



**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 of Mailing of this Notice: 02/26/2024

Notice Mailed To: Property owners within 750 feet of the subject property
Community Planning Organizations (CPO)
Interested Agencies

File Number: Z0048-24

Application Type: Ag - Replacement Dwelling -EFU District

Proposal: REPLACEMENT DWELLING - Applicant proposes to transport the existing dwelling located on tax lot 33E04 00500 to easterly tax lot 33E04 00404

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

Applicant: ROTH, PRESTON

Property Owner: ROTH PRESTON D TRUSTEE

Site Address: 18077 S STROWBRIDGE RD
OREGON CITY, OR 97045

Location: Subject properties located on S Strowbridge Rd and approximately 1/3 mile south of S Charriere RD

Assessor's Map and Tax Lot: 33E04 00404

Zoning: EFU-EXCLUSIVE FARM USE DISTRICT

Staff Contact: Roman Sierra 503-742-4516

E-mail: rsierra@clackamas.us

File Number: Z0048-24

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

REDLAND-VIOLA-FISCHER'S CPO
WARD LANCE 503-631-2550
LANCECWARD@AOL.COM

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

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

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

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

How to Comment on this Application:

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

Comments:

Your Name/Organization

Telephone Number

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

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



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TYPE II OR III LAND USE APPLICATION

DEEMED COMPLETE

ORIGINAL DATE SUBMITTED:

FILE NUMBER:

APPLICATION TYPE:

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

Staff Name

Title

Comments:

Check one:

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

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



Planning and Zoning
Department of Transportation and Development
 Development Services Building
 150 Beaver Creek Road | Oregon City, OR 97045
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STAFF USE ONLY	
RECEIVED	
Feb 14 2024	
Clackamas County Planning & Zoning Division	Z0048-24
Staff Initials:	File Number:

Land use application for:

REPLACEMENT DWELLING

In AG/F, EFU or TBR District

Application Fee: \$995

APPLICANT INFORMATION			
Applicant name: Preston Roth	Applicant email: prestonroth14@gmail.com	Applicant phone: 5039988081	
Applicant mailing address: 18089 S Strowbridge Rd	City: Oregon City	State: OR	ZIP: 97045
Contact person name (if other than applicant):	Contact person email:	Contact person phone:	
Contact person mailing address:	City:	State:	ZIP:

PROPOSAL
Brief description of proposal: Moving Dwelling of existing home (18089 S Strowbridge Rd) to new location on our property.

SITE INFORMATION		
Site address: 18077 S Strowbridge Rd Oregon City	Comprehensive Plan designation:	Zoning district:
Map and tax lot #: Township: _____ Range: _____ Section: _____ Tax Lot: <u>33e04 00404</u> Township: _____ Range: _____ Section: _____ Tax Lot: _____ Township: _____ Range: _____ Section: _____ Tax Lot: _____	Land area:	
Adjacent properties under same ownership: Township: _____ Range: _____ Section: _____ Tax Lot: <u>33e04 00500</u> Township: _____ Range: _____ Section: _____ Tax Lot: <u>33e04 00401</u>		

Printed names of all property owners: Preston Roth & Aimee Roth	Signatures of all property owners: 	Date(s): <u>2/13/24</u> <u>2/13/24</u>
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I hereby certify that the statements contained herein, along with the evidence submitted, are in all respects true and correct to the best of my knowledge.

Applicant signature: 	Date: <u>2/13/24</u>
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A. Review applicable land use rules:

This application is subject to the provisions of [Oregon Revised Statutes 215.291](#) . It is also subject to the applicable dimensional and development standards, which are found in [Section 401, Exclusive Farm Use District \(EFU\)](#) of the [Clackamas County Zoning and Development Ordinance \(ZDO\)](#) if the property is zoned EFU or [Section 406, Timber District \(TBR\)](#) if the property is zoned TBR or AG/F (cross-referenced from [Section 407, AG/Forest District \(AG/F\)](#)). It is also subject to the ZDO's definitions, procedures, and other general provisions outlined in the ZDO.

B. Turn in all of the following:

- Complete application form:** Respond to all the questions and requests in this application, and make sure all owners of the subject property sign the first page of this application. Applications without the signatures of *all* property owners are incomplete.
- Application fee:** The cost of this application is \$995. Payment can be made by cash, by check payable to "Clackamas County," or by credit/debit card with an additional card processing fee using the [Credit Card Authorization Form](#) available from the Planning and Zoning website. Payment is due when the application is submitted. Refer to the FAQs at the end of this form and to the adopted [Fee Schedule](#) for refund policies.
- Evidence that the dwelling to be replaced was lawfully established:** Typically it is best to provide copies of the "appraisal jacket", obtained from the County Department of Assessment & Taxation, and, if available, permit numbers for land use, septic, building and manufactured dwelling placement permits for the dwelling.
- Dated photographs or other evidence:** Provide dated photographs or other evidence clearly demonstrating that the dwelling proposed to be replaced has, or formerly had (within three years of the date the application is filed), the following features:
 1. Intact Exterior Walls and Roof Structure;
 2. Indoor Plumbing Consisting of a Kitchen Sink, Toilet and Bathing Facilities Connected to a Sanitary Waste Disposal System;
 3. Interior Wiring for Interior Lights; and
 4. A Heating System
- Property tax assessment data:** Provide documentation from the County Department of Assessment and Taxation to demonstrate one of the following:
 1. The dwelling was assessed as a dwelling for purposes of ad valorem taxation since the later of:
 - Five years before the date of the application; or
 - The date that the dwelling was erected upon or fixed to the land and became subject to property tax assessment.

OR

 2. If the value of the dwelling was eliminated as a result of destruction or demolition, the dwelling was assessed as a dwelling for purposes of ad valorem taxation prior to the destruction or demolition and since the later of:
 - Five years before the date of the destruction or demolition; or
 - The date that the dwelling was erected upon or fixed to the land and became subject to property tax assessment.

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

- Lot lines, lot/parcel numbers, and acreage/square footage of lots;
- Contiguous properties under the same ownership;
- All existing and proposed structures, fences, roads, driveways, parking areas, and easements, each with identifying labels and dimensions, with particular attention to: 1) the location of the existing or demolished home that is proposed to be replaced, and 2) the proposed new home site;
- Setbacks of all structures from lot lines and easements;
- Significant natural features (rivers, streams, wetlands, slopes of 20% or greater, geologic hazards, mature trees or forested areas, drainage areas, etc.); and
- Location of utilities, wells, and all onsite wastewater treatment facilities (e.g., septic tanks, septic drainfield areas, replacement drainfield areas, drywells).

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

FAQs

When is a Replacement Dwelling permit required?

Oregon Revised Statutes 215.291 allows for the replacement of an existing, or previously existing, dwelling on land that is zoned Ag/Forest (AG/F), Exclusive Farm Use (EFU) or Timber (TBR) subject to certain criteria. The dwelling requires a Replacement Dwelling land use permit.

What is the permit application process?

Replacement Dwelling permits in the AG/F, EFU and TBR Districts are subject to a "Type II" land use application process, as provided for in [Section 1307](#) of the ZDO. Type II decisions include notice to owners of nearby land, the Community Planning Organization (if active), service providers (sewer, water, fire, etc.), and affected government agencies. If the application is approved, the applicant must comply with any conditions of approval identified in the decision. The Planning Director's decision can be appealed to the County Land Use Hearings Officer.

What is needed for the County to approve a land use permit?

A replacement dwelling in the AG/F, EFU or TBR District *may* be permitted after an evaluation by the County of applicable standards of the ZDO. The applicant is responsible for providing evidence that their proposal does or can meet those standards. In order to address the standards, the information requested in this application should be as thorough and complete as possible. A permit will only be approved or denied after a complete application is received and reviewed. The County approves an application only if it finds that the proposal meets the standards or can meet the standards with conditions.

If approved, how long would the Replacement Dwelling permit be valid?

ORS 215.291 is unclear on the answer to this question. It appears that there are two options: a "regular" replacement dwelling permit that expires in four years pursuant to ORS 215.417 (with an option for a two-year extension) and a "deferred" replacement dwelling permit that does not expire. A deferred replacement dwelling permit requires that the dwelling to be replaced is removed or demolished within three months of the permit approval. In addition, a deferred permit may not be transferred, by sale or otherwise, except by the applicant to the spouse or a child of the applicant. Finally, ORS 215.291(6) requires that construction of a replacement dwelling must commence no later than four years after the approval of the replacement dwelling application becomes final, regardless of whether it is a "regular" or a "deferred" replacement permit.

How long will it take the County to make a decision about an application?

The County makes every effort to issue a decision on a Type II land use application within 45 days of when we deem the application to be complete. State law generally requires a final County decision on a land use permit application in an urban area within 120 days of the application being deemed complete, and within 150 days for a land use permit in a rural area, although there are some exceptions.

If an application is submitted and then withdrawn, will a refund be given?

If a submitted Type II application is withdrawn before it is publicly noticed, 75% of the application fee paid, or the fee paid minus \$250, whichever is less, will be refunded. If a submitted application is withdrawn after it is publicly noticed, but before a decision is issued, 50% of the application fee paid, or the fee paid minus \$500, whichever is less, will be refunded. No refund will be given after a decision is issued.

Who can help answer additional questions?

For questions about the County's land use permit requirements and this application form, contact Planning and Zoning at [503-742-4500](tel:503-742-4500) or zoninginfo@clackamas.us. You can also find information online at the Planning and Zoning website: www.clackamas.us/planning.

Plot



1 inch = 260'

Tax Lot 33E04 00500
79.9 ACRES

1,600 Ft mark to
Lot 33E04 00401

mark here
location of
home

Existing
Driveway

Existing Home &
current location
18089 S Stowbridge rd
Oregon City, OR

Well

Tax Lot 33E04 00404

6.7 ACRES

Proposed
Drain
field

18077 S Stowbridge rd
Oregon City, OR

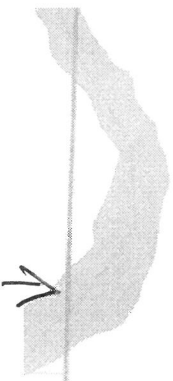
Well

Well

PG&E
Pole Poles
along
Driveway

Proposed
Driveway
12x26'

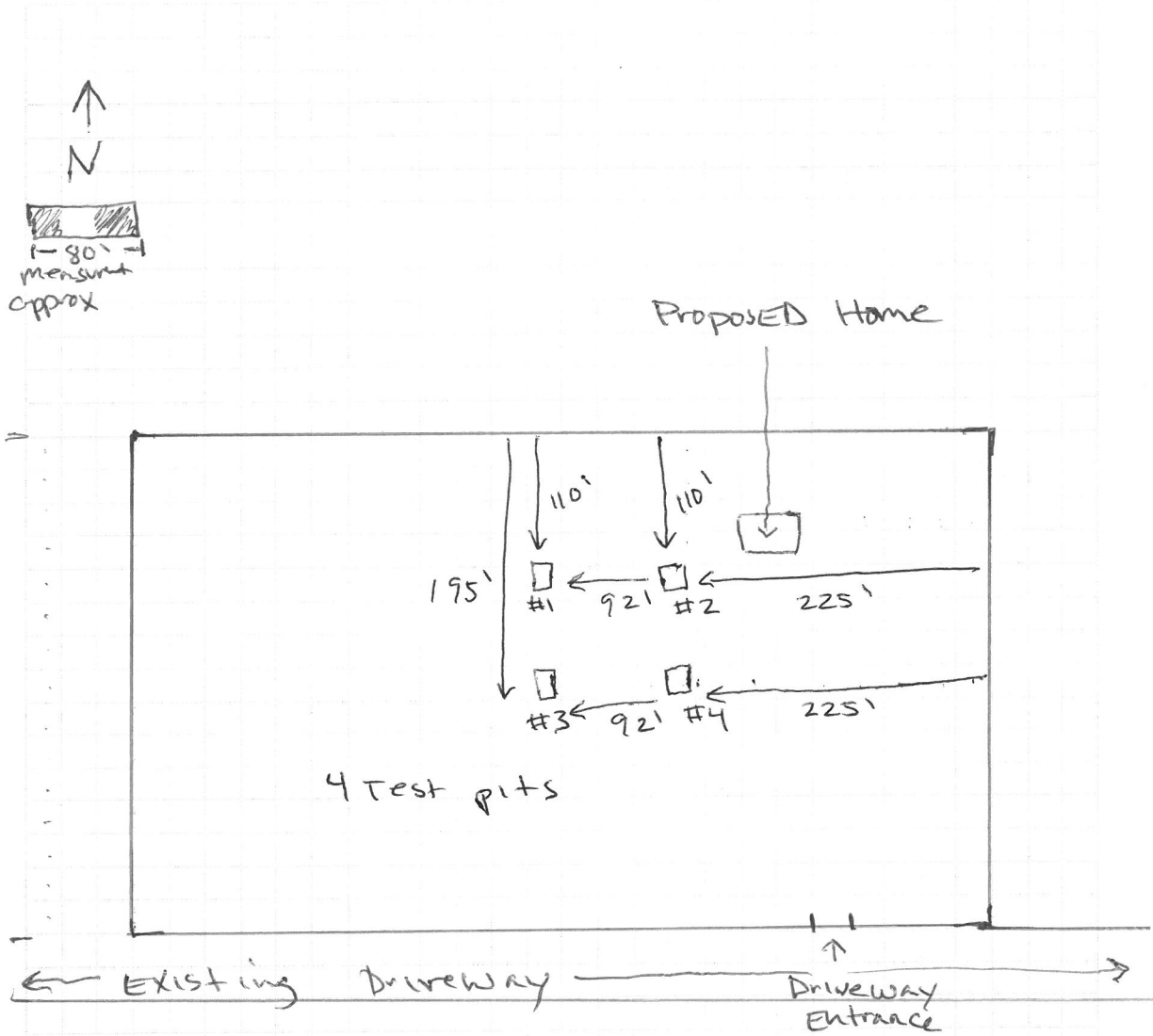
Tax Lot 33E04 00401
15.8 ACRES



Clear Creek

SOIL EVALUATION PLOT PLAN

Applicant Preston Roth
Township _____ Range _____ Section _____ Tax Lot 33E04 00404
Address 18077 S Strawbridge Rd Oregon city, OR 97045



* Approved Septic plan

CLACKAMAS COUNTY OREGON
150 BEAVERCREEK RD.
OREGON CITY, OREGON 97045

REAL PROPERTY TAX STATEMENT
7/1/2023 to 6/30/2024

Property Location: 18089 S STROWBRIDGE RD
OREGON CITY, OR 97045

Tax Code Area: 062-004 Acres: 75.34

ACCOUNT NO: 00905211
MAP: 33E04 00500

56056*172**G50**1.544**3/10*****AUTO5-DIGIT 97045
ROTH PRESTON D TRUSTEE
18089 S STROWBRIDGE RD
OREGON CITY OR 97045-9648

2023 - 2024 CURRENT TAX BY DISTRICT:

COM COLL CLACK	253.50
ESD CLACKAMAS	167.79
SCH OREGON CITY	<u>2,274.63</u>
EDUCATION TOTAL:	2,695.92
COUNTY CLACKAMAS R	1,344.28
COUNTY EXTENSION & 4-H	22.78
COUNTY LIBRARY	180.90
COUNTY PUBLIC SAFETY LOC OPT	168.67
COUNTY SOIL CONS	22.78
FD 1 CLACK CO	1,083.67
FD 1 CLACK CO LOC OPT	238.33
PORT OF PTLD	31.95
URBAN RENEWAL COUNTY	42.08
VECTOR CONTROL	2.98
VECTOR CONTROL LOC OPT	<u>11.46</u>
GENERAL GOVERNMENT TOTAL:	3,149.88
COM COLL CLACK BOND	113.85
COUNTY PUBLIC SFTY RADIO SYS	40.56
FD 1 CLACK CO BOND	37.45
SCH OREGON CITY BOND	<u>561.32</u>
EXCLUDED FROM LIMIT TOTAL:	753.18
2023 - 2024 TAX BEFORE DISCOUNT	6,598.98



NoticesOnline.com
Go Paperless

AUTHORIZATION CODE
CLK-47KJ3XQM

Potential Additional Tax Liability

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET VALUES (RMV):		
RMV LAND	968,634	998,085
RMV BLDG	838,970	857,630
RMV TOTAL	1,807,604	1,855,715
M5 TOTAL(SAV)	1,029,496	1,053,759
ASSESSED VALUE:	445,146	458,329

PROPERTY TAXES: 6,173.55 6,598.98

Please Make Payment To: CLACKAMAS COUNTY TAX COLLECTOR

Questions about your property value or taxes ?
Please call 503-655-8671 or visit us online at www.clackamas.us/at

(See back of statement for instructions)

TAX PAYMENT OPTIONS			
Payment Options	Date Due	Discount Allowed	Net Amount Due
FULL	Nov 15, 2023	197.97 3%	6,401.01
2/3	Nov 15, 2023	87.99 2%	4,311.33
1/3	Nov 15, 2023		2,199.66

DELINQUENT TAXES: 0.00
TOTAL (after discount): 6,401.01

Delinquent tax amount is included in payment options listed below.

↑ TEAR HERE

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT See back of statement for instructions

TEAR HERE ↑

2023 - 2024 Property Tax Payment Clackamas County, Oregon

DISCOUNT IS LOST AFTER DUE DATE & INTEREST MAY APPLY

FULL PAYMENT (Includes 3% Discount)	DUE Nov 15, 2023	6,401.01
2/3 PAYMENT (Includes 2% Discount)	DUE Nov 15, 2023	4,311.33
1/3 PAYMENT (No Discount offered)	DUE Nov 15, 2023	2,199.66

ACCOUNT NO: 00905211

Mailing address or taxpayer name change on back

Enter Amount Paid

Please make payment to:

CLACKAMAS COUNTY TAX COLLECTOR
PO BOX 6100
PORTLAND, OR 97228-6100

56056*172**G50**1.544**3/10*****AUTO5-DIGIT 97045
ROTH PRESTON D TRUSTEE
18089 S STROWBRIDGE RD
OREGON CITY OR 97045-9648

2/5 56056

03000009052110000640101000043113300002199665

LAND USE FILES

FILE # 20842-94-2

LEGAL DESCRIPTION:

3 S 3 E

SEC. 4 TAX LOT 500

842-94

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

In the Matter of Considering Designating
the STROWBRIDGE-BENSON FARM
described as T3S-R3E-Section 4,
Tax Lot 500
a Clackamas County Historic Landmark
in compliance with State
Land Use Law Goal 5.

ORDER NO. 94-1379

This matter coming on at this time and it appearing to the Board of County Commissioners that the STROWBRIDGE-BENSON 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 31, 1994 has recommended designating the STROWBRIDGE-BENSON FARM as a Historic Landmark; and


It further appearing to the Board that hearings were held before this Board on SEPTEMBER 7, 1994, at which testimony was taken and evidence presented; and

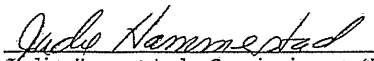
It further appearing to the Board that a decision was made by this Board on SEPTEMBER 7, 1994;

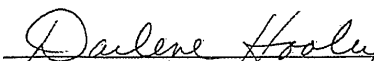
NOW, THEREFORE, IT IS HEREBY ORDERED that the STROWBRIDGE-BENSON FARM, along with that land area described in Exhibit A, IS designated a Clackamas County Historic Landmark.

Dated this 22 day of December, 1994.

BOARD OF COUNTY COMMISSIONERS


Ed Lindquist, Chair


Judie Hammerstad, Commissioner (Vice Chair)


Darlene Hooley, Commissioner

12.17.94

Strowbridge Benson
Z0842-94-2

631-7714
Rhonda Ellidge will send
request
UNDESIGNATE ME!

NOTICE OF PUBLIC INFORMATION MEETING AND HEARINGS

Public Information Meeting Date: August 17, 1994; 7:00 p.m.; Clackamas County Department of Transportation and Development; Conference Room A; 902 Abernethy Road; Oregon City, Oregon.

HEARING DATES:

Clackamas County Historic Review Board: August 31, 1994; 7:00 p.m.; Department of Transportation and Development Conference Room A; 902 Abernethy Road; Oregon City, Oregon.

Clackamas County Board of Commissioners: September 7, 1994; 9:30 a.m.; Courthouse Annex; 906 Main Street; Oregon City, Oregon.

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

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

File No. & Subject: Z0842-94-Z; Zone Change

Applicant: Clackamas County

Owner of Property: Rhonda Elledge

Site Address: 18089 S. Strowbridge Road

Proposal: Apply Historic Landmark overlay zone to historic building(s) named Strowbridge-Benson Farm, SHPO #987, built in 1904, in the Queen Anne style of architecture.

Ordinance Criteria: Section 707

Legal Description: T3S, R3E, Section 4, Tax Lot(s) 500, W.M.

Total Area Involved: Approximately 75.34 acres

Zoning: GAD, General Agricultural District

Citizens Planning Organization For Area: Redland-Viola-Fischers Mill; Kathleen Kennedy; 21484 S. McKenzie Lane; Estacada, OR 97023 (631-3593).

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

GENERAL INFORMATION

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

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

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

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

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

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

Failure to raise an issue at the hearing, or by letter, or failure to provide sufficient specificity to afford the Historic Review Board or Board of Commissioners an opportunity to respond to an issue precludes appeal to the Land Use Board of Appeals based on that issue.

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

Z0842-94-Z/HL:eb



CLACKAMAS COUNTY

Department of Transportation & Development

THOMAS J. VANDERZANDEN
EXECUTIVE DIRECTOR

July 27, 1994

Clackamas Cty. News
P.O. Box 549
Estacada, OR 97023

RE: Notice of Public Information Meeting and Hearings, Aug. 17th, Aug. 31st and Sept. 7, 1994

Attached is a notice for a public information meeting and hearings before the Historic Review Board and Clackamas County Board of Commissioners. Please publish this notice on Aug. 3, 1994.

Please return two (2) copies of the Affidavit of Publication together with your statement. Please send statement to Clackamas County Finance Department (attn: Noreen), 902 Abernethy Rd., Oregon City, OR 97045. Thank you.

Emma Baer, Secretary
Land Use and Environmental Planning Division

Enclosure

0631/HRB-NewsLetter

CLACKAMAS CTY. NEWS

NOTICE OF PUBLIC INFORMATION MEETING AND HEARINGS

Public Information Meeting Date: Aug. 17, 1994, 7:00 p.m.; Clackamas County Department of Transportation and Development; Conference Room A; 902 Abernethy Road; Oregon City, Oregon

Clackamas County Historic Review Board: Aug. 31, 1994, 7:00 p.m.; Department of Transportation and Development Conference Room A; 902 Abernethy Road; Oregon City, Oregon.

Clackamas County Board of Commissioners: Sept. 7, 1994, 9:30 a.m.; Courthouse Annex; 906 Main Street; Oregon City, Oregon.

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

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

File No. & Subject: Z0848-94-Z; Zone Change

Applicant: Clackamas County

Site Address: 19012 S. Sylvan Avenue

Proposal: Apply Historic Landmark overlay zone to historic building(s) named Blanton House, SHPO #995, built in 1930, in the Rustic style of architecture.

Legal Description: T3S, R3E, Section 10BA, Tax Lot(s) 2900, W.M.

Zoning: RRFF-5, Rural Residential Farm/Forest, 5 Acre District

File No. & Subject: Z0847-94-Z; Zone Change

Applicant: Clackamas County

Site Address: 19105 S. Redland Road

Proposal: Apply Historic Landmark overlay zone to historic building(s) named Alphonso Allen House, SHPO #993, built in 1893-98, in the Queen Anne Vernacular style of architecture.

Legal Description: T3S, R3E, Section 8B, Tax Lot(s) 200, W.M.

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

File No. & Subject: Z0846-94-Z; Zone Change

Applicant: Clackamas County

Site Address: 18131 S. Fischers Mill Road

Proposal: Apply Historic Landmark overlay zone to historic building(s) named Redland Grange, SHPO #990, built in 1935, in the Vernacular style of architecture.

Legal Description: T3S, R3E, Section 6B, Tax Lot(s) 1100, W.M.

Zoning: RA-1, Rural (Agricultural) Residential

File No. & Subject: Z0845-94-Z; Zone Change

Applicant: Clackamas County

Site Address: 20990 S. Fischers Mill Road

Proposal: Apply Historic Landmark overlay zone to historic building(s) named Harding Mill/Fischers Mill, SHPO #989, built in 1870, in the Vernacular style of architecture.

Legal Description: T3S, R3E, Section 4, Tax Lot(s) 1101, W.M.

Zoning: TT-20, Transitional Timber, 20 Acre District

File No. & Subject: Z0844-94-Z; Zone Change

Applicant: Clackamas County

Site Address: 20990 S. Fischers Mill Road

Proposal: Apply Historic Landmark overlay zone to historic building(s) named Kirchem House/Fischer Store, SHPO #988, built in 1887, in the Vernacular style of architecture.

Legal Description: T3S, R3E, Section 4, Tax Lot(s) 1100, W.M.

Zoning: TT-20, Transitional Timber, 20 Acre District

File No. & Subject: Z0842-94-Z; Zone Change

Applicant: Clackamas County

Site Address: 18089 S. Strowbridge Road

Proposal: Apply Historic Landmark overlay zone to historic building(s) named Strowbridge-Benson Farm, SHPO #987, built in 1904, in the Queen Anne style of architecture.

Legal Description: T3S, R3E, Section 4, Tax Lot(s) 500, W.M.

Zoning: GAD, General Agricultural District

File No. & Subject: Z0841-94-Z; Zone Change

Applicant: Clackamas County

Site Address: 21552 S. Fischers Mill Road

Proposal: Apply Historic Landmark overlay zone to historic building(s) named Harding Grange, SHPO #984, built in 1896, in the Vernacular style of architecture.

Legal Description: T3S, R3E, Section 3A, Tax Lot(s) 800, W.M.

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

File No. & Subject: Z0840-94-Z; Zone Change

Applicant: Clackamas County

Site Address: 21163 S. Fischers Mill Road

Proposal: Apply Historic Landmark overlay zone to historic building(s) named Smith House, SHPO #985, built in 1900, in the Queen Anne Vernacular style of architecture.

Legal Description: T3S, R3E, Section 3, Tax Lot(s) 1500, W.M.

Zoning: GAD, General Agricultural District

File No. & Subject: Z0839-94-Z; Zone Change

Applicant: Clackamas County

Site Address: 21054 S. Charrier Road

Proposal: Apply Historic Landmark overlay zone to historic building(s) named Cheese Factory, SHPO #984, built in 1912, in the Vernacular style of architecture.

Legal Description: T3S, R3E, Section 3, Tax Lot(s) 1300, W.M.

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

File No. & Subject: Z0838-94-Z; Zone Change

Applicant: Clackamas County

Site Address: 21512 S. Fischers Mill Road

Proposal: Apply Historic Landmark overlay zone to historic building(s) named Viola Post Office, SHPO #983, built in 1879, in the Vernacular style of architecture.

Legal Description: T3S, R3E, Section 3, Tax Lot(s) 900, W.M.

Zoning: GAD, General Agricultural District

File No. & Subject: Z0833-94-Z; Zone Change

Applicant: Clackamas County

Site Address: 18499 S. Springwater Road

Proposal: Apply Historic Landmark overlay zone to historic building(s) named Charles Tracy Farm, SHPO #981, built in 1900, in the Vernacular style of architecture.

Legal Description: T3S, R3E, Section 2, Tax Lot(s) 600, W.M.

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

File No. & Subject: Z0832-94-Z; Zone Change

Applicant: Clackamas County

Site Address: 18000 S. Eaden Road

Proposal: Apply Historic Landmark overlay zone to historic building(s) named Kirchem House, SHPO #980, built in 1897, in the Vernacular style of architecture.

Legal Description: T3S, R3E, Section 2, Tax Lot(s) 301, W.M.

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

File No. & Subject: Z0828-94-Z; Zone Change

Applicant: Clackamas County

Site Address: 30404 S.E. Jackknife Road

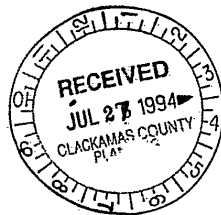
Proposal: Apply Historic Landmark overlay zone to historic building(s) named Sutter Farm, SHPO #1297, built in 1881, in the Vernacular style of architecture.

Legal Description: T2S, R4E, Section 32, Tax Lot(s) 4700, W.M.

Zoning: RRRF-5, Rural Residential Farm/Forest, 5 Acre District

0831/HRB-NewsNotice

**NOTICE OF APPLICATION TO BE
HEARD AT PUBLIC HEARING**



TO: Clackamas County Fire District #1

DATE: July 15, 1994

FROM: Clackamas County Planning Division
902 Abernethy Road
Oregon City, Oregon 97045
Phone No. 655-8521

FILE NUMBER & NAME: Z0842-94-Z - Clackamas County

TYPE OF APPLICATION: Apply Historic Landmark overlay zone to historic building(s) named **Strowbridge-Benson Farm SHPO #987**, built in 1904 in the Queen Anne style of architecture.

ZONING: GAD, General Agricultural District

CONTACT PERSON: Clay Glasgow

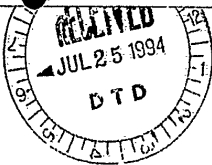
The Planning Division would like your comments on the attached application. The application is subject to Section(s) 707 of the County Zoning and Development Ordinance. If you do not have a copy of the current ordinance, copies of specific sections are available at the Planning Division office. Please contact us if you need ordinance sections to review this application. Please indicate any information which would assist the county in acting on this application. Comments received by **August 17, 1994** will be considered in the Planning Division on this application. If more information is needed, please call the Planning Division. **PLEASE RETURN THIS FORM ONLY.**

Recommendation 1) Provide and maintain fire department access, grades and turnarounds, per County Fire District and U.F.C. Standards and requirements. 2) Provide approved address numbering, fully visible from the street, which clearly identify this site location.

Ernie Badear
Signature

Deputy Fire Marshal
Position

Please return to address above
Z0842-94-Z:eb



Oregon

PARKS AND
RECREATION
DEPARTMENT

July 21, 1994

STATE HISTORIC
PRESERVATION OFFICE

Clay Glasgow, Planner
Clackamas County Department of Transportation and Development
902 Abernethy Road
Oregon City, OR 97045-1100

RE: Historic Landmark Overlay Zoning Designations, Clackamas Co.

Dear Clay:

I have reviewed the following Historic Landmark Overlay zoning applications.

Z0787-94-Z	Sandy River Bridge	1164
Z0828-94-Z	Sutter (Suter) Farm	1297
Z0832-94-Z	Kirchem House	980
Z0833-94-Z	Charles Tracy Farm	981
Z0838-94-Z	Viola Post Office	983
Z0839-94-Z	Cheese Factory	984
Z0840-94-Z	Smith House	985
Z0841-94-Z	Harding Grange	986
Z0842-94-Z	Stowbridge-Benson Farm	987
Z0844-94-Z	Kirchem House/Fischers Store	988
Z0845-94-Z	Harding Mill/Fischers Mill	989
Z0846-94-Z	Redland Grange	990
Z0847-94-Z	Alphonso Allen House	993
Z0848-94-Z	Blanton House	995

I concur with the staff analysis in all fourteen cases, and agree that the proposed designations are appropriate. Note that Harding Grange, shown on the application form as SHPO #984, should read #986.

Sincerely,

Dave Skilton

Certified Local Government Coordinator

DW a:\clgrevek.103



1115 Commercial St. NE
Salem, OR 97310-1001
(503) 378-5001
FAX (503) 378-6447

NOTICE OF PROPOSED ACTION

Must be sent to DLCD 45 days prior to the final hearing
See OAR 660-18-020

Jurisdiction Clackamas County

Date Mailed July 11 1994 Local File Number 20842-94-2

Date Set for Final Hearing on Adoption September 7 1994
Month Day Year

Time and Place for Hearing Board of County Commissioners
900 Main Street Oregon City 97045

Type of Proposed Action (Check all that apply)

Comprehensive Plan Amendment Land Use Regulation Amendment New Land Use Regulation

Please Complete (A) for Text Amendments and (B) for Map Amendments

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

Apply Historic Landmark Designation (Overlay Zone)
to Strawbridge-Benson Farm, SHPO #987

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

Current Plan Designation: A9 Proposed Plan Designation: A9

Current Zone: GAD Proposed Zone: GAD/HL

Location: 18087 S. Strawbridge Road
AKA 33E04 TL500

Acreage Involved: 75.34

Does this Change Include an Exception? Yes No

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

Current Density: _____ Proposed Density: _____

List Statewide Goals Which May Apply to the Proposal:

Goal 5

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

Direct Questions and Comments To:

Clayton Glasgow
902 Abernethy
Oregon City OR 97045
(Phone) 655-8521

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

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

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

* * * FOR DLCD OFFICE USE * * *

DLCD File Number _____ # Days Notice _____

<pa>proposedform



CLACKAMAS COUNTY

Department of Transportation & Development

THOMAS J. VANDERZANDEN
EXECUTIVE DIRECTOR

July 1994

DEAR HISTORIC PROPERTY OWNER:

Congratulations. Your historic property has been evaluated as significant by the Historic Review Board for consideration as a Clackamas County Historic Landmark. It is considered significant as an integral part of Clackamas County's heritage, either for its history, architecture or cultural importance.

Out of 100+ historic properties studied in the unincorporated rural area of Carver/Eagle Creek/Fischers Mill, some 80+ properties are being considered for Historic Landmark designation. The Historic Review Board and the Board of County Commissioners hold public hearings to consider designation of County Historic Landmarks.

Enclosed with this letter is a notice of public hearing for your property. Your neighbors within 500 feet of your property will also be notified of these hearings.

Clackamas county has a rich heritage as exemplified in the variety and type of buildings which still survive from the earlier periods of settlement in the area. This physical evidence allows us to understand the way of life of our forebears, their farming practices, means of commerce and industry, and educational and religious history. By protecting and preserving these buildings, we are making it possible for future generations to also learn about the pioneers and settlers who began our culture in Oregon.

The oldest structures which are Candidate Historic Landmarks date from the earliest period of settlement in Oregon; the 1850's. The dates of construction on these Candidate properties range from this early period through the 1930's; after the advent of the railroads and the automobile.

Protection and preservation of historic resources is mandated by State Land Use Planning Goal 5. This Planning Goal requires a three step process in planning for historic resources. First, it requires that all cities and counties in the state inventory and evaluate their historic resources for significance. Second, it requires that jurisdictions analyze any conflicting uses, potential or existing, which might affect the historic resource. The final step in the Goal 5 process requires that jurisdictions protect their most significant historic resources.

Clackamas County is proceeding with the final step of this Goal 5 process for historic resource properties in the unincorporated rural area of Carver/Eagle Creek/Fischers Mill. Properties that are designated Historic Landmarks by the Board of County Commissioners are protected by the Historic Landmarks, Historic Districts and Historic Corridors Ordinance.

You may ask what this means to you if your property is designated a Clackamas County Historic Landmark by the Board of County Commissioners. An information sheet is attached to this letter which may answer some of your questions. If you would like a copy of the Historic Landmarks Ordinance, please call this office and one will be sent to you.

Please find enclosed a copy of the Evaluation for Significance and the Clackamas County Historic Properties Evaluation Criteria form used by the Historic Review Board to determine that your property is significant.

During the public hearings the Historic Review Board and the Board of County Commissioners will take testimony relating to the criteria from the Historic Landmarks, Historic Districts and Historic Corridors Ordinance and the potential consequences of designating the historic resource a Historic Landmark with regard to providing the greatest community benefit.

Also enclosed you will find a copy of the Inventory Form for your property. If you see any errors in the information please let us know as it is important that all information about the description of the building(s) is accurate, as well as the historic information under the Subject Property description.

If you have any questions, please feel free to call me at 655-8521.

Sincerely,

Clay Glasgow
Planner

os

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

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

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

- *** Allow for greater options for the use of your historic property within urban and rural zones. Owners of properties within such zones can apply for a conditional use permit to allow for uses such as antique or book shops, or for cafes or bed and breakfast establishments. Many zoning districts do not allow these options without the Historic Landmark overlay zone.
- *** Require that the Historic Review Board review the following to insure compatible design solutions:
 - exterior alterations
 - land divisions
 - demolitions
 - new construction

THE HISTORIC LANDMARKS ORDINANCE DOES NOT:

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

WHO IS ON THE HISTORIC REVIEW BOARD?

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

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

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

GOAL 5 ANALYSIS OF HISTORIC RESOURCE

EVALUATION FOR SIGNIFICANCE

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

<u>Z0842-94-Z</u>	<u>ARCHITECTURE</u>					<u>ENVIRONMENT</u>				<u>HISTORY</u>			
	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>E</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Strowbridge-Benson Farm #987													
33E04 00500													
18089 S Strowbridge Rd.	5	4	1	3	7	5	4	10	5	0	0	5	0
GAD, 75.34 acres													
C 1904, STYLE: Queen Anne													
TOTAL POINTS: 49													

COMMENTS: The The Strowbridge-Benson Farm is located on the west side of Strowbridge Road, approximately 1/2 mile from Springwater Road.

Joseph Strowbridge took title to the property in 1870. Oscar Benson come to own the property in 1914. Mr. Strowbridge began a boot and shoe business in 1858, operating with a firm in Boston. He later purchased several blocks in downtown Portland, along with several large farm including the subject property. In the 1870's he organized the first company to attempt to bridge the Willamette River. Mr. Strowbridge was elected as a State Legislator in 1888.

The existing house has had few changes since the Historic period. The house is part of a farm complex, which includes a log cellar, two barns, and granary. The cellar is one of few log constructed buildings in the study area.

There are also several landscape features which contribute to the historic character of the property. Of note are the apple and pear trees, which are believed to be as old as the buildings.

In the study area, two of the 64 homes were built in the Queen Anne style. The property contains one of nine granaries and the only milking barn on the inventory in the study area.

The Strowbridge-Benson Farm is significant as an excellent and intact example of a turn of the century farm complex. The house is additionally significant as a good example of the Queen Anne style. The milking barn is significant as a rar example of the type in the study area.

GOAL 5 ANALYSIS OF HISTORIC RESOURCE

SUMMARY OF CONFLICTING USE ANALYSIS

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

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

- 3A If there are not conflicting uses: Preserve the resource site.
- 3B If there are conflicting uses: Determine the Economic, Social, Environmental and Energy consequences. Both the impacts on Resource and on conflicting use must be considered (i.e. if there is a conflict, what consequence will provide the community at large with the greatest benefit?).
- 3C If there needs to be a balance or compromise reached: Allow the conflicting use while preserving the resource.

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

ARCHITECTURE

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

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

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

Excellent	4
Very Good	3
Good	2
Fair	1
Poor	0

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

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

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

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

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

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

ENVIRONMENT

(A) LANDMARK:

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

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

Excellent	4
Very Good	3
Good	2
Fair	1
Intrusive	0

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

Excellent	10
Good	7
Fair	3
Poor	0

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

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

HISTORICAL ASSOCIATION

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

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

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

Particularly strong	10
Strong	7
Some	5
None	0

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

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

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

Very likely	10
Likely	5
Unlikely	0

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

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

CONFLICTING USES:

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

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

POTENTIAL ACTION: Historic Landmark Designation

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CONSEQUENCE OF ACTION

- 1) Maintain and potentially enhance property values.
- 2) Enhance Tourism potential.
- 3) Provide full range of housing stock.
- 4) Potential for increased costs to property owners for restoration in order to meet Landmarks Ordinance criteria.
- 5) Potential for reinvestment in existing buildings.
*Qualify to apply for Conditional Use permit for uses not otherwise allowed in underlying zone.
*Potential for adaptive reuse of historic resources; an incentive to make resource economically viable for property owner while maintaining historic and architectural integrity.
*Qualify for low interest deferred loan program.
*First step in National Register nomination which gives tax incentives and qualifies property

CONSEQUENCE OF NO ACTION

- 1) Potential loss of incentives to maintain and potentially enhance property values.
- 2) Potential loss of significant historic resource, which could reduce tourism potential in area.
- 3) Potential loss of housing stock.
- 4) Property owners make alterations without application of Historic Landmarks Ordinance is potentially less costly.
- 5) Loss of potential in reinvestment in existing buildings.
*Would not qualify to apply for conditional use permit to allow potential commercial uses of historic property. No allowance for adaptive reuse of historic resource.
*Would not qualify for special loan program for historic rehabilitation.
*Would not be readily

owner for rehab money through the State Historic Preservation Office.

*Qualify to apply for C.B.D.G. block grant money for historic preservation and rehabilitation.

considered for National Register nomination if not Co. EL; would not qualify for tax incentives and grant money for rehab.

CONSEQUENCE OF ACTION

1) Resource retains architectural and historic integrity.

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

3) Foster neighborhood, community and civic pride.

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

CONSEQUENCE OF NO ACTION

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

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

3) Potential loss to neighborhood livability.

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

1) Conservation of existing housing and building resources.

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

1) Added energy expenditure to replace existing resource.

2) Potential loss of open space and mature landscapes.

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Cultural Resource Survey Form

CLACKAMAS COUNTY

T. D. NUMBER _____

PHOTO INFORMATION:

ROLL: LXXI
FRAME: 10,11

STUDY AREA: CEF
LEGAL: T. 3S R. 3E SEC. 4
TAX (LOTS): 500
ZONE GAD SIZE 75.34

IDENTIFICATION:

COMMON/HISTORICAL NAME: BENSON RESIDENCE
ADDRESS: 18089 S. Strowbridge Road AREA: Fischers Mill
CURRENT OWNER: GILLIAN FARNS USE: Farm Complex
OWNER'S ADDRESS: Same Oregon City 97045
ORIGINAL OWNER: BENSON USE: Farm Complex
AREA OF SIGNIFICANCE: TOWN: _____ COUNTY: X CITY: _____ NATION: _____

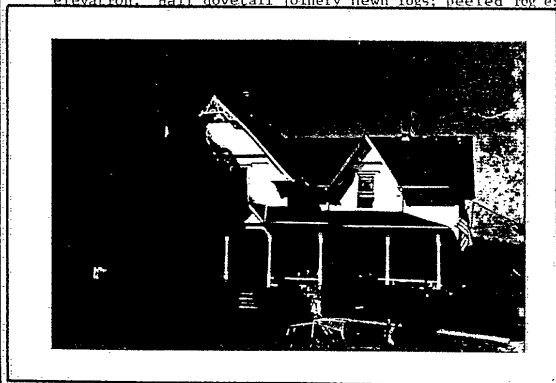
HISTORIC INTEREST:

THEME: Architecture - 20th Century DATE: 1904
DESCRIPTION: _____

ARCHITECTURAL INTEREST:

STYLE: Queen Anne STORIES: 2
DATE: 1904 CONDITION: Good ARCHITECT: _____
SIDING: Narrow shiplap with wide rake and corner boards with modest caps.
ROOF: Cross gable. Partial return on.
DOORS: Paneled and glazed with architrave molding.
WINDOWS: Original are 1/1 double-hung with architrave molding. Windows on first floor have been replaced with wide 8-light fixed sash windows.
MAIN ENTRANCE: Full width front porch with hip roof supported by turned posts and decorative brackets. Gable above entrance. Ballustrade appears to be altered.

NOTES: Two decorative chimney pots which appear to be new. Decorative shingles in gable peaks. Gable ornament. Log shed with very wide overhanging eaves on front elevation. Half dovetail joinery hewn logs; peeled log exposed rafters. Carved beam
.....over



BIBLIOGRAPHY:
121

DATE: July 1984
RECORDER: Hayden/Altier
987

Notes (Cont'd)

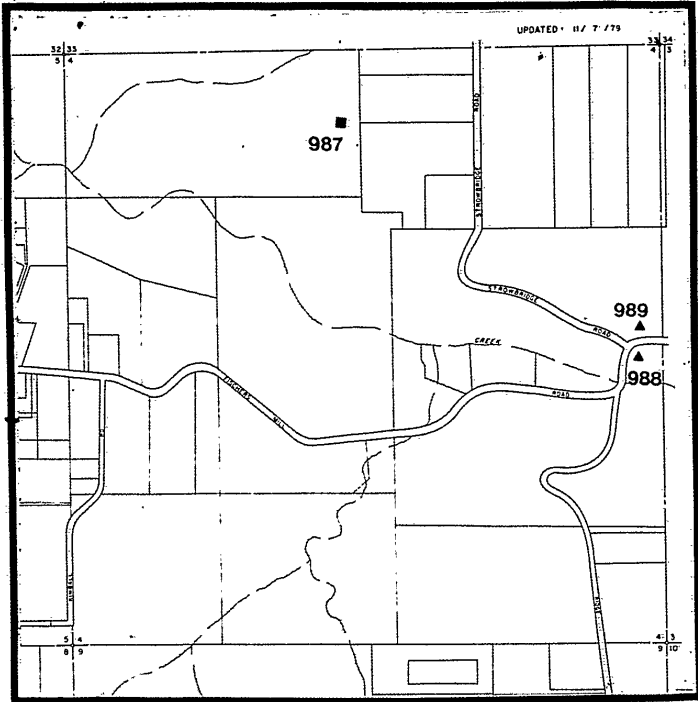
ends projecting toward front elevation. Board and batten siding in gable peak. Uncoursed rock foundation. Basement entrance. Vent house to basement on rear elevation. Two other gable roof outbuildings. One has board and batten siding, one has vertical flank exterior walls.

162

Area: C.E.F.

Legal Description:

T.3 S. R.3 E. S.4
TOWNSHIP RANGE SECTION



Legend =

- ▲ ≤ 1900
- 1901 - 1915
- 1916 - 1930

[#'s CORRESPOND TO INVENTORY PAGE #.]

CLACKAMAS COUNTY
HISTORIC RESOURCES INVENTORY 1989-92

HISTORIC NAME: STROWBRIDGE-BENSON FARM
COMMON NAME:
PROPERTY ADDRESS: 18089 S. Strowbridge Road
OWNER: Gillilan Farms
OWNER ADDRESS:
RESOURCE TYPE: Buildings
PRESENT USE: Farm Complex
ORIGINAL USE: Farm Complex
THEME: Culture: architecture; Agriculture
ARCHITECT/BUILDER: Unknown
COUNTY: Clackamas
QUAD: Redland
T/R/S: 3 3E 4
TAX LOT: 500
ADDITION: N/A
BLOCK: N/A
LOT: N/A
LOT SIZE: 75.34 Acres
ZONE: GAD

SETTING: The Strowbridge-Benson Farm is located on the west side of Strowbridge Road, a two-land rural road which intersects Springwater Road approximately one-half mile from the subject property. The site is on a hilltop with pastures surrounding the buildings. A young filbert orchard is southeast of the buildings and a wood lot is to the south. This area is generally in agricultural use, with a few rural residences.

NOTEWORTHY LANDSCAPE FEATURES: Mature apple and pear trees; ornamental plantings; massive deciduous trees

NON-CONTRIBUTING FEATURES: Non-historic metal hay barn; non-historic concrete block pumphouse; non-historic garage; non-historic pool house; non-historic machine shed

RECORDED BY: Koler/Morrison
DATE: February 1991



HOUSE

DATE BUILT: c. 1904

STYLE: Queen Anne Vernacular

PLAN/TYPE/SHAPE: T-plan

NO. OF STORIES: 2

FOUNDATION MATERIAL: Concrete

BASEMENT: Yes

ROOF FORM AND MATERIALS: Gable w/ partial return, wood shingles

WALL CONSTRUCTION/STRUCTURAL FRAME: Wood/stud

PRIMARY WINDOW TYPE: Double-hung sash w/ architrave molding;
wide eight-light fixed sash

EXTERIOR SURFACING MATERIALS: Narrow dropped siding w/
cornerboards, wide rake boards, watertable, and modest caps

DECORATIVE FEATURES: Turned posts; brackets; balustrade; two
chimney pots; patterned shingles in gable peaks; gable ornament

OTHER: Full-width porch w/ hip roof and gable above entrance;
recessed porch w/ overhead sliding doors and hip roof; paneled
and glazed door w/ architrave molding; two interior chimneys;
exterior chimney

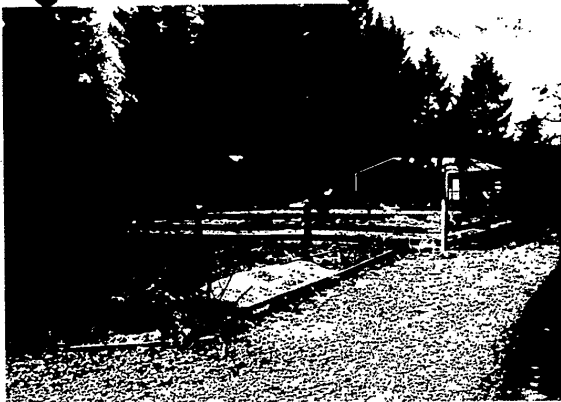
CONDITION: Good

EXTERIOR ALTERATIONS (DATE): Windows on first floor replaced and
door moved six inches (n.d.); balustrade appears altered (n.d.);
chimney pots appear to have been replaced (n.d.); exterior
chimney added (n.d.)



CELLAR

DATE BUILT: c. 1900
STYLE: Vernacular
PLAN/TYPE/SHAPE: Rectangular
NO. OF STORIES: 1
FOUNDATION MATERIAL: Post-and-beam
BASEMENT: No
ROOF FORM AND MATERIALS: Gable w/ wood shakes
WALL CONSTRUCTION/STRUCTURAL FRAME: Wood/log
PRIMARY WINDOW TYPE: Multi-light
EXTERIOR SURFACING MATERIALS: Board-and-batten in gable peak;
hewn logs w/ half dovetail joinery
DECORATIVE FEATURES: None
OTHER: Exposed peeled log rafters, carved beam ends projecting
toward front elev.; very wide overhanging eaves on front elev.
CONDITION: Fair
EXTERIOR ALTERATIONS (DATE): Unknown



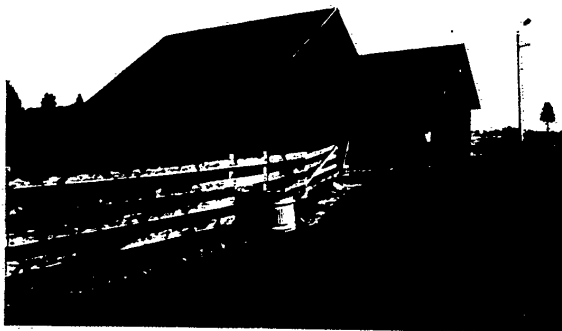
MILKING BARN

DATE BUILT: c. 1900
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/unknown
PRIMARY WINDOW TYPE: Fixed, unglazed multi-light
EXTERIOR SURFACING MATERIALS: Board-and-batten
DECORATIVE FEATURES: None
OTHER: Side-wall overhead sliding door
CONDITION: Fair
EXTERIOR ALTERATIONS (DATE): Roof replaced (n.d.)



GRANARY

DATE BUILT: c. 1890
STYLE: Vernacular
PLAN/TYPE/SHAPE: Rectangular
NO. OF STORIES: 1 1/2
FOUNDATION MATERIAL: Stone
BASEMENT: No
ROOF FORM AND MATERIALS: Gable w/ wood shingles
WALL CONSTRUCTION/STRUCTURAL FRAME: Wood/unknown
PRIMARY WINDOW TYPE: Fixed sash
EXTERIOR SURFACING MATERIALS: Board-and-batten
DECORATIVE FEATURES: None
OTHER: Drive-through, e. elev.
CONDITION: Fair
EXTERIOR ALTERATIONS (DATE): Window added (1990)



BARN

DATE BUILT: c. 1890
STYLE: Vernacular
PLAN/TYPE/SHAPE: Rectangular
NO. OF STORIES: 1 1/2
FOUNDATION MATERIAL: Concrete and stone
BASEMENT: No
ROOF FORM AND MATERIALS: Gable w/ wood shingles
WALL CONSTRUCTION/STRUCTURAL FRAME: Wood/unknown
PRIMARY WINDOW TYPE: None
EXTERIOR SURFACING MATERIALS: Vertical boards
DECORATIVE FEATURES: None
OTHER: None
CONDITION: Fair
EXTERIOR ALTERATIONS (DATE): Unknown

STATEMENT OF SIGNIFICANCE

Address: 18089 S. Stowbridge Road
Historic Name: **STROWBRIDGE-BENSON FARM**

The Stowbridge-Benson Farm is located north of Clear Creek west of the Robert Arthur and A.M. Harding land claims. The subject property is approximately one half mile north west of Fishers Mill, and on the south side of an early 20th century trail. The resource may be evaluated as a farm complex. The house may also be evaluated as an example of the Queen Anne Vernacular style.

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.

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 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.

SUBJECT PROPERTY

According to the current owners, Jim Gillilan, the property was originally owned by Allen C. Wilbur in 1878. It is not known if any of the buildings remain from Wilbur's ownership.

Gillilan believes that B.A. Burson was the original occupant of the house. County records indicate that an Oscar Benson took title to the property in 1914, when he received a deed from the Joseph A. Strowbridge Estate Company. The property had been purchased by Joseph A. Strowbridge in 1870. Between October 1903 and May 1904, a series of deeds passed between various members of the Strowbridge family, as follows: Harry J. Strowbridge deeded his interest to Mary B. Strowbridge in October 1903 and April 1904; and in May of 1904 the heirs of the Joseph A. Strowbridge estate deeded their interest to the Joseph A. Strowbridge Estate Company.

Joseph A. Strowbridge (1835-1903) was born in Montour City, Pennsylvania and his family moved to Marion County, Ohio when he was a child. In 1852 the family immigrated to Portland. Joseph's father Philip and his youngest sibling died along the way. At the age of 17 Joseph was required to support the rest of the family. Initially he found employment in Oregon City at a hotel while he shipped products, such as butter and eggs; to Portland and California. He shipped the first apples from Oregon to San Francisco. Strowbridge operated a shipping business until 1860. According to an article by Fred Lockely, he was "one of Portland's early day commission men."

In 1858 Strowbridge began a boot and shoe business, Wilberg & Strowbridge, establishing a wholesale operation with a firm in Boston. Strowbridge was the first to import directly from Europe. He also served as a volunteer fireman and, with L.H. Wakefield, Strowbridge took the first step towards the founding of the Portland Library Association. In 1864 Strowbridge married Mary H. Bodman.

With his earnings, Strowbridge purchased several blocks in downtown Portland, including the brick block on Yamhill between First and Second. His home was on Fifth Avenue in Portland. Strowbridge also purchased several large farms, including a 3,000 acre tract in eastern Washington and the subject property. In the 1870s he organized the first company to bridge the Willamette but the project failed. The failure was due to no fault of his own; Strowbridge was merely ahead of his time.

In 1888 Strowbridge, a Republican, was elected to represent Multnomah County in the state legislature. He was also a member of the Board of Trade and several fraternal organizations. At the time of his death in 1903, he was survived by his wife, four sons, Alfred B., a farmer in Clackamas County; George H. (- 1912), a physician; Joseph A. Jr., an attorney; and Henry (Harry) J., an agent in the customs service; and a daughter Mary H. of

Portland. Alfred apparently was in charge of the operation of the subject farm. In 1902 Harry joined the customs service, advancing to chief inspector in 1924.

In 1925 Mary Strowbridge Hellhaupt sued her brothers for fraud and mismanagement of their father's estate. The suit was settled in favor of the brothers in 1929.

In the early 1950s Gustav Adolph, Mae Benson and Oscar Benson, a widower, sold to Hartley Julius and Dorothy Rose Johnson, who in turn sold to the current owners. Oscar Benson was married to a woman named Mary E. until 1944; she may have been Strowbridge's daughter, thus explaining the confusion of the ownership.

County records indicate that the house was built in 1904, which would be consistent with most of the architectural evidence.

The house is an excellent and exuberant example of the Queen Anne style, which was popular in western Oregon from the late 1880s through the first decade of the 20th century. The majority of the exuberant examples were constructed in the 1890s, making the subject dwelling a late example.

The Queen Anne Vernacular style was most popular from the 1890s through 1910, and typically exhibited a multitude of roof forms, decorative treatments and details. Tall double-hung sash windows and horizontal wood siding are other elements associated with the Queen Anne stylistic type. Noteworthy features of the subject building include the patterned or imbricated shingles above the decorative belt course in the gable ends, the delicate jigsaw ornament in the gable peak, and the partial roof returns.

According to the current owner, the house was constructed by a Swedish man who built several other houses in the area. Also, there was another (possibly older) house located on the site of the metal barn.

The extant house has had a few changes to the exterior since the historic period. The most dramatic alteration is the replacement of the first floor windows with wide, eight-light fixed sash windows. The front porch balustrade and chimney pots appear to have been replaced.

The Strowbridge House is part of a farm complex, which includes a log cellar, two barns, and granary, as well as some non-historic buildings. The cellar is one of few log-constructed buildings in the study area. It is also relatively rare throughout the county. The building is constructed with hewn logs with half dove-tail joints and rests on a stone foundation. The cellar is in fair condition.

One barn is identified as a milking barn. Covered with a gable roof, the building is illuminated by unglazed, multi-light windows and accessed via a side-wall overhead siding door. The

replacement or covering of the roof with sheet metal is a common practice.

The granary also rests on a stone foundation. It is clad with board-and-batten siding. Access is via a drive-through on the south elevation. A window was added in 1990. The upper floor has been converted to an artist studio.

The second barn was used to house sheep. The current owners found a grinding stone within this building. The barn has a concrete and stone foundation. It is clad with vertical boards and has a end-wall overhead siding door.

Non-contributing buildings include the metal hay barn, concrete block pumphouse, and the non-historic garage, pool house and machine shed.

There are several landscape features which contribute to the historic character of the property. Of particular note are the apple and pear trees, which are believed to be as old or nearly as old as the buildings.

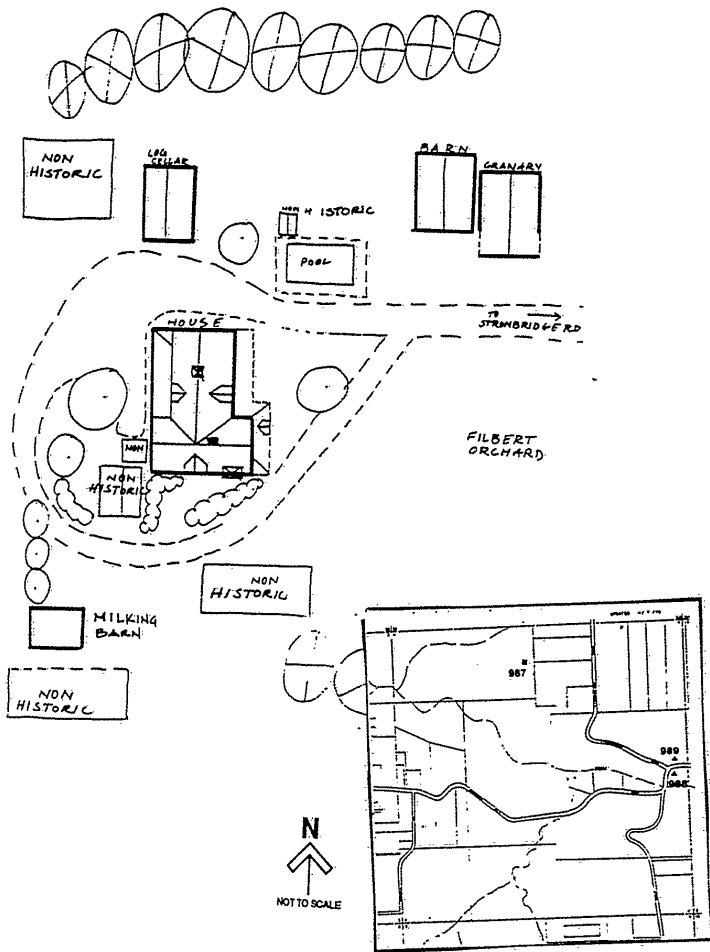
In the Carver-Eagle Creek-Fischer's Mill study area, two of the 64 residences on the inventory were designed in the Queen Anne style. The Strowbridge-Benson Farm contains one of the two Queen Anne residences which were constructed during the Progressive Era (1884-1913). This property contains one of nine granaries and the only milking barn on the inventory in the study area.

The Strowbridge-Benson Farm is significant as a excellent and intact example of a turn-of-the-century farm complex. The house is additionally significant as a very good example of the Queen Anne Vernacular style. The milking barn is significant as a rare example of the type in the study area.

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SITE PLAN AND VICINITY MAP

Address: 18089 E. Strowbridge Road
Historic Name: STROWBRIDGE-BENSON FARM



3
4
26572 M/1

EFU-20

R. ARTHUR
DLC NO. 39

11993

NW COR
DLC NO. 37
403
300 AC.
18045
Richards, G.
15.25 AC.
18138
PS 0894

401

402
4.68 AC.

SW COR.
DLC NO. 37
3,992.3 AC.

NW COR.
DLC NO. 38
A.M. P. RDING 18423

1101
61.05 AC.
1819.

LOT 2

8.32

116-02

116-05

500
75.34 AC.
18089

LOT

GAD

100J
28.00 AC.

900
42.62 AC.

Allen Farm Trst.

600
20.77 AC.

704
5.00 AC.

701
1.17 AC.

703
6.05 AC.

700
2.00 AC.
20107

702
1.53 AC.

800
12.20 AC
20151

1602
9.16 AC.

901
2.20 AC
20551

1302
701 AC.

1300
4.30 AC
20683

1303
5.00 AC.
20707

1100
4.20 AC.
20990

1200
24.85 AC.
18600

Fischer, E
C.O. RD NO. 270

CLEAR CREEK

FISHERS MILL

SEE MAP

3 3E 4CB

TT-20

14 J J

39.49 AC.

14 J J

39.49 AC.

14 J J

39.49 AC.



