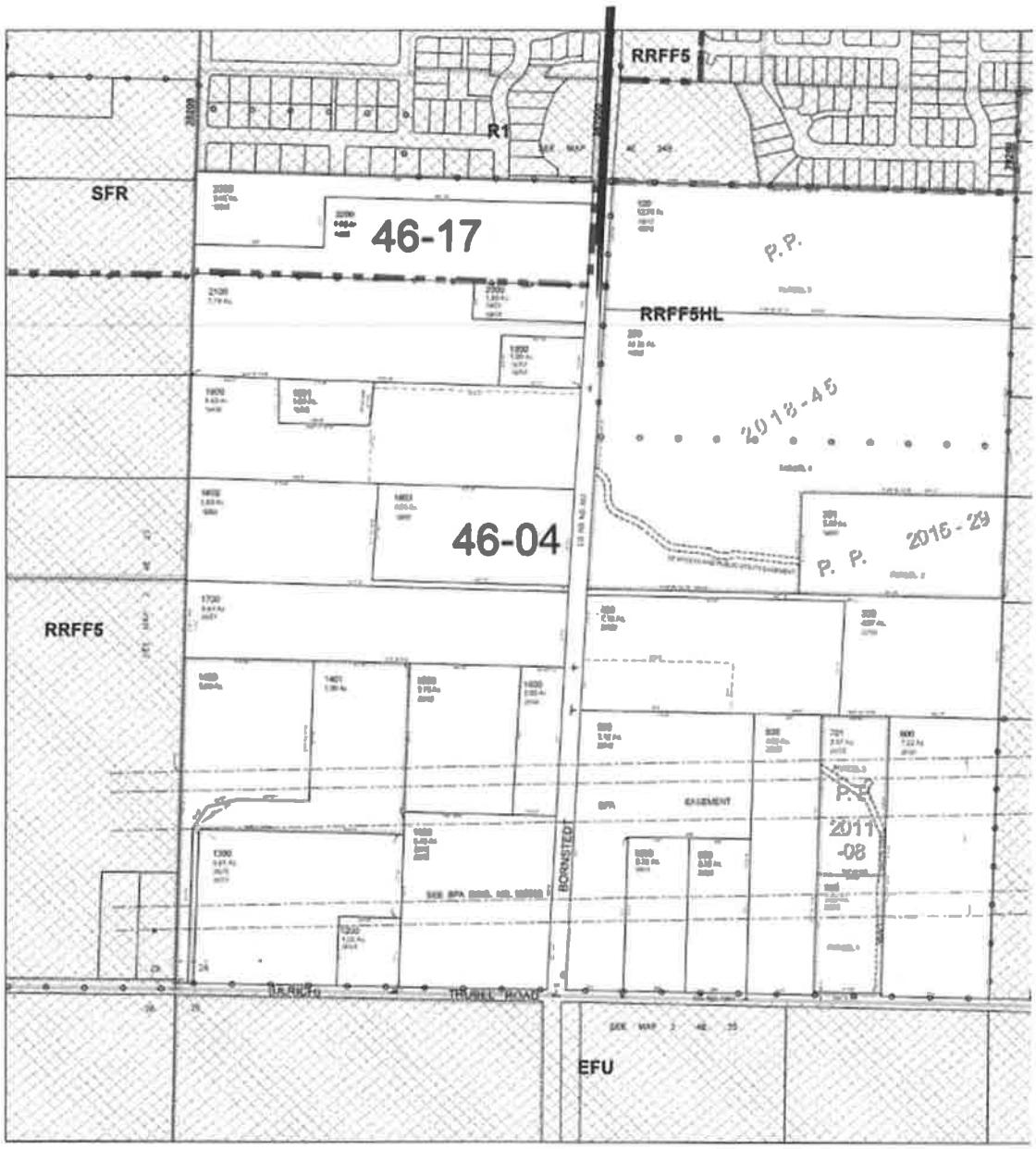
**CITIZENS PLANNING ORGANIZATION:** Sandy CPO

**PROPOSAL:** demolition of designation historic landmark – Fischer Root Cellar, SHPO #1190

**APPLICABLE APPROVAL CRITERIA:** This application is subject to Clackamas County Zoning and Development Ordinance (ZDO) Sections(s) 707.06D3.

## Location Map




RRFF5
R1
SFR
46-17
P.P.
RRFF5HL
2018-45
46-04
P. P.
2016-29
RRFF5
EASEMENT
P.P.
2011
-08
BORNSTED
EFU

**2016**

GALWAY ST
CASCADIA VILLAGE DR
LIMERICK ST
SEQUOIA ST
PER ST
ASPEN AVE
PINE AVE
OAK AVE
BORNSTEDT RD
SE BORNSTEDT RD
REDWOOD ST
HASKINS ST
JERGER ST
BARRINGTON AVE
WEBSTER AVE
WELLESLEY AVE
CASCADIA VILLAGE DR
Sandy
AVERILL PKWY
NEWTON ST
STRATFORD ST
WALLINGFORD AVE
AMHERST ST
SE JACOBY RD
SE JACOBY RD

# Plot Plan

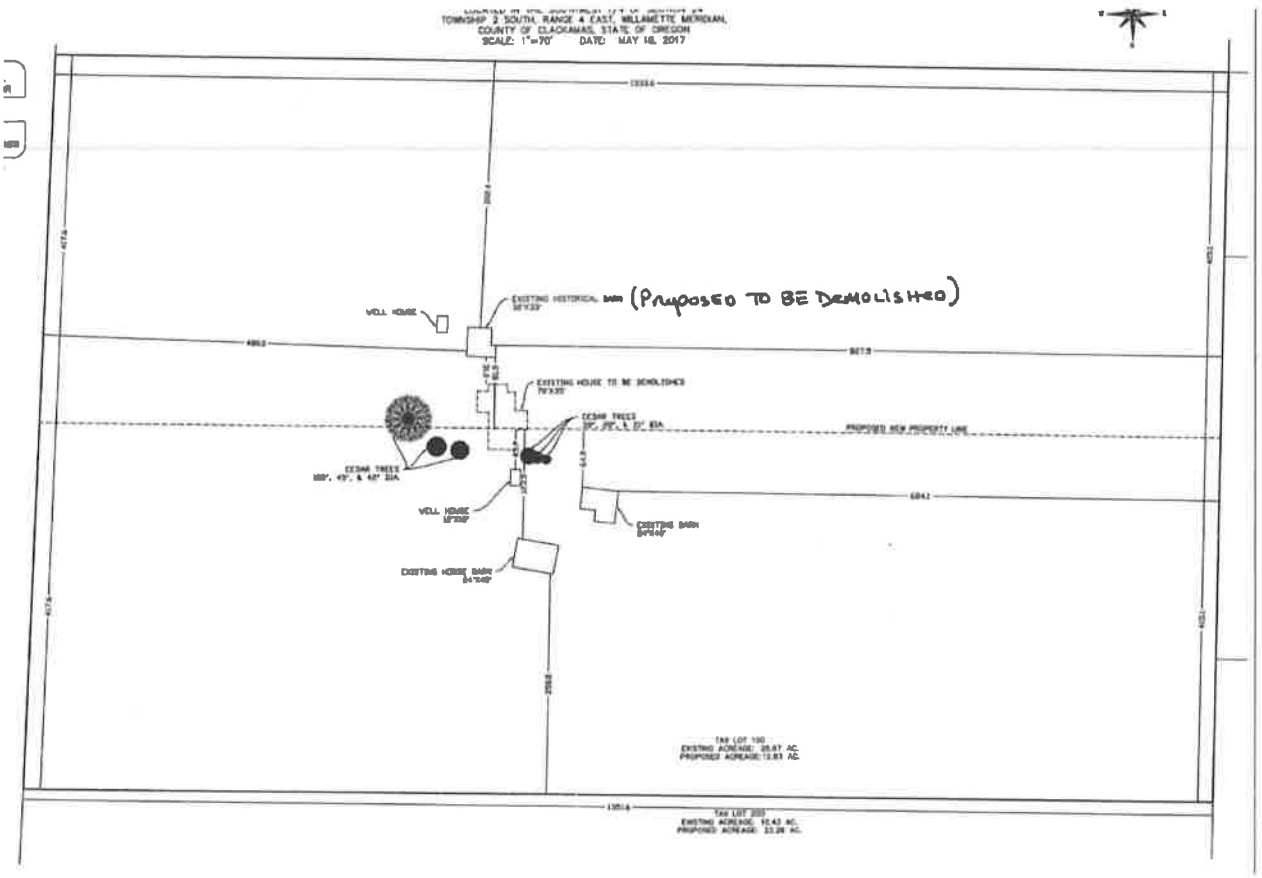

TOWNSHIP 2 SOUTH, RANGE 4 EAST, WILLAMETTE MERIDIAN,
COUNTY OF CLACKAMAS, STATE OF OREGON
SCALE: 1"=70' DATE: MAY 16, 2017
(PROPOSED TO BE DEMOLISHED)
WELL HOUSE
EXISTING HOUSE TO BE DEMOLISHED
CEDAR TREES
PROPOSED NEW PROPERTY LINE
WELL HOUSE
EXISTING BARN
EXISTING HORSE BARN
TAX LOT 100
EXISTING ACREAGE: 25.67 AC.
PROPOSED ACREAGE: 13.83 AC.
TAX LOT 200
EXISTING ACREAGE: 10.43 AC.
PROPOSED ACREAGE: 22.24 AC.

*Figure 1- West Facing Side of Structure*

*Figure 2 - South Facing Side of Structure*

*Figure 3- South West Facing Side of Structure*

*Figure 4- East Facing Side of Structure*

## BACKGROUND:

This proposal involves demolition of a designated historic structure – Fischer Root Cellar, SHPO #1190. The root cellar was originally part of a farm complex homesteaded by Herman and Ernestine Pauline Fischer in 1876. The feature was designated a County Historic Landmark in 1995. Subject property is approximately 12.64 acres in size, zoned Rural Residential Farm Forest, RRFF-5, and located at 19628 Bornstedt Road just south of City of Sandy.

Included in your packet is information on the building/site from the original inventory as discussed during the designation process, along with all application materials submitted for this request – including report from a structural engineer indicating the subject structure is unsafe. Section 707 (discussion below) details process when considering demolition of a designated landmark. In this case, applying applicable criteria seems a bit clumsy. Simple fact is the structure has been deemed unsafe.

**APPLICABLE CRITERIA/FINDINGS:** Section 707.06D3 of the Clackamas County Zoning Ordinance requires the Historic Review Board consider the following and forward recommendation to Planning staff:

A. *All plans, drawings, and photographs submitted by the application.*
Applicant has submitted drawings, photos, etc.

B. *Information presented at the public hearing concerning the proposed work.*

C. *The Comprehensive Plan;*
Historic resources are addressed by the Plan at Chapter 9, Open Space, Parks and Historic Sites. Goals and policies here are directed towards preservation, rather than demolition. In this case, however, the structure has been deemed unsafe.

D. *The purposes of Section 707 as set forth in Subsection 707.01;*
Purpose(s) of Section 707 is to preserve historic landmarks. In this case, however, the structure has deteriorated to the point it is now considered unsafe.

E. *The criteria used in the original designation of the Historic Landmark;*
Applicant contends the scoring used to arrive at designation originally would be different today due to decreased structural integrity. Staff agrees. The root cellar is considered unsafe.

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

Again, the structure has degraded to the point it is unsafe.

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

H. *Whether suspension of the proposed demolition will involve substantial hardship to the applicant, and whether approval of the request would act to the substantial detriment of the public welfare and would be contrary to the intent and purposes of Section 707; and.*
It is not anticipated that this project will affect any archeological resources.

I. *When applicable, the findings of the building official in determining the status of the subject building as a dangerous building under County code Chapter 9.01, Uniform Code for the Abatement of Dangerous Buildings, and the feasibility of correcting the deficiencies to meet the requirements of the building official rather than demolishing the building.*
Applicant has submitted report from structural engineer indicating the structure is unsafe.

When demolition is imminent, the following complete documentation of the structure is required to be submitted to the County by the applicant:

a. Floor plans to scale of the structure;
b. Site plan to scale showing surrounding roadways, landscaping, natural features, and structures;
c. Drawing to scale or photographs of all exterior elevations;
d. Photographs of architectural detail not shown in elevation photographs; and
e. The Historic Preservation League of Oregon or local preservation group to be given opportunity to salvage or record the resource.

# Application materials

503-668-3738

CLACKAMAS COUNTY

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: | 4/9/19 | Staff Initials: | |
| Application type: | | File number: | Z0169.19.HL |
| Zone: | RRFF-5 | Fee: | -0- |
| Violation #: | | CPO/~~Hamlet~~: | Sandy (inactive) |

**Applicant Information:**

What is proposed? DEMOLISH EXISTING HISTORIC ROOT CELLAR

Name of applicant: William Bloom

Mailing address: P.O. Box 1283

City Wrangell State AK Zip 99929

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

Name of contact person (if other than applicant): Kelli Grover - FDG

Mailing address of contact person: 359 E. Historic Columbia River Highway

Applicant #s: Wk: Cell: 907-305-0450 Email: william.bloom@alaska.gov

Contact person #s: Wk: 503-668-3737 Cell: Email: Kg@firwooddesign.com

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

Kristina Molina 17150 University Ave. Ste 200 SANDY, OR 97055 Realtor

Name Address Zip Relationship

Name Address Zip Relationship

SITE ADDRESS: 19618 SE Bornstedt Rd.

TAX LOT #: T 25 R 4E Section 24C Tax Lot(s) 100

Adjacent properties under same ownership: Total land area:

T____ R____ Section____ Tax lot(s) ____

T____ R____ Section____ Tax lot(s) ____

T____ R____ Section____ Tax lot(s) ____

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

William Bloom 3-13-19 [signature]

Property owner or contract purchaser's name (print) Date Owner or contract purchaser's signature

Applicant's name (print) Date Applicant's signature

AG Rolin Consulting, LLC
11300 SE Linny Lane, Boring, OR 97009
(503) 663-9960 AGROLIN@AOL.COM
STRUCTURAL DESIGN, ENGINEERING & CONSULTING

To: Kristina Molina
John L Scott Realty
12 October 2018

Re: 19880 Bornstedt Rd, Barn –Sandy, Or

Dear Kristina;

After our meeting on site this morning (10/12/18) and a visual review of the existing structure it is our recommendation that the existing structure be considered unsafe.
This is based on the condition of the existing elements which show signs of degradation, the walls which are significantly out of plumb and lack of a roof diaphragm (existing roofing is corrugated metal without any wood sheathing).

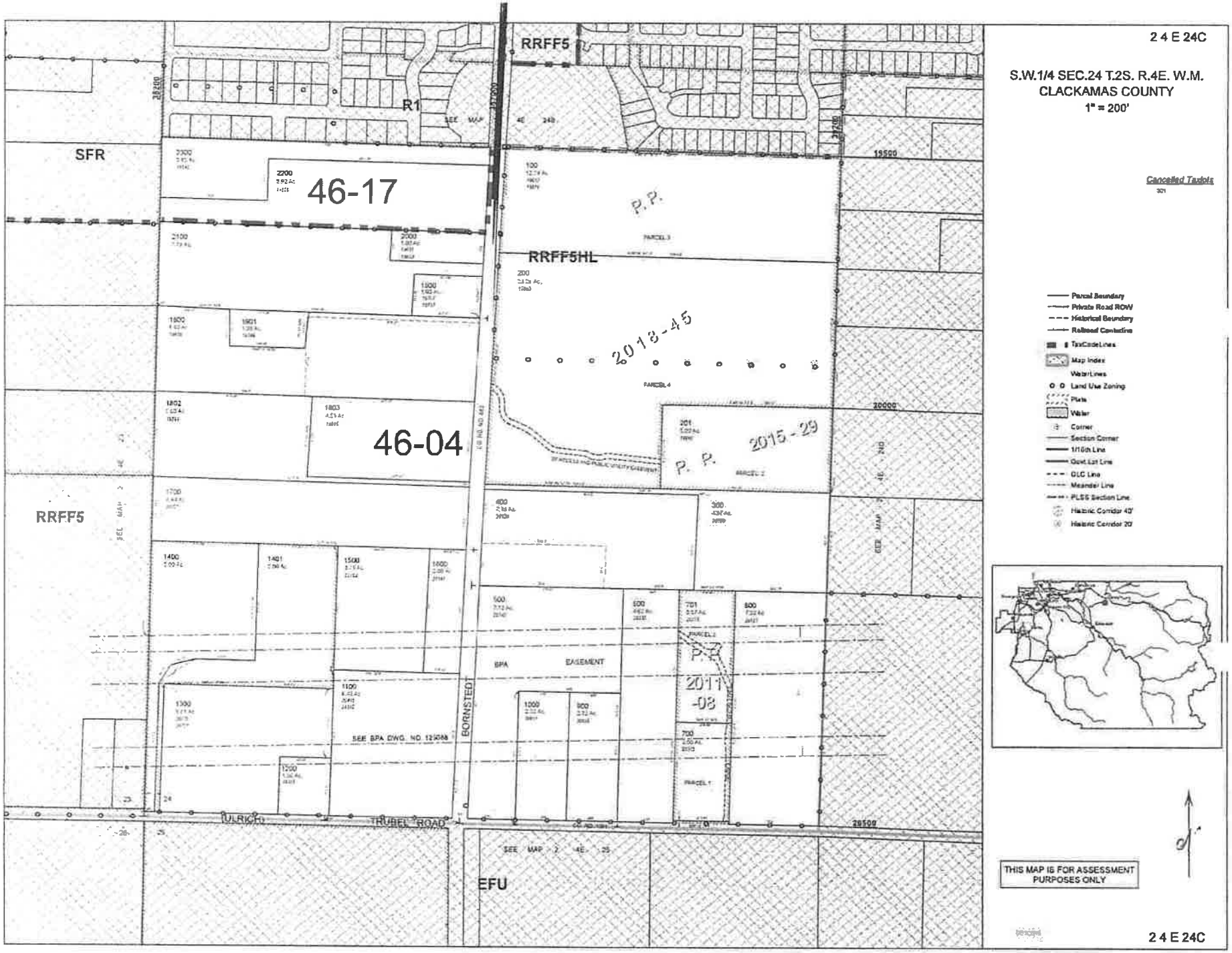
If you have any other questions or concerns please call me to discuss them.

Very Truly Yours,

STRUCTURAL REGISTERED PROFESSIONAL ENGINEER 18122 OREGON SEP 18, 1995 ADAM G. ROLIN

Adam G. Rolin, P.E., S.E.
B1821

EXPIRES: 12/31/20 18


2 4 E 24C
S.W.1/4 SEC.24 T.2S. R.4E. W.M.
CLACKAMAS COUNTY
1" = 200'
Cancelled Taxlots
Parcel Boundary
Private Road ROW
Historical Boundary
Railroad Centerline
TaxCode Lines
Map Index
Water Lines
Land Use Zoning
Plats
Water
Corner
Section Corner
1/16th Line
Govt Lot Line
DLC Line
Meander Line
PLSS Section Line
Historic Corridor 40'
Historic Corridor 20'
THIS MAP IS FOR ASSESSMENT PURPOSES ONLY
2 4 E 24C
RRFF5
R1
SFR
46-17
RRFF5HL
P.P.
2013-45
46-04
2015-29
RRFF5
BPA EASEMENT
2011-08
SEE BPA DWG. NO. 129068
BORNSTEDT
ULRICH
TRUBEL ROAD
EFU
SEE MAP 2 4E 25

TYPE II APPLICATION PURSUANT TO CLACKAMAS DEVELOPMENT CODE SECTION 707

INTENT: Application to demolish a designated historic structure.

BACKGROUND: The subject structure is the Fischer Root Cellar located on the east side of Bornstedt Road, approximately ½ mile south of Hwy 211 on the out skirts of Sandy, OR. (Lat. 45 22' 53.35" N. Long. 122 15' 48.94" W). The cellar is part of a farm complex that was homesteaded by Herman & Ernestine Pauline Fischer in 1876, the Fishers came from Germany. The root cellar is a rare example of a squared log construction with corners that are notched and mortised built circa 1880. The root cellar was designated as a historic resource in 1984, while owned by the parents of the current owner Mr. William Bloom. A copy of the Goal 5 Analysis of Historic Resource report is included for reference. This report provides information on how the structure was evaluated with respect to the scoring criteria as provided in the County Code that designate a historic landmark. This application submits that a review of these criteria 35 years later, in light of the surrounding land changes and demographics of the area would result in a different assessment that would result in the structure not meeting the minimum 40-point threshold.

The original 24.4 acre property has subsequently been partitioned into two lots and Mr. Bloom currently owns 12.2+/- acres that contain the root cellar. A site plan illustrating the parcel and the root cellar location is included for reference.

The owner has had the structure investigated by a structural engineer to determine the safety of the structure and the engineer deemed the structure as unsafe. The owner is interested in demolishing the structure to allow for new improvements to be constructed on the property. As such the owner submits the application in accordance with CCZDO 707.

PHOTOS:

*Figure 1- West Facing Side of Structure*

*Figure 2 - South Facing Side of Structure*

*Figure 3- South West Facing Side of Structure*

*Figure 4- East Facing Side of Structure*

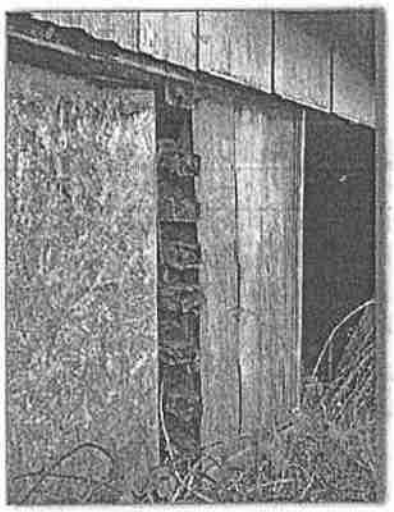


*Figure 5- Close up of Log Ends*

PRESERVATION PLAN : (707.06 D.1.a)

i. Requirement: Advertise the resource in local, regional, and historic preservation newspaper of general circulation in the area at least once.

The applicant intends to advertise the historic resource in the local Sandy Post newspaper with the intention to demolish the structure. The proper contact information to inquire for additional questions and information will be included in the advertisement. The target date for this advertising the first week in April.

ii. Requirement: Give public notice by placing a sign on the subject property informing the public of intended action which will remove or demolish the structure and including the County department and telephone number to call for further information. The sign shall remain on the property until the permit is issued.

The applicant will post the property with a sign that is visible to the public on Bornstedt Road to inform the public of the intention to demolish the root cellar. The sign will remain until a Type II permit is approved.

iii. Prepare and make available information related to the history and sale of the subject property to all who inquire.

The applicant will prepare and make available to persons upon request the history and sale of the property. The applicant will document all requests and responses.

iv. Provide information regarding the proposed use for the Historic Landmark site.

The applicant intends to annex the subject property into the City of Sandy jurisdiction and then at some point in the future the owner intends to sell the property as a potential development site.

v. Keep record of the parties who have expressed an interest in purchasing or relocating the structure. To ensure that an adequate effort has been made to secure a relocation site, the applicant shall provide a list of property locations and owners who were contacted regarding purchase of a relocation site.

The applicant intends to reach out to the local historical society and local other historical organizations like Phillip Foster Farm, to explore opportunities to relocate the root cellar structure. While the structure is not in a condition that would survive a relocation, it could be dismantled and then reassembled to be a replica version. All efforts to investigate this option will be documented.

HISTORIC LANDMARK CRITERIA THEN AND NOW

The root cellar was designated as a historic resource in 1984, a copy of the Goal 5 Analysis of Historic Resource report is included for reference. This report provides information on how the structure was evaluated with respect to the scoring criteria as provided in the County Code (707.02 B) that designate a historic landmark. This application submits that a review of these criteria 35 years later, in light of the surrounding land changes and demographics of the area would result in a different assessment that would result in the structure not meeting the minimum 40-point threshold.

The Historic Landmark criteria are broken into three categories each with a point rating system. Each criteria is listed below along with the 1984 score in underline and bold.

707.02 B.1 Architectural Significance ( Possible 35 points)

a. It is an early (50 years or older), or exceptional, example of a particular architectural style, building type, or convention. (up to 10 points)

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

b. It possesses a high quality of composition, detailing, and craftsmanship. (up to 4 points)

| | |
|---|---|
| Excellent | 4 |
| Very Good | 3 |
| Good | **2** |
| Fair | 1 |
| Poor | 0 |

c. It is a good, or early, example of a particular material or method of construction. (up to 4 points)

| | |
|---|---|
| Especially fine or extremely early | 4 |
| Excellent or early | **3** |
| Good | 2 |
| Of Some interest | 1 |
| Of Little interest | 0 |

d. It retains, with little or no change, its original design features, materials, and character. (up to 7 points)

| | |
|---|---|
| No apparent changes | 7 |
| Minor Changes | **5** |
| Major Changes | 3 |
| Altered/ Deteriorated | 0 |

e. It is the only remaining, or one of the few remaining, properties of a particular style, building type, design, material, or method of construction. (up to 10 points)

| | |
|---|---|
| One of a king | 10 |
| One of a few | 7 |
| One of several | 5 |
| One of many | 3 |

The total 1984 score for Architectural Significance is 22. The applicant does not submit any proposed changes to this category.

707.02 B.2 Environmental Significance (Possible 31 points)

a. It is a conspicuous visual landmark in the neighborhood or community. (up to 10 points)

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

b. It is well-located considering the current land use surrounding the property, which contributes to the integrity of the pertinent historic period. (up to 4 points)

| | |
|---|---|
| Excellent | 4 |
| Very Good | 3 |
| Good | 2 |
| Fair | 1 |
| Instrusive | 0 |

c. It consists of a grouping of interrelated elements including historic structures, plant materials and landscapes, viewsheds and natural features. (up to 10 points)

| | |
|---|---|
| Excellent | 10 |
| Good | 7 |
| Fair | 3 |
| Poor | 0 |

d. It is an important or critical element in establishing or contributing to the continuity or character of the street, neighborhood, or community. (up to 7 points)

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

The total 1984 points ranked in the Environment Significance category was 17. Over the course of 35 years the Sandy area has significantly developed and the demographics have changed from a farming area to a bedroom community with encroachment of recent residential subdivisions in the immediate area. The applicant submits that an evaluation of the criteria in the present tense would likely score much less than a 17.

For instance, the landmark is not well known and not conspicuous as it is covered with black berries and not maintained to be recognizable as a root cellar. As such item (a) would likely rank a 0 score, and (b) a 2 for "good" as opposed to "Excellent". The setting of the existing property and surrounding properties do not consist of a complex of interrelated elements including associated structures form the historic period, viewsheds, natural features, and historic landscape materials therefore the score for item (c) would likely be scored 0, as "poor". Furthermore the continuity of the structure relative to the street, neighborhood, or community would also receive a reduced score to be 0 or "incompatible".

707.02 B.3 Historical Significance ( Possible 40 points)

a. It is associated with the life or activities of a person, group, organization, or institution that has made a significant contribution to the community, state, or nation. (up to 10 points)

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

b. It is associated with an event that has made a significant contribution to the community, state, or nation. (up to 10 points)

| | |
|---|---|
| Particularly Strong | 10 |
| Strong | 7 |
| Some | 5 |
| None | 0 |

c. It is associated with, and illustrative of, broad patterns of cultural, social, political, economic, or industrial history in the community, state, or nation. (up to 10 points)

| | |
|---|---|
| Particularly Strong (Donation Land Claim) | 10 |
| Strong (century farm, school, business, grange, church) | 7 |
| Some (farming, land use planning, architecture) | 5 |
| None | 0 |

d. It possesses the potential for providing information of a prehistoric or historic nature. (up to 10 points)

| | |
|---|---|
| Very Likely | 10 |
| Likely | 5 |
| Unlikely | 0 |

The total 1984 score for architectural significance is 5. The applicant does not submit any proposed changes to this category.

## GOAL 5 ANALYSIS OF HISTORIC RESOURCE

Fischer Cellar #1190
File #Z0130-94-Z

### CONFLICTING USE ANALYSIS

A. **FINDINGS:**

1) Current Zone: RRFF-5, 5 acre minimum lot size. No conflict with overlay.

2) Private Development Plans: none
3) Public Development Plans: none
4. Potential Conflicting Uses:
Potential impacts on historic resource: Alteration of historic resource, relocation of resource, new construction, land division, and demolition.

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

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

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

## 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).

| | ARCHITECTURE | | | | | ENVIRONMENT | | | | HISTORY | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | A | B | C | D | E | A | B | C | D | A | B | C | D |
| ZO130-94-Z<br>Fischer Cellar #1190<br>2-4E-24C, TL 100<br>19618 SE Bornstedt Rd.<br>RRFF-5, 24.40 acre<br>C 1880, STYLE: Vernacular<br>TOTAL POINTS: 44 | 5 | 2 | 3 | 5 | 7 | 5 | 4 | 3 | 5 | 0 | 0 | 5 | 0 |

COMMENTS: The Fischer Root Cellar is located on the east side of Bornstedt Rd., approximately 1/2 mile south of Highway 211. The Cellar is part of a farm complex, with most of the buildings dating from the post-World War II era.

In 1891 Herman Fischer received a patent for the subject property. The Fischer family came to the United States from Germany. According to her obituary, Ernestine Pauline Fischer was one of the earliest pioneers in the Sandy area. She and her husband Herman established a homestead in 1876, where they lived for 56 years.

The Fischer Root Cellar is a rare example of log building in the study area. The building was contructed c 1880. The logs are squared and the corners are notched and mortised. The cellar is now a one and one-half story building with a gable roof. The roof has been altered within the last 30 years.

The Herman Fischer Root Cellar is one of two root cellars on the Clackamas County Inventory in the Sandy/Boring study area. It was constructed in the Vernacular style and is the oldest building on the inventory in the study area, built during the Railroads and Industrial Growth period (1866-1883).

The Fischer Cellar is significant as a rare example of this building type. Its importance is enhanced by the method of construction.

## GOAL 5 ANALYSIS OF HISTORIC RESOURCE

### SUMMARY OF CONFLICTING USE ANALYSIS

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

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

3A If there are not conflicting uses: Preserve the resource site.

3B If there are conflicting uses: Determine the Economic, Social, Environmental and Energy consequences. Both the impacts on Resource and on conflicting use must be considered (i.e. if there is a conflict, what consequence will provide the community at large with the greatest benefit?).

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

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

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

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

*** Allow for greater options for the use of your historic property within urban and rural zones. Owners of properties within such zones can apply for a conditional use permit to allow for uses such as antique or book shops, or for cafes or bed and breakfast establishments. Many zoning districts do not allow these options without the Historic Landmark overlay zone.

*** Require that the Historic Review Board review the following to insure compatible design solutions:
exterior alterations
land divisions
demolitions
new construction

THE HISTORIC LANDMARKS ORDINANCE DOES NOT:

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

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

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

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

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

ARCHITECTURE

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

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

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

| | |
|---|---|
| Excellent | 4 |
| Very Good | 3 |
| Good | 2 |
| Fair | 1 |
| Poor | 0 |

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

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

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

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

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

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

## ENVIRONMENT

(A) LANDMARK:

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

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

| | |
|---|---|
| Excellent | 4 |
| Very Good | 3 |
| Good | 2 |
| Fair | 1 |
| Intrusive | 0 |

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

| | |
|---|---|
| Excellent | 10 |
| Good | 7 |
| Fair | 3 |
| Poor | 0 |

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

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

## HISTORICAL ASSOCIATION

(A) PERSON/GROUP/ORGANIZATION: Associated with the life or activities of a person, group, organization, or institution that has made a significant contribution to the community, state, or nation.

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

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

| | |
|---|---|
| Particularly strong | 10 |
| Strong | 7 |
| Some | 5 |
| None | 0 |

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

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

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

| | |
|---|---|
| Very likely | 10 |
| Likely | 5 |
| Unlikely | 0 |

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

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

CONFLICTING USES:

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

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

POTENTIAL ACTION: Historic Landmark Designation

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

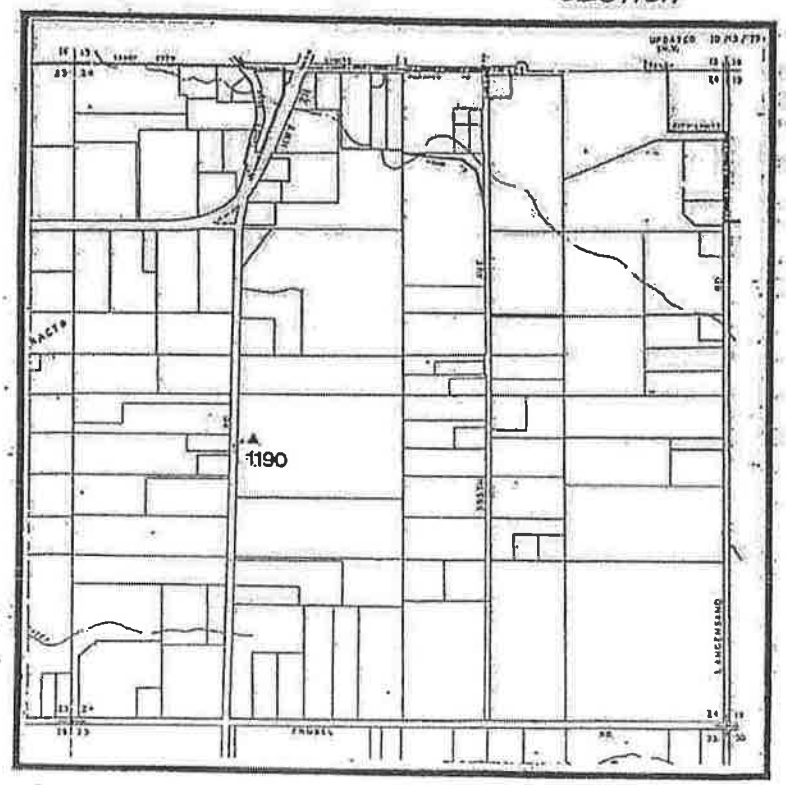
| | | |
|---|---|---|
| | owner for rehab money through the State Historic Preservation Office.<br>*Qualify to apply for C.B.D.G. block grant money for historic preservation and rehabilitation. | considered for National Register nomination if not Co. HL; would not qualify for tax incentives and grant money for rehab. |
| | CONSEQUENCE OF ACTION | CONSEQUENCE OF NO ACTION |
| SOCIAL | 1) Resource retains architectural and historic integrity. | 1) Architectural, environmental and historical integrity of Goal 5 historic resource lost due to incompatible alterations, relocation, new construction, land division and demolition. |
| | 2) Historic resource protected to enhance understanding and appreciation of County's historical, cultural and architectural heritage. | 2) Potential loss of significant County historic resource in terms of understanding and educational awareness of heritage to present and future generations. Loss to community at large. |
| | 3) Foster neighborhood, community and civic pride. | 3) Potential loss to neighborhood livability. |
| | 4) Adds to quality of life/community at large. | 4) Potential loss of quality of life/community at large. |
| E/ENVIRONMENTAL | 1) Conservation of existing housing and building resources. | 1) Added energy expenditure to replace existing resource. |
| | 2) Potential for more open space with mature trees and shrubs | 2) Potential loss of open space and mature landscapes. |

Area: 5-B

Legal Description:

T. 2 S. R. 4 E. S. 24

TOWNSHIP RANGE SECTION




Legend:

▲ ≤ 1900

■ 1901 - 1915

● 1916 - 1930

[ #'s correspond to inventory page # ]

# Cultural Resource Survey Form

CLACKAMAS COUNTY

T. D. NUMBER

PHOTO INFORMATION:
ROLL: XCIV
FRAME: 13

STUDY AREA: SANDY/BORING
LEGAL: T. 2 R. 4E SEC. 24C
TAX (LOT): 100
ZONE SIZE 24.40'

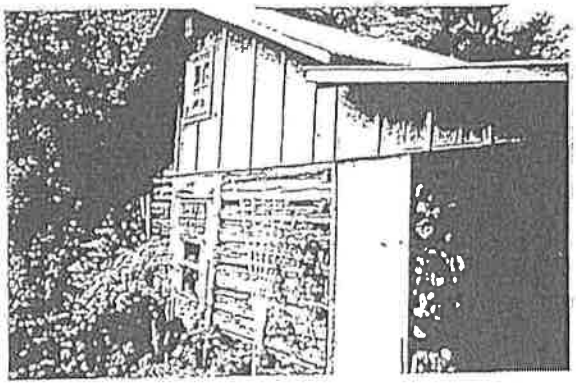
IDENTIFICATION:
COMMON / HISTORICAL NAME:
ADDRESS: 19618 S.E. Bornstedt, Sandy 97055 AREA: SANDY
CURRENT OWNER: ALTA SMITH L'EST USE: Utilitarian/Storage
OWNER'S ADDRESS: c/o Keith and Mildred Bloom, Box 929, Wrangel, AR 99929
ORIGINAL OWNER: USE: Residence
AREA OF SIGNIFICANCE: TOWN: X COUNTY: CITY: NATION:

HISTORIC INTEREST:
THEME: Settlement: Architecture - 19th Century DATE: ca. 1880
DESCRIPTION:

ARCHITECTURAL INTEREST:
STYLE: Rustic STORIES: 1½
DATE: ca. 1880 CONDITION: Fair ARCHITECT:
SIDING: Horizontal logs. Square knotched at corners. Ends sawn off
ROOF: Gable covered with sheet metal.
DOORS: Vertical plank
WINDOWS: 6/6 double-hung sash

MAIN ENTRANCE: Central, paneld door in gable end (west elevation)

NOTES: Second floor added (n.d.) sheathed with vertical board and batten siding. Post and sill foundation. Wood shed, partially enclosed added on south elevation. Lean to on south and north elevation. Paneled interior.



BIBLIOGRAPHY:

DATE: October 1984
RECORDER: Pinger

CLACKAMAS COUNTY

HISTORIC RESOURCES INVENTORY 1989-92

HISTORIC NAME: FISCHER, HERMAN, ROOT CELLAR
COMMON NAME:
PROPERTY ADDRESS: 19618 S.E. Bornstedt Road
OWNER: Smith, Alta M. L.-Estate
OWNER ADDRESS: Box 929, Wrangell, AK 99929
RESOURCE TYPE: Building
PRESENT USE: Storage
ORIGINAL USE: Root Cellar
THEME: Culture: architecture; Agriculture
ARCHITECT/BUILDER: Unknown
COUNTY: Clackamas
QUAD: Sandy
T/R/S: 2 4E 24C
TAX LOT: 100
ADDITION: N/A
BLOCK: N/A
LOT: N/A
LOT SIZE: 24.40 Acres
ZONE: RRFF-5

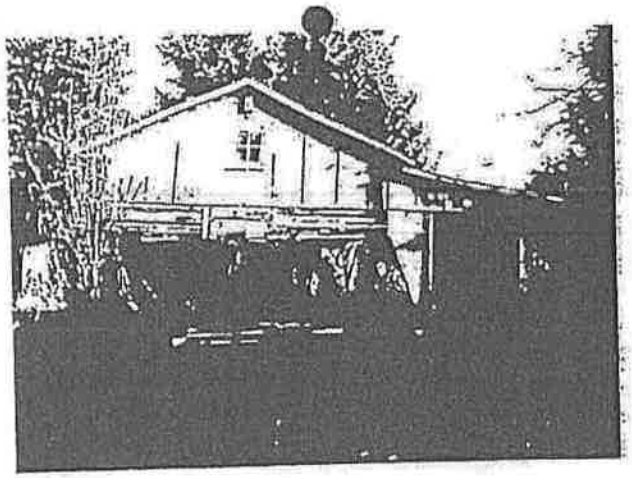
SETTING: The Fischer Root Cellar is located on the east side of Bornstedt Road, less than one-half mile south of Highway 211. The Fischer Root Cellar is part of a complex, most buildings date to the post-World War II-era. The area is primarily in agricultural use.

NOTEWORTHY LANDSCAPE FEATURES: None

NON-CONTRIBUTING FEATURES: Non-historic house, non-historic shed, mobile home

RECORDED BY: Koler/Morrison
DATE: December 1990

SHPO NO.: 1190



ROOT CELLAR

DATE BUILT: c. 1880
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/none
PRIMARY WINDOW TYPE: Six-over-six double-hung sash
EXTERIOR SURFACING MATERIALS: Log w/ square-notched corners, sawn ends, and board-and-batten
DECORATIVE FEATURES: None
OTHER: Vertical plank door; lean-to, n. and s. elev.
CONDITION: Fair
EXTERIOR ALTERATIONS (DATE): Roof altered (n.d.)

SHPO NO.: 1190

## STATEMENT OF SIGNIFICANCE

Historic Name: FISCHER, HERMAN, ROOT CELLAR
Address: 19618 S.E. Bornstedt Road

The Fischer Root Cellar is located one mile south of the establishment of Sandy. it is along Bornstedt Raod, an early 20th century road, near a branch of the Tickle Creek. The resource may be evaluated as a late 19th century log building.

### HISTORICAL BACKGROUND

Early development of the Sandy-Boring area can be attributed to the proximity of the Barlow Road; the westernmost link of the Oregon Trail. The primary route of the Barlow Road, established by the 1850s, bisected the study area following present day Highway 26 to Sandy, then turning south towards and crossing the Clackamas River, continuing southwestward to Oregon City. Early settlers were few and widely scattered and included P. D. Terwilliger and L. Williams, who settled claims near the Multnomah County border, as well as Francis Revenue, who settled near present day Sandy. Revenue established a trading post on the Barlow Road. He also built the first school, a log building, in the area in 1870.

Despite the seemingly heavy traffic through the study area, few early pioneers filed donation land claims. Pioneers were interested in farming and sought arable, accessible land near and along the navigable waterways, which were more dependable thoroughfares than the muddy, rutted roads of the period. The topography of the Sandy-Boring area is hilly and therefore not well suited to the common agricultural practices of the mid-19th century. It was not until the 1870s that pioneers began to settle in the Sandy-Boring area.

The population of the county at this time was primarily composed of English, Irish and German immigrants, many of whom had lived in the Missouri, Mississippi or Ohio river valleys prior to moving westward to Oregon.

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 (1865-1881), the area experienced slow but steady growth. The Barlow Road continued to be an important roadway, operating as a toll road through the first decade of the

SHPO NO.: 1190

20th century. Phillip Foster's Place, at present-day Eagle Creek, south and west of the study area, was an important point on the Barlow Road. Foster, who was a partner in the Barlow Road enterprise, sheltered traveling pioneers and sold supplies. Foster sold his business to Richard Gerdes and Henry Welborn, who operated the mercantile at Eagle Creek after Foster turned his attention to farming.

Communities sprung up along the early roadways throughout the historic period. George Sharrock was the first person to establish ownership of land at the place now known as Sandy. Gerdes bought a portion of Sharrock's land, and in 1873 he established a post office and small store at Sandy. Several families arrived in the Sandy-Boring vicinity in the latter part of the 19th century, claiming homestead rights to large tracts of land. Many of these families stayed in the area for several generations. Willard H. Boring, for whom Boring Junction was later named, settled here during this period. In 1883 Boring donated land for the first school in the Boring vicinity.

During this period subsistence farming was the norm throughout the county, as well as in more level portions of the Sandy-Boring vicinity. Livestock and cereal grains were raised. Lumber complemented the rural economy and would later become the primary industry. 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 of the Gothic Revival style of architecture. This type is commonly referred to as the Vernacular or Western Farmhouse style. In contrast to earlier dwellings the buildings of this period had a vertical emphasis; windows were taller and roof pitch was steeper. Drop siding was the most popular exterior wall material although some buildings were clad with the more primitive lap siding. Windows had multiple lights or panes. The windows of earlier buildings (circa 1860) typically had six lights or panes in each sash. As window glass became more readily available panes became larger and the number became fewer. By the end of the period four lights per sash were common.

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

During the Progressive Era (1884-1913) the population of Clackamas County tripled from 9,260 to almost 30,000, pushing the new comers to develop the hilly land well away from the river and the Barlow Road. By the turn-of-the-century wagon roads or

"market roads" crossed the county, facilitating the transference of farm products to loading points along the railroad or to urban markets.

Prior to the Progressive Era a few commercial operation had been established at Sandy, however, the decades after the turn-of-the-century would prove to be a time of rapid growth and development. By 1907, Sandy had two general stores, two blacksmith shops, a building material and furniture store, a drugstore, harness shop and saddlery, a meat market, stage and livery service, two building contractors, several churches, a prune dryer and two dance halls.

Interurban railroads also sought to fill the demand for better commuter and freight transportation, and entrepreneurs took advantage of the situation. In 1902 the Oregon Water Power & Railway Company was formed to run a line to eastern Multnomah and Clackamas counties to a dam on the Clackamas River. The first power source was in Portland, however, until a second power plant was constructed at Boring, trains in the outlying areas were powered by steam. In 1908 the company was sold to Portland Railway Light & Power Company.

Boring, named for the long time resident W.H. Boring, was one of towns which was established along an interurban railroad line. Boring Junction was platted in 1903, the year the interurban railroad line was constructed between Portland and Estacada. Estacada, located south of the Sandy-Boring study area, was billed as a recreational spot, as well as the site of the power company dam on the Clackamas River. The railroad line emanated from Portland at Sellwood. Stations were located at points including Lents, Linneman, Gresham, Haley, Boring, Barton, Eagle Creek and Estacada.

Entrepreneurs established commercial enterprises at the stations. In Boring, a store with apartments upstairs was built in 1904. In 1910 a building housing the post office and drug store was constructed across the street from the store. During the remainder of the historic period a cluster of houses and commercial buildings were constructed at junction of the interurban railroad line and state highway 212.

Many investors had expressed an interest in building a railroad up Mount Hood. In 1891 the builders of the Eastside Railroad, incorporated the Mount Hood Railway. A franchise was received but no construction took place. In 1904 the Mount Hood Railway & Power Company was incorporated. The corporation proposed to use power from Bull Run to compete with the power generation from the Portland General Electric Company, and to operate an electric railroad up the mountain. Three years later the same group of investors incorporated as the Portland & Eastern Railway Company. Difficulties arose over the proposed route from Portland. The railroad was finally constructed to Bull Run; however, it was never electrified and in 1912 the idea of a railroad to Mount Hood died.

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

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

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

During the Motor Age (1914-1940) transportation improvements and growth in population continued to fuel agricultural activity. By the 1920s specialized crops, such as fruit and nut cultivation, and dairying began to supplant general farming in the Sandy-Boring vicinity. Raising berries, such as strawberries, raspberries, loganberries and black caps, has since been a major component of the local economy.

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

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

During the Depression the population remained constant and the towns remained as agricultural centers, but little construction occurred. Summer homes on Mount Hood are the notable exception. Here, diminutive cabins and commodious dwellings were often constructed with native materials in a hand-crafted manner. The

interurban railroad suspended commuter service to Boring in 1932. Two years later service was curtailed to Gresham. In 1942 freight service was resumed to Gresham and Sandy.

Since World War II, the Sandy-Boring area has witnessed dramatic changes. Most noteworthy is the conversion of agricultural land to suburban residential subdivisions. The construction of the Highway 26 through the study area has stimulated a host of suburban development from the north and west.

SUBJECT PROPERTY

In 1891 Herman Fischer, a gunsmith, received a patent for the subject property. Typically, a patent was issued several years after the grantee had held the property. No other transactions were recorded until 1940, when Ernest and Elizabeth Fischer sold the land to James E. Neukirchner. Six years later Robert R. and Minnie V. Minyard purchased the property.

The Fischer family came to the United States from Germany. They first settled in Missouri and later established a homestead in the Sandy area. During the Big Windfall of 1880, Paul Meinig described the terror faced by the Fischer family. They "...huddled in a small open spot afraid trees would crash their cabin and (they) dodged falling trees all day." The Big Windfall, or Big Blow as it is sometimes called, resulted in much of the timbered land in the Portland metropolitan area being more-or-less cleared. Stumps, of course, remained.

According to her obituary, Ernestine Pauline Fischer ( -1922) was one of the oldest pioneers the Sandy area. She and her husband Herman established a homestead in 1876, where they lived for 56 years. Their children were Mrs. J.H. Wewer, Theodore and Ernest Fischer of Sandy, and Mrs. G. Boese of Boring. Herman Fischer succeeded his wife in death by approximately two months.

Ernest Fischer was born on the family farm in 1881 and according to his obituary he attended school below Meinig Hill. He married Elizabeth Sladky in 1917. After selling the farm in 1940, they moved into Sandy. Ernest was employed as a nightwatchman at Koch Lumber Company. Their children were Eleanor Holloway, Elsie Spaller, Edna Sealander, and Ronald "Bud" Fischer.

The Fischer Root Cellar is a rare example of log building in the study area. According to the owner, the building was constructed circa 1880. The logs are squared and the corners are notched and mortised. Fenestration consists of a six-over-six double-hung sash window and a fixed six-light window, both on the east elevation

The cellar is now a one and one-half story building with a gable roof. According to Alta Smith, the current owner, the roof was altered, lessening the pitch to accommodate a larger attic space. This change was made within the last 30 years. The attic level

is clad with board-and-batten siding and illuminated with a multi-light window. Lean-tos are attached to the south and north elevations. The entire roof is covered with sheet metal. The alterations do not diminish the significance of the cellar as a rare log building.

The Herman Fischer Root Cellar is one of two root cellars on the Clackamas County Inventory in the Sand-Boring study area. It was constructed in the Vernacular style and is the oldest building on the inventory in the study area, built during the Railroads and Industrial Growth period (1866-1883).

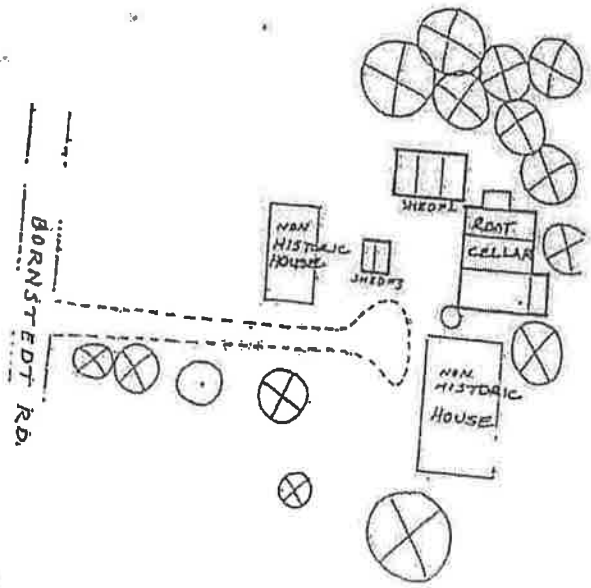
The Fischer Root Cellar is significant as a rare example of this building type. Its importance is enhanced by the method of construction; log buildings from the 19th century are rare in the study area and in the county as a whole.

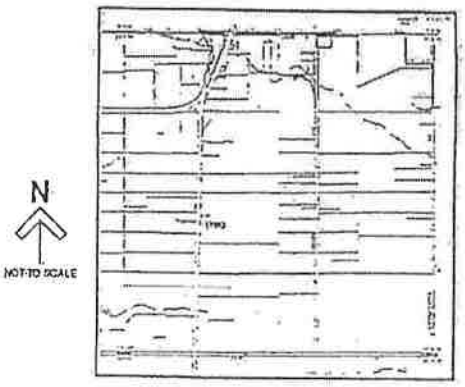
Bibliography: Clackamas County Cultural Resource Inventory 1984.
Enterprise Courier, 26 August 1922.
Oregon Gazateer, 1889-90, 1891-92.
Sandy Pioneer, p. 57, 78.
TICOR Title Company records, Oregon City, OR.

SHPO NO.: 1190

SITE PLAN AND VICINITY MAP

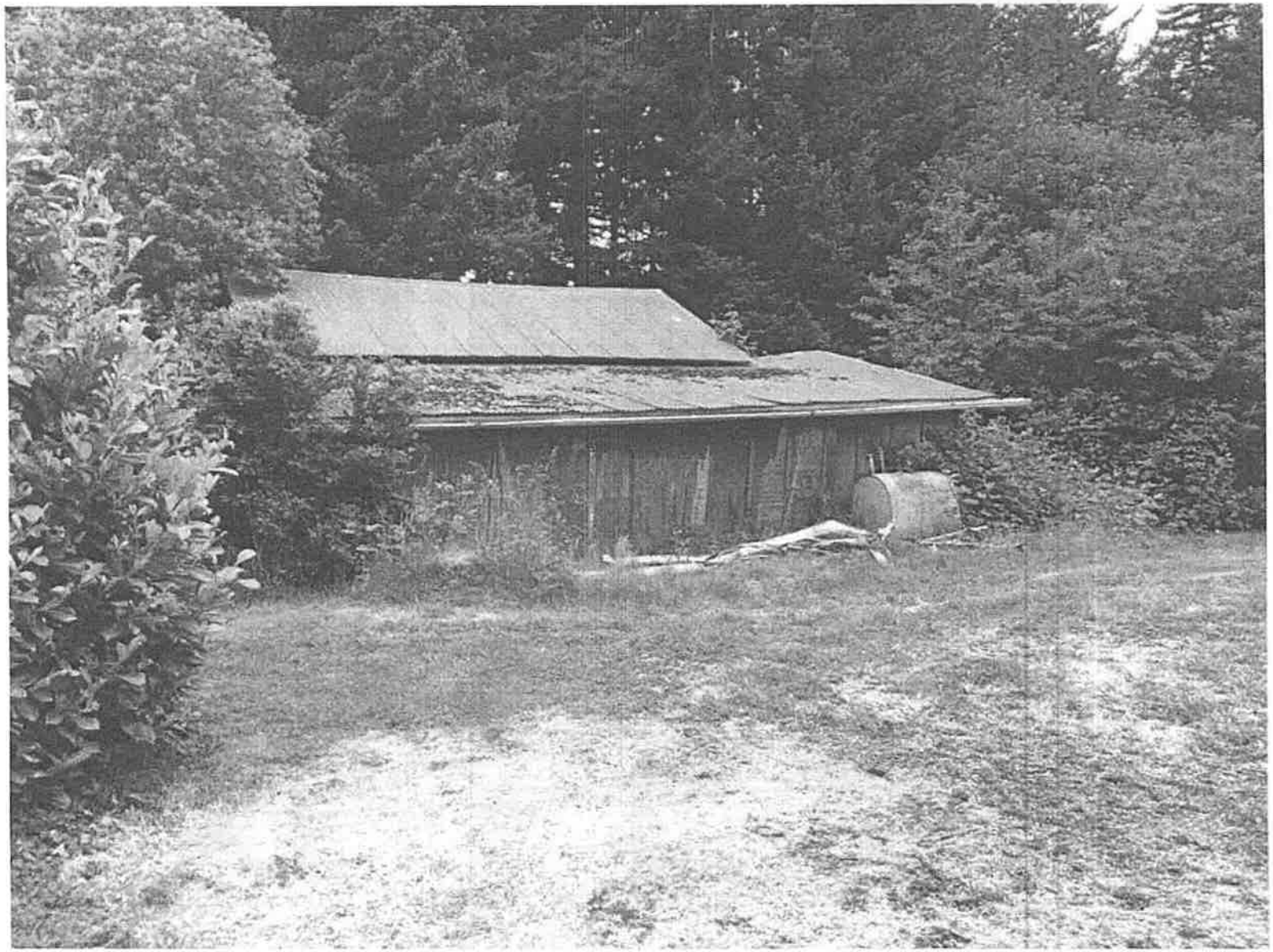
Address: 19618 S.E. Bornstedt Road
Historic Name: FISCHER, HERMAN, ROOT CELLAR

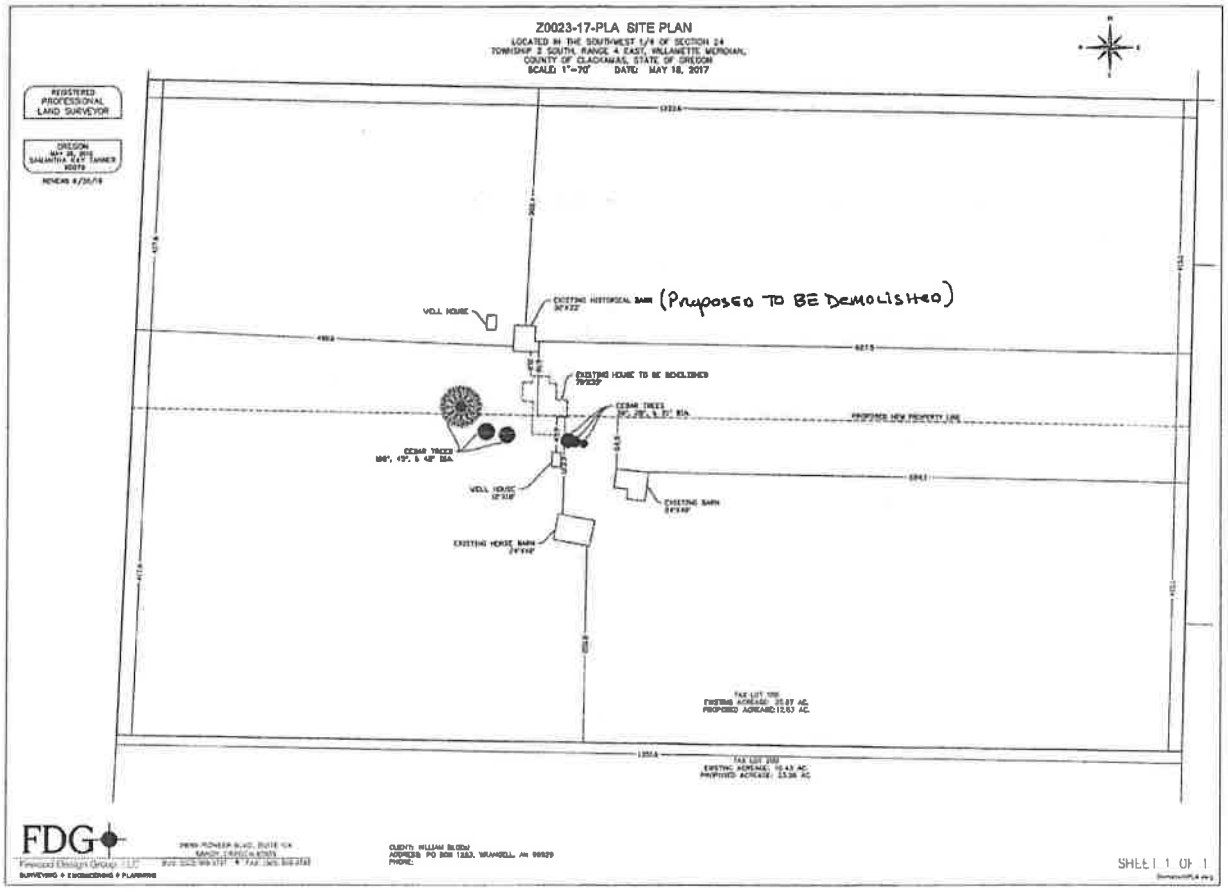



SHPO NO.: 1190

HISTORIC BARN ON PROPERTY




Z0023-17-PLA SITE PLAN
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 24
TOWNSHIP 2 SOUTH, RANGE 4 EAST, WILLAMETTE MERIDIAN,
COUNTY OF CLACKAMAS, STATE OF OREGON
SCALE: 1"=70' DATE: MAY 18, 2017
REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
WELL HOUSE
EXISTING HISTORICAL BARN (Proposed to be Demolished)
EXISTING HOUSE TO BE BOARDED
CEDAR TREES
PROPOSED NEW PROPERTY LINE
CEDAR TREES
WELL HOUSE
EXISTING BARN
EXISTING HORSE BARN
TAX LOT 100
EXISTING ACREAGE: 35.87 AC.
PROPOSED ACREAGE: 12.63 AC.
TAX LOT 200
EXISTING ACREAGE: 10.43 AC.
PROPOSED ACREAGE: 23.26 AC.
FDG
Firwood Design Group, LLC
SURVEYING • ENGINEERING • PLANNING
CLIENT: WILLIAM BLODGI
ADDRESS: PO BOX 1263, WRANGELL, AK 99929
PHONE:
SHEET 1 OF 1

# Historic Landmark Designation, 1995
# Background information

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

In the Matter of Considering Designating the FISCHER CELLAR, described as T2S-R4E-Section 24C, Tax Lot 100, a Clackamas County Historic Landmark in compliance with State Land Use Law Goal 5.

Order No. 95-363

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

It further appearing to the Board that the Historic Review Board at its public hearing on MAY 25, 1994 has recommended designating the FISCHER CELLAR as an Historic Landmark; and

It further appearing to the Board that hearings were held before this Board on JUNE 1, 1994, at which testimony was taken and evidence presented; and

It further appearing to the Board that a decision was made by this Board on JUNE 1, 1994;

NOW, THEREFORE, IT IS HEREBY ORDERED that the FISCHER CELLAR IS designated a Clackamas County Historic Landmark.

Dated this 27th day of April, 1995.

BOARD OF COUNTY COMMISSIONERS

Judie Hammerstad

Judie Hammerstad, Chair

Darlene Hooley

Darlene Hooley, Commissioner (Vice Chair)

Ed Lindquist

Ed Lindquist, Commissioner

# Cultural Resource Survey Form:

CLACKAMAS COUNTY

I.D. NUMBER _____

PHOTO INFORMATION:
ROLL: XCIV
FRAME: 13

STUDY AREA: SANDY/BORING
LEGAL: T. 2 R. 4E SEC. 24C
TAX (LOTS): 100
ZONE RRFF-5 SIZE 24.40

IDENTIFICATION:

20150-94

COMMON/HISTORICAL NAME:
ADDRESS: 19618 S.E. Bornstedt, Sandy 97055 AREA: SANDY
CURRENT OWNER: ALTA SMITH L'EST USE: Utilitarian/Storage
OWNER'S ADDRESS: c/o Keith and Mildred Bloom, Box 929, Wrangel, AR 99929
ORIGINAL OWNER: USE: Residence
AREA OF SIGNIFICANCE: TOWN: X COUNTY: _____ CITY: _____ NATION: _____

HISTORIC INTEREST:

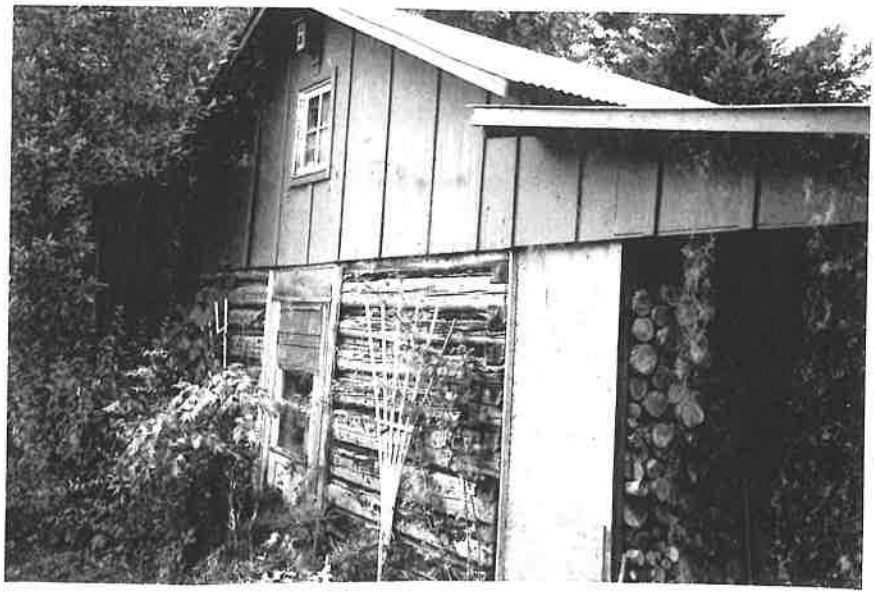
THEME: Settlement; Architecture - 19th Century DATE: ca. 1880
DESCRIPTION:

ARCHITECTURAL INTEREST:

STYLE: Rustic STORIES: 1½
DATE: ca. 1880 CONDITION: Fair ARCHITECT:
SIDING: Horizontal logs. Square knotched at corners. Ends sawn off
ROOF: Gable covered with sheet metal.
DOORS: Vertical plank
WINDOWS: 6/6 double-hung sash

MAIN ENTRANCE: Central, paneld door in gable end (west elevation)

NOTES: Second floor added (n.d.) sheathed with vertical board and batten siding. Post and sill foundation. Wood shed, partially enclosed added on south elevation. Lean to on south and north elevation. Paneled interior.



BIBLIOGRAPHY:

DATE: October 1984
RECORDER: Pinger

CLACKAMAS COUNTY
HISTORICAL LANDMARK

# CLACKAMAS COUNTY HISTORIC LANDMARK

File #:

## CLACKAMAS COUNTY

## HISTORIC RESOURCES INVENTORY 1989-92

HISTORIC NAME: **FISCHER, HERMAN, ROOT CELLAR**
COMMON NAME:
PROPERTY ADDRESS: 19618 S.E. Bornstedt Road
OWNER: Smith, Alta M. L.-Estate
OWNER ADDRESS: Box 929, Wrangell, AK 99929
RESOURCE TYPE: Building
PRESENT USE: Storage
ORIGINAL USE: Root Cellar
THEME: Culture: architecture; Agriculture
ARCHITECT/BUILDER: Unknown
COUNTY: Clackamas
QUAD: Sandy
T/R/S: 2 4E 24C
TAX LOT: 100
ADDITION: N/A
BLOCK: N/A
LOT: N/A
LOT SIZE: 24.40 Acres
ZONE: RRFF-5

SETTING: The Fischer Root Cellar is located on the east side of Bornstedt Road, less than one-half mile south of Highway 211. The Fischer Root Cellar is part of a complex, most buildings date to the post-World War II-era. The area is primarily in agricultural use.

NOTEWORTHY LANDSCAPE FEATURES: None

NON-CONTRIBUTING FEATURES: Non-historic house, non-historic shed, mobile home

RECORDED BY: Koler/Morrison
DATE: December 1990

**SHPO NO.: 1190**

CLACKAMAS COUNTY
HISTORICAL LANDMARK

# CLACKAMAS COUNTY HISTORIC LANDMARK

File #:

**CLACKAMAS COUNTY**

**HISTORIC RESOURCES INVENTORY 1989-92**

HISTORIC NAME: **FISCHER, HERMAN, ROOT CELLAR**
COMMON NAME:
PROPERTY ADDRESS: 19618 S.E. Bornstedt Road
OWNER: Smith, Alta M. L.-Estate
OWNER ADDRESS: Box 929, Wrangell, AK 99929
RESOURCE TYPE: Building
PRESENT USE: Storage
ORIGINAL USE: Root Cellar
THEME: Culture: architecture; Agriculture
ARCHITECT/BUILDER: Unknown
COUNTY: Clackamas
QUAD: Sandy
T/R/S: 2 4E 24C
TAX LOT: 100
ADDITION: N/A
BLOCK: N/A
LOT: N/A
LOT SIZE: 24.40 Acres
ZONE: RRFF-5

SETTING: The Fischer Root Cellar is located on the east side of Bornstedt Road, less than one-half mile south of Highway 211. The Fischer Root Cellar is part of a complex, most buildings date to the post-World War II-era. The area is primarily in agricultural use.

NOTEWORTHY LANDSCAPE FEATURES: None

NON-CONTRIBUTING FEATURES: Non-historic house, non-historic shed, mobile home

RECORDED BY: Koler/Morrison
DATE: December 1990

**SHPO NO.: 1190**

**ROOT CELLAR**

DATE BUILT: c. 1880
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/none
PRIMARY WINDOW TYPE: Six-over-six double-hung sash
EXTERIOR SURFACING MATERIALS: Log w/ square-notched corners, sawn ends, and board-and-batten
DECORATIVE FEATURES: None
OTHER: Vertical plank door; lean-to, n. and s. elev.
CONDITION: Fair
EXTERIOR ALTERATIONS (DATE): Roof altered (n.d.)

**SHPO NO.: 1190**

## STATEMENT OF SIGNIFICANCE

Historic Name: **FISCHER, HERMAN, ROOT CELLAR**
Address: 19618 S.E. Bornstedt Road

The Fischer Root Cellar is located one mile south of the establishment of Sandy. it is along Bornstedt Raod, an early 20th century road, near a branch of the Tickle Creek. The resource may be evaluated as a late 19th century log building.

### HISTORICAL BACKGROUND

Early development of the Sandy-Boring area can be attributed to the proximity of the Barlow Road; the westernmost link of the Oregon Trail. The primary route of the Barlow Road, established by the 1850s, bisected the study area following present day Highway 26 to Sandy, then turning south towards and crossing the Clackamas River, continuing southwestward to Oregon City. Early settlers were few and widely scattered and included P. D. Terwilliger and L. Williams, who settled claims near the Multnomah County border, as well as Francis Revenue, who settled near present day Sandy. Revenue established a trading post on the Barlow Road. He also built the first school, a log building, in the area in 1870.

Despite the seemingly heavy traffic through the study area, few early pioneers filed donation land claims. Pioneers were interested in farming and sought arable, accessible land near and along the navigable waterways, which were more dependable thoroughfares than the muddy, rutted roads of the period. The topography of the Sandy-Boring area is hilly and therefore not well suited to the common agricultural practices of the mid-19th century. It was not until the 1870s that pioneers began to settle in the Sandy-Boring area.

The population of thc county at this time was primarily composed of English, Irish and German immigrants, many of whom had lived in the Missouri, Mississippi or Ohio river valleys prior to moving westward to Oregon.

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

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

After the Civil War (1865-1883), the area experienced slow but steady growth. The Barlow Road continued to be an important roadway, operating as a toll road through the first decade of the 20th century. Phillip Foster's Place, at present-day Eagle Creek, south and west of the study area, was an important point on the Barlow Road. Foster, who was a partner in the Barlow Road

enterprise, sheltered traveling pioneers and sold supplies. Foster sold his business to Richard Gerdes and Henry Welborn, who operated the mercantile at Eagle Creek after Foster turned his attention to farming.

Communities sprung up along the early roadways throughout the historic period. George Sharrock was the first person to establish ownership of land at the place now known as Sandy. Gerdes bought a portion of Sharrock's land, and in 1873 he established a post office and small store at Sandy. Several families arrived in the Sandy-Boring vicinity in the latter part of the 19th century, claiming homestead rights to large tracts of land. Many of these families stayed in the area for several generations. Willard H. Boring, for whom Boring Junction was later named, settled here during this period. In 1883 Boring donated land for the first school in the Boring vicinity.

During this period subsistence farming was the norm throughout the county, as well as in more level portions of the Sandy-Boring vicinity. Livestock and cereal grains were raised. Lumber complemented the rural economy and would later become the primary industry. 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 of the Gothic Revival style of architecture. This type is commonly referred to as the Vernacular or Western Farmhouse style. In contrast to earlier dwellings the buildings of this period had a vertical emphasis; windows were taller and roof pitch was steeper. Drop siding was the most popular exterior wall material although some buildings were clad with the more primitive lap siding. Windows had multiple lights or panes. The windows of earlier buildings (circa 1860) typically had six lights or panes in each sash. As window glass became more readily available panes became larger and the number became fewer. By the end of the period four lights per sash were common.

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

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

Prior to the Progressive Era a few commercial operation had been established at Sandy, however, the decades after the turn-of-the-century would prove to be a time of rapid growth and development. By 1907, Sandy had two general stores, two blacksmith shops, a building material and furniture store, a drugstore, harness shop and saddlery, a meat market, stage and livery service, two building contractors, several churches, a prune dryer and two dance halls.

Interurban railroads also sought to fill the demand for better commuter and freight transportation, and entrepreneurs took advantage of the situation. In 1902 the Oregon Water Power & Railway Company was formed to run a line to eastern Multnomah and Clackamas counties to a dam on the Clackamas River. The first power source was in Portland, however, until a second power plant was constructed at Boring, trains in the outlying areas were powered by steam. In 1908 the company was sold to Portland Railway Light & Power Company.

Boring, named for the long time resident W.H. Boring, was one of towns which was established along an interurban railroad line. Boring Junction was platted in 1903, the year the interurban railroad line was constructed between Portland and Estacada. Estacada, located south of the Sandy-Boring study area, was billed as a recreational spot, as well as the site of the power company dam on the Clackamas River. The railroad line emanated from Portland at Sellwood. Stations were located at points including Lents, Linneman, Gresham, Haley, Boring, Barton, Eagle Creek and Estacada.

Entrepreneurs established commercial enterprises at the stations. In Boring, a store with apartments upstairs was built in 1904. In 1910 a building housing the post office and drug store was constructed across the street from the store. During the remainder of the historic period a cluster of houses and commercial buildings were constructed at junction of the interurban railroad line and state highway 212.

Many investors had expressed an interest in building a railroad up Mount Hood. In 1891 the builders of the Eastside Railroad, incorporated the Mount Hood Railway. A franchise was received but no construction took place. In 1904 the Mount Hood Railway & Power Company was incorporated. The corporation proposed to use power from Bull Run to compete with the power generation from the Portland General Electric Company, and to operate an electric railroad up the mountain. Three years later the same group of investors incorporated as the Portland & Eastern Railway Company. Difficulties arose over the proposed route from Portland. The railroad was finally constructed to Bull Run; however, it was never electrified and in 1912 the idea of a railroad to Mount Hood died.

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

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

Agricultural buildings changed dramatically during the Progressive Era. By the turn-of-the-century barns had become quite tall. Most barns were equipped with devices to raise

hay to a second or third floor or loft. Barns were designed in a variety of shapes, including Gambrel and Gothic Gambrel.

During the Motor Age (1914-1940) transportation improvements and growth in population continued to fuel agricultural activity. By the 1920s specialized crops, such as fruit and nut cultivation, and dairying began to supplant general farming in the Sandy-Boring vicinity. Raising berries, such as strawberries, raspberries, loganberries and black caps, has since been a major component of the local economy.

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

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

During the Depression the population remained constant and the towns remained as agricultural centers, but little construction occurred. Summer homes on Mount Hood are the notable exception. Here, diminutive cabins and commodious dwellings were often constructed with native materials in a hand-crafted manner. The interurban railroad suspended commuter service to Boring in 1932. Two years later service was curtailed to Gresham. In 1942 freight service was resumed to Gresham and Sandy.

Since World War II, the Sandy-Boring area has witnessed dramatic changes. Most noteworthy is the conversion of agricultural land to suburban residential subdivisions. The construction of the Highway 26 through the study area has stimulated a host of suburban development from the north and west.

## SUBJECT PROPERTY

In 1891 Herman Fischer, a gunsmith, received a patent for the subject property. Typically, a patent was issued several years after the grantee had held the property. No other transactions were recorded until 1940, when Ernest and Elizabeth Fischer sold the land to James E. Neukirchner. Six years later Robert R. and Minnie V. Minyard purchased the property.

The Fischer family came to the United States from Germany. They first settled in Missouri and later established a homestead in the Sandy area. During the Big Windfall of 1880, Paul Meinig described the terror faced by the Fischer family. They "...huddled in a small open spot afraid trees would crash their cabin and (they) dodged falling trees all day." The Big Windfall, or Big Blow as it is sometimes called, resulted in much of the timbered land in the Portland metropolitan area being more-or-less cleared. Stumps, of course, remained.

According to her obituary, Ernestine Pauline Fischer ( -1922) was one of the oldest pioneers the

Sandy area. She and her husband Herman established a homestead in 1876, where they lived for 56 years. Their children were Mrs. J.H. Wewer, Theodore and Ernest Fischer of Sandy, and Mrs. G. Boese of Boring. Herman Fischer succeeded his wife in death by approximately two months.

Ernest Fischer was born on the family farm in 1881 and according to his obituary he attended school below Meinig Hill. He married Elizabeth Sladky in 1917. After selling the farm in 1940, they moved into Sandy. Ernest was employed as a nightwatchman at Koch Lumber Company. Their children were Eleanor Holloway, Elsie Spaller, Edna Sealander, and Ronald "Bud" Fischer.

The Fischer Root Cellar is a rare example of log building in the study area. According to the owner, the building was constructed circa 1880. The logs are squared and the corners are notched and mortised. Fenestration consists of a six-over-six double-hung sash window and a fixed six-light window, both on the east elevation

The cellar is now a one and one-half story building with a gable roof. According to Alta Smith, the current owner, the roof was altered, lessening the pitch to accommodate a larger attic space. This change was made within the last 30 years. The attic level is clad with board-and-batten siding and illuminated with a multi-light window. Lean-tos are attached to the south and north elevations. The entire roof is covered with sheet metal. The alterations do not diminish the significance of the cellar as a rare log building.

The Herman Fischer Root Cellar is one of two root cellars on the Clackamas County Inventory in the Sand-Boring study area. It was constructed in the Vernacular style and is the oldest building on the inventory in the study area, built during the Railroads and Industrial Growth period (1866-1883).

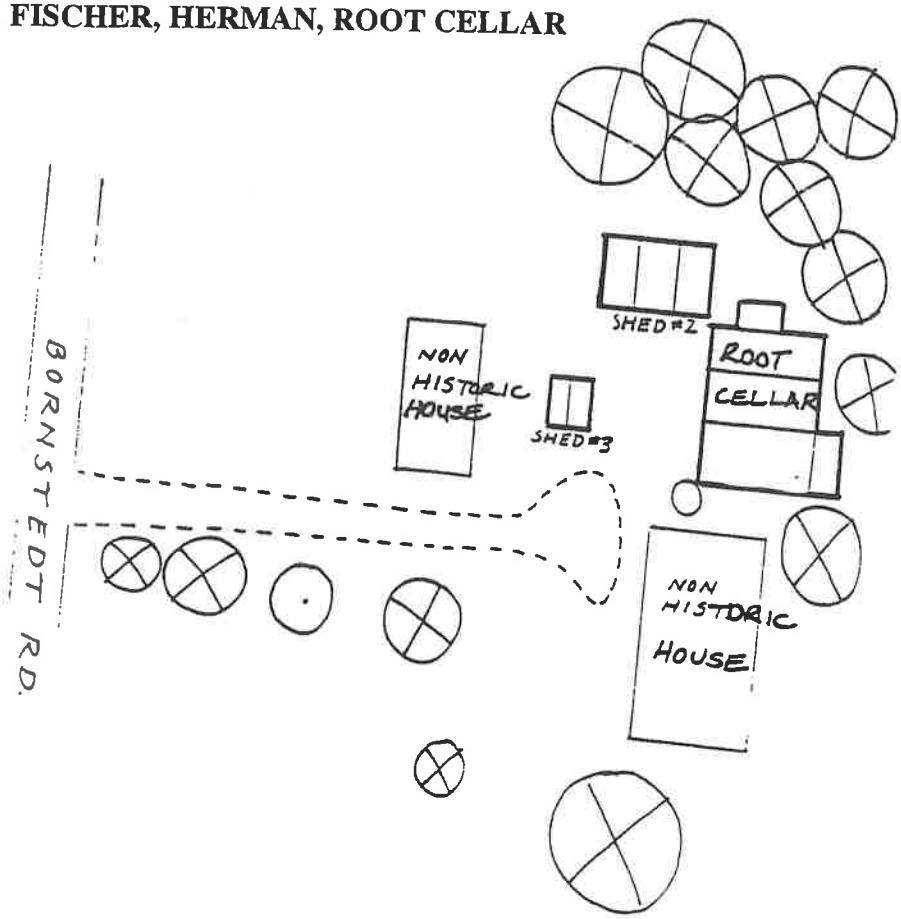
The Fischer Root Cellar is significant as a rare example of this building type. Its importance is enhanced by the method of construction; log buildings from the 19th century are rare in the study area and in the county as a whole.

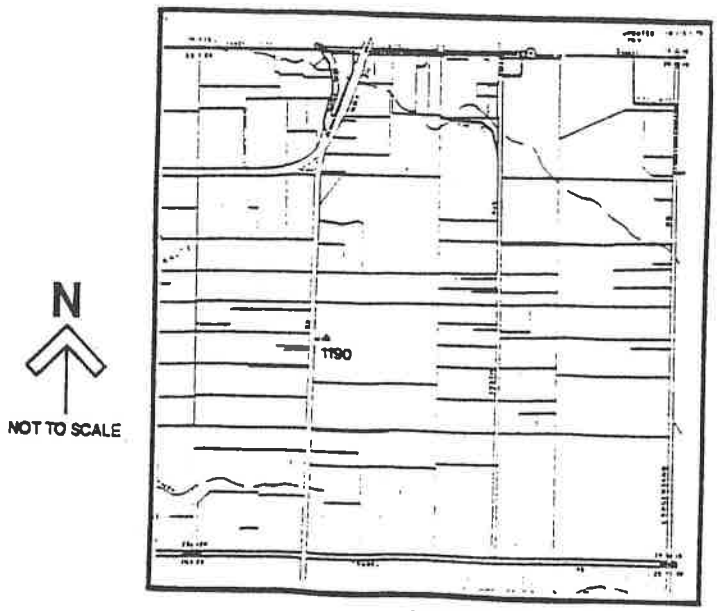
Bibliography: Clackamas County Cultural Resource Inventory 1984.
**Enterprise Courier**, 26 August 1922.
Oregon Gazeteer, 1889-90, 1891-92.
**Sandy Pioneer**, p. 57, 78.
TICOR Title Company records, Oregon City, OR.

**SHPO NO.: 1190**

## SITE PLAN AND VICINITY MAP

Address: 19618 S.E. Bornstedt Road
Historic Name: **FISCHER, HERMAN, ROOT CELLAR**




**SHPO NO.: 1190**