



PLANNING & ZONING DIVISION

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD OREGON CITY, OR 97045

CLACKAMAS COUNTY BOARD OF COMMISSIONERS

LAND USE HEARING

June 3, 2020

10:30 AM

Clackamas County is abiding by social distancing requirements during the coronavirus pandemic, so 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:

www.clackamas.us/meetings/bcc/landuse/2020-05-06

All interested parties are invited to “attend” the hearing online or by telephone and will be provided with an opportunity to testify orally, if they so choose. Applications may be viewed online at <https://accela.clackamas.us/citizenaccess/>. After selecting the “Planning” tab, enter the Record (File) number to search. Then scroll down and select “Attachments,” where you will find the submitted application. Please direct all calls and correspondence to the staff member listed below.

LAND USE HEARING

File No.: Z0546-19-Z, William and Lottie Kirchem Farm (SHPO #968)

Applicants: Sara Pursley & Kathleen Higdon, representatives of the Seagraves Estate

Proposal: Z0546-19-HL contains a proposal to remove the Historic Landmark (HL) overlay on the property located at 17800 Springwater Road. A number of structures, which were a part of the initial determination of historic significance, have been removed due to deterioration and catastrophic loss. These losses, along with the deterioration of the primary building on the property, have diminished the significance of the site such that it no longer qualifies for the protections afforded to sites with historic significance in Clackamas County.

Staff Contact: Anthony Riederer, Sr. 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.

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P. 503.742.4500

F. 503.742.4550

WWW.CLACKAMAS.US



Planning & Zoning

Development Services Building

150 Beaver Creek 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: Z0546-19-Z; William and Lottie Kirchem Farm (SHPO #968)

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

Board of County Commissioners Hearing Date: June 3, 2020; 10:30AM

PROPOSAL:

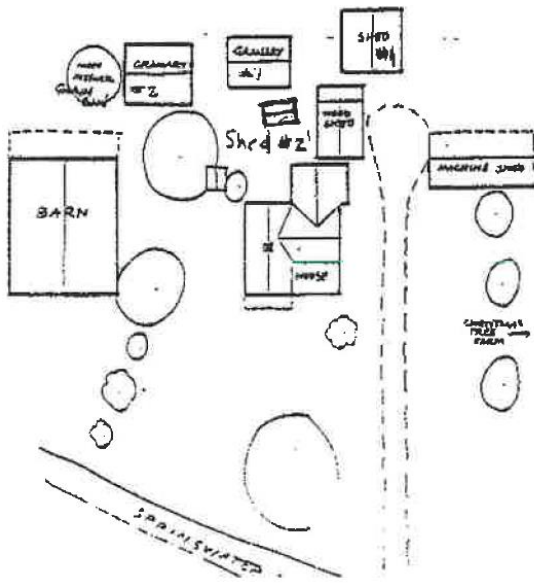
Z0546-19-HL contains a proposal to remove the Historic Landmark (HL) overlay on the property located at 17800 Springwater Road. A number of structures, which were a part of the initial determination of historic significance, have been removed due to deterioration and catastrophic loss. These losses, along with the deterioration of the primary building on the property, have diminished the significance of the site such that it no longer qualifies for the protections afforded to sites with historic significance in Clackamas County.

This property is known within the Clackamas County's inventory of designated sites as the William and Lottie Kirchem Farm. The Clackamas County Board of County Commissioners originally designated the site as a Clackamas County Landmark in September of 1994. This was primarily based on a Goal 5 Inventory which indicated the site had value as an extant collection of agricultural buildings with an association to the patterns of emigration and settlement of the area and the Barlow Road, and for the properties vernacular style farm house.

Subsequent to the property being established as a Clackamas County Historic Landmark, many of the outbuildings for which the site was nominated fell into disrepair and were removed. Additionally, the farmhouse was altered repeatedly with non-historic materials, diminishing or removing many of the character defining elements for which the house was originally acknowledged. Though the essential form of the house remains intact, it is now virtually without any of the exterior elements that were present when it was originally established as a Clackamas County Historic Landmark.

The owners of the property have requested the historic designation be removed from the property. In their application, they provide significant evidence that the removal of many of the agricultural buildings and the diminished architectural character of the farm house have greatly diminished the essential features for which the site was originally nominated.

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 in the intervening years is apparent.



Furthermore, the two images below demonstrate that the farmhouse itself has been modified significantly over the intervening years. Though the form of a vernacular farm house remains, virtually all of the character defining features of the era have been modified. This includes replacement of the original wood-lap siding and ornamental detailing, additions of doors where none existed previously, and replacement of historic double hung wood frame windows with vinyl windows of contemporary manufacture.



In order for a structure 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 minimum threshold necessary to qualify for designation as a Historic Landmark is 40 points on this scale. A review of the current state of the site by Planning Staff found that, evaluated today, the site would score 29 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 technically a zone change, this application is processed as a Type III land use application, in which the Board of County Commissioners (BCC) is the designated decision-making body, after Historic Review Board review and recommendation to the BCC on the matter.

RELATED PRIOR BCC ACTION:

The Board of County Commissioners designated the William and Lottie Kirchem Farm (SHPO #968) as a Historic Landmark (HL) and applied the HL overlay zone to the property in September 1994.

HISTORIC REVIEW COMMITTEE ACTION:

On March 12, 2020, a public meeting was held before the Historic Review Board (HRB) to consider file Z0546-19-Z. At this meeting, the HRB voted unanimously to recommend approval of the removal of the HL overlay proposed in Z0546-19-Z.

CPO AND HAMLET RECOMMENDATIONS:

The subject site is within the boundaries of the Redland - Fischers Mill – Viola Community Planning Organization (CPO). At the time of this staff summary, no comments were received in response to this proposal.

SIGNIFICANT ISSUES:

No significant issues relating to this particular application came up at the HRB meeting. However, 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 Z0546-19-Z meets the applicable criteria for a zone change to remove the HL zoning overlay and recommend the Board of County Commissioners approve Z0546-19-Z.

Z0546-19-Z

KIRCHEM FARM



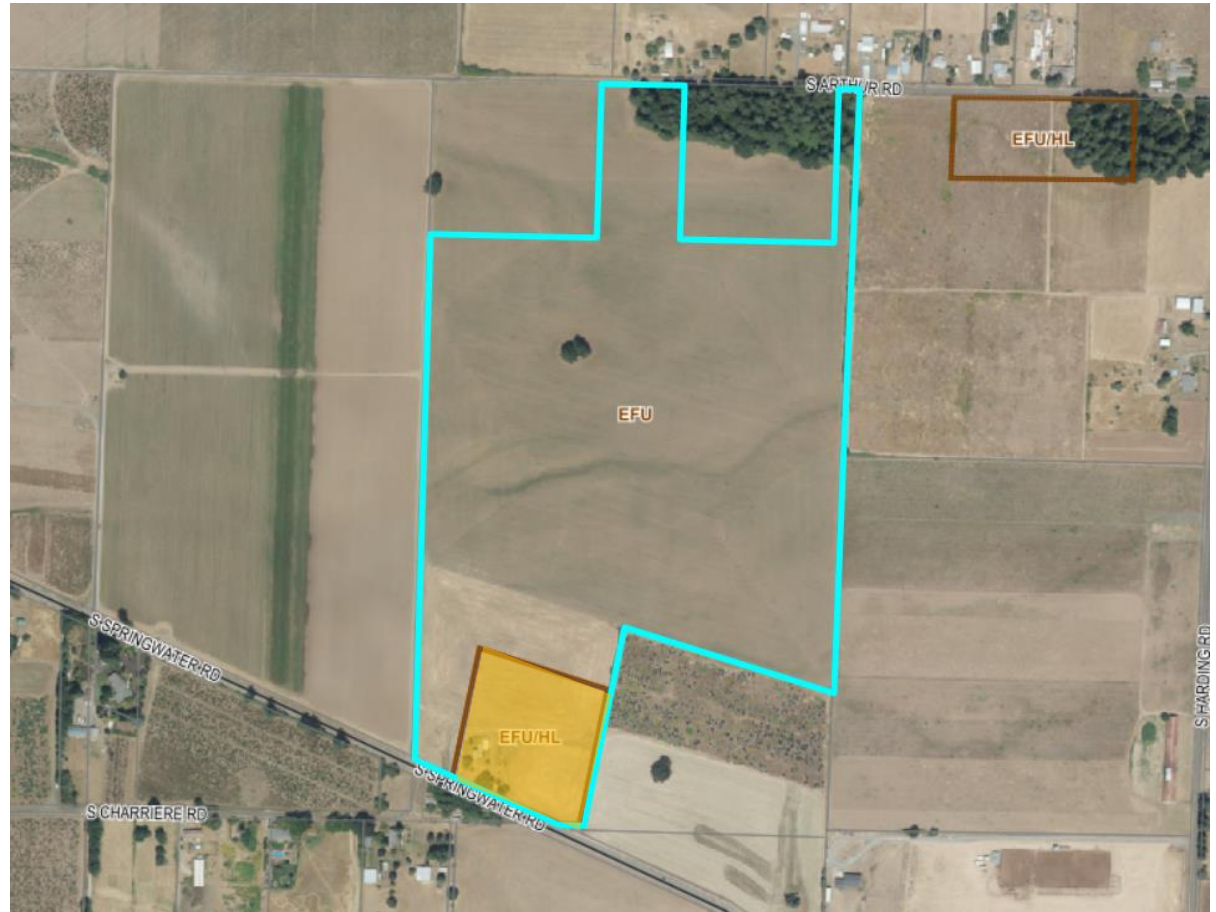
Board of County Commissioners Public Hearing
June 3, 2020 10:30AM

PROPOSAL

- Zone change to remove the Historic Landmark (HL) overlay on the property known as the William and Lottie Kirchem Farm.

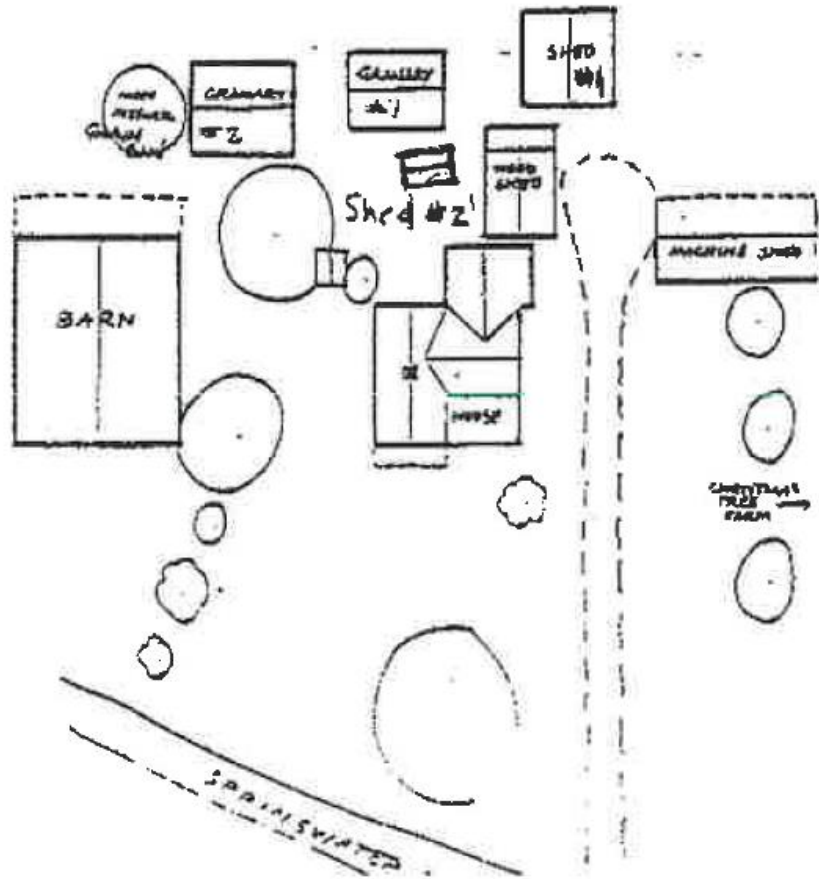
SITE LOCATION

- 17800 SE
Springwater
- 23E34 01900
- 64 Acres (total)
- 5.4 acres with
HL overlay



BACKGROUND

- Property currently zoned EFU (Exclusive Farm Use) with a portion having the Historic Landmark (HL) overlay
- William and Lottie Kirchem Farm (SHPO #968) was designated as a Historic Landmark in 1994.
- At the time of designation, the property met the threshold of 40 rating points to qualify for HL status, on the basis of the condition of the home and as intact group of historic agricultural buildings.
- Between 1994 and 2017 the agricultural buildings deteriorated and were lost and the home modified, reducing historic character/resources on property.





Z0546-19-Z [6]



Z0546-19-Z [7]

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 Kirchem Farm scored a sufficient number of points to qualify, largely based on the intact nature of the farmstead and the home on the property.
- Staff analysis of the current condition is that it would receive, at most, 29 points on this rubric, and would no longer qualify for designation as a Clackamas County Historic Landmark under this criterion.

ZONE CHANGE CRITERIA, SECTION 1202.03(A)

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, C & 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 exiting EFU zoning

HISTORIC REVIEW BOARD (HRB) RECOMMENDATION

- Historic Review Board (HRB) held public meeting on 3/12/2020.
- No significant issues came up at the meeting.
- HRB voted unanimously to recommend approval of Z0546-19-Z.

STAFF RECOMMENDATION

- Staff finds that the HL overlay zone is no longer appropriate for the subject site
- Staff also recommends approval of Z0546-19-Z , to remove the HL overlay

The slide features two horizontal bars. The top bar is composed of a light blue segment on the left and a dark blue segment on the right. The bottom bar is composed of a dark blue segment on the left and a light blue segment on the right.

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 Historic Landmark property known as the William and Lottie Kirchem Farm, SHPO #968.

SECTION 1 – SUMMARY

DATE: March 12, 2020

CASE FILE NO.: Z0546-19-Z

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

LOCATION: 17800 Springwater Rd.

APPLICANT: Sara Pursley and Kathleen Higdon, representatives of family estate

OWNER: Edward Seagraves Estate

TOTAL AREA: Approximately 64 acres

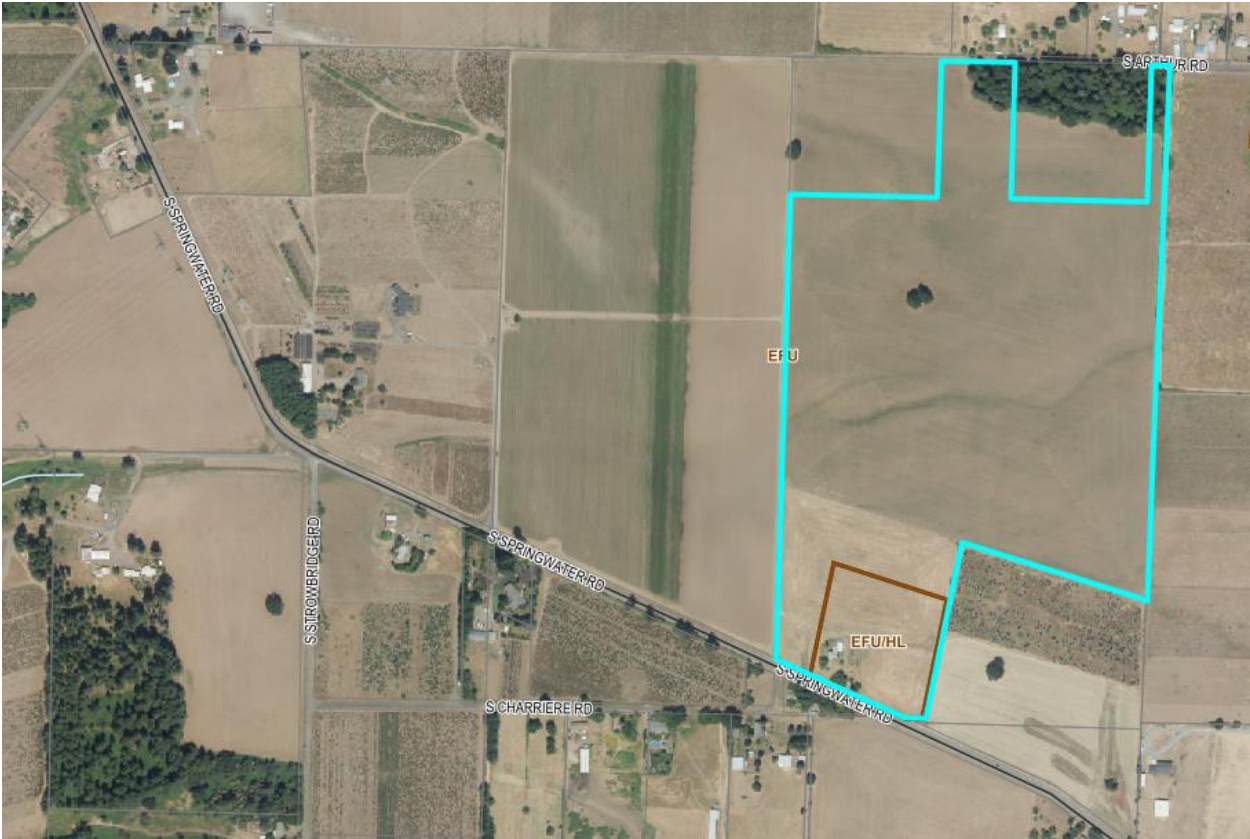
ZONING: EFU/HL, Exclusive Farm Use /Historic Landmark Overlay

CITIZENS PLANNING ORGANIZATION: Redland/Fischers Mill/Viola

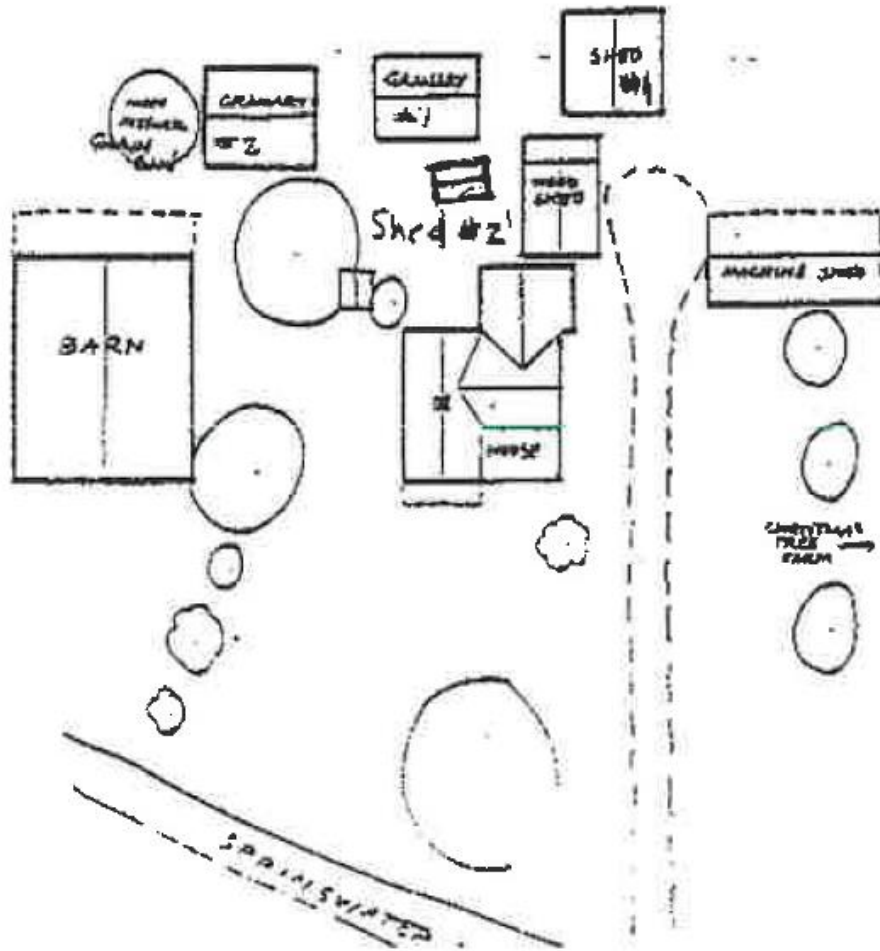
PROPOSAL: Proposed removal of Historic Preservation overlay zoning from the site.

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





BACKGROUND:

This property is known within the Clackamas County’s inventory of designated sites as the William and Lottie Kirchem 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 and for the properties vernacular style farm house.

Subsequent to the property being established as a Clackamas County Historic Landmark, many of the outbuildings for which the site was nominated fell into disrepair and were removed. Additionally, the farmhouse was altered repeatedly with non-historic materials, diminishing or removing many of the character defining elements for which the house was originally acknowledged. Though the essential form of the house remains intact, it is now virtually without any of the exterior elements that were present when it was originally established as a Clackamas County Historic Landmark.

Based on the removal of many of the agricultural buildings, and the diminished architectural character of the farm house, 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:

There is an extent to which this site provides 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. (3 points)

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

Finding: Modifications over time have significantly diminished its composition, detailing, and craftsmanship. That said, the house continues to present the form of a vernacular style dwelling, with limited decorative trim under the front gable. (1 point)

- 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. Visible exterior materials are of modern manufacture, only the interior structure remains as original. (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 been modified. The structure has been considerably altered from the point at which it was originally nominated. (3 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 many of this type in Clackamas County. It is fair to say that it is one of many of the style. There is nothing particularly unique about the type, material, or method of construction. (3 points)

Total for this section: 11 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, no extant building on the site serves as significant visual landmark. (5 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 installation of a significant solar installation on the adjacent property. (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: Many of the collection of buildings mentioned in the original listing have been removed due to deterioration or catastrophic loss since the time the site was originally evaluated. There are not notable remaining landscapes, viewsheds, or natural features. (0 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 though a series of modifications and demolitions. (3 points)

Total for this section: 10 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 the descendants of some of the earliest settlers in the area, but are not identified as having a significant historic role in the region. The farm site itself is not an identified Century Farm and is constructed on a portion of a Donation Land Claim (the Robert Arthur DLC), though is not the settlement of the grantee of that claim. (3 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 farm is associated with the descendants of the early settlers in the area but is not explicitly linked to a specific event that made a significant contribution to the

community, state, or nation. (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. (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. (0 points)

Total for this section: 8 points

Finding: The above analysis of the property based on the criteria used to determine site's historic qualities yielded a score of 29 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 the historic farm house, the loss of a significant number of the agricultural out-buildings to deterioration and catastrophic loss, 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.



NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF COUNTY COMMISSIONERS ON A PROPOSAL IN YOUR AREA

Date of Mailing of this Notice: May 14, 2020

Notice Sent to: Applicant, applicable cities/special districts/government agencies, and property owners within 750 feet of subject property

HEARING DATE AND TIME: Wednesday, June 3, 2020. This hearing will not begin before 10:30 a.m. but may begin later depending on the length of preceding items.

While Clackamas County is abiding by social distancing requirements during the coronavirus pandemic, the Board is able to hold land use public hearings virtually using the Zoom platform.

One week prior to the hearing, a Zoom link to the public hearing and details on how to observe and testify online or by telephone will be available on our website: www.clackamas.us/meetings/bcc/landuse

Planning File Number: Z0546-19-Z

Applicant: Sara Pursley and Kathleen Higdon, representatives for Seagraves Estate

Proposal: Zone Change - Removal of Historic Preservation Overlay Zoning

The applicants have requested that the historic preservation overlay zoning be removed from this property. Several of the original buildings associated with the site have been removed as a result of deterioration and catastrophic loss and the primary dwelling has been significantly altered, diminishing its historic architectural qualities.

Assessor's Map and Tax Lot Number: T2S, R3E, Section 34, Tax Lot(s) 00900, W.M.

Site Address: 17800 S. Springwater Road

Property Owners: Edward Seagraves Estate

Area of Subject Tax Lot: 64 Acres (5.36 in overlay zone)

Current Zoning: EFU (Exclusive Farm Use) and HL (Historic Overlay Zone)

Approval Criteria: ZDO Section 1307 (Procedures) and ZDO Section 707 (Historic Landmark, Historic District and Historic Corridors). These sections of the Zoning and Development Ordinance may be reviewed online at <http://www.clackamas.us/planning/zdo.html>

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:

ORS CHAPTER 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER.

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?

HOW TO OBTAIN ADDITIONAL INFORMATION

Staff Contact: Anthony Riederer, Senior Planner (Tel: 503-742-4528, Email: ariederer@clackamas.us)

A copy of the application, all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for inspection at no cost. In addition, a staff report on the application will be available for inspection at no cost at least **seven days prior to the hearing**. Hard copies of documents will be provided at a cost of \$1 for the first page and 10 cents for each additional page or you may view or obtain these materials:

1. By emailing or calling the staff contact; or
2. Online at <https://accela.clackamas.us/citizenaccess/>. After selecting the "Planning" tab, enter the Permit Number to search. Then scroll down and select "Attachments," where you will find the submitted application.

Community Planning Organization for Your Area: The following recognized Community Planning Organization (CPO) has been notified of this application and may develop a recommendation. You are welcome to contact the CPO and attend their meeting on this matter, if one is planned. If this CPO currently is inactive and you are interested in becoming involved in land use planning in your area, please contact the Community Involvement Office at 503-655-8552. **CPO:** Redland-Viola-Fischers Mill CPO **Contact:** redlandviolafischersmcpo@gmail.com

HOW TO SUBMIT TESTIMONY ON THIS APPLICATION

- All interested parties are invited to "attend" the hearing remotely online or by telephone, and will be provided with an opportunity to testify orally, if they so choose. Audience members will be invited to express their desire to provide testimony at the beginning of the hearing. Specific instructions will be available online at www.clackamas.us/meetings/bcc/landuse.
- Written testimony will be accepted until the record closes, which may occur as soon as the conclusion of the Board of County Commissioners' hearing.
- Written testimony may be submitted by email, fax, or regular mail. Please include the case file number on all correspondence and address written testimony to the staff contact who is handling this matter.
- Testimony, arguments, and evidence must be directed toward the approval criteria identified on the first page of this notice. Failure to raise an issue in person at the hearing or by letter prior to the close of the record, or failure to provide statements or evidence sufficient to afford the Board of County Commissioners and the parties involved an opportunity to respond to the issue, precludes an appeal to the Oregon Land Use Board of Appeals based on that issue.
- Written notice of the Board of County Commissioners' decision will be mailed to you **if you submit a written request and provide a valid mailing address.**

PROCEDURE FOR THE CONDUCT OF THE HEARING

The following procedural rules have been established to allow orderly public hearings:

1. The length of time given to individuals speaking for or against an item will be determined by the Chair presiding over the hearing prior to the item being considered.
2. A spokesperson representing each side of an issue is encouraged.
3. Prior to the conclusion of the hearing, any participant may request an opportunity to present additional evidence, arguments, or testimony regarding the application. The Board of County Commissioners may either continue the hearing or leave the record open for additional written evidence, arguments or testimony.
4. The Board of County Commissioners is the final decision-maker for Clackamas County on this matter.



**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: 03/09/2020
Permit Number: Z0546-19
Application: Zone Change
From: Clackamas County Planning and Zoning
Notice Mailed To: Property owners within 750 feet
Community Planning Organizations (CPO)
Interested Citizens and Agencies

Application Proposal:

REMOVAL OF HOUSE/FARM COMPLEX FOR HISTORIC OVERLAY. ZONE CHANGE / HISTORIC

Property Owner: SEAGRAVES EDWARD I
Applicant: HIGDON, KATHLEEN
Address: 17800 S SPRINGWATER RD
OREGON CITY, OR 97045

Location:

Legal Description: 23E34 00900 **Acres:** 64

Zone: EFU--EXCLUSIVE FARM USE, 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: Z0546-19

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 Beaver Creek 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.

REDLAND-VIOLA-FISCHER'S CPO
WARD LANCE 503-631-2550
19019 S HENRICI RD
OREGON CITY OR 97045

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

The Ordinance criteria for evaluating this application can be obtained from this office or viewed at www.clackamas.us/planning/zdo.html. You may view the submitted application at the following link, <https://accela.clackamas.us/citizenaccess/> within five days of the date of this notice, or at our office during weekday lobby hours, 8:00 am to 4:00 pm, Monday through Thursday and 8:00 am to 3:00 pm Friday.

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.

503-742-4696: ¿Traducción e interpretación? |Требуется ли вам устный или письменный перевод? | 翻译或口译? | Cán 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 APPLICATION

DEEMED COMPLETE

ORIGINAL DATE SUBMITTED: 12/16/19
 FILE NUMBER: Z0546-19
 APPLICATION TYPE: Historic Zone Change

The Planning and Zoning Division staff deemed this application complete for the purposes of Oregon Revised Statutes (ORS) 215.427 on: 7/6/20

[Signature]
 Signature

Sr Planner
 Title

Anthony Belton
 Print Name

Comments: _____

Check one:

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

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

7/5/2020

RECEIVED



FEB - 6 2020

Clackamas County
Planning & Zoning Division

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

NOTICE OF INCOMPLETE APPLICATION

ORIGINAL DATE SUBMITTED: December 16, 2019
FILE NUMBER: Z0546-19
APPLICATION TYPE: Zone Change to Remove H (Historic) Overlay
STAFF CONTACT: Anthony Riederer, ariederer@clackamas.us, 503.742.4528
DATE OF THIS NOTICE: January 2, 2019
180 DAYS AFTER DATE SUBMITTED: June 14, 2020
Date of **CERTIFIED MAILING**: January 2, 2019

MAILED TO :

Edward Seagraves Estate
PO Box 1297
Castle Rock, WA 98611

Also sent electronically to applicant at
tcgcare1@gmail.com

MISSING INFORMATION REQUIRED FOR A COMPLETE APPLICATION:

- Please provide a written statement addressing the each review and approval criterion on which the property was originally nominated, thorough the staff analysis in Z0761-94-Z and subsequent board order applying the H (Historic) overlay zoning to the property.
 - This narrative should include the basis on which the property no longer meets each criterion and include evidence to support that conclusion.

IMPORTANT

Your application will be deemed complete, if, within 180 days of the date the application was first submitted, the Planning Division receives one of the following:

1. All of the missing information; or
2. Some of the missing information and written notice from you (the applicant) that no other information will be provided; or
3. Written notice from you (the applicant) that none of the missing information will be provided.

If any one of these options is chosen within 180 days of the date of the initial submittal, approval or denial of your application will be subject to the relevant criteria in effect on the date the application was first submitted.

NOTICE

Your application will be considered Void if, on the 181st day after the date the application was first submitted, you have been mailed this notice and have not provided the information requested in Options 1 – 3 above. In this case, no further action will be taken on your application.

Applicant or authorized representative, please check one of the following and return this notice to: Clackamas County Planning Division; 150 Beaver Creek Road, Oregon City, Oregon, 97045

- I am submitting the required information (attached); or.
- I am submitting some of the information requested (attached) and no other information will be submitted; or
- I will not be submitting the requested information. Please accept the application as submitted for review and decision.


Signed

2/6/2020
Date

Sara J Purckey
Print Name

RECEIVED

FEB - 6 2020

Clackamas County
Planning & Zoning Division

February 6, 2020

Anthony Riederer, Sr. Planner
Clackamas County Planning and Zoning Division
150 Beaver Creek Road, Oregon City, OR 97045

Anthony,

We have attached to this letter an addendum to our December 16, 2019 submission to you. The purpose of both the original submission and this addendum is to request and justify our request for the removal of the Historic Landmark Overlay Zoning for the property at 17800 S. Springwater Road, Oregon City, OR 97045. This addendum is in response to your request for more information. As we have discussed with you, we do not believe that this property should have been given historic landmark status. After the time of this designation, the property was altered significantly, and it has even less merit for that designation today.

Since we have not heard back from you in regard to our email of January 23, 2020, we assume that you were unable to find file, Z0761-94-Z or the other Z-files we requested. Please proceed with this matter as soon as possible. Please contact us if you would like additional information.

Sincerely,

Kathleen S. Higdon Sara J. Pursley per ref

Kathleen S. Higdon and Sara J. Pursley,
personal representatives of the Edward I. Seagraves Estate

Addendum to December 16, 2019 Submission
William and Lottie Kirchem Farm

Submitted by Kathleen S. Higdon and Sara J. Pursley,
personal representatives for the Edward I. Seagraves Estate
February 6, 2020

William and Lottie Kirchem lived on the property at 17800 S. Springwater Road, Oregon City from 1911 to 1966. In 1966, our parents, Edward and Merridy Seagraves purchased the farm. It has been in our family from 1966 to the present. We, the personal representatives of the Edward I. Seagraves Estate, respectfully request that the Historic Landmark Overlay Zoning be removed for the following reasons.

1. The farm is not significant enough architecturally, environmentally, and historically to be a historic landmark.
2. There are two major errors in the Board of County Commissioners designation of the farm and in the original evaluation. The farm was referenced as the J. C. and Rhoda Kirchem Farm, instead of the William and Lottie Kirchem Farm, and it is not on the old Barlow Road.
3. Our father would not have requested and acted as if unaware of this designation. (Our mother passed away in 1989.)

We found out that the property was on the historic overlay during the due diligence process of the sale of the property. The potential buyers want to remove the house and other buildings.

This document contains sections titled as follows:

Section 1. Review of Significance of Property–Historic Landmark, 707.02 Applicability, B

Section 2. Misinformation in the Original Designation on the Clackamas County Historic Overlay, Order No. 94-1046, dated September 8, 1994

Section 3. Conclusion

Appendices 1- 3

Appendix 1. Photographs of the William and Lottie Kirchem Farm

Appendix 2. Board of County Commissioners, Clackamas County Historic Overlay, Order No. 94-1046, 1994

Appendix 3. Kirchem Family Homes in the Area

Section 1. Review of Significance of Property–Historic Landmark, 707.02 Applicability, B

Please note that the County has not provided us with file, Z0761-94-Z, the record for which this property was originally nominated. This makes addressing each review and approval criterion on which the property was originally nominated more difficult.

In this section, we assigned points to our house and other buildings. We realize that we are not architectural or historical experts, but we are familiar with the property, neighborhood, and its history. We contacted several architectural firms. Most historical architects do not desire to review properties for the purpose of taking them off of the historic overlay. If necessary, we will hire an architect to evaluate the house. While we are willing to have this evaluation completed, we would appreciate the Historic Review Board's recommendation as to whether or not this is

necessary and on how to proceed. We believe that this home is not historically significant enough to merit designation as a historic landmark, and that in 1994, it should not have received this merit as explained in this document.

The following is a summary of the changes to the house/farm complex since 1984.

All structures have undergone considerable alteration or have been demolished.

- A. Most of the original farm buildings are no longer there, including:
 1. Large Vernacular barn (burned down in an accidental fire about 20 years ago)
 2. Two granaries
 3. Chicken house (later used as a granary)
 4. Pig house
 5. Large shop
- B. The buildings remaining are the house, woodshed (now used as a shop/garage), machine shed, and pumphouse.
 1. The exterior of the house has been altered in the following ways.
 - a. Beveled cement board siding replaced the wood shiplap siding and the beaded tongue-and-groove siding.
 - b. Thermopane windows replaced the old windows.
 - c. Wide moulding, architrave moulding, around windows removed.
 - d. Metal exterior doors replaced the old wooden doors and decorative moulding.
 - e. Very little decorative moulding (Frieze, rake, decorative pattern at the v-part of the gable are still there.)
 - f. Cement front porch with no split posts or crisscross railing replaced old wooden porch.
 - g. Modern back deck and carport were added.
 - h. Concrete foundation replaced the stone and wood stump footings.
 2. The machine shed is in poor condition. The board and batten siding has deteriorated significantly. Our father installed the concrete piers and replaced the roof with corrugated metal.
 3. The woodshed (garage) has undergone some renovation. Our father replaced the roof with a metal roof, placed the building on a concrete slab, and replaced some of the siding with cement board.
 4. The pumphouse was placed there in about 1967, after our parents had a new well drilled.
- C. Very few of the original shrub/tree plantings exist today.
 1. Three walnut trees died of disease.
 2. Many shrubs/trees were removed due to disease.
 3. Two of the original trees still exist – a walnut and a pear tree.

1. Architectural Significance of the William and Lottie Kirchem Farm - Historic Landmark, 707.02 Applicability B

Element	Points	Comments
<p>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)</p> <p>Especially fine or extremely early (<1860) = 10 Excellent or early (1861 -1890) = 5 Good = 3 Of little interest= 0</p>	3 points	The house was built in about 1910. A utility room was added to the back of the house at some later time for the purpose of adding a bathroom to the home. The house and the two remaining outbuildings are of the Vernacular style.
<p>b) It possesses a high quality of composition, detailing, and craftsmanship. (up to 4 points)</p> <p>Excellent = 4 Very Good = 3 Good = 2 Fair = 1 Poor = 0</p>	1 point	The composition, detailing, and craftsmanship is not of high quality. The minimal original detailing has been altered or removed, except the decoration near the roof line. The house has been remodeled with present day materials.
<p>c) It is a good, or early, example of a particular material or method of construction. (up to 4 points)</p> <p>Especially fine or extremely early = 4 Excellent or early = 3 Good = 2 Of some interest = 1 Of little interest= 0</p>	1 point	The original material used was likely wood planed at a local mill and it is stick frame construction. However, very few of the visible exterior materials are original. Modern construction methods were used to replace the siding, windows, and roof.
<p>d) It retains, with little or no change, its original design features, materials, and character. (up to 7 points)</p> <p>No apparent changes = 7 Minor changes = 5 Major changes = 3 Altered/Deteriorated = 0</p>	3 points	Structures have undergone considerable alteration or have been demolished as listed above this chart.
<p>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)</p> <p>One of a kind = 10 One of few = 7 One of several = 5 One of many = 3</p>	3 points	There are 658 Vernacular homes in Clackamas County that are either in the category Eligible Significant or Eligible Contributing.

Consideration of Quotes from “Cultural Resource Survey Form,” SHPO 968, dated August 1984 Relevant to this Section

- i. Quote, SHPO 968, page 18: “The Kirchem Farm is significant as an example of a farm complex...”

In 1966, our subject property may have been a good example of a farm complex of the early to mid 1900s, although many of the buildings were in very poor condition. At that time, many buildings were clustered to the west and north of the house. All that remains is the house, the woodshed (now used as a shop/garage), a machine shed (in poor condition), and a pumphouse. The site is no longer a good example of a farm complex.

ii. Quote, SHPO 968, page 18: "The house is also important as an example of the Vernacular style."

While this house is of the Vernacular style, it is not an important example of that style. It is even less of an example today, since most of the trim pieces, windows, doors, and siding have been replaced by modern materials. This house/farm complex is not unique. There are similar homes within one mile of this house that were not designated.

2. Environmental Significance of the William and Lottie Kirchem Farm - Historic Landmark, 707.02 Applicability B

Element	Points	Comments
<p>a) It is a conspicuous visual landmark in the neighborhood or community. (up to 10 points)</p> <p>Symbol for the community = 10 Conspicuous/well-known in community = 7 Conspicuous/well-known in neighborhood = 5 Not conspicuous/not well known = 0</p>	5 points	The old large barn, close to S. Springwater Road, was a conspicuous visual landmark; however, the remaining buildings, the house and the other two buildings do not stand out.
<p>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)</p> <p>Excellent = 4 Very Good = 3 Good = 2 Fair = 1 Intrusive = 0</p>	1 point	Since most of the farm buildings have been removed and 12 acres of solar panels were installed on the adjoining property to the east, it no longer has historic integrity for the early 1900s time period. The setting is no longer true to its original usage.
<p>c) It consists of a grouping of interrelated elements including historic structures, plant materials and landscapes, viewsheds and natural features. (up to 10 points)</p> <p>Excellent = 10 Good = 7 Fair = 3 Poor = 0</p>	0 points	The grouping of interrelated elements is mostly gone. The historic barn burned down, and the granaries and many of the farm buildings were removed. The pumphouse was placed there in the late 1960s to protect the new well. The viewshed is notable for the solar panels. There are no natural features.
<p>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)</p> <p>Establishes character = 7 Important/maintains character = 5 Compatible = 3 Incompatible = 0</p>	3 points	It is not an important contribution to the character of the street, neighborhood, or community.

3. Historical Significance of the William and Lottie Kirchem Farm - Historic Landmark, 707.02
Applicability B

Element	Points	Comments
<p>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)</p> <p>Particularly strong = 10 Strong (Donation Land Claim) = 7 Some (century farm, school, ...) = 5 None = 0</p>	0 points	<p>There are no known contributions of William and Lottie Kirchem. They farmed and raised one son. Joseph Carl "J. C." and Rhoda Kirchem owned the property for a short time, and that period of time was prior to the placement of a house on the property.</p> <p>[In contrast, the Mathias and Effie Kirchem property (J. C. and Rhoda Kirchem) on S. Eaden Road was a donation land claim of Mathias Kirchem.]</p>
<p>b) It is associated with an event that has made a significant contribution to the community, state, or nation. (up to 10 points)</p> <p>Particularly strong = 10 Strong = 7 Some = 5 None = 0</p>	0 points	No known event is associated with this farm.
<p>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)</p> <p>Particularly strong (DLC) = 10 Strong (century farm, school, ...) = 7 Some (farming, land use planning, architecture) = 5 None = 0</p>	5 points	<p>William and Lottie Kirchem were part of a small farming community. They participated in the grange activities as did most others in the community.</p> <p>[In contrast, the Mathias and Effie Kirchem property (J. C. and Rhoda Kirchem) on S. Eaden Road was a donation land claim of Mathias Kirchem.]</p>
<p>d) It possesses the potential for providing information of a prehistoric or historic nature. (up to 10 points)</p> <p>Very likely = 10 Likely = 5 Unlikely = 0</p>	0 points	There is no known potential for providing information of a prehistoric or historic nature.

Total for evaluation = 25 points

Consideration of Quotes from "Cultural Resource Survey Form," SHPO 968, dated August 1984
Relevant to this Section

i. Quote, SHPO 968, page 18: "...and for its association with the Kirchem family."

Regarding the association with the Kirchem family, Mathias and Effie Kirchem were the original pioneer family, arriving in 1856. They lived on S. Eaden Road at 33E02 00301. They did not own our subject property.

Our subject property is part of the Robert Arthur Donation Land Claim. There were other owners prior to the purchase of the property by J. C. and Rhoda Kirchem from Alice E. and Horace L. Patterson in 1901 for \$3,000. J. C. and Rhoda owned the property until 1904 when they sold the property to their sons William and Hugh for \$3,000. This transaction was recorded in 1908. In 1908, William acquired our subject property, and Hugh, a property across S.

Springwater Road. Joseph and Rhoda helped their children, in this case William and Hugh, acquire property in the area as told in the following newspaper clipping, Fig. 1. From about 1911 to 1966, William lived on the property with his wife Charlotte Belle "Lottie" (Schwartz).

Four other Kirchem homes in the area, associated with children of Mathias and Effie, have greater significance in their association to the Kirchem Family than the William (grandson) and Lottie Kirchem Farm. Appendix 3 provides supporting information.

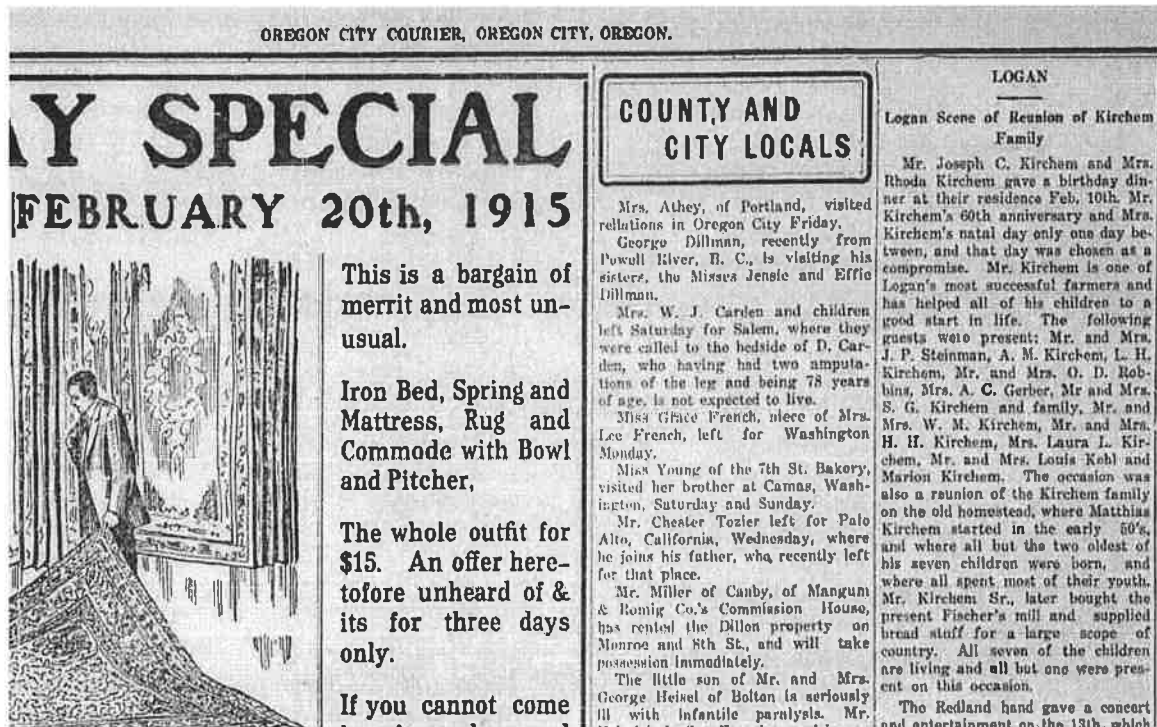


Figure 1. Newspaper clipping from Oregon City Courier stating that Joseph Kirchem "helped all of his children to a good start in life." [Oregon City Courier, Oregon City, Or., February 18, 1915.]

- ii. Quote, SHPO 968, page 18: "The house subject property is important due to its location on the old Barlow Road."

The property is not on the old Barlow Road. In particular, the subject house is over 1/2 mile away from the old Barlow Road. The original Joseph and Rhoda Kirchem house on S. Eaden Road (SHPO 980) is located along the Barlow Road. Thus, the old Barlow Road passes by the Joseph and Rhoda Kirchem house on S. Eaden Road, but not by the William and Lottie Kirchem House on S. Springwater Road. This seems to be a misunderstanding by those doing the historic survey.

For the Joseph and Rhoda Kirchem House, SHPO 980, the "Cultural Resource Survey Form," dated August 1984, SHPO 980, page 13 and 14 has the following description.

The Kirchem House is a very good example of the Vernacular style. Characteristic features include the narrow, rectangular volume covered with a gable roof. Other elements common to the type are the horizontal wood siding, finished with corner and rake boards, and long double-hung sash windows. The subject building has the form and massing typical of the style ... The Kirchem House is significant as a fine example of an early Vernacular style dwelling and for its association with the Kirchem family. The subject property is important due to its location on the old Barlow Road.

Section 2. Misinformation in the Original Designation on the Clackamas County Historic Overlay, Order No. 94-1046, dated September 8, 1994

1. This order specifies the subject property as the “J. C. and Rhoda Kirchem Farm,” whereas the “Cultural Resources Survey Form,” 1984, cover page identifies the property as the “Kirchem Farm” with the original owner as “William and Lotti Kirchem.” The Site Information Survey Form, survey date 9/30/2007, clarifies this identification by specifying that the property is known as the “William and Lotti Kirchem Farm,” “J. C. and Rhoda Kirchem Farm,” and “Kirchem Farm.” This farm should not be referenced as the J. C. and Rhoda Kirchem Farm. Joseph and Rhoda never lived on the property and only owned the property for three years. The J. C. and Rhoda Kirchem Farm on S. Eaden Road is a century farm and a donation land claim of Mathias Kirchem. It was owned by: 1st Generation, Mathias and Effie Kirchem; 2nd Generation, Joseph Carl “J. C.” and Rhoda Kirchem; 3rd Generation, Marion and Pearl Kirchem, (Marion is William’s brother.); 4th Generation, Marion “Arlie”, Darwin, and Merle Kirchem. (Arlie and Darwin have passed away.) We are uncertain if the present owners are related to the Kirchem family.

Cultural Resources Survey Form, 1984 Historical Name/Original Owner/SHPO Number	Board of County Commissioners Designation, 1994	Key Features
“Kirchem Residence,” “William and Lotti Kirchem,” SHPO 968, Eligible Contributing	J. C. and Rhoda Kirchem Farm was designated as a historic landmark, Board of County Commissioners Order 94-1046. Legal description of property is incorrect (Section 24 should be Section 34).	Joseph Carl “J. C.” and Rhoda Kirchem purchased the property in 1901, sold it to sons William and Hugh in 1904, and recorded the transaction in 1908. House was built in about 1910. William and Lottie Kirchem lived in the house from 1911 to 1966.
“Kirchem Residence,” “Joseph and Rhoda Kirchem,” SHPO 980, Eligible Contributing	Kirchem House was not designated as a historic landmark. Board of County Commissioners Order 94-1384	In 1856, Mathias and Effie Kirchem arrived in the area and homesteaded this property, eventually receiving a patent on the property. The present house was built in 1897-98 by Joseph Carl “J. C.” Kirchem, son of Mathias and Effie. It is a Vernacular home with considerable decorative features. It is located on old Barlow Road.

2. This order erroneously specifies that the property is in Section 24; however, it is in Section 34. The Gibson House, also designated as a historic landmark (Order 94-1038, September 8, 1994), is located at 23E24 00900.

Section 3. Conclusion

We, the personal representatives of the Edward I. Seagraves Estate, request that the subject property at 17800 S. Springwater be removed from the historic overlay. It is unlikely the house/farm complex would be designated as a historic landmark today. Furthermore, we do not understand why this property was designated as a historic landmark in 1994. We are nearly positive that our father would not have made this request and acted unaware of the designation. Our father demonstrated his lack of awareness over and over again by altering and removing buildings.

The Board of County Commissioners order, Clackamas County Historic Overlay, Order No. 94-1046, specified that the house belonged to J. C. and Rhoda Kirchem and the cultural survey specified that it was along the old Barlow Road. Both of these statements apply to the house on S. Eaden Road, not to our property.

Our property seems to be confused with the Joseph Carl "J. C." and Rhoda Kirchem House (Board of County Commissioners Order 94-1384) and perhaps this is partly why it was designated a historic landmark. Both of us drove combines, in the late 1960s or early 1970s, while harvesting grass seed on what we called the Marion Kirchem property, also known as the Joseph and Rhoda Kirchem House on S. Eaden Road. In particular, Mathias and Effie Kirchem homesteaded this farm in about 1856. Remarkably, this farm did not meet the requirements for historic designation, yet it achieved the status of a century farm, was a donation land claim by Mathias, contains a farm complex with the historic home of Joseph and Rhoda Kirchem (1897-98), abuts the old Barlow Road, and was the original property owned by the Kirchem family.

Our family has owned the subject property at 17800 S. Springwater Road from 1966 to the present. Since 1966, the house has been a rental house. It was altered by both Lottie/William and our parents using practical, cost saving materials. While this minimalism may be the essence of a Vernacular home, there are many better examples in Clackamas County, and the materials used for its repairs do not match the historic era. In the 1960s, we helped our parents in cleaning up the subject farm at 17800 S. Springwater. In an area near the house, our father removed several buildings and fences, and then planted the fields to grass seed. Most of the buildings of the farm complex are gone. Finally, the solar panels placed on the 12-acre parcel directly to the east diminish historical interest in this property.

Sources:

"Before the Board of County Commissioners of Clackamas County, State of Oregon." Order 94-1046, September 8, 1994, Order 94-1384, and Order 94-1038, September 8, 1994.

Bureau of Land Management. "Land Patent Search." Database. *General Land Office Records*
<https://glorerecords.blm.gov>. Land patent for Mathias Kirchem.

Clackamas County Deeds on Microfiche. Elections and Recording Office.

"Cultural Resource Survey Form, 1984." *Oregon State Historic Preservation Office, SHPO*, Oregon Historic Sites Database. <http://heritagedata.prd.state.or.us/historic/>. (SHPO files 942, 943, 944, 952, 968, 980, 988, 989, 1003.)

Oregon City courier. Oregon City, OR, February 18, 1915, Image 3. Database.

https://oregonnews.uoregon.edu/lccn/sn00063698/1915-02-18/ed-1/seq-3/print/image_558x817_from_2358,116_to_4792,3673/). Image provided by Oregon City Public Library; Oregon City, OR.

Oregon State Parks. Site Information, 9/30/2007. Database.

heritagedata.prd.state.or.us/historic/index.cfm?do=v.dsp_siteSummary&resultDisplay=3153

Appendix 1. Photographs of the William and Lottie Kirchem Farm



Figure 2. House from west side showing solar panels on the 12-acre parcel to the east, taken on January 22, 2020.



Figure 3. South side of house, taken on August 14, 2014.



Figure 4. East side of house, taken on August 14, 2014.



Figure 5. North side of house, taken on December 11, 2019.



Figure 6. Back porch on the north side, taken on August 14, 2014.



Figure 7. Southwest corner of house, taken on August 14, 2014.



Figure 8. West side of house, taken on December 11, 2019.



Figure 9. East side of woodshed/garage with house in the background, taken on August 14, 2014.



Figure 10. South side of machine shed, taken on June 25, 2014.



Figure 11. West side of machine shed, taken on August 14, 2014.



Figure 10. South side of machine shed, taken on June 25, 2014.



Figure 11. West side of machine shed, taken on August 14, 2014.

Appendix 2. Board of County Commissioners, Clackamas County Historic Overlay, Order No. 94-1046, 1994

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

DEC 30 1994

JOHN F. KAUFFMAN, County Clerk
JFK Deputy

Order No. 94-1046

In the Matter of Considering Designating
the J.C. AND RHODA KIRCHEM FARM,
described as T2S-R3E-Section 24,
Tax Lot 900
a Clackamas County Historic Landmark
in compliance with State
Land Use Law Goal 5.

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

It further appearing to the Board that the Historic Review Board at its public hearing on August 1, 1994 has recommended designating the J.C. AND RHODA KIRCHEM FARM as a Historic Landmark; and

It further appearing to the Board that hearings were held before this Board on AUGUST 10, 1994, at which testimony was taken and evidence presented; and

It further appearing to the Board that a decision was made by this Board on AUGUST 10, 1994;

NOW, THEREFORE, IT IS HEREBY ORDERED that the J.C. AND RHODA KIRCHEM FARM, along with the land area described in Exhibit A, IS designated a Clackamas County Historic Landmark.

Dated this 8th day of September, 1994.

BOARD OF COUNTY COMMISSIONERS

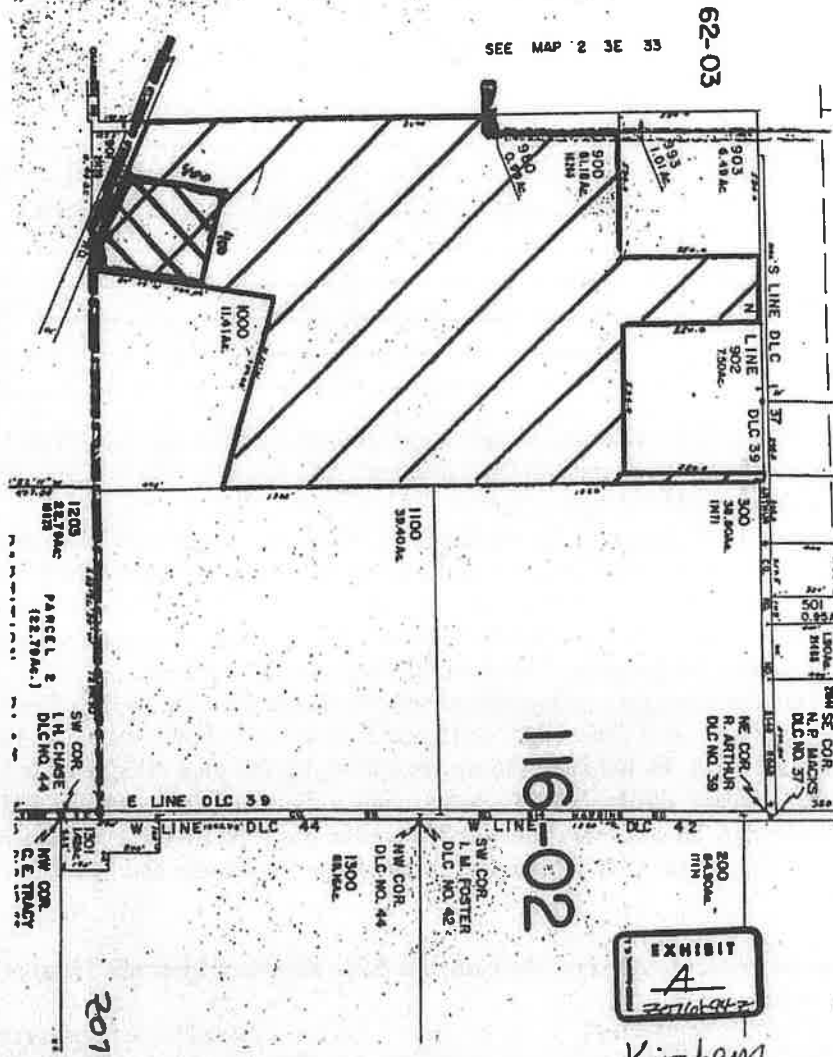
N/A
Ed Lindquist, Chair

Judie Hammerstad
Judie Hammerstad, Commissioner (Vice Chair)

Darlene Hooley
Darlene Hooley, Commissioner

240 931

94-1046



240 932

Board of County Commissioners Order 94-1046 for historic designation, page 2.

Appendix 3. Kirchem Family Homes in the Area

Historic Homes of children of Mathias and Effie Kirchem in the immediate area:

- A. The original Kirchem farm is along S. Eaden Road. Son Joseph Carl "J. C." bought his siblings' shares of the original farm on S. Eaden Road and in 1897, he built a home at this site. J. C., his wife Rhoda (McCubbin) and their five children lived there. It remained in the family through at least the next two generations. SHPO No. 980, Eligible Contributing, not designated). As reported on the cultural survey, their home on S. Eaden Road is a Vernacular home and is on the old Barlow Road. It is also a century farm and a donation land claim by Mathias.

Land claimed by Mathias Kirchem in Clackamas County.

Names	Date	Doc#	State	Meridian	Twp - Rng	Aliquots	Sec. #
KIRCHEM, MATHIAS	10/1/1869	22	OR	Willamette	003S - 003E	NW¼NE¼	2
					003S - 003E	NE¼NW¼	2
					002S - 003E	Lot/Trct 6	35
					002S - 003E	Lot/Trct 7	35
					003S - 003E	Lot/Trct 2	2
					003S - 003E	Lot/Trct 5	2

- B. In 1867, Mathias and Effie Kirchem bought a grist mill on Clear Creek. Son, Walter Kirchem bought out his siblings' interest in the mill, 20990 S. Fischer's Mill Road, SHPO No. 988, 989, Eligible Contributing, designated.
- C. In about 1890, O. D. Robbins (O. D. married Lydia Kirchem, daughter of Mathias and Effie) and his parents N.N. and Parmelia Robbins, owned the property at what is now 19470 S. Baker's Ferry Road, Robbins-Kirchem Farm, SHPO 944, Eligible Significant, designated. At about this same time the house was built. In about 1897, son Walter Kirchem (Walter married Laura Robbins, sister to O. D. Robbins) was deeded the property. This is an Italianate vernacular home.
- D. Son Atress Mathew Kirchem purchased land now located at 19723 S. Baker's Ferry Road in 1892 from his brother-in-law and sister O. D. and Lydia Robbins. The buildings are known as the Kirchem Water Tower and the A. M. Kirchem House, circa 1890, SHPO Nos. 942, Eligible Contributing and 943, Eligible Significant, designated. The water tower is described as Vernacular and the house as Italianate Vernacular. There are few alterations noted in the 1984 survey. Atress also lived at what is now 20926 S. Ridge Road. This home was a Queen Anne Vernacular and has been demolished (SHPO 1003).

Historic Homes of grandchildren of Mathias and Effie Kirchem Historic Homes in the immediate area:

- A. Grandson, William Kirchem and his wife Lottie lived at 17800 S. Springwater Road, our subject property. (SHPO 968, Eligible contributing, designated)
- B. Grandson, Louis Gerber [son of Aurelia (Kirchem) and Jake Gerber], married Alta Pearl Judd. Louis and Alta lived at 28383 S. E. Judd Road, Eagle Creek, in a house described as 20th century architecture (SHPO 952, Non-contributing).



RECEIVED

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

DEC 16 2019

Clackamas County
 Planning & Zoning Division
Land Use Application

For Staff Use Only	
Date received: 12/16/19	Staff initials:
Application type: Zone Change - Historic	File number: 20540-19
Zone:	Fee: [initials]
Violation #:	CPO/Hamlet: Redland - Fischers mill

Applicant Information:

What is proposed? Removal of house/farm complex from historic overlay

Name of applicant: Edward I. Seagraves Estate, Kathleen S. Higdon and Sara J. Pursley, co-personal representatives

Mailing address: PO Box 1297

City Castle Rock State WA Zip 98611

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

Name of contact person (if other than applicant):

Mailing address of contact person:

Applicant #s: Wk: Cell: 541-602-6586, 360-430-2234 Email: tcgcare1@gmail.com

Contact person #s: Wk: Cell: Email:

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

Name	Address	Zip	Relationship
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Name	Address	Zip	Relationship
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SITE ADDRESS: 17800 S. Springwater Road, Oregon City, OR 97045

TAX LOT #: T 2S R 3E Section 34 Tax Lot(s) 00900

Adjacent properties under same ownership: Total land area: 62.17

T	R	Section	Tax lot(s)
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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

Kathleen S. Higdon per rep 12/16/2019 Kathleen S. Higdon, Sara J. Pursley
 Property owner or contract purchaser's name (print) Date Owner or contract purchaser's signature

Sara J Pursley per rep 12/16/2019 Sara J Pursley
 Applicant's name (print) Date Applicant's signature

7 pages attached

Job Site: 17800 S. Springwater Road, 23E34 00900

Date: 12/16/2019

Owner: Edward I. Seagraves Estate, co-personal representatives Sara J. Pursley and Kathleen S. Higdon.

Application request: Remove the property from the historic overlay

Description of property: Our parents, Edward and Merridy Seagraves purchased the property in 1966 from William “Tice” and Charlotte “Lottie” Kirchem. We were told by our parents that the house was moved on log rollers by the Kirchems to the present site. In 1966, about 9 buildings were located in the front portion of the property. Soon after purchasing the property, our father tore down the deteriorating buildings that were further to the north, so that he had more farm ground. He also repaired the house for the purpose of a rental. It has been a rental house for about 50 years.

Justification for removal from the historic overlay:

1. We believe that placement on the historic overlay was not requested by our parents and was done without our parents’ permission. Their repairs on the house display this lack of awareness. Who placed the house on the historic overlay and when did this happen?
2. We reviewed the historic criteria for this property, and we do not believe the buildings have enough attributes of historic significance.
3. Buildings/farm complex:
 - a. Three, closely grouped, buildings remain on the property, the house, a shop/garage, and a machine shed. Because the house was in poor condition, it was altered. The original roof was replaced with a composite roof, the siding with cement board, the cedar stump foundation with a minimal concrete foundation, and the wood front porch with a concrete porch. A covered carport and back covered deck were added.
 - b. Vernacular style of the house: As described in 3a above, the house was altered. While it still appears to be a Vernacular style home, the materials used in the home are not of historic significance. On page 2 of the Cultural Inventory,
 - i. Primary Window Type: The windows are now double hung thermopane windows with no architrave molding.
 - ii. Exterior Surfacing Materials: The siding was replaced with cement board siding and the trim is plain.
 - iii. Decorative Features: There are no beaded tongue-and-groove side walls and no split posts on the front porch.
 - iv. Other: The front doors were replaced with metal doors. There was never a rectangular bay.
 - c. Machine shed: We believe our father placed the concrete piers and replaced some of the rotten posts. The siding is original; however, it is in poor condition.

- d. None of the original buildings had good foundations. Our father placed piers or foundations under the buildings that remain.
 - e. Cultural Inventory, Page 8, Shed #2 is the well-house, which was likely placed there shortly after 1966 by our father. The original well was hand dug and was filled in by our father. We are not certain of its location. The new well was drilled.
 - f. Shed #1, granary #1 and 2, and the barn were demolished for various reasons, including accidental fire and deterioration. The large vernacular barn, referenced in the historic inventory, burned many years ago in a fire caused by a careless renter of the house.
 - g. The English walnut trees to the west of the house were diseased and had to be removed. Very few of the original shrub/tree plantings still exist. The shrubs/trees remaining include a pear tree in the back-northwest corner of the house lot and a walnut tree near the front driveway.
4. Association with the Kirchem family: The main association to the Kirchem family is through the original settlers, Mathias and Elizabeth Effie Kirchem and their offspring, including Joseph Kirchem. Joseph's son Tice married Lottie in April 1911, and they had one son, William Ivan Kirchem in 1916. Son William married, but had no children. There are no living direct descendants of Tice and Lottie. The house/farm complex was owned by Tice Kirchem for about 58 years (1908-1966). Joseph Kirchem purchased the property from Horace and Alice Patterson in 1901. From 1901 to 1908, Tice's parents owned the property. The Kirchem homes are well-represented in the historic inventory, including the Joseph and Rhoda Kirchem home. All totaled 6 Kirchem homes are listed in this area. The property has belonged to our family for 53 years.
 5. Location on the Barlow Road Historic Corridor: Based on maps, the historic Barlow Trail is located to the northeast of the property, over ½-mile from the house and about 500 feet from the back of the north property line.

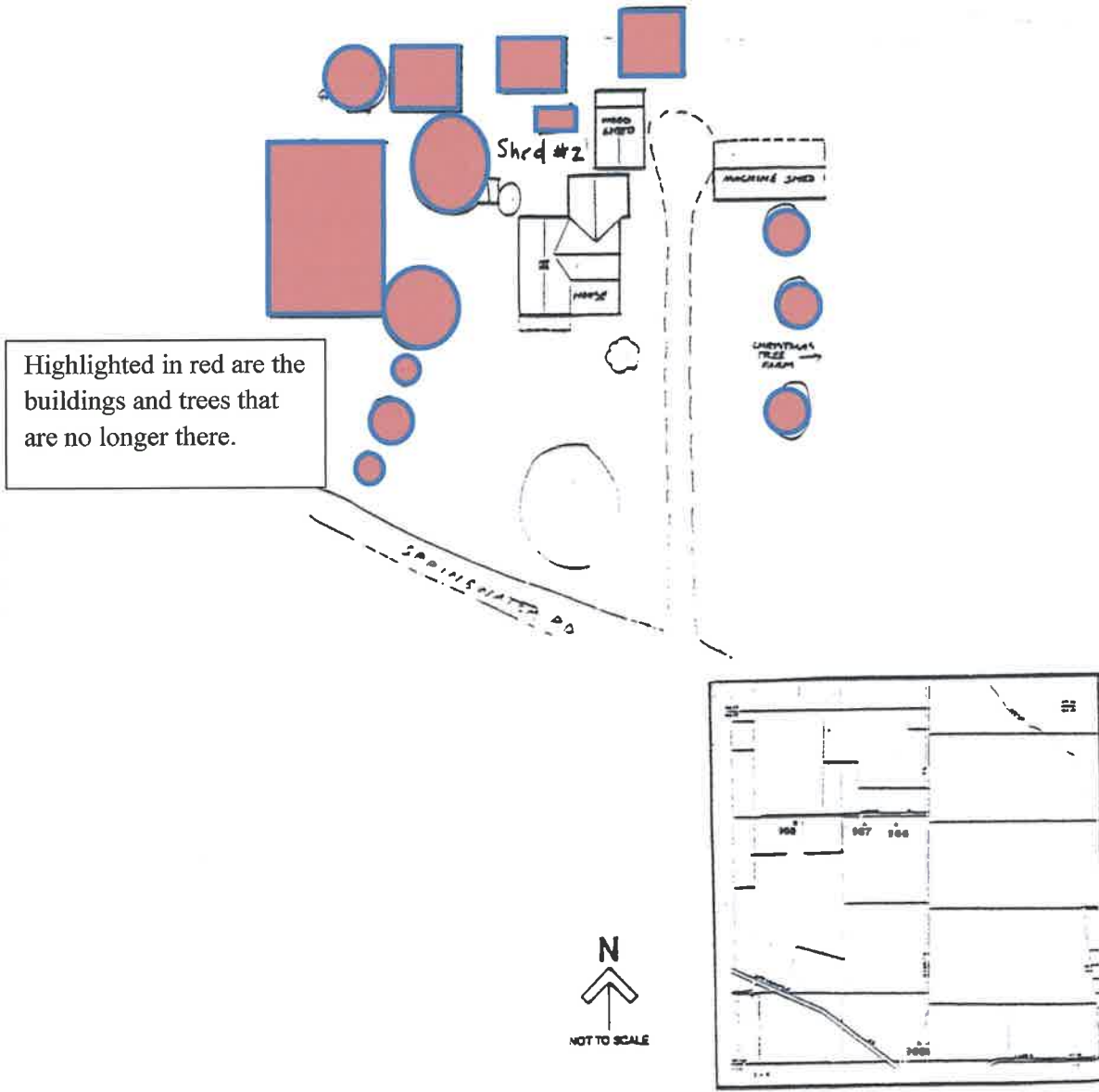
Comments on the desirability of the home as a residence:

When our parents acquired the farm in 1966, most of the buildings were dilapidated. Tice and Lottie were elderly and no longer able to keep up the house or manage the farm. The home remains no more than a low-end rental. The house has six main rooms. The two bedrooms are inadequate, approximately 9' by 11' for the main floor bedroom and 8' by 12' for the upstairs bedroom. The sloped ceilings upstairs encroach significantly on the living space and the stairway is steep. The home has very little insulation. In order to make this house livable by today's standards, the house would need to be extensively remodeled.

This drawing was taken from the Cultural Inventory, dated August 1984.

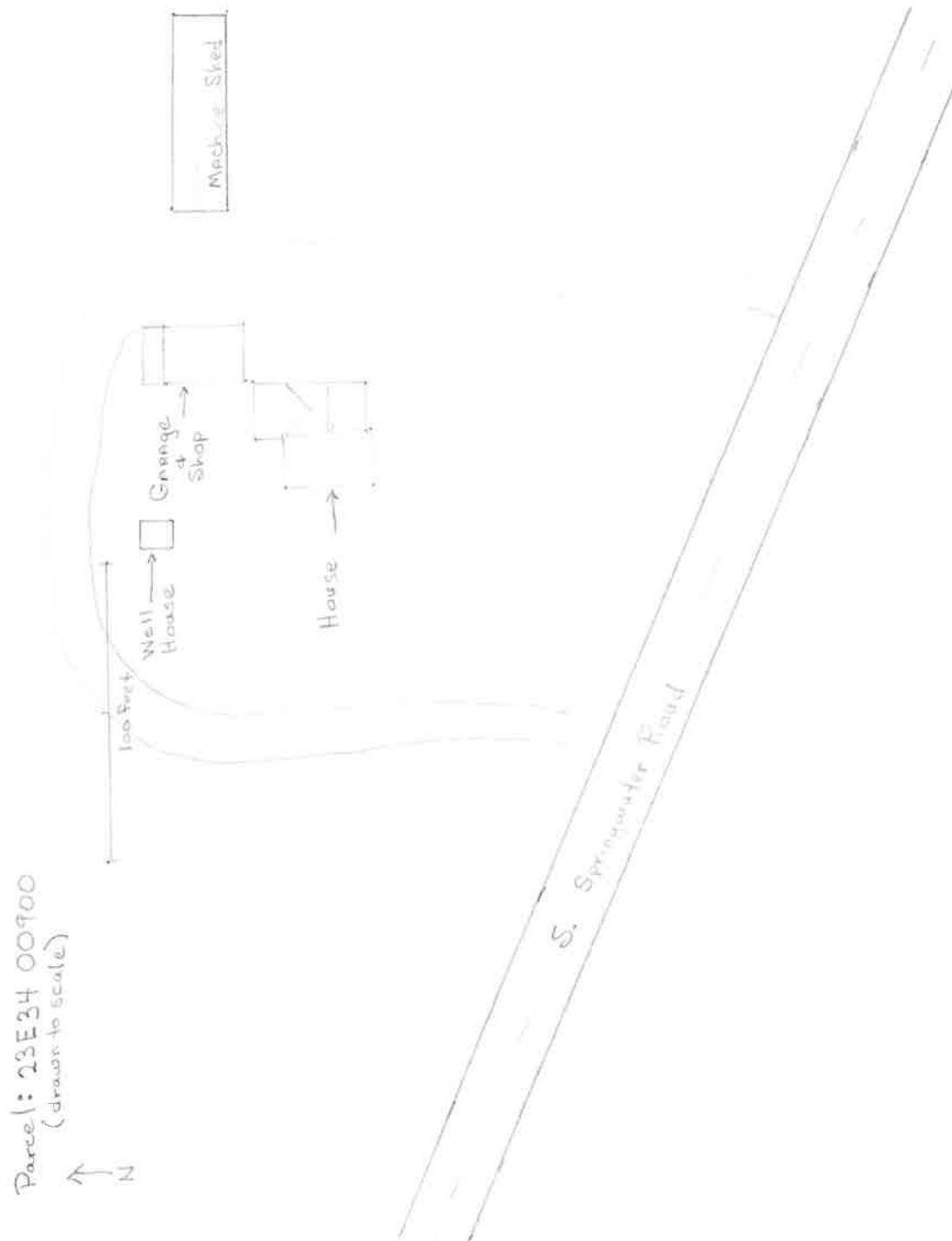
SITE PLAN AND VICINITY MAP

Address: 17800 S. Springwater Road
Historic Name: KIRCHEM, WILLIAM AND LOTTI, FARM



SHPO NO.: 968

Scale drawing of complex, December 16, 2019



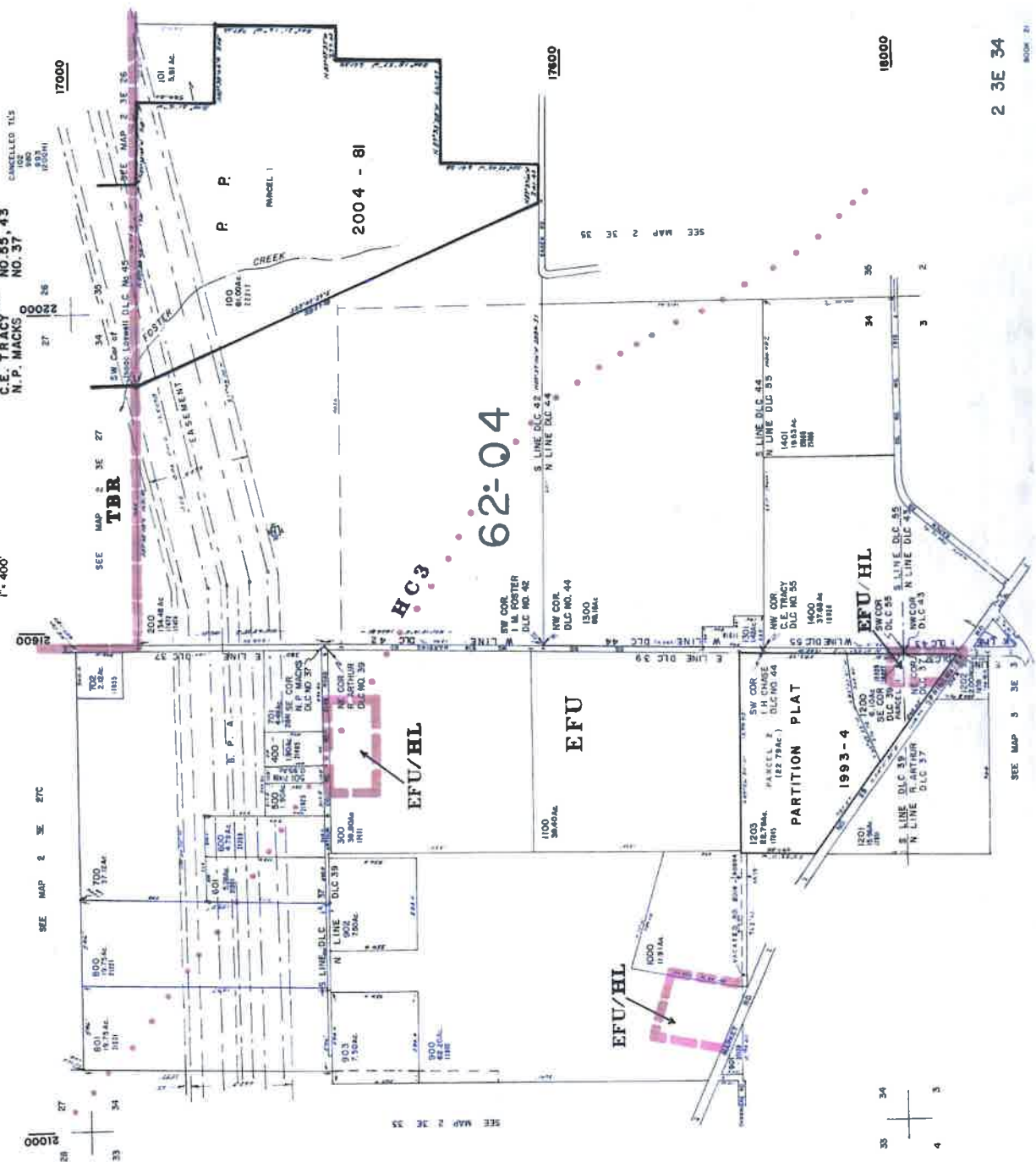
Tax Map for the property

SECTION 34 T.2S. R.3E.W.M.
CLACKAMAS COUNTY

2 3E 34

D. L. C.
ISAAC M FOSTER NO. 42
ROBERT ARTHUR NO. 39, 37
ISAAC H. CHASE NO. 44
C.E. TRACY NO. 35, 43
N.P. MACKS NO. 37

This map was prepared for assessment purpose only.



2 3E 34

Photographs of existing home/farm complex, taken August 24, 2014
East side of house



North side of house



Garage and shop, from the east side



North side of machine shed



South side of machine shed



Oregon Historic Site Form--Intensive Level Survey

Location information	CLACKAMAS COUNTY HISTORIC LANDMARK
<input type="checkbox"/> (approximate address)	
address: <u>17800 S Springwater Rd</u> street # pre-dir street name suffix post dir _____ (2nd nbr, e.g. 213 - 215)	location description: <u>Fischers Mill</u> (use for remote sites)
city: <u>Oregon City</u> <input checked="" type="checkbox"/> vicinity state: <u>OR</u> zip: <u>97045</u>	associated addresses: _____
county: <u>Clackamas</u>	USGS Location Information
township: <u>2 S</u> range: <u>3E</u> section: <u>34</u> 1/4: _____ tax lot nbr: <u>00900</u>	USGS Quad Name: <u>Redland</u>
block nbr: <u>N/A</u> lot nbr: <u>N/A</u> acreage: <u>62.36</u>	UTM Zone: _____ UTM Easting: _____ UTM Northing: _____
addition: <u>N/A</u> zoning: <u>Farm Use</u>	
map nbr: <u>Study Area 11</u> zoning_file_nbr: <u>Z0761-94</u>	

Resource Information	
resource type: <u>Building</u> evaluation: _____	current/other names: <u>J.C. and Rhoda Kirchem Farm</u>
NR Status: _____	farmstead/cluster name: <u>Kirchem, William & Lotti, Farm</u>
historic name: <u>KIRCHEM, WILLIAM & LOTTIE, FARM</u>	# assoc resources: <u>7</u> # contributing: <u>7</u> # noncontr: _____
primary constr date: <u>1910</u> (c.) <input checked="" type="checkbox"/> secondary date: _____ (c.) <input type="checkbox"/> (optional--use for major addns)	description: <u>Historic house, woodshed, barn, 2 sheds, 2 granaries</u>
height (# stories): <u>1.5</u>	local_designation: <u>Historic Landmark</u>
primary historic use: <u>FARMSTEAD</u>	historic use comments: <u>Farm</u>
secondary hist use: _____	prim style comments: _____
primary style: <u>VERNACULAR</u>	sec style comments: _____
secondary style: _____	siding comments: <u>Wide dropped siding w/ corner and rake boards w/ caps</u>
primary siding: <u>HORIZONTAL BOARD</u>	plan type: <u>Crosswing</u>
secondary siding: <u>WOOD:OTHER/UNDEFINED</u>	architect: _____
structural framing: <u>Wood</u>	builder: _____
foundation material: <u>Concrete</u> secondary mat.: _____	
roof material: <u>Composition shin</u> window material: <u>Wood</u>	

physical descr: HOUSE
 DATE BUILT: c. 1910
 STYLE: Vernacular
 PLAN/TYPE/SHAPE: T-plan
 NO. OF STORIES: 1 1/2
 FOUNDATION MATERIAL: Concrete
 BASEMENT: No
 ROOF FORM AND MATERIALS: Gable w/ composition shingles
 WALL CONSTRUCTION/STRUCTURAL FRAME: Wood/stud
 PRIMARY WINDOW TYPE: Double-hung sash w/ architrave molding, some in pairs; small multi-light windows below eaves on side elev.
 EXTERIOR SURFACING MATERIALS: Wide dropped siding w/ corner and rake boards w/ caps
 DECORATIVE FEATURES: Split posts w/ caps; beaded tongue-and-groove in porch side wall
 OTHER: Full-width and recessed porch w/ hip roof, s. elev.; four-paneled doors; ell w/ gable roof w/ rectangular bay, n. elev.
 CONDITION: Good (1991), extensively altered (pre-2007)
 An excellent example of the Vernacular style, the house has several rectangular volumes arranged at right angles. The original T-plan configuration is typical of the Vernacular building type. Other characteristic features are the dropped siding and long double-hung sash windows with architrave molding. Decorative treatments are limited to the front porch and frontal gable end. The porch is supported by split posts with caps. Decorative trim is applied in the gable peak. The one-story ell on the north elevation is believed to have been added after the initial construction, because it has multi-light windows which were popular in the 1920s and 1930s.

Behind the house is a shed which appears to have been used as a woodshed or shop. This simple gabled building has few openings: a multi-light window and two hinged doors. A lean-to is attached to the north elevation. Like the house, this building has dropped siding and is finished with corner and rake boards. The lean-to has exposed rafters, suggesting that it may have

Oregon Historic Site Form--Intensive Level Survey

been constructed in the 1920s or 1930s.

WOODSHED

ESTIMATED DATE BUILT: c. 1910

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: Wood/stud

PRIMARY WINDOW TYPE: Multi-light

EXTERIOR SURFACING MATERIALS: Wide dropped siding

DECORATIVE FEATURES: None

OTHER: Side-wall overhead sliding door; lean-to w/ shed roof, n. elev.

CONDITION: Good (1991)

EXTERIOR ALTERATIONS (DATE): Lean-to added (n.d.)

MACHINE SHED

ESTIMATED DATE BUILT: c. 1910

STYLE: Vernacular

PLAN/TYPE/SHAPE: Rectangular

NO. OF STORIES: 1

FOUNDATION MATERIAL: Post-and-beam on concrete piers

BASEMENT: No

ROOF FORM AND MATERIALS: Gable w/ sheet metal

WALL CONSTRUCTION/STRUCTURAL FRAME: Wood/heavy timbers

PRIMARY WINDOW TYPE: None

EXTERIOR SURFACING MATERIALS: Vertical boards

DECORATIVE FEATURES: None

OTHER: None

CONDITION: Fair (1991)

SHED #1

ESTIMATED DATE BUILT: c. 1910

STYLE: Vernacular

PLAN/TYPE/SHAPE: Rectangular

NO. OF STORIES: 1

FOUNDATION MATERIAL: Post-and-beam

BASEMENT: No

ROOF FORM AND MATERIALS: Gable w/ sheet metal

WALL CONSTRUCTION/STRUCTURAL FRAME: Wood/stud

PRIMARY WINDOW TYPE: None

EXTERIOR SURFACING MATERIALS: Board-and-batten and shingles

DECORATIVE FEATURES: End-wall overhead sliding door

OTHER: None

CONDITION: Poor (1991)

EXTERIOR ALTERATIONS (DATE): Partially resided (n.d.)

To the rear of the complex there are two buildings which appear to be granaries. Raised up off the ground, these wood-frame buildings have no window openings and small end-wall hinged doors. Adjacent to them is a modern metal grain bin. Other buildings include a machine shed, garage and other small sheds.

GRANARY #1

ESTIMATED DATE BUILT: c. 1910

STYLE: Vernacular

PLAN/TYPE/SHAPE: Rectangular

NO. OF STORIES: 1

FOUNDATION MATERIAL: Concrete

BASEMENT: No

ROOF FORM AND MATERIALS: Gable w/ sheet metal

WALL CONSTRUCTION/STRUCTURAL FRAME: Wood/stud

PRIMARY WINDOW TYPE: None

EXTERIOR SURFACING MATERIALS: Wide dropped siding w/ cornerboards

DECORATIVE FEATURES: Four-paneled door

OTHER: None

CONDITION: Good (1991)

GRANARY #2

Oregon Historic Site Form--Intensive Level Survey

ESTIMATED DATE BUILT: c. 1910
 STYLE: Vernacular
 PLAN/TYPE/SHAPE: Rectangular
 NO. OF STORIES: 1
 FOUNDATION MATERIAL: Post-and-beam on concrete piers
 BASEMENT: No
 ROOF FORM AND MATERIALS: Gable w/ sheet metal
 WALL CONSTRUCTION/STRUCTURAL FRAME: Wood/unknown
 PRIMARY WINDOW TYPE: None
 EXTERIOR SURFACING MATERIALS: Board-and-batten siding
 DECORATIVE FEATURES: Hinged end wall door
 OTHER: None
 CONDITION: Fair (1991)

SHED #2
 ESTIMATED DATE BUILT: c. 1910
 STYLE: Vernacular
 PLAN/TYPE/SHAPE: Rectangular
 NO. OF STORIES: 1
 FOUNDATION MATERIAL: Post-and-beam on stones
 BASEMENT: No
 ROOF FORM AND MATERIALS: Gable w/ sheet metal
 WALL CONSTRUCTION/STRUCTURAL FRAME: Wood/unknown
 PRIMARY WINDOW TYPE: None
 EXTERIOR SURFACING MATERIALS: Tongue-and-groove and double-bevel siding
 DECORATIVE FEATURES: Hinged end wall door
 OTHER: None
 CONDITION: Fair (1991)
 EXTERIOR ALTERATIONS (DATE): Partially resided, e. elev. (n.d.)

The barn is a broad, low-profile building. The form and massing of this building suggest that it may date to the latter part of the 19th century. Access is via a pair of overhead doors on the side elevation and through an opening sheltered by an open lean-to.

BARN
 ESTIMATED DATE BUILT: c. 1900
 STYLE: Vernacular
 PLAN/TYPE/SHAPE: Rectangular
 NO. OF STORIES: 1
 FOUNDATION MATERIAL: Concrete piers
 BASEMENT: No
 ROOF FORM AND MATERIALS: Gable w/ sheet metal
 WALL CONSTRUCTION/STRUCTURAL FRAME: Wood/timbers
 PRIMARY WINDOW TYPE: None
 EXTERIOR SURFACING MATERIALS: Board-and-batten siding w/ vertical boards, s. elev.
 DECORATIVE FEATURES: Ell lean-to w/ shed roof, n. elev.
 OTHER: Hand hewn beams
 CONDITION: Good (1991)
 EXTERIOR ALTERATIONS (DATE): Re-sided, s. elev. (n.d.)

alterations: Porch deck replaced w/ concrete (n.d.); window covered (n.d.); rear porch replaced w/ gabled ell (n.d.); deck added, rear elev. (n.d.). New siding, windows, doors (pre-2007).

landscape: Ornamental plantings and mature deciduous trees.

setting: The Kirchem Farm is located on the north side of Springwater Road, a two lane thoroughfare which intersects Charriere Road near the subject property. The site is level, with a view in all directions. Mt. Hood is directly east. The home is surrounded by a number of mature walnut trees, as well as a few ornamental plantings, such as camellias. This area is primarily in agricultural use, either in pasture or planted with Christmas trees.

significance: **SUBJECT PROPERTY**
 The William and Lottie Kirchem farm is located at Fischers Mill, along the Barlow Road Historic Corridor, within the Robert Arthur Donation Land Claim. The subject property is located approximately one mile from the western bank of the Foster Creek. The resource may be evaluated as a farm complex; the house may also be evaluated as an example of the Vernacular style.

William and Lottie Kirchem are believed to be the original owners of the subject farm complex. J.C. Kirchem purchased the land in 1901 and 1902 from Horace L. Patterson and his wife. Over the next six decades, the property was owned by several members of the Kirchem family, including H.H. Kirchem, and W.M. and Lottie Belle Kirchem.

Joseph Carl Kirchem (1855-1938) was born in San Francisco. As an infant he traveled with his parents, Mathias Carl and Effie Hoeffler Kirchem, settling on a donation land claim 11 miles east of Oregon City at Logan. Joseph's Father, Mathias Carl Kirchem,

Oregon Historic Site Form--Intensive Level Survey

ran a mill (later known as Fischer's Mill) from 1867 to 1889, when he sold it to August and Ernestine Fischer. In 1877, Joseph Kirchem married Rhoda McCubbin (1859-1941), the daughter of William and Nancy McCubbin. According to local informants, Rhoda crossed the plains in 1845. According to Rhoda's obituary, the McCubbin family emigrated from Missouri and settled a claim three miles above the mouth of Clear Creek (See also SHPO #963-964); Rhoda never lived more than three miles from her birthplace. The McCubbins family took in the Kirchem family when they arrived from San Francisco in 1856. J.C. and Rhoda had five children: Severn George, William Mathias, Hugh Henry, Effie Cordelia and Marian Joseph.

Son, William Mathias Kirchem (1883-1969), was also born at Logan and died in Gladstone. In 1911 he married Charlotte Belle Schwartz (1883-1974). Born in Missouri, she was known as Lottie Belle. They had one child, William Ivan Kirchem (1916-). William purchased the subject property from his brother, Hugh, in 1908. William probably built the subject dwelling circa 1910. Son, Hugh Kirchem (1885-1977), was born on his family's farm at Logan. In 1914, he married Mary Edith Heiple (1894-), who was born at Currinsville. They had one child, Claude Hugh Kirchem (1915-).

The Kirchem Farm is composed of a dwelling, barn, and several smaller outbuildings. The house was constructed in 1910, according to county records. In the Carver-Eagle Creek-Fischer's Mill study area, approximately 46% of the 64 residences on the inventory are designed in the Vernacular style. The Kirchem House is one of 20 Vernacular residences in the study area constructed during the Progressive Era (1884-1913). This property contains one of nine granaries and one of eleven Vernacular barns on the inventory in the study area. The Kirchem Farm is significant as an example of a farm complex and for its association with the Kirchem family. The house is also important as an example of the Vernacular style. The subject property is important due to its location on the Barlow Road Historic Corridor.

HISTORIC BACKGROUND

The earliest settlers in the Carver-Eagle Creek-Fischer's Mill area was the Phillip Foster family. Phillip Foster, an immigrant merchant from Maine, arrived in Oregon by sea with his business partner Francis W. Pettygrove in 1843. They established a mercantile in Oregon City that same year. Foster settled in the area near what would later be known as Eagle Creek. According to local legend, Foster learned of the area from a Native American. At Eagle Creek, Foster staked a land claim, built a large log cabin, planted fruit trees from seeds brought from Maine, and erected a grist mill along Goose Creek, which bisected his claim. Foster was an influential man in early Oregon affairs. He was elected Treasurer of the Provisional Government, which included the future states of Washington, Idaho, parts of Montana, and Wyoming. He was also a partner of John McLoughlin and others in the Willamette Cattle Company. Foster may be best known for his participation in the establishment of the Barlow Road.

"The single most important road building project during this period was the construction of the Barlow Road, the western segment of the Oregon Trail. Upon receiving funds and a license from the Provisional Government in 1846, Samuel K. Barlow formed a partnership with Phillip Foster and constructed a wagon road around Mount Hood, creating the first major overland option to the Columbia River passage. When completed, the road covered 80 miles. In July of 1846, former fur trapper Reuben Gant became the first person to drive a wagon over the new toll road" (Koler/Morrison: 1990). The presence of the Barlow Road contributed to the development of Clackamas County and the Pacific Northwest. The Barlow Road, which evolved into a number of present day thoroughfares, became a Territorial Road and it would retain its status as a primary east-west thoroughfare. Today portions of the road are state highways 26, 212 and 224.

The Carver-Eagle Creek-Fischer's Mill area was subject to more intensive and early settlement than any other location in the county for two reasons: (1) the land was suitable for farming and (2) it was on or near the Barlow Road. Many settlers traveling along this early road would identify a desirable place and then file a claim in Oregon City. Others went directly to Oregon City and later "shopped" for a suitable location. Settlement patterns were also determined by family units or former neighbors, who would lay claim to adjacent property. Local school records indicate that other settlers following Foster were: John Church, William Endersby, T. Forrester, Peter H. Hatch, John P. Glover, and Doctor Reed. Later claimants included Bell, Douglas, William Howlett, F. and William Johnson, Judd, and Smith.

After the passage of the Donation Land Claim Act of 1850, numerous others settled in the Carver-Eagle Creek-Fischer's Mill study area. N. Lamb claimed the land on the north side of the Clackamas River west of present-day Barton. On the land between Eagle Creek and Estacada on the north side of the river were the claims of Thomas Forrester at Deep Creek; Joseph Church, J.P. Glover, James Foster, and Phillip Foster at Eagle Creek; E. Olcott; George W. Weston; John B. Chiles; J. Young; Charles A. Wade; R.P. Young; George Currin at Currinsville; Henry Wehrheim; J.H. Miller, and Hugh Currin at Morrow; S. Torrence; and Thomas Lee. On the south side of the Clackamas River, from Carver on the north to south of Estacada, were the claims of Horace Baker at Carver; William Arthur, Mark Hatton, Solomon Wheeler, John Foster, Ambrose Foster at Deep Creek; Alwin M. Harding at Harding, later Fischer's Mill; Joseph Church, Isaac Eastwell, Isaac M. Foster, Isaac H. Chase, C.E. Tracy, Nathan Marks and Robert Arthur at Logan; W. Harper, Ora Mattoon, Thomas Waterbury, Z.C. Norton, R. Mattoon and A. Mattoon at Viola; Asa Stone; James Brown; Orland Bidwell; Frederick Helms; Henry Rowleed; J. McCord; P. Warnock; Frederick Wallenstein; M. Folsom; J. Stephenson; H. Brown and Samuel Hughes. Flanking either side of Redland Road, west of Viola, were the land claims of William McConnell, William Fosdyke, Ridelash Mettoll, and A. Wright at Redland; Matthew Richardson, David Cutting, Barney Briock, G. Hichinbotham, and A.J. Wright at Four Corners; D. Moster and Nicholas Wells at Viola.

The first settlement in the vicinity was at Eagle Creek, named for the preponderance of eagles which inhabited the area where Foster had established the grist mill, as well as the first store and hostelry west of the Missouri River on the Oregon Trail. Foster supplied overland immigrants with fresh food and supplies. After taking over the management of the Barlow Road from Barlow, Foster extended several immigrant trails which radiated from his donation land claim. The intensive settlement of the area caused social improvements to occur relatively early. In 1850 area residents petitioned the Probate Court of the Provisional Government to establish a public school at Eagle Creek. The size of the initial school district was immense by current standards. The petitioners assembled at John P. Glover's house. The following year a frame schoolhouse was constructed.

Oregon Historic Site Form--Intensive Level Survey

Other political matters occurred during the Settlement, Statehood and Steampower period (1847-1865) which had a significant impact on the development of the Eagle Creek area. In 1854 the Provisional Government saw the need to reduce the size of the Clackamas District, one quarter of the Oregon Country. The elected representatives proposed to create the county of Multnomah out of the Clackamas District. Residents north of the Clackamas River favored the river as the boundary. According to newspaper accounts, Foster was sent by his neighbors to convey their preference, however, due to injury to his horse and generally inclement weather, Foster's arrival was delayed until after the vote was taken. The part of Clackamas County on the north side of the Clackamas River remained Clackamas County rather than becoming part of Multnomah County. The population of the county during the Settlement, Statehood and Steampower period was primarily made up of English, Irish and German immigrants, many of who had lived in Missouri or Kentucky.

Mid 19th century dwellings were often of log or simple wood frame construction. Some exhibited an influence from 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. Few houses and no agricultural buildings are known to survive from this earlier period.

After the Civil War, during the period known as the Railroads and Industrial Growth period (1866-1883), the area experienced slow but steady growth. Both Eagle Creek and the community of Clear Creek established post offices in 1867. Foster was named the post master of Eagle Creek, and Oliver P. Mattoon was the post master of Clear Creek. In 1876 Clear Creek was renamed Viola for Violet O. Harding, wife of pioneer Alwin M. Harding. Alwin Harding constructed a mill, later to be known as Fischer's Mill, on Clear Creek in the 1860s. This enterprise was purchased by Mathias Carl Kirchem in 1867. The mill was sold in 1889 to August Fischer, whose descendants operated the facility through the historic period. Also in 1869, a church, to be later known as the Viola Church, was constructed along present-day Springwater Road. Nearly 20 years later the church was moved to the place known as Viola.

At the future site of Carver, a slack-line ferry was put into operation by Horace Baker in 1872. The ferry would operate until it was taken out by a flood in 1882. That year a bridge was constructed at Baker Ferry, and the place-name changed to Baker Bridge. Horace Baker also contributed in other ways to the transportation history of Clackamas County and the state of Oregon. Baker supplied the stone for the construction of the locks at the Willamette Falls (1868).

The construction of the Oregon California Railroad, the single most important transportation improvement of the period, did not serve the Carver-Eagle Creek-Fischer's Mill community directly. However, despite the inaccessibility to the area, the rural population continued to expand. With the exception of the more hilly areas, farms were established throughout the study area. During the Railroads and Industrial Growth period, subsistence farming was the norm throughout the county, as well as in the study area. Livestock and cereal grains were raised and lumber complemented the rural economy. Kitchen gardens were essential. Toward 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 from 1866 to 1883. Lumber was an important part of the local economy. Saw mills and grist mills dotted the landscape.

Dwellings from the Railroads and Industrial Growth period were simple wood frame buildings; many showed an influence from the Gothic Revival style of architecture. The most common style was the Vernacular or Western Farmhouse. 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 primitive lap siding. Windows had multiple lights or panes. The windows of earlier buildings (circa 1860s) typically had six lights or panes in each sash. As window glass became more readily available, panes became larger and the number of lights became fewer. By the end of the period, four lights per sash became common. In general, agricultural buildings continued to be low, broad buildings. Improvements in farm practices and building technology, however, caused changes to agrarian buildings. Beginning in the 1870s, barns began to be taller to accommodate machinery, such as hay fork lifts.

During the Progressive Era (1883-1913), the population of Clackamas County tripled from 9260 to almost 30,000. The land claimed during the previous periods was subdivided and more intensively farmed. Farms increased in raw numbers and in total production. The Carver-Eagle Creek-Fischer's Mill vicinity experienced expansion in commerce, industry and social institutions. Baker's Quarry is a notable example of the industrial development. It provided the stone for several buildings during this period including the Pioneer Post Office/Courthouse (1872) the Portland Hotel (1896) in Portland, and the Tillamook Lighthouse. Other early industrialists operated sawmills.

Throughout the country and in the Carver-Eagle Creek-Fischer's Mill area, the public demanded better roadways. As a result of the agitation of farmers via the Grange and other organizations, the enabling legislation was passed in 1893 authorizing road improvement districts. The establishment of the Rural Free Delivery mail program also stimulated farmers to spend funds for rural road improvements. A post office was established at Logan in 1884. The community was named for Major General John Logan during the year Logan was a candidate for the office of United States Vice-President. Logan was a career military officer, a diplomat, a statesman, and an author, who apparently was the choice of voters and residents of this tablelands area of Clackamas County. Lafayette Humiston was named postmaster of the Logan post office. The post office operated until 1903, when it became a victim of the extension of rural free delivery. In 1892 a post office was established at Redland on the David Cuttings land claim, a place that would also be known as Four Corners during the historic period. Redland was approximately six miles east of Oregon City and named for red soil. William J. Johnson was the first post master. The post office was closed in 1903, another victim of rural free delivery.

The Harding Grange was established in 1894. Within two years, the Grange Hall was built at the intersection of Harding and

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Springwater roads. The Buenker German Methodist Church was constructed in 1895 near the Harding Grange, at what was later referred to as Upper Logan. A flour mill was built by Ernest H. Burghardt, one of the early settlers, near Deep Creek. The community, composed of the flour mill, a store and a post office (established in 1896), was named Barton, after Burghardt's hometown in Wisconsin.

The first federal fish hatchery in Oregon was established at the outlet of Clear Creek at the Clackamas River. This facility was only the second of its kind in the United States. From the late 1890s until 1920s, the community of Baker Bridge was known as Stone. One source says this place was named in honor of the first superintendent of the fish hatchery, Livingstone Stone. The Oregon Geographic Names, however, states the name came from the number of large boulders in the locality. During the same period, a post office was established at Stone. The name of this community was again changed to Carver when a town site at Stone was surveyed and platted by Stephen S. Carver (1866-1933) in 1915. The post office of Carver was established about 1924.

At the close of the period, industrial, agricultural and commercial expansion continued. Changes in agriculture and other industries, and a trend toward urbanization marked the period. Technological advancements in agriculture continued, resulting in higher productivity. Specialized farming changed the landscape and the economy. Income related to dairying doubled during the period. The Cheese Factory produced cheese on a commercial scale near Fischer's Mill. Truck farming near urban centers increased. Lumber began to decrease in importance in the lower elevations. However, in hilly areas, the cutting of timber continued well into the 20th century. Social improvements, such as the construction of schools and churches, were also being undertaken throughout the period.

Interurban railroads sought to fill the demand for better transportation systems and entrepreneurs took advantage of the situation. Electric railroads were constructed to serve the northern portion of the study area. In 1902, the Oregon Water Power & Railway Company incorporated. Initially serving the population between Portland and Gresham, the line was extended to the Clackamas River when a second power plant was constructed at Boring. Service continued to Estacada in 1907, upon the completion of the Cazadero dam. Several towns were founded in anticipation of greater development. Boring Junction was platted in 1902 at the intersection of the railroad right-of-way and the north fork of Deep Creek. The plat was amended in 1906. In 1904, Barton and Eagle Creek, just east of the study area, were platted. Both towns were never developed as planned and the plots were vacated in 1906. Other places, such as Fischer's Mill, Harding, Logan, Springwater, and Viola were never envisioned as fully developed towns, but they maintained their role as the focal points of dispersed communities because of their social/cultural or industrial institutions.

Vernacular buildings continued to be popular in the Carver-Eagle Creek-Fischer's Mill vicinity, although in rare instances more varied styles were constructed. The eclectic styles of the late 19th century were more popular in cities; rural folk adapted modest forms of the ornament typically associated with the urban designs. 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 came into being. The most popular in Clackamas County was the Craftsman Bungalow. The designers of this type rejected the machine made ornament and instead embraced the handmade look and natural materials. This building type would continue to be the most popular through the following period. 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 floor or to a higher loft. Barns began to be designed in a variety of shapes, including Gambrel and Gothic Gambrel.

During the Motor Age (1914-1940), transportation improvements and growth in population continued to fuel agricultural activity. By the 1920s specialized crops, such as fruit and nut cultivation and dairying, began to supplant general farming in the Carver-Eagle Creek-Fischer's Mill vicinity. An additional interurban railroad was constructed during this period. Stephen Carver envisioned a rail service that would emanate from the urban areas and serve the lower Clackamas River Valley. Fighting against more powerful financiers and industrialists, and the tide of automobiles, Carver constructed a rail line that was never fully realized. Service was established in 1923, six years after he founded the town of Carver. The company was incorporated into a larger railroad, and the line eventually went to Viola where lumber was the major commodity carried. Service ceased in 1940. During the Depression and the years following, the population remained steady. The towns continued as agricultural centers.

The Craftsman Bungalow style continued to be the most popular style although a variety of Period Revival styles were introduced from Europe after World War I. Changes in agricultural buildings continued. Large barns were still constructed, but the most notable change was the introduction of outbuildings for large scale specialized farming.

After World War II, the Carver-Eagle Creek-Fischer's Mill area witnessed dramatic changes. Changes occurred in agricultural practices. Growing grass for seed became an important agricultural product. More recently, the cultivation of Christmas trees has become the most visible component of the Carver-Eagle Creek-Fischer's Mill landscape. Suburban development has also intruded into parts of the study area.

Research Information

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

Research Local Library: _____ Research University Library: _____

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Research Historical Society: _____ Research Other: _____

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Record Information

ILS survey date: 09/30/2007 recorder: Kohler/Morrison; Hayden CC-SHPO #: 968
ILS date required (ID# used in city/agency database)

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

comments/notes: Although retaining its volumes, the house has all new siding, windows, doors and porches. The barn, woodshed and pumphouse remain but all other buildings are gone. (2007)

SHPO FILE INFO FOR THIS RECORD
RLS Date: 02/01/1991 Gen File Date: _____ NR Date Listed: _____ Master ID#: 31539 record ID: 48547

Oregon Historic Site Form--Intensive Level Survey

Report Photos



1 William & Lottie Kirchem Farmhouse-south elev



2 William & Lottie Kirchem Farmhouse-west elev

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3 William & Lottie Kirchem Machine Shed-se elev



4 William & Lottie Kirchem Woodshed-south elev

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5 William & Lottie Kirchem Woodshed and Farmhouse-west elev

Oregon Historic Site Form--Intensive Level Survey

Report Maps

Address: 17800 S. Springwater Road
 Historic Name: KIRCHEN, WILLIAM AND LOTTI, FARM

