



CLACKAMAS COUNTY BOARD OF COMMISSIONERS

LAND USE HEARING February 9, 2022 10:00 AM

This public hearing will be conducted virtually using the Zoom platform.

The Zoom link to the public hearing and details on how to observe and testify online or by telephone are available on our website: <https://www.clackamas.us/meetings/bcc/landuse>.

All interested parties are invited to attend the hearing in online or by telephone and will be provided with an opportunity to testify orally, if they so choose. The staff report and drafts of the proposed amendments are available on our website at <https://www.clackamas.us/meetings/bcc/landuse>. Please direct all calls and correspondence to the staff member listed below.

LAND USE HEARING

File No.: Z0529-21-Z

Applicants: Sara Bailey

Proposal: A zoning map amendment adding the Historic Landmark Overlay Zone to the subject site, creating a new Clackamas County Historic Landmark.

Staff Contact: Anthony Riederer, Senior Planner, 503-742-4528, ARiederer@clackamas.us

File No.: Z0439-21-Z

Applicants: AKS Engineering, representing the property owners Enoch and Danielle Man

Proposal: A proposal to remove the Historic Landmark (HL) overlay on the property located at 20750 Beavercreek Road.

Staff Contact: Anthony Riederer, Senior Planner, 503-742-4528, ARiederer@clackamas.us

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 email 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?



Planning & Zoning

Development Services Building
150 Beavercreek Road | Oregon City, OR | 97045
Phone: (503) 742-4500 | Fax: (503) 742-4550
E-mail: zoninginfo@co.clackamas.or.us
Web: <http://www.clackamas.us/transportation/planning/>

Land Use Hearing Item Staff Summary to the Board of County Commissioners

File Number: Z0439-21-Z; Christian Muralt Farm (SHPO #1119)

Staff Contact: Anthony Riederer, Planning and Zoning Division, 503-742-4528

Board of County Commissioners Hearing Date: February 9, 2022; 10:00 AM

PROPOSAL:

Z0439-21-Z is a proposal to remove the Historic Landmark (HL) overlay on the property located at 20750 Beavercreek Road. Two of the key features of the property, the farmhouse and the water tower structure, have fallen into significant disrepair, in some cases suffering partial structural failure and collapsing. Other agricultural accessory buildings have been collapsed or been removed as well.

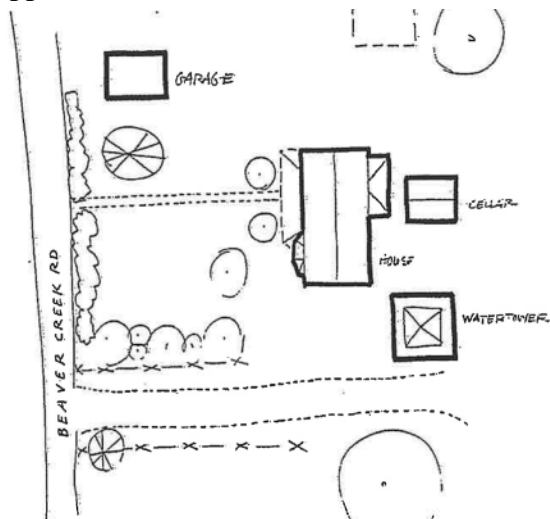
This property is known within the Clackamas County's inventory of designated sites as the Christian Muralt Farm, originally designated in the early 1990s as an extant collection of agricultural buildings with an association to the patterns of emigration and settlement of the area and the Barlow Road. Specifically identified in the site survey and historic nomination was the vernacular style farm house and water tower.

Subsequent to the property being established as a Clackamas County Historic Landmark, both the farmhouse and water tower have fallen into significant disrepair. All of the house's original windows have been destroyed or replaced. The entire front porch has collapsed along with a portion of a projecting bay window on the front façade. The house has been left open to the elements and does not appear to have been occupied for a significant length of time. Though the essential form of the house remains intact, it is now significantly diminished as compared to the condition it was in at the time of original nomination. The character-defining upper portion of the water tower structure has collapsed and the remaining structure continues to deteriorate.

The site was designated primarily on the basis of its architectural features and collection of agricultural buildings. Based on the removal of accessory agricultural buildings, the significantly diminished architectural character of the farm house, and the partial collapse of the water tower, the significance of the site has diminished such that it no longer qualifies for the protections afforded to sites with historic significance in Clackamas County.

The images below compare the site plan drawn and included in the original site assessment from the early 1990s (left) with a site aerial image from today (right). The loss of agricultural

buildings and the encroachment of volunteer trees and other vegetation in the intervening years is apparent.



The image below shows the condition of the farmhouse in the early 1990s, when it was nominated.



In comparing this image with contemporary photos, it becomes apparent that the farmhouse itself has deteriorated significantly over the intervening years. Though the essential form of a vernacular farm house remains, many of the character defining features of the era have been damaged, deteriorated, or removed. None of the original windows are intact, the front porch has deteriorated to the point that it suffered a collapse, and there is significant damage and

deterioration to the bay window on the lower level. The house appears to have been uninhabitable and open to the elements for a number of years.

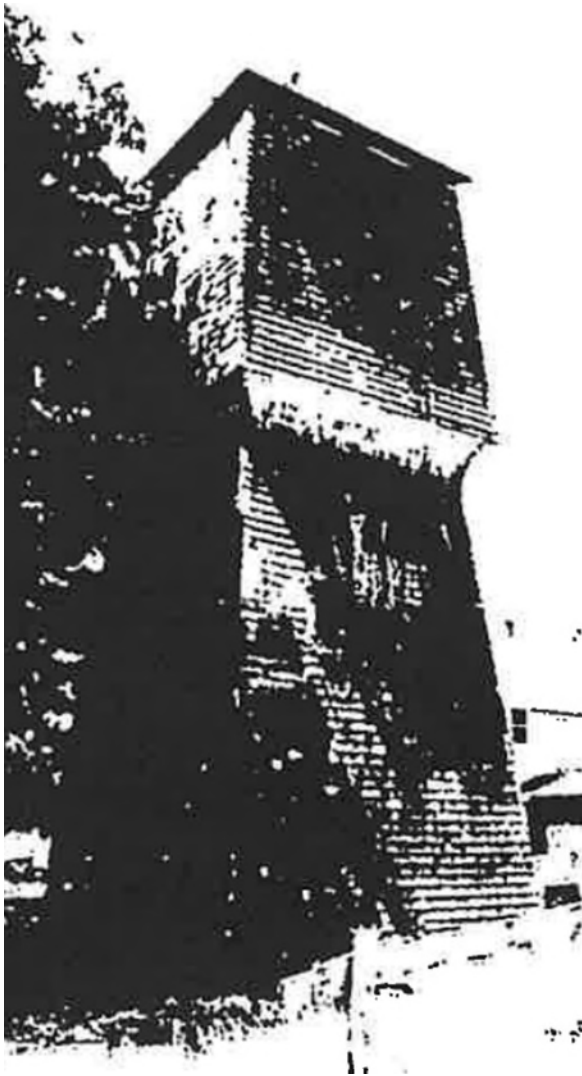


(Front Left View)



(Rear Left View)

A second significant site feature, the Muralt Farm water tower has also deteriorated significantly from the time it was originally nominated. The upper portion of the water tower structure has collapsed and the remaining lower portion continues to deteriorate, as shown in the photos below.



In order for a site to be designated as significant and zoned with the Historic Landmark (HL) overlay, it must be evaluated and scored against the specific architectural, environmental and historic association criteria found in Section 707.02(B) of the Zoning & Development Ordinance (ZDO). The maximum number of points available is 106.

The minimum threshold necessary to qualify for designation as a Historic Landmark is 40 points on this scale. When scored in the original nomination, the property scored 41 points, quite near the threshold of significance.

A review of the current state of the site by Planning Staff found that, evaluated today, the site would score 32 points on that scale. Given that the site no longer achieves the score necessary to sustain Historic Landmark status, the HL overlay zone is no longer appropriate for the subject site.

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

RELATED PRIOR BCC ACTION:

The Board of County Commissioners designated the Christian Muralt Farm (SHPO #1119) as a Historic Landmark (HL) and applied the HL overlay zone to the property in January 1991.

HISTORIC REVIEW COMMITTEE ACTION:

On November 18, 2021, a public meeting was held before the Historic Review Board (HRB) to consider file Z0439-21-Z. At this meeting, the HRB voted to 4-0, with three members absent, to recommend approval of Z0439-21-Z, removing the HL overlay on the subject site. .

CPO AND HAMLET RECOMMENDATIONS:

The subject site is within the boundaries of the Hamlet of Beavercreek Community Planning Organization (CPO). The item was discussed at their October 27th meeting. A motion was made not to support the removal of the historic overlay. That motion received majority support of both the membership and the Hamlet Board. Their comments to the Historic Review Board along with responses from Planning staff are included as exhibits 2 and 3.

SIGNIFICANT ISSUES:

Several members of the community have expressed opposition to the removal of the overlay zone from the site. Their submitted comments and testimony proposed alternative scores for the site relative to the architectural, environmental and historic association criteria found in Section 707.02(B) of the Zoning & Development Ordinance (ZDO). Their submitted comments and supporting documents are included as exhibits.

Several HRB members did express disappointment about the long-term deterioration of the site and suggested the county consider creating new codes that may better protect such resources, and provide education and incentive programs to support preservation.

STAFF RECOMMENDATION:

Planning Staff and the Historic Review Board (HRB) both found that the proposal in Z0439-21-Z meets the applicable criteria for a zone change to remove the HL zoning overlay and recommend the Board of County Commissioners approve Z0439-21-Z.

Z0439-21-Z

CHRISTIAN MURALT FARM



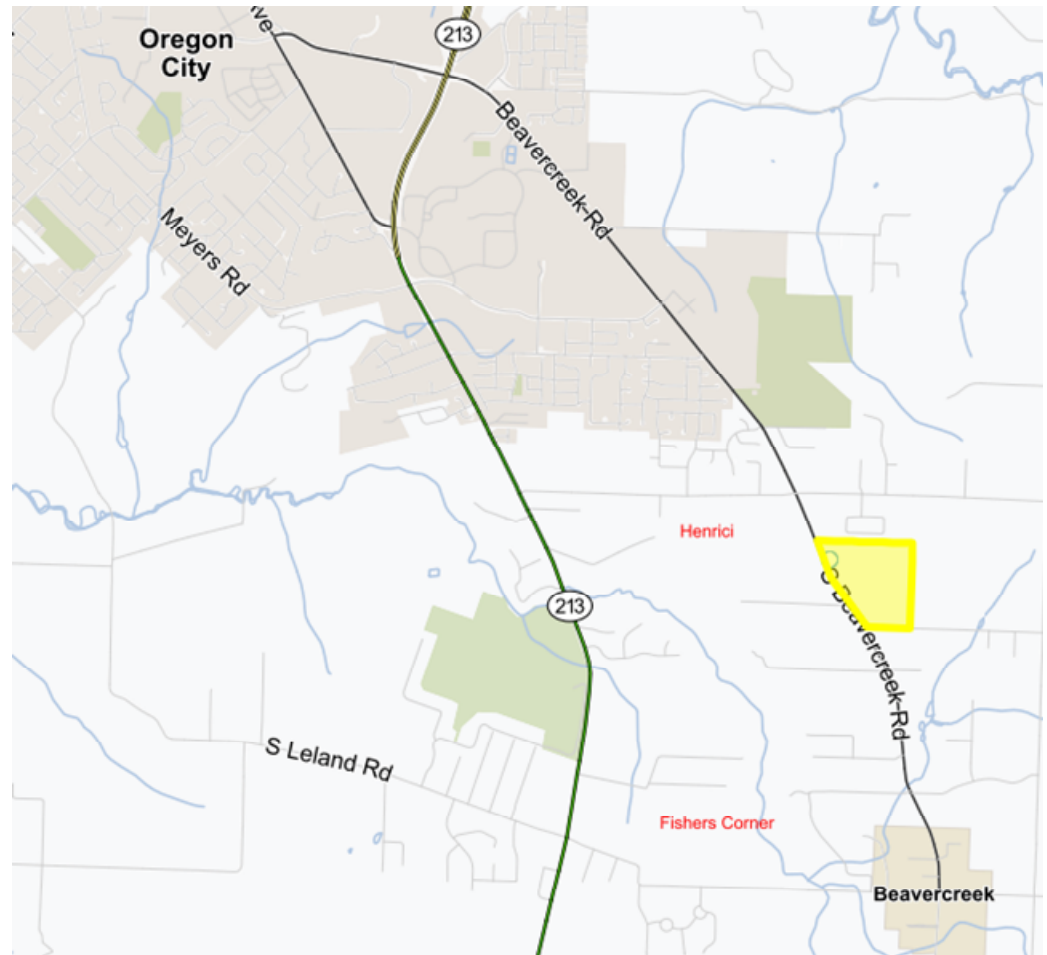
Board of County Commissioners Public Hearing
February 9, 2022 10:00AM

PROPOSAL

- Zone change to remove the Historic Landmark (HL) overlay on the property known as the Christian Muralt Farm.

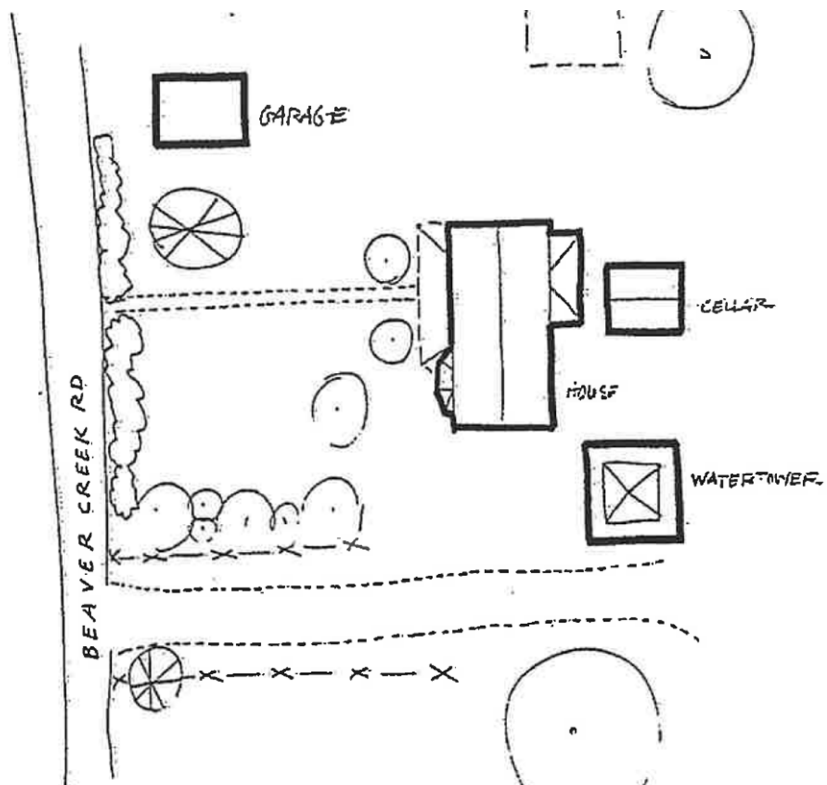
SITE LOCATION

- 20750 S
Beavercreek
- 56.2 Acres



BACKGROUND

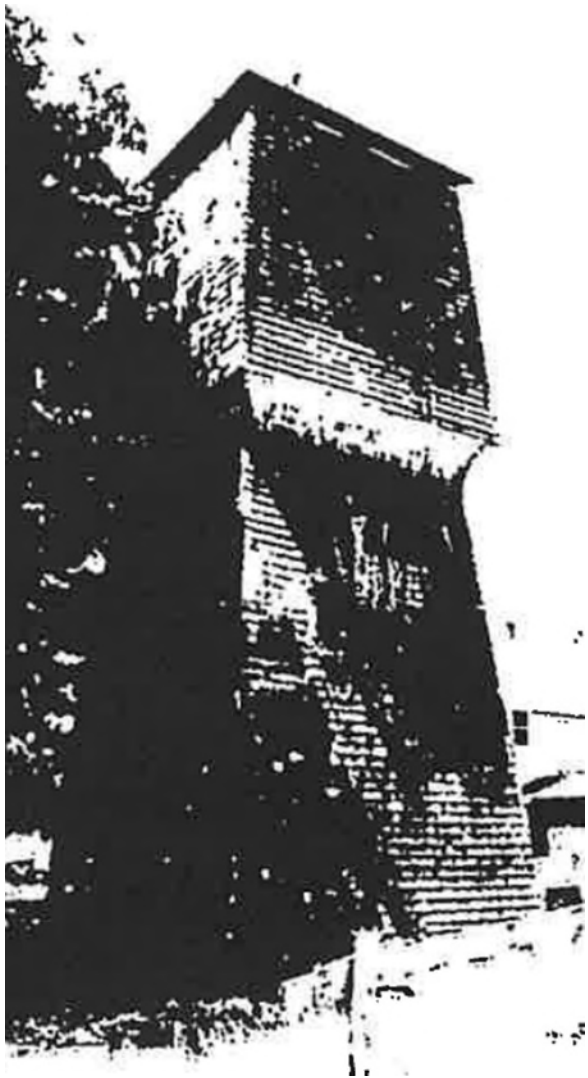
- Property currently zoned RRFF-5 (Rural Residential Farm/Forest, along with the Historic Landmark (HL) overlay
- Christian Muralt Farm (SHPO #1119)
- Designated as a Historic Landmark in 1991, on the basis of the condition of the home, the unique water tower, and as intact group of historic agricultural buildings.
- Since 1991, the home, water tower, and the agricultural buildings deteriorated and suffered removal, and partial collapse significantly reducing the historic character/resources on property





Z0439-21-Z [6]





HL DESIGNATION CRITERIA, SECTION 707.02(B)

...a site, structure, or object may be zoned Historic Landmark [HL] if it...is rated as significant under the County's procedure for evaluating historic resources under the specific architectural, environmental, and historic association criteria...

- Must receive a minimum of 40 points under the required criteria found in Section 707.02(B)1 through 3
- At the time of its original HL designation the Muralt Farm scored 41 points on the criteria a sufficient number of points to qualify.
- Staff analysis of the current condition is that it would receive 32 points on this criteria.
- Thus it would no longer qualify for designation as a Clackamas County Historic Landmark.

ZONE CHANGE CRITERIA, SECTION 1202.03(A)

- (1) *The proposed zone change is consistent with the applicable goals and policies of the Comprehensive Plan.*
- Ch. 9 (Open Space, Parks and Historic Sites)
 - Policy 4 - Zone properties Historic Landmark (HL), Historic Districts (HD), or Historic Corridor (HC) which are determined significant by the evaluation criteria.
 - The site no longer meets the threshold to be considered significant.

ZONE CHANGE CRITERIA, SECTION 1202.03(B-D)

Remaining zone change criteria in 1202 relate to service provision and impacts to the transportation system

- Not relevant because proposed zone change will not authorize any development or uses that are not already allowed under the existing RRFF-5 zoning

HISTORIC REVIEW BOARD (HRB) RECOMMENDATION

- Historic Review Board (HRB) held public meeting on 11/18/2021.
- Some community members expressed opposition to removal and presented additional research asserting additional historic significance to the site. These comments are included as exhibits.
- HRB voted to recommend approval of Z439-21-Z.

STAFF RECOMMENDATION

- Staff finds that, given the deterioration of the significant buildings, the HL overlay zone is no longer appropriate for the subject site.
- Staff recommends approval of Z0439-21-Z, to remove the HL overlay



THANK YOU





STAFF RECOMMENDATION to HISTORIC REVIEW BOARD

This document represents the Staff Recommendation on a Land Use Application requesting the removal of the Historic Preservation Overlay from the property known in the Clackamas County Historic Inventory as the Christian Muralt Farm, SHPO #1119.

SECTION 1 – SUMMARY

DATE: November 18, 2020

CASE FILE NO.: Z0439-21-Z

STAFF CONTACT: Anthony Riederer, (503) 742-4528

LOCATION: 20750 S Beaver Creek Road

APPLICANT: Enoch and Danielle Man (AKS Engineering is representing the applicant)

OWNER: Enoch and Danielle Man

TOTAL AREA: Approximately 56.2 acres

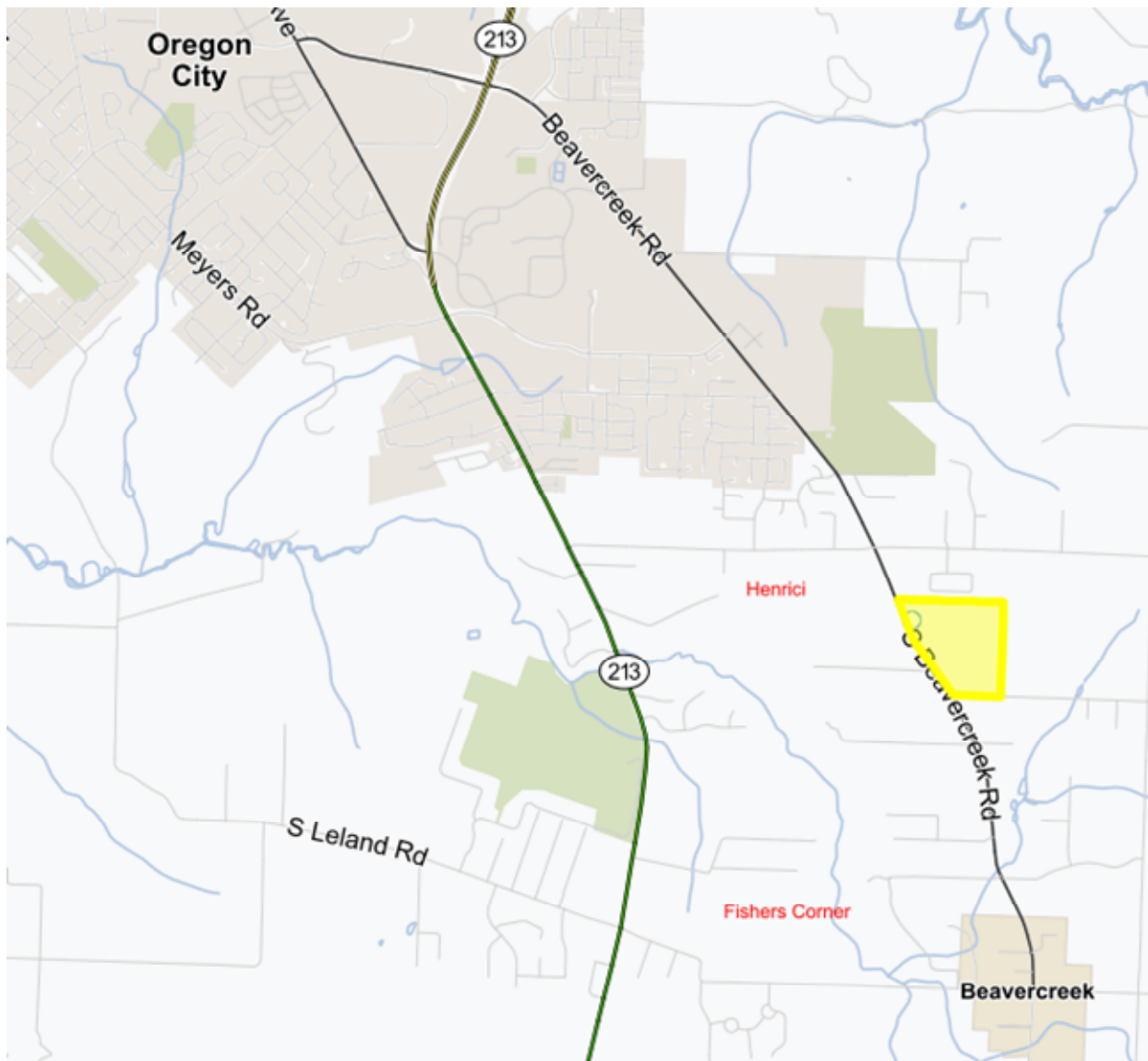
ZONING: RRFF-5/HL, Exclusive Farm Use /Historic Landmark Overlay

CITIZENS PLANNING ORGANIZATION: Hamlet of Beaver Creek

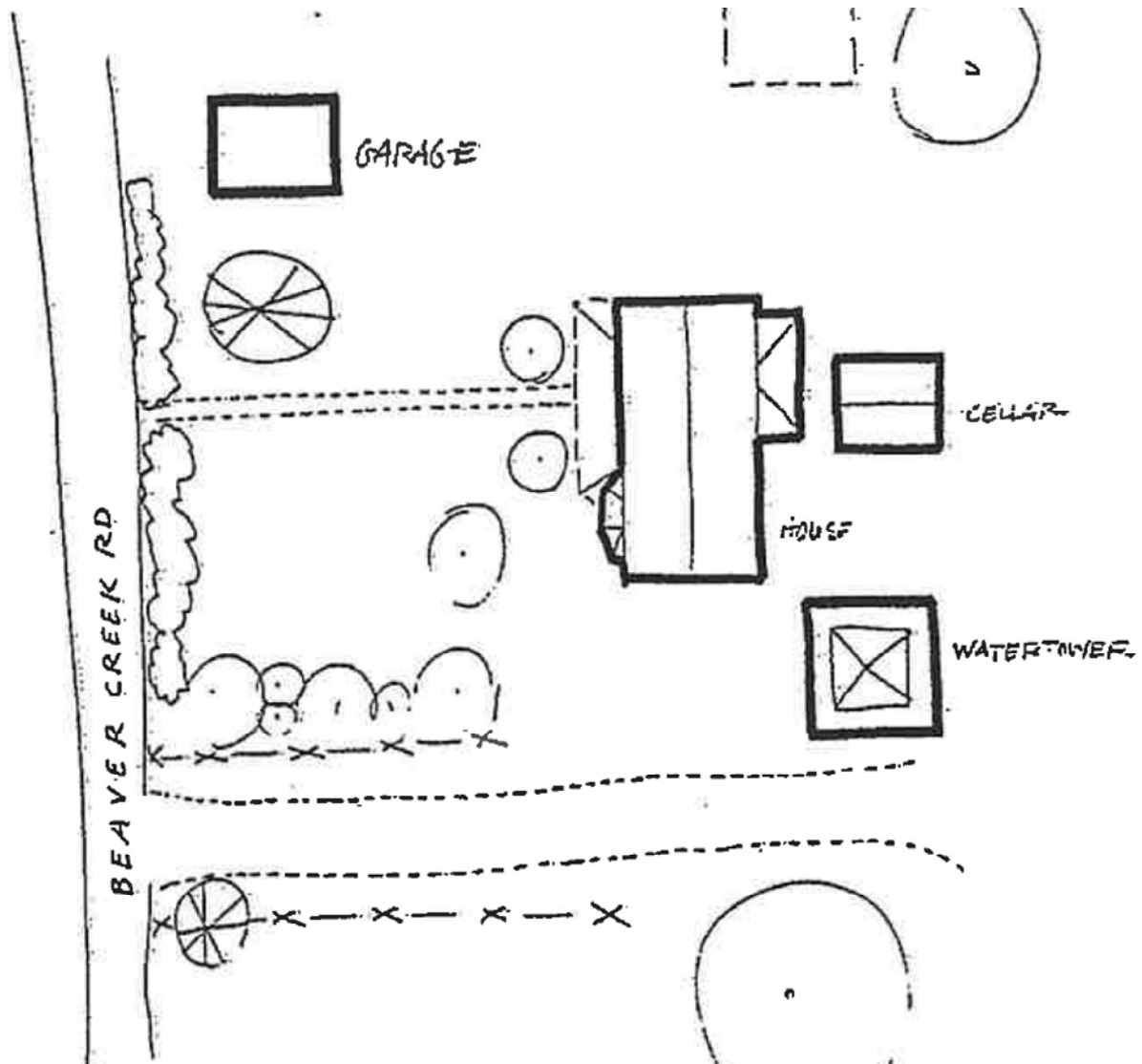
PROPOSAL: Proposed removal of Historic Preservation overlay zoning from the site.

APPLICABLE APPROVAL CRITERIA: This application is subject to Clackamas County Zoning and Development Ordinance (ZDO) Sections(s) 707.06(A)(1), 706.02(B), and 1307.

Location Map



Historic Plot Plan



Site Aerial Image



Site Photographs



HOUSE (Front Right)



HOUSE (Front Left)



HOUSE (Rear Left)



HOUSE (Rear Right)



WATER TOWER (Rear)



WATER TOWER (Front)

BACKGROUND:

This property is known within the Clackamas County's inventory of designated sites as the Christian Muralt Farm, originally designated in the early 1990s as an extant collection of agricultural buildings with an association to the patterns of emigration and settlement of the area and the Barlow Road. Specifically identified in was the vernacular style farm house and water tower.

Subsequent to the property being established as a Clackamas County Historic Landmark, both the farmhouse and water tower have fallen into significant disrepair. All the original windows have been destroyed or replaced. The entire front porch has collapsed along with a portion of a projecting bay window on the front façade. The house has been left open to the elements and does not appear to have been occupied for a significant length of time. Though the essential form of the house remains intact, it is now significantly diminished as compared to the condition it was in at the time of original nomination. The water tower structure has partially collapsed and continues to deteriorate.

Based on the removal of many of the agricultural buildings, and the significantly diminished architectural character of the farm house, and the partial collapse of the water tower, the applicant suggests that the essential features for which the site was originally nominated area no longer present, and thus requests the removal of the Historic Preservation Overlay Zoning from the property.

DISCUSSION AND RECOMMENDATION:

This site, as in previously reviewed sites, provides some potential evidence of the shortcomings of the Clackamas County Historic Preservation program. The slow and incremental deterioration of the historic character of this site is one of the things that the overlay zoning is meant to help prevent. That being said, the ordinance does not provide affirmative maintenance standards and, perhaps too frequently, properties are lost to alterations done without the required review or to simple deterioration.

The Planning and Zoning Staff finds that, based on the findings below, the subject site no longer meets the requisite criteria for nomination as a Clackamas County Historic Site and thus protection with the County's Historic Preservation Overlay zoning. Based on analysis of the ordinance standards, staff recommends removal of the overlay zoning from the subject site.

Applicable Criteria And Findings: Sections 707.06(A)(1), 706.02(B) provide the criteria used to determine which properties in the county should have the Historic Preservation Overlay zone applied to them. Though generally phrased in the affirmative, these same standards can be used to determine if a property no longer qualifies for the protection and additional rights provided by the Historic Preservation Overlay zone. Section 1307 provides the process by which the zoning map is amended.

Section 707.06(A)(1) – Designation and Zoning:

Comprehensive Plan designation and zoning of a Historic Landmark, Historic District, or Historic Corridor shall be subject to the procedures identified in Section 1307 for Comprehensive Plan amendments and zone changes, respectively.

In addition, The Historic Review Board shall evaluate proposed designation and zoning of a Historic Landmark, Historic District, or Historic Corridor and shall make a recommendation to the Board of County Commissioners.

Finding: The standards for designation as a Historic Landmark are analyzed in the following section, for consideration by the Historic Review Board, as they make a recommendation to the Board of County Commissioners.

Section 707.02(B) – Historic Landmark

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

1. Architectural Significance

- 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)

Finding: The primary building on the site, which is a good (though not exceptional) example of vernacular style architecture. It has deteriorated significantly over the years since it was originally designated. (Staff Rating: 2 points)

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

Finding: Deterioration and modification over time have diminished its composition, detailing, and craftsmanship. That said, the house continues to present the essential form of a vernacular style dwelling with limited detailing. (Staff Rating: 2 points)

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

Finding: Though an example of vernacular architecture, there is nothing particularly noteworthy about the method of construction or materials. (Staff Rating: 1 point)

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

Finding: Though the original building form is apparent, virtually every element of the façade (siding, windows, doors, trim, etc.) have deteriorated or been modified. The structure has been considerably altered and diminished from the point at which it was originally nominated. (Staff Rating: 4 points)

- 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)

Finding: This building is an example of vernacular architecture. That being said, there are a number of this type in Clackamas County. It is fair to say that it is one of a few of the style. There is nothing particularly unique about the type, material, or method of construction. (Staff Rating: 5 points)

Total for this section: 14 points

2. Environmental Significance

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

Finding: Some of the site elements might serve as wayfinding points to those living in the immediate area. Though the watertower may have served as a reference point, it has partially collapsed and deteriorated such that any such function is significantly impaired. (Staff Rating: 3 points)

- 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)

Finding: As land uses in the area have shifted away from the model of family-run farms, so too have the land uses in the area. This site, though located in the rural area, has been diminished by the nearby development of tract-style single family residential neighborhoods and other homes of a modern era. (Staff Rating: 2 points)

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

Finding: Each of the interrelated buildings mentioned in the original listing have significantly deteriorated or partially collapsed since the time the site was originally evaluated. There are not notable remaining landscapes, viewsheds, or natural features. (Staff Rating: 4 points)

- 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)

Finding: The site does continue to reflect the generalized agricultural character of the community, though not to a significantly greater extent than any other farmstead of its age. The capacity of the site to contribute to the continuity of character in the area has been diminished significantly as the identifiable structures on the property have deteriorated. (Staff Rating: 4 points)

Total for this section: 13 points

3. Historical Significance

- 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)

Finding: The owners for which this farm is named in the SHPO listing are not identified as having a significant historic role in the region. The farm site itself is not an identified Century Farm. (Staff Rating: 0 points)

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

Finding: The site is not explicitly linked to a specific event that made a significant contribution to the community, state, or nation. (Staff Rating: 0 points)

- 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)

Finding: The site is associated with the broad patterns of migration and rural settlement in Oregon as well as the founding of agricultural communities in Clackamas County. (Staff Rating: 5 points)

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

Finding: There is not any known potential for providing information of a historic or pre-historic nature. (Staff Rating: 0 points)

Total for this section: 5 points

Finding: The above analysis of the property based on the criteria used to determine site's historic qualities yielded a score of **32 points**.

Per ZDO 702(B), A site or structure must receive a minimum of 40 points under the following criteria to be considered for Historic Landmark status.

Though the property may have been rightly given historic landmark status previously, successive alterations to and deterioration of the historic farm house, the deterioration and partial collapse of the water tower on the site, and the shifting land uses in the surrounding area have diminished the significance of the property such that removal of landmark status is warranted.

SUMMARY OF FINDINGS AND DECISION

The Planning and Zoning Staff finds that the site no longer meets the sufficient number of evaluation criteria for protection by as a Clackamas County Historic Landmark.

Based on the above analysis of the ordinance standards, staff recommends removal of the HL (Historic Landmark) zoning from 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
www.clackamas.us/planning

NOTICE OF LAND USE APPLICATION IN YOUR AREA

Date: 10/21/2021
Permit Number: Z0439-21
Application: Zone Change
From: Clackamas County Planning and Zoning
Notice Mailed To: Property owners within feet
Community Planning Organizations (CPO)
Interested Citizens and Agencies

Application Proposal:

REMOVAL OF HISTORIC OVERLAY - A proposal to remove the historic preservation overlay zoning from the subject site. The project will be presented to the Historic Review Board for their recommendation on the evening of November 18, 2021. The final decision on this request will be made by the Board of County Commissioners at a future meeting. For more project information, please see the Historic Review Board's website at <https://www.clackamas.us/planning/reviewboard.html>

Property Owner: MAN ENOH & DANIELLE L

Applicant: MAN, ENOH & DANIELLE

Address: 20750 S BEAVERCREEK RD
OREGON CITY, OR 97045

Location: 20750 Beavercreek Road

Legal Description: 32E15D 02200

Acres: 56.72

Zone: RRFF5, HL

Staff: Anthony Riederer 503-742-4528 **E-mail:** ariederer@co.clackamas.or.us,

How to Comment on this Application:

1. To be sure your comments will be considered prior to the decision, we need to have them within 20 days of the date of this notice.

Permit Number: Z0439-21

2. You may use the space provided below, mail a separate letter or e-mail the information. Please include the permit number, address the information to the staff member handling this matter, and focus your comments on the approval criteria for the application.

3. Return your mailed comments to: Clackamas County Planning and Zoning, 150 Beavercreek Rd, Oregon City, OR 97045; FAX to (503) 742-4550.

Community Planning Organization: The following recognized Community Planning Organization (CPO) has been notified of this application. This organization may develop a recommendation on this application. You are welcome to contact this organization and attend their meeting. If this Community Planning Organization is currently inactive, and you are interested in becoming involved in Land Use Planning in your area, please contact the Citizen Involvement Office at (503) 655-8552.

HAMLET OF BEAVERCREEK
TAMMY STEVENS (503) 632-3552
TSR@BCTONLINE.COM

Decision Process: In order to be approved, this proposal must meet the approval criteria in the Zoning and Development Ordinance, Section(s)

707, 1202

The Ordinance criteria for evaluating this application can be viewed at www.clackamas.us/planning/zdo.html. You may view the submitted application at the following link, <https://accela.clackamas.us/citizenaccess/>.

A decision on this proposal 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.

Comments:

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 503-742-4545 or email DRenhard@clackamas.us.

503-742-4545: ¿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

LAND USE APPLICATION

DEEMED COMPLETE

ORIGINAL DATE SUBMITTED: 09/23/21

FILE NUMBER: Z0439-21-Z

APPLICATION TYPE: ZONE CHANGE HISTORIC OVERLAY REMOVAL

The Planning and Zoning Division staff deemed this application complete for the purposes of Oregon Revised Statutes (ORS) 215.427 on: 10/20/2021

Anthony Riederer

Staff Name

Senior Planner

Title

Comments:

Project to be presented to the Historic Review Board on 11/18/2021. Project info available the HRB website at <https://www.clackamas.us/planning/reviewboard.html>

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 Beavercreek Road | Oregon City, OR 97045
503-742-4500 | zoninginfo@clackamas.us
www.clackamas.us/planning

STAFF USE ONLY

REC'D 09/23/21
Z0439-21-ZAP

Staff Initials: _____ File Number: _____

GENERAL LAND USE APPLICATION

Application Fee: \$ \$0

APPLICANT INFORMATION

Applicant name: Enoh and Danielle Man	Applicant email: Please contact consultant, below	Applicant phone: Please contact consultant	
Applicant mailing address: 10006 St Helens Avenue	City: Vancouver	State: WA	ZIP: 98664
Contact person name (if other than applicant): AKS Engineering & Forestry, LLC (Chris Goodell)	Contact person email: chrisg@aks-eng.com	Contact person phone: (503) 563-6151	
Contact person mailing address: 12965 SW Herman Road, Suite 100	City: Tualatin	State: OR	ZIP: 97062

PROPOSAL

Brief description of proposal:
This application involves removal of the historic landmark overlay on the subject site.

SITE INFORMATION

Site address: 20750 S Beavercreek Road	Comprehensive Plan designation: Residential	Zoning district: RRFF-5
Map and tax lot #: Township: <u>3S</u> Range: <u>2E</u> Section: <u>15D</u> Tax Lot: <u>2200</u> Township: _____ Range: _____ Section: _____ Tax Lot: _____ Township: _____ Range: _____ Section: _____ Tax Lot: _____	Land area: ±52 acres	
Adjacent properties under same ownership: N/A Township: _____ Range: _____ Section: _____ Tax Lot: _____ Township: _____ Range: _____ Section: _____ Tax Lot: _____		

Printed names of all property owners: Enoh and Danielle Man	Signatures of all property owners: Enoh and Danielle Man	Date(s): 9/17/21
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: 9/17/21

A. Contact Planning and Zoning

This General Land Use Application form may be used to request County land use approval when Planning and Zoning has no other application form for the type of request.

To determine if you should use this form, and to know what to include with it, contact Planning and Zoning at **503-742-4500** or zoninginfo@clackamas.us. You can also find information online at the Planning and Zoning website: www.clackamas.us/planning.

B. Turn in all of the following:

- ☒ **Complete application:** Respond to all approval criteria relevant to your proposal and include it with this completed application form. 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.
- ☐ **Application fee:** Contact Planning and Zoning for the cost of this application. Payment can be made by cash, by check payable to "Clackamas County", or by credit/debit card with an additional card processing fee using the [Credit Card Authorization Form](#) available from the Planning and Zoning website. Payment is due when the application is submitted. Refer to the adopted [Fee Schedule](#) for refund policies.

STAFF HAVE RELAYED THERE IS NO FEE FOR THIS APPLICATION TYPE. PLEASE SEE EMAIL WITH ANTHONY REIDERER (ATTACHED).

- ☒ **Site plan:** Provide a site plan (also called a plot plan) if relevant to your proposal. A [Site Plan Sample](#) is available from the Planning and Zoning website. The site plan must be accurate and drawn to-scale on paper measuring no larger than 11 inches x 17 inches. The site plan must illustrate all of the following (when applicable):

INCLUDED, AS APPLICABLE.

- Lot lines, lot/parcel numbers, and acreage/square footage of lots;
- Contiguous properties under the same ownership;
- All existing and proposed structures, fences, roads, driveways, parking areas, 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).

- ☒ **Any additional information relevant to the application type**

PLEASE SEE THE APPLICATION EXHIBITS.

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 503-742-4545 or drenhard@clackamas.us.

503-742-4545: ¿Traducción e interpretación? | Требуется ли вам устный или письменный перевод?
翻译或口译? | Cần Biên dịch hoặc Phiên dịch? | 번역 또는 통역?

Marie Holladay

From: Riederer, Anthony <ARiederer@clackamas.us>
Sent: Monday, September 20, 2021 8:58 AM
To: Marie Holladay
Subject: RE: Removal of historic landmark overlay (ZPAC0116-19)

Marie,

Please complete the "General Land Use Application" from our website, submitting that form, the listed submittal requirements, and responses to the relevant evaluation criteria, with supporting illustrative and narrative materials.

You're correct that there is no fee for this application.

Best,

-AR

Anthony Riederer AICP, LEED-ND
Senior Planner - Design Review and Historic Preservation

Pronouns: he, him, his
Hours of Availability: 7:00 am-5:30 pm, Mon-Thurs

Clackamas County Planning and Zoning Division
150 Beaver Creek Road
Oregon City, OR 97045
Direct Ph: 503-742-4528
Fax: 503-742-4550

Coming Soon in August 2021! We're excited to launch DevelopmentDirect -- our new one-stop digital services hub for Building Codes and Development Engineering. [Click here to learn more.](#)



The Planning and Zoning Division public service/permits lobby is open Monday through Thursday from 9:00 a.m. to 3:00 p.m. The public service telephone line at 503-742-4500 and email account at zoninginfo@clackamas.us are staffed Monday through Thursday from 8:00 a.m. to 4:00 p.m. and Friday from 8:00 a.m. to 3:00 p.m.

The Clackamas County Department of Transportation and Development is dedicated to providing excellent customer service. Please help us to serve you better by giving us your [feedback](#). We appreciate your comments and will use them to evaluate and improve the quality of our public service.

From: Marie Holladay <holladaym@aks-eng.com>
Sent: Friday, September 17, 2021 12:24 PM

20750 S Beavercreek Road Historic Landmark Overlay Removal

Date: September 2021

Submitted to: Clackamas County
Planning and Zoning Division
150 Beavercreek Road
Oregon City, OR 97045

**Property Owner/
Applicant:** Enoh and Danielle Man
10006 St. Helens Avenue
Vancouver, WA 98664

AKS Job Number: 7850



12965 SW Herman Road, Suite 100
Tualatin, OR 97062
(503) 563-6151

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Exhibits

- Exhibit A: Vicinity and Site Maps
 - Exhibit B: Clackamas County Land Use Application Forms and Checklist
 - Exhibit C: Site Photographs
 - Exhibit D: Clackamas County Casefile #01284-90-Z
 - Exhibit E: Clackamas County Assessor's Map
 - Exhibit F: Ownership Information
-

20750 S Beavercreek Road Historic Landmark Overlay Removal

Submitted to: Clackamas County
Planning and Zoning Division
150 Beavercreek Road
Oregon City, OR 97045

Property Owner/Applicant: Enoch and Danielle Man
10006 St. Helens Avenue
Vancouver, WA 98664

Applicant's Consultant: AKS Engineering & Forestry, LLC
12965 SW Herman Road, Suite 100
Tualatin, OR 97062

Contact: Chris Goodell, AICP, LEED^{AP}
Email: chrisg@aks-eng.com
Phone: (503) 563-6151

Site Location: 20750 S Beavercreek Road, Oregon City, OR 97045

**Clackamas County
Assessor's Map:** 3 2E 15D Tax Lot 2200

Site Size: ±56.22 acres

Land Use District: Rural Residential Farm Forest 5-Acre (RRFF-5)



I. Executive Summary

This application involves a property that was designated with Historic Landmark status by Clackamas County Land Use File No. 1284-90-Z. The subject property is located at 20750 S Beaver Creek Road in unincorporated Clackamas County. The site was designated with historic value based on its early use as a farm-complex and the vernacular architecture of the buildings built in the early 1900's. Onsite there is a dwelling, accessory building, and water tower, all of poor structural and aesthetic condition. After establishment of the Historic Overlay, many of the outbuildings for which the site was nominated were removed due to catastrophic loss or are in total disrepair and should be removed.

The site was originally approved for Historic Landmark status in 1990, scoring 41 out of 106 possible points, where a minimum 40-point score is required. While this site previously qualified for designation, it should be noted that it barely satisfied the minimum threshold for doing so and the reasons for designation are unclear at best. Through review of the casefiles available at Clackamas County, the scoring categories and determinations were not described and inventoried individually by the Historic Review Board (Board). Further, the site photographs provided with the nomination are blurry and do not depict specific details. Therefore, the reasons for the Board's nomination remain unclear regarding the categories for designation. Finally, the contributing effects of inclement weather, loss of agricultural outbuildings, alterations to and deterioration of the dwelling, and increased surrounding development that have occurred since the designation was placed have considerably diminished the historic landmark value of this site. As such, the following analysis supports removal of the historic overlay.

This application includes the County application forms, written materials, Preliminary Plans, and site photographs necessary for County staff to review and determine compliance with the applicable approval criteria. The evidence is substantial and supports the County's approval of this subdivision.

II. Site Description/Setting

The subject site, Tax Lot 2200 of Clackamas County Assessor's Map 3 2E 15D, is approximately ±56.22 acres. As shown on the Vicinity and Site Maps (Exhibit A), the property is located northwest of the intersection of Beaver Creek Road and Wilson Road. This property has a zoning designation of Rural Residential Farm Forest 5-Acre (RRFF-5) and contains a dilapidated home and accessory buildings. Neighboring uses include residential living to the south, west, and north, and Albeke Farms to the east.

III. Applicable Review Criteria

CLACKAMAS COUNTY ZONING AND DEVELOPMENT ORDINANCE

707 HISTORIC LANDMARK (HL), HISTORIC DISTRICT (HD), AND HISTORIC CORRIDOR (HC)

[...]

707.02 APPLICABILITY

- A. Section 707 applies to designated Historic Landmarks, Historic Districts, and Historic Corridors.
- B. Historic Landmark: A site, structure, or object may be zoned Historic Landmark if it is listed on the National Register of Historic Places, or if it is rated as significant under the County's procedure for evaluating historic resources under the specific architectural, environmental, and historic association criteria. A site or structure must receive a minimum of 40 points under the following criteria to be considered for Historic Landmark status:

Response: According to Clackamas County Land Use File No. 1284-90-Z, the subject site was designated as a Historic Landmark by scoring 41 of 106 total points. Therefore, Section 707 is applicable to this property. As stated above, a site or structure must receive a minimum of 40 points of the Section 707.02.B criteria to be considered for historic landmark status. As shown in Table 1 below, the analysis of the criteria presented herein yielded a score of 13 points where a minimum of 40 is required. Though the property was previously designated with historic landmark status, it should be noted that the designation was based upon a borderline score. The contributing effect of inclement weather, loss of agricultural outbuildings, alterations to and deterioration of the dwelling, and increased surrounding development have considerably diminished the historic landmark value of this site. As such, the following analysis supports removal of the historic overlay from the property.

Table 1: Historic Landmark Status

	Architectural Significance					Environmental Significance				Historical Significance				Total Points
Criteria	A	B	C	D	E	A	B	C	D	A	B	C	D	
Score	10	4	4	7	10	10	4	10	7	10	10	10	10	106
1990	3	2	1	5	5	5	3	7	5	0	0	5	0	41
Present	2	0	0	3	3	0	1	2	1	0	0	1	0	13

Note: 106 is the maximum score possible; 40 is the minimum score required for designation.

1. Architectural Significance

- 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)

Response: The primary building onsite is a dwelling built in 1905, which may have been an acceptable, but not an exceptional example, of vernacular architecture. The farmhouse does not include massing or a roof form of a decorative style. It also does not include formal corner/rake boards, frieze, or dormer elements. The house is two stories and contains simple, double-hung windows central to the building. The porch, which was built in a typical rustic style no longer exists. The home is crumbling on the west side where paneling has been removed and most of the windows are broken.

The water tower onsite is in poor condition. It is a post-and-beam structure with wood shingle siding. The roof is deteriorated and mostly open to the sky; no windmill was attached when the property was designated with the historic overlay. The tower is hazardous to walk inside, as many of the structural beams are sticking out of the structure and collapsed or lying on the ground.

Because of the lack of structural integrity and formal/decorative architectural elements, this homesite is not significant to a specific building type or the vernacular architectural style of Clackamas County. (2 points).

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

Response: As shown on the site photographs within Exhibit C, the buildings do not contain a high quality of composition, detailing, or craftsmanship. Early iterations of the rake, corner board, and window detailing appear to have since been removed and replaced with modern elements. (0 points).

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

Response: The method of construction and materials do not appear to be noteworthy and previously scored 1 out of 4 points. There is no information available upon which to base a higher score for this criterion. Due to the amount of deterioration, this home no longer exhibits a good example of early vernacular architecture. (0 points).

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

Response: Though the original building form is apparent, the dwelling has significantly deteriorated and no longer retains original design features (decorative corner/rake boards, dormers, frieze, etc.). The house was considered to be in good condition when it was designated, but currently is hazardous and lacks structural integrity. The porch is no longer attached, and the design features do not appear to be present.

The water tower was in poor condition upon designation but is now in much worse shape than the house. The frame is constructed of wooden timbers, and the exterior surfacing is wood shingles. As shown in the site photographs (Exhibit C) and Figure 1 (below), there are deteriorating materials hanging from the structures and scattered around the property. (3 points).



Figure 1: Dwelling and Water Tower (view to the northeast)

- 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)

Response: The dwelling is an example of vernacular architecture. That being said, there is nothing particularly unique about the type, material, or method of construction. According to Clackamas County Land Use File No. 1284-90-Z, the water tower was one of four in the Oregon City/Beavercreek study area. The tower was in poor condition upon designation and today, is seriously deteriorated to the point it is not safe to enter, or stand next to, as shown in Figure 2 (below). (3 points).



Figure 2: Water Tower (view to the east)

2. Environmental Significance

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

Response: The buildings onsite do not serve as visual landmarks. The mature trees and vegetation along the site's frontage substantially obscure the house and water tower from view. Further, the posted speed of Beavercreek Road is 45 mph, which further hinders the view for motorists. There are no sidewalks on Beavercreek Road to reach these private buildings by foot. Therefore, these buildings are not discernible or evident from the public right-of-way, as shown in Figure 3 (below). (0 points).



Figure 3: View of Structures from Beaver Creek Road (view to the north)

- 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)

Response:

The subject site is located at the northeast corner of the intersection of Beaver Creek Road and Wilson Road. Residential single-family housing generally surrounds the site in all directions, with Albeke Farms to the east. North of the property, lots in the Wilshire Meadows Subdivision average ± 0.5 acres. Lots to the south and west of the site range from ± 0.4 acres to ± 3 acres. The site of the original Muralt farm complex is now surrounded by more intensive residential development that is not indicative of the early 1900's when the house and tower were built and in use. (1 point).

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

Response:

Upon designation, the site was comprised of a dwelling, a water tower, a lean-to cellar, a garage, and a barn. The barn and garage have been removed (or lost), and the lean-to cellar is collapsed against the south side of the house. The other accessory building is also deteriorated and appears to have been modified with new siding, attempting to keep the structure intact. The dwelling and water tower are the only remaining evidence of a farm complex, and both are in hazardous and deteriorated condition. Many of the collection of buildings listed in the original 1990 listing (Clackamas County Land Use File No. 1284-90-Z) have been removed due to catastrophic deterioration since the original evaluation. The site does not contain notable natural features and its topography is characterized by rolling hills and mature trees.

The property has been previously assessed in farm/forest tax deferral by the Clackamas County Assessor. More recently, in 2016, the property lost its deferral status and is currently assessed as residential property. Arguably, the assemblage of buildings is more significant to the Historic Review Board than the property's function as a farm complex;

when considering historical and agricultural importance, the extant structures in their current state contribute little to the significance of the site. Demolition and/or serious structural repair would be necessary to bring the home and water tower into a non-hazardous condition (and may not even be possible). (2 points).



Figure 4: View of Structures (view to the west)

- 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)

Response: The property continues to reflect generalized agricultural character of the Clackamas County area, though not any more so than other farmsteads in the community. Further, the property is surrounded by residential development and is assessed as such. The capacity of the site to contribute to historic character of the area has severely diminished over time through a series of demolitions/loss, natural events, and lack of oversight. The Historic Overlay Ordinance (Section 707 of the Clackamas County Zoning and Development Ordinance) does not provide affirmative maintenance standards or funding, and the slow and incremental deterioration of the site does not serve as a critical or contributing factor to the continuity or character of the street, neighborhood, or community. (1 point).

3. **Historical Significance**

- 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)

Response: The site was purchased by Christian Muralt who built a dwelling in 1905; according to local oral tradition, he farmed the property. According to Clackamas County Land Use File No. 1284-90-Z, the site originally scored zero out of 10 points. There is no known evidence to provide a contrary score. (0 points).

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

Response: According to Clackamas County Land Use File No. 1284-90-Z, the site originally scored zero out of 10 points. There is no further evidence that the site is associated with a significant event or contribution. (0 points).

- 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)

Response: The 'farm complex' was originally composed of the home, a barn, several outbuildings, and a water tower. Currently, the home is in a critically poor and hazardous condition. As shown in the site photographs within Exhibit C, the porch, siding, and framework of the home are in substandard condition. Access to the front door is not possible as the porch has caved in and portions have been removed. The barn and garage no longer exist, and only remnants of the lean-to cellar are present. The water tower is dilapidated, missing its roof and windmill. There is graffiti on some of the features, and crumbled structural pieces litter the site.

The property may have formerly been illustrative of cultural/social patterns of early 20th century domestic life, though upon designation the site only received 41 points where 40 are required for designation. Currently, the state of the property is in complete disarray and the original elements do not provide a historical or educational setting. The only element of the property that appears to evoke an early settler/farming way of life is the water tower which is deteriorated almost to the point of collapse. (1 point).

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

Response: According to Clackamas County Land Use File No. 1284-90-Z, the site originally scored zero out of 10 points. There is not any known potential for providing information of a historic or pre-historic nature. (0 points).

1307 PROCEDURES

1307.04 REVIEW PROCEDURE TYPES

- B. Table 1307-1, Land Use Permits by Procedure Type, lists the land use permits and legislative land use proposals that are provided for by this Ordinance and assigns a procedure type to each. In the event that the procedure type for a land use permit application is not identified in Table 1307-1, specified elsewhere in this Ordinance, or otherwise required by law, the Planning Director shall determine the applicable procedure based on the guidelines in Subsection 1307.04(A). Questions as to the appropriate procedure shall be resolved in favor of the procedure type providing the greatest notice and opportunity to participate by the public.

Table 1307-1: Land Use Permits by Procedure Type (Abridged)				
Land Use Permit	Procedure Type	Pre-Application Conference Required	Initial Decision Review Authority	Appeal Review Authority
Zone Change ⁷	III or IV	Type III only	HO, Type III BCC, Type IV	No County-level appeal

Notes to Table 1307-1:

- ⁷ In the case of a zone change related to the Historic Landmark, Historic District, and Historic Corridor overlay zoning district, the Type III procedure shall be modified to designate the Board of County Commissioners as the initial decision review authority and to include Historic Review Board review and recommendation to the Board of County Commissioners prior to the initial Board of County Commissioners public hearing, and the Type IV procedure shall be modified to replace the Planning Commission public hearing and recommendation to the Board of County Commissioners with Historic Review Board review and recommendation to the Board of County Commissioners.

Response: This application involves a zone change to remove the Historic Landmark overlay zoning. According to Table 1307-1, this application should be reviewed through a Type III procedure, including Board review and recommendation to the Board of County Commissioners (BCC), a public hearing, and a formal decision by the BCC.

IV. Conclusion

The required findings have been made and this written narrative and accompanying documentation demonstrate that the application is consistent with the applicable provisions of the Clackamas County Zoning and Development Ordinance. The evidence in the record is substantial, and the County can rely on this information in approval of this application.

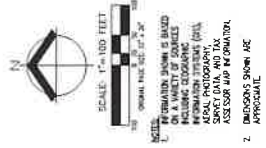
Exhibit A: Vicinity and Site Maps

DATE	7/27/2021
BY	AKS
FOR	AKS
PROJECT	AKS
PROJECT	AKS

BEAVERCREEK ROAD

EXISTING CONDITIONS PLAN WITH AERIAL PHOTO
20750 BEAVERCREEK ROAD
TAX LOT 2200 TAX MAP 3S 2E 15D
CLACKAMAS COUNTY, OREGON

AKS ENGINEERING & FORESTRY, LLC
17963 SW HANCOCK RD, STE 100
BEAVERCREEK, OR 97004
WWW.AKS-DO.COM
ENGINEERING - SURVEYING - NATURAL RESOURCES
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE



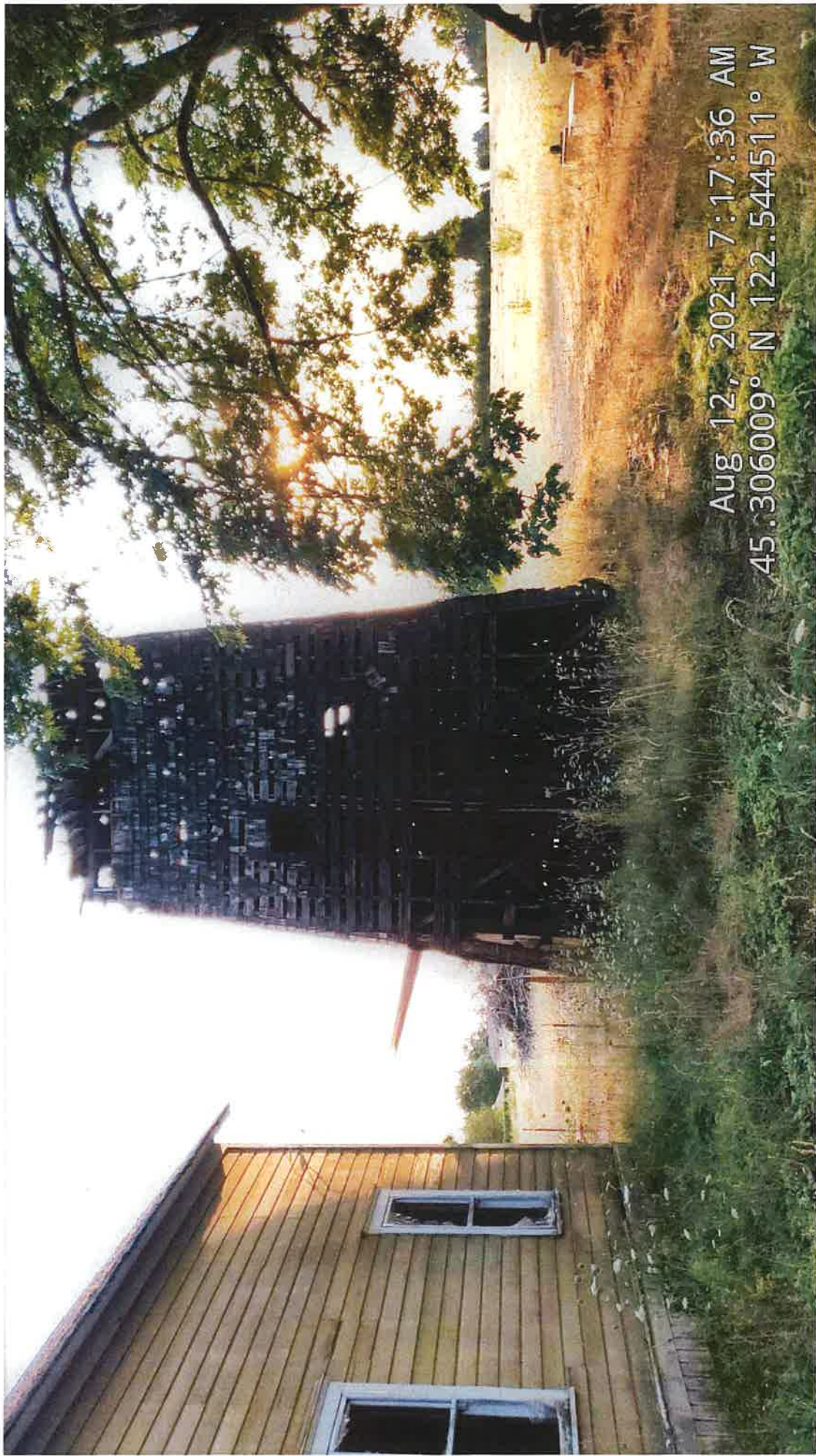
NOTES:
1. INFORMATION SHOWN IS BASED ON A VARIETY OF SOURCES.
2. INFORMATION SHOWN IS NOT A GUARANTEE OF ACCURACY.
3. LOCAL PHOTOGRAPHY.
4. ASSUMES MAP INFORMATION.
5. INFORMATION SHOWN ARE APPROXIMATE.

Exhibit B: Clackamas County Land Use Application Forms and Checklist

Exhibit C: Site Photographs



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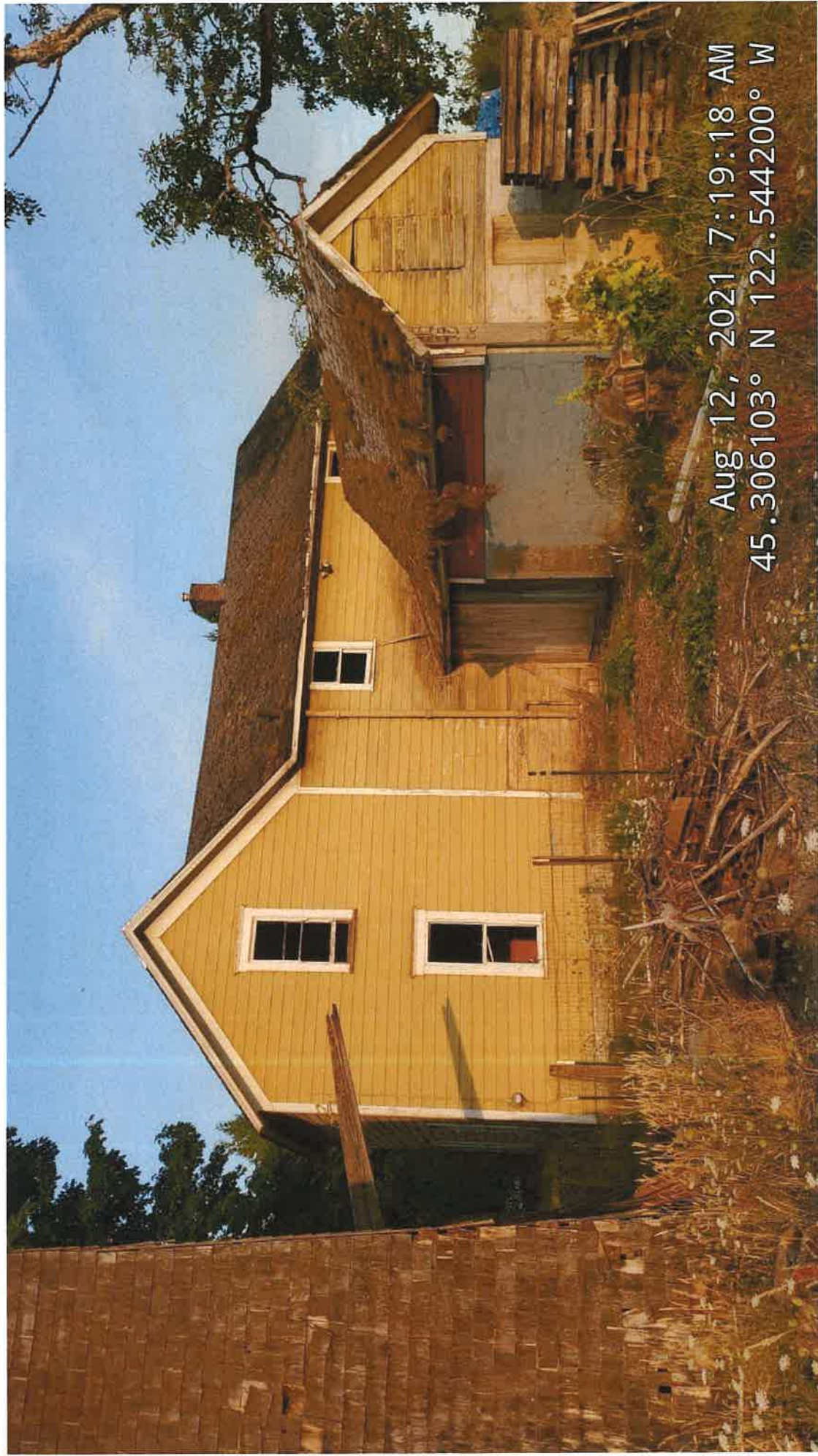


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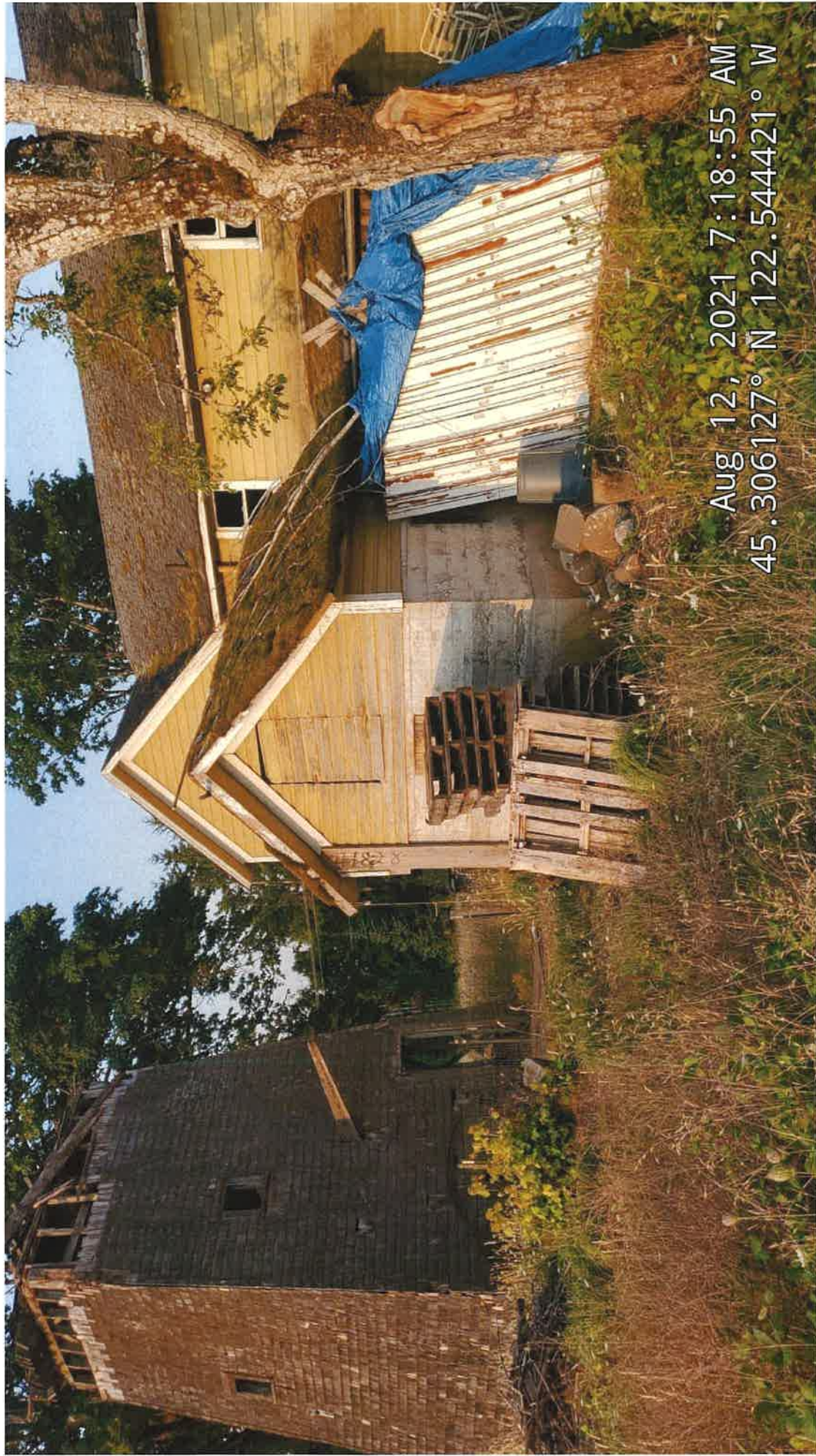


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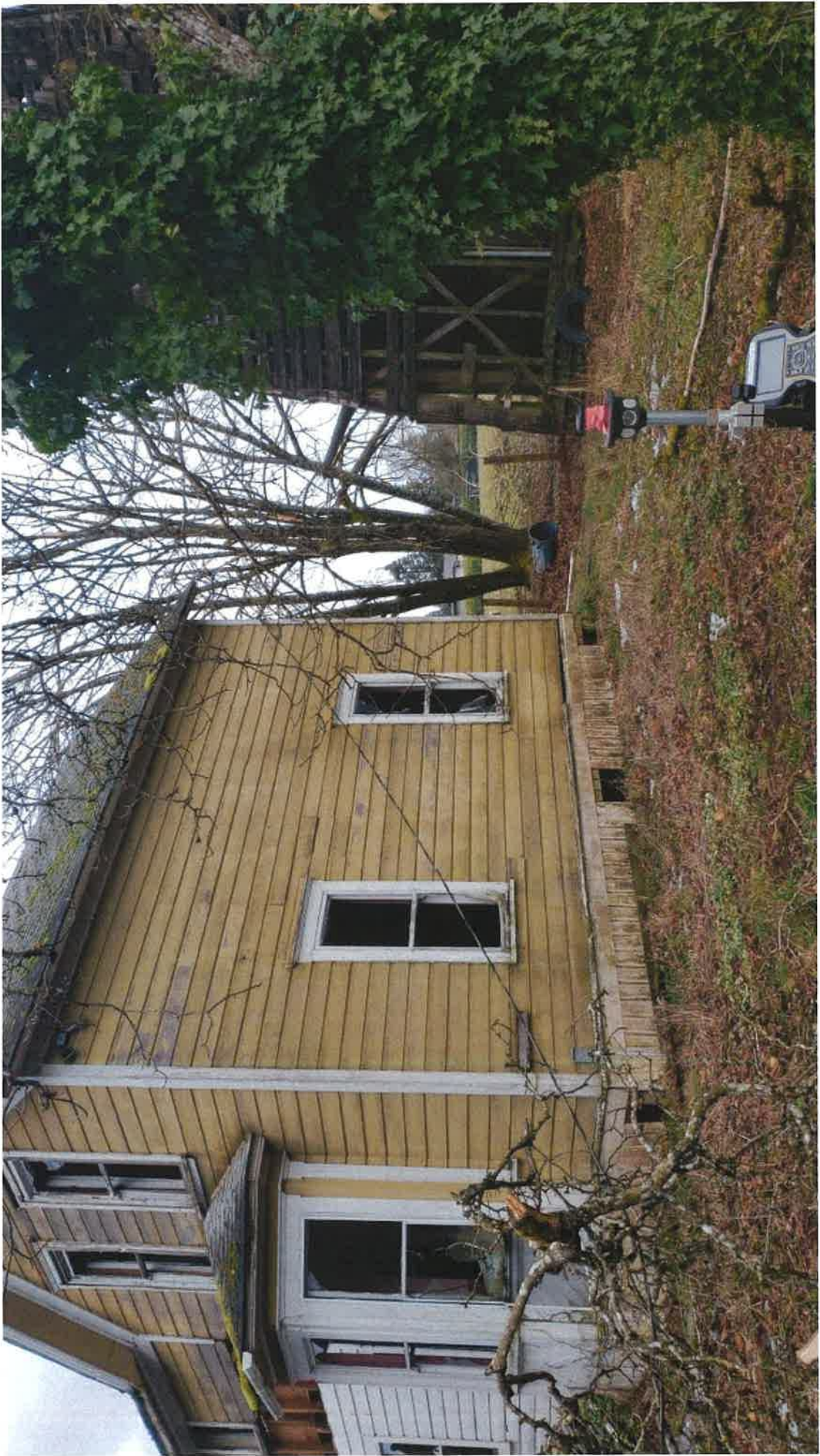


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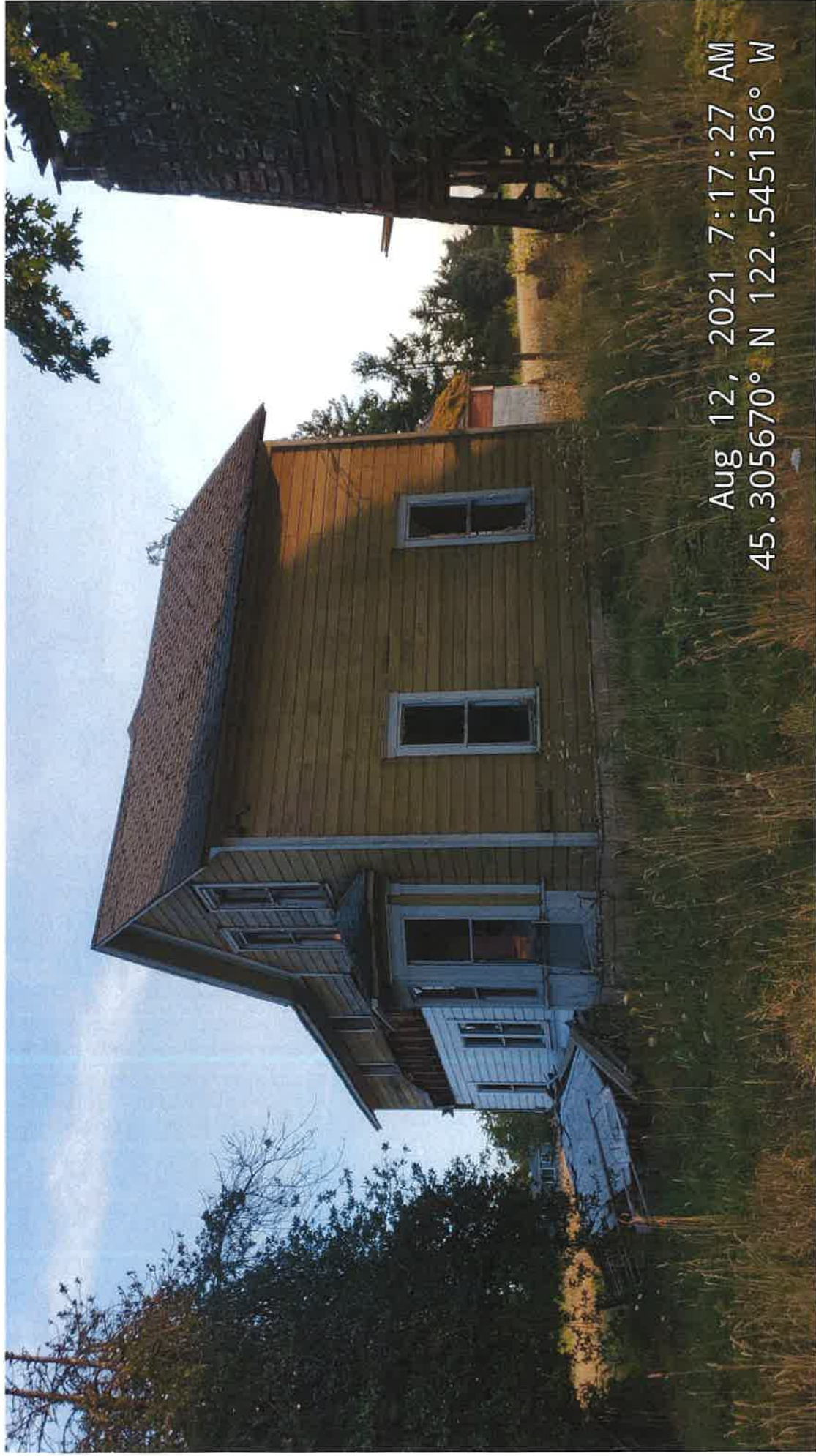


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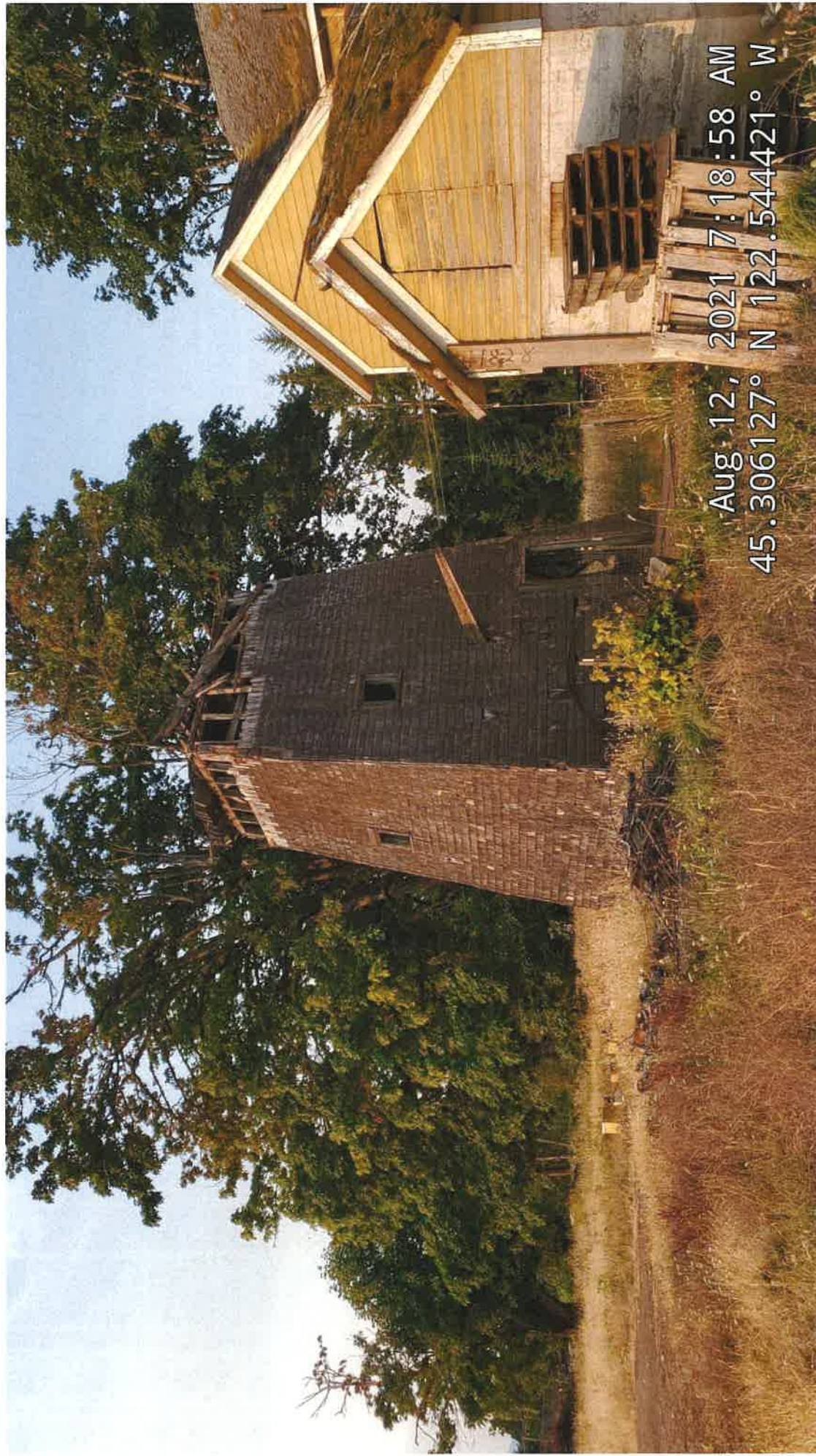




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Aug 12, 2021 7:17:27 AM
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Aug 12, 2021 7:18:58 AM
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Exhibit D: Clackamas County Casefile #01284-90-Z

LAND USE FILES

FILE # 1284-90-2

LEGAL DESCRIPTION:

3 S 2 E

SEC. 15.1 TAX LOT 2200

MAP

GOAL 5 ANALYSIS OF HISTORIC RESOURCE**I) EVALUATION FOR SIGNIFICANCE:**

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

	<u>ARCHITECTURE</u>					<u>ENVIRONMENT</u>				<u>HISTORY</u>			
	A	B	C	D	E	A	B	C	D	A	B	C	D
Z1284-90:													
CHRISTIAN MURALT FARM, #1119													
3-2E-15D, TL 2200													
20750 S. Beaver Creek Rd.													
RRFF-5, 56.22 A													
1905, STYLE: Vernacular													
TOTAL POINTS: 41													

COMMENTS: Important because it is an example of an early 20th century farm complex consisting of home, garage, watertower and cellar. The barn was demolished and the garage is extremely deteriorated. The house is a well preserved example of a vernacular style of architecture dwelling. The water tower is one of four in the Oregon City Beaver Creek study area. The Muralt water tower is the most intact in this area. Two others are also candidate Historic Landmarks (Morehouse - 1915 and Scanlon-Vorpahl - 1920). The fourth is seriously deteriorated. These watertowers were originally driven by windmills, none of which stand today. They operated on a system of gravity (the windmill pumped water into the upper storage tank and water flowed out for use by gravity).

Summary of Conflicting Use Analysis

Identify conflicting use: a conflicting use is one which, if allowed could negatively impact a Goal 5 resources site. Goal 5 resource sites may impact the conflicting uses. (Examples of conflicting uses: underlying zone/private development plans, public development/public money already invested.)

There are three alternative recommendations:

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

(A determination of the ESEE consequences of identified conflicting uses is adequate if it enables a jurisdiction to provide reasons to explain why decisions are made for specific sites.)

II) ESEE CONFLICTING USE ANALYSIS

Potential conflicting uses:

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

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

Current zone: RRFF-5, Rural Residential Farm Forest, five acre minimum/no conflict with Historic Landmark designation.

Private development plans: none

Public development plans: none

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

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

CONFLICTING USES:

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

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

POTENTIAL ACTION: Historic Landmark Designation

	CONSEQUENCE OF ACTION	CONSEQUENCE OF NO ACTION
E C O N O M I C	1) Maintain and potentially enhance property values.	1) Potential loss of incentives to maintain and potentially enhance property values.
	2) Enhance Tourism potential.	2) Potential loss of significant historic resource, which could reduce tourism potential in area.
	3) Provide full range of housing stock.	3) Potential loss of housing stock.
	4) Potential for increased costs to property owners for restoration in order to meet Landmarks Ordinance criteria.	4) Property owners make alterations without application of Historic Landmarks Ordinance is potentially less costly.
	5) Potential for reinvestment in existing buildings. *Qualify to apply for Conditional Use permit for uses not otherwise allowed in underlying zone. *Potential for adaptive reuse of historic resources; an incentive to make resource economically viable for property owner while maintaining historic and architectural integrity. *Qualify for low interest deferred loan program. *First step in National Register nomination which gives tax incentives and qualifies property owner for rehab money through the State Historic Preservation Office. *Qualify to apply for C.B.D.G. block grant money for historic preservation and rehabilitation.	5) Loss of potential in reinvestment in existing buildings. *Would not qualify to apply for conditional use permit to allow potential commercial uses of historic property. No allowance for adaptive reuse of historic resource. *Would not qualify for special loan program for historic rehabilitation. *Would not be readily considered for National Register nomination if not Co. HL; would not qualify for tax incentives and grant money for rehab.

	CONSEQUENCE OF ACTION	CONSEQUENCE OF NO ACTION
S O C I A L	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/E N/N V/E I/R R/G O/Y N M E N T A L	1) Conservation of existing housing and building resources.	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.

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

In the Matter of Designating the
CHRISTIAN MURALT FARM,
described as T3S-R2E-Section 15D,
Tax Lot 2200,
a Clackamas County Historic Landmark
in compliance with State
Land Use Law Goal 5.

ORDER NO. 92-113

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

It further appearing to the Board that the
Historic Review Board at its public hearing on December 10, 1990 has
recommended the designation of the CHRISTIAN MURALT FARM as a Historic
Landmark; and

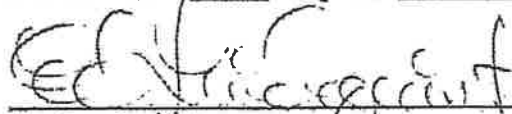
It further appearing to the Board that
hearings were held before this Board on January 30, 1991, at which
testimony was taken and evidence presented; and

It further appearing to the Board that a
decision was made by this Board on January 30, 1991;

NOW, THEREFORE, IT IS HEREBY ORDERED that
the CHRISTIAN MURALT FARM, as described in the attached materials, is
zoned a Clackamas County Historic Landmark; and

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

Dated this 30 day of January, 1991.


Ed Lindquist, Commissioner


Judie Hammerstad, Commissioner

N/A
Darlene Hooley, Commissioner

31E15D

21284-90

#1119

CIRCLE

236
1.17Ac
20660

2200
56.22 Ac.
15953
20750

62-15

RRFF-5
/HL

2400
1.67 Ac.

2503
1.00 Ac.
20815

2501
2.02 Ac.
15891

2500
0.11 Ac.

ROAD

3300
1.47 Ac.
15820

3400
3.00 Ac.
20955

10
Ac.

3500
0.67 Ac.

3600
1.14 Ac.

COUNTY ROAD NO. 19

15

22

SEE MAP 3 2E 22A

GOAL 5 ANALYSIS OF HISTORIC RESOURCE

I) EVALUATION FOR SIGNIFICANCE

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

	<u>ARCHITECTURE</u>					<u>ENVIRONMENT</u>				<u>HISTORY</u>			
	A	B	C	D	E	A	B	C	D	A	B	C	D
<u>Z1284-90:</u>													
CHRISTIAN MURALT FARM, #1119:													
3-2E-15D, TL 2200:													
20750 S. Beaver Creek Rd.													
RREF-5, 56.22 A	3	2	1	5	5	5	3	7	5	0	0	5	0
1905, STYLE: Vernacular													
TOTAL POINTS:	41												

COMMENTS: Important because it is an example of an early 20th century farm complex consisting of home, garage, watertower and cellar. The barn was demolished and the garage is extremely deteriorated. The house is a well preserved example of a vernacular style of architecture dwelling. The water tower is one of four in the Oregon City Beaver Creek study area. The Muralt water tower is the most intact in this area. Two others are also candidate Historic Landmarks (Morehouse - 1915 and Scanlon-Vorpahl - 1920). The fourth is seriously deteriorated. These watertowers were originally driven by windmills, none of which stand today. They operated on a system of gravity (the windmill pumped water into the upper storage tank and water flowed out for use by gravity).

Summary of Conflicting Use Analysis

Identify conflicting use: a conflicting use is one which, if allowed could negatively impact a Goal 5 resources site. Goal 5 resource sites may impact the conflicting uses. (Examples of conflicting uses: underlying zone/private development plans, public development/public money already invested.)

There are three alternative recommendations:

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

(A determination of the ESEE consequences of identified conflicting uses is adequate if it enables a jurisdiction to provide reasons to explain why decisions are made for specific sites.)

II) ESEE CONFLICTING USE ANALYSIS

Potential conflicting uses:

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

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

Current zone: RREF-5, Rural Residential Farm Forest, five acre minimum/no conflict with Historic Landmark designation

Private development plans: none

Public development plans: none

Recommendation: Designate Historic Landmark as 3C resource, protected by Historic Landmarks ordinance.

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

CONFLICTING USES:

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

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

POTENTIAL ACTION: Historic Landmark Designation

	CONSEQUENCE OF ACTION	CONSEQUENCE OF NO ACTION
E C O N O M I C	1) Maintain and potentially enhance property values.	1) Potential loss of incentives to maintain and potentially enhance property values.
	2) Enhance Tourism potential.	2) Potential loss of significant historic resource, which could reduce tourism potential in area.
	3) Provide full range of housing stock.	3) Potential loss of housing stock.
	4) Potential for increased costs to property owners for restoration in order to meet Landmarks Ordinance criteria.	4) Property owners make alterations without application of Historic Landmarks Ordinance is potentially less costly.
	5) Potential for reinvestment in existing buildings. *Qualify to apply for Conditional Use permit for uses not otherwise allowed in underlying zone. *Potential for adaptive reuse of historic resources; an incentive to make resource economically viable for property owner while maintaining historic and architectural integrity. *Qualify for low interest deferred loan program. *First step in National Register nomination which gives tax incentives and qualifies property owner for rehab money through the State Historic Preservation Office. *Qualify to apply for C.B.D.G. block grant money for historic preservation and rehabilitation.	5) Loss of potential in reinvestment in existing buildings. *Would not qualify to apply for conditional use permit to allow potential commercial uses of historic property. No allowance for adaptive reuse of historic resource. *Would not qualify for special loan program for historic rehabilitation. *Would not be readily considered for National Register nomination if not Co. HL; would not qualify for tax incentives and grant money for rehab.

S
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CONSEQUENCE OF ACTION

1) Resource retains architectural and historic integrity.

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

3) Foster neighborhood, community and civic pride.

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

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

1) Conservation of existing housing and building resources.

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

CONSEQUENCE OF NO ACTION

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

2) Potential loss of significant County historic resource in terms of understanding and educational awareness of heritage to present and future generations. Loss to community at large.

3) Potential loss to neighborhood livability.

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

1) Added energy expenditure to replace existing resource.

2) Potential loss of open space and mature landscapes.

GOAL 5 ANALYSIS OF HISTORIC RESOURCE

I) EVALUATION FOR SIGNIFICANCE

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

	<u>ARCHITECTURE</u>					<u>ENVIRONMENT</u>				<u>HISTORY</u>			
	A	B	C	D	E	A	B	C	D	A	B	C	D
<u>Z1284-90</u>													
CHRISTIAN MURALT FARM, #1119													
3-2E-15D, TL 2200													
20750 S. Beaver Creek Rd.													
RRFF-5, 56.22 A	3	2	1	5	5	5	3	7	5	0	0	5	0
1905, STYLE: Vernacular													
TOTAL POINTS: 41													

COMMENTS: Important because it is an example of an early 20th century farm complex consisting of home, garage, watertower and cellar. The barn was demolished and the garage is extremely deteriorated. The house is a well preserved example of a vernacular style of architecture dwelling. The water tower is one of four in the Oregon City Beaver Creek study area. The Muralt water tower is the most intact in this area. Two others are also candidate Historic Landmarks (Morehouse - 1915 and Scanlon-Vorpahl - 1920). The fourth is seriously deteriorated. These watertowers were originally driven by windmills, none of which stand today. They operated on a system of gravity (the windmill pumped water into the upper storage tank and water flowed out for use by gravity).

Summary of Conflicting Use Analysis

Identify conflicting use: a conflicting use is one which, if allowed could negatively impact a Goal 5 resources site. Goal 5 resource sites may impact the conflicting uses. (Examples of conflicting uses: underlying zone/private development plans, public development/public money already invested.)

There are three alternative recommendations:

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

(A determination of the ESEE consequences of identified conflicting uses is adequate if it enables a jurisdiction to provide reasons to explain why decisions are made for specific sites.)

II) ESEE CONFLICTING USE ANALYSIS

Findings: No conflicting uses

Current zone: RRFF-5, Rural Residential Farm Forest, five acre minimum/no conflict with Historic Landmark designation

Private development plans: none

Public development plans: none

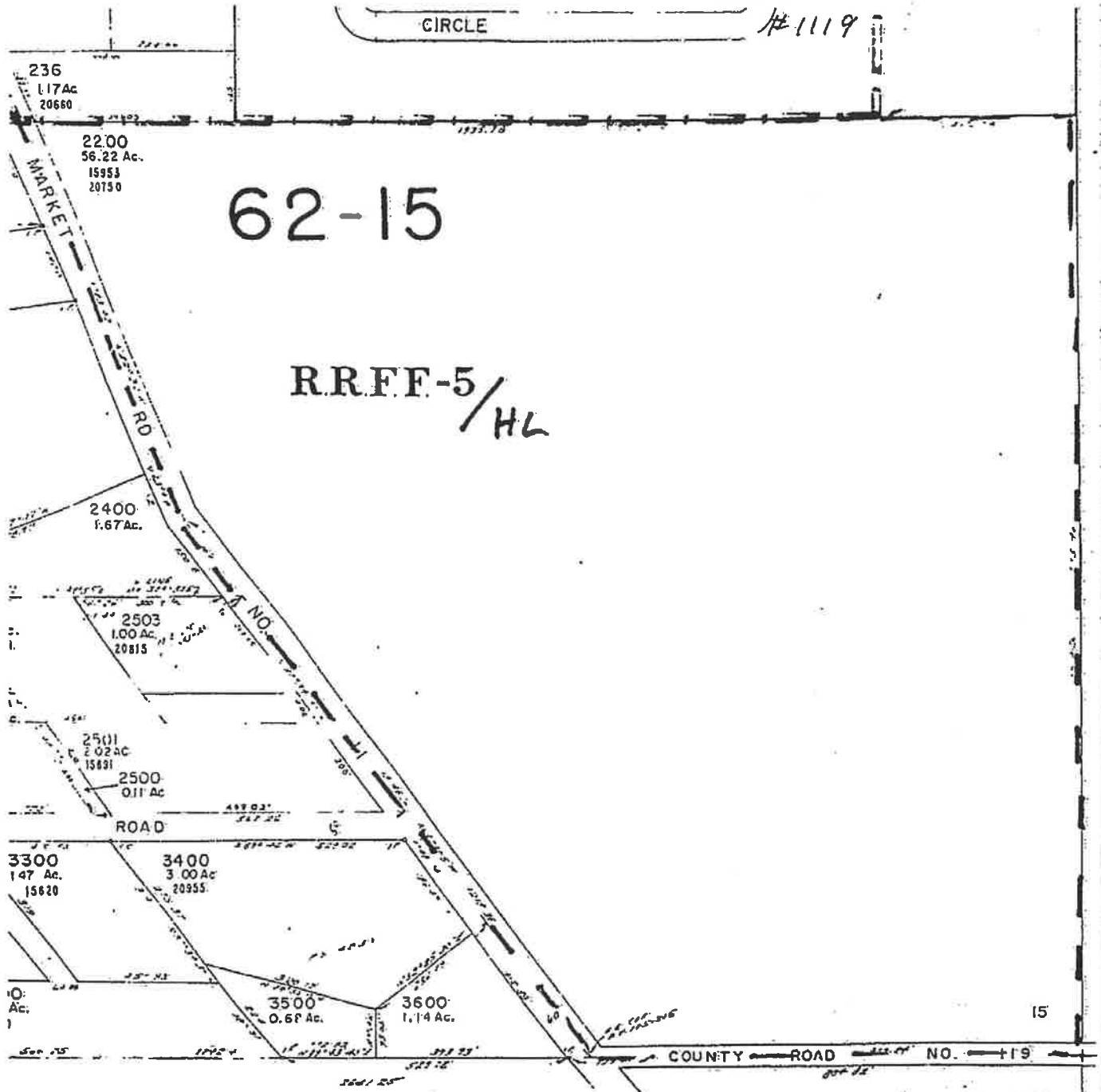
Recommendation: Preserve the Resource Site

31E15D

21284-20

#1119

CIRCLE



SEE MAP 3 2E 22A

	<u>ARCHITECTURE</u>					<u>ENVIRONMENT</u>				<u>HISTORY</u>				
	A	B	C	D	E	A	B	C	D	A	B	C	D	
Z1284-90														
28.	CHRISTIAN MURALT FARM, #1119													
	3-2E-15D, TL 2200													
	20750 S. Beaver Creek Rd.													
	RRFF-5, 56.22 A	3	2	1	5	5	5	3	7	5	0	0	5	0
	1905, STYLE: Vernacular													
	TOTAL POINTS: 41													

COMMENTS: Important because it is an example of an early 20th century farm complex consisting of home, garage, watertower and cellar. The barn was demolished and the garage is extremely deteriorated. The house is a well preserved example of a vernacular style of architecture dwelling. The water tower is one of four in the Oregon City Beaver Creek study area. The Muralt water tower is the most intact in this area. Two others are also candidate Historic Landmarks (Morehouse - 1915 and Scanlon-Vorpahl - 1920). The fourth is seriously deteriorated. These watertowers were originally driven by windmills, none of which stand today. They operated on a system of gravity (the windmill pumped water into the upper storage tank and water flowed out for use by gravity).

	<u>ARCHITECTURE</u>					<u>ENVIRONMENT</u>				<u>HISTORY</u>			
	A	B	C	D	E	A	B	C	D	A	B	C	D
28. <u>Z1284-90</u>													
<u>CHRISTIAN MURALT FARM, #1119</u>													
3-2E-15D, TL 2200													
20750 S. Beavercreek Rd.													
RREF-5, 56.22 A						3	2	1	5	5	5	3	7
1905, STYLE: Vernacular											5	0	0
TOTAL POINTS: 41													

COMMENTS: Important because it is an example of an early 20th century farm complex consisting of home, garage, watertower and cellar. The barn was demolished and the garage is extremely deteriorated. The house is a well preserved example of a vernacular style of architecture dwelling. The water tower is one of four in the Oregon City Beavercreek study area. The Muralt water tower is the most intact in this area. Two others are also candidate Historic Landmarks: (Morehouse - 1915 and Scanlon-Vorpahl - 1920). The fourth is seriously deteriorated. These watertowers were originally driven by windmills, none of which stand today. They operated on a system of gravity (the windmill pumped water into the upper storage tank and water flowed out for use by gravity).



CLACKAMAS COUNTY

Department of Transportation & Development

WINSTON KURTH
EXECUTIVE DIRECTOR

RICHARD DOPP
DIRECTOR
OPERATIONS & ADMINISTRATION

TOM VANDERZANDEN
DIRECTOR
PLANNING & DEVELOPMENT

HISTORIC REVIEW BOARD

MINUTES

DATE OF MEETING: December 10, 1990

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

IN ATTENDANCE

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

Planning Staff: Pam Hayden, Jane Morrison, Dominic Mancini

Others: 74

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

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

- . Purpose of the hearing
- . Reason for designating properties historic landmarks
- . Historic Landmark Ordinance
- . Procedures of public hearing

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

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

Handouts available to the public were noted by staff and made available to anyone who had not yet received this information. This information included the Historic Landmark Ordinance, a staff report, and evaluation of each of the properties being considered.

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

PUBLIC HEARING

The following item was continued from the Board's December 3rd, 1990 hearing.

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

Jane Morrison indicated she had visited the site this past week in consideration of the testimony and comments made at the last public hearing. The Board reviewed the history of the property and the evaluation previously given to this property by the Board. Several Board members indicated they had viewed the property since last week.

Features and criteria for designation, including integrity, environmental, and historic considerations.

Action: Motion was made by Herb Beals to rate the site setting as Fair, rather than Good, which would result in a reduction of four points, at a 38 point total. Motion was seconded by Charles Awalt.

Vote: 5 to 0

Action: Charles Awalt made a motion that this property not be recommended for Historic Landmark designation, as the Board's current evaluation results in a point total of 38 points, which no longer warrants a favorable recommendation. Motion seconded by Becky Dinsmore.

Vote: 5 to 0

Z1266-90, CROWN-WILLAMETTE PULP SIDING AND WAREHOUSE

Staff showed slides and reviewed the history of the property.

Jack Chapman, representing James River Corp., indicated their opposition to the proposal.

He feels the property was rated higher under the criteria for designation than is appropriate. Under the historical criteria 10 points were given. He disagrees that this property rates a 10, as the property is one of several.

End of testimony.

Board Discussion

The Board felt the evaluation of this property is accurate and appropriate.

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

Vote: 5 to 0.

Z1270-90, PEARSON'S TAVERN, #1087

Staff showed slides and reviewed the history of the property.

Wayne Burson, owner of the property, is in favor of the designation. The building has recently undergone extensive remodeling. The exterior integrity of the building pretty much remains intact. There is currently a considerable amount of interest, both in the structure and the related crafts, associated with the structure.

Dr. John M. Pike voiced concerns and had questions about the Willamette River Greenway and some activities in the community that did not appear to be appropriate.

Staff summarized a letter in opposition, labeled Exhibit #1. This letter was passed to and reviewed by individual Board members.

End of public testimony.

Board Discussion

Charles Awalt recommended approval of this property based on the findings and criteria of this Board. Motion seconded by Becky Dinsmore.

Vote: 5 to 0

Z1271-90, COALCO'S PILLAR, BALANCING ROCK, #1088

Staff showed slides and reviewed the history of the property.

Doug Johnson, a property owner adjacent to the site, has no objection to the designation, however, is concerned about the site being opened to the public.

Staff summarized letter labeled as Exhibit #2 in opposition, which was passed to and reviewed by the individual Board members.

End of public testimony.

Board Discussion

Action: Motion was made by Herb Beals to recommend approval of this property to the Board of County Commissioners based on the criteria and evaluation. Motion was seconded by Ralph Tahrán.

Vote: 5 to 0

Z1275-90, FREDRICK BROWN HOUSE, #1094

Staff showed slides and reviewed the history of the property.

R. D. Birkemeier said the family is concerned about any future entanglements such a designation would cause. The family will maintain the property; however, the family prefers not to be subject to any scrutiny of the Commission. They will restore the house and keep it up regardless of whether or not the property is designated Historic Landmark.

End of public testimony.

Board Discussion

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

Vote: 5 to 0

Z1297-90, JOHN BRADTL FARM, #1100

Staff showed slides and reviewed the history of the property.

Tom Rahn indicated that some of the information on the history sheet is not accurate. He is not opposed to keeping the home as original as possible, but does not like the idea of having regulations put on the property to do so. He has worked on the property for some 2½ years and will continue to do so. Getting permission to do something is what is being objected to. He wants to do the improvements right, but does not want to be scrutinized. He also indicated that the point total of 44 could be reduced as the 10 points given under environmental criteria is not an accurate representation of this property. Some of the trees and outbuildings are not on the subject property, but are on the adjacent property.

End of public testimony.

Board Discussion

The Board discussion centered around the complex and site setting and its rarity. It is not that unusual to have farm complexes owned by several parties.

Action: Charles Awalt made a motion to change the rarity from one of several to one of few and to make an adjustment on the architectural evaluation. This would result in a point total of 48 points. Motion seconded by Herb Beals.

Vote: 4 to 1 (Ron Lee in opposition)

Action: Motion was made by Ralph Tahrán to recommend to the Board of County Commissioners the designation of the property as Historic Landmark based on the criteria and evaluation. Motion seconded by Herb Beals.

Vote: 5 to 0

Z1269-90, JOHN CURTIS AND DAISY DODDS HOUSE, #1086

Ruth Stephens had signed up to speak on this property; however, no one was currently present who wished to speak. Action on this property was moved to the end of the meeting.

Z1277-90, HARVEY AND ANNA FREEZE FARM, #1102

Staff showed slides and reviewed the history of the property.

Abner Korsuss, owner of the property, discussed the house and the associated buildings. He does not object to the designation. The building has a number of fine features. He indicated that he would like to build a garage on the site and asked the Board what effect such a designation would have on the construction of a garage.

Oliver Korsuss concurs with the designation of the site as an historic landmark. His parents are currently living in the home.

End of public testimony.

Board Discussion

The Board discussed the existing improvements on the property and their historical significance. The amount of land subject to historic landmark designation was also discussed.

Action: Herb Beals moved that this property be designated as Historic Landmark based on the criteria and evaluation. The designation should be limited to approximately three acres to include the subject buildings and environs. The specific boundaries are to be worked out by staff prior to the Board of County Commissioner hearing. Motion seconded by Charles Awalt.

Vote: 5 to 0.

Z1280-90, JOHN AND MAGNOLIA GROUT HOUSE AND DUGAN WINERY, #1107, #1108

Staff showed slides and reviewed the history of the property.

Russ Morency, current owner, discussed some of the building details and building's relationship to the land. He indicated a concern about his ability to divide the land some time in the future with an historic landmark designation.

End of public testimony.

Board Discussion

The Board reviewed the current zoning and future opportunities for division of the property.

Action: Motion was made by Charles Awalt to recommend approval of this property as Historic Landmark to the Board of County Commissioners based on the criteria and evaluation. The amount of property to be recommended and included in the historic landmark designation are to be worked out by staff to include the house and winery and whatever natural features are associated with the house. Motion was seconded by Ralph Tahrán.

Vote: 5 to 0

Z1281-90, MAPLE LANE GRANGE, #1109

Staff showed slides and reviewed the history of the property.

Betty Swanson, representing the grange, does not favor the designation, as they may want to sell the property in the future and the designation may limit opportunities for sale and development. She submitted a letter labeled Exhibit #3 from Jerry Earls objecting to the designation. This letter was passed to and reviewed by the individual Board members.

End of public testimony.

Board Discussion

Action: Motion was made by Ralph Tahrán to recommend to the Board of County Commissioners approval of this property for Historic Landmark designation based on the criteria and evaluation. Becky Dinsmore seconded the motion.

Vote: 5 to 0

Z1282-90, MEYERS CELLAR, #1117

Staff showed slides and reviewed the history of the property.

W. S. Adams had a number of questions about the property and what a historic landmark designation means. He is in favor of the designation.

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

Vote: 5 to 0

Z1285-90, THOMAS PENMAN FARM, #1121

Staff showed slides and reviewed the history of the property.

Bob Skinner feels that historic landmark designation should not occur without the property owner's consent. The house has wood shingles currently and if the shingles are to be replaced with wood the project would be far more expensive. This is not fair to the existing property owner. The 119 acres is no more historical than the neighbor's property. The historical significance given to this property is far too high.

Marjorie Skinner had a question about why all 119 acres were being considered for historic landmark designation.

Staff labeled three letters in opposition as exhibits #4, #5 and #6. These letters were summarized and passed to the Board members for their review.

End of public testimony.

Board Discussion

The Board reviewed the evaluation and the amount of property that might be appropriate for designation.

Action: Herb Beals made a motion to recommend approval of this property as Historic Landmark to the Board of County Commissioners based on the criteria and evaluation. The staff shall determine the boundary of the specific area being recommended and shall do so after consultation with the landowners. Such boundaries shall include the buildings and would also like the chicken house to be included. Motion seconded by Becky Dinsmore.

Vote: 5 to 0

Z1286-90, ROBERT J. BROWN FARM, #1122

Staff showed slides and reviewed the history of the property.

Tom Matsuda, representing the current landowners, feels that the assignment of numbers in the evaluation are too high. Others will speak to the criteria and the current evaluation.

Joan Hill is in opposition to the proposed designation. She gave some history relative to this property, especially while the property was known as Stonegate Farms. The land is beautiful, but the buildings have no historical value. She gave some recollections on this property and outlined many of the changes to the structures that have occurred through the years.

Dean Alterman, Attorney representing the owners, showed nine photographs of the three subject buildings. These photos were used to illustrate changes to and conditions of these existing

buildings. He submitted exhibit #7, letters and photos, which were reviewed by the Board. The Board's current ranking, based on the criteria, was reviewed with the suggested ranking in consideration of the criteria and a more accurate representation of the property.

Bill Chaplin, homeowner living across the street, indicated that the group of homeowners in the adjacent subdivision have met to discuss this proposal. The homeowners have done their own assessment and evaluation of these buildings. Their conclusion is the barn is not considered by the community to have a significance worth preserving the structure.

End of public testimony.

Board Discussion

The Board reviewed the criteria, the evaluation, and the property relative to the various categories.

Action: Charles Awalt moved to adjust the evaluation given to integrity to a 1, and to adjust the environmental ranking downward as the significance appears to be of a neighborhood character rather than a community. Becky Dinsmore seconded the motion.

Vote: 5 to 0.

Action: Charles Awalt moved not to recommend designation of this property as Historic Landmark based on the modifications to the Board's original evaluation and ranking, which results in a score of under 40 which is the threshold for designation. Motion seconded by Becky Dinsmore.

Vote: 5 to 0.

Z1290-90, BEAVERCREEK GRANGE NO. 276, #1131

Staff showed slides and reviewed the history of the property.

Neil L. Cullison does not take exception to the proposal. However, he took the opportunity to give additional information on the property. There has been considerable deterioration of this structure that needs attention.

End of public testimony.

Board Discussion

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

Vote: 5 to 0.

Z1291-90, DAVID HUNTER FARM, #1132

Staff showed slides and reviewed the history of the property.

Harry Seropolus discussed the current condition of the property and the building. He reviewed the criteria for designation and feels that the numbers do not realistically reflect the property and if they were realistic, the point total would not be sufficient to justify a designation.

Mrs. Seropolus discussed many of the alterations that have been done to the property through the years. She does not feel the designation is justified.

End of public testimony.

Board Discussion

Action: Motion was made by Becky Dinsmore to recommend approval of this property to the Board of County Commissioners for Historic Landmark designation based on the criteria and evaluation. Becky directed staff to work with the property owner to reduce the acreage, while including all the buildings in the farm complex. Motion seconded by Herb Beals.

Vote: 5 to 0

Z1292-90-, CARUS METHODIST-EPISCOPAL CHURCH, #1133

Staff showed slides and reviewed the history of the property.

Betty Drew gave additional information and clarification on the property. She has done a considerable amount of research and developed a substantial amount of information on this property. She has no argument about its historical ties or significance. Submitted exhibit #12 which was reviewed by the Board and discussed.

Board Discussion

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

Vote: 5 to 0

Z1295-90, GERMAN EVANGELICAL REFORMED CHURCH OF BEAVERCREEK, #1136/TEN O'CLOCK CHURCH

Staff showed slides and reviewed the history of the property.

Monty Booth objects to the proposed designation based on the fact that the church does not meet the criteria for designation as the

church does not meet the minimum age criteria as this church was totally rebuilt in 1941. The original church was torn down and rebuilt at that time, which is the same year that the dedication for the church occurred.

Mark Essig said the primary features of the church are the windows which were shipped out from Wisconsin and installed in 1941. The current historical significance of this church is greatly overrated and the current condition is such that it should be replaced. The footings of the structure were poured by Mr. Essig's uncle and are not of reinforced concrete. The bell tower is rotten and presents a hazard. Two other churches being considered for designation by this Board are far more superior in condition and significance than this particular church. The church has been looking for a new facility for the past two years. He addressed some of the criteria for designation, indicating that a reevaluation downward is warranted.

End of public testimony.

Board Discussion

The Board reviewed the criteria and evaluation and discussed the suggested reevaluation this evening. Motion made by Herb Beals to recommend approval based on the criteria and evaluation.

. . . Motion seconded by Charles Awalt.

Vote: 5 to 0

Z1288-90, HARRY AND MERCY MOREHOUSE HOUSE AND WATERTOWER, #1126, #1127

Staff showed slides and reviewed the history of the property.

Letter from the current owner indicating support for the designation was summarized and passed to the individual Board members. This letter was labeled as exhibit #13.

End of public testimony.

Board Discussion

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

Vote: 5 to 0

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

Action: Motion was made by Ralph Tahrán to recommend to the Board of County Commissioners designation of the remaining properties as Historic

Landmarks based on the criteria and evaluation. These properties are specifically identified as:

Z1250-90, PACIFIC HIGHWAY, 99E, HISTORIC CORRIDOR, #1080
Z1268-90, AUGUST STAEHEL FARM, #1084, \$1085
Z1269-90, JOHN CURTIS AND DAISY DODDS HOUSE, #1086
Z1272-90, SPIRITUALISTIC CAMP AT NEW ERA, #1089, #1091
Z1273-90, WARNER GRANGE #117, #1092
Z1274-90, FAIST FRUIT STAND, #1093
Z1276-90, POST HOSUE, #1096
Z1278-90, ROBERT VORPAHL FARM, #1104
Z1279-90, WILLIAM MEYERS FARM, #1105
Z1283-90, LINDSLEY, HAL AND MATTIE, HOUSE, #1118
Z1284-90, CHRISTIAN MURALT FARM, #1119
Z1287-90, SCANLON-VORPAHL HOUSE AND WATER TOWER, #1124, #1125
Z1289-90, BRYN SEION WELSH CHURCH, #1129
Z1293-90, CARUS SCHOOL, #1134
Z1294-90, MICHAEL SCHWARTZ FARM, #1135

Motion was seconded by Charles Awalt.

Vote: 5 to 0

Meeting adjourned 1:15 a.m.

1210/hrb/min:tlo



CLACKAMAS COUNTY

Department of Transportation & Development

November 1990

WINSTON KURTH
EXECUTIVE DIRECTOR

RICHARD DOPP
DIRECTOR
OPERATIONS & ADMINISTRATION

TOM VANDERZANDEN
DIRECTOR
PLANNING & DEVELOPMENT

DEAR HISTORIC PROPERTY OWNER:

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

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

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

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

Clackamas County's rich heritage is exemplified in the variety and type of buildings which still survive from the earlier periods of settlement in the area. This physical evidence allows us to understand the way of life of our forbears, their farming practices, means of commerce and industry, and educational and religious history. Protecting and preserving these buildings make it possible for future generations to learn about these pioneers and settlers who were important to Oregon's culture.

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

Enclosed with this letter are three documents:

1. A notice of public hearing for your property:

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

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

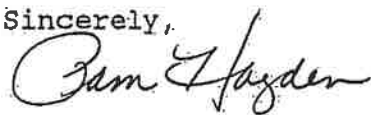
Please inform us of any errors on your Inventory Form. It is important that all historic and descriptive information about the sites is accurate.

3. An information sheet about the Historic Landmarks Ordinance.

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

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

Sincerely,



Pam Hayden, Historic Resources Coordinator
Planning Division

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

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

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

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

WHO IS ON THE HISTORIC REVIEW BOARD?

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

WHAT IS THE ROLE OF THE HISTORIC REVIEW BOARD?

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

THE HISTORIC LANDMARKS ORDINANCE DOES NOT:

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

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

ARCHITECTURAL SIGNIFICANCE

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

ENVIRONMENTAL SIGNIFICANCE

6. It is a conspicuous visual landmark in the neighborhood or community. (up to 10 points)
7. It is well-located considering the current land use surrounding the property, which contributes to the integrity of the pertinent historic period. (up to 4 points)
8. It consists of a grouping of interrelated elements including historic structures, plant materials and landscapes, viewsheds and natural features. (up to 10 points)
9. It is an important or critical element in establishing or contributing to the continuity or character of the street, neighborhood, or community. (up to 7 points)

HISTORICAL SIGNIFICANCE

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

- 11.. It is associated with an event that has made a significant contribution to the community, state, or nation. (up to 10 points)
- 12.. It is associated with, and illustrative of, broad patterns of cultural, social, political, economic, or industrial history in the community, state, or nation. (up to 10 points)
- 13.. It possesses the potential for providing information of a prehistoric or historic nature. (up to 10 points)

NOTICE OF PUBLIC HEARING

HEARING DATES:

Clackamas County Historic Review Board, December 10, 1990, 7:00 p.m., Department of Transportation and Development, Conference Room A, 902 Abernethy Road, Oregon City, Oregon.

Clackamas County Board of Commissioners, January 30, 1991, 9:00 a.m., Courthouse Annex, 906 Main Street, Oregon City, Oregon.

TO: Property owners within 250 feet.

Subject: Zone Change

File No.: Z1284-90-Z

Applicant: Clackamas County

Owner of Property: Floyd E. Davis

Proposal: Apply Historic Landmark overlay zone to the historic buildings called the Christian Muralt Farm, (#1119) which were built in 1905 in the Vernacular style of architecture.

Ordinance Criteria: Section 707

Site Address: 20750 S. Beaver Creek Road

Legal Description: T3S, R2E, Section 15D, Tax Lot 2200, W.M.

Zoning: RRFF-5; Rural Residential Farm Forest, 5-acre minimum lot size

Citizens Planning Organization For Area: Beaver Creek Citizens Association; c/o D. A. Hilderbrand; P.O. Box 490; Beaver Creek, OR 97004; 221-8941

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

Planning Division Staff Contact: Pam Hayden

All interested citizens are invited to attend the hearing. An agenda will be provided at the hearing. Testimony and evidence should address those criteria identified above and any other criteria relevant to the application. Failure to raise an issue at the hearing, or by letter, or failure to provide sufficient specificity to afford the Historic Review Board or Board of Commissioners an opportunity to respond to an issue precludes appeal to the Land Use Board of Appeals based on that issue. The following procedural rules have been established to allow for an orderly hearing:

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

A staff report for the application will be available seven (7) days prior to the hearing. The staff report, applicable criteria, application, and all documents and evidence relied on by the applicant are available for inspection and may be purchased at reasonable cost at the Clackamas County Planning Division, 902 Abernethy Road, Oregon City, Oregon 97045 (655-8521). Direct all calls and written correspondence to the Planning Division.

To receive written notification of the Board of County Commissioners' decision, provide this office with a stamped, self-addressed envelope indicating the application file number.

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLER: ORS CHAPTER 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER.

File No: Z1284-90
Type: ZZ

ZONE CHANGE

Page : 1 of 1
Date : 10/24/90
Time : 12:36

Status: PENDING

Dates Recieved: 10/24/90 Decision
Final Expires

Applicant: CLACKAMAS COUNTY
Address:
City/Zip:
Phone:

Parcel No: 32E15D -02200 Owner: DAVIS FLOYD E
Site Address: 20750 S BEAVERCREEK RD

Title: CHRISTIAN MURALT FARM, #1119
Proposed Use: RRFF-5 TO HL/ VERNACULAR, 1905

Const: OTH
Valuation: 0 No. of Units: 0
Val by: PH Staff Reviewer: PH

	<u>ARCHITECTURE</u>					<u>ENVIRONMENT</u>				<u>HISTORY</u>			
	A	B	C	D	E	A	B	C	D	A	B	C	D
Z1284-90													
28. CHRISTIAN MURALT FARM, #1119													
3-2E-15D, TL 2200													
20750 S. Beavercreek Rd.													
RRFF-5, 56.22 A	3	2	1	5	5	5	3	7	5	0	0	5	0
1905, STYLE: Vernacular													
TOTAL POINTS:	41												

COMMENTS: Important because it is an example of an early 20th century farm complex consisting of home, garage, watertower and cellar. The barn was demolished and the garage is extremely deteriorated. The house is a well preserved example of a vernacular style of architecture dwelling. The water tower is one of four in the Oregon City Beavercreek study area. The Muralt water tower is the most intact in this area. Two others are also candidate Historic Landmarks (Morehouse - 1915 and Scanlon-Vorpahl - 1920). The fourth is seriously deteriorated. These watertowers were originally driven by windmills, none of which stand today. They operated on a system of gravity (the windmill pumped water into the upper storage tank and water flowed out for use by gravity).

CLACKAMAS COUNTY
HISTORIC RESOURCES INVENTORY 1989-90

HISTORIC NAME: MURALT, CHRISTIAN, FARM
COMMON NAME:
PROPERTY ADDRESS: 20750 S. Beaver Creek Road
OWNER: Davis, Floyd E.
OWNERS ADDRESS: 17329 S.E. River Road, Milwaukie, OR 97222
RESOURCE TYPE: Building
PRESENT USE: Vacant
ORIGINAL USE: Farm complex
THEME: Culture; agriculture
ARCHITECT/BUILDER: Unknown
COUNTY: Clackamas
QUAD: Oregon City
T/R/S: 3S 2E 15D
TAX LOT: 2200
ADDITION: N/A
BLOCK: N/A
LOT: N/A
LOT SIZE: 56.22 Acres
ZONE: RRFF-5

SETTING: The subject property sits on the east side of Beaver Creek road, approximately 50 yards from the road. The surrounding area is characterized by rolling hills, open fields and residential use. The property is complemented by large mature trees of various types and ornamental plantings.

NOTEWORTHY LANDSCAPE FEATURES: Ornamental plantings; mature deciduous trees

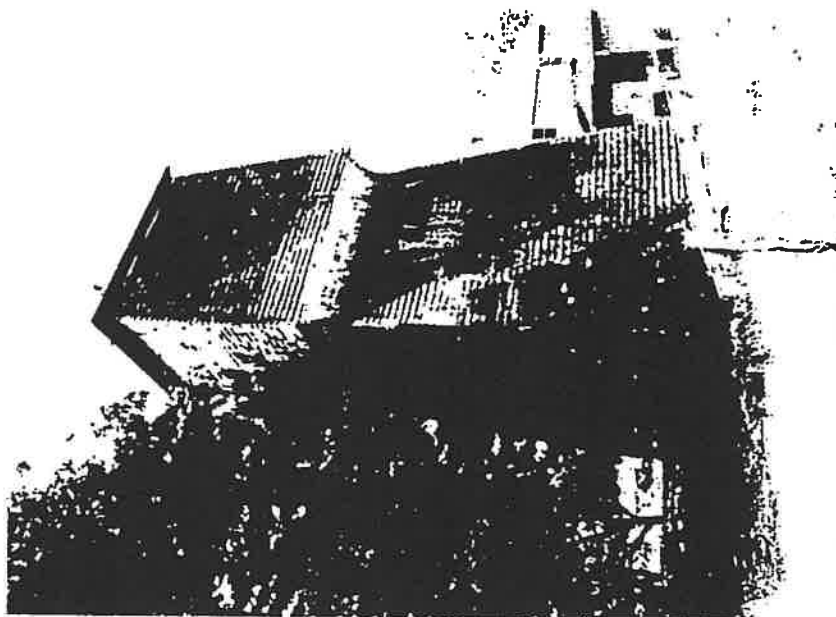
NON-CONTRIBUTING FEATURES: None

RECORDED BY: Koler/Morrison
DATE: January 1990



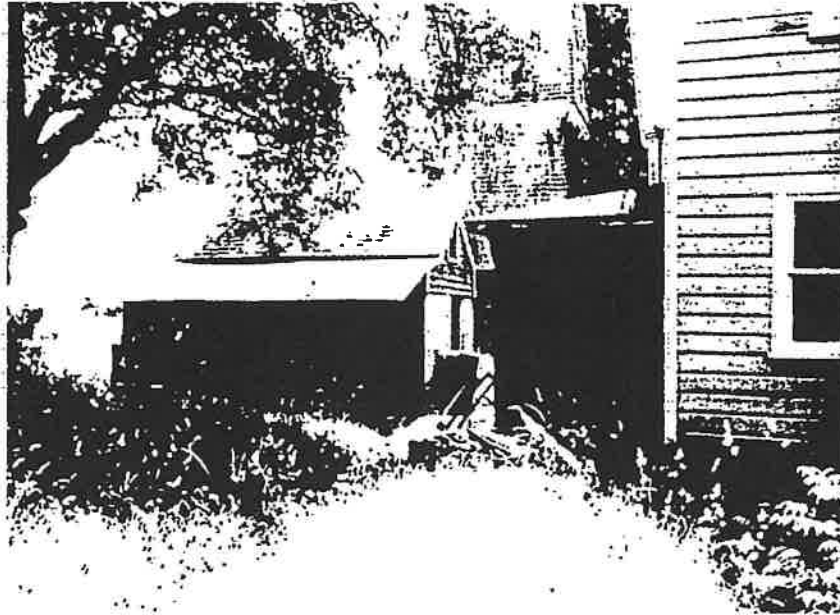
HOUSE

DATE BUILT: 1905
STYLE: Vernacular
PLAN TYPE/SHAPE: Rectangular
NO. OF STORIES: 1 1/2
FOUNDATION MATERIAL: Post-and-beam
BASEMENT: No
ROOF FORM AND MATERIALS: Intersecting gable w/ composition shingles
WALL CONSTRUCTION/STRUCTURAL FRAME: Wood w/ stud
PRIMARY WINDOW TYPE: Double-hung sash
EXTERIOR SURFACING MATERIALS: Dropped shiplap w/ corner and rake boards
DECORATIVE FEATURES: Ornate paneled and glazed door
OTHER: Full-width hip porch w/ plain posts and balustrade, e. elev.; polygonal window bays w/ diagonally panelled spandrel; hip wing, n. elev.; interior chimney
CONDITION: Good
EXTERIOR ALTERATIONS (DATE): Appears to have been built in two phases (n.d.); porch balustrade altered (n.d.); rear attachment (n.d.)



WATERTOWER

DATE BUILT: Unknown
STYLE: Vernacular
PLAN TYPE/SHAPE: Rectangular
NO. OF STORIES: 3
FOUNDATION MATERIAL: Post-and-beam
BASEMENT: No
ROOF FORM AND MATERIALS: Hip w/ unknown
WALL CONSTRUCTION/STRUCTURAL FRAME: Shingle siding
PRIMARY WINDOW TYPE: None
EXTERIOR SURFACING MATERIALS: Wood shingles
DECORATIVE FEATURES: None
OTHER: None
CONDITION: Poor
EXTERIOR ALTERATIONS (DATE): Unknown



CELLAR

DATE BUILT: Unknown
STYLE: Vernacular
PLAN TYPE/SHAPE: Rectangular
NO. OF STORIES: 1
FOUNDATION MATERIAL: Concrete
BASEMENT: No
ROOF FORM AND MATERIALS: Gable w/ composition shingles
WALL CONSTRUCTION/STRUCTURAL FRAME: Masonry/unknown
PRIMARY WINDOW TYPE: Multi-light
EXTERIOR SURFACING MATERIALS: Masonry; wood siding
DECORATIVE FEATURES: None
OTHER: None
CONDITION: Lean-to
EXTERIOR ALTERATIONS (DATE): Unknown

GARAGE

DATE BUILT: Unknown
STYLE: Vernacular
PLAN TYPE/SHAPE: Rectangular
NO. OF STORIES: 1
FOUNDATION MATERIAL: Unknown
BASEMENT: No
ROOF FORM AND MATERIALS: Gable w/ wood shingles
WALL CONSTRUCTION/STRUCTURAL FRAME: Wood/stud
PRIMARY WINDOW TYPE: None
EXTERIOR SURFACING MATERIALS: Wood siding
DECORATIVE FEATURES: None
OTHER: None
CONDITION: Poor
EXTERIOR ALTERATIONS (DATE): Unknown

STATEMENT OF SIGNIFICANCE

Address: 20750 S. Beaver Creek Road
Historic Name: MURALT, CHRISTIAN, FARM

The Christian Muralt House is located one and three-quarter miles southeast of Oregon City and one mile east of Highway 213. The Muralt house may be evaluated as an example of turn of the century farm complex.

HISTORIC BACKGROUND

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

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

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

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

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

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

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

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

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

After the Civil War (1865-1883), the area grew steadily. The Barlow Road continued to be an important roadway, operating as a toll road through the first decade of the 20th century.

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

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

During the period following the Civil War the Oregon-California Railroad may be considered to be one of the most important elements in Clackamas County history. In the late 1860s, two factions set out to construct the line from Portland to Sacramento. One group selected the east side of the Willamette and the other took the west side. Whichever group reached the upper Willamette Valley first was to win the right to complete the line south. The east side line ran from Portland south, skirting around Milwaukie and continuing south toward Canby and through Oregon City. The east side group won the competition and completed the line over the latter decades of the 19th century. Barlow, a station on the railroad line south of Oregon City, was one the communities generated as a result of the presence of the railroad. Paper Mill, another station, became known as Park Place in later years.

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

Livestock and cereal grains were raised and logging complemented the rural economy. Kitchen gardens were essential.

Towards the end of the period, oats began to surpass wheat as the number one crop and potatoes attained the rank of number three crop. Increasing numbers of livestock corresponded with an increase in hay production. The total number of acres in cultivation tripled during the period. Further improvements in farm practices and building technology caused changes to agricultural buildings.

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

In general, barns and sheds continued to be low, broad buildings. However, beginning in the 1870s, barns began to be built taller, in response to new technologies, such as hay fork lifts.

During the Progressive Era (1884-1913), the population of Clackamas County tripled, jumping from 9,260 to almost 30,000, pushing the new comers to develop the hilly land, well away from the river and the Barlow Road. Redland, an agricultural center, just east of the study area, had a post office from 1892 until 1902.

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

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

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

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

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

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

Two other interurban railroad lines effected the development of the Oregon City-Beavercreek study area during the Motor Age. In 1915, Stephen S. Carver began promotion of an interurban railroad line from Oregon City to south side of the Clackamas River. At the point the line crossed the river, Carver platted a town named for himself. Horace Baker held the donation land claim for the area south of the river and operated the ferry until the early 1880s.

Town of Carver was previously known as Stone. The derivation of this name has been explained two ways. According to Lewis McArthur, noted historical geographer, the name was established because of large boulders in the river. Another legend suggests that the place was named for Livingston Stone, first supervisor of the fish hatchery established there in the latter part of the 19th century. The fish hatchery was the first in Oregon and the second in the United States. In 1903, the hatchery was relocated to a point on the river south of Clackamas.

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

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

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

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

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

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

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

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

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

SUBJECT PROPERTY

Christian Muralt purchased the subject property in 1893 from Daniel Williams. Muralt built the subject Vernacular style dwelling in 1905 and sold the property five years later to Lucy and Omar Shockley. Carl Schudde became the next owner, from 1921 to 1961. Little or no information is available on these individuals.

The farm complex is composed of several outbuildings and a dwelling. A watertower stands to the side of the dwelling; a cellar is behind the dwelling. An extremely dilapidated garage is nearly hidden from view at the right-of-way. Evidence of a barn is located east of the dwelling.

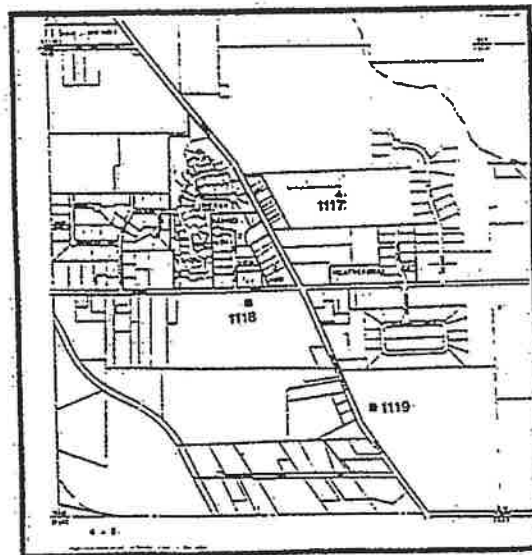
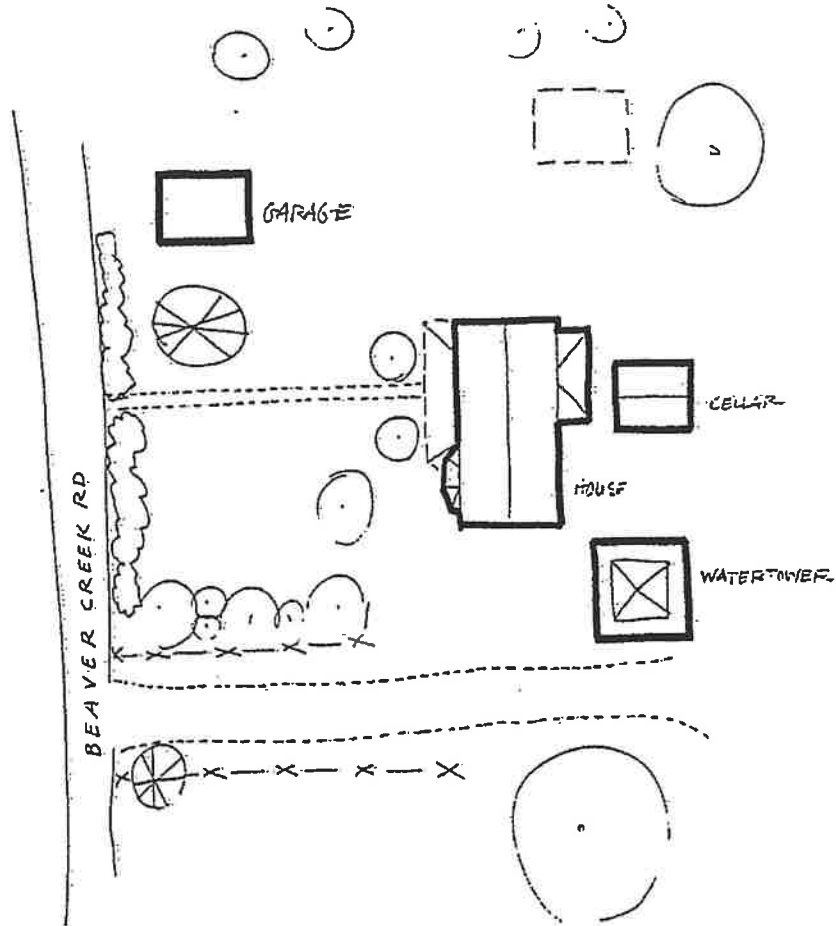
The house is an example of a Vernacular style dwelling. The house has had few alterations. The watertower is in poor condition. It is a three-story building, clad in shingles with slightly flared exterior walls.

The Muralt Farm is significant as a rare example of a farm complex which includes a watertower

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

SITE PLAN AND VICINITY MAP

Address: 20750 S. Beaver Creek Road
Historic Name: MURALT, CHRISTIAN, FARM



$1^{\text{st}} = 200^{\text{th}}$

i5800

16000

SEE MAP 3 2E 15A

SEE MAP 3 2E 15AD

Lincoln County, North Carolina

110-507

R.A.-2

SEE MAP WILSHIRE 3 2E 15DA

62-15

RRFF-5

MARKET ROAD

MEADOWS ROAD

COUNTY ROAD NO. 119

1803 0.89 Ac. 15842

1802 0.92 Ac. 15854

1800 0.62 Ac.

2000 1.21 Ac. 20568

200 2.34 Ac. 20591

2100 0.93 Ac. 20433

236 1.17 Ac. 20460

2200 59.22 Ac. 15855 2150

2400 1.67 Ac.

2502 1.74 Ac. 15861

2503 1.00 Ac. 20815

2501 2.02 Ac. 15891

2500 0.11 Ac.

3300 1.87 Ac. 15828

3400 3.00 Ac. 20835

3200 2.09 Ac. 15800

3500 0.61 Ac.

3600 1.14 Ac.

CIRCLE

MEADOWS

NOT TO SCALE

SEE MAP 3 2E 22A

3-2E-15D-220022

Clackamas County
Office Of The County Clerk
Department Of Records Management

Title Guide:

Index: DE009-TDPL-00008 Period: 010103 123190
Dept: TDPL TRANSPORTATION & DEVELOPMENT/PLANNING
Reel No: PN/P-157 Section: _____ Control No: 96-11-0088-1
Series Title: LAND USE FILES
Working Title: LAND USE FILES
Starts With: 21210-90-0

Ends With: 1284-90-2

Certificate Of Authenticity:

I certify that the microphotographers appearing on this reel and described in the above Title Guide are accurate and complete reproductions of the original documents.

DE009-TDPL-00008 Period: 010103 123190
Signed: *J. O. Foster*
(Camera Operator)
Date Filmed: 12/21/96

Film: 16MM

Clackamas County
Records Management Dept.
999 Library Court
Oregon City, OR 97045

Clackamas County
Office Of The County Clerk
Department Of Records Management

Records & Microfilm Identification Declarations

Declaration By Camera Operator:

1. The Series described in Declaration by Records Custodian was microfilmed for:

TDPL TRANSPORTATION & DEVELOPMENT/PLANNING
By: Microfilm Operations, Records Management Dept.

2. The segment of the series on this microfilm ends at:

1284-96-2

3. Reel No:

PW/P-157 Completed: 12/2/96

4. Original Microfilm:

a. Roll Film: 16MM
b. Reduction Ratio: 32:1
c. Image Orientation: COMICMODE

5. Camera - Name & Model:

ABR

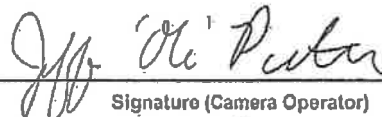
6. Film:

For 16mm: Agfa Tri 13 AHU
For 35mm: Kodak Imagelink

Emulsion No.:

09304106

Emulsion No.:


Signature (Camera Operator)

Jeff. Ole Peterson

Typed Name (Camera Operator)

Micrographics Specialist

Title (Camera Operator)

Date: 11/4/96

ROLL NO.

PW / P - 157

**END OF
REEL
PLEASE
REWIND**

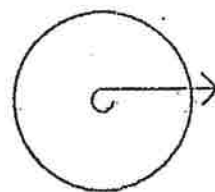


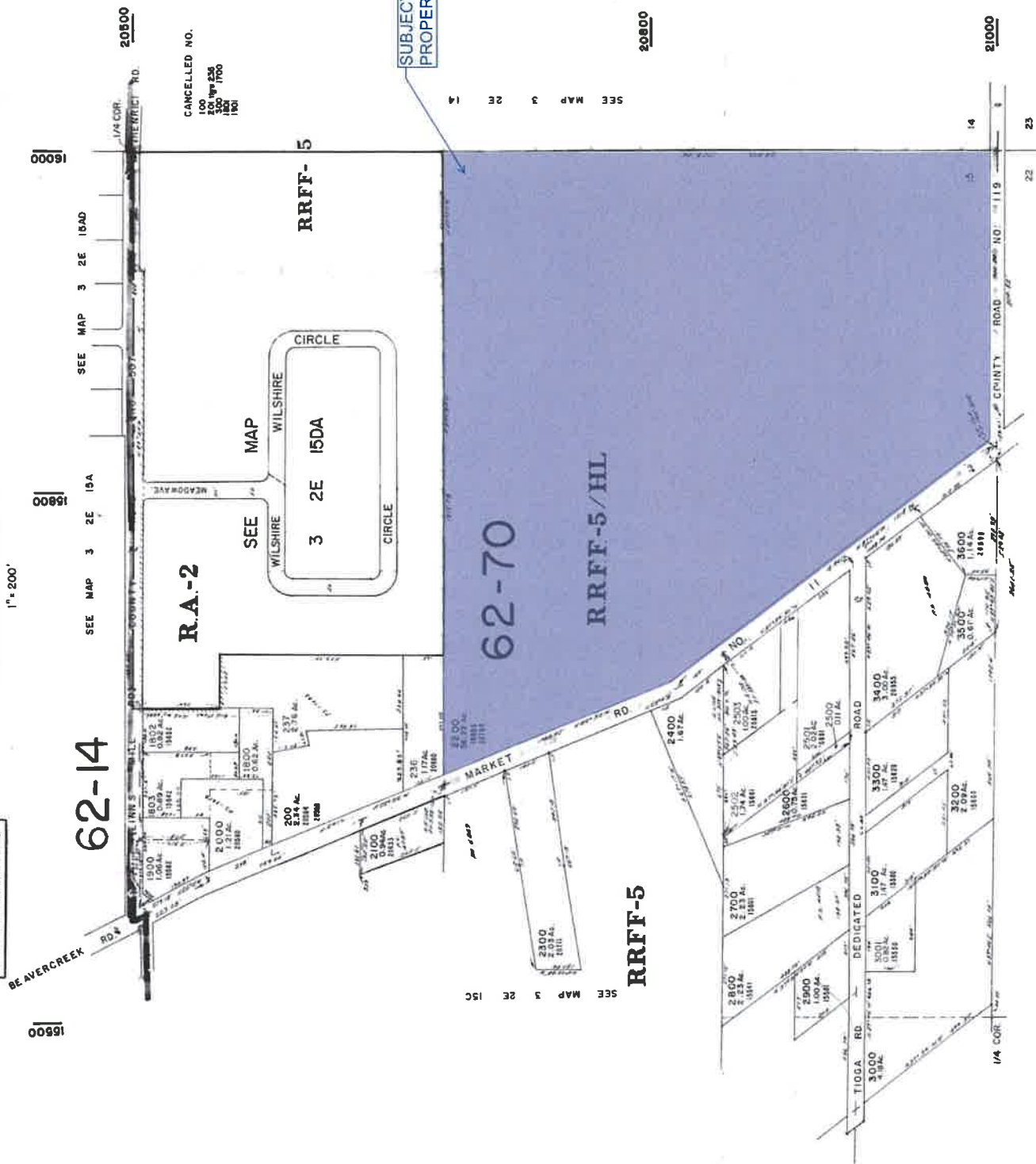
Exhibit E: Clackamas County Assessor's Map

3 2E 15D

SE 1/4 SEC. 15 T.3S.R.2E.W.M.
CLACKAMAS COUNTY

1" = 200'

This map was prepared for
assessment purpose only.



SEE MAP 3 2E 2CA

3 2E 15D

BOOK 30

Exhibit F: Ownership Information

A large, stylized eagle in shades of blue and white, with its wings spread wide, serves as the background for the top half of the page. The eagle's head is turned to the right, and its talons are visible at the bottom.

FIRST AMERICAN TITLE Property Research Report

SUBJECT PROPERTY

20750 S Beaver Creek Rd
00881683
32E15D 02200
Clackamas

OWNER

Man, Enoh
Man, Danielle L

DATE PREPARED

09/17/2021

PREPARED BY

cbunn@firstam.com



First American Title

Customer Service 503.219.8746
cs.oregon@firstam.com

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First American Title

Customer Service Department
Phone: 503.219.TRIO (8746)
Fax: 503.790.7872
Email: cs.oregon@firstam.com
Date: 9/17/2021

OWNERSHIP INFORMATION

Owner: Man, Enoch
CoOwner: Man, Danielle L
Site: 20750 S Beaver Creek Rd Oregon City OR 97045
Mail: 10006 St Helens Ave Vancouver WA 98664

Parcel #: 00881683
Ref Parcel #: 32E15D 02200
TRS: 03S / 02E / 15 / SE
County: Clackamas

PROPERTY DESCRIPTION

Map Grid: 747-J1
Census Tract: 023001 Block: 1019
Neighborhood: BEAV - Beaver Creek
School Dist: 62 Oregon City
Impr Type: RS0 - Single Family
Subdiv/Plat:
Land Use: 401 - Tract land improved
Std Land Use: AMSC - Agricultural Misc
Zoning: Clackamas Co.-RRFF5 - Rural Residential Farm
Forest 5 Acre Min
Lat/Lon: 45.304997 / -122.541052
Watershed: Abernethy Creek-Willamette River
Legal: Section 15 Township 3S Range 2E Quarter D TAX
LOT 02200|Y|185,430

ASSESSMENT AND TAXATION

Market Land: \$891,640.00
Market Impr: \$98,250.00
Market Total: \$989,890.00 (2020)
% Improved: 10.00%
Assessed Total: \$615,973.00 (2020)
Levy Code: 062-070
Tax: \$8,405.69 (2020)
Millage Rate: 13.6462
Exemption:
Exemption Type:

PROPERTY CHARACTERISTICS

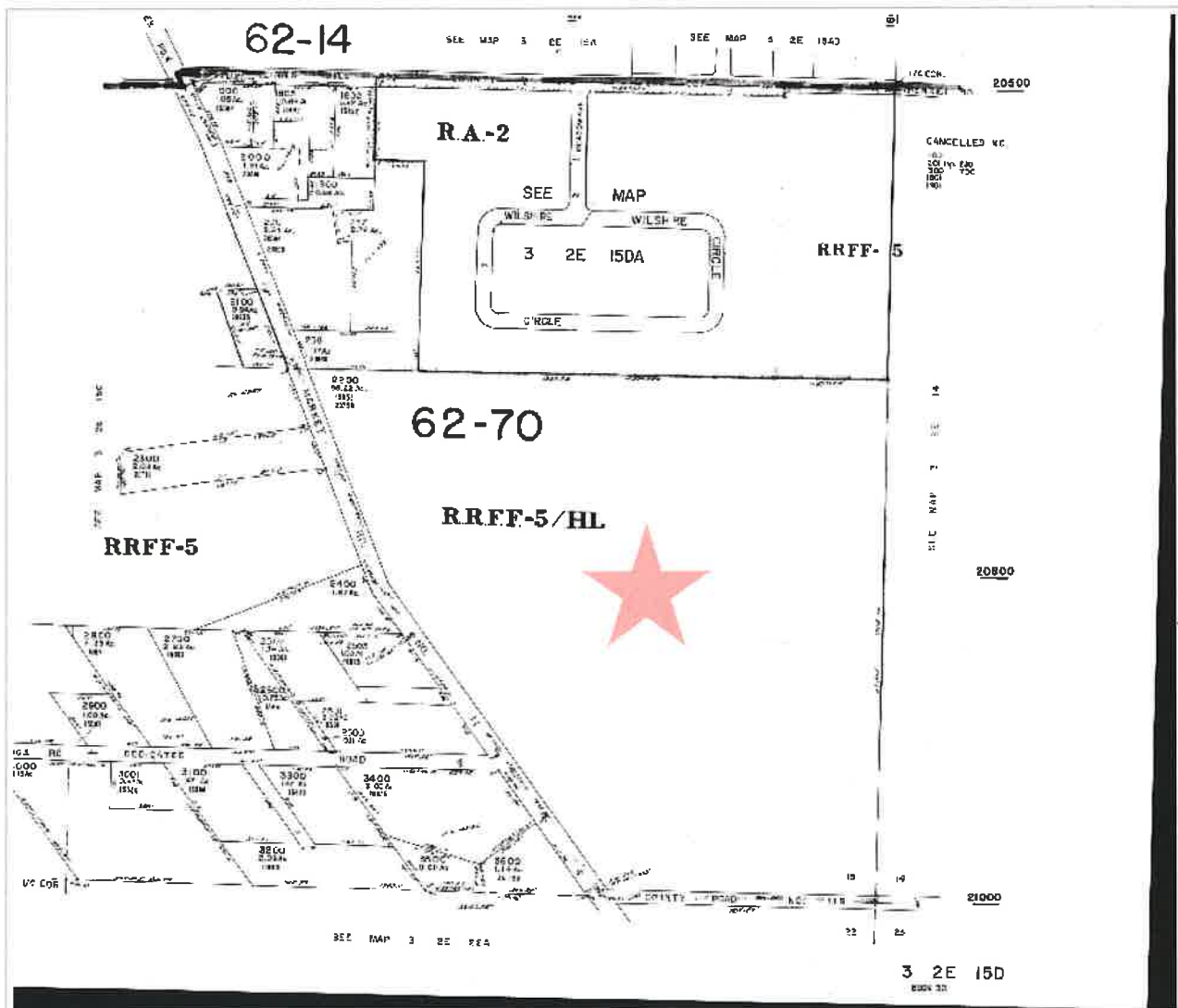
Bedrooms: 5	Total SqFt: 2,024 SqFt	Year Built: 1905
Baths, Total: 1	First Floor:	Eff Year Built:
Baths, Full: 1	Second Floor:	Lot Size Ac: 56.22 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 2,448,943 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories: 2	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material: Composition
Cooling:	Attic Unfin:	Roof Shape: Gable
Heating: Forced Air Gas	Attic Total:	Ext Walls: LOG - Log
Building Style: 13 - Single family res, class 3	Garage:	Const Type: Below Average

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
ENOH MAN	10/26/2017	2017-073313	\$450,000.00	Deed		Conv/Unk
ENOH MAN	02/03/2006	2006-010303	\$900,000.00	Deed	\$615,000.00	Conventional

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Assessor Map



First American Title

Parcel ID: 00881683

Site Address: 20750 S Beavercreek Rd

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Street Map

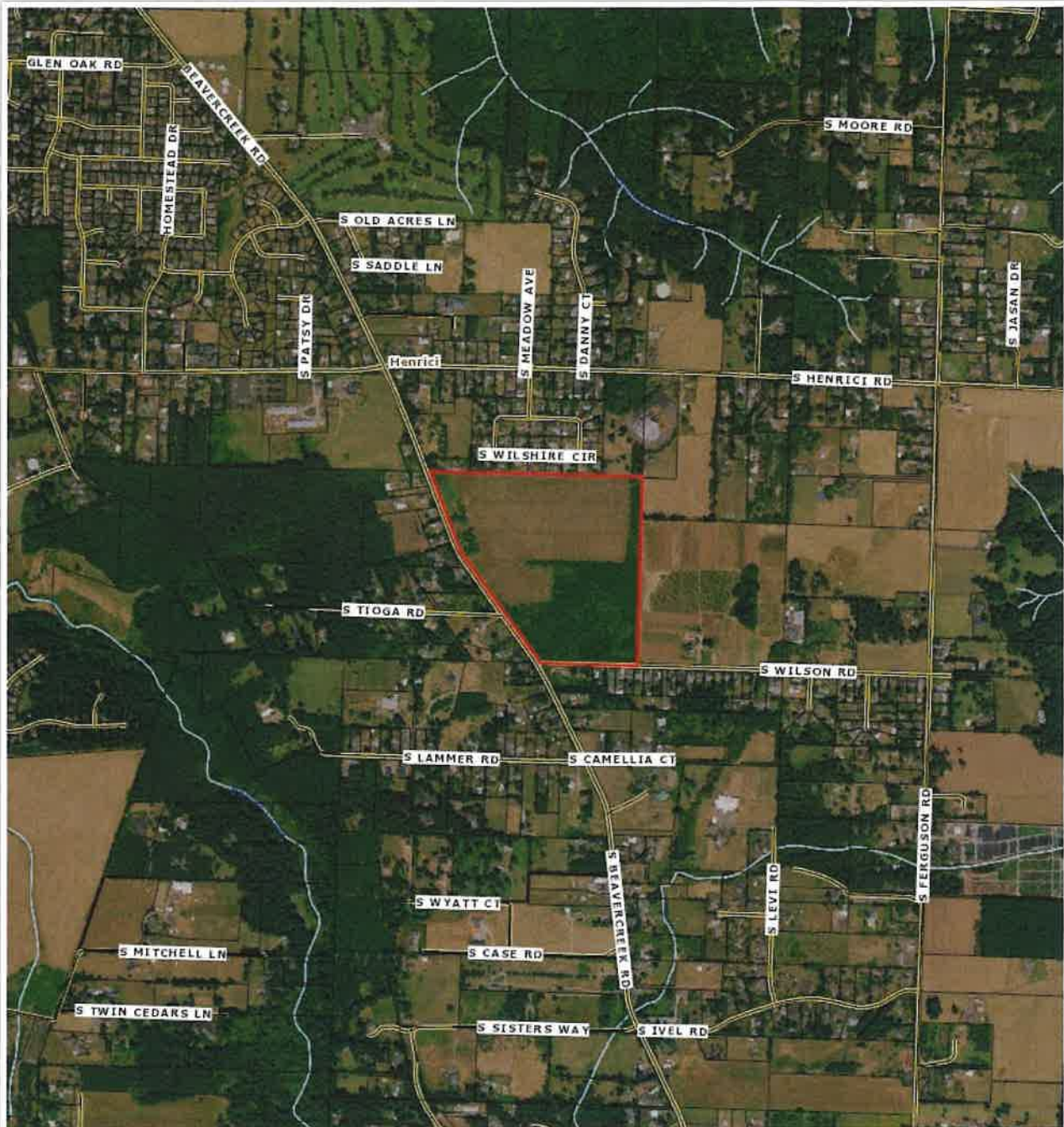


First American Title

Parcel ID: 00881683

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Aerial Map



First American Title

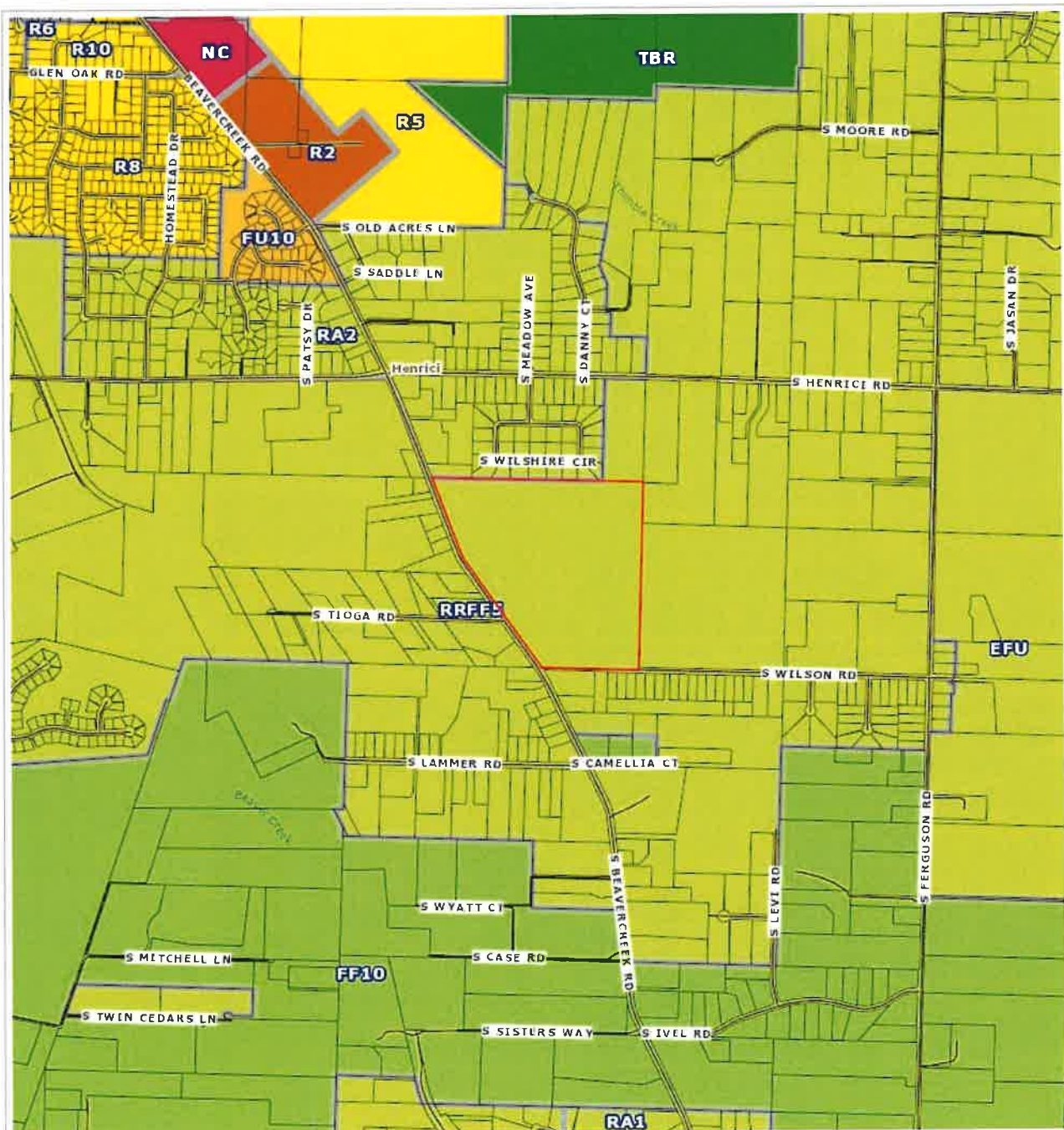
Parcel ID: 00881683

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

[illegible]

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Zoning Map



First American Title

Parcel ID: 00881683

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

12809 SE 93rd Avenue
Clackamas, OR 97015

Clackamas County Official Records
Sherry Hall, County Clerk

2017-073313

10/26/2017 01:21:00 PM

D-D Cnt=1 Stn=0 JANIS
\$25.00 \$16.00 \$10.00 \$22.00

\$73.00

GRANTOR'S NAME:

John N. Tuns and Lidia Tuns, Enoch Man and Danielle L. Man,
Cornel Man and Victoria Man

GRANTEE'S NAME:

Enoh Man and Danielle L. Man, Cornel D. Man and Victoria Man,

AFTER RECORDING RETURN TO:

Order No.: 45141721184-RL
Enoh Man and Danielle L. Man
Cornel D. Man and Victoria Man
10421 S. Amles Rd.
Anaheim, CA 92804

SEND TAX STATEMENTS TO:

Enoh Man and Danielle L. Man
Cornel D. Man and Victoria Man
SAME AS ABOVE

APN: 00881683

Map: 032E15D 02200

20750 S Beaver Creek Road, Oregon City, OR 97045

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

John N. Tuns and Lidia Tuns and Enoch Man and Danielle L. Man and Cornel Man and Victoria Man, Grantor, conveys and warrants to Enoch Man and Danielle L. Man, as tenants by the entirety and Cornel D. Man and Victoria Man, as tenants by the entirety, together as tenants in common, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Clackamas, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FOUR HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$450,000.00). (See ORS 93.030).

Subject to:

The Land has been classified as Farm Use, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

45141721184-07
Fidelity National Title of Oregon

STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated Oct. 23, 2017; If a corporate grantor, it has caused its name to be signed by order of its board of directors.



John N. Tuns



Lidia Tuns

SELLER(s):

Enoch Man

Danielle L. Men

SELLER(s):

Cormel Man

Victoria Man

State of CA
County of Placer

This instrument was acknowledged before me on 10-23-17 by John N. Tuns and Lidia Tuns,
~~Enoch Man and Danielle L. Men, Cormel Man and Victoria Man~~ 

Notary Public - State of CA

My Commission Expires: 11-17-20



EXHIBIT "A"
Legal Description

Beginning 14.37 chains South of the quarter section corner between Sections 14 and 15, Township 3 South, Range 2 East of the Willamette Meridian, in the County of Clackamas and State of Oregon; running thence South tracing the section line 25.81 chains to the Southeast corner of Section 15; thence North 89°48' West 13.64 chains tracing the section line to center of the County Road; thence North 37°05' West 18.46 chains tracing center of the County Road; thence North 22°32' West 11.87 chains along center of said road; thence North 89°50' East 29.33 chains to the place of beginning.

EXCEPT that portion contained within the boundaries of roads.

STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated October 23, 2017; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

John N. Tuns

Lidia Tuns

SELLER(s):

Enoch Man

Enoch Man

Danielle L. Man

Danielle L. Man

SELLER(s):

Cornel Man

Victoria Man

State of Washington
County of Clark

This instrument was acknowledged before me on 10/23/2017 by John N. Tuns and Lidia Tuns, Enoch Man and Danielle L. Man, Cornel Man and Victoria Man.

Heather Tianen

Notary Public - State of ~~Oregon~~ Washington
My Commission Expires: 02/23/2018

NOTARY PUBLIC
STATE OF WASHINGTON
HEATHER TIANEN
MY COMMISSION EXPIRES
FEBRUARY 23, 2018

STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated 10/23/2017; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

John N. Tuns

Lidia Tuns

SELLER(s):

Enoch Man

Danielle L. Man

SELLER(s):

Cornel Man

Victoria Man

State of Orange California
County of Orange

This instrument was acknowledged before me on 10-23-17 by John N. Tuns and Lidia Tuns, Enoch Man and Danielle L. Man, Cornel Man and Victoria Man.

Lori Fellman
Notary Public - State of Oregon

My Commission Expires: March 16, 2020





Submittal Transmittal

AKS Engineering & Forestry LLC | 12965 SW Herman Rd. Suite 100 Tualatin, OR 97062

FROM: Chris Goodell
AKS Engineering & Forestry LLC
12965 SW Herman Rd.
Suite 100
Tualatin, OR 97062
chrisg@aks-eng.com
503-563-6151

TO: ZoningInfo@clackamas.us
ZoningInfo@clackamas.us

PROJECT:	20750 Beaver Creek Road 7850	DATE SENT:	9/22/2021
SUBJECT:	Historic Landmark Overlay Removal	ID:	00015
PURPOSE:	For Review	VIA:	Info Exchange

REMARKS: Hello,

Please follow the link below to the application package for Historic Landmark Overlay Removal on the property addressed 20750 S Beaver Creek Road. We have been working with Anthony Riederer on this request, who has confirmed there is not a fee for the application. Please let us know if you need hard copies of the materials or have any trouble accessing the files. Thank you.

Regards,

Chris Goodell, AICP, LEED^{AP} - Associate
AKS ENGINEERING & FORESTRY, LLC

P: 503.563.6151 | F: 503.563.6152 | www.aks-eng.com | chrisg@aks-eng.com

CONTENTS

QTY:	DATED	DESCRIPTION:	ACTION:
1	9/22/2021	7850 20210913 Beaver Creek Road - Historic Review -Final Package.pdf	

COPIES

Chris Goodell	(AKS Engineering & Forestry LLC)
John Raugust	(AKS Engineering & Forestry LLC)
Monty Hurley	(AKS Engineering & Forestry LLC)
Marie Holladay	(AKS Engineering & Forestry LLC)

Submittal Transmittal

DATE: 9/22/2021
ID: 00015

CLACKAMAS COUNTY
HISTORIC RESOURCES INVENTORY 1989-90

HISTORIC NAME: MURALT, CHRISTIAN, FARM
COMMON NAME:
PROPERTY ADDRESS: 20750 S. Beaver Creek Road
OWNER: Davis, Floyd E.
OWNERS ADDRESS: 17329 S.E. River Road, Milwaukie, OR 97222
RESOURCE TYPE: Building
PRESENT USE: Vacant
ORIGINAL USE: Farm complex
THEME: Culture; agriculture
ARCHITECT/BUILDER: Unknown
COUNTY: Clackamas
QUAD: Oregon City
T/R/S: 3S 2E 15D
TAX LOT: 2200
ADDITION: N/A
BLOCK: N/A
LOT: N/A
LOT SIZE: 56.22 Acres
ZONE: RRFF-5

SETTING: The subject property sits on the east side of Beaver Creek road, approximately 50 yards from the road. The surrounding area is characterized by rolling hills, open fields and residential use. The property is complemented by large mature trees of various types and ornamental plantings.

NOTEWORTHY LANDSCAPE FEATURES: Ornamental plantings; mature deciduous trees

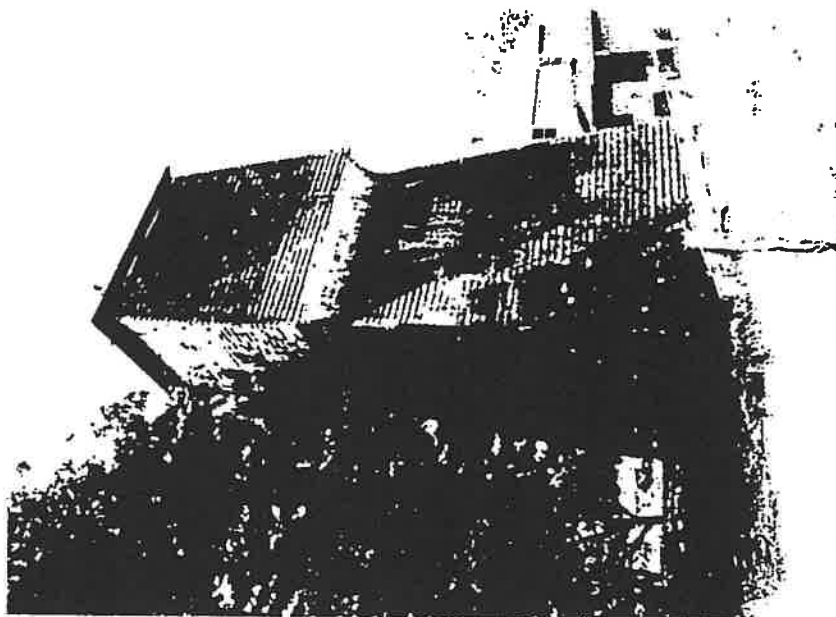
NON-CONTRIBUTING FEATURES: None

RECORDED BY: Koler/Morrison
DATE: January 1990



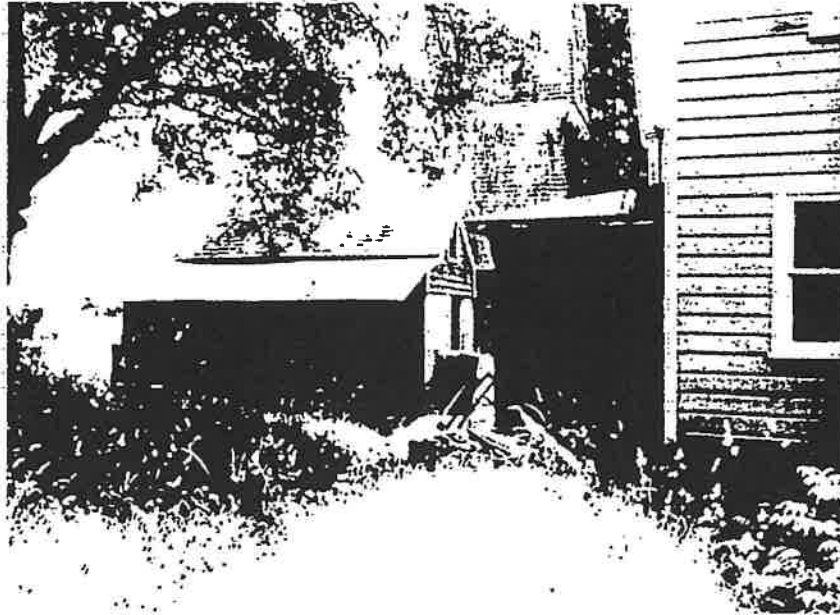
HOUSE

DATE BUILT: 1905
STYLE: Vernacular
PLAN TYPE/SHAPE: Rectangular
NO. OF STORIES: 1 1/2
FOUNDATION MATERIAL: Post-and-beam
BASEMENT: No
ROOF FORM AND MATERIALS: Intersecting gable w/ composition shingles
WALL CONSTRUCTION/STRUCTURAL FRAME: Wood w/ stud
PRIMARY WINDOW TYPE: Double-hung sash
EXTERIOR SURFACING MATERIALS: Dropped shiplap w/ corner and rake boards
DECORATIVE FEATURES: Ornate paneled and glazed door
OTHER: Full-width hip porch w/ plain posts and balustrade, e. elev.; polygonal window bays w/ diagonally panelled spandrel; hip wing, n. elev.; interior chimney
CONDITION: Good
EXTERIOR ALTERATIONS (DATE): Appears to have been built in two phases (n.d.); porch balustrade altered (n.d.); rear attachment (n.d.)



WATERTOWER

DATE BUILT: Unknown
STYLE: Vernacular
PLAN TYPE/SHAPE: Rectangular
NO. OF STORIES: 3
FOUNDATION MATERIAL: Post-and-beam
BASEMENT: No
ROOF FORM AND MATERIALS: Hip w/ unknown
WALL CONSTRUCTION/STRUCTURAL FRAME: Shingle siding
PRIMARY WINDOW TYPE: None
EXTERIOR SURFACING MATERIALS: Wood shingles
DECORATIVE FEATURES: None
OTHER: None
CONDITION: Poor
EXTERIOR ALTERATIONS (DATE): Unknown



CELLAR

DATE BUILT: Unknown
STYLE: Vernacular
PLAN TYPE/SHAPE: Rectangular
NO. OF STORIES: 1
FOUNDATION MATERIAL: Concrete
BASEMENT: No
ROOF FORM AND MATERIALS: Gable w/ composition shingles
WALL CONSTRUCTION/STRUCTURAL FRAME: Masonry/unknown
PRIMARY WINDOW TYPE: Multi-light
EXTERIOR SURFACING MATERIALS: Masonry; wood siding
DECORATIVE FEATURES: None
OTHER: None
CONDITION: Lean-to
EXTERIOR ALTERATIONS (DATE): Unknown

GARAGE

DATE BUILT: Unknown
STYLE: Vernacular
PLAN TYPE/SHAPE: Rectangular
NO. OF STORIES: 1
FOUNDATION MATERIAL: Unknown
BASEMENT: No
ROOF FORM AND MATERIALS: Gable w/ wood shingles
WALL CONSTRUCTION/STRUCTURAL FRAME: Wood/stud
PRIMARY WINDOW TYPE: None
EXTERIOR SURFACING MATERIALS: Wood siding
DECORATIVE FEATURES: None
OTHER: None
CONDITION: Poor
EXTERIOR ALTERATIONS (DATE): Unknown

STATEMENT OF SIGNIFICANCE

Address: 20750 S. Beaver Creek Road
Historic Name: MURALT, CHRISTIAN, FARM

The Christian Muralt House is located one and three-quarter miles southeast of Oregon City and one mile east of Highway 213. The Muralt house may be evaluated as an example of turn of the century farm complex.

HISTORIC BACKGROUND

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

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

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

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

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

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

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

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

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

After the Civil War (1865-1883), the area grew steadily. The Barlow Road continued to be an important roadway, operating as a toll road through the first decade of the 20th century.

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

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

During the period following the Civil War the Oregon-California Railroad may be considered to be one of the most important elements in Clackamas County history. In the late 1860s, two factions set out to construct the line from Portland to Sacramento. One group selected the east side of the Willamette and the other took the west side. Whichever group reached the upper Willamette Valley first was to win the right to complete the line south. The east side line ran from Portland south, skirting around Milwaukie and continuing south toward Canby and through Oregon City. The east side group won the competition and completed the line over the latter decades of the 19th century. Barlow, a station on the railroad line south of Oregon City, was one the communities generated as a result of the presence of the railroad. Paper Mill, another station, became known as Park Place in later years.

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

Livestock and cereal grains were raised and logging complemented the rural economy. Kitchen gardens were essential.

Towards the end of the period, oats began to surpass wheat as the number one crop and potatoes attained the rank of number three crop. Increasing numbers of livestock corresponded with an increase in hay production. The total number of acres in cultivation tripled during the period. Further improvements in farm practices and building technology caused changes to agricultural buildings.

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

In general, barns and sheds continued to be low, broad buildings. However, beginning in the 1870s, barns began to be built taller, in response to new technologies, such as hay fork lifts.

During the Progressive Era (1884-1913), the population of Clackamas County tripled, jumping from 9,260 to almost 30,000, pushing the new comers to develop the hilly land, well away from the river and the Barlow Road. Redland, an agricultural center, just east of the study area, had a post office from 1892 until 1902.

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

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

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

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

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

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

Two other interurban railroad lines effected the development of the Oregon City-Beavercreek study area during the Motor Age. In 1915, Stephen S. Carver began promotion of an interurban railroad line from Oregon City to south side of the Clackamas River. At the point the line crossed the river, Carver platted a town named for himself. Horace Baker held the donation land claim for the area south of the river and operated the ferry until the early 1880s.

Town of Carver was previously known as Stone. The derivation of this name has been explained two ways. According to Lewis McArthur, noted historical geographer, the name was established because of large boulders in the river. Another legend suggests that the place was named for Livingston Stone, first supervisor of the fish hatchery established there in the latter part of the 19th century. The fish hatchery was the first in Oregon and the second in the United States. In 1903, the hatchery was relocated to a point on the river south of Clackamas.

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

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

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

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

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

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

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

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

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

SUBJECT PROPERTY

Christian Muralt purchased the subject property in 1893 from Daniel Williams. Muralt built the subject Vernacular style dwelling in 1905 and sold the property five years later to Lucy and Omar Shockley. Carl Schudde became the next owner, from 1921 to 1961. Little or no information is available on these individuals.

The farm complex is composed of several outbuildings and a dwelling. A watertower stands to the side of the dwelling; a cellar is behind the dwelling. An extremely dilapidated garage is nearly hidden from view at the right-of-way. Evidence of a barn is located east of the dwelling.

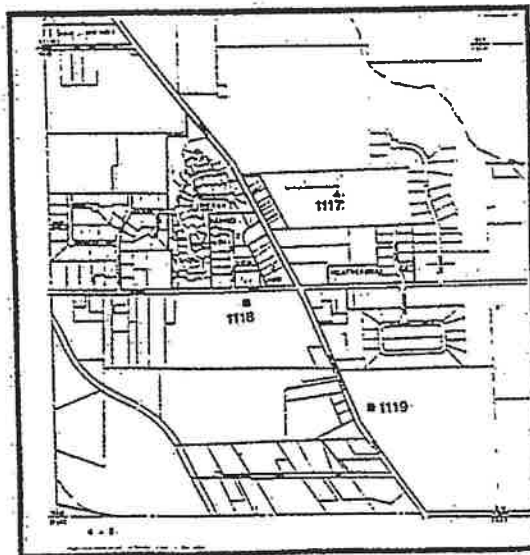
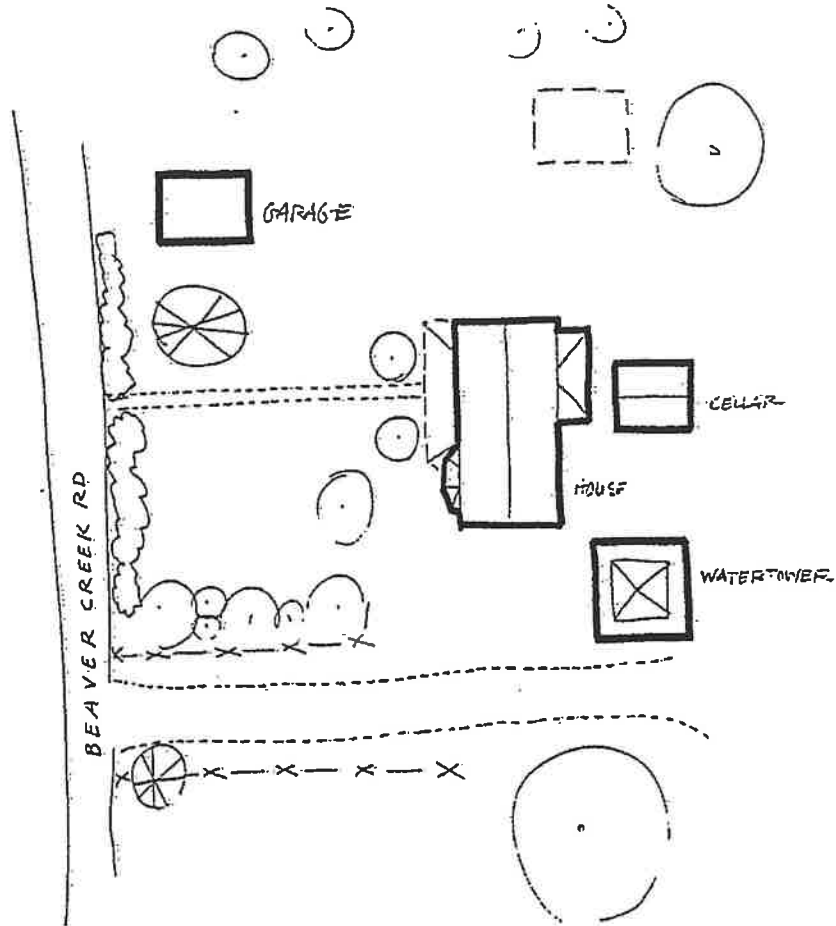
The house is an example of a Vernacular style dwelling. The house has had few alterations. The watertower is in poor condition. It is a three-story building, clad in shingles with slightly flared exterior walls.

The Muralt Farm is significant as a rare example of a farm complex which includes a watertower

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

SITE PLAN AND VICINITY MAP

Address: 20750 S. Beaver Creek Road
Historic Name: MURALT, CHRISTIAN, FARM



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16000

SEE MAP 3 2E 15A

SEE MAP 3 2E 15AD

R.A.-2

SEE

MAP

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WILSHIRE

3 2E. 15DA

CIRCLE

62-15

~~R.R.F.F-5~~

NOT TO SCALE

SEE MAP 3 2E 22A

3-2E-15D-220022

Exhibit List
In The Matter Of File No. Z0439-21-Z

<i>Ex. No.</i>	<i>Date Received</i>	<i>Author or source</i>	<i>Subject & Date of document</i>
1	10/29/21	Barry Lindsey	Comments to HRB
2	10/30/21	Jessica Sernach	Comments from Hamlet of Beavercreek
3	11/1/21	Anthony Riederer	Staff Response to Hamlet of Beavercreek
4	11/6/21	Elisabeth Grasner-Lindsey	Comments to HRB
5	11/7/21	Luanne Forney	Comments to HRB
6	11/18/21	Barry Lindsey	Materials for HRB Meeting
7	11/18/21	Elisabeth Grasner-Lindsey	Materials for HRB Meeting
8			
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Riederer, Anthony

From: Barry Lindsey <barry.g.lindsey@gmail.com>
Sent: Friday, October 29, 2021 3:05 PM
To: Riederer, Anthony
Subject: Historic Preservation Overlay - - Do Not Remove
Attachments: Barry Lindsey -- Historical Landmark 20750 Beaver Creek Rd -.docx

Warning: External email. Be cautious opening attachments and links.

Anthony,
Please consider my testimony and forward this to the historic committee..
Barry

October 26, 2021

Hello Historical Commission:

My name is Barry Lindsey. I live in Beavercreek near the lot at 20750 Beavercreek Rd. I received, in the mail, a notice of a zone change and removing the Historical Landmark status of the house and water tower located on this property. I've heard that the owners are saying that the house is in disrepair and is falling down. I have lived in Beavercreek for 25 years and have driven by this house many times and for some reason, almost every time I drive by it, I look over to see how the house is doing. I guess it's because I like the house and at times wished that I could buy it and the property, to restore the house. It has always looked structurally sound. The roof and walls all appear straight and plumb. In other words, the roof isn't sagging or the walls aren't leaning. The foundation looks level also.

I've been a carpenter my whole life and retired at the end of the year 2020. I've built homes from the ground up to finish. I've done extensive remodels and participated in restorations. I've worked on many old Portland houses whose foundations were 2-3" out of level. Some we've jacked back up into place. Some we've left as they were. For some we built new basement foundations

The other day after receiving the notice, I drove by this house and noticed that the front porch had fallen down. So I decided to pull in the driveway and park out by the road in the driveway. From where I was parked, I could see that the house was still in pretty good shape. No sagging or leaning over. But the front porch was laying on the ground in a way that didn't look like it just fell down. Where the porch roof was attached to the house, it seemed too clean. And the porch roof seems still intact. If it had fallen down from neglect or rotting posts, the beam over the posts would have sagged or fallen first causing the eave or overhang to hit first and hinging on the attachment side of the house. It seems like the roof would have been sitting on its edge still partially attached to the house or if it had disconnected from the house, it would have hit on the eave and toppled upside down. But then I also don't think that the posts would have rotted out all at the same time to let it fall so evenly. I think that someone is trying to make it look like it is falling down just so they can get rid of the Historical Landmark status.

I would be happy to assist the Historical Board with an inspection.

Yours truly,

Barry Lindsey
21341 S. Ferguson Rd.
Beavercreek, OR 97004
(503) 539-9232



Hello Anthony,

On October 27h, 2021, at The Hamlet of Beavercreek's Zoom-held Town Hall Meeting, the following land use application was brought before the Board.

File # Z0439-21

Applicant MAN, ENOH & DANIELLE
 20750 S BEAVERCREEK RD
 OREGON CITY, OR 97045

Description 56.72 acres zoned RRFF5, HL. Removal of historic overlay.

The membership reviewed the land use application, comments were made, and questions were raised, but some were left unanswered. Further conversation emphasized that more information is needed. A motion was made to not support approval of the removal of the historic overlay. The Members voted (14) in favor, (3) opposed, and (1) abstained. The Board voted (4) in favor, (1) opposed, and (2) abstained.

The Board proceeds to advises the historic board to look into these questions raised:

1. How do we know the buildings are dilapidated? Can the buildings be inspected? It is recommended that this be performed.
2. Is there a way to keep the historic building and protect our history?
3. Why are there no rules for maintenance of upkeep? The potential message received is: "If you don't keep it up, then you can tear it down". Why are there no requirements or incentives to preserve?
4. What kind of condition is the building in?
5. Is the foundation cracked?
6. Can there be a stipulation added to restore the water tower?
7. What else of historic value is on the property?
8. Is the removal of the historical overlay "all or nothing"?
9. Is there a potential for a non-profit to restore the house or water tower?



Jessica Sernach
Secretary/Corresponding Secretary
The Hamlet of Beaver creek
sernachj@gmail.com
541-905-0294

Riederer, Anthony

From: Riederer, Anthony
Sent: Monday, November 1, 2021 10:01 AM
To: 'Jessica Sernach'
Cc: tsr@bctonline.com
Subject: RE: Z0439-21 - Round 2
Attachments: Z0439-21 - County Historic Inventory of Site.pdf

Jessica,

Thank you for sharing the input of the Hamlet with me for inclusion in the process.

I will, of course, share this input with the Historic Review Board at their meeting on the evening of the 18th and consider it in my staff recommendation to the HRB.

Some preliminary information in reply to your inquires on behalf of the Hamlet:

- 1) Planning and Zoning staff will complete a site visit and review the house and site to determine whether the attributes for which the site was originally provided protected status continue to be present on site. Please note that this is a separate issue from whether the house is structurally sound.
- 2) Even with the historic overlay in place, there are only very limited protections for the historic structures on the property. Property maintenance is at the discretion of each private property owner. There is no affirmative maintenance requirement in the County's historic preservation ordinance.
- 3) Our historic preservation regulations have been in place for quite a number of years, significantly predating my time with the County. I couldn't speak with knowledge as to why there are not rules requiring continuing maintenance in our ordinance.
- 4) Based on our knowledge at this time it appears that the building, along with several of the notable features of the site, is in deteriorated condition. As I mentioned in response #1, I will be making a site visit to evaluate the site and its structures.
- 5) I could not speak with authority as to the condition of the foundation, though I will be sure to take a look when I complete my site visit.
- 6) Our land use regulations do not give the County the authority to require restoration of any site feature. Any condition requiring this would have to be agreed to by the property owner and would be difficult to enforce long-term.
- 7) Please see the attached document for the County's existing assessment of the site and its historic elements. Please note that, at this point, this assessment is over 30 years old.
- 8) Yes and no. It is theoretically possible for the historic overlay to be applied to only a portion of the site. However, we cannot make a site-specific version of the historic overlay that changes some of the rules by which the site is regulated. In short, it may be possible to change the geography to which the overlay applies, but not the specific rules applied by the overlay.
- 9) It may be possible for a non-profit to restore the house or water tower. That would require an agreement between the non-profit and the owner of the property to either retain the building, or to relocate it to another site. The County does not have the authority to require the owner of this property to do this.

Best regards,

-Anthony

Anthony Riederer AICP, LEED-ND

Senior Planner - Design Review and Historic Preservation

Pronouns: he, him, his

Hours of Availability: 7:00 am-5:30 pm, Mon-Thurs

Clackamas County Planning and Zoning Division
150 Beavercreek Road
Oregon City, OR 97045
Direct Ph: 503-742-4528
Fax: 503-742-4550

Coming Soon in August 2021! We're excited to launch Development Direct -- our new one-stop digital services hub for Building Codes and Development Engineering. [Click here to learn more.](#)



The Planning and Zoning Division public service/permits lobby is open Monday through Thursday from 9:00 a.m. to 3:00 p.m. The public service telephone line at 503-742-4500 and email account at zoninginfo@clackamas.us are staffed Monday through Thursday from 8:00 a.m. to 4:00 p.m. and Friday from 8:00 a.m. to 3:00 p.m.

The Clackamas County Department of Transportation and Development is dedicated to providing excellent customer service. Please help us to serve you better by giving us your [feedback](#). We appreciate your comments and will use them to evaluate and improve the quality of our public service.

From: Jessica Sernach (via Google Docs) <sernachj@gmail.com>

Sent: Sunday, October 31, 2021 11:08 AM

To: Riederer, Anthony <ARiederer@clackamas.us>

Cc: tsr@bctonline.com

Subject: Z0439-21 - Round 2

Warning: External email. Be cautious opening attachments and links.

sernachj@gmail.com attached a document



sernachj@gmail.com has attached the following document:

Riederer, Anthony

From: Elizabeth Lindsey <eaglsing@gmail.com>
Sent: Saturday, November 6, 2021 7:56 AM
To: Riederer, Anthony
Subject: Fwd: HL Removal Application -- 20750 Beaver Creek Rd.
Attachments: 2007-05-16 McCarver Landing Zone Change.pdf; development -- 20750 BC Rd -- HL Application Response.docx

Warning: External email. Be cautious opening attachments and links.

Anthony,
Could you please substitute this response document where I added page numbers, the date and fixed a typo on pages 1, 9 and 11?
Elizabeth

----- Forwarded message -----

From: Elizabeth Lindsey <eaglsing@gmail.com>
Date: Fri, Nov 5, 2021 at 4:21 PM
Subject: HL Removal Application -- 20750 Beaver Creek Rd.
To: Riederer, Anthony <ARiederer@clackamas.us>

Anthony,
I've attached my response to the HL Removal application for you and the Historic Review Board and a second attachment McCarver (first below) to supplement my remarks.
Elizabeth

Response to ZPAC0116-19 (Removal of historical landmark overlay)
Christian Muralt Farm Complex Historic Landmark
 from Elizabeth Graser-Lindsey
 Nov. 5, 2021

The historic landmark designation criteria encapsulate much of the discussion about the Muralt Farm Historic Landmark so the table is given here as a way of summary of what follows.

Historic Landmark Designation Criteria
(Clackamas County Zoning and Development Ordinance 707.02 B)

	Criteria		Possible Points	Historic Review Board	My Updated Scoring	Applicant Scoring
1. ARCHITECTURAL SIGNIFICANCE	a	Early (50+) or Exceptional Ex of Bldg Type/Convent	10	3	5 Was 85, now 115 yrs	2
	b	High Quality Execution	4	2	2	0
	c	Good or Early Example	4	1	2 Earliest	0
	d	Original Type	7	5	5	3
	e	Rare Bldg Type, Style, Construction	10	5	7 More rare	3
2. ENVIRONMENTAL SIGNIFICANCE	a	Conspicuous Landmark	10	5	7 Well known	0
	b	Well Located	4	3	4 Beaver-creek Welcome	1
	c	Historic Structures, Viewsheds, Natural Features	10	7	7	2
	d	Community Character	7	5	6 Community ID	1
3. HISTORICAL SIGNIFICANCE	a	Significant Person, Group, Org, Inst	10	0	5 1900 farmers	0
	b	Event	10	0	0	0
	c	Cultural, Social, Pol, Economic, Industrial History	10	5	5	1
	d	Pre Hist/Historic Information	10	0	5 Edu/Artifacts	0
TOTAL POINTS			106	41	60	13

Summary.

The Christian Muralt Farm was chosen as a Historic Landmark by the Historic Review Board and the Clackamas County Commissioners due to its being an

“important” “example of an early 20th century farm complex consisting of home, garage, watertower and cellar.”

“The barn was demolished and the garage is extremely deteriorated. The house is a well preserved example of a vernacular style of architecture dwelling. The water tower is one of four in the Oregon City Beaver Creek study area. The Muralt water tower is the most intact in this area. Two others are also candidate Historic Landmarks (Morehouse – 1915 and Scanlon-Vorpahl – 1920). The fourth is seriously deteriorated. These watertowers were originally driven by windmills, none of which stand today. They operated on a system of gravity (the windmill pumped water into the upper storage tank and water flowed out for use by gravity).”

Since 1990 when the Christian Muralt Farm was selected as a historic landmark, many of the criteria have become more strongly exemplified. The buildings are now over 100 years old and increasingly rare examples of the early Beaver Creek farm type with the Muralt being the oldest, built in 1905 whereas the others were later and not of a vernacular style. Since the 1990 evaluation, the fourth water tower has been destroyed making the Muralt example more rare and representing the earlier type.

The prominent location of the Christian Muralt Farm is at the entry into Beaver Creek and is the first view of a farm landscape making it the Beaver Creek Welcome and it sets the tone for the community. (The farm on the right of Beaver Creek Rd. at Henrici is invisible due to the high bank along Beaver Creek Rd. which obscures this more modern farm.)

The initial review failed to notice that the Christian Muralt farm represents the “significant group”, the farmers of 1990, our historic forebears.

The initial review also neglected to consider that pre-historic and historic information is at the site. The technology used in 1900 is of interest to people in 2021 who want to live sustainably and not contribute to global warming. The use of water towers to gravity feed water is of interest. The use of a cellar for farm storage also has renewed interest today.

This site is also a likely site of prehistoric information as it contains two creek headwaters, the top of two watersheds, which are often biologically rich areas and the site of Native American hunting and artifacts that tell us about the history of our area. An arrowhead point has been found in such a locaton in the vicinity.

Protection of this Historical Landmark is consistent with Oregon Statewide Planning Goal 5: Natural Resources, Scenic and Historic Areas and Open Spaces, which states:

“To... conserve... historic areas...” “Local governments shall adopt programs that will protect... historic... resources for present and future generations.”

Errors in the Applicant Report

Executive Summary and 707.02 Response. Applicants assert that the property is less deserving of Historic Landmark status than the Historic Review Board and County Commissioners thought; however, both bodies deliberately and carefully considered the evidence and used the same process as by which other Historic Landmark designations were made and did not require amendments to the report at the hearing. In the summary the County describes the farm complex as an “important” “example of an early 20th century farm with a rare water tower.” “The Muralt Farm is significant as a rare example of a farm complex which includes a water tower.” “Clackamas County Historic Resources Inventory 1989-90”, p. 11 of 13. The process was legitimate and the descriptions of the site’s merit are clear.

The applicant claims that “many of the outbuildings for which the site was nominated were removed due to catastrophic loss”. A comparison of the Historic Review Board’s summary with this statement reveals that it is wrong and **none of the outbuildings were lost or removed**. The 1990 inventory is: the “farm complex consisting of home, garage, water tower and cellar”. The inventory today is the same. The applicant neglected to photograph the garage, which would benefit from some ivy removal. Fortunately it was built with robust walls.



The cellar is described in detail in section 2c and has sturdy concrete walls.



Applicants’ photo at 24/98

As explained in the section below the house is not in poor structural condition (see above).

The water tower is an important and increasingly-rare historic feature that should be stabilized and restored for it to continue to serve its historical outreach to the community rather than be further neglected.



Applicants' photo p. 26/98

With the passing of time this earliest Beavercreek example is more valuable and rare today than it was 30 years ago as other area historic buildings have been destroyed.

This Muralt farm complex is actually a much noticed Historic Landmark in a dramatic setting – the shallow bowl or amphitheater of an upper watershed which make the whole farm site visible from Beavercreek Rd. right as you enter the Hamlet of Beavercreek.

Applicants made numerous errors in its attempt to devalue the Muralt Farm. It will be shown that the factors they cite are by-and-large in error and the Historic Landmark status should not be removed.

Errors concerning the Condition of the Muralt House.

Applicants say repeatedly in nearly each section something about the deterioration of the house/dwelling.

For 1a, e.g. Applicants say, “The home is crumbling on the west side where paneling has been removed and most of the windows are broken.” While the Owners/Applicants disregard for this Historic Landmark is lamentable, this statement is in error: there is no crumbling. The only paneling out of place is due to the porch situation¹. Despite the Owners neglect of the home and failure to have the home be occupied, or to repair the windows or to board up the windows during this period of emptiness, the home remains in good shape, presumably because in 1990 “the house is a well preserved example”. So far the home has managed to escape structural damage.

¹ Oddly from the road the porch didn't seem to decay, sag and drop, but rather just popped off leaving exposed clean wood. In fact, as I regularly drove by, suddenly without warning, the porch was mystifyingly off the house.

Initially the porch was laying on the ground intact. The site photos are of different dates with p. 22 and 25/98 showing the porch beams which supported the porch roof facing up – upside down – near the house and p. 20 and 29/98 -- Aug 12, 2021, the camera imprinted -- showing the porch with the porch beams do longer attached and paint beginning to peel.

(I have not seen other cases of broken windows in Beavercreek including of other unoccupied buildings and structures with glass windows. Mysteriously the glass is broken out of all of the house windows clear to the edges of the window frame from one edge to the other with scarce fragments remaining including on the second floor where a key would be needed to access the windows. P. 20-25/98. It doesn't look like a vandal threw a rock at a window because that would leave large shards of glass still in the window frame. How could the glass be so completely broken out without someone beating at it prolongedly to break out all but tiny bits?)

The house, in 1990 a "well preserved example", looks to be in remarkably good repair despite the neglect.

Errors in 1a Response.

1. Architectural Significance

- 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)

Response:

The primary building onsite is a dwelling built in 1905, which may have been an acceptable, but not an exceptional example, of vernacular architecture. The farmhouse does not include massing or a roof form of a decorative style. It also does not include formal corner/rake boards, frieze, or dormer elements. The house is two stories and contains simple, double-hung windows central to the building. The porch, which was built in a typical rustic style no longer exists. The home is crumbling on the west side where paneling has been removed and most of the windows are broken.

The water tower onsite is in poor condition. It is a post-and-beam structure with wood shingle siding. The roof is deteriorated and mostly open to the sky; no windmill was attached when the property was designated with the historic overlay. The tower is hazardous to walk inside, as many of the structural beams are sticking out of the structure and collapsed or lying on the ground.

Because of the lack of structural integrity and formal/decorative architectural elements, this homesite is not significant to a specific building type or the vernacular architectural style of Clackamas County. (2 points).

Applicants misconstrue the meaning of "vernacular architecture" and seems to think it means having lots of gingerbread/fancy decorative features. Actually vernacular is something else:

"Almost all architectural discourse in academic publications pay attention to high style architecture. These buildings exemplify architectural features that are consistent throughout their surfaces of attributes, particularly ornament, identified with a defined architectural style.

By contrast, **buildings of typically straightforward architectural design, which rely much less on use of ornament and tend to identify with the building's purpose or function, are commonly called 'vernacular.'** Whereas high style architectural structures definitively belong to a style, **vernacular buildings typically belong to type** instead of style. **Their identifiable architectural elements often develop from tradition-based uses and construction methods**, occasionally exhibiting elements of commonly known architectural styles. **Vernacular buildings have straightforward design, with style features applied to specific areas**, so designed to attract the eye, that define its architectural presence. Vernacular architecture is a response to adapting style elements to **common buildings** in ways that provide a **more or less modest architectural expression**.

The term vernacular as a particular pattern of **buildings coming from local tradition** that was, and to a limited extent still is, a practice handed down throughout generations of builders and carpenters, the more experienced of them becoming master builders. They communicate what their purposes and fabrication can tell us about their **function and place in our working and cultural environment**, why they were created in the traditional patterns they were built with, occasionally with minor reference to their historical and social origins." "Architectural Style: High Style vs Vernacular", Robert Roscoe, <https://streets.mn/2018/07/05/architectural-style-high-style-vs-vernacular/>

The John McLoughlin House, A National Historic Site, is an 1846 example of a historic landmark that is relatively plain in appearance.

McLoughlin House



The bay window is the specific feature that ornaments the Muralt house purpose- and function-driven design. The 1990 report indicates the porch was an exterior alteration at an unknown date. P. 2.



In this way the Muralt house is unique compared to the later Historic Landmark homes in Beavercreek which incorporate more high-style elements:



1915 Morehouse; 1920 _____

The applicant says that “The water tower is in poor condition...”

The Historic Review Board said, “The Muralt watertower is the most intact in this area.” Applicant erroneously says of Fig 1, “many structural beams are sticking out of the structure”; however, Applicants’ Fig. 4 (p. 7; electronic p. 12/98) shows that that the beam is part of the watertower design (possibly a support to bring water to the house?). The picture (p. 26/98 electronic) shows the north and east sides of the water tower with the shingles intact. As I stated earlier, “The water tower is an important and increasingly-rare historic feature that should be stabilized rather than be further neglected.”

The Muralt Farm retains the elements it was selected for and has become a more rare and valuable example as the years have passed (it is now 115 years old, rather than 85 years at designation).

Errors in 1b Response.



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

Response: As shown on the site photographs within Exhibit C, the buildings do not contain a high quality of composition, detailing, or craftsmanship. Early iterations of the rake, corner board, and window detailing appear to have since been removed and replaced with modern elements. (0 points).

The Historic Review Board found the subject buildings to be good in initial construction technique -- “composition, detailing and craftsmanship” giving a medium rating; they got that right – the quality construction has given the building a long life despite a lack of maintenance. Applicants error in discussing (non-existent) modernization which is the subject of 1d, not 1b.

The Muralt Farm buildings were of good construction technique.

Errors in 1c Response.

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

Response: The method of construction and materials do not appear to be noteworthy and previously scored 1 out of 4 points. There is no information available upon which to base a higher score for this criterion. Due to the amount of deterioration, this home no longer exhibits a good example of early vernacular architecture. (0 points).

The Muralt Farm is an “important... example of an early 20th century farm complex” with a watertower and cellar (p. 45 of 98 electronic) and the only area example with a Vernacular Farmhouse from the early period. As time has passed, its unique value – due to its good quality and early period -- has increased.

Errors in 1d Response.

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

Response: Though the original building form is apparent, the dwelling has significantly deteriorated and no longer retains original design features (decorative corner/rake boards, dormers, frieze, etc.). The house was considered to be in good condition when it was designated, but currently is hazardous and lacks structural integrity. The porch is no longer attached, and the design features do not appear to be present.

The water tower was in poor condition upon designation but is now in much worse shape than the house. The frame is constructed of wooden timbers, and the exterior surfacing is wood shingles. As shown in the site photographs (Exhibit C) and Figure 1 (below), there are deteriorating materials hanging from the structures and scattered around the property. (3 points).

“Clackamas County Historic Resources Inventory 1989-90” p. 11 “The house has had few alterations”. Applicant provides no evidence of their assertion “replaced with

modern elements” and considering the house has been un-occupied, it seems unreasonable to believe the house was modernized.

The Applicants’ errors about building condition and exaggerated overstatement of its deterioration have already been addressed previously. Rather the house continues to be a “well-preserved example”. P. 42 of 98 electronic.

In 1a it has already been explained (with picture evidence) that the beam is built and not hanging out from the watertower. The watertower does need to be stabilized and repaired for it to continue to bring the past to the present.

Applicants error (“no longer retains ... dormers”) that the building ever had dormers.

The Muralt Farm retains its historic qualities and value and was not modernized.

Errors in 1e Response.

- 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)

Response: The dwelling is an example of vernacular architecture. That being said, there is nothing particularly unique about the type, material, or method of construction. According to Clackamas County Land Use File No. 1284-90-Z, the water tower was one of four in the Oregon City/Beavercreek study area. The tower was in poor condition upon designation and today, is seriously deteriorated to the point it is not safe to enter, or stand next to, as shown in Figure 2 (below). (3 points).

The Muralt Farm House is the only remaining farm house of Vernacular style in the area and only house of the earlier period. (Since 1990 a different historic home on Beavercreek Rd. was destroyed to make way for the Soil and Water Conservation District office building. It was located by the historic barn shown on the Beavercreek map below).

The watertower was the most intact of four and one is now gone (it was on Henrici Rd). When I googled watertowers, after looking at hundreds, I realized that the local style is unique and in other parts of the country and world there aren’t fully shingled examples. Perhaps our type is in response to our rainy climate that they protected the tank just as covered bridges were built in Oregon to protect the bridge from the weather. It would be a value to our community for a plan for its restoration to be devised.

The County called this farm complex “important” and “rare” and it is more valuable now in those respects than when it was designated.

Errors in 2a Response.



2. Environmental Significance

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

Response:

The buildings onsite do not serve as visual landmarks. The mature trees and vegetation along the site's frontage substantially obscure the house and water tower from view. Further, the posted speed of Beaver Creek Road is 45 mph, which further hinders the view for motorists. There are no sidewalks on Beaver Creek Road to reach these private buildings by foot. Therefore, these buildings are not discernible or evident from the public right-of-way, as shown in Figure 3 (below). (0 points).

As a person enters the Hamlet of Beaver Creek, the Muralt farm is the first major farm and visual clue that one has entered our rural, agriculturally-oriented community. (The farm at the corner of Beaver Creek Rd. and Henrici Rd. is below the high bank along Beaver Creek Rd. obscuring it from view). Many of us have taken note of it, looking specifically at it on each trip in and out of the area. While the house, though not the farm expanse, is harder to see due to the trees when traveling south., it is easy to see when heading north. Applicants offered an un-representative picture that does not indicate the actual visibility of the buildings. The following succession of pictures shows good visibility when approaching from the south:



Some strategic pruning of the trees along the road would allow more appreciation of the buildings from the north.

Sidewalks are an urban amenity, inappropriate outside the Urban Growth Boundary.

The property is an upper watershed which forms a large shallow, gently sloping (side of a) bowl or amphitheater



that makes most of the whole farm visible before you (except a second little watershed by Wilson Rd) as you pass from north or south.



Topographical map from p. 17/98.

The recommendation from Hamlet of Beavercreek to retain the Historic Landmark zoning is an indication of the community's sense of this being a historic landmark.

The community of Beavercreek recognizes and values the Muralt Farm Complex and wants it to remain a conspicuous Historic Landmark.

Errors in 2b Response

- 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)

Response: The subject site is located at the northeast corner of the intersection of Beavercreek Road and Wilson Road. Residential single-family housing generally surrounds the site in all directions, with Albeke Farms to the east. North of the property, lots in the Wilshire Meadows Subdivision average ± 0.5 acres. Lots to the south and west of the site range from ± 0.4 acres to ± 3 acres. The site of the original Muralt farm complex is now surrounded by more intensive residential development that is not indicative of the early 1900's when the house and tower were built and in use. (1 point).

The property is somewhat self-contained the way it fits into the landscape. See map above. It complements the community and it benefits the adjacent farms particularly Albeke which is next door and they benefit it contributing to its integrity. Farms benefit from having farms as neighbors which is why urban areas need buffers against rural areas. As you can see in the picture of the farm viewscape, a major part of the farm border is not residential at all.



Much/most of the residential development near Muralt Farm existed in Beavercreek in 1990 when this Historic Landmark designation was made and it does not negatively impact this property. Rather this HL benefits the community. People on small lots tend to appreciate the open space next door. Applicants erroneously assert that historical buildings can remain in their original setting. We save them because things have changed.

The Muralt Farm is well located to benefit the community and to retain its integrity.

Errors in 2c Response.



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

Response: Upon designation, the site was comprised of a dwelling, a water tower, a lean-to cellar, a garage, and a barn. The barn and garage have been removed (or lost), and the lean-to cellar is collapsed against the south side of the house. The other accessory building is also deteriorated and appears to have been modified with new siding, attempting to keep the structure intact. The dwelling and water tower are the only remaining evidence of a farm complex, and both are in hazardous and deteriorated condition. Many of the collection of buildings listed in the original 1990 listing (Clackamas County Land Use File No. 1284-90-Z) have been removed due to catastrophic deterioration since the original evaluation. The site does not contain notable natural features and its topography is characterized by rolling hills and mature trees.

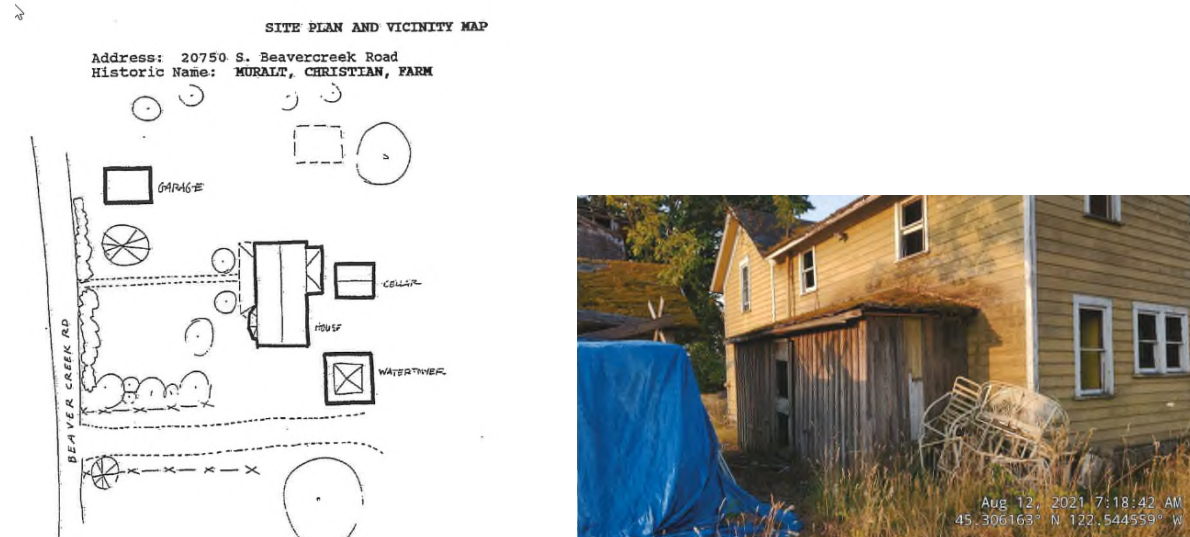
The property has been previously assessed in farm/forest tax deferral by the Clackamas County Assessor. More recently, in 2016, the property lost its deferral status and is currently assessed as residential property. Arguably, the assemblage of buildings is more significant to the Historic Review Board than the property's function as a farm complex;

When considering historical and agricultural importance, the extant structures in their current state contribute little to the significance of the site. Demolition and/or serious structural repair would be necessary to bring the home and water tower into a non-hazardous condition (and may not even be possible). (2 points).

The house, watertower and cellar are clustered to make a farm complex against the background of the farm land itself. The oak and other trees by the road complete the farm atmosphere and the sensible, compact grouping of the components. The county "Inventory" said, "The property is complemented by large mature trees of various types and ornamental plantings. Noteworthy Landscape Features: Ornamental plantings; mature deciduous trees." Such trees, like the farm complex itself, are uncommon and valuable.

Although this point is about grouping of elements at the site, Applicants resume their efforts to elicit a view of deterioration and loss. As noted earlier the farm complex buildings remain on the site and the house is in decent condition, with the watertower needing stabilization and repair.

Applicants says, "the lean-to cellar is collapsing against the south side of the house", but none of the Applicants' own pictures show a lean-to-cellar nor collapsing nor adjacency of the cellar to the south side of the house. Rather, at the back of the house we see what the Historic Review Board mapped, a "rear attachment built in a second building phase. "Clackamas Historic Resources Inventory 1989-90", p. 2.



Map at p. 76/98 and Applicants' photo at p. 24/98

We also see, as shown on the map, the cellar with personal storage items around it: some white likely-square sheets of material leaning against the cellar "domino"-style with a blue tarp covering them and pallets are against the cellar too.

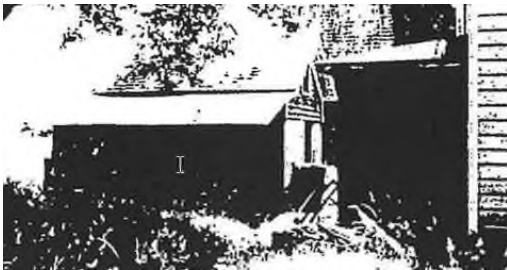


Figure 4: View of Structures (view to the west)

Applicants' photo of cellar at p. 12/98

It appears that Applicants are calling their own storage items the lean-to cellar while astonishingly overlooking the actual cellar painted yellow just like the house.

"Clackamas County Historic Resources Inventory 1989-90" p. 4 describes the cellar: Foundation material: Concrete; Wall Construction : Masonry/Unknown; Shape: Rectangular; Roof Form: Gable with composition shingles and the inventory's picture shows that:



For Condition: the house says "Good" (p. 2) and the Watertower and Garage say "Poor" (p. 3, 5) and inexplicably the Cellar says "Lean-to" which seems to be a mistake as it doesn't describe a condition and it doesn't fit with the map and other complete description and photograph of the cellar.

The picture at p.12/98 demonstrates that the cellar is structurally sound because it is able to hold up so much weight



Applicants' photo at 24/98

The cellar, a building I have not seen in my previous experience, has cement walls (see "Inventory"), not covered with siding up to chest/head height on all sides. The cement may have been to keep the food storage cool. On the south side, the siding is red rather than yellow, and may be the replacement siding that the Applicants mention, which would be a positive maintenance project. It is attached in the same way as on the opposite side with the upper white trim covering both corners similarly, a nice repair though not painted. Despite the Applicants claim to the contrary, all evidence indicates the cellar is sturdy, in good shape.

As discussed earlier, the farm components, that the farm had when the HL designation was made, remain.

Applicants lost their farm/forest tax deferral possibly due to when they logged part of the property, or due to ceasing farming operations, or both. This is despite there being a healthy demand in the area for farmable land. When I attended the Rogue Farm Corps' succession workshop in 2020 at Clackamas Community College's Small Business Development Center, I met dozens of people interested in farmland. Both the Oregon Agricultural Trust and Friends of Family Farmers are two groups who help connect potential farmers with land.

Applicants fail to understand the value of historic preservation of building and finds the historic buildings unuseful even as they choose to avoid putting the farm to work. Consequently demolition is what comes to their mind. However, our local community has a great desire for things historical. Many individuals and organizations have and restore historical buildings in our community. In Beavercreek historic properties are beloved and their owners typically have been devotedly caring for and proudly displaying them. See below:



Among the two historical homes (2 HLs), two historical churches (1 HL), the Beaver Creek Grange and one historical barn in Beaver Creek, all are in well maintained and restored condition; only the Muralt Farm (HL) has been neglected and been unappreciated by its owner. Some local businesses and carpenters in our area specialize in historical restoration. In our area and further such as Aurora antiques are very popular; some put historic farm implements on display on their property like these consecutive properties on Yeoman Rd. in Beaver Creek:



and some bring the historic methods to life:



In our area historical homes are valued and name plates are posted – in Oregon City, Willamette, etc. Historic enactments and plays are popular such as the http://willamettelivinghistory.org/Willamette_Living_History_Tour/About.html which enacted local history in local homes to sold out audiences since 2008 including participation of residents of Beaver creek:



The Muralt Farm Complex combines rare and important historic structures that serve useful purposes and functions on a historic farm, with traditional local trees, the viewscape of the farm and the natural features of the forested area.; the resulting grouping is a valuable Historic Landmark something much beloved in the community of Beaver creek.

Errors in 2d Response.

- 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)

Response: The property continues to reflect generalized agricultural character of the Clackamas County area, though not any more so than other farmsteads in the community. Further, the property is surrounded by residential development and is assessed as such. The capacity of the site to contribute to historic character of the area has severely diminished over time through a series of demolitions/loss, natural events, and lack of oversight. The Historic Overlay Ordinance (Section 707 of the Clackamas County Zoning and Development Ordinance does not provide affirmative maintenance standards or funding, and the slow and incremental deterioration of the site does not serve as a critical or contributing factor to the continuity or character of the street, neighborhood, or community. (1 point).

The Muralt Farm is an important contribution to the character and identity of the community of Beaver creek. The community has expressed interest in protecting its character through resisting becoming an urban reserve in 1996-7, through becoming the first Hamlet in the county, through its survey where 90% of residents wanted to be rural, through its participation in the urban and rural reserve process in 2010 and its efforts to become a rural reserve. The Hamlet (and Amazon) still sell *Through the Looking Glass: A History of Beaver creek* by John H. Watts and the phone cooperative BCT prepared a historic video.

The community of Beavercreek cares about its history and the Muralt Farm represents the early part of that history. It is critical to Beavercreek to keep its roots and its historic values.

Errors in 3a Response.

3. Historical Significance

- 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)

Response: The site was purchased by Christian Muralt who built a dwelling in 1905; according to local oral tradition, he farmed the property. According to Clackamas County Land Use File No. 1284-90-Z, the site originally scored zero out of 10 points. There is no known evidence to provide a contrary score. (0 points).

The Muralt Farm Complex is associated with the group, the farmers of 1900 and that time era when subsistence agriculture was practiced and wheat, oats and potatoes competed to be the top crop and farm houses and farm building were constructed with function and use in mind. These were the people who grew our community, area and state.

No Errors in 3b Response.

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

Response: According to Clackamas County Land Use File No. 1284-90-Z, the site originally scored zero out of 10 points. There is no further evidence that the site is associated with a significant event or contribution. (0 points).

No known event.

Errors in 3c Response.

- 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)

Response: The 'farm complex' was originally composed of the home, a barn, several outbuildings, and a water tower. Currently, the home is in a critically poor and hazardous condition. As shown in the site photographs within Exhibit C, the porch, siding, and framework of the home are in substandard condition. Access to the front door is not possible as the porch has caved in and portions have been removed. The barn and garage no longer exist, and only remnants of the lean-to cellar are present. The water tower is dilapidated, missing its roof and windmill. There is graffiti on some of the features, and crumbled structural pieces litter the site.

The property may have formerly been illustrative of cultural/social patterns of early 20th century domestic life, though upon designation the site only received 41 points where 40 are required for designation. Currently, the state of the property is in complete disarray and the original elements do not provide a historical or educational setting. The only element of the property that appears to evoke an early settler/farming way of life is the water tower which is deteriorated almost to the point of collapse. (1 point).

The Muralt Farm is illustrative of the patterns of cultural, social and economic history in the Oregon City/Beavercreek area and the broader region. The farm was likely subsistence when it was established. The buildings are clustered in the way common to farms and their function – the cellar and the watertower are near the kitchen where food and water are needed to prepare meals. The house was built way back from Beavercreek Rd. which just accommodated horse-drawn vehicles back then. It is surrounded by oak trees for shade and protection. Beavercreek Road and its winding and hilly nature made sense when Christian Muralt used a horse and wagon on a dirt road that he had to help maintain (or paid \$2) and where he likely hauled the lumber to build his house and hauled farm extras to market. The house's initial construction predated automobiles and the train line to Mulino and beyond. But when its garage was built it was placed right near the road. The garage was associated with the Motor Age, "Clackamas County Historic Resources Inventory 1988-90" (p. 9) indicates that age began in 1914 (after the house built in 1905). The farm is near the train line to Molala that passed the end of Tioga Rd. across Beavercreek Rd. from here. As farms became more commercial, the road and the train helped get goods to market and was built with farmers investment of time (or money). It takes a sense of history to understand why Beavercreek Rd., made with horses in mind with its curves and hills, is plagued by accidents in the auto era with its higher speeds that make the curves blind.

The buildings condition have been discussed in the initial section and elsewhere repeatedly. The non-existence of a "lean-to cellar", but only the actual cement and masonry cellar, is explained in section 2c. This is the first time Applicants mention graffiti and none of their pictures, encircling the buildings, at the time of application show it.

The Muralt Farm is valuable as a historic landmark illustrative of the broad patterns of history in Oregon City/Beavercreek around 1900.

Errors in 3d Response

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

Response: According to Clackamas County Land Use File No. 1284-90-Z, the site originally scored zero out of 10 points. There is not any known potential for providing information of a historic or pre-historic nature. (0 points).

The Muralt Farm Complex provides lots of historic information and educational value as well as historic aesthetic value that we can appreciate as the interesting way our predecessors lived, as the progression of technology, and the current value of revisiting traditional technology. The farm house illustrates the traditional building methods such as post and beam (unlike today's cement foundations), lapping siding with corners (unlike today's siding sheets), and other interesting details. The cellar illustrates how refrigeration was handled/not needed. The watertower illustrates how water pressure and water storage was handled.

People today, especially since coronavirus hit, have become very interested in traditional methods. Farm stores sold out of seeds, plant starts and chicks. Canning lids were unavailable for a year and a half until just the last month (Oct. 2021).

Many modern people are interested in water conservation, collecting water from their roofs and stormwater management. They are trying to ameliorate the severe – extreme drought we face. Moving water is energy intensive and as we work to deal with energy conservation to avoid runaway climate change, water handling is an important topic. Many would be interested in how our predecessors handled water without modern energy sources and how they used windmills/wind energy (none survived in Beavercreek) and gravity flow to provide water pressure and flow which avoids one of the major energy costs of modern water systems.

“The water tower is one of four in the Oregon City Beavercreek study area. The Muralt water tower is the most intact in this area. Two others are also candidate Historic Landmarks (Morehouse – 1915 and Scanlon-Vorpahl – 1920). The fourth is seriously deteriorated. These watertowers were originally driven by windmills, none of which stand today. They operated on a system of gravity (the windmill pumped water into the upper storage tank and water flowed out for use by gravity).” County materials.

They stored the water just using wood. I find this watertower interesting myself; at our house we are working on gathering water from our roof and I would like to be able to use gravity flow to get it to the garden and livestock.

The cellar is also of modern interest. My husband bought and read a book several years ago called *Root Cellars*. He wanted to learn how to preserve his garden harvest through the winter months until the next harvest. He had never seen a root cellar or met someone to tell him how to do it. Having a root cellar is a historic and educational treasure.

Even the porches of a historic home give guidance to moderns on how to live comfortably in our climate

Because the Muralt Farm Complex includes the headwaters of two creeks – one crossing Beavercreek Rd. and one crossing Wilson Rd.--, the site is likely to hold Native American artifacts. Within the notice area of this application, my family found an arrowhead/point by our seasonal creek. This Historic Landmark is likely to include prehistoric information in the form of artifacts.

This Historic Landmark has historic and pre-historic value.

Alternative Approaches to Historic Landmarks

Rather than removing Historic Landmark status and destroying historic landmarks, which is the very problem the status attempted to avoid in the first place, other locales

have found more positive approaches. For example, the Matthew Morton McCarver House Historic Landmark was in urban area of Oregon City. Rather than demolish the house, it became the focal point of the McCarver Landing Subdivision.


“The purpose of the Historic Overlay District is to preserve the historic integrity of the House.” P. 3 (electronic p. 10/17)

“The applicant is proposing to develop a residential subdivision with homes and lots that will incorporate but not overwhelm important architectural features of the House. Moreover, the House, which the HRB acknowledges is “in need of restoration,” will be restored by the applicant, and in a manner that does not require the House to be moved, demolished, or expanded.” P. 4 (electronic p. 11/17), “Findings of Fact and Conclusions of Law”, City of Oregon City File AP 07-01, AP 07-02, TP 06-06, ZC 06-01 and VR 06-06. Attachment to Oregon City Ordinance 07-1004. Attached .

It is an urban analogue that could provide insight for our rural area.

One friend commented: “a restored house and watertower should be integrated into any new development, like what happened with the McCarver house in Oregon City. Given the price and profits of suburban housing, the development overall should make so much money so as to be able to subsidize the historic structures” while still making a handsome profit.

TO THE HONORABLE MAYOR AND COMMISSIONERS**320 Warner Milne Road, Oregon City, Oregon 503.657.0891**

 <p>INCORPORATED 1844</p>	Agenda Item No.: <p style="text-align: center;">7a</p>	Topic: Ordinance No. 07-1004 Approval of a Zone Change from R-10 to R-8, a 27-lot Subdivision, and Variance of Cul-de-Sac Length on the Property Identified as Clackamas County Map 3-2E-06CA Tax Lot 3700 (Planning Files ZC 06-01, VR 06-07 & TP 06-06).
	Agenda Type: <p style="text-align: center;">ORDINANCE</p>	
	Prepared By: Pete Walter	Meeting Date: May 16, 2007 Reviewed By: Dan Drentlaw

RECOMMENDATION:

Staff recommends that the City Commission approve the first reading of Ordinance No. 07-1004 concerning the requested Zone Change, Subdivision and Variance application. The ordinance represents the findings and decision of the City Commission's Public Hearing of April 18, 2007.

REASON FOR RECOMMENDATION:

The applicant, ICON Development, requested a zone change from R-10 single family to R-8 single family, variance of the maximum cul-de-sac length of 350', alteration of an historic landmark and a 27-lot subdivision on a single tax lot of approximately 6.55 acres located south of Warner Parrott Road and west of Round Tree Drive. The proposal meets, or can meet through conditions of approval, all zoning and subdivision criteria.

BACKGROUND:

This application was initially reviewed by the Planning Commission with an eastern street alignment. The Planning Commission approved that layout on January 22, 2007. During the Planning Commission review, the applicant proposed an amended layout with the street located in the middle of the site. The Planning Commission reviewed the revised middle road layout but chose to approve the original road alignment and forwarded its recommendation to the City Commission. At the February 21, 2007, City Commission hearing, the Commission voted to remand the application to a joint meeting of the Planning Commission and Historic Review Board ("HRB"), which was held on March 12, 2007.

The remand was to allow for a formal review of the alternate layout by the HRB and the Planning Commission. At the close of the remand hearing, the HRB denied the middle road layout (HR 07-01) and the Planning Commission recommended approval of the subdivision with the eastern road orientation (TP 06-06, ZC 06-01 and VR 06-06).

The applicant appealed those decisions and the City Commission held a hearing on April 18, 2007. The City Commission voted 4-0 to approve the subdivision with the middle road alignment. The Commission directed the applicant to prepare findings of fact and a final order and gave direction to staff to prepare an ordinance approving the zone change, variance and subdivision with a middle road layout and 27-lots, and to prepare revised conditions of approval for consideration by the City Commission to the date certain of May 16th, 2007. The ordinance, findings and conditions of approval are attached.

ATTACHMENTS:

New

The following attachments have been added to the record since the City Commission hearing of April 18, 2007:

- A. Ordinance Number 07-1004 and Public Notice,
- B. Findings of Fact and Conclusions of Law
- C. Recommended Conditions of Approval as amended by City Commission.

Prior Attachments

These attachments were already made part of the record and have been previously provided in prior City Commission and Planning Commission packets. In order to reduce expenses hardcopies of these exhibits have not been provided in this packet, but copies may be requested prior to the May 16, 2007 meeting.

Attachments from City Commission hearing of April 18th, 2007 (Item 6a).

The following exhibits are available for download on the City of Oregon City website at the following link:
<http://www.orcity.org/meetings-agendas-calendars/documents/Packets/2007/04-18-07/6a-Ord07-1004.ZoneChangeVarianceAppeals.pdf> (Note: 13 mb file)

- A. Ordinance 07-1003
- B. Appellants' Submittal (AP 07-01, AP 07-02)
- C. Notice of Decision and Findings of Fact (HR 07-01)
- D. Record of HR 07-01
 - a. Draft Minutes from March 12, 2007 Joint PC/CC hearing
 - b. HR 07-01 Staff Report
- E. Planning Commission / HRB Agenda and Packet from March 12, 2007
- Exhibits**
 - 1. Staff Report Revisions and Revised Findings - Middle Road Site Access Alternative – TP 06-06, ZC 06-01, VR 06-07
 - 2. Revised Recommended Conditions of Approval for Planning Commission for Middle Access.
 - 3. Applicant Traffic Report Addendum for Revised Layout, dated January 4, 2007
 - 4. Revised Alternate Plat for TP 06-06
 - 5. David Evans and Associates - Transportation Consultant John Replinger's response to the Traffic Report Addendum, dated March 1, 2007.
 - 6. Applicant's Revised Narrative for HR 07-01, dated January 2007.
 - 7. HR 07-01 Staff Report for Alternate Layout, dated March 5, 2007
 - 8. City Commission Report of February 21, 2007.
 - 9. Site Access Alternatives Historic/Traffic Safety Summary Diagram.
 - 10. Ordinance 07-1003 as provided to City Commission February 21, 2007.
 - 11. Draft Minutes of the January 8, 2007 Planning Commission Meeting.
 - 12. Faxed Letter to John Rankin (Atty.) from Mary Bell (Client), dated November 14, 2006, submitted to City Commission February 21, 2007.
- F. Submitted Planning Commission/HRB Joint Public Hearing Public Comments of March 12, 2007.
- G. Submitted Planning Commission/HRB Joint Public Hearing Exhibits of March 12, 2007.
 - a. Letter granting 120-day Extension by Icon Construction until April 12, 2007, dated March 9, 2007.
 - b. Preliminary Alternate Plat by SFA Design – dated 1/07, indicating existing driveway and proposed new setbacks.
 - c. Color Rendering by SFA Design of Alternate Subdivision Layout.
 - d. Schematic Section of Middle Access Road @ lots 23-27 by Iselin Architects.
- H. Letter granting 120-day Extension by Icon Construction until May 3, 2007, dated March 22, 2007.

Attachments from City Commission hearing of February 21st, 2007 (Item 8c).

The following exhibits are available for download on the City of Oregon City website at the following link:
<http://www.orcity.org/meetings-agendas-calendars/documents/Packets/2007/02-21-07/8c-Ord07-1003.Rezone.pdf> (Note: 95 mb file)

- A. Ordinance Number 07-1003 and Public Notice
- B. Summary Diagram of Three Site Access Alternatives
- C. Recommended Conditions of Approval as amended by the Planning Commission, dated January 8, 2007
- D. Staff Report ZC 06-01, VR 06-07 and TP 06-11, dated November 6, 2006
 - 1. Vicinity Map
 - 2. **Applicant's Narrative, dated August, 2006**
 - 3. Applicant's Preliminary Site Plan, dated July, 2006
 - 4. GeoPacific Engineering, Inc. Geotechnical Engineering Report, dated July 21, 2006
 - 5. Hopper Dennis Jellison Transportation Impact Study, dated July 25, 2006
 - 6. Tree Condition Inventory and Protection Specifications, prepared by Mazany and Associates, dated September 9th, 2006
 - 7. Oregon City Public Works Operations Manager comments
 - 8. Comments of John Replinger of David Evans & Associates regarding Transportation Analysis Letter dated November 6, 2006
 - 9. Oregon City Street Naming Policy
 - 10. Oregon City Engineering Manager Comments .
 - 11. Historic Review Board application HR 06-16 Staff Report and Conditions of Approval.
 - 12. Drainage Report, prepared by Brent Fitch, PE, dated July 28, 2006
 - 13. Comments of Irma Sullivan, 425 Warner Parrott Road
 - 14. Comments of Katherine Salisbury, 14950 S. Bradley Drive
 - 15. Comments of Lars and Yanah Brennan, 12413 Blue Ridge Drive .
- E. Staff Addendum To Staff Report For ZC 06-01, TP 06-06 AND VR 06-07, dated December 11, 2006.
- F. Memo to Planning Commission, 1/8/07- Recommendation to Re-open Public Hearing on TP 06-06 to hear additional testimony regarding staff's recommendation for the road layout as proposed. (Includes attachment w/ supplemental historical information on Morton Matthew McCarver house from Architect Rob Dortignacq)
- G. Presented to Planning Commission 11/13/06 - Modifications to TP 06-06 Findings Regarding Street Design and Intersection Design.
- H. Presented to Planning Commission 11/13/06 - Modifications to TP 06-06 Findings Regarding Variance Criterion 17.60.030.
- I. Draft Minutes of the January 8, 2007 Planning Commission Meeting.
- J. Draft Minutes of the December 11th, 2006 Planning Commission Meeting
- K. Draft Minutes of the November 13, 2006 Planning Commission Meeting
- L. All Submitted Exhibits from the January 8, 2007 Planning Commission Meeting.
- M. All Submitted Exhibits from the December 11th, 2006 Planning Commission Meeting
- N. All Submitted Exhibits from the November 13, 2006 Planning Commission Meeting

ORDINANCE NO. 07-1004

AN ORDINANCE AMENDING TITLE 17: ZONING, CHAPTER 17.06, ZONING DISTRICT CLASSIFICATIONS, SECTION 17.06.030, OFFICIAL ZONING MAP, OF THE OREGON CITY MUNICIPAL CODE, BY CHANGING THE PROPERTY IDENTIFIED AS CLACKAMAS COUNTY MAP 3-2E-06CA, TAX LOT 3700 FROM R-10 SINGLE-FAMILY DWELLING DISTRICT TO R-8 SINGLE-FAMILY DWELLING DISTRICT AND APPROVING A VARIANCE OF CUL-DE-SAC LENGTH AND A 27 LOT SUBDIVISION ON THE PROPERTY.

WHEREAS, the City of Oregon City has adopted a Zoning Map to implement the Comprehensive Plan in conformance with statutory requirements and the requirements of the Statewide Land Use goals; and

WHEREAS, the City of Oregon City Zoning Map implements the Comprehensive Plan Map by illustrating the location best suited for specific development; and

WHEREAS, the City of Oregon City Zoning Map may be amended and updated as necessary upon findings of facts that satisfy approval criteria in the City of Oregon City Municipal Code Section 17.68.020; and

WHEREAS, the owner of the subject site, located at Clackamas County Map 3-2E-06CA, Tax Lot 3700, and identified as 554 Warner Parrott Road, Oregon City, has requested the approval of a zone change from R-10 Single-Family Dwelling District to R-8 Single-Family Dwelling District, a variance to the maximum cul-de-sac length and a 27-lot subdivision; and

WHEREAS, the comprehensive plan designation of the site as Low Density Residential supports the R-8 Single-Family Dwelling District zoning designation, the variance of cul-de-sac length meets all of the criteria for approval pursuant to the City of Oregon City Municipal Code Section 17.60.030, an 26-lot subdivision is permitted and the application meets the density requirements of the R-8 Single-Family Dwelling District, and

WHEREAS, the zone change from R-10 Single-Family Dwelling District to R-8 Single-Family Dwelling District has been found to have no significant impact on the water, sewer, storm drainage, transportation system or schools; and

WHEREAS, the projected transportation impacts resulting from a zone change from R-10 Single-Family Dwelling District to R-8 Single-Family Dwelling District has been found to have no significant impact on the transportation system, complies with the Transportation System Plan and that no off-site mitigation is required; and

WHEREAS, the proposed variance of cul-de-sac length has been found to meet all of the criteria for approval and complies with the Transportation System Plan and that no off-site mitigation is required; and

WHEREAS, on September 1, 2006, a Certificate of Appropriateness was issued by the Historic Review Board (Planning HR 06-14) to reduce the lot size of an individually designated historic landmark as part of a proposed subdivision; and

WHEREAS, the proposed subdivision meets, or can meet through the proposed conditions of approval, the subdivision design requirements of the Oregon City Municipal Code; and

WHEREAS, notice of the proposed zone change and subdivision hearings were mailed to residents within 300 feet of the subject site, signs were posted on the property, notice was published in a local newspaper and the City held public hearings where the objectives and concepts of the proposal were presented and discussed; and

WHEREAS, on January 8, 2007 the Planning Commission held a public hearing and, after considering all the public testimony and reviewing all the evidence in the record, recommended approval with conditions to the City Commission by a 3 – 1 vote for the requested zone change, variance and subdivision application; and

WHEREAS, on February 21, 2007 the City Commission held a public hearing and, after considering all the public testimony and reviewing all the evidence in the record, remanded the application back to a joint hearing of the Oregon City Planning Commission and Historic Review Boards to a date certain of March 12, 2007, in order that both bodies might jointly review a revised proposal for the requested zone change, variance and subdivision application; and

WHEREAS, on March 12, 2007 the Planning Commission and Historic Review Board held a joint public hearing and, after considering all the public testimony and reviewing all the evidence in the record, the Historic Review Board voted 2-0 to deny the revised proposal (HR 07-01); and

WHEREAS, on March 12, 2007 the Planning Commission and Historic Review Board held a joint public hearing and, after considering all the public testimony and reviewing all the evidence in the record, the Planning Commission voted 3-2 to recommend to the City Commission a second time approval of the originally requested zone change, variance and subdivision application; and

WHEREAS, on April 18, 2007 the City Commission reviewed the recommendation of the Planning Commission and the appeals filed on that decision and voted to approve the request with an alternate layout as approved in HR 07-01; and

WHEREAS, approving the zone change is in compliance with the Goal and Policies of the Oregon City Comprehensive Plan and that the subdivision and variance applications as proposed and conditioned are in compliance with all applicable city requirements.

NOW, THEREFORE, OREGON CITY ORDAINS AS FOLLOWS:

Section 1. This application (ZC 06-01, VR 06-07 and TP 06-06) is hereby approved with conditions as to this particular property: Clackamas County Tax Assessor Map 3-2E-06CA, Tax Lot 3700.

Section 2. The Commission also adopts the findings and conclusions that are attached to the Ordinance as Attachments A through C, as well as Attachments A through H of Item 6a of the City Commission Public Hearing of April 18, 2007, and Attachments A through N of Item 8c of the City Commission Public Hearing of February 21, 2007, and incorporated herein to support the City's approval to amend the zoning map and approve the proposed Variance and 27-lot Subdivision.

Section 3. The property described as Clackamas County Map 3-2E-06CA, Tax Lot 3700 is hereby rezoned from "R-10" Single-Family Residential District to "R-8" Single-Family Residential on the Official Oregon City Zoning Map.

Section 4. The 27-lot subdivision is approved with the conditions attached to this Ordinance as Attachment C.

Section 5. The Variance of Cul-de-Sac length is approved with conditions attached to this Ordinance as Attachment C.

Read for the first time at a regular meeting of the City Commission held on the 16th day of May 2007, and the City Commission finally enacted the foregoing ordinance this ____ day of _____ 2007.

ALICE NORRIS, Mayor

ATTESTED to this ____ day of _____, 2007

Nancy Ide
City Recorder



NOTICE

NOTICE IS HEREBY GIVEN for the first reading of **ORDINANCE NOS. 07-1004, 07-1005, and 07-1006**, of the City of Oregon City, Clackamas County, Oregon, three copies of which are available for inspection at the Office of the City Recorder, 320 Warner Milne Road, Oregon City, Oregon.

Said Ordinances will be considered by the City Commission at its meeting on May 16, 2007, at 7:00 p.m.

The title of said Ordinances are as follows:

NO. 07-1004: AN ORDINANCE AMENDING TITLE 17: ZONING, CHAPTER 17.06.030: OF THE OFFICIAL ZONING MAP, OF THE OREGON CITY MUNICIPAL CODE, BY CHANGING THE PROPERTY IDENTIFIED AS CLACKAMAS COUNTY MAP 3-2E-06CA, TAX LOT 3700 FROM R-10 SINGLE-FAMILY DWELLING DISTRICT TO R-8 SINGLE-FAMILY DWELLING DISTRICT AND APPROVING A VARIANCE OF CUL-DE-SAC LENGTH AND A 27-LOT SUBDIVISION ON THE PROPERTY

NO. 07-1005: AN ORDINANCE AMENDING TITLE 9: PUBLIC PEACE, MORALS AND WELFARE, CHAPTER 9.24: WEAPONS, OF THE OREGON CITY MUNICIPAL CODE OF 1991

NO. 07-1006: AN ORDINANCE REPEALING TITLE 3: REVENUE AND FINANCE, CHAPTER 3.12: DISPOSITION OF ABANDONED PROPERTY, OF THE OREGON CITY MUNICIPAL CODE OF 1991 AND ENACTING A NEW TITLE 3: REVENUE AND FINANCE, CHAPTER 3.12: UNCLAIMED PROPERTY

All interested persons are invited to attend and provide input.

POSTED this 9th day of May 2007, by direction of the City Recorder

Places of posting are as follows:

1. City Hall, 320 Warner Milne Road, Oregon City, Oregon.
2. Pioneer Community Center, 615 Fifth Street, Oregon City, Oregon.
3. Oregon City Library, 362 Warner Milne Road, Oregon City, Oregon.

For special assistance due to disability, please call City Hall at 503-657-0891, 48 hours prior to meeting date.

NANCY IDE
City Recorder
City of Oregon City
320 Warner Milne Road
Oregon City, OR 97045

PLEASE DO NOT REMOVE PRIOR TO MAY 17, 2007

**BEFORE THE CITY COMMISSION
OF THE CITY OF OREGON CITY, OREGON**

**In the matter of the Appeals of the
Development of the land Occupied by the
Morton Mathew McCarver House by ICON
Construction and Development, LLC and
Mary Bell**

**FINDINGS OF FACT AND
CONCLUSIONS OF LAW**

**City of Oregon City File AP 07-
01, AP 07-02, TP 06-06, ZC 06-
01 and VR 06-06**

I. INTRODUCTION

Two parties appealed the decisions of the Historic Review Board (“HRB”) (denying an application to alter an historic landmark, the Morton Mathew McCarver House (“House”)) and the Planning Commission (approving a 27-lot subdivision, zone change from R-10 to R-8, and variance of the maximum cul-de-sac length). The appeals were filed by ICON Construction and Development, LLC and Mary Bell. The applications are directed at development of a 6.55-acre site located at Clackamas County Map 3-2E-06CA, Tax Lot 3700, with an address of 554 Warner Parrott Road, Oregon City. The HRB and Planning Commission heard this matter together and the appeals were consolidated for hearing before the City Commission. The Commission’s decision reverses the HRB decision and modifies the Planning Commission’s decision in order to allow the development of the site with the main access centrally located on the site, rather than along the eastern edge of the property.

II. PROCEDURAL STATUS

The City provided notice consistent with the requirements of state and local law for the City Commission appeal hearing. No party raised any procedural objections concerning the notice or the conduct of the hearing by the City Commission.

The City Commission held the public hearing in this matter on April 18, 2007. Present were Mayor Alice Norris and City Commissioners Daphne Wuest, Damon Mabee, and Doug Neeley. The City Commission opened the hearing by reading the announcements required by ORS 197.763 and 796. No party objected to the jurisdiction of the City Commission. Mayor Norris revealed that she had *ex parte* contact in this matter with Diana Evans and Al Powers. No objections were raised to the Mayor's disclosed contacts.

Christina Robertson-Gardner, Associate Planner of the Oregon City Planning Division, presented the staff report. Peter Walter, also an Associate Planner of the Oregon City Planning Division, also presented a portion of the staff report. Todd Iselin of Iselin Architects, Matt Sprague of SFA Design Group, and Mike Robinson of Perkins Coie represented the Applicant/Co-Appellant ICON Construction and Development, LLC, and provided ICON Construction and Development, Lilac's presentation. Co-Appellant Mary Bell and Al Power spoke in favor of the center alignment of the street.

John Rankin, representing Mary Bell, spoke in opposition to the eastern alignment of the street.

No party requested that the appeal hearing be continued or that the written record be left open. After closing the public hearing and deliberating, the City Commission voted 4-0 to reverse the HRB's denial and uphold the appeal, subject to conditions as further detailed below.

III. APPLICABLE APPROVAL CRITERIA

The critical issue in this appeal is Oregon City Municipal Code ("OCMC") Section 17.40.060, entitled "Exterior Alteration and New Construction." The criteria of subsection D1.-9. apply to an application for an exterior alteration to an Historic Landmark. The Planning Commission's findings relating to the subdivision, zone change and variance were not challenged and are not at issue in this appeal, except for those

portions of the conditions that implement the HRB decision. Accordingly, this decision will not directly address the criteria on those decisions but, instead, modify the conditions of approval associated with those decisions in order to implement the Commission's decision on appeal.

IV. FINDINGS

As noted above, the Planning Commission's decision on the zone change, subdivision and variance are not at issue and, therefore, the City staff report remains the City's decision on those matters, except as modified to accommodate the Commission's decision on appeal of the HRB decision. Therefore, these findings and conclusion will address only the HRB issues.

The City Commission hereby finds that, based upon substantial evidence, that this application meets the criteria of OCMC 17.40.060.D.1.-9., as follows:

A. The purpose of the Historic Overlay District as set forth in Section 17.40.010(A);

The purpose of the Historic Overlay District is to preserve the historic integrity of the House. The House is not proposed to be demolished, expanded, or otherwise compromised by the alignment of the street. In fact, the applicant is proposing to restore the House without undermining its architectural and historic values. The applicant has also proposed to increase the setbacks of adjacent residences in order to increase the visibility of the House from Warner Parrott Road. Moreover, the proposed street location and tree canopy will not detract from the House. Instead, they will highlight important features of the original House and its relationship to Warner Parrott Road. The City Commission finds that approval of the centralized street alignment will be consistent with the Historic Overlay District, and thus, this criterion is met.

B. The provisions of the Oregon City Comprehensive Plan;

The City Commission incorporates the HRB's finding that the application meets this criterion.

C. The economic use of the historic site and the reasonableness of the proposed alteration and their relationship to the public interest in the structure's or landmark's preservation or renovation;

The City Commission incorporates HRB's finding that the Application meets this criterion, because the applicant is maintaining a separate lot for the House. The City Commission also incorporates HRB's recognition that development of the Subdivision would provide the applicant with the resources to restore the House.

D. The value and significance of the historic site;

The City Commission incorporates HRB's finding that this application meets this criterion.

E. The physical condition of the historic site;

The City Commission incorporates HRB's finding that this application meets this criterion.

F. The general compatibility of exterior design, arrangement, proportion, detail, scale, color, texture and materials proposed to be used with the historic site;

Importantly, this factor does not require this application to be the least intrusive means or the most compatible alternative. Instead, it simply requires a finding of "general compatibility." The applicant is proposing to develop a residential subdivision with homes and lots that will incorporate but not overwhelm important architectural features of the House. Moreover, the House, which the HRB acknowledges is "in need of restoration," will be restored by the applicant, and in a manner that does not require the House to be moved, demolished, or expanded. In fact, the City Commission finds that the House and its lot will be more readily visible from Warner Parrott Road than under some other alternatives discussed by the HRB and Planning Commission. As well, the House will not be lost among the other residences in the subdivision, because it will be located on a lot that is approximately one-half acre in size. If this application is not

approved, it is unclear what will happen to the House, although it is possible that it will not be restored or even saved at all.

The lack of public sidewalks on the lot with the House will not interrupt pedestrian circulation patterns, because this is an enclosed subdivision. Moreover, the lack of sidewalks will aid in preserving the historic integrity of the House.

The City Commission finds that this criterion has been met.

G. Pertinent aesthetic factors as designated by the Board;

The City Commission incorporates HRB's finding that there were no additional pertinent aesthetic factors applicable to the determination.

H. Economic, social, environmental and energy consequences; and

HRB determined that the only significant economic, social, environmental, or energy consequence associated with this application was the negative social consequence caused by "compromising the integrity of the historic site." For the reasons set forth above, the City Commission finds that the integrity of the site is not compromised. Instead, it is actually enhanced from its current state of disrepair. Therefore, there are no significant negative economic, social, environmental, or energy consequences that will result from approval of this application, and the City Commission finds that this criterion has been met.

I. Design guidelines adopted by the Historic Review Board.

The City Commission incorporates City staff's determination that this criterion was not applicable to this application.

V. DECISION

For the reasons contained herein, the City Commission hereby reverses the HRB decision and upholds the appeal of that decision, as well as the appeal of the decision of the Planning Commission, subject to the revised Conditions of Approval attached hereto and incorporated herein by reference.

APPROVED this 16th day of May, 2007.

Mayor Alice Norris

CONDITIONS OF APPROVAL**Planning Files ZC 06-01, TP 06-06 and VR 06-06 and HR 07-01****May 1st, 2007****SUBDIVISION CONDITIONS OF APPROVAL**

1. The Applicant is responsible for this project's compliance with Engineering Policy 00-01. The policies in that document set the standards for public improvements required by a land use decision.
2. The Applicant shall sign a Non-Remonstrance Agreement for the purpose of making sanitary sewer, storm sewer, water or street improvements in the future that benefit the Property and assessing the cost to benefited properties pursuant to the City's capital improvement regulations in effect at the time of such improvement.
3. The new public water system will be designed with minimum 8-inch water mains throughout the site and be looped to the existing 8-inch water main in Warner-Parrott Road. Individual 1-inch copper water service lines shall be furnished to each lot.
4. New fire hydrants shall be located and installed per Clackamas County Fire District No. 1's requirements.
5. The new public sanitary sewer system will be designed with minimum 8-inch sanitary sewer mains throughout the site.
6. The new public storm sewer system with curb inlets will be designed with minimum 12-inch storm sewer mains throughout the site.
7. The Applicant shall provide final detention and water quality treatment design and calculations for the development to mitigate for impacts to down-stream receiving waters.
8. The Applicant shall receive Clackamas County Fire District 1 approval for the street design, or alternative, prior to the issuance of a grading permit on the site.
9. The Applicant shall receive Clackamas County Fire District 1 approval for the adequacy of fire apparatus and street layout, or alternative, prior to the issuance of a grading permit on the site.
10. The Applicant shall follow the conclusions and recommendations of the Geotechnical Investigation dated July 21, 2006, prepared by GeoPacific Engineering, Inc.
11. Full local street improvements will be required for all proposed full streets except as conditioned in Condition 12. The improved street portion the Applicant is required to provide for a full-street includes, but is not to be limited to, base rock, paved full-street width of 32 feet, curbs and gutters, 5-foot vegetated planter strips including curb width, 5-foot concrete sidewalks behind the planter strip, City utilities (water, sanitary and storm drainage facilities), curb return radii, curb (handicap) ramps, centerline monumentation in monument boxes, traffic control devices, street trees, and street lights. No public sidewalk will be installed on Lot 22.

12. The north-south entry portion of "A" Street from Warner-Parrott Road south to "B" Street shall provide for larger setbacks on Lots 23 through 27 to accommodate Historical Review Board requirements. Full local street improvements will be required for this section of "A" Street. The improved street portion the Applicant is required to provide for a full-street includes, but is not to be limited to, base rock, paved full-street width of 32 feet, curbs and gutters, 10-foot vegetated planter strips including curb width, 8-foot concrete sidewalks behind the planter strip, an additional 6-foot landscape covenant area behind the sidewalk on the east side only, City utilities (water, sanitary and storm drainage facilities), curb return radii, curb (handicap) ramps, centerline monumentation in monument boxes, traffic control devices, street trees, and street lights.
13. Half-street Minor Arterial improvements will be required along the site's frontage with Warner-Parrott Road. The improved street portion the Applicant is required to provide includes but is not to be limited to, 24-foot pavement from centerline (6-foot turn lane, 12-foot travel lane, and 6-foot bike lane), 5.5-foot vegetated planter strip, 7-foot curb tight concrete sidewalk, City utilities (water, sanitary and storm drainage facilities), curb return radii, curb (handicap) ramps, centerline monumentation in monument boxes, traffic control devices, street trees, and street lights.
14. The Applicant shall provide non-vehicle access strips (NVAS) on the plat along the corners of each street intersection typically to leave 40 feet on the short lot side for a driveway. Actual lengths shall be adjusted during the final plat review.
15. The Applicant shall dedicate Warner-Parrott Road ROW to achieve 37 feet from centerline.
16. The Applicant shall dedicate local street ROW as proposed.
17. Ten-foot PUEs along all street frontages and all public off-and on-site easements required for the final engineering plans shall be dedicated to the public on the final plat. All proposed utilities and easements shall be indicated on the construction plans. Any off-site utility easements required for this project shall be obtained and submitted to the City prior to approval of the construction plans.
18. The Applicant shall install all handicap access ramps at the time of street construction. The Applicant shall provide a mid-block ADA ramp on the east side at the intersection of "A" and "B" Streets. Applicant shall reconfigure the ramp at the corner of Lot 10 on "A" Street to provide some form of mid-block access across to the ADA ramp at the end of the eastern sidewalk at the common property line of Lots 21 and 22.
19. The Applicant shall provide an Erosion Prevention and Sedimentation Control Plan to the City for approval. The Applicant shall provide a Preliminary Residential Lot Grading Plan to the City for review prior to the approval of construction plans. A final site Residential Lot Grading Plan shall be required as part of the final construction plans per the City's Residential Lot Grading Criteria and the Uniform building Code. If significant grading is required for the lots due to its location or the nature of the site, rough grading shall be required of the developer prior to the acceptance of the public improvements. There shall not be more than a maximum grade differential of two (2) feet at all subdivision boundaries. Grading shall in no way create any water traps, or create other ponding situations. The plan shall show the existing and proposed swales.
20. The Applicant shall provide access control strips at the west end along the northern section of "B" Street where it borders Tax Lot 3500.
21. The Applicant shall consider providing an "eyebrow"-type curve finish to the west end of "A" Street that provides more street frontage to Tax Lot 3500.

22. Applicant shall submit any CC and R's for the development for review prior to their recordation with the Clackamas County Recorder's Office.
23. Applicant shall comply with the City of Oregon City Street Naming Policy.
24. The Applicant shall provide a street tree plan to the city. A street tree and planter strip planting plan shall be approved by the city prior to the issuance of grading permit for the site. The Applicant shall plant a minimum of one tree every 35 feet. The Community Development Director may approve street trees more than 35 feet apart but in no case may the total number of trees required on the site be reduced.
25. The Applicant shall provide a Five-foot (5') Landscaping area as described by a recorded covenant that will be designed to separate the sidewalk from the side yards of Lots 1 and 27. A side yard fence shall be prohibited north of the new landscaping. The Applicant shall cause to be recorded the location, landscaping plan, and identify the property owners of Lot 27 as the responsible party for the maintenance and upkeep of the landscaped area along the frontage with Warner Parrott Road. The landscaped area shall be located within an easement along the entire Warner Parrott frontage of Lots 1 and 27. The easement shall be designed to maintain an aesthetically pleasing streetscape that does not allow for the development of one continuous fence line adjacent to the sidewalk, which would separate the property from the street and would potentially create an unattractive and unsafe condition along the sidewalk of Warner Parrott Road for the public. The Applicant shall submit a design for the Landscaped area as part the Landscaping Plan for the subdivision and receive approval from the City prior to the issuance of a building permit on Lots 1 and 27.
26. Prior to receiving grading permits, the Applicant shall provide a revised tree removal and preservation plan that shows the location of the trees to be removed and replaced in relation to the setbacks of the R-8 zone. This information is necessary to determine which trees identified for removal shall be replaced as mitigation. Trees to be protected shall be clearly flagged or have clearly visible construction fencing placed around the dripline of the trees prior to issuance of a grading permit. Applicant shall prepare a final tree preservation plan for staff review as part of the construction plan submission. Planning staff shall review all flagged trees and tree protection fencing pursuant to applicant's submitted tree preservation plan prior to release of a grading permit for the site.
27. Applicant shall follow the Tree Protection recommendations provided in the Arborists Report "Tree Condition Inventory – 554 Warner Parrott Road" by registered Consulting Arborist Robert Mazany and Associates, dated September 9, 2006.
28. Regarding the Historic Home site, Applicant shall comply with Historic Review Board Conditions of Approval as approved for Planning File HR 07-01.
29. In the event that the historic home is demolished, a sidewalk shall be required to be constructed to City Engineering standards along the frontage of the historic Lot in order to provide safer pedestrian access on both sides of the street.
30. The applicant shall record an easement, or other appropriate document approved by the City, on Lot 22 that disallows any future partitioning of the Lot. The easement or other document shall also provide that no demolition permit may be obtained to demolish the historic house until ten (10) years from the date that the subdivision is platted, unless required to protect the health,

safety, and welfare of the community. As part of the subdivision review, a plat restriction shall be placed on the historic lot that prohibits further partitioning.

HISTORIC CONDITIONS OF APPROVAL

31. Design Guidelines or house plans for new construction on the property shall be presented to and approved by the Historic Review Board prior to platting of the Subdivision. The Design Guidelines shall be recorded as part of the final Subdivision approval to inform future purchasers. The guidelines could be included as part of the Covenants, Conditions and Restrictions (CC&R's).
32. As part of the Subdivision review, reduced planter strips and sidewalks or curb tight sidewalks along Warner Parrot Road should be analyzed for feasibility to see if additional trees can be retained.
33. Prior to receiving a grading permit, the applicant shall present a final tree removal plan to the Historic Review Board. Trees inside the rear, side, corner side and front yard setbacks shall be retained unless deemed unfeasible or a hazard by the Historic Review Board and Staff. Retention of larger trees shall take priority. Driveway location, widths and setbacks, may need to be modified to save healthy trees. Per OCMC 16.12.310 Building site--Protection of Trees, if trees are removed in the setbacks, they are required to be replaced. In addition to the Code, the Historic Review Board is requiring that the replacement trees be trees species located onsite.
34. The Historic Review Board approves the reduction of the size of the Historic McCarver House as part of a Subdivision process. The Historic Review Board recognizes that some lot and road layout may change as part of the subdivision review process. However, if the layout of the subdivision is altered, as determined by staff, to affect the historic significance of the McCarver House, it shall be resubmitted to the Historic Review Board for additional review.
35. Prior to platting of the Subdivision, the applicant is required to submit a National Register Boundary Adjustment to the State Advisory Committee on Historic Preservation via the State Historic Preservation Office.
36. The applicant shall investigate to see if the small cottage can be relocated to a lot in the subdivision or on the historic lot. The footprint of the cottage seems to be less than 600 square feet and can fit within the existing Oregon City Accessory Building Code requirements.
37. The applicant shall record a plat restriction that provides for increased setbacks on lot 23, 24, 25, 26 and 27 of between thirty-five and 40 feet from the property line to allow a view corridor of the historic home site from Warner Parrott Road.

Riederer, Anthony

From: Luanne Forney <luforney@yahoo.com>
Sent: Sunday, November 7, 2021 7:26 PM
To: Riederer, Anthony
Subject: Permit z0439-21

Warning: External email. Be cautious opening attachments and links.

Anthony Riederer

Permit Number Z0439-21
Zone: RRFF5, HL

Address: 20750 S Beavercreek Rd Oregon City OR 97045

Removal of Historic Overlay

I do not want the property to change at all but if it's going to change than I want it to be rezoned to single family homes on 1/2 acre properties.

No Apartments

No Condos

No Retail

I want Beavercreek to remain rural.

Luanne and Bob Forney
15921 S. Henrici Rd Oregon City, OR 97045

Construction Procedures and Designs:
20750 Beaver Creek Rd.
Barry Lindsey

Note: My comments are responding to the site pictures. Please see my picture document.

1) Foundation

- Piers under perimeter walls and centered under main floor.
- Crawl-space skirting around perimeter.
- No concrete foundation wall.

2) Exterior Walls

- Balloon framed instead of modern platform framing.
- Wall studs of main floor extend up past second floor to roof rafters.
- The second-floor joists are nailed onto the sides of wall studs
- Modern platform framing is when the second floor joists are framed on top of the main floor walls and second floor walls are framed on top of second floor joists.
- The sheathing on the exterior walls is on the inside of the building instead of on the outside of the wall behind the siding.
- The wall sheathing on the inside acts as a ledger to support the second floor joists. This is a very uncommon practice.

3) Front Porch

- The porch beams were constructed as “box beams”. Instead of using a solid wood beam on top of porch posts, a 3-4 sided long box was creating a beam and placed on top of the porch posts. At least 3 sides of the box beam were usually made of clear (no knots) #1 grade lumber.
- The ceiling of the porch is of tongue and groove lumber.
- The porch posts may have been “box” built or solid lumber. Can’t tell by just looking at the pictures without doing an inspection.

4) Siding

- The siding looks to be a “coved shiplap” of about 5-6” exposure. The siding is installed directly onto the wall studs with no sheathing or building wrap behind the siding. This was sometimes done around the turn of the century of 1900.

5) Windows

- Tall narrow windows was a style of the early 1900s. The smaller second floor windows, under the roof eave, front and back, are uncommon due to there being no “head room”, inside the house, along the short walls where there is an eave roof overhang. Building a dormer to accommodate a taller window is a more common style. Sometimes short attic windows are installed in non-living space attics to provide a source of light.

- The “gable” walls, where the tall second floor windows are, have full height ceiling for head room.

6) Trim

- The windows have wider head casing than the side casing. The back windows and bay windows still have lentels on top of the head casing. The other windows show signs of where they had lentels also. Exterior window trim lentels are uncommon.
- The corner boards appear to be over the siding. This would be due to the siding being installed directly onto the wall studs.
- There appears to be “bedmoulding” above the rake soffit trim and eve soffit trim boards.
- Some of the windows still have an apron under their sills. This is good as to match the old original.

Note: Without an on-premise inspection, there are many details not apparent in these pictures especially on the interior.

7) Soundness of building

- It is common for houses of this age, and newer, to be unlevel because of settling foundations. Especially houses that are just sitting on piers. This house appears to be sitting fairly level still. The foundation was done in a good way that would warrant a study case to see what was done by the builder. How the foundation piers were made and how deep do they go, etc. A lot of houses built around this time, and newer, have sagging roof rafters and wavy eve overhangs due to the rafters being of 2 x 4s and sometimes spaced too far apart. The roof lines on this house are very straight. This would also warrant a study to see what framing practice was used by the builder.



West-facing front of house



Close Up of Wall Construction



Back, east side



North side



South side



Cellar







Historic Landmark Designation Criteria (Clackamas County Zoning and Development Ordinance 707.02 B)

	Criteria		Possible Points	Historic Review Board	My Updated Scoring	Applicant Scoring	Staff Scoring
1. ARCHITECTURAL SIGNIFICANCE	a	Early (50+) or Exceptional Ex of Bldg Type/Convent	10	3	5 Was 85, now 115 yrs	2	2
	b	High Quality Execution	4	2	2	0	2
	c	Good or Early Example	4	1	2 Earliest	0	1
	d	Original Type	7	5	5	3	4
	e	Rare Bldg Type, Style, Construction	10	5	7 More rare	3	5
2. ENVIRONMENTAL SIGNIFICANCE	a	Conspicuous Landmark	10	5	7 Well known	0	3
	b	Well Located	4	3	4 Beaver-creek Welcome	1	2
	c	Historic Structures, Viewsheds, Natural Features	10	7	7	2	4
	d	Community Character	7	5	6 Community ID	1	4
3. HISTORICAL SIGNIFICANCE	a	Significant Person, Group, Org, Inst	10	0	10 Historical people, 1900 farmers	0	0
	b	Event	10	0	0	0	0
	c	Cultural, Social, Pol, Economic, Industrial History	10	5	5	1	5
	d	Pre Historic/Historic Information	10	0	5 Edu/Artifacts	0	0
TOTAL POINTS			106	41	65	13	32

NOTE: New information has come forward concerning 3a -- associated with the life of a person that made a significant contribution to the community, state, or nation --, so the scoring was increased.

Historical Preservation Principles and Law

On its website, Oregon's Department of Land Conservation and Development

"Most importantly, an owner who acquired a property after it was designated as a historic resource on the resource list does not have the right to have the designation moved under OAR 660-023-0200(9)(a)." "Planning for Historic Preservation in Oregon A Guide to the Administrative Rule for Protecting Historic Resources under Statewide Planning Goal 5", p. 13/30.

Processing this Removal of Historic Landmark zoning is a violation of state law according to precedent explained by the agency which adopted this rule. The over-riding guidance is Goal 5,

To... conserve... historic areas..." "Local governments shall adopt programs that will protect... historic... resources for present and future generations."

1. ARCHITECTURAL SIGNIFICANCE

All the elements of the farm complex remain in remarkably undeteriorated condition.

The farm complex remains in remarkably similar condition to 1990 considering the neglect and lack of maintenance or care.

HOUSE

1990



"Inventory", p. 2/13.

2021


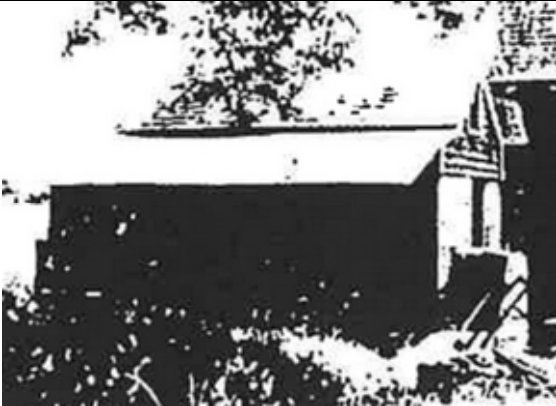

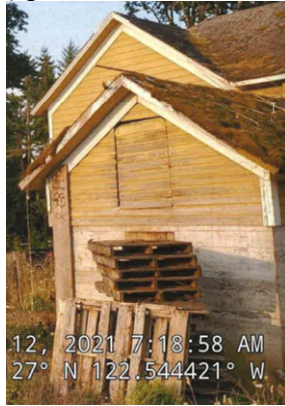






Application, p. 27/98

Despite the neglect and fully broken out windows, the house is straight and tall.



Application, p. 24/98

	<p>Note straight roof lines, sharp condition including the trim.</p>  <p>Graser-Lindsey, p. 8 Despite the popped off porch, the front wall interior looks fresh, strong, without evidence of rot.</p>
ROOT CELLAR 1990	2021
 <p>"Inventory", p. 4/13.</p>	 <p>Application, p. 28/98. Note straight roof lines and sturdy concrete and wood walls. (Ignore owner storage in foreground)</p>  <p>12, 2021 7:18:58 AM 27° N 122.544421° W</p> <p>Application, p. 30/98 Original features on back echoing house.</p>

WATERTOWER 1990	2021
 <p>"Inventory", p. 3/13.</p>	 <p>Application, p. 26.98. Third floor has been lost, but the first two floors are still intact and largely still shingled.</p>
GARAGE 1990	2021
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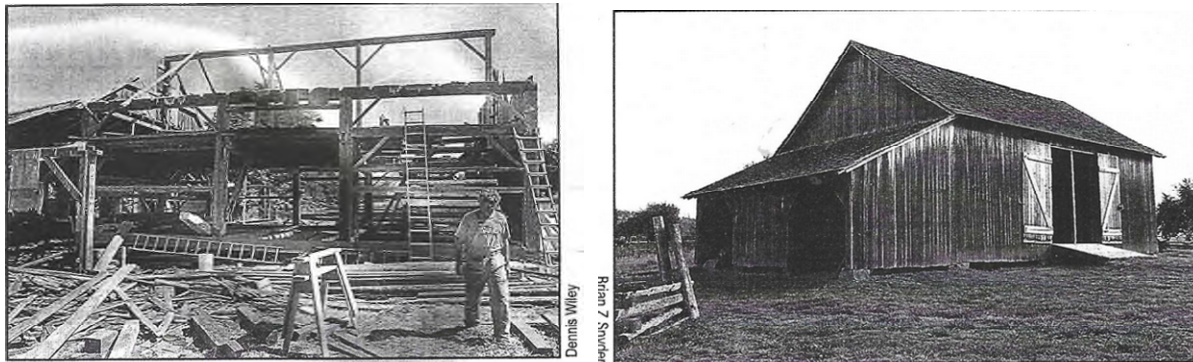
Prospects for the Watertower

While it is disappointing that the watertower has not been stabilized and restored, we have examples of building being restored after deterioration has been allowed to advance to a much greater degree. The Manson Barn is an example. The 1862 Manson Barn at Champoege may be the oldest remaining barn in Oregon. The barn had been greatly altered and it was deteriorated:

“And time took its toll. The floor and its supporting timbers , which sat directly on the damp ground, rotted away completely. So did most of the sills—the timbers that formed the foundation. (It was a wonder that the barn didn’t collapse).” “The Mason Barn: Oregon’s Oldest Building?” Friends of Historic Champoeg, 2008.

A picture of the barn at that time shows sagging along the roof lines and lots of non-original additions and changes.

The former Champoeg Park Historian knew the barn’s history and arranged for its restoration. That process took the barn down to a scant frame. The barn was restored.



(Above) Gregg Olson at work, partway through the two-year restoration process. Any timbers that had to be replaced were hand-hewed with axe and broadaxe.
(Left) Restoration complete. One change from the original: the sills are now up on rocks, away from the damp ground.

The Muralt watertower is valuable enough that its restoration is doable, reasonable, worthwhile. As we saw with the McCarver House in Oregon City, the developers ended up offering to restore the house as a focal point of their development.

The Muralt Farm Complex is a rare, mostly unaltered example of a turn-of-the-century farm complex with a water water tower; it has had few alterations.

The 1990 investigation found, the Muralt Farm Complex to be:

“**Important** because it is an example of an early 20th century farm complex consisting of home, garage, watertower, and cellar.” “Goal 5 Analysis”, p. 39/98.

“The Muralt Farm is **significant** as a **rare** example of a farm complex which includes a watertower.” “Inventory”, p. 11/13.

“The Muralt house may be evaluated as an example of turn of the century farm complex.” “Inventory”, p. 5/13.

“The house has had **few alterations**.” “Inventory”, p. 11/13.

In 1990 the Historic Review Board and Clackamas County Board of Commissioners reviewed all the historic buildings in the county and determined the Christian Muralt Farm Complex merited Historic Landmark designation.

Since then the Muralt Farm Complex has only become a more rare example (as more historic sites are lost e.g. two in Beavercreek) and the irreplaceable complex is now representing the even more distant past than when it was designated at 115 years old (rather than 85 years in 1990). It is the earliest Historic Landmark in Beavercreek.

The house was not altered/modernized since 1990. It was inhabited by an older woman and since then has been uninhabited.

An inventory of historical properties and designated Historical Landmarks in Clackamas County has not been made available. There are no other vernacular-style, turn-of-the-century farm complexes in Beavercreek and I am not aware of others in the county. The 1990 county review determined this example was “rare” and that we did not need to lose more of these historic homes. The county agreed with Goal 5 that they should be preserved. People in Beavercreek deserve to see their history in their own community as the 1990 decision affirmed.

The type of buildings, the methods of construction and materials are unique, historical.

While the view from the road and by picture is hardly an ideal way to see historic features, we still can see many methods of construction and details that are not in ordinary practice today:

On the garage door we see square bolts were used; hex bolts are common these days.



The root cellar is a unique building type and farm preservation method that was largely replaced by weekly shopping trips and refrigeration. I have never seen another one. I like seeing how it was made because my family is interested in preserving our farm produce efficiently

The watertower was unique to that time before city water and electric pumps. Its full shingling seems to be unique to our area.

2. ENVIRONMENTAL SIGNIFICANCE

A. Conspicuous visual landmark in community

The house and tower have been long-time visual landmarks. From the road the water tower is just as visible and intriguing seen under the trees as it ever was. Below, the first picture (Fig. 4, Application, p. 12/98) views past the water tower across Beaver Creek Rd. marked by the telephone poles and wires and the second and third (Graser-Lindsey, p. 11) show the water tower is visible from the road under the trees



Towards Beaver Creek Rd/telephone poles From Beaver Creek Rd. towards house and tower

B. Well-Located considering the current land use surrounding the property

The degree of development around the site is nearly identical to 1990 when the Historic Landmark status was designated. Since 1990 only two homes have been developed (along Beaver Creek Rd.) and a church not visible from the site. (The majority of the housing was built in the early 1970s, before zoning; the rest were built before that.)

The perimeter of the property remains about half farm land.

The original Historic Review Board answer determined “no conflicting uses... with Historic Landmark designation”.

II) ESEE CONFLICTING USE ANALYSIS

Findings: No conflicting uses

Current zone: RRFF-5, Rural Residential Farm Forest, five acre minimum/no conflict with Historic Landmark designation

C. Grouping of interrelated elements including historic structures, plants and landscapes, view sheds

The farm complex remains in remarkably similar condition to 1990 considering the neglectful lack of maintenance or care as shown previously:

SETTING: The subject property sits on the east side of Beaver Creek road, approximately 50 yards from the road. The surrounding area is characterized by rolling hills, open fields and residential use. The property is complemented by large mature trees of various types and ornamental plantings.

NOTEWORTHY LANDSCAPE FEATURES: Ornamental plantings; mature deciduous trees

Goal 5 p. 1/13

The Farm complex is a grouping of historic structures complemented by large mature trees and plantings. It is located in a landscape with a viewshed of the top of the watershed in a natural gentle "amphitheater" type shape which makes an excellent view of the entire farm from Beaver Creek Rd.

D. Important or critical element in establishing or contributing to the continuity or character of the community

The Hamlet of Beaver Creek voted to retain the Historic Landmark designation. The Hamlet of Beaver Creek is the right authority to identify what features establish its sense of place and which elements are critical in establishing the character and continuity of the community.

Beaver Creek does not have other Historic Landmarks of this turn-of-the-century, vernacular farm complex type.

3. HISTORICAL SIGNIFICANCE

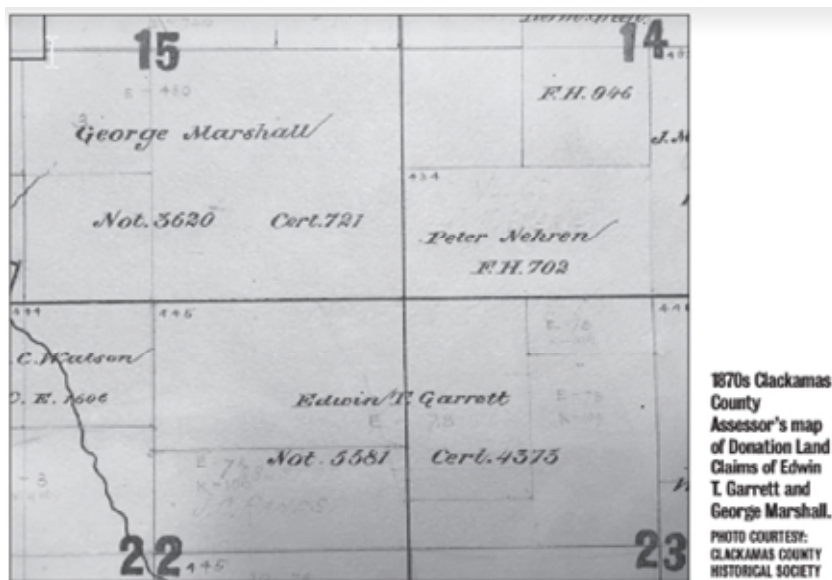
Historical Landmark is associated with the life of a person that has made a significant contribution to the community, state, or nation.

When the 1990 Historic Landmark designation was made, "Little or no information is available on these individuals" (Inventory, 11/13), who previously owned the site. It turns out many were significant in the community.

The Donation Land Law passed by Congress in 1850, with a 3-year duration, donated to settlers 320 acres if they were married and resided on and cultivated the land for four consecutive years. **George and Margaret Marshall** gained the donation land claim to this property. They had originated from England and Canada, respectively. In the 1860 census George was 30 and his wife was 29 and they had four Oregon-born sons from 6 to an infant. George was a machinist which was unusual at the time and they were listed as having \$6,500 in worth, more than the vast majority in the census. In 1877 he bought two pieces of land near the Willamette Falls for \$1,000 each and 3 years later they sold two parts of it for \$4,500 each and 6 days later bought land in the same area for \$4,500. Being that George Marshall was a machinist and investor in property near the Willamette Falls, apparently he was an early developer of the Willamette Falls industrial area.

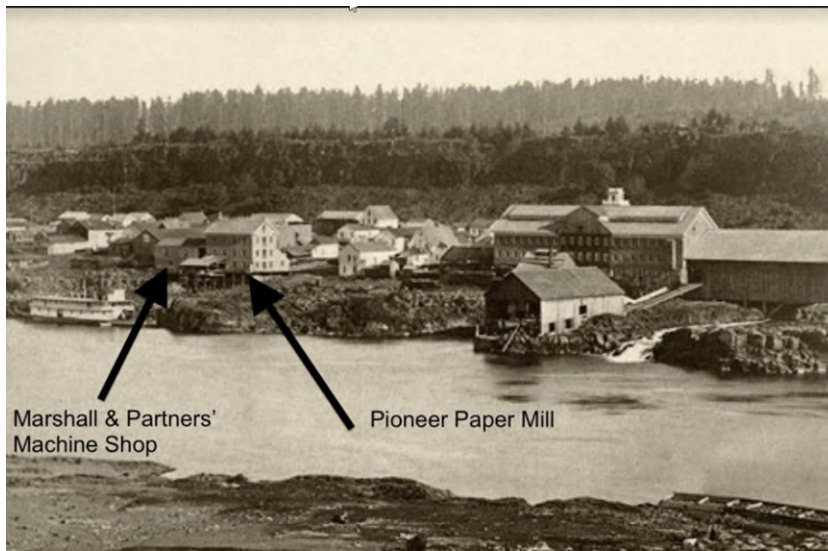
A historic report in the *Oregon City News* supports that:

“a group that included Garrett’s well-known steamboat man George Marshall, who had settled a DLC immediately north of Garrett’s (see map), purchased Abernathy Island in Willamette Falls, including its water rights, from Lovejoy; Marshall’s group would in 1866 sell the Pioneer Paper Mill its water rights for power, as well as a factory site.” 5-31-2017, “The Quaker Papermaker: E.T. Garrett and the hidden origins of the Northwest papermaking”, p. A6 and A7. (Abernathy Island is where the Cayuse Five, accused of murdering Marcus Whitman, were exiled in 1850 before being convicted by the jury and hung. “Traditional Use Study of Willamette Falls and the Lower Columbia River by the Confederated Tribes of the Umatilla Indian Reservation,” Jennifer Karson Engum, Nov. 16, 2020).



In a further report,

“Also in June, the OCPMC obtained the deed for the land upon which it was already constructing the paper mill — Lot 5 of Block 2 on the north side Third Street between Main Street and the Willamette River — together with the water rights to provide the mill with water power. The sellers, a partnership that included the steamboat man George Marshall, also owned — and retained — Lot 6, immediately north. They planned to open a machine shop behind the paper mill, and kept half of the water rights. The deed required the OCPMC to run the water north from Third Street along the east wall of the paper mill basement, then west along the north basement wall to provide the machine shop its half, then finally out the tailrace.” The mythic machine of W.W. Buck”, James J. Nicita, July 19, 2017, “Fortune, Festivity and Fiasco in the 'Lowell of the Pacific'; Blue Heron Beginnings”. Oregon City News. P. 4/11.



In another report,

“From the north end, Ladd could look out directly upon the Oregon City Flouring Mills (OCFM), built in 1866 as W.W. Buck’s Pioneer Paper Company, the first paper mill in the Pacific Northwest. Known in Oregon City as the “Brick Mill” because of its red brick exterior, it had been converted into a flourmill in 1868 by steamboat captains J.D. Miller and George Marshall, and their partner Charles P. Church. By April of 1876, Miller, Marshall & Co. was also exporting flour to England, running the mill “day and night” to fill an order eventually amounting to 22,000 barrels to a Liverpool firm. A number of Oregon newspapers printed a dispatch Ladd sent Nov. 4, 1876, from the Centennial Exposition in Philadelphia, reporting on all the awards won by Oregonians, including OCFM. “The half has not been told,” he gushed. “Visiting the Exposition causes one to praise God that he lives in the age and country.” OCFM won a medal and diploma for the best pastry flour. These two Oregon City flourmills, with their prestige and their established export business, may have made an impression on W.S. Ladd in the mid-1870s. Within a decade, he would own both of them.” “OC’s birth to an empire: The Portland Flouring Mills” 08 January 2014 00:00 | Written by James Nicita

In the final report here,

“A Portland newspaper, The West Slope, said in 1876, ‘Lying on the bank of the river...is the splendid Flouring Mill of Miller, Marshall & Co., a beautiful brick structure with stone foundation, built on the bedrock, and perhaps the finest and largest flour mill on the coast.’

Indeed, in photos taken from West Linn of Oregon City in both 1867 and 1892 (in the newly re-issued “Old Oregon City” published by the Clackamas County Historical Society) clearly show the four-story mill building with its foundation descending over bedrock down to the millrace which empties into the Willamette River. Oregon Local News - What gems

lurk beneath the Blue Heron site? <http://www.pamplinmedia.com/cr/28-opinion/199164-what-gems-lu...> 30 October 2013, James Nicita

The site, the George Marshall Land Donation Claim, is associated with the life of an individual, George Marshall, who made a significant contribution to the Oregon City area -- the Willamette Falls industrial development -- , and the economy of the state and nation.

Details about when he sold the donation land grant are missing from library's file. (George Marshall and his wife died in 1887 and 1896, respectively.) This information comes from the Clackamas County Historical Society records.

Information about the owner **Daniel Williams** is less clear. A Daniel Williams (born in 1839) emigrated from Wales with his parents Daniel and Laura Williams as reported by their grandson in his later years; only the younger Daniel appears to have made it to Oregon. This is from the Historical Society. If this is our Daniel Williams, he may have been connected with Beaver Creek's historic Welsh church.

Christian Muralt purchased the property from Daniel Williams in 1893. This may have been because a road bisected Muralt's former property and he received a settlement. He also established in court a legal precedent that the judge could not pick and choose (fish) between site inspections and had to go with the first one he picked.

Mother **Lucy** and son **Omar Shockley** (24) bought the farm next in about 1910. Omar Shockley's parents Robert J and Lucy Jane originated in Missouri and were married in 1869. They "crossed the plains in a covered wagon" in 1883 with (at least) a son and daughter and Lucy pregnant. They settled in the Highland part of Beaver Creek in 1884 and in the 1910 census Robert J (68) is listed as a farmer. (Omar's parents died in 1913 and 1943, respectively, and were buried at the Coulton Cemetery near Highland though they had moved from Highland.) Like many of their nine children, Granvil Omar Shockley was born in 1886 in Oregon. Omar Shockley sold the farm in 1921 when he married Ethel Henrici.



He and Ethel lived in Silverton. (Omar Shockley died in 1971.)

Omar's sister Nellie married Oregon-born Robert L Parrish also of Highland. In the 1910 census Robert L (43) is listed as a farmer.

The Shockley, Henrici and Parrish families each had roads named after them in recognition of their significance to the community.

Carl Schudde became the next owner from 1921 to 1961.

A brief amount of historical investigation indicates that several of the previous owners of this Historical Landmark made significant contributions to the community and even the state and nation.

SUMMARY

In 1990 your predecessors picked the Muralt Farm Complex for good reasons. Even more good reasons for it to be a Historic Landmark have come to light. The farm was build well and has been holding up remarkable well. It is a prominent landmark in our community. The Hamlet of Beaver creek wants this Historical Landmark to remain. This farm connects us to historical farming practice, to the community members who went before us and for whom our roads were named, and even to the region's early industrial growth into international trade of our agricultural products. The simple farm lifestyle this farm represents remains important to people in Beaver creek who in this time of covid and great change want to get back to basics. Beaver creek loves its history and its sense of place. Please preserve our historic treasures.

“Most importantly, an owner who acquired a property after it was designated as a historic resource on the resource list does not have the right to have the designation moved under OAR 660-023-0200(9)(a).”

HOUSE

1990



"Inventory", p. 2/13.

2021



Application, p. 27/98

Despite the neglect and fully broken out windows, the house is straight and tall.



Application, p. 24/98

Note straight roof lines, sharp condition including the trim.

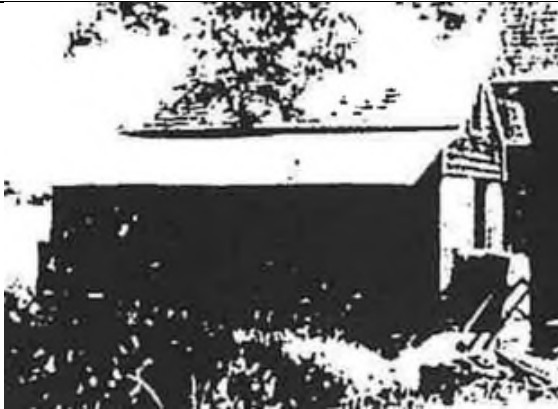


Graser-Lindsey, p. 8

Despite the popped off porch, the front wall interior looks fresh, strong, without evidence of rot.

ROOT CELLAR

1990



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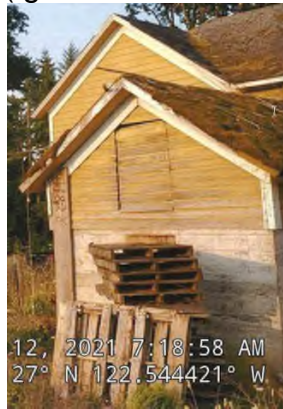
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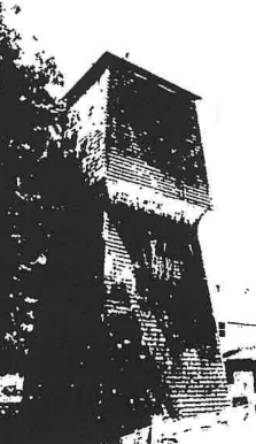



Note straight roof lines and sturdy concrete and wood walls.

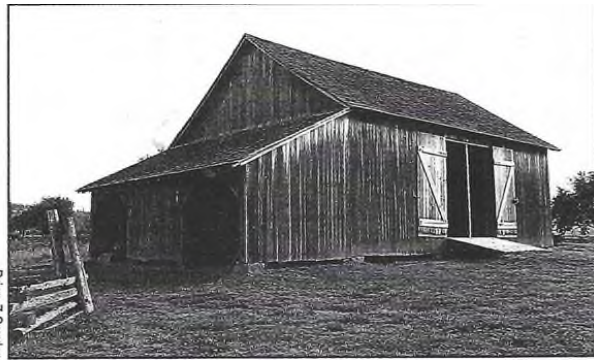
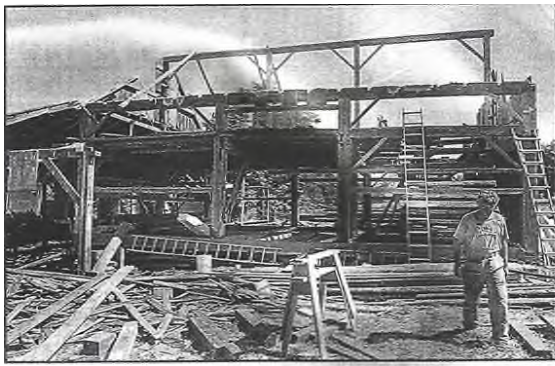
(Ignore owner storage in foreground)



Application, p. 30/98

Original features on back echoing house.

<p>WATERTOWER 1990</p>  <p>“Inventory”, p. 3/13.</p>	<p>2021</p>  <p>Application, p. 26.98. Third floor has been lost, but the first two floors are still intact and largely still shingled.</p>
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(Above) Gregg Olson at work, partway through the two-year restoration process. Any timbers that had to be replaced were hand-hewed with axe and broadaxe.

(Left) Restoration complete. One change from the original: the sills are now up on rocks, away from the damp ground.



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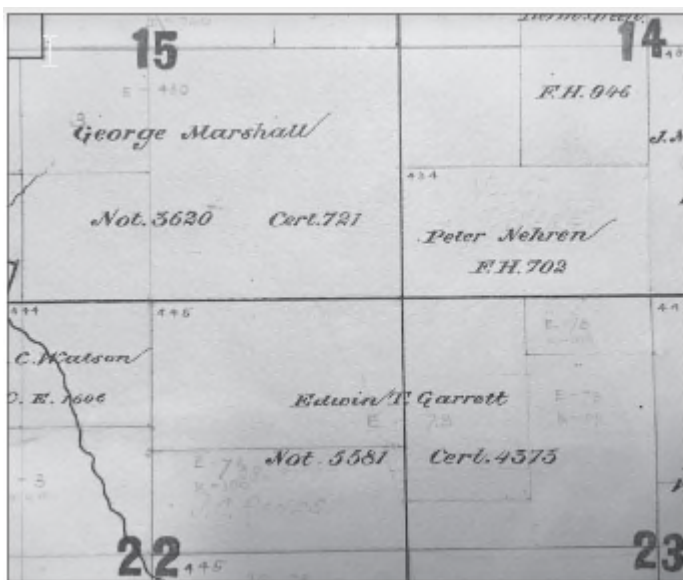
When you order Beaver Board from the lumber or building supply house in your town, just let them know you want Beaver Board. You'll get it for the Beaver Board standard price, and the best of service.

By using Beaver Board, you can have a warm room, and a fireproof one, and a sound-resisting one, and a beautiful one, and a cheap one.

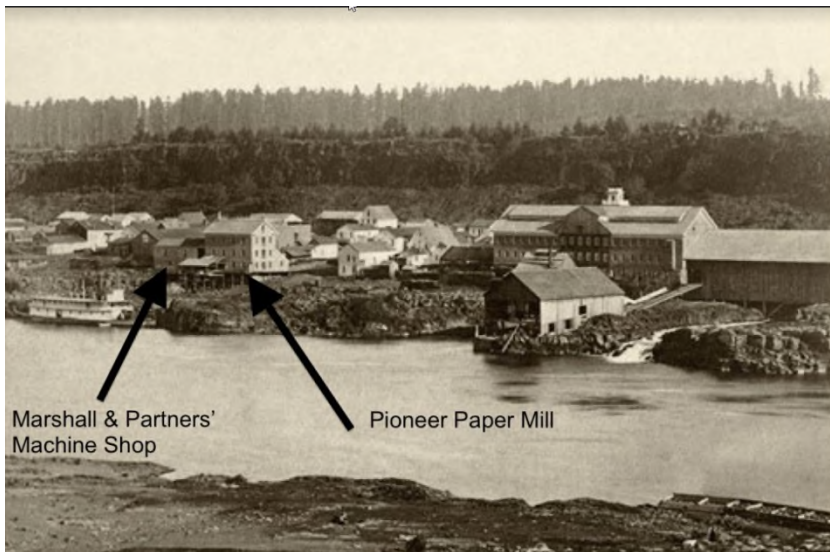
THE BEAVER BOARD COMPANIES
Burlington, N. Y.

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1870s Clackamas
County
Assessor's map
of Donation Land
Claims of Edwin
T. Garrett and
George Marshall.
PHOTO COURTESY:
CLACKAMAS COUNTY
HISTORICAL SOCIETY



Omar Shockley and Ethel (Henrici) Shockley

Historic Landmark Designation Criteria (Clackamas County Zoning and Development Ordinance 707.02 B)

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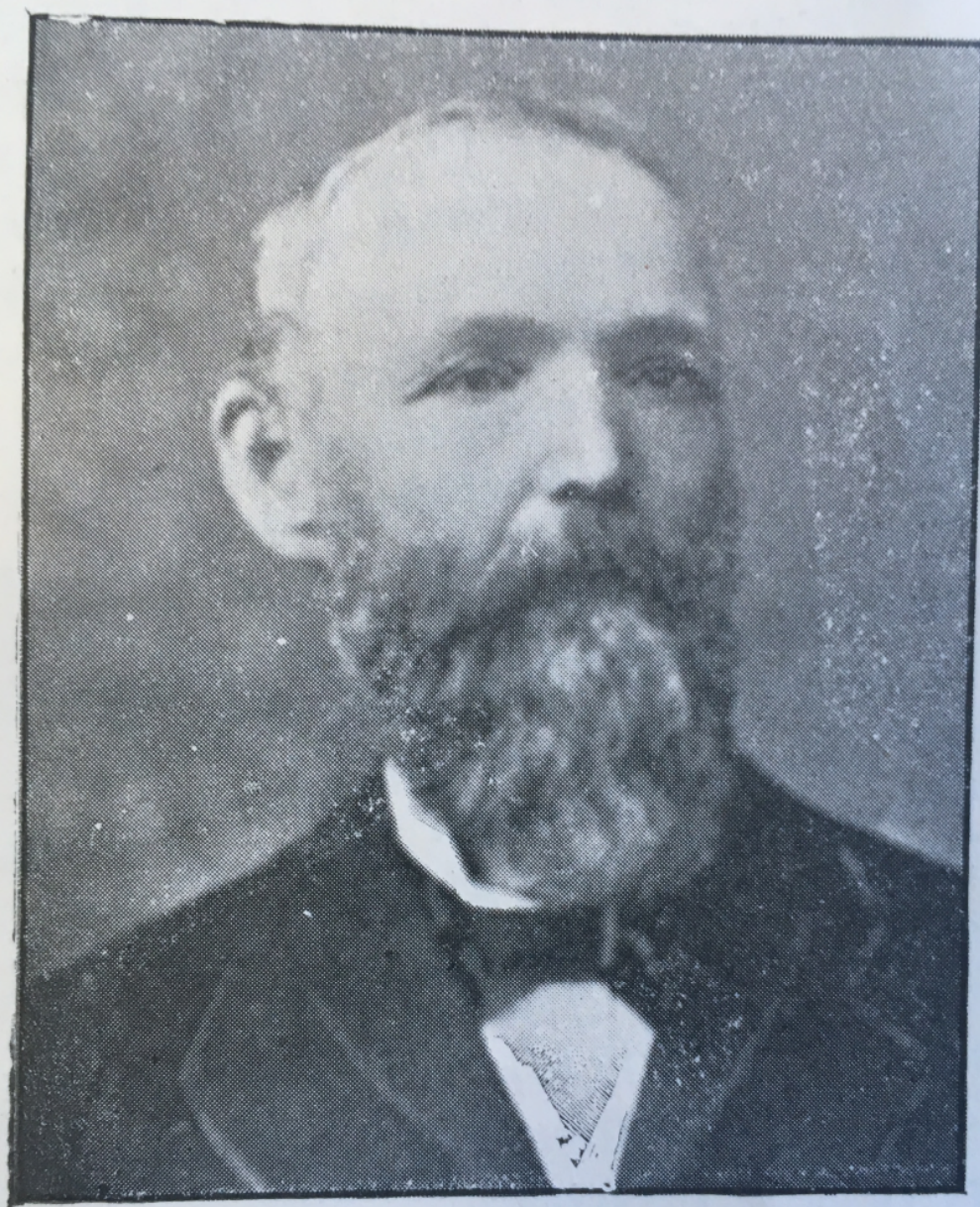


Photo by Browning.
GEORGE MARSHALL,
A Pioneer of 1852.

THE QUAKER PAPERMAKER:

E.T. Garrett and the hidden origins of Northwest papermaking

Text © JAMES NICITA

This past Jan. 10 marked the sesquicentennial of the Pacific Northwest's first papermaking, at the Pioneer Paper Mill within what is now the Blue Heron site in Oregon City. The Willamette Falls Legacy Project might unearth the basalt foundation of this mill as part of its planned riverwalk.

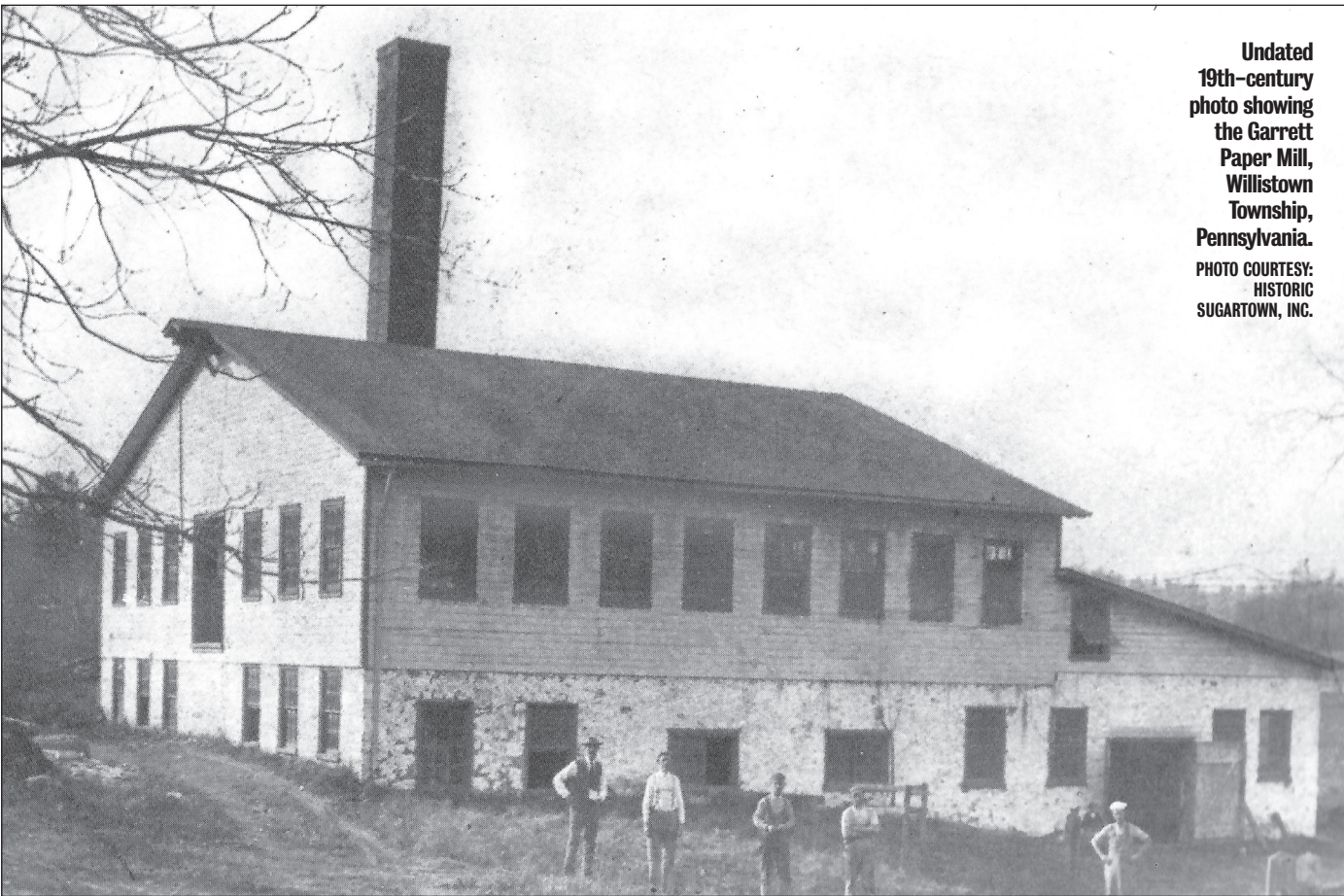
In the 150-plus years since that day in 1867 when the first sheets of straw wrapping paper rolled off a cylinder-wire paper machine powered by Willamette Falls, some facts about the mill have remained persistently hidden, including its origins. As one source put it in 1947, "Details of the starting of the project are vague..." One reason for the obscurity: key events in the development of the enterprise occurred in the period from 1863 to 1866 when Oregon City did not have a newspaper. However, disparate strands of evidence provide a rough outline of those origins.

It turns out, as early as 1854 Oregon City had in its midst a highly trained papermaker: a young Quaker, Edwin Thatcher Garrett, who arrived overland in April of that year. Garrett, born in 1828, linked the Pacific Northwest's first paper

mill to the very provenance of American papermaking, southeastern Pennsylvania. In 1691 an immigrant German papermaker, William Rittenhouse, established the country's first paper mill in Philadelphia. Through the middle of the nineteenth century, Pennsylvania led the nation in paper manufacturing, with about 60 mills in 1810, and nearly 90 in 1840. Within Pennsylvania, Chester County was the center of the industry.

Garrett's Quaker ancestor William Garat had set sail from England for Pennsylvania in 1684 — two years after William Penn himself — and settled in the countryside west of modern Philadelphia. Another descendent of William Garat — and E.T. Garrett's contemporary and not-too-distant cousin — was the great Underground Railroad abolitionist Thomas Garrett.

As described by historian John Nagy in his book "Acres of Quakers," Edwin Garrett was the eldest son of William and Eliza Sharpless Garrett. In 1840 William Garrett constructed the Garrett Paper Mill (see photo), on the family's farm property on Ridley Creek, in Willistown Township, just west of the city of West Chester, in Chester



County. Edwin had four younger brothers — Casper, Harvey, William and Sylvester — and all five sons apprenticed in the family paper mill from a young age, then spent their careers in both paper manufacturing and marketing. Edwin was also well schooled, at local public schools, a Friends School and a boarding school. He grew up attending the Goshen Monthly Meeting of Friends, near Willistown, and married Alice Priest in Philadelphia in 1852.

Garrett heads to Oregon

Historians Gilbert Cope and Henry Graham Ashmead write of the 26 year-old E.T. Garrett, "In 1854 he determined to seek his fortune in the far west, and he was among the early ones who journeyed to Oregon when that region was unreachable by railroads and travel was overland by wagon from the Missouri river." Another historian, Arthur James, writes that Garrett took "his wife and son to Oregon where he acquired cheap land and anticipated starting a paper mill." Tragically, just as Edwin arrived with wife Alice and infant son John, his father William was killed in a farming accident. Eliza Sharpless Garrett then ran the Garrett Paper Mill until her own retirement in 1863.

The land Edwin and Alice Garrett settled near Oregon City became the Edwin T. Garrett Donation Land Claim (DLC). A set of remarkable 1870s assessor's maps at the Clackamas County Historical Society archive shows the Garrett DLC in the then-remote Beaver Creek Precinct (see map). Today, driving south on Beaver Creek Road, beyond Or-

egon City High School and South Henrici Road, one crosses and bisects the Garrett DLC beginning at the corner of South Wilson Road.

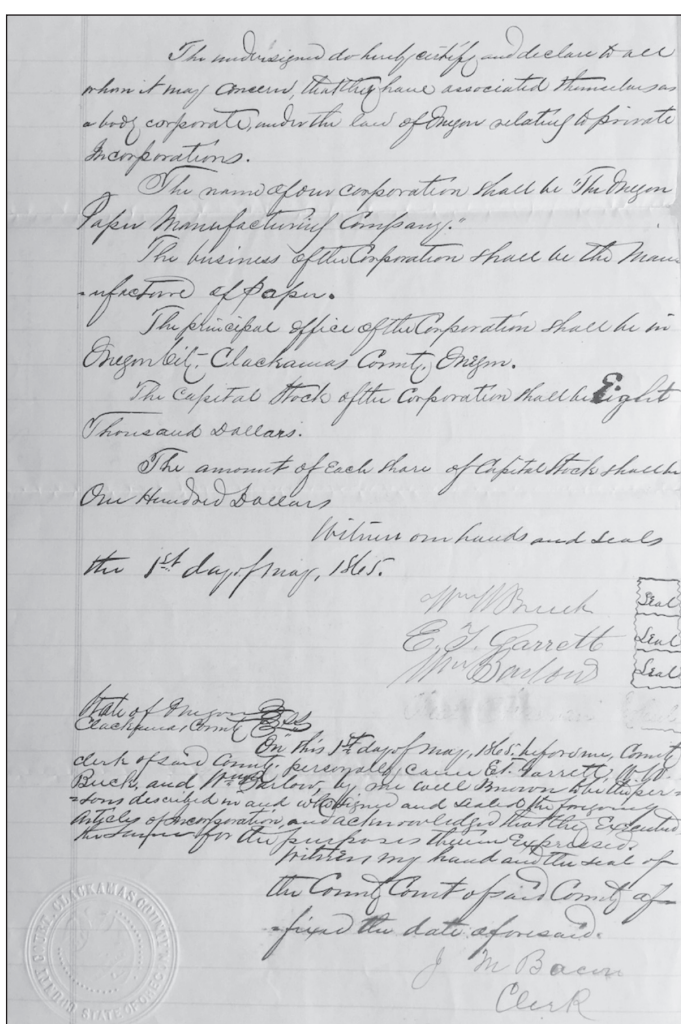
Territorial and early statehood assessment records from Clackamas County show a modest, static family farming operation during Garrett's time in Oregon. For example, the 1860 assessment lists 320 acres, nine cattle, 17 sheep, five hogs and a wagon. The 1860 census lists Garrett as a "farmer," and lists Alice and son John, as well as sons William, Henry, Jesse and Edwin, Jr.

Garrett did not benefit from a local Quaker community. Although the Garretts were not the first Quaker family in Clackamas County — they were preceded, for example, in 1847 and 1850, respectively, by the renowned horticulturist Luelling brothers in Milwaukie, Henderson and Seth, the latter famously developing the Bing cherry — the first Society of Friends monthly meeting in Oregon would not be established until the late 1870s.

Youthful, isolated on a remote farmstead, and lacking a kindred religious community, Edwin Garrett's Oregon existence seems almost completely anonymous. This writer has been able to find only three references to "E.T. Garrett" in Oregon City newspapers from the era, in "letter lists" — that is, periodic advertisements by the postmaster listing community members who had letters waiting for them at the post office. The first mention, however, in the Oregon Spectator of Feb. 17, 1855, is significant, due to the identity of the postmaster who published the list: W.W. Buck.

Yes, that W.W. Buck, whom history identifies as the entrepreneur behind the Pioneer Paper Mill and the Pacific Northwest's first paper production.

Perhaps the future will yield documents from attics and hidden archives to detail when and how E.T. Garrett and W.W. Buck first formed their partnership. In the mind's eye, though, one can imagine a 20-something Garrett walking into the post office to retrieve his mail and striking up a conversation about his paper-mill aspirations with the 50-something Buck, and Buck in turn affirming the acute need for paper on the growing frontier; for his tenure as postmaster was not the only experience that had provided Buck with a



Articles of Incorporation of the Oregon Paper Manufacturing Company dated May 1, 1865.

keen interest in paper.

The civic impresario

William Wentworth Buck, born in 1804 in Cayuga County, New York, arrived in Oregon on a wagon train in 1845, and in Oregon City in 1849. He might accurately be described as a "civic impresario." Perhaps no other historical figure in Oregon City, other than John McLoughlin himself, had such a sense of and instinct for constructing a Euro-American immigrant civilization on the Oregon frontier, both as a builder of edifices and of institutions. As Buck himself said in an interview with the historian Hubert Howe Bancroft, "I have been in almost everything that looked toward developing the place."

To give some examples: as a contractor and entrepreneur, Buck, with his son Heman, owned a sawmill on what would become the H.S. Buck DLC, about where the Union Pacific tracks today cross on the Clackamas River near Park Place. He built Clackamas County's first courthouse on the block immediately east of today's Carnegie Library; co-founded and helped erect the Oregon City Female Seminary; and was an original incorporator of the Oregon City Woolen Mills. As a public citizen, in his long career Buck served in positions such as council member, mayor, and treasurer of Oregon City; Clackamas County public administrator and justice of the peace; and president of the Temperance Society. Most significantly, on June 6, 1849, shortly after his own arrival in Oregon City, Buck was elected to the very first Territorial Legislature, as the Clackamas County representative to the upper chamber, known as the Council.

In the first legislative session of 1849-50, the Legislative Assembly elected Buck and Gen. Asa Lovejoy as "Commissioners to let the printing of the laws and journals." After advertising for sealed proposals, they contracted with the

owners of the Oregon Spectator to print the session laws. The effort however proved a bit of a fiasco for a number of reasons, including a paper shortage in 1850 that delayed the Spectator from obtaining even its own newsprint from its New York supplier; the Spectator issued smaller "half-sheet" issues at least three times that year, and did not complete printing the session laws until the first week of October. The Assembly requested and received from a special Joint Committee a report on the problems that had been encountered.

The embarrassment did not prevent Buck from being elected president of the Council for the second session in 1850-51, however it must have impressed upon him deeply the need for a reliable local paper supply by which to build a frontier civilization. And it may have inspired Buck later to use his numerous financial and political connections to assist a young papermaker in his paper-mill aspirations.

The Oregon Paper Manufacturing Company

Early reports from November 1856 by two Portland newspapers of a paper mill effort left unknown the identity of those involved. "We learned... that a company at Oregon City are about constructing a mill for the manufacture of paper," the Democratic Standard wrote. "We hope they will be encouraged in this enterprise." E.T. Garrett at least may well have been involved, if only due to the odds against there being at the time more than one highly trained papermaker on the sparsely settled frontier. Nothing happened, however.

In fact, a decade would pass before the realization of a paper mill. In 1863, there are scattered pieces of evidence that may or may not be related to Garrett's mill effort. Back in Pennsylvania, Garrett's brother Casper's own paper-milling business began to develop rap-

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June 6 Comfort Keepers	
Annual Chamber Golf Scramble	12:00pm - 7:00pm
June 9 Stone Creek Golf Club	
Annual Awards Celebration	5:00pm - 8:00pm
June 15 Gray Gables Estate	
Engagement Marketing	11:30am - 1:00pm
June 25 Location TBD	
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Ambassador Meeting	June 13 7:30am - 8:30am

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Oregon City Public Works Operations Center delivers essential services for over 60 years

Raymond Rendleman's article about Oregon City's Public Works Operations Center (Jennings Lodge, Oregon City Public works developments have parallels, May 1) compares our planned upgrade of the city's existing Public Works Operations Center to a private, for-profit development in Jennings Lodge.

In my mind, there is no legitimate comparison. The city's Public Works Department provides essential services every day, year-round to every citizen in Oregon City — a track record of continuous service from its current site for over six decades.

The private development in Jennings Lodge converts a historic camp retreat to higher-density single-family housing units. The two dilapidated storage buildings on the Operations Center site mentioned in the article



COMMUNITY SOAPBOX

by Dan Holladay

are not historically significant, as determined by the State Historic Preservation Office.

The article's questionable points of comparison and lack of information about the city's Public Works facilities inspired me to share the city's vision for continuing to provide responsible public service from the current Operations Center location and how we have been working

with the neighborhood to ensure their issues are addressed.

Oregon City's existing Public Works Operations Center has been located at this site, which is in the core of our city in the McLoughlin neighborhood, for over 60 years.

The site is situated on bedrock — not prone to landslides. Our closest neighbors, and many citizens, have observed a facility that has historically been a good neighbor through thoughtful travel, attentive facility maintenance and discreet operations.

The city plans to upgrade the long-outdated city-owned site and replace the Operations Center to accommodate critical water, sewer, stormwater and street operations and maintenance services citywide.

A more intensive master plan to improve the Operations Center was approved in 2010. Since then, at the direction of the City Commission, our staff have been working with neighbors and interested parties to refine plans with the goal to further reduce impacts on the neighborhood. Key changes to the facility plan were drawn directly from neighborhood input:

- Screened parking for large trucks, and small vehicle parking on the upper level to reduce traffic through the neighborhood, addressing one of the primary concerns from the previous plan

- Preservation of an area valued by the neighborhood and identified by a basal rock outcropping and white oak trees

- Architectural character consistent with the historic district

- Reduced number of gravel storage bins to minimize large truck deliveries

- Limiting costly new building construction by instead renovating and repurposing the existing armory as a fleet maintenance shop

- Reduced overall footprint from the 2010 plan by 25 percent. Smaller space for offices, sized for Public Works Operations staff only.

I strongly support the work our staff have done to engage the neighborhood and make changes that improve neighborhood livability while also ensuring Public Works staff remain on the existing, geologically stable site where they can continue to provide efficient and timely service — as they have for more than half a century.

I encourage you to learn more by visiting the project website at orcity.org/publicworks/project/ci-15-005b or contacting the project staff to get the facts regarding the project.

Dan Holladay was elected as Oregon City's mayor in 2014. Earlier he also served on the City Commission and the Oregon City School Board.

Clackamas County offers facts about NCPRD

Next Tuesday, June 6, the Happy Valley City Council will vote on whether to withdraw from the North Clackamas Parks and Recreation District (NCPRD), which it has been part of since 2006.

NCPRD, overseen by the Clackamas County Board of Commissioners, is a service district that provides exceptional parks and recreation programs and facilities, serving more than 122,000 residents in Happy Valley, Milwaukie and a large unincorporated area.

We respect Happy Valley's desire to offer parks-and-recreation services directly to its own residents. If the city decides to leave the district, NCPRD will work to make the separation as smooth as possible.

I'd like to take this opportunity

to highlight the role NCPRD has played in Happy Valley:

- Happy Valley joined NCPRD through an Intergovernmental Agreement (IGA). The top priority as listed in the IGA, was: "A community park in the Rock Creek area of 20 to 30 acres to include athletic fields adjacent to a school site if possible."

- NCPRD developed Hood View Park within three years of the city joining the district. With its impressive sports fields, walking trail, and picnic facilities, it is the largest project in the district's history.



COMMUNITY SOAPBOX

by Don Krupp

- Due to the downturn in the housing market after Hood View Park was built, system development charges (SDCs) from Happy Valley to the district were low for several years. SDCs are one-time fees — assessed on developers — to support infrastructure.

- SDCs that are collected from new development within the city of Happy Valley are spent within the zone that the city exists within. That's how the district works — collected fees are spent within zones, not city limits. Some parks developed or improved in this

zone include Pioneer, Pfeiffer and Trillium Creek. And of course, Happy Valley residents enjoy the trails and other improvements at Mt. Talbert Nature Park, which NCPRD worked on with Metro.

- NCPRD currently has almost \$10 million of these zone SDCs collected from Happy Valley developers on reserve for new projects. There are several Happy Valley projects on the drawing board, one scheduled to break ground this summer.

- NCPRD has partnered with the North Clackamas School District to exchange Hood View Park for two school district properties and several million dollars' worth of bond funds. This partnership was developed in order to free up much-needed capital funds and allow investments

to be made in additional parks and recreation facilities.

- Further, this partnership was designed to continue to allow NCPRD to program use of this park after hours. Citizens of Happy Valley, who are by far the majority users of Hood View Park, will continue to be able to enjoy the outdoor recreation and organized sports opportunities this outstanding facility offers.

For more information, I encourage district residents to visit ncprd.com/happyvalley.

I'd like to assure the 102,000 residents remaining in the district should the city withdraw, we will continue to offer the same high-quality services and top-notch facilities you have enjoyed for years.

Don Krupp is the Clackamas County administrator.

Blue Heron: Pioneer Paper Mill origins revealed

■ From Page 6

idly beginning in 1861, and in 1863 he and brother Harvey bought out the interests of Eliza Sharpless Garrett and the other brothers, including Edwin, in the family paper mill in Willistown Township. This was effectuated through a trust deed, which gave Edwin a steady payment of funds he might hypothetically use, for example, to contribute to his own Oregon paper-mill effort. In Oregon City the Argus, seemingly giving voice to local anticipation, opined in favor of a "much needed" paper mill. And, a group that included Garrett's neighbor, the well-known steamboat man George Marshall, who had settled a DLC immediately north of Garrett's (see map), purchased Abnerthy Island in Willamette Falls, including its water rights, from Lovejoy; Marshall's group would in 1866 sell the Pioneer Paper Mill its water rights for power, as well as a factory site.

Were the latter two originally intended for Garrett's mill? The timing is interesting. In March of 1865, Marshall's group bought the parcel that became the factory site, Lot 5 of Block 2, on Third Street, just west of Main Street in Oregon City. Shortly thereafter, the Salem Statesman on April 24, 1865, reported what seemed to be the imminent fulfillment of

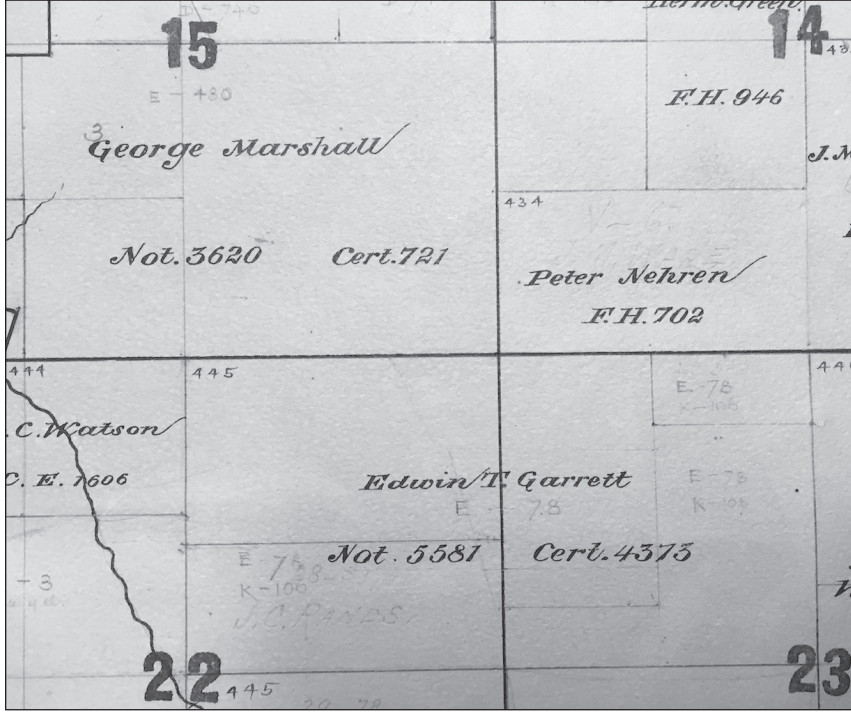
E.T. Garrett's longstanding Oregon paper mill dream:

"A Paper Mill — Mr. Garrett of Clackamas will soon erect a Paper Mill at Oregon City. The machinery is already purchased in the East and on the way here. The Mill will cost between six and seven thousand dollars. Mr. Garrett is a practical paper maker, and we wish him great success."

Articles of incorporation of the Oregon Paper Manufacturing Company (OPMC) dated May 1, 1865, bear the signatures of E.T. Garrett and two other incorporators: W.W. Buck and William Barlow, the proprietor of the Barlow House, and the son of Barlow Road trailblazer Samuel K. Barlow (see copy of articles.)

The Statesman's news spread nationwide: Portland (April 26), Walla Walla (May 5), Sacramento (May 11), and... Philadelphia, although the one-sentence mention in the Inquirer on May 8 mentioned neither E.T. Garrett by name, nor the "hometown boy" angle on the story.

However, it appears the project then promptly fell apart. Exactly two weeks after the date of the articles of incorporation, and one week after the Inquirer mention, the Oregonian reported on May 15, 1865: "Not long since a paper mill was talked of for Oregon City, by some of our capitalists, but we have heard nothing of late about it, and under-



1870s Clackamas County Assessor's map of Donation Land Claims of Edwin T. Garrett and George Marshall.
PHOTO COURTESY: CLACKAMAS COUNTY HISTORICAL SOCIETY

stand the principal reason for abandoning the project was the scarcity of raw material from which to manufacture the article." This explanation seems wholly unsatisfying, as Garrett had a decade to assess the state of raw material supplies for a paper mill. Nevertheless, by autumn Garrett and his family had moved back to Pennsylvania.

But the story does not end there, for the OPMC was the embryonic precursor to the company that would construct the Pioneer Paper Mill the following year, in two regards.

First, in regards to the paper machine "purchased in the East" and shipped out West. Here, Garrett's youngest brother Sylvester comes into the picture. "In 1865 he went to Oregon, where his eldest brother, Edwin Thatcher Garrett, had been living for ten years," Cope and Ashmead write of Sylvester Garrett. "During his sojourn with his brother, he assisted in establishing and equipping the first paper mill erected in that state."

This assertion must be qualified, as the first paper mill in Oregon was the Pioneer Paper Mill, erected in 1866 after both Garretts had returned to Pennsylvania. It seems that the only way Sylvester could assist in

"equipping" the first paper mill in Oregon would have been to bring out with him the paper machine mentioned in the Statesman article, and then transfer it to Buck and others after his brother Edwin's project did not get off the ground. Perhaps the OPMC project collapse occurred during shipment, for the machine only reached San Francisco, and was stored in a warehouse.

The manufacturer of the paper machine may remain forever a mystery, because the machine was used. Perhaps it came from one of Casper Garrett's mills: tantalizingly, he had taken out a classified ad in the Inquirer in March 1865 for a used cylinder-wire paper machine, the type similar to the kind of paper machine installed in 1866 in the Pioneer Paper Mill:

"PAPER MACHINERY FOR SALE — ONE 42 inch Paper Machine, with five copper dryers, 28-inch face; 2 Rag Engines, 30-inch bars; 2 Patent Cylinder Washers, 50-inch face, good as new; also, 1 Mor-tise Wheel, 12 feet in diameter, 6-inch face, with shaft complete. One Iron Shaft for water wheel, 16 feet long, 14 inches diameter, with flanges for arms, all in good order. Apply to C.S. GARRETT, No. 12 DE-CATUR Street."

As for "establishing" the first paper mill in Oregon, perhaps Edwin and Sylvester Garrett spent the remainder of their time in Oregon assisting Buck and others in preparations for launching what the following year would become the Pioneer Paper Mill. Edwin and Alice Garrett, their seven children, and Sylvester Garrett appear on the passenger list of the S.S. "New York," arriving in New York Harbor on Sept. 23, 1865.

W.W. Buck and William Barlow together constitute the second link by which the OPMC was the precursor to the firm that built the Pioneer Paper Mill in 1866. They decided to continue moving forward, with others, on a paper-mill project — without a trained paper maker, and with a used paper machine, stored in a San Francisco warehouse, that they may not have even seen. The fateful consequences of this decision will be explored in the next installment.

Historian James Nicita lives in Oregon City. The author wishes to thank for their assistance with this article Robert Seeley, Garrett Family genealogist; Pamela Powell, Chester County Historical Society; and Faith McCarrick, Historic Sugar-town.

Gans A	Morris R	Whetstone Asa
Garrett E T	"Harris & co	Whitlow J
Garlick Wm	McAlester E	Whitney J
Geddes James	McCord J	Whitmore N S
Gleason I E	McCown Wm	Williams Wash
Genson Pason	Newman T	Wilson P R
Grant J Miss	Newman F	Wilson Walter
Grant B P	Ogle H	Withoit M and H
Goff L M	Offield A	Willey H
Golthra Nelson	Olds J H	Winds M J
Goodrich C	Oveill Jas	Winds M E
Good Mrs M E	Orwen M M	Winds G M
Hagerman V L	Palmiter I S	Wintz Geo
Hamilton J L	Parrish Mrs R	Wright J S
Hamilton J H	Partlow J M	Yeung M N
W. W. BUCK, P. M.		

PUBLISHED FEB. 17, 1865, IN THE OREGON SPECTATOR

Excerpt from Letter List published by Postmaster W.W. Buck. E.T. Garrett's name is at upper left.

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The mythic machine of W.W. Buck

James J. Nicita Wednesday, July 19, 2017

0 Comments

Fortune, Festivity and Fiasco in the 'Lowell of the Pacific'; Blue Heron Beginnings commentary by an Oregon City historian on the Willamette Falls Legacy Project

In a 1961 New York banquet speech, Reed Hunt, president of Crown Zellerbach, traced the history of West Coast papermaking. Regarding Oregon City's short-lived Pioneer Paper Mill, first in the Pacific Northwest, he offered a trenchant observation. "It appears," he said, "that the backers [of the mill] neglected one of the primary requirements of paper manufacturing — to have an experienced papermaker in charge."

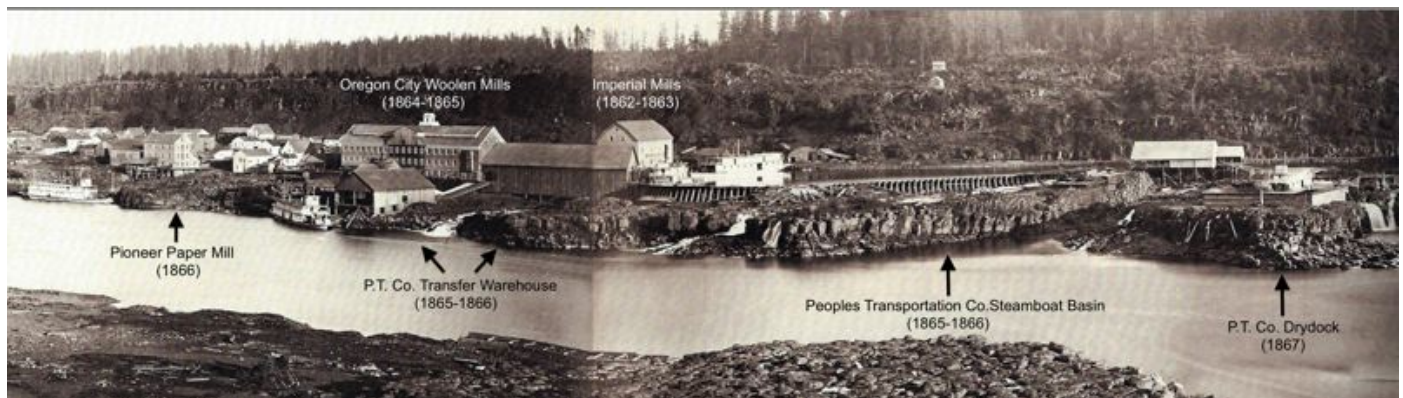
While this insight seems an essential truth, all prior histories of the mill, including Hunt's, have missed a key element: that originally the mill project did in fact include a trained papermaker, a young Pennsylvania Quaker pioneer, Edwin T. Garrett. In 1865 Garrett, with W.W. Buck and William Barlow, incorporated the Oregon Paper Manufacturing Company, and Garrett planned to serve as the "experienced papermaker in charge." The company shipped a used paper machine out from the East. Garrett's papermaker brother Sylvester also came west to assist. But the firm abruptly collapsed: it built no mill, the Garretts returned to Pennsylvania, and the paper machine only reached San Francisco. (See part one of this three-part History of the Pioneer Paper Mill, "The Quaker Papermaker (<http://pamplinmedia.com/cr/28-opinion/360904-239291-blue-heron-beginnings-the-quaker-papermaker->)," Clackamas Review/Oregon City News, May 31, 2017.)

In what would shortly prove a remarkable irony, immediately upon his return to Pennsylvania E.T. Garrett became a successful papermaker. In 1866, while Buck was superintending the construction of the Pioneer

Paper Mill, Garrett was superintending the construction of a paper mill in Newtown. Later, in 1872, he bought a mill in Landsdowne, which he ran as the Darby Paper Mill almost up to his death in 1908.

The 'Lowell of the Pacific'

Buck and Barlow persisted, perhaps buoyed by prospect of fortune in the rising tide of Civil War-era industrial development located at the base, and driven by the water power, of Willamette Falls: the Imperial Mills (1862-1863), the Oregon City Woolen Mills (1864-1865), and the steamboat Basin and Works of the Peoples Transportation Co. (1865-1866). See photo:



The Lowell of the Pacific: This composite of two 1867 Carleton Watkins photos shows the Pioneer Paper Mill, left, shortly after it closed, near the other Civil-War-era industrial developments at Willamette Falls: the Woolen Mills, the Imperial Mills, and the Basin and Works of the Peoples Transportation Company.

(<http://pamplinmedia.com/images/artimg/00003583155397.jpg>)

The press had come to label Oregon City "the Lowell of the Pacific," after the Massachusetts industrial town. The paper mill would be the next font of prosperity. The Salem Statesman of Feb. 19, 1866 announced the new venture:

(<http://pamplinmedia.com/images/artimg/00003583155411.jpg>) "An Oregon Paper Mill. — We take pleasure in announcing another step in the onward march of the State. Articles of incorporation have been filed during the past week incorporating... 'The Oregon City Paper Manufacturing Company' [OCPM]. Incorporators—Arthur Warner, William Barlow, W.W. Buck, Samuel Miller, Jacob Wortman, and Thomas Charman."

In April the stockholders chose directors: Buck, Wortman, Abram Myers, John R. Ralston and James D. Miller. The directors in turn elected Buck president and J.D. Miller secretary and treasurer. Warner, Barlow, Wortman, Charman and Ralston were Oregon City merchants. Buck, a contractor, and Samuel Miller, a millwright, also owned sawmills. Myers, the son-in-law of the Ohio inventor James Leffel, manufactured Leffel's Double Turbine Water Wheel at the Oregon Iron Works in Portland.

J.D. Miller, Samuel's nephew, played key roles in the OCPMC and the mill's subsequent history. Born in 1830 — like Garrett, a generation younger than Buck — he grew up in Indiana and worked in the lumberyard of his

father Joseph Miller. The Miller family came to Oregon City overland in 1848. In 1849, J.D., his older brother, and his father struck a rich claim in the California gold fields. Joseph died there and his sons buried him near the claim. In 1850 J.D. Miller operated a flatboat on the Willamette above the falls, and brought grain down to Oregon City's flour mills. After steamboats put him out of business, he farmed his donation land claim on the Tualatin River. In 1855 he began his own long steamboat career on the Hoosier. A decade later, as Miller himself wrote, "I had by this time accumulated some money and was induced to take stock in the Oregon City Paper Manufacturing Company."

The OCPMC's more robust roster of promoters was one reflection of the lessons the firm's leadership had learned coming out of Garrett's more modest 1865 effort. A second: capitalization. Garrett's company had set a target of \$8,000 in capital stock; the OCPMC, \$20,000. A third: raw materials. The Oregonian had claimed that Garrett's venture failed due to "the scarcity of raw material from which to manufacture the article." The OCPMC made early, proactive efforts to procure inputs. Straw paper often consisted of a mixture of rag and straw fibers, and beginning in May 1866, notices urging people to save their rags for the

paper mill appeared in newspapers around the state. In August, J.R. Ralston, now vice-president, toured the Willamette Valley and purchased 200 tons of raw materials. By autumn the OCPMC was shipping from San Francisco input stock such as rags, rope and old ships sails. The firm owned a hay press in Butteville, so French Prairie farms were the likely source of straw inputs.

By contrast, the OCPMC, in retrospect, compounded its error of proceeding without its precursor firm's experienced papermaker by purchasing the used paper machine the same papermaker had left stored in a San Francisco warehouse upon his return to Pennsylvania. In mid-April 1866 the Oregonian wrote, "We are informed that the Company has already purchased its necessary machinery, and that it is now in San Francisco." It is unclear whether anyone from the firm saw the machine prior to its purchase, and if they had, it seems unlikely that they possessed the technical expertise to assess its adequacy for the planned paper mill.

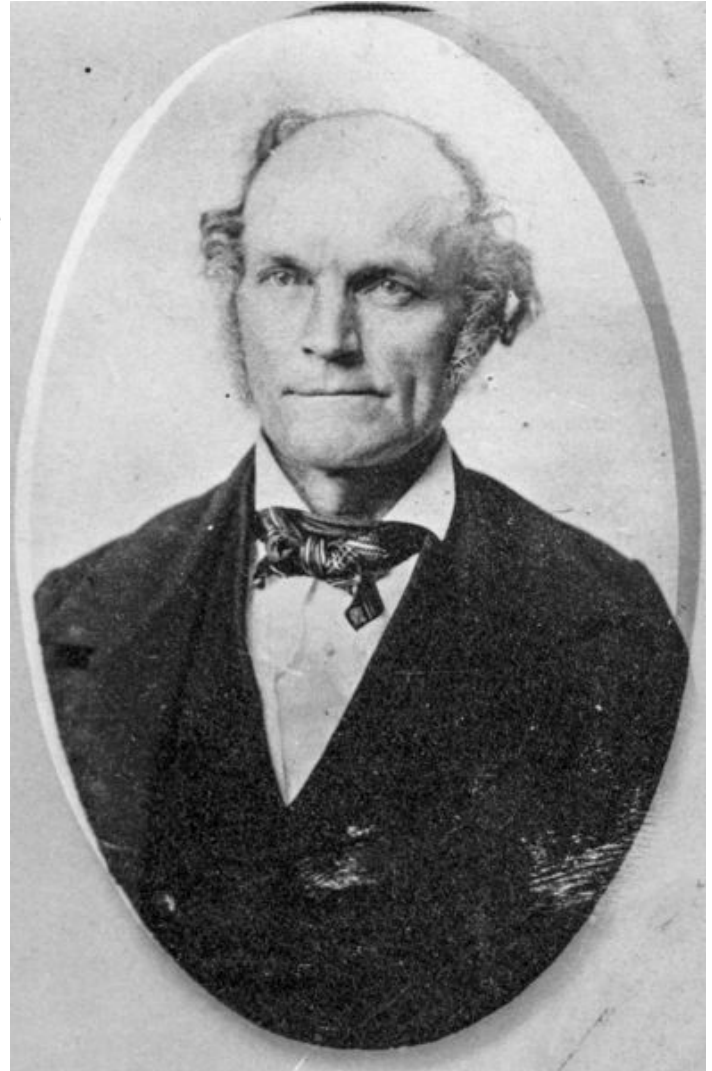


PHOTO CREDIT: OREGON HISTORICAL SOCIETY. - William Wentworth Buck, first president of the Oregon City Paper Manufacturing Company.

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Nevertheless, beginning in May, Oregon City watched with anticipation the progress of its next great industrial enterprise. Buck superintended the construction. The chief architect and millwright was Alwin M. Harding, an 1852 pioneer from Vermont who had built two flour mills on Clear Creek in rural Clackamas County, and who had helped erect the Imperial Mills. He patented a water wheel in 1869. "The machinery for the new paper mill has reached Oregon City, and the building has commenced," wrote the Oregonian on May 19. By early June, masons had completed the foundation. A notation "H. Baker" in a company schedule of liabilities suggests that the basalt foundation stones may have come from the Horace Baker quarry on the Clackamas River, which later supplied stones for the Locks. The source of bricks remains unknown.

Also in June, the OCPMC obtained the deed for the land upon which it was already constructing the paper mill — Lot 5 of Block 2 on the north side Third Street between Main Street and the Willamette River — together with the water rights to provide the mill with water power. The sellers, a partnership that included the steamboat man George Marshall, also owned — and retained — Lot 6, immediately north. They planned to open a machine shop behind the paper mill, and kept half of the water rights. The deed required the OCPMC to run the water north from Third Street along the east wall of the paper mill basement, then west along the north basement wall to provide the machine shop its half, then finally out the tailrace.

The OCPMC built one of the most fascinating artifacts of Oregon City industrial history: an underground barrel-shaped flume of yellow fir lumber, "banded together with large iron hoops." It ran north from the Basin, gradually crossing from the east side of Main Street to the west side until it reached Third Street, where it made a roughly 45-degree left turn down to the mill. A half-century later, Samuel Miller's son Thomas recalled excavating the flume's trench. The 1867 Leffel & Myers catalogue described a complex array of water wheels: "Paper mill— Oregon City, 20 inch wheel, 18 1/4-inch wheel, both with partial gates, small wheel, 18 feet head driving machine; 20 inch wheel, the Engines and all other machinery."

An early Clackamas County mechanic's lien reveals that a local blacksmith, John W. Lewis, performed a major part of the construction work. Lewis was no ordinary blacksmith. He opened his first shop in Oregon City in 1857 to manufacture plows, then expanded to carriages and wagons. Through the 1860s he built his reputation by regularly taking first place premiums at county and state agricultural fairs, culminating in his 11 prizes at the 1869 Oregon State Fair. His plows had names such as the Union, Webfoot and Kangaroo Gang Plow, and he patented both a plow and a plow roller cutter.

In his mechanic's lien, Lewis described an ongoing contract from Aug. 7, 1866, to the time the mill closed in July 1867. Through 1866, he furnished wood, iron and steel, and undertook the iron work and blacksmithing in erecting a building "composed of stone, brick, wood and iron," and in "making, repairing, and putting up the machinery and works in said building." After papermaking commenced he continued to perform repairs and maintenance on the building and machinery. He does not state where the iron, steel or wood came from, although one might suspect that the initial lumber supplies for the mill came from the Clackamas River sawmill of W.W. Buck and his son Heman. A separate mechanic's lien indicates that after the end of September 1866, some of the mill's lumber came from the Basin sawmill co-owned by Samuel Miller.

"The building for the paper factory will soon have its walls up," the Oregonian reported on Aug. 3. "The race designed to convey water to it has been commenced." On Aug. 24: "The second story of the brick building for the Pioneer Paper Mill of Oregon is now completed at Oregon City, and the machinery is all in readiness to be placed in position so soon as the third story is up, and the structure sufficiently advanced." A Civil War veteran, Capt. W.H. Smith - who for years served as a machine tender in Buck's later Clackamas Paper Mill - began his paper industry career by installing the Pioneer Paper Mill's roof. On Sept. 2, the Daily Herald in Portland wrote, "We noticed on the wharf yesterday evening a boiler and other machinery for the Oregon City Paper Mill Company." The paper mentioned neither their manufacturer nor their provenance, but said, "The boiler is intended for drying purposes." On Oct. 10: "We learn that the new paper mill in Oregon City is nearly completed," the Oregonian announced, "The floom has been finally closed."



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The mythic machine and the downfall of Buck

The year's excitement and anticipation culminated with a Grand Dedication Ball, scheduled for Oct. 11. The ball hearkened back to the one given for the Woolen Mills' opening in 1865 (see, "The most magnificent festivity ever witnessed (<http://www.pamplinmediagroup.com/cr/28-opinion/230021-93230-the-most-magnificent-festivity-ever-witnessed>)," Oregon City News, Aug. 13, 2014), including a specially scheduled steamboat to accommodate a large contingent from Portland. The Oregon City Brass Band, led by Samuel Miller's son Thomas, would provide the evening's entertainment. The Oregonian chimed, "Let's all go, as this will be a most attractive scene."

What supposedly happened that evening has become the stuff of myth, recounted in its fullest expression by historian W. Claude Adams in 1951:

"A story is told of the grand opening of the mill. The gala occasion was celebrated by a banquet and dance in the mill, with a brass band and all the flourishes. The purpose was to get the people there and to sell stock; a demonstration of the paper machine was to follow. The dance lasted all night, and by morning the machine mechanism began to falter and at last stopped entirely. The promoters offered \$2,500 to anyone who could make the machine run, but no one volunteered, so the whole event proved a fiasco."



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The story is certainly myth, because no account from the era - newspaper or otherwise — relates its core elements, namely the planned demonstration of the paper machine, and its breakdown, during the ball. The Oregon City Enterprise reported, "Dedication Ball.—By permission of the directors on Thursday evening, the 11th inst. the new paper mill building was opened to the Oregon City Brass Band, and dedicated by a public ball, which passed quite agreeably, notwithstanding the storm which raged outside." Portland's Daily Herald said, "The dance continued into the small hours of the morning, when all went home well satisfied with the evening's entertainment." The Oregonian quoting Lord Byron's poem "Childe Harold's Pilgrimage," wrote, "Notwithstanding the rain, about forty couples 'chased the glowing hours with flying feet.'" These are hardly accounts of a "fiasco."

Adams cites neither these nor any other contemporary accounts. His only source instead is William Welsh's "A Brief History of Oregon City and West Linn, Oregon," published without any footnotes or bibliography in 1941, 75 years after the fact. Further, the myth's narrative changes depending on who is telling it: Reed Hunt, for example, places the Dedication Ball and paper machine fiasco at the actual commencement of papermaking in January 1867.

The story as a myth might have value, as myths exist to convey an inner truth. But what exactly was the truth being conveyed here? That the crafty Pennsylvania Quaker papermakers duped the frontier rubes into buying, sight unseen and at a high price, a dud used paper machine? Or, alternatively, that the paper machine, if not exactly state-of-the-art, would have been adequate for the job if installed and operated by "an experienced papermaker in charge"?

The months following the Dedication Ball provide evidence to support either proposition, and do relate, albeit more gradually, a fiasco. Indeed the Oregonian may, inadvertently, have presciently anticipated the approaching

debacle in quoting lines from a portion of "Childe Harold's Pilgrimage" that describes happy youth at a ball dancing away while oblivious to an imminent calamity, the conquest of their town by an invading army. And, the subsequent events appear to have led to the downfall of W.W. Buck.

The latter half of 1866, into February 1867, witnessed an almost comic revolving door of aspirants for superintending papermaker. They seem transient, and have left almost no archival trace. In August there was one W.R. Campbell, "late of Ohio," who expected to have parts of the machinery in operation by the middle of October. The Enterprise referred to a Thomas K. Clifton in late October. On Dec. 15, the Enterprise quoted, then gave a retort to, an Oregonian story regarding the next candidate:

"'The Paper Mill.—Maj. Davenport of this city has been employed as foreman of the work at the paper mill at Oregon City.—Oregonian.' His term expired on the day following. The 'Coming Man' has not yet arrived from San Francisco."

The latter turned out to be J. Carroll, described in January as "a gentleman recently from California and reputed to be thoroughly conversant with the business." In January and February, news articles mention a Thomas J. Carl as superintendent.



(<http://reach.adspmg.com>)

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Amid this chaos, the OCPMC strained to complete the works and begin the manufacture of paper. The optimism of the spring and summer was giving way to skepticism. The firm had originally predicted that the mill "would be completed by the 1st of September." The Enterprise, in its Oct. 27 grand inaugural issue, had to content itself with an article describing how papermaking would occur once the mill did begin operations. See inset:

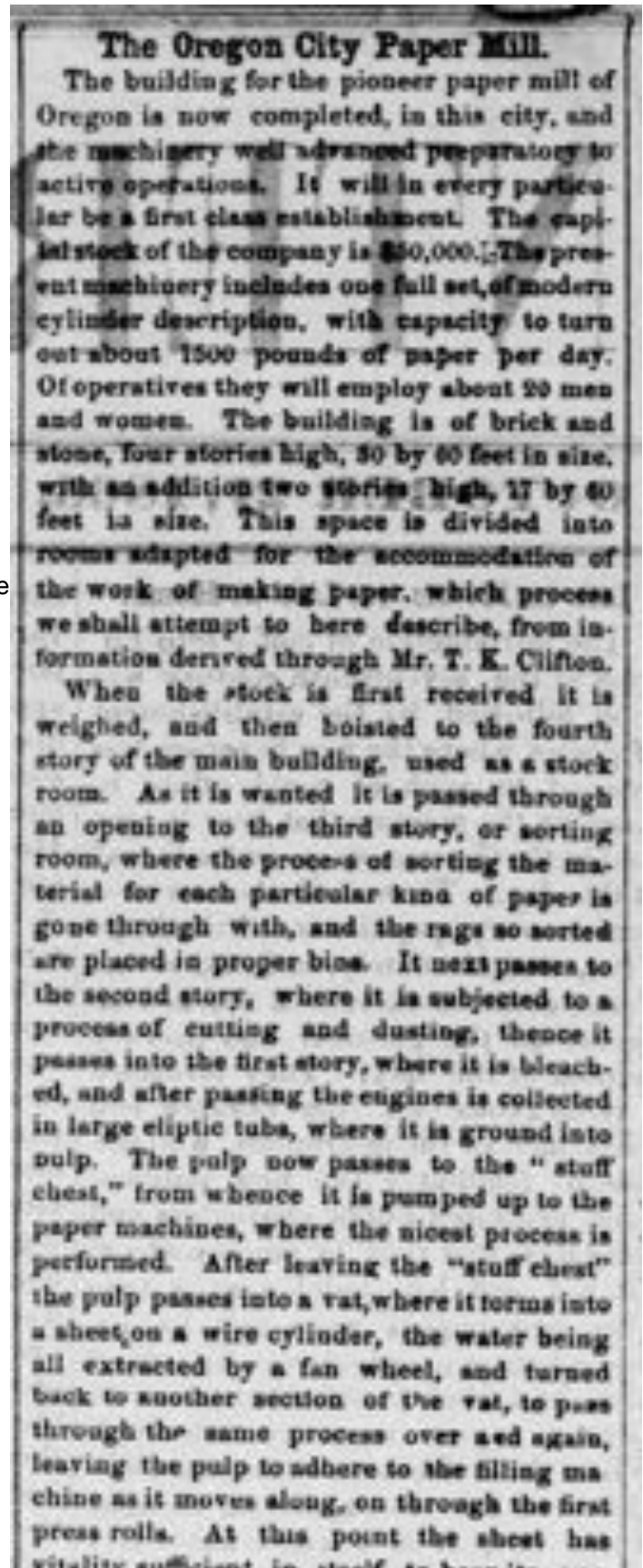
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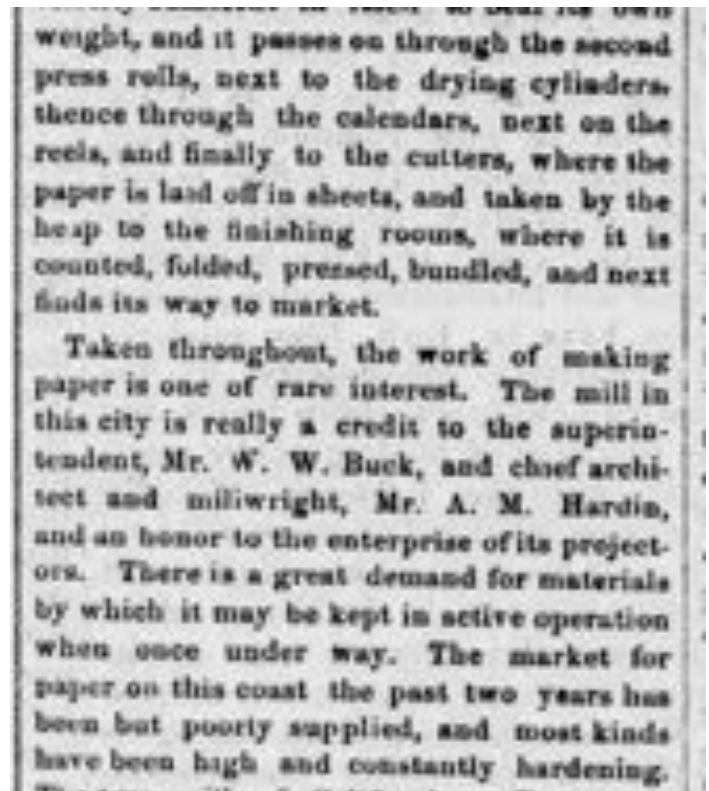
The press was excruciatingly silent on the mill in November.

Thursday, Dec. 6, 1866, proved a decisive date in the history of the Pioneer Paper Mill. It should have been the day history would remember for the Pacific Northwest's first papermaking. It should have been the day W.W. Buck would take a well-deserved bow for his leadership, tenacity and ingenuity. "The paper mill at 'Lowell' is ready to start today," the Oregonian of that date could at last exclaim. "We reckon the lint will fly now."

Instead, Buck's downfall began. On Dec. 8, the Enterprise reported, with seemingly impossible tact, the end result of the papermaking attempt of Dec. 6:

"The Paper Mill.—Mr. W.W. Buck, who has acted in the capacity of Building Superintendent and President of the Pioneer Paper Manufacturing Company, during the erection of their fine mill in this city—last Thursday completed his work, and turned it over to the Company. He still retains the position of President, however."





Article on the Pioneer Paper Mill from the inaugural issue of the Oregon City Enterprise, Oct. 27, 1866.



On Dec. 12, the Oregonian, with perhaps less tact, revealed more details:

"Oregon City Paper Mill.—This mill was supposed last week to be in readiness to commence work, but upon trial, there were found some things in the machinery and fixtures which had to be altered, having been put up by persons who had not had sufficient experience in such matters. The required alterations may require a delay of ten days or two weeks when it is hoped that everything will be in trim for a successful start."

One begins to perceive that the fiasco related in the Dedication Ball myth — the paper machine breakdown, or something like it — actually occurred on Dec. 6 or thereabouts, and that the respective events of Oct. 11 and Dec. 6, in their constant retelling over the decades, merged into one story received as oral tradition, into the 1940s, by the likes of historian William Welsh.

The embarrassing revelations rolled on, as if off that cylinder-wire paper machine. "We hear it rumored that the machinery is not what was expected," The Daily Herald wrote in January 1867. "It is unfortunate that in an enterprise of such magnitude as this, such a grievous mistake was made in the selection of the machinery."

Buck's own liability for the selection of the paper machine, as well as its flawed installation, likely led to the denouement of his fall: the end of his tenure as company president on Jan. 3, 1867, precisely one week before the Pacific Northwest's inaugural manufacture of paper. One might say of this date — sorry, can't resist — "(the) Buck stops here." He disappears from any further mention in the press in relation to the Pioneer Paper Mill during its brief operating life.

As he would soon captain the steamboat Enterprise, J.D. Miller now assumed from Buck command of the papermaking enterprise. Miller would spend the first half of 1867 heroically trying to patch too many leaks on a slowly sinking ship. That odyssey will be described in the third and final installment.

James J. Nicita is an Oregon City-based historian.

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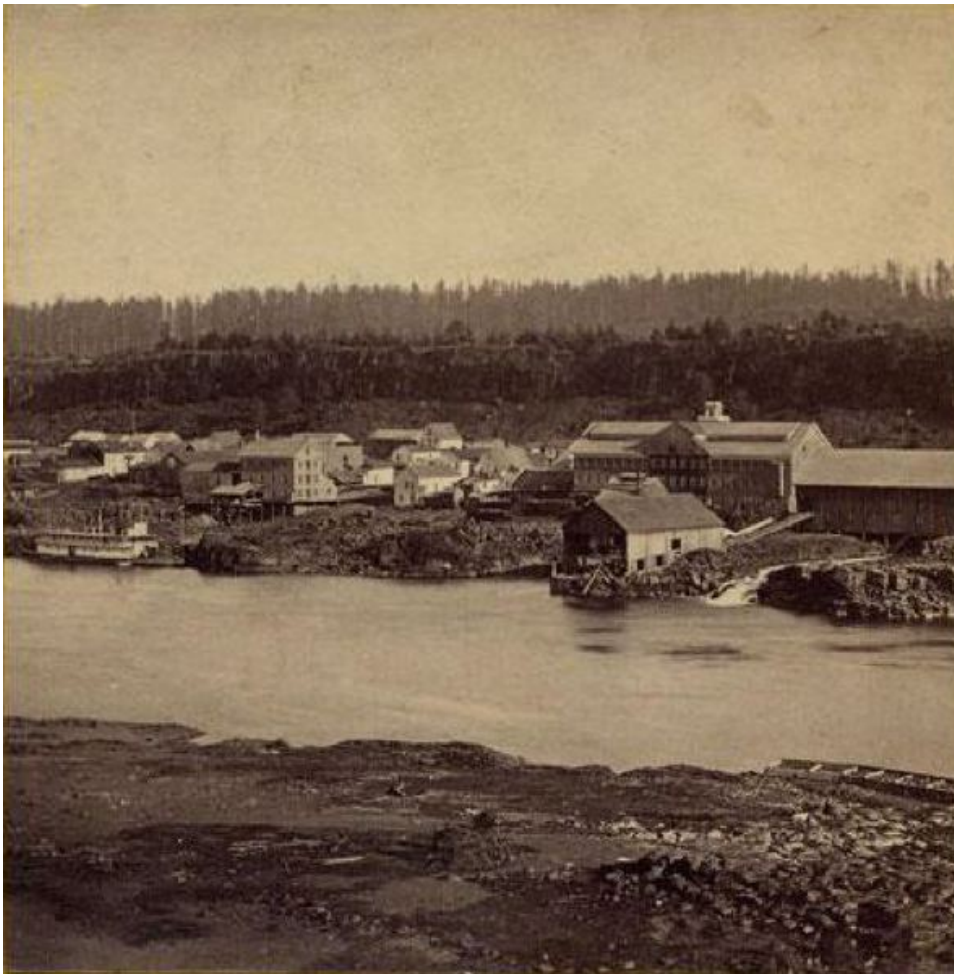
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What gems lurk beneath the Blue Heron site?

Created on Wednesday, 30 October 2013 01:00 | Written by [James Nicita](#) | 

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The Willamette Falls Legacy Project (WFLP) will host a visit by University of Minnesota architecture professor Tom Meyer Nov. 4 from 5:30 to 6:30 p.m. at the Oregon City Commission Chambers, 625 Center St. For his talk on Nov. 5 in Portland, visit rediscoverthefalls.com to sign up.



by: STEREOGRAPH BY CARLETON WATKINS - Oregon City just below the falls, showing flour mills and a sternwheel steamboat on the lower river in 1867 during the time of the Pioneer Paper Company. The Oregon City Flour Mill building is the one towards the left, four stories with the pitched roof, right above the boat moored along shore.

Meyer designed Mill Ruins Park in Minneapolis, seen by the WFLP as a model for the Blue Heron redevelopment. If the foundation of the old Oregon City Woolen Mills, with its sizable cut basalt stones, can be converted into anything like Mill Ruins Park, it will be thrilling.

I hope the WFLP will consider another, still hidden, archaeological gem for such treatment as well. Right around the corner from the Woolen Mills, and lurking under the Blue Heron site's concrete platform, lies the foundation of the Oregon City Flour Mill. What's more, the course of the millrace (now dry) that turned this mill's wheel runs beneath the platform too.

Flour milling defined Oregon's City's early history. John McLoughlin set up a gristmill, and then a flourmill. The renowned Imperial Mills were located at the foot of Main Street from just after the Civil War until Willard P. Hawley bought the building in 1908 for his paper machines. William Singer in the 1890s had a flourmill at the top of Singer Creek Falls.

On the river side of Main Street, on the north side of 3rd Street, stood the Oregon City Flour Mill. Nineteenth-century newspaper articles write glowingly of this enterprise.

A Portland newspaper, The West Slope, said in 1876, "Lying on the bank of the river...is the splendid Flouring Mill of Miller, Marshall & Co., a beautiful brick structure with stone foundation, built on the bedrock, and perhaps the finest and largest flour mill on the coast."

Indeed, in photos taken from West Linn of Oregon City in both 1867 and 1892 (in the newly re-issued "Old Oregon

City” published by the Clackamas County Historical Society) clearly show the four-story mill building with its foundation descending over bedrock down to the millrace which empties into the Willamette River.

Also in 1876, The Oregon City Enterprise ran an article extensively describing the inner workings of this mill, including its advanced fire-suppression system: “The arrangement against fire is perfect. Leading to the top of the building is a three feet diameter iron pipe which at the lower end is attached to the pipes of the water works. By means of a wire which when pulled floods the entire building with water. So simple and perfect is it that no fire can get under way.”

Both the Imperial Mills and the Oregon City Flour Mill became part of the Portland Flouring Mills Co. owned by D.W. Burnside (of Portland bridge and street fame). When Hawley bought them in 1908, the Oregon City Flour Mill became Mill D, underwent a substantial conversion, and housed Paper Machine #2 for most of the 20th century. That evolution can be seen on a succession of old Sanborn maps. The building is now a roofless ruin.

And, there is yet one more item of significance. The Oregon City Flour Mill very likely had as its origins the first paper mill in the Pacific Northwest: the Pioneer Paper Company of W.W. Buck, founded in 1866. In his 1951 article, “History of Papermaking in The Pacific Northwest,” W. Claude Adams describes the inauspicious beginning of this enterprise:

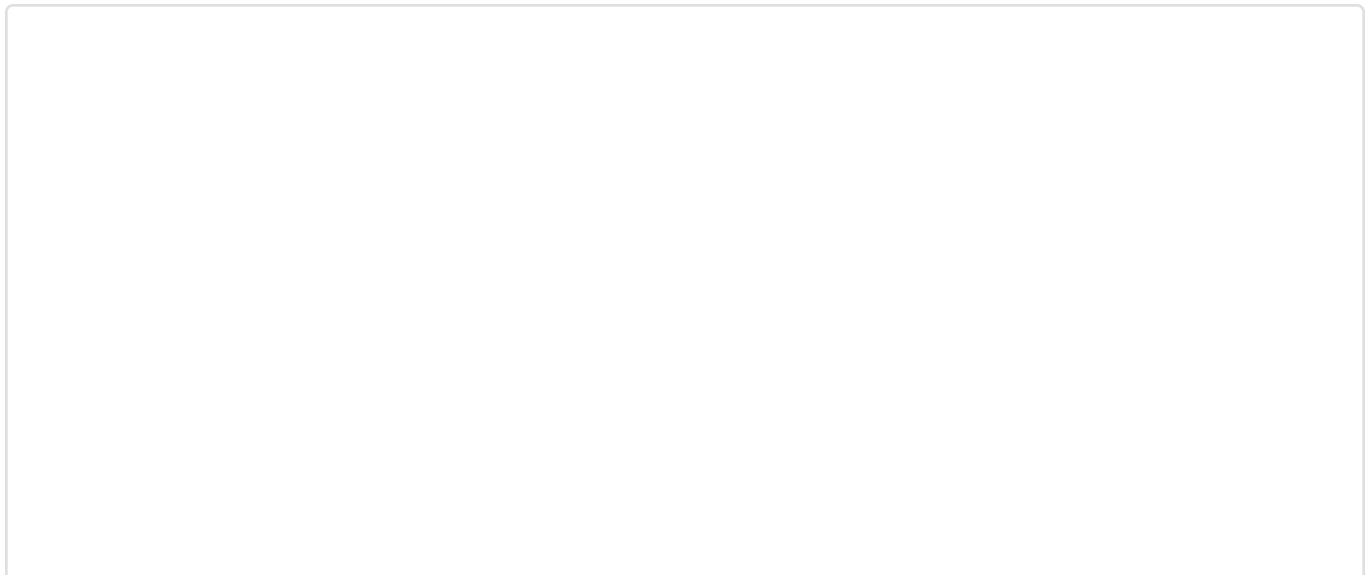
“A story is told of the grand opening of the mill. The gala occasion was celebrated by a banquet and dance in the mill, with a brass band and all the flourishes. The purpose was to get the people there and to sell stock; a demonstration of the paper machine was to follow. The dance lasted all night, and by morning the machine mechanism began to falter and at last stopped entirely. The promoters offered \$2,500 to anyone who could make the machine run, but no one volunteered, so the whole event proved a fiasco.”

Pioneer Paper lasted only about two years. Adams describes further how the successor firm to Hawley, Publisher’s Paper, placed a bronze plaque in 1951 marking the site of Pioneer Paper, similar in fashion to Hawley’s placing a plaque in 1919 in front of his company’s headquarters, almost right next door, at the northwest corner of 3rd and Main, to mark the location of the Oregon Spectator, the first newspaper west of the Rocky Mountains.

Discussions within the WLFP includes ideas such as “peeling back” the concrete platform from the riverside to expose the bedrock floodplain below. This could bring the Oregon City Flour Mill foundation back to the light of day. Perhaps too the millrace. What an opportunity.

And just where did the millrace flow come from? From the basalt cliff hydrology? From flumes leading out along and under Main Street from the basin? From the north end of the Woolen Mill? This network of water flows certainly counts as yet another gem lurking underneath the Blue Heron platform. If it can be restored — imagine a day-lighted channel meandering from the basin through the Woolen Mill and Flour Mill foundations, into the millrace, and back into the Willamette River — it would be spectacular.

Oregon City resident James Nicita is a former city commissioner.




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OC's birth to an empire: The Portland Flouring Mills

Created on Wednesday, 08 January 2014 00:00 | Written by [James Nicita](#) | 

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Blue Heron Beginnings: Commentary on the Willamette Falls Legacy Project -

William S. Ladd was a Gilded Age Titan.

By the time of his death in 1893, Ladd had constructed an Octopus-like Portland-based financial, real-estate and industrial empire that made him one of the dominant figures of the Pacific Northwest's economic development during the latter 19th century. His investment holdings included, among others, Portland's Ladd & Tilton Bank, Salem's Ladd & Bush Bank, the Oregon Steam Navigation Company, the Oregon Furniture Manufacturing Company, the Portland Cordage Company, the Portland Hotel, the Oregon Telegraph Company, the Oregon Iron Company and the Oregon Central Railroad Company. He subdivided Ladd's Addition in Southeast Portland.

Ladd knew Oregon City. In the 1870s, he held a significant ownership stake in and served as the treasurer of the Oregon City Woolen Mills; including at the time of the 1872 fire that completely destroyed the Woolen Mills and necessitated its complete reconstruction.

From the south end of the long Woolen Mills building on Main Street, Ladd could look out directly upon the "far-famed" Imperial Mills, built in 1862 by John McLoughlin's son-in-law Daniel Harvey, and which under Harvey's successor proprietors George LaRocque and D.W. Burnside exported flour as far as England by 1874.

From the north end, Ladd could look out directly upon the Oregon City Flouring Mills (OCFM), built in 1866 as W.W. Buck's Pioneer Paper Company, the first paper mill in the Pacific Northwest. Known in Oregon City as the "Brick Mill" because of its red brick exterior, it had been converted into a flourmill in 1868 by steamboat captains J.D. Miller and George Marshall, and their partner Charles P. Church. By April of 1876, Miller, Marshall & Co. was also exporting flour to England, running the mill "day and night" to fill an order eventually amounting to 22,000 barrels to a Liverpool firm. A number of Oregon newspapers printed a dispatch Ladd sent Nov. 4, 1876, from the Centennial Exposition in Philadelphia, reporting on all the awards won by Oregonians, including OCFM. "The half has not been told," he gushed. "Visiting the Exposition causes one to praise God that he lives in the age and country." OCFM won a medal and diploma for the best pastry flour.

These two Oregon City flourmills, with their prestige and their established export business, may have made an impression on W.S. Ladd in the mid-1870s. Within a decade, he would own both of them.

The Imperial Mills and OCFM became part of the original core of four flour-milling companies that Ladd brought together within a holding company called the Portland Flouring Mills (PFM) Co. With his trusted confidant Theodore B. Wilcox, Ladd built PFM into a global flour empire.

Oregon City can make a strong case for being the birthplace of that empire.

Oregon City's key link in the PFM's founding story was the steamboater and grain exporter Charles P. Church. He and Miller co-owned the steamboat Onward in the mid-1870s. Church served as the manager of the Brick Mill through 1875, and then with Miller formed Miller, Church & Co. upon Marshall's retirement in 1876. After Miller bought him out in the late 1870s, Church teamed up with William S. Sibson in 1879 to form the international grain export firm Sibson & Church.



by: WEST SHORE MAGAZINE - The West Shore sketch from 1887 of the Imperial Mills would have been drawn during the era of the Portland Flouring Mills.

Church found new opportunity with the Brick Mill in Miller's collapse, only four years after his twin triumphs in Liverpool and Philadelphia; and, only three months after a glowing October 1879 profile of OCFM in Portland-based West Shore magazine, which reported, "The entire mill has just undergone a thorough overhauling, and is now fitted with the latest and best labor-saving machinery that it was possible to obtain in the eastern markets." Perhaps this extensive overhauling over-extended Miller. Salem's Willamette Farmer reported Jan. 9, 1880:

"A Bankrupt. We regret to learn that Capt. J. D. Miller, of Oregon City, has failed, and his property has been seized by his creditors to pay their demands as far as possible... Mr. Miller is lying ill at his residence in Oregon City."

For a nominal \$5,000 and a retaining right to redeem — never exercised — Miller deeded the Brick Mill in September of that year to his son-in-law, James S. Cochran, also a steamboat captain. Cochran's mill venture included his father John W. Cochran, who had been the first-ever steamboat captain to run the upper Willamette, reaching Eugene with the James Clinton in 1857. In 1880, the elder Cochran trademarked the name "Oregon City Mills Baker's Best XXX" and in 1881 the name "Willamette Falls Mills XXX Bakers Best Flour From Walla Walla Wheat." The Cochrans continued to export: for example, in May 1881 they shipped 7,700 barrels of flour to Liverpool through their exporting agent: none other than Sibson & Church.

Sibson & Church soon made their move to purchase the Brick Mill outright. In April of 1882, Sibson & Church formed the Oregon City Flouring Mills Co. with W.S. Ladd and several of his business associates — including his son William Meade Ladd, his Salem banking partner Asahel Bush, and Portland attorney and merchant Donald Macleay — and the group purchased the Brick Mill for \$45,000 from J.S. Cochran.

Meanwhile, Ladd had become interested in the Salem Flouring Mills, founded in 1870 by members of the McKinney family. It had a well-established English export trade; in fact one of its partners by 1881 was a Liverpool commission merchant, William Scott. Upon the death of Albert McKinney that year, his will directed that his interests in the mill be offered first to Scott, who accepted. Scott brought in Ladd and several of his associates, including Sibson, Bush, and others, and reorganized the mill into the Salem Mills Co. At the time, it was the largest flourmill in the state.

The Imperial Mills became the third mill to enter Ladd's orbit. OCFM purchased the Imperial Mills in the fall of 1883 from D.W. Burnside for \$85,000. Just prior to this purchase, the company increased OCFM's capital stock from \$60,000 to \$150,000 to cover the Imperial Mills purchase, and empowered OCFM to buy, develop and hold waterpower and water rights, with which the Imperial Mills was well endowed.

In this period of the early 1880s, the business judgment and strategy of Ladd in his associates appears to have come into focus for this emerging flour milling enterprise. According to an "official" history of the Ladd & Tilton Bank, "It soon became apparent that while the output of the mills was in excess of local requirements, the surplus was not sufficient for satisfactory export business, and hence a somewhat greater capacity was needed in order to secure the prompt loading and dispatch of export cargoes." Railroad baron Henry Villard's Sept. 11, 1883, completion of the Portland's transcontinental railroad would provide both improved access to export markets and an influx of population to spur local demand for flour.

Ladd's group followed a two-fold strategy to achieve the desired economies of scale. First, the same core group that had in April of 1882 incorporated OCFM had in November incorporated the PFM. The objective of this incorporation was to construct the behemoth flourmill in the then-independent town of Albina, on the east bank of the Willamette River across from Portland. Construction of the Albina Mill began in early 1883, and by the end of that year it was milling flour using new technology: the roller mills that would soon render millstones obsolete.

Second, PFM began expanding beyond the core group of the fourmills Ladd and his associates owned to become agents, led by Sibson & Church, of several other mills. In September 1883, West Shore magazine, under the headline "An Important Enterprise," described PFM as a sort of umbrella holding company of all four of the core mills, led by the key aforementioned players: The Ladds, Sibson & Church, Bush, Macleay, Scott and others. The article emphasized the firm's integration of production; grain exporting capability through Sibson & Church; and English market presence through Scott. It listed the capacity in barrels per day of each of the mills owned by core group: Oregon City Flouring



by: OREGON HISTORICAL SOCIETY - Oregon City's Brick Mill, shown during the 1870s, is located in the future area of the Blue Heron paper mill.

Mill (300), Imperial Mills (500), Salem Flouring Mills (550) and the Albina Mill (1,000). In addition, the article mentioned an array of 11 other mills in Oregon and Washington represented by Sibson & Church, with an additional total capacity of over 2,000 barrels of flour per day. PFM appeared poised to dominate the Pacific Northwest's flour business.

Then, the bottom almost fell out.

A deep recession hit in 1884. The many factors included, among others, the untimely collapse of Villard's railroad holding company just after it completed the transcontinental railroad, and a wheat price depression caused by worldwide overproduction. The recession hit Ladd's PFM group, and in particular, both Sibson & Church, and OCFM went down. The Willamette Farmer reported Sept. 26, 1884:

"The loss sustained by millers and exporters were very heavy last year. Demanding proof of this fact, we are informed that the Oregon City mills, that were reorganized last year under a new incorporation, as was supposed with brilliant prospects, lost the full amount of its capital stock. They are mortgaged for \$100,000, and we are told the directors have resolved to surrender the property rather than work through, which probably has been done."

Ladd's deep reservoir of capital allowed PFM to endure the shock. He stepped forward and consolidated the loose umbrella group more firmly under himself. In December 1884 he re-filed PFM with himself and his son W.M. Ladd in the driver's seat. In March of 1885, OCFM transferred all its property, including the Imperial Mills, the Brick Mill, their multiple respective warehouses, water rights, etc., to PFM for a grand total of \$1. Finally, in this period, Ladd's trusted lieutenant Theodore B. Wilcox rose to assume the primary managerial role of PFM.

Wilcox had started off as a teller for the Ladd & Tilton Bank, and rose meteorically through the ranks. Ladd placed him in charge of PFM mills, and he responded so well to the challenge that he gave up his bank role completely. With the consolidation and new management in place and the recovery of the economy after 1885, PFM went off like a supernova.

Daniel J. Meissner tells that fascinating story in his 2003 article in the Oregon Historical Quarterly, "Theodore B. Wilcox: Captain of Industry and Magnate of the China Trade, 1884-1918." At a dizzying pace, Wilcox started building and buying up flourmills throughout Oregon and Washington, gained a near monopoly on grain elevators and warehouses in the Pacific Northwest, and used all the ruthless tactics of laissez-faire capitalism, like focused temporary price wars, to drive out smaller regional flourmills.

Then, in contrast to the English flour trade cultivated over the years by Sibson & Church, Wilcox turned his export focus to Asian markets. He cornered the Chinese market by creating a syndicate of Hong Kong brokers, muscling out American competitors from California and Washington. His flour became "famous from Vladivostock to the Malabar Coast, and far into the interior of China." He came to dominate the flour markets on both sides of the Pacific. Meissner credits Wilcox's empire as key contributor to Portland's prosperity in the late 19th and early 20th centuries.

A record exists of the flourmills in Oregon City contributing to the Asian exports of PFM. An 1899 article in the Oregon City Courier-Herald reported that they "can grind more than a million bushels of wheat a year, and their flour is in the markets of Eastern Asia." By the end of the first decade of the 20th century, Chinese flour brokers began to import American milling equipment to set up their own enterprises, and PFM's empire went into decline. After Wilcox's death in 1918, the firm became incorporated into General Mills Corp. in the late 1920s.

By this time to, the original core of Ladd's flourmills were no longer central to the global enterprise. The Brick Mill closed for seven years in the 1890s. PFM shuttered it completely in 1902, and shipped its machinery to other mills.

The Imperial Mills, however, remained a mainstay, and just as William Ladd had eyed it and the Brick Mill in the 1870s, by 1908 another young entrepreneur was eyeing these two mills from across the Willamette River in West Linn. Willard C. Hawley would soon take advantage of them to launch Hawley Pulp & Paper Company, an enterprise that would grow almost as explosively in the paper industry, as PFM did in the flour industry.

Oregon City resident James Nicita is a former city commissioner.



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