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Clackamas County
www.clackamas.us

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

CLACKAMAS COUNTY BOARD OF COMMISSIONERS

LAND USE HEARING
10/27/2026
11:00 AM

This public hearing will be conducted in person *and* virtually using the Zoom platform. If you wish to attend in person, the address is:

2051 Kaen Rd, BCC Hearing Room—4th Floor, Oregon City

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

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

LAND USE HEARING

File No.: Z0155-26

Applicants: Cindy Lou Pease

Proposal: The applicant proposes to apply the Historic Landmark designation and Historic Preservation Overlay Zone to the historic Carus School House now located at 22575 S HWY 213.

Staff Contact: Joy Fields, Principal Planner, JFields@clackamas.us, 503-742-4510

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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CLACKAMAS COUNTY

PLANNING & ZONING DIVISION

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD OREGON CITY, OR 97045

Land Use Hearing
Staff Report to the Board of County Commissioners

File Number(s): Z0155-26, *Historic Landmark Designation and Zone Change*

Staff Contact: Joy Fields, Planning and Zoning, jfields@clackamas.us

Board of County Commissioners Hearing Date: October 27, 2026; 11:00AM

PROPOSAL:
This application requests that Clackamas County's zoning maps be changed to include the Historic Landmark Overlay for the Carus Schoolhouse.

No development is proposed with this application. The applicant has previously been approved to use the Carus Schoolhouse as a Community Center on the subject site through land use file Z0275-25, in compliance with the zoning requirements for the Exclusive Farm Use (EFU) zoning district.

Background: The subject site is located on the northwest corner of S Mueller Rd and SE Hwy 213. It is approximately 2800 feet north of the Canby School District #86 campus where the Carus Schoolhouse was originally built in 1926. The subject site consists of a tract that contains over 130 acres and has approximately 519 feet of frontage on SE Hwy 213, a major arterial, and 1145 feet of frontage on S Mueller Rd, a local street.

The subject site is a working farm that is relatively flat, is outside of a mapped flood hazard area, and has no County-regulated mass-movement or soil hazard areas, stream conservation areas, mapped wetlands, or other historic landmarks.

The structure known as the Carus Schoolhouse was previously located at 14412 S. Carus Road on the corner of S. Carus Rd and S. Hwy 213. In 2023 the Canby School District received land use approval, through file Z0523-22, to move or demolish the historic school building to allow improvements to the outside and inside of the modern school. With support from the community, the Friends of the Historic Schoolhouse was created and was able to purchase and relocate the building to the current site with building permit B0627423.

The applicant highlights in the application that “The 1926 Craftsman style two-room schoolhouse was fittingly moved to Evans Farms, whose lineage includes Clarence Evans, one of the original builders of the school. The school is accessible by driveways off Hwy 213 and Mueller Road, which honors the family of Clarence’s wife, Louise Mueller.”

February 6, 1992, the Carus Schoolhouse received land use approval to be designated a local Historic Landmark through land use file Z1293-90 and Board Order 92-159. That designation was for the property on the corner of S. Carus Rd and S. Hwy 213. The application Z0155-26 is to redesignate the historic Carus Schoolhouse as a Historic Landmark in its new location.

The subject site is currently zoned EFU (Exclusive Farm Use) and would retain that underlying zoning. The designation of the Carus Schoolhouse as a Historic Landmark would result in the addition of a Historic Landmark Overlay zone being placed on the site. The extent of the overlay would be limited to covering the footprint of the structure as requested by the applicant.

Subject Property and Vicinity



Source: Clackamas County GIS, PlanMap

This application is subject to the criteria and processes outlined in the county's Comprehensive Plan and Zoning & Development Ordinance (ZDO), as well as the Statewide Planning Goals. Based on the findings detailed in the Historic Review Board Staff Report (attached), Staff finds that the proposal meets all applicable criteria for designation as a Historic Landmark and a zone change to place the Historic Landmark designation over the existing Exclusive Farm Use designation that would remain.

RELATED PRIOR BCC ACTION:

None

PLANNING COMMISSION ACTION:

A public hearing was held on October 8 2026, for Historic Review Board consideration of the applications and the staff recommendation. The applicant joined by the community group, Friends of Carus Schoolhouse, was the only party who provided testimony at the Historic Review Board hearing.

The Historic Review Board voted unanimously (4-0) to recommend approval of Z0155-26, as proposed.

Draft minutes of the Historic Review Board hearing are attached.

CPO AND HAMLET RECOMMENDATIONS:

The local Community Planning Organization (CPO) - the Hamlet of Beavercreek provided comments in support of this application.

SIGNIFICANT ISSUES:

At its October 8th hearing, the Historic Review Board was supportive of the proposal and of the prospect for the Historic Structure to be redesignated a local Historic Landmark. No significant issues were discussed.

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of file Z0155-26, the Zoning Map amendment to place a Historic Landmark Overlay on the property in the location of the Carus Schoolhouse.

Subject to the recommended conditions of approval.

1. The Clackamas County *Zoning* map shall be amended to show the subject property as having a Historic Landmark Overlay in addition to the underlying EFU zoning district.

Consideration of Z0155-26

October 27, 2026

Case File No.: Z00155-26
Application Type: Historic Landmark Designation
Applicant: Cindy Lou Pease

Review By: Joy Fields, AICP, Principal Planner, jfields@clackamas.us
Planning and Zoning, Clackamas County
150 Beavercreek Rd., Oregon City, OR 97045

Summary of Land Use Application

Z0155-26

Tax Lot: T03S 02RE Section 28 Tax Lot 00490

Address: 22575 S HWY 213

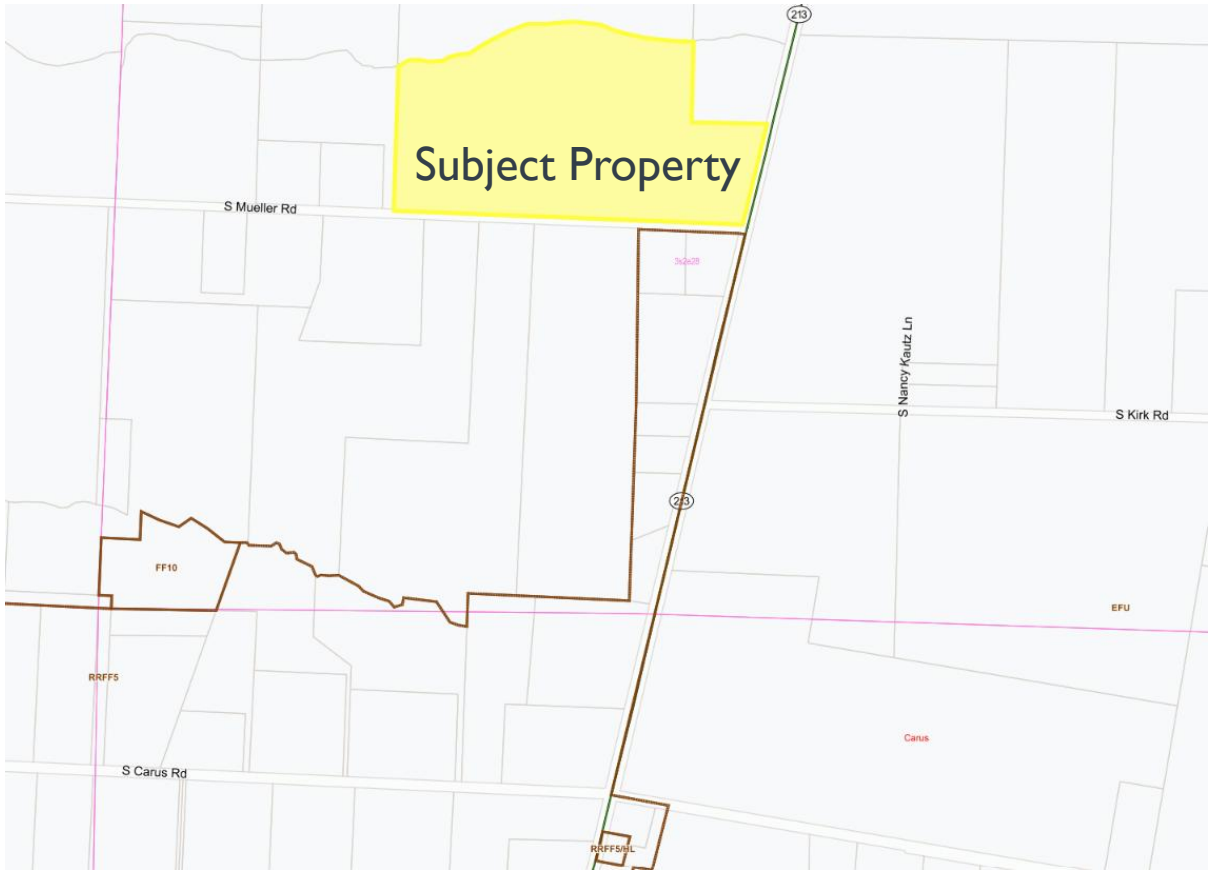
Zoning: EFU

Lot Size: Tract has 130+ acres

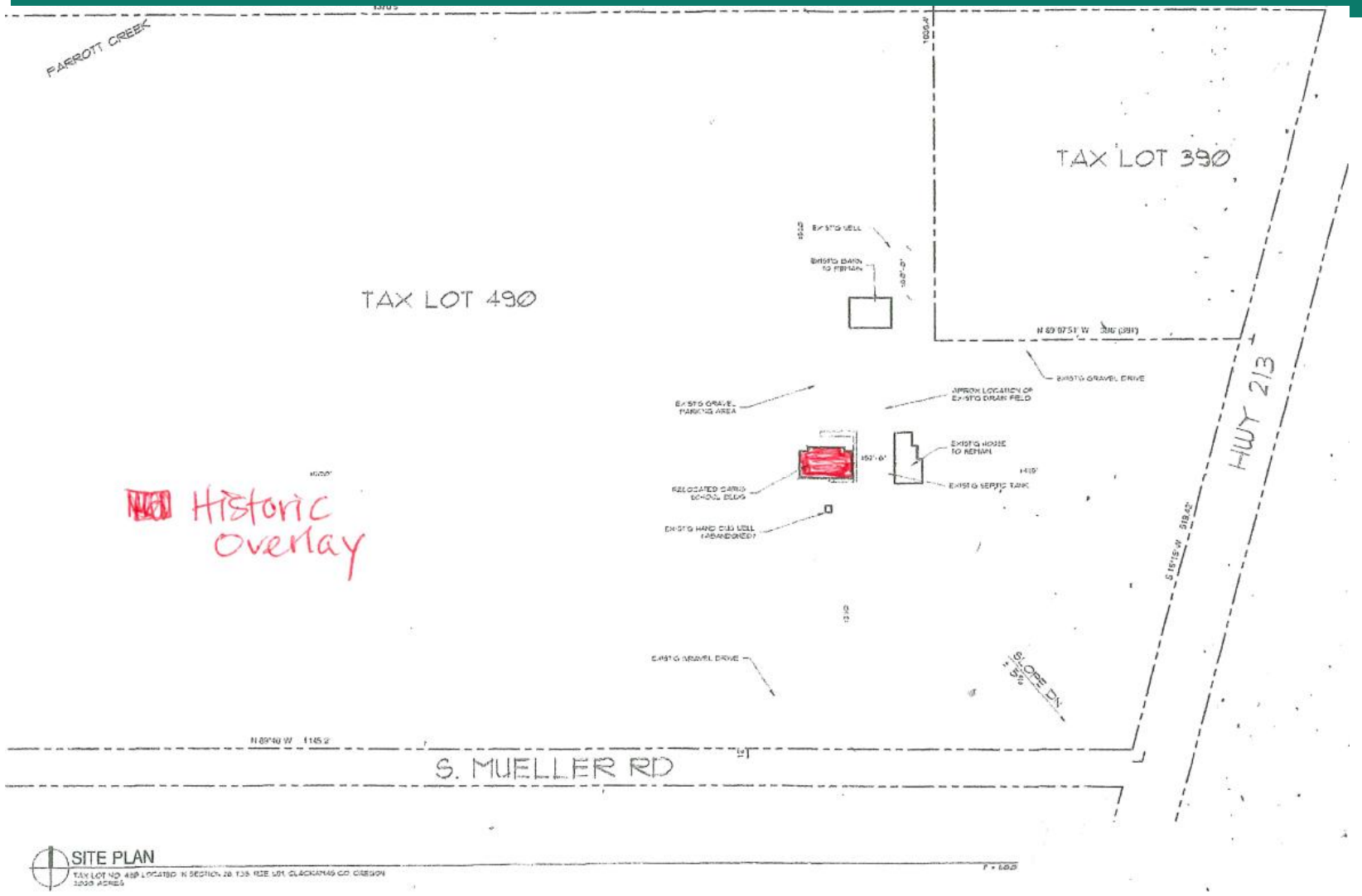
Proposal: To designate the footprint of the Carus Schoolhouse, as a local historic landmark

Public Comment: The Hamlet of Beavercreek supported the application

Historic Review Board Recommendation: Approval



Site Plan


FARROTT CREEK
TAX LOT 390
TAX LOT 490
HWY 213
Historic Overlay
S. MUELLER RD
SITE PLAN

Approval Criteria : Discussion

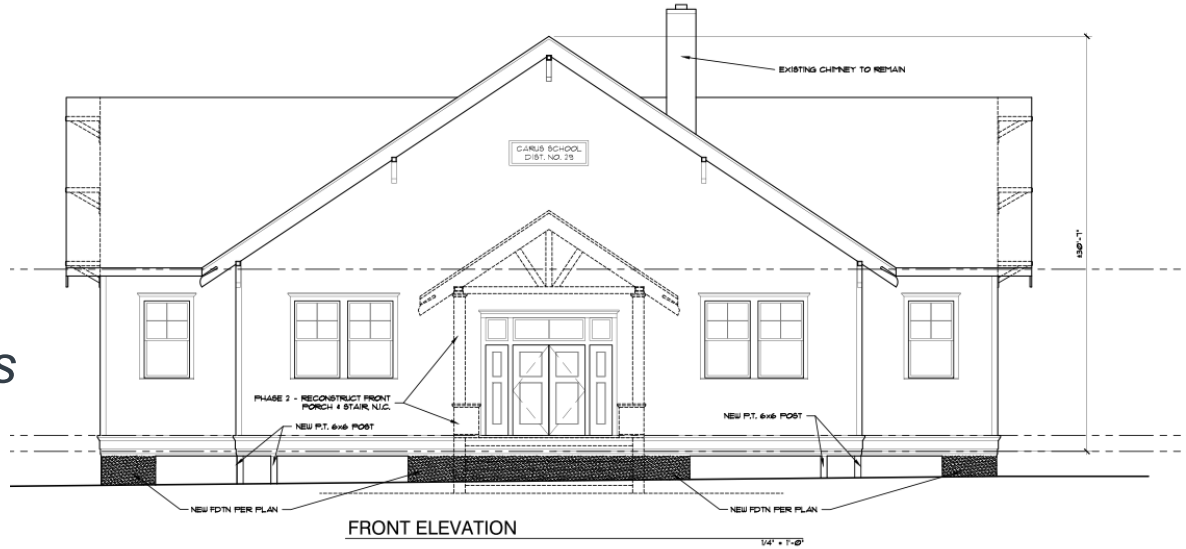
707.01 Purpose

Section 707 is adopted to:

A. *Implement the goals and policies of the Comprehensive Plan for Historic Landmarks, Districts, and Corridors;*

B. *Promote the public health, safety, and general welfare by safeguarding the County's heritage as embodied and reflected in its historic resources;*

C. *Provide for the identification, protection, enhancement, and use of sites, structures, corridors, objects, and buildings within the County that reflect special elements of the County's architectural, archeological, artistic, cultural, engineering, aesthetic, historical, political, social, and other heritage;*



Building Elevations from B0627423

Approval Criteria : Discussion

707.01 Purpose

Section 707 is adopted to:

D. Facilitate restoration and upkeep of historic buildings, structures or other physical objects or geographical areas;

E. Encourage public knowledge, understanding and appreciation of the County's history and culture;

F. Foster community and neighborhood pride and sense of identity based on recognition and use of cultural resources;

G. Promote the enjoyment and use of historic and cultural resources appropriate for the education and recreation of the people of the County;



Approval Criteria : Discussion

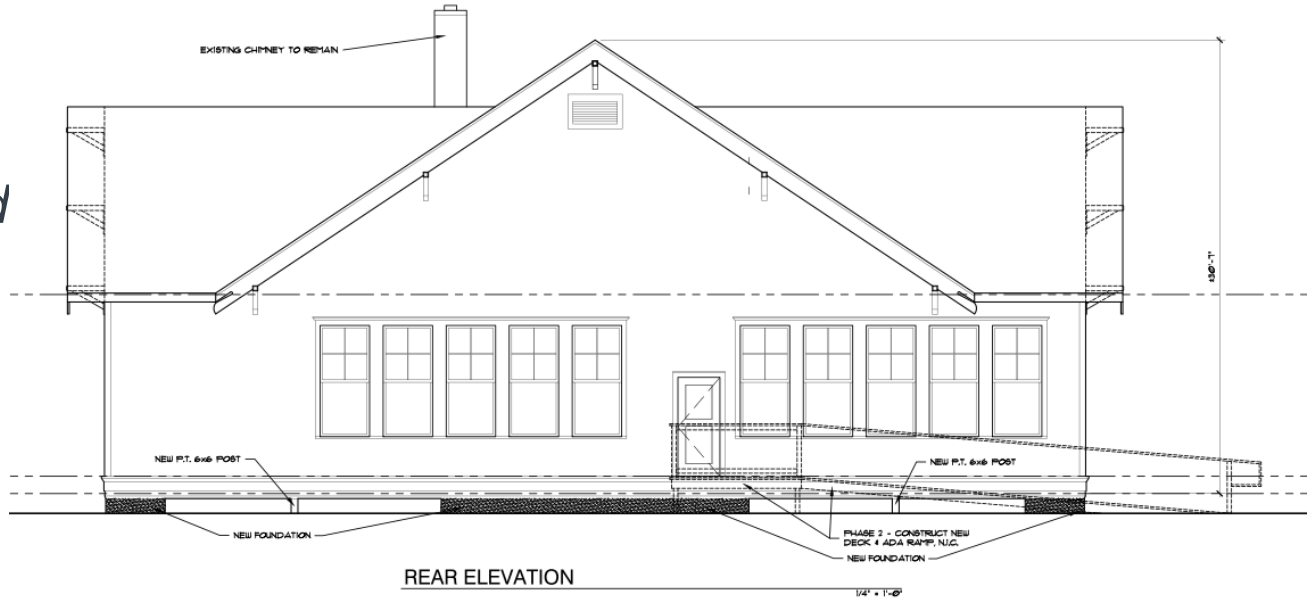
707.01 Purpose

E. Preserve diverse architectural styles reflecting phases of the County's history; and encourage complimentary design and construction impacting cultural resources;

F. Enhance property values and increase economic and financial benefits to the County and its inhabitants;

G. Identify and resolve conflicts between the preservation of cultural resources and alternative land uses; and

H. Integrate the management of cultural resources and relevant data into public and private land management and development processes.



Building Elevations from B0627423

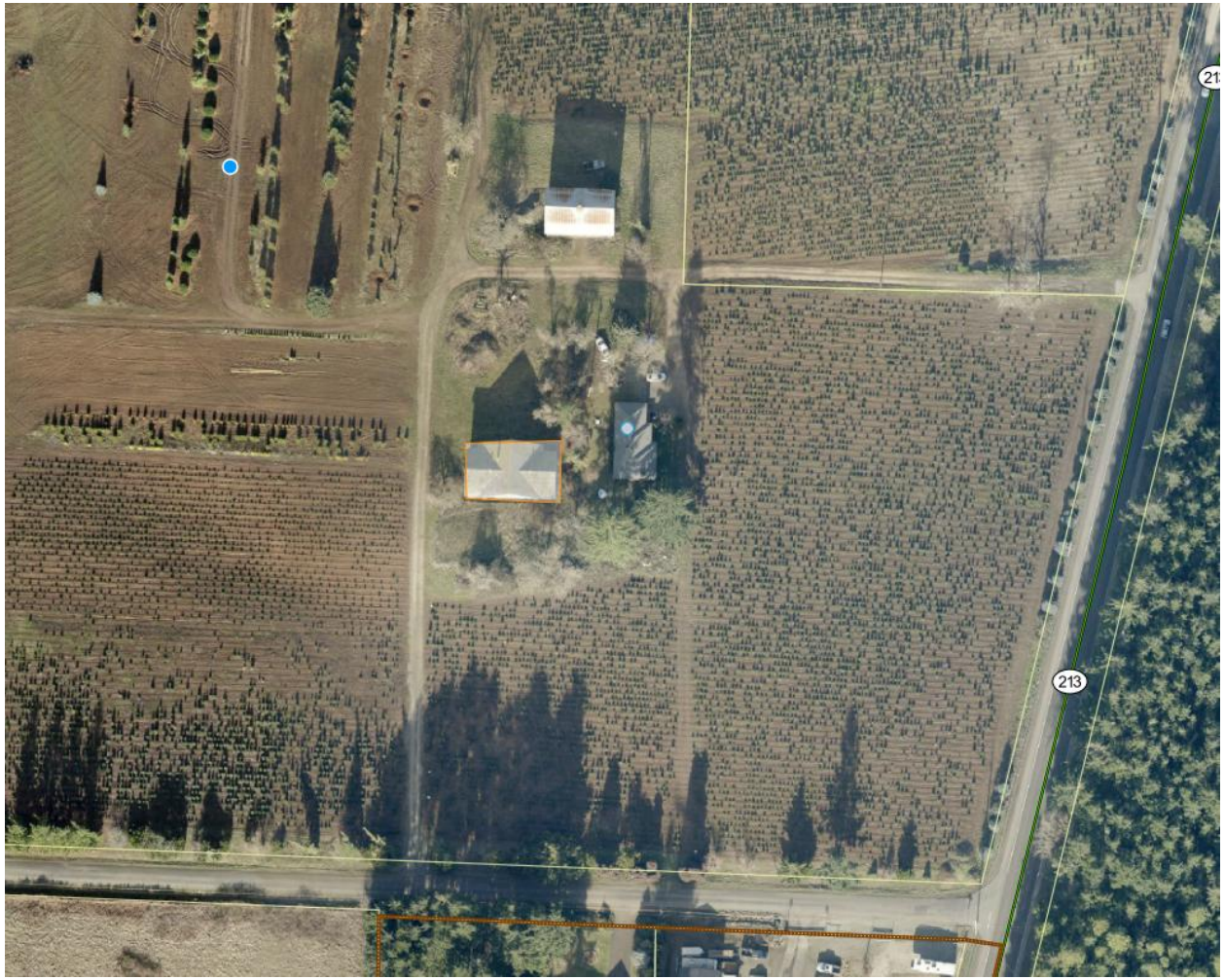
Approval Criteria : Discussion

707.05 Historic Review Board

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

D. Review and make recommendations on all applications referred by the Board of County Commissioners, Hearings Officer, Planning Commission, or Design Review Committee;

E. Review and make recommendations on all applications for zoning of a Historic Landmark, a Historic District, or a Historic Corridor, subject to Subsections 707.02 and 707.06;



Approval Criteria : Discussion

707.02 Applicability

Historic Landmark: 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 – 28 out of 35*
2. *Environmental Significance – 19 out of 31*
3. *Historical Significance – 27 out of 40*

Carus Schoolhouse received 74 points from the analysis by the Historic Review Board.



Approval Criteria : Discussion

ZDO 1202: Zone Changes

1202.01 Purpose and Applicability

Section 1202 is adopted to provide standards, criteria, and procedures under which a change to the zoning maps (hereinafter referred to as a zone change) may be approved.

A. *The proposed zone change is consistent with the applicable goals and policies of the Comprehensive Plan.*

B. *If development under the proposed zoning district designation has a need for any of the following public services, the need can be accommodated with the implementation of the applicable service provider's existing capital improvement plan: sanitary sewer, surface water management, and water. The cumulative impact of the proposed zone change and development of other properties under zoning designations shall be considered.*

C. *The transportation system is adequate and will remain adequate*

Consideration of Z0155-26

October 27, 2026

Case File No.: Z00155-26
Application Type: Historic Landmark Designation
Applicant: Cindy Lou Pease

Review By: Joy Fields, AICP, Principal Planner, jfields@clackamas.us
Planning and Zoning, Clackamas County
150 Beavercreek Rd., Oregon City, OR 97045

CLACKAMAS COUNTY

PLANNING & ZONING DIVISION

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD OREGON CITY, OR 97045

STAFF RECOMMENDATION to HISTORIC REVIEW BOARD

This document represents the Staff Recommendation on a Land Use Application requesting the addition of the Historic Landmark Overlay to the structure known as the Carus Schoolhouse that was moved to 22575 S HWY 213, in 2023, when the school district received approval to remove it from the school property.

SECTION 1 – SUMMARY

DATE: October 1, 2026

CASE FILE NO.: Z0155-26

STAFF CONTACT: Joy Fields (503) 742-4510

LOCATION: 22575 S HWY 213, OREGON CITY, OR 97045

APPLICANT: Cindy Lou Pease

OWNER: Cindy Lou Pease

TOTAL AREA: Approximately 3,500 square feet of area in a tract of land that is over 130 acres

ZONING: EFU (Exclusive Farm Use)

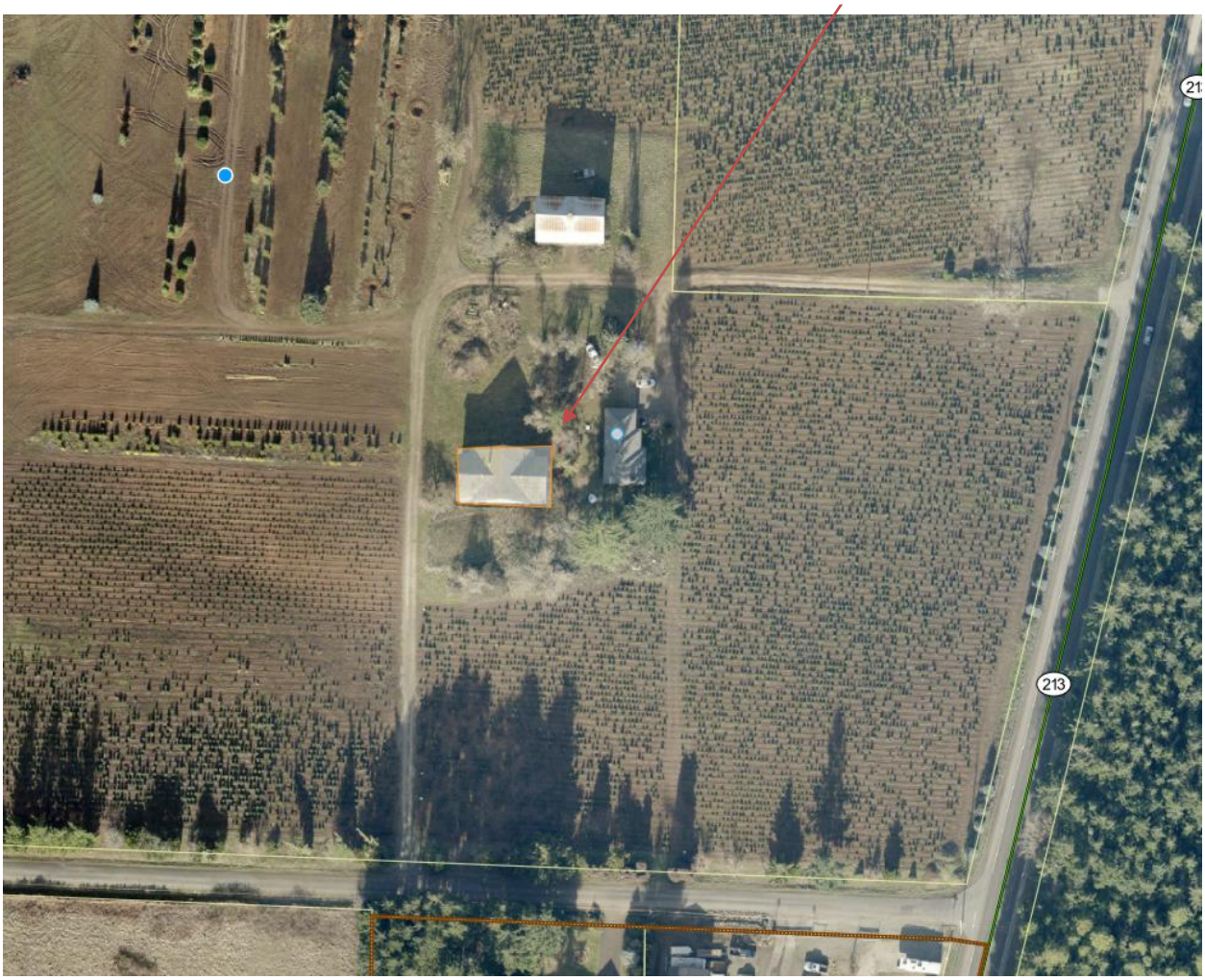
CITIZENS PLANNING ORGANIZATION: Hamlet of Beavercreek

PROPOSAL: Proposed addition of Historic Landmark overlay zoning for the area of the site where the historic schoolhouse is located. This would establish a portion of the property as a Clackamas County Historic Landmark.

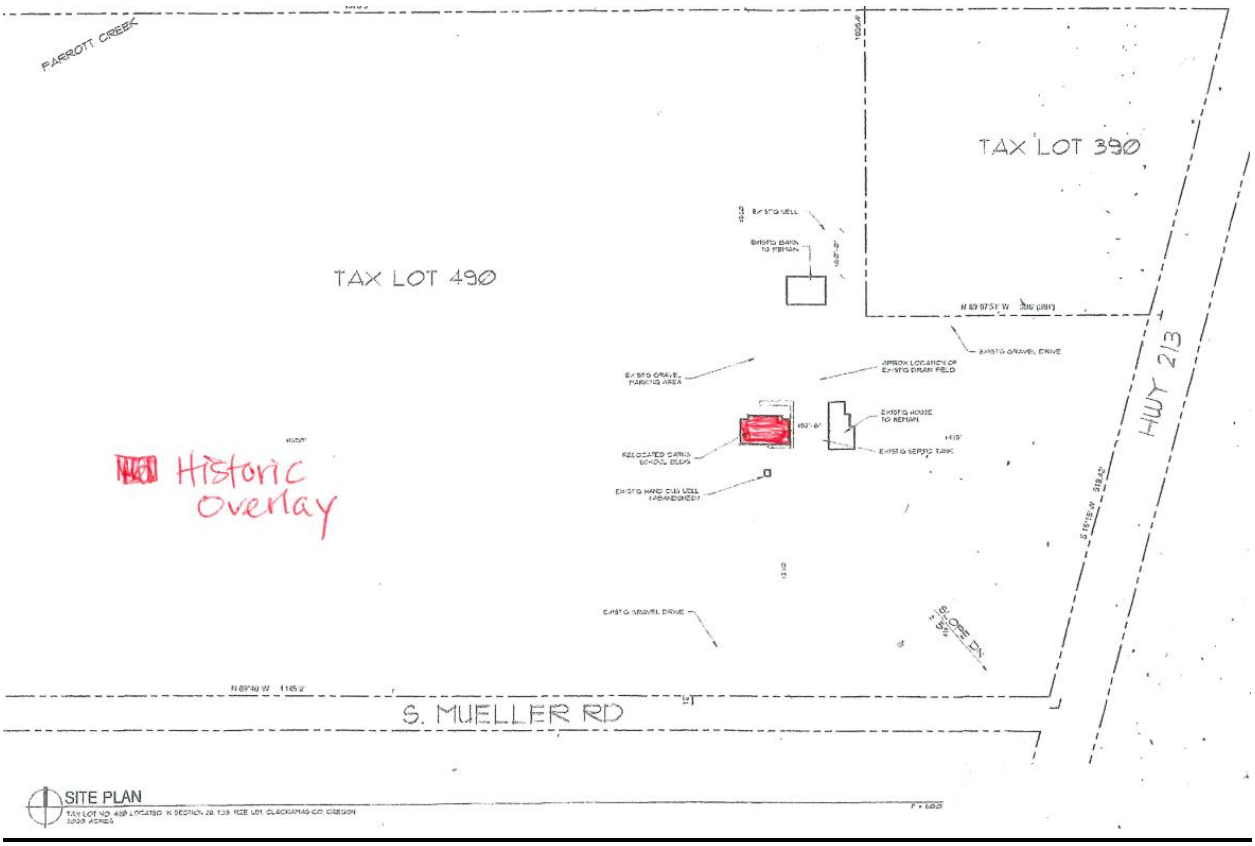
APPLICABLE APPROVAL CRITERIA: This application is subject to Clackamas County Zoning and Development Ordinance (ZDO) Sections(s) 202, 707, 1202, and 1307.

Location Map

Location of requested Historic Landmark Overlay outlined in red

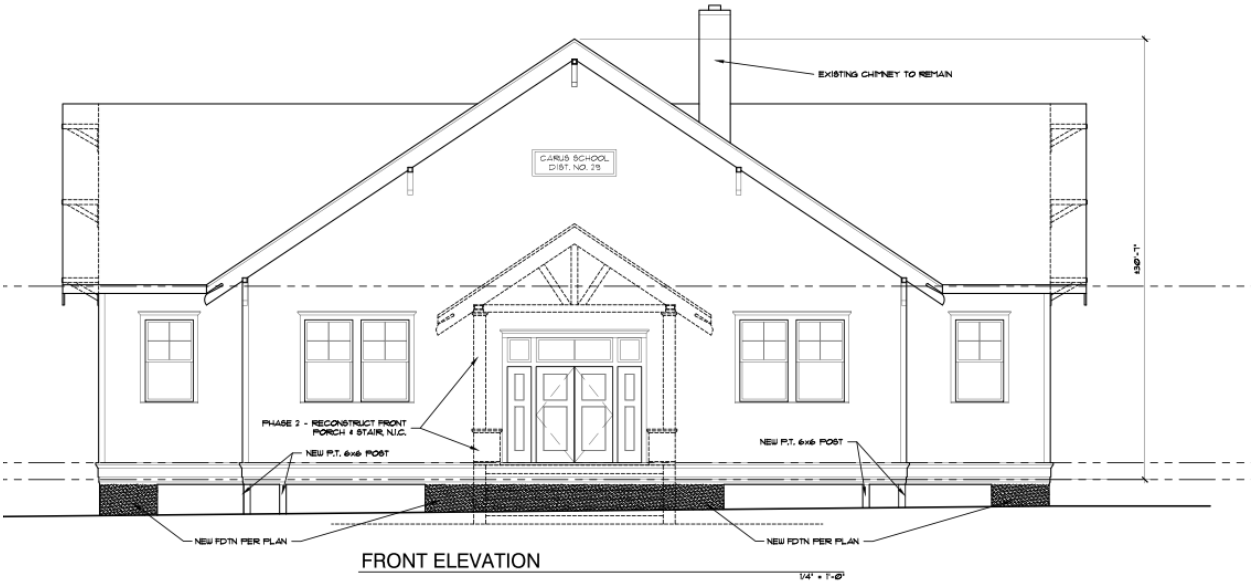


Site Plan

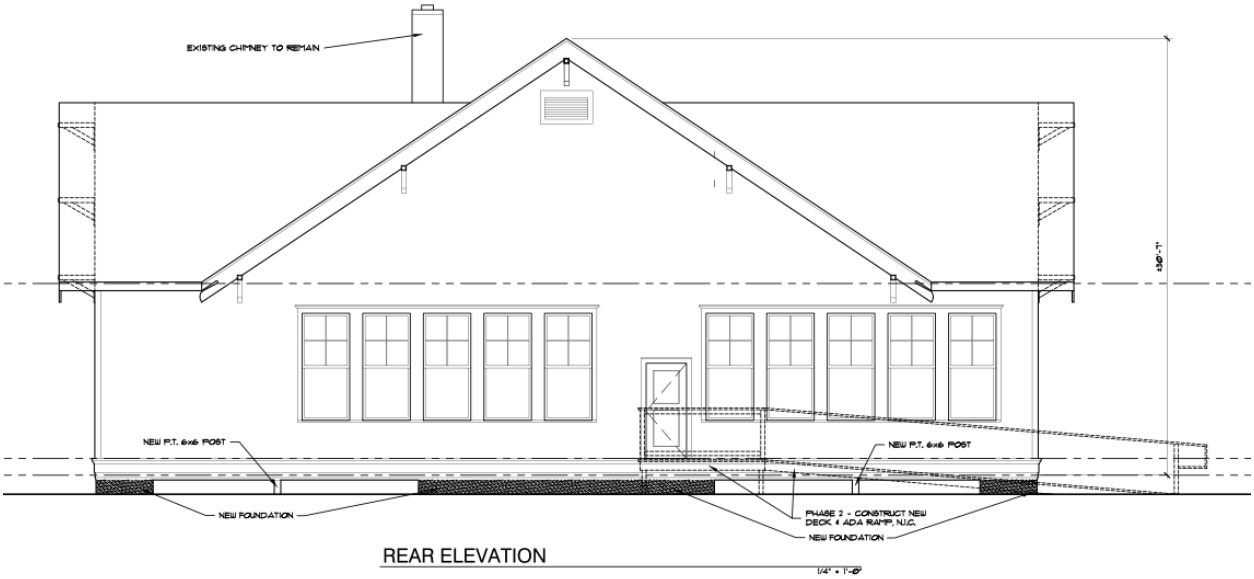

FARROTT CREEK
TAX LOT 390
TAX LOT 490
HWY 213
Historic Overlay
S. MUELLER RD
SITE PLAN

Building Elevations

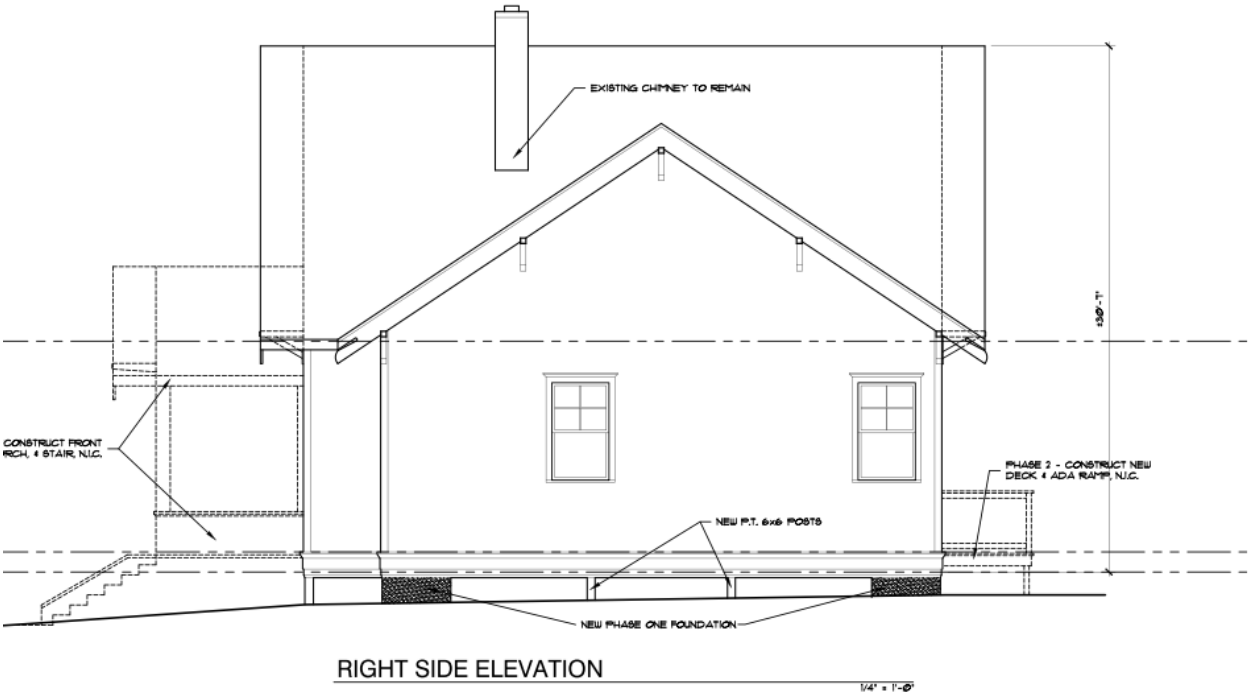
Carus schoolhouse (front elevations from building permit B0627423)



Carus Schoolhouse (rear elevations from building permit B0627423)



Carus schoolhouse (side elevation from building permit B0627423)



BACKGROUND:

The structure known as the Carus Schoolhouse was previously located at 14412 S. Carus Road on the corner of S. Carus Rd and S. Hwy 213. In 2023 the Canby School District received land use approval, through file Z0523-22**,** to move or demolish the historic school building to allow improvements to the outside and inside of the modern school. The Carus Schoolhouse was relocated to the current site with building permit B0627423.

As the applicant notes in the application, “In 2023, a small group of local citizens created an ad hoc committee, The Friends of the Historic Schoolhouse, to purchase, relocate and repurpose the building. On August 16, 2023, thanks to the support of the community, the schoolhouse was narrowly saved from demolition. The 1926 Craftsman style two-room schoolhouse was fittingly moved to Evans Farms, whose lineage includes Clarence Evans, one of the original builders of the school. The school is accessible by driveways off Hwy 213 and Mueller Road, which honors the family of Clarence’s wife, Louise Mueller.”

February 6, 1992, the Carus Schoolhouse received land use approval to be designated a local Historic Landmark through land use file Z1293-90 and Board Order 92-159. That designation was for the property on the corner of S. Carus Rd and S. Hwy 213. The application Z0155-26 is to redesignate the historic Carus Schoolhouse as a Historic Landmark in its new location.

The Cultural Resource Inventory of 1984 SHPO file #1134 states:

"*now administrative use – new school building behind. Practically no changes to exterior or interior. This is one of 27 schools in Clackamas County extant from the Motor Age (1914-1940). The Carus School has a projecting gable porch, gable roof and purlins and brackets, more closely resembling a Craftsman/; Bungalow dwelling."*
"Known locally as the "White Building," the school, constructed in 1926, has served the community for several decades as a meeting hall, community center and Sunday School for the Methodist Church across the street."
"The Carus School is also significant as a fine example of the Bungalow/Craftsman style. Virtually unaltered since construction, the school has many features commonly associated with the stylistic type. The broad gable roof, bargeboards, purlins and braces are all typical features. The porch, a simple gabled projection, is supported by plain posts and enclosed balustrade. The quality of design is rarely found in non-residential buildings."

It is unknown how many other school buildings from the Motor Age have survived in Clackamas County since 1984.

DISCUSSION AND RECOMMENDATION:

The design and development history of the building was extensively captured in the Original nomination materials which present a compelling case for the significance of the building on the basis of both architectural interest. The applicant identifies how the current site is tied to one of the original builders and has important association with a locally significant family that lends to the environmental and historical significance of the structure.

The Planning and Zoning Staff finds that, based on the findings below, the subject site is eligible for nomination as a Clackamas County Historic Site and thus protection with the County's Historic Landmark Overlay zoning. Based on analysis of the ordinance standards, staff recommends approval of the addition of the historic overlay zoning to the subject site.

APPLICABLE CRITERIA:

Section 707 provides the criteria used to determine which properties in the county should have the Historic Landmark Overlay zone applied to them. Section 1202 provides the criteria reviewed for changing the zoning maps to include the Historic

Landmark Overlay zone. Section 1307 provides the process by which the zoning map is amended.

FINDINGS:

ZDO 707: Historic Landmark (Hl), Historic District (Hd), And Historic Corridor (HC)

707.01 Purpose

Section 707 is adopted to:

A. *Implement the goals and policies of the Comprehensive Plan for Historic Landmarks, Districts, and Corridors;*
B. *Promote the public health, safety, and general welfare by safeguarding the County's heritage as embodied and reflected in its historic resources;*
C. *Provide for the identification, protection, enhancement, and use of sites, structures, corridors, objects, and buildings within the County that reflect special elements of the County's architectural, archeological, artistic, cultural, engineering, aesthetic, historical, political, social, and other heritage;*
D. *Facilitate restoration and upkeep of historic buildings, structures or other physical objects or geographical areas;*
E. *Encourage public knowledge, understanding and appreciation of the County's history and culture;*
F. *Foster community and neighborhood pride and sense of identity based on recognition and use of cultural resources;*
G. *Promote the enjoyment and use of historic and cultural resources appropriate for the education and recreation of the people of the County;*
H. *Preserve diverse architectural styles reflecting phases of the County's history; and encourage complimentary design and construction impacting cultural resources;*
I. *Enhance property values and increase economic and financial benefits to the County and its inhabitants;*
J. *Identify and resolve conflicts between the preservation of cultural resources and alternative land uses; and*
K. *Integrate the management of cultural resources and relevant data into public and private land management and development processes.*

Finding: In the application narrative the applicant states "*The historic status designation will help protect the building and facilitate the restoration. The neighborhood pride in saving the building has encouraged public knowledge, understanding and appreciation of the County's history. Once refurbished and open for the public use, there will be increased economic and financial benefits to the community as well.*"
The property owner received land use approval in 2025, to operate a community center in the Carus Schoolhouse structure through file Z0275-25. Through these neighborhood efforts to preserve the structure and use it for the community, the Carus Schoolhouse will continue to foster community pride and a sense of identity based on the recognition and use of cultural resources. Using the Carus Schoolhouse as a community center will promote the enjoyment and use of the historic resource. As the applicant states, the designation of local historic landmark for the Carus Schoolhouse will help facilitate the

restoration and upkeep of the historic building so that it can support the use and pride of the structure for the community. Therefore, the application for placing the Historic Landmark zoning overlay on the Carus Schoolhouse structure will support the intent of ZDO 707 that implements the goals and policies of the Comprehensive Plan.

707.02 Applicability

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

Finding*:* This application is a request to designate a Historic Landmark. Thus ZDO 707 applies.

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:

Finding: Staff have considered the application materials, the SHPO survey, and the original land use file that designated the Carus Schoolhouse as a local historic Landmark and make the following findings and recommendation on scoring the historic resource for the Historic Review Board to consider and discuss:

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)*

The Carus Schoolhouse is older than 50 years and "The school may be evaluated as an example of an early 20th century school building." and *"The Carus School is also significant as a fine example of the Bungalow/Craftsman style. Virtually unaltered since construction, the school has many features commonly associated with the stylistic type"* Based on the age and notes in the SHPO survey that identifies it as a prime example staff would suggest 7 points for architectural significance.

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

As noted above it is a "*fine example of the Bungalow/Craftsman style*". The decorative features identified in the SHPO survey include exposed rafters; purlins and brackets and barge boards. The unique feature identified in the application is the divider that created a partition between rooms that was lifted by a pulley system into the rafters, creating one large gathering place. The divider is still intact.
The land use application to remove the building from the school property, file number Z0523-22, identified that the reason for removal was to improve a hazardous traffic

situation that occurred during drop off and pick-up. The description in the Z0523-22 application identifies that the White Building included “lap siding, gabled porch, decorative truss, and glazed door with transom and sidelights”. Elevations from the 2023 building permit and street image from the road show that the craftsmanship is still high-quality with details and composition that remain from the original design of the structure.
Based on this staff would suggest 4 points for the quality of composition, detailing and craftsmanship.

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

The applicant notes that “*Carus school was established in 1885. The original structure was a log building located across the highway from Evans Farms. In 1926, a new structure was built with locally milled timber, some of which came from Evans Farms. The schoolhouse had several amenities, including a stage and indoor plumbing.”*
Having a historic structure made from locally milled timber in the Carus community provides a good example of a particular material, that may have been more commonly used in the early 1920s compared with today.
Based on this staff would suggest 3 points based on providing an example of a particular material in the construction of the historic structure.

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

When the structure was moved to the current site, the community worked with an architect to ensure that the integrity of the structure was retained as it was moved to the new location.
Based on the information in the record there has still been little or no change in its original design features and character and thus staff would suggest 6 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)*

Based on the SHPO Survey from 1984, there were 27 schools in Clackamas County that dated from the Motor Age (1914-1940) and “The Carus School is one of two schools in the Oregon City-Beavercreek study area which date from this period. The Carus School is significant as an example of this building type.” It is unknown how many of the 27 schools from the Motor Age remain in Clackamas County. However, the fact that this is one of the 2 identified 40 + years ago in the Oregon City-Beavercreek study area suggests that it is one of the few remaining.
Based on this staff would suggest 8 points for the historic structure being one of the few remaining historic schoolhouses.

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

Located on the corner of S. Mueller Rd and Hwy 213, the new location of the school continues to be a conspicuous visual landmark in the neighborhood or community. Even set back from the road, the Carus Schoolhouse is visible from the road as seen in the Google Street View below. Based on this staff would suggest 8 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)

As the applicant notes the original Carus School was located across the highway from Evans Farms. Thus, having the second Carus School located on the Evans Farms clustered with a historic barn contributes to the historic integrity of the schoolhouse. The property is located just north of the Isaac Farr Division Land Claim. As noted in the SHPO survey, farming, whether it was subsistence farming or large-scale specialized farming, was common in the area south of Oregon City. The applicant identifies that the Evans Farms has direct connection and is a decedent of one the early settlers, the Vonderahe family. The Vonderahe house, previously located on the subject site, was the location of the first post office of Carns (Carus). Thus, the presence of the barn, the historical site of the Carus post office, the location across the road from the original Carus school, and the agricultural use of the subject property all lend to the integrity of the site even though the structure has been relocated.
Based on this staff would suggest 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)

As noted above, the historic structure was moved to a location that has an active farm and historic barn. However, there are no other interrelated elements apart from the farming landscape and visibility from the road.
Based on this staff would suggest 2 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)

The SHPO survey states “The school constructed circa 1926, has serve the community for several decades as a meeting hall, community center and Sunday School for the Methodist Church (SHPO #1133) across the street. This pattern, whereby the school building served the community in numerous capacities, is typical in western Oregon.” With the neighborhood effort to save the building and the property owner’s willingness to have it continue to serve the community as a center for the neighborhood staff would find that the structure is an important and critical element to contributing to the continuity of the neighborhood or community. Staff suggest a score of 7 out of 7 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)

The original designation of the Carus Schoolhouse White Building as a local historic landmark did not include information on the builder or an association with the life or activities of a group that has made a significant contribution to the community. Staff find that the applicant of Z0155-26 did a great job highlighting how one of the builders is a decedent of a prominent family that established the first post office for the community that became known as Carus, and the wife of that builder and her family is responsible for Mueller Road being named after them. Those associations illustrate how the Carus Schoolhouse is associated with a group (family) that has had a significant impact on the Carus community.

Based on that staff would suggest a score of 7 out of 10.

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

The testimony from the community for file Z0523-22 when the Carus School was going to be removed from the original location included many members of the community identifying how the Carus School made a significant contribution to their life and the community. The grassroots effort to save the structure solidifies how important the structure is to the community. Therefore, although there was not one specific event that made the structure significant to the whole community, the many community events held in the building contributed to the community significantly and staff find that a score of 7 points out of 10 would be appropriate.

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)

The history of the Carus Schoolhouse, “White building” is very illustrative of the broad patterns of cultural, social, political, and economic history of the Carus community. The original log schoolhouse being replaced in a new location by a craftsman style structure built with locally cut and milled timber was the first reflection the building had on the broad pattern of cultural change. The second is the removal of the structure from the school site in 2023, to improve traffic circulation. The last way the structure is illustrative of the broad pattern of cultural and social fabric of Carus is the effort that led the community to relocate the building and support it in becoming a community center with maintenance and a strong foundation to support continued public use of the structure. Staff recommend 8 out of 10 points for this criteria.

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

The Carus Schoolhouse does not have the ability to provide information of a prehistoric nature. However, as the community continues to support and use the structure it does have the potential of providing information of the history of Carus to those who use the building. Staff suggest a score of 5 points.

The total score of the Architectural, Environmental, and Historical Significance of the Carus Schoolhouse is over 40 points, as scored by staff. This is sufficient to designate the land area where the Carus Schoolhouse sits as a local Historic Landmark as requested by the applicant.

C. Historic District:
D. Historic Corridor:
E. Contributing Resource:

Finding: The application is not for a Historic District, a Historic Corridor, or an alteration of a Contributing Resource on an existing landmark. These criteria are not applicable

707.03 Barlow Road Historic Corridor

Finding: The subject property is not within the Barlow Road Historic Corridor. **These criteria are not applicable.**

707.04 Uses Permitted

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

Finding: The application is for the placement of a Historic Landmark Overlay on the property. No uses other than those allowed in the Exclusive Farm Use zone are proposed with this application. **These criteria are not applicable.**

707.05 Historic Review Board

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

D. Review and make recommendations on all applications referred by the Board of County Commissioners, Hearings Officer, Planning Commission, or Design Review Committee;
E. Review and make recommendations on all applications for zoning of a Historic Landmark, a Historic District, or a Historic Corridor, subject to Subsections 707.02 and 707.06;

Finding: The standards for designation as a Historic Landmark were analyzed by staff above and will be discussed by the Historic Review Board. The Historic Review Board will make a recommendation to the Board of County Commissioners based on their review and refinement of the findings and discussion. This criterion will be met during and following the October 8th Historic Review Board meeting.

707.06 The Review Process

Subsection 707.06 applies to all Historic Landmarks, properties within Historic Districts and Historic Corridors, and contributing resources therein.

A. *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:*
    1. *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.*
    2. *Pending Permits: No building permit for altering or moving any proposed Historic Landmark or any building within an area proposed for designation as a Historic Landmark, Historic District, or Historic Corridor, shall be issued while any advertised public hearing or any appeal affecting the proposed designation of the area or building is pending. In addition, demolition of a building affected by a pending public hearing or appeal under Subsection 707.06(A) shall be a violation of this Ordinance.*

Finding: The Historic Review Board will evaluate the application for the proposed designation and discuss the proposal during their October 8th Historic Review Board Meeting. At the end of their discussion, they will make a recommendation to the Board of County Commissioners who will consider the request for a zone change to place the Historic Landmark Overlay on the Carus Schoolhouse site during the land use hearing scheduled October 27th.

B. *Application Requirements:*
In addition to the submittal requirements identified in Subsection 1307.07(C), applications for alteration and development shall include:
    1. *A written description of the boundaries of the proposed Historic District, if applicable, or the location of the site;*
    2. *A map illustrating the boundaries of the proposed Historic District, if applicable, or the location of the site;*
    3. *A list of exterior materials pertinent to the application request;*
    4. *Drawings of elevations of affected structure(s):*
        a. *Drawings shall indicate dimensions and be to scale.*
        b. *Photographs may be used in lieu of drawings for small projects.*
    5. *Floor plans of affected structure(s); and*

6. *Site plan showing relationship of structure(s) to roadways, parking areas, access drives, landscape features, plant materials, fences, and other pertinent elements, drawn to scale.*

Finding: The applicant provided a complete application. These criteria are met.

ZDO 1202: Zone Changes

1202.01 Purpose and Applicability

Section 1202 is adopted to provide standards, criteria, and procedures under which a change to the zoning maps (hereinafter referred to as a zone change) may be approved.

1202.02 Submittal Requirements

In addition to the submittal requirements identified in Subsection 1307.07(C), an application for a zone change shall include a site plan of the subject property showing existing improvements, and a vicinity map showing the relationship of the subject property to the surrounding area.

Finding: The applicant provided a site plan that meets these criteria with the application submittal. This criterion is met.

1202.03 General Approval Criteria

A zone change requires review as a Type III or IV application pursuant to Section1307, Procedures, and shall be subject to the following standards and criteria:

A. *The proposed zone change is consistent with the applicable goals and policies of the Comprehensive Plan.*

Finding: The applicant found that the designation of the Carus Schoolhouse as a local Historic Landmark with the application of an Overlay zone would be consistent with the goals and policies of the County's Comprehensive Plan with specific findings for 9.C.5, 9.C.6, 9.C.7, and 9.C.8. Staff agree with the applicants' findings that the designation of the Carus Schoolhouse will support the non-profit organization that formed to restore and support the Carus Schoolhouse as they apply for grants and pursue sources of funding to improve the foundation and electrical work of the structure, which is consistent with Comprehensive Plan policy 9.C.7. As the applicant noted, the Carus Schoolhouse received land use approval through file Z0275-25 to become a community center and so the property owner and the non-profit organization are working to ensure the adaptive reuse of historic properties which is consistent with the Comprehensive Plan policy 9.C.8.
In addition, based on the evaluation of the criteria above, the Carus Schoolhouse is determined to be significant, and this application supports Comprehensive Plan policy 9.C.4.
These criteria are met.

B. *If development under the proposed zoning district designation has a need for any of the following public services, the need can be accommodated with the*

implementation of the applicable service provider's existing capital improvement plan: sanitary sewer, surface water management, and water. The cumulative impact of the proposed zone change and development of other properties under zoning designations shall be considered.

Finding: No public services are proposed or needed with the placement of a local Historic Landmark overlay on the subject property. The structure currently exists on the property, and the property owner previously obtained approval through a building permit to be used as an agricultural storage building. Following the placement of the historic structure on the site the applicant applied to change the use of the building to a community center through land use file Z0275-25 that was approved without the need for connecting the building to public services. Therefore, the needs of the Carus Schoolhouse can be met using the existing well and complying with the requirements of DEQ for onsite wastewater treatment. The placement of the Historic Overlay does not change the use of the property or the use of the structure.
This criterion is met.

C. The transportation system is adequate and will remain adequate with approval of the proposed zone change. For the purpose of this criterion:

1. *Adequate means a maximum volume-to-capacity ratio (v/c), or a minimum level of service (LOS), as established by Comprehensive Plan Tables 5-2a,Motor Vehicle Capacity Evaluation Standards for the Urban Area, and 5-2b,Motor Vehicle Capacity Evaluation Standards for the Rural Area.*
2. *The evaluation of transportation system adequacy shall be conducted pursuant to the Transportation Planning Rule (Oregon Administrative Rules 660-012-0060).*
3. *It shall be assumed that the subject property is developed with the primary use, allowed in the proposed zoning district, with the highest motor vehicle trip generation rate.*
4. *The methods of calculating v/c and LOS are established by the Clackamas County Roadway Standards.*
5. *The adequacy standards shall apply to all roadways and intersections within the impact area of the proposed zone change. The impact area shall be identified pursuant to the Clackamas County Roadway Standards.*
6. *A determination regarding whether submittal of a transportation impact study is required shall be made based on the Clackamas County Roadway Standards, which also establish the minimum standards to which a transportation impact study shall adhere.*
7. *Notwithstanding Subsections 1202.03(C)(4) through (6), motor vehicle capacity calculation methodology, impact area identification, and transportation impact study requirements are established by the ODO Transportation Analysis Procedures Manual for roadways and intersections under the jurisdiction of the State of Oregon.*

D. Safety of the transportation system is adequate to serve the level of development anticipated by the proposed zone change.

Finding: The placement of the Historic Overlay does not change the use of the property. Therefore, as the applicant notes, the transportation system is adequate for the Historic Landmark overlay zone designation.
This criterion is met.

HISTORIC REVIEW BOARD
MINUTES

October 8, 2026
7:00 pm
On the Zoom platform
Recording available at https://www.clackamas.us/meetings/planning/historicreview/2026-10-08

Commissioners present: Paul Edgar, James Sherman, Rick Cook, Pam Krecklow.
Commissioners absent: Cherie McGinnis-Kennemer, Howard Post
Staff present: Joy Fields, Principal Planner

Chair Edgar called the meeting to order at 7:04 p.m.

Public Comment: None

Chair Edgar opened the public hearing for file number Z0155-26. Ms. Fields presented her staff recommendation. The proposal is to designate that Carus white school building as a historic landmark. The property where it is now located is part of a tract, which means it is in common ownership with adjacent properties. It is on a property of over 130 working farm acres at 22575 South Highway 213.

The Carus schoolhouse had been in a different location in the past but was moved to the subject property. Through that effort, they obtained building permits and had building elevations drawn up, the structure was moved to the current location and put on a temporary foundation. The applicants are working towards raising money to get a solid foundation for the structure and are hoping that the designation as a local historic landmark will support funding opportunities to accomplish this.

The proposal is to designate only the footprint of the Carus Schoolhouse as a local historic landmark. There is a historic barn on the property, and the farm itself is historic in lineage, but this application only applies to the schoolhouse.

Section 707 of the Zoning & Development Ordinance addresses the criteria for designation as a historic landmark. It reflects the goals and policies of the Comprehensive Plan to safeguard the County's heritage as reflected in its historic resources. Moving the Carus Schoolhouse to the new location to avoid having it demolished meets that purpose. The applicant has applied and received approval to use the structure, once it is fit for use by the public, as a community center. The applicant notes that this effort is to facilitate the restoration of the building.

The second criteria that must be addressed is the applicability. In order to be designated as a historic landmark, a structure must receive a minimum of 40 points. Ms. Fields explained how points were awarded and how the Carus Schoolhouse meets this criteria.

Ms. Krecklow asked if the historic overlay only applied to the exterior of the building, or if the overlay applies to both the interior and exterior of the building. Ms. Fields explained that it only applies to the exterior of the building.

DRAFT

The Board discussed whether the scoring in the staff recommendation for the Schoolhouse was appropriate. Board members felt that staff's scoring assessment is accurate and the building's historic value has increased since it was last assessed in 1990.

Chris Ritter & Cindy Pease (representing Friends of the Carus Schoolhouse) – They are very happy with the score that staff assigned to the Schoolhouse and that there is so much support for this project. Having the historic landmark designation could help them in acquiring more funding to continue the restoration of the Schoolhouse and to have it open for the public.

Mr. Cook moved to wholeheartedly recommend that the Board of County Commissioners approve the Carus White Schoolhouse as a historic landmark as put forward by staff. Mr. Edgar seconded the motion. **(Ayes=4; Nays=0. Motion is passed.)**

DRAFT

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 a Public Hearing on a Land Use Proposal in Your Area

Date of Mailing of this Notice: September 3, 2026

Notice Sent To: Agencies, Community Planning Organization(s) and property owners within 2,640 feet of the subject property.

HEARING DATE: October 8, 2026

HEARING TIME: This hearing will not begin before 7:00 pm. However, it may begin later depending on the length of any preceding items.

HEARING LOCATION: The public hearing will be conducted 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: **https://www.clackamas.us/planning/reviewboard**

File Number: Z0155-26

Applicant: Cindy Lou Pease

Property Owner: Cindy Lou Pease

Proposal: The applicant proposes to apply the Historic Landmark designation and Historic Preservation Overlay Zone to the historic Carus School House now located at 22575 S HWY 213, OREGON CITY, OR 97045.

Applicable Zoning and Development Ordinance Criteria: Sections 202, 401, 707, 1202, and 1307

These criteria may be viewed online at http://www.clackamas.us/planning/zdo.html

Site Address and/or Location: 22575 S HWY 213 , OREGON CITY, OR 97045

Assessor's Map: T03S, R02E, Section 28, Tax Lot(s) 00490, W.M.

Property Size: 30.02 acres

Zoning: Exclusive Farm Use (EFU)

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.

HOW TO OBTAIN ADDITIONAL INFORMATION

Staff Contact: Joy Fields, Principal Planner; 503-742-4510 or jfields@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**. 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, or you may view these materials:

1. By emailing or calling the staff contact; or
2. Online at https://aca-prod.accela.com/CLACKAMAS. After selecting the "Planning" tab, enter the File Number to search. Select Record Info and then select "Attachments" from the dropdown list, 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 Clackamas County Community Engagement at communityinvolvement@clackamas.us. **CPO:** Hamlet of Beavercreek **Contact**: Tammy Stevens; email: chair@beavercreek.org; Phone: 503.632.3552.

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. One week prior to the hearing, specific instructions will be available online at https://www.clackamas.us/meetings/planning/historicreview/2026-10-08
- Written testimony received by **September 28, 2026**, will be considered by staff prior to the issuance of the staff report and recommendation on this application. However, written testimony will continue to be accepted until the record closes, which may occur as soon as the conclusion of the public hearing.
- Written testimony may be submitted by email, fax, or regular mail. Please include the permit number on all correspondence and address written testimony to the staff contact who is handling this matter.
- Testimony, argument, and evidence must be directed toward the criteria identified above, or other criteria in the Zoning and Development Ordinance or Comprehensive Plan that you believe apply to the decision. 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 Hearings Officer 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 Hearing Officer's decision will be mailed to you if you submit oral or written testimony or make written request for notice of decision **and provide a valid mailing address**.

PROCEDURE FOR THE CONDUCT OF THE HEARING

The hearing will be conducted by one of the Land Use Hearings Officers, who are appointed by the Board of County Commissioners to conduct public hearings and issue decisions on certain land use permit applications. The following procedural rules have been established to allow an orderly hearing:

1. The length of time given to individuals speaking for or against an item will be determined by the Hearings Officer prior to the item being considered.
2. A spokesperson representing each side of an issue is encouraged.
3. Prior to the conclusion of the evidentiary hearing, any participant may request an opportunity to present additional evidence, argument, or testimony regarding the application. The Hearings Officer will either continue the hearing or leave the record open for additional written evidence, argument, or testimony.

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?

Planning and Zoning
Department of Transportation and Development
Development Services Building
150 Beavercreek Road | Oregon City, OR 97045
503-742-4500 | zoninginfo@clackamas.us
www.clackamas.us/planning

STAFF USE ONLY

RECEIVED

Apr 30 2026

Clackamas County
Planning & Zoning Division

Staff Initials: *File Number:* Z0155-26

Land use application for:

ZONE CHANGE

Reviewed by ~~Hearings Officer~~ Historic Review Board

Application Fee: ~~$6,517~~ if filed with another application for the same property, or $7,087 if filed alone. (+ $154 for an expanded notification area if the property is in the AG/F, EFU, FF-10, FU-10, RA-1, RA-2, RC, RI, RR, RRFF-5, or TBR zone.)

APPLICANT INFORMATION

Applicant name:	Applicant email:	Applicant phone:
Cindy Lou Pease	sales@evansfarms.net	503 201-7480
Applicant mailing address:	**City:**	**State:** / **ZIP:**
22289 S Hwy 213	Oregon City	OR / 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:	Pre-application conference file number:
Reinstate Historical Status	

SITE INFORMATION

Site address:	Comprehensive Plan designation:	Zoning district:
22575 S Hwy 213	EFU	

Map and tax lot #:

Township: 3 *Range:* 2E *Section:* 28 *Tax Lot:* 00490

Township: _____ *Range:* _____ *Section:* _____ *Tax Lot:* _____

Township: _____ *Range:* _____ *Section:* _____ *Tax Lot:* _____

Land area: 30.2 acres

Adjacent properties under same ownership:

Township: _____ *Range:* _____ *Section:* _____ *Tax Lot:* _____

Township: _____ *Range:* _____ *Section:* _____ *Tax Lot:* _____

Printed names of all property owners:	Signatures of all property owners:	Date(s):
Cindy Lou Pease	Cindy Lou Pease	4/27/26

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: Cindy Lou Pease Date: 4/27/26

A. Complete a pre-application conference:

You must attend a pre-application conference with Planning and Zoning staff before filing this application. Information about the pre-application conference process and a request form are available from the Planning and Zoning website.

B. Review applicable land use rules:

This application is subject to the provisions of Section 1202, *Zone Changes* of the Clackamas County Zoning and Development Ordinance (ZDO).

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

C. 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 **$6,517 if it is filed concurrently with another land use application for the same property** or **$7,087 if it is filed alone.** A $154 notification surcharge also applies if an expanded notification area is required by ZDO Section 1307. 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.

☐ **Vicinity map:** Provide a map of the area around the property, drawn to scale, that shows the uses and location of improvements on adjacent properties and properties across any road.

☐ **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, and contiguous properties under the same ownership;
- All existing and proposed structures, fences, roads, driveways, parking areas, and easements, each with identifying labels and dimensions;
- Setbacks of all structures from lot lines and easements;
- Significant natural features (rivers, streams, wetlands, slopes of 20% or greater, geologic hazards, mature trees or forested areas, drainage areas, etc.); and
- Location of utilities, wells, and all onsite wastewater treatment facilities (e.g., septic tanks, septic drainfield areas, replacement drainfield areas, drywells).

☐ **Service Feasibility Determinations:** Request that the property's water provider, sanitary sewer provider, and surface water management authority, as applicable, each complete a Preliminary Statement of Feasibility and include those completed statements with your application. If the proposed development will be served by an onsite wastewater treatment system (e.g., a septic system), include an approved Site Evaluation or Authorization Notice from the Septic & Onsite Wastewater Program attesting to the feasibility of your proposal.

☐ **Transportation impact study:** Refer to the information provided at the pre-application conference regarding the need for a transportation impact study. Include a copy of any required study with your application submittal.

☐ **Any additional information or documents advised of during the pre-application conference**

D. Answer the following questions:

1. What zoning district designation are you requesting for the subject property?

   Requested zoning district: Historic LandmarkHistoric Landmark

2. If the zoning designation you requested in response to Question 1 cannot be approved because the property doesn't meet the approval criteria, would you like an alternate zoning district designation to be considered?

   ☑ NO

   ☐ YES, and the alternate zoning district designation(s) I would like is/are:

   _____

3. Are you filing this zone change application with another application?

   ☑ NO, this application is being filed alone.

   ☐ YES, this application is being filed with another application. That other application requests the following:

   _____

E. Respond in a narrative:

Your application submittal must include a narrative that fully responds to the following. Due to the technical nature of these requirements, guidance on how best to respond will be provided during the required pre-application conference.

1. How is the proposed zone change consistent with the applicable goals and policies of the County's Comprehensive Plan?

2. If development under the proposed zone would need public services (sanitary sewer, surface water management, and water), could the need be accommodated with the implementation of the applicable service provider's existing capital improvement plan? The cumulative impact of the proposed zone change and development of other properties under existing zoning designations must be considered.

3. Explain how the transportation system is adequate and will remain adequate with approval of the proposed zone change. This explanation should take into consideration the following:

   a. "Adequate" means a maximum volume-to-capacity ratio (v/c), or a minimum level of service (LOS), as established by Comprehensive Plan Tables 5-2a, *Motor Vehicle Capacity Evaluation Standards for the Urban Area*, and 5-2b, *Motor Vehicle Capacity Evaluation Standards for the Rural Area*.

   b. Conduct the evaluation of transportation system adequacy pursuant to the Transportation Planning Rule (Oregon Administrative Rules 660-012-0060).

   c. Assume that the subject property is developed with the primary use, allowed in the proposed zoning district, with the highest motor vehicle trip generation rate.

   d. The methods of calculating v/c and LOS are established by the Clackamas County Roadway Standards.

   e. The adequacy standards apply to all roadways and intersections within the impact area of the proposed zone change. The impact area is identified based on the Clackamas County Roadway Standards.

   f. A determination of whether submittal of a transportation impact study is required is made based on the Clackamas County Roadway Standards, which also establish the minimum standards to which a transportation impact study shall adhere.

   g. (d) through (f) above do not apply to roadways and intersections under the jurisdiction of the State of Oregon. Instead, motor vehicle capacity calculation methodology, impact area identification, and transportation impact study requirements are established by the ODOT Transportation Analysis Procedures Manual for such roadways and intersections.

4. Explain how the safety of the transportation system is adequate to serve the level of development anticipated by the proposed zone change.

CARUS HISTORIC SCHOOLHOUSE

HISTORIC NAME: CARUS SCHOOL NUMBER 29
PROPERTY ADDRESS: 22575 S HWY 213
OWNER'S ADDRESS: 22289 S HWY 213 OREGON CITY, OR 97045
DATE BUILT: CIRCA 1926
STYLE: BUNGALOW/CRAFTSMAN
PLAN TYPE: ASYMMETRICAL
NO. OF STORIES: ONE (Originally two)
ROOF FORM AND MATERIALS: INTERSECTING GABLE WITH COMPOSITION SHINGLES
WALL/ STRUCTURAL FRAME: WOOD WITH STUD
PRIMARY WINDOW TYPE: FOUR-OVER-ONE DOUBLE-HUNG SASH
EXTERIOR SURFACING MATERIALS: LAP SIDING WITH CORNER AND RAKE BOARDS
DECORATIVE FEATURES: EXPOSED RAFTERS; PURLINS AND BRACKETS AND BARGE BOARDS
CONDITION: GOOD
PRESENT USE: IN RENOVATION
DESIRED USE: COMMUNITY CENTER
THEME: CULTURE AND EDUCATION
COUNTY: CLACKAMAS
T/R/S: 3-2E-28
TAX LOT: 00490
ZONE: EFU

SETTING: The current site of the building is on Mueller Road, which intersects with Hwy 213, south of Oregon City. An historic barn sits just to the north of the building site and a residence to the east. The surrounding area is in agricultural use.

The historic status designation will help protect the building and facilitate the restoration. The neighborhood pride in saving this building has encouraged public knowledge, understanding and appreciation of the County's history. Once refurbished and open for the public use, there will be increased economic and financial benefits to the community as well.

HOW CARUS GOT ITS NAME:

The Carus community is located south of Oregon City, north of Mulino. It wasn't always named Carus. Settlers came to the area in the mid 1800's, including a pioneer family named Carns. As the community grew, a post office was set up in the Vonderahe house. (Built and located on Evans Farms) When the stamp for the post office was created the wooden type set for the "n" was inadvertently turned upside down and Carus was born.

Other early settlers included the Vonderahe family, who purchased 450 acres in 1857. Julia Vonderahe married William Mueller, and their daughter Louise married Clarence Evans. The farm then became known as Evans Farms, continuously in operation by the descendents since that time.

Carus school was established in 1885. The original structure was a log building located across the highway from Evans Farms. In 1926, a new structure was built with locally milled timber, some of which came from Evans Farms. The schoolhouse had several amenities, including a stage and indoor plumbing. The two rooms accommodated 40-50 students. During special events, the partition wall between the rooms was lifted by a pulley system into the rafters, creating one large gathering place. This divider is still intact. This schoolhouse was the sole Carus School building until 1963, when the first rooms of the current building were constructed.

In 2023, a small group of local citizens created an ad hoc committee, The Friends of the Historic Schoolhouse, to purchase, relocate and repurpose the building. On August 16, 2023, thanks to the support of the community, the schoolhouse was narrowly saved from demolition. The 1926 Craftsman style two-room schoolhouse was fittingly moved to Evans Farms, whose lineage includes Clarence Evans, one of the original builders of the school. The school is accessible by driveways off Hwy 213 and Mueller Road, which honors the family of Clarence's wife, Louise Mueller.

HISTORIC BACKGROUND:

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

In 1829, John McLoughlin, Chief Factor for the Hudson's Bay Company, claimed the land that would become Oregon City. In 1844 Oregon City was incorporated and in 1848 Oregon was granted the status of American Territory and Oregon City was named the capital.

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

Early settlers clustered on arable land around Oregon City. The settlers first chose the level land and later developed the more hilly uplands areas, thus explaining the development pattern of the Beavercreek area. Mid-19th century dwellings are often of log or simple wood-frame construction. Many buildings exhibited an influence of the classical revival style of architecture.

After the Civil War (1865-1883), the area grew steadily. A post office was established in the early 1850's, at the confluence of Beaver and Parrot creeks, now known as New Era. The farm (where the schoolhouse now resides) was established in 1857 by Christian Frederick Vonderahe. A post office was located in the historic home (now located with the Dibble historic home in Molalla). The schoolhouse now resides in the exact spot that the historic residence once stood.

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

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

At the time of construction of the Carus Schoolhouse there were approximately 140 school buildings in Clackamas County. Available records do not clearly indicate how many were built during the Motor Age (1914-1940), however, there are 27 schools listed on the county inventory which date from the Motor Age. The Carus schoolhouse is one of two schools in the Oregon City-Beavercreek area which date from this period. The Carus School is significant as an example of the building type.

The Carus Schoolhouse is also significant as a fine example of the Bungalow/Craftsman style. Virtually unaltered since construction, the school has many features commonly associated with the stylistic type. The broad gable roof, bargeboards, purlins and braces are all typical features. The quality of design is rarely found in non-residential buildings.

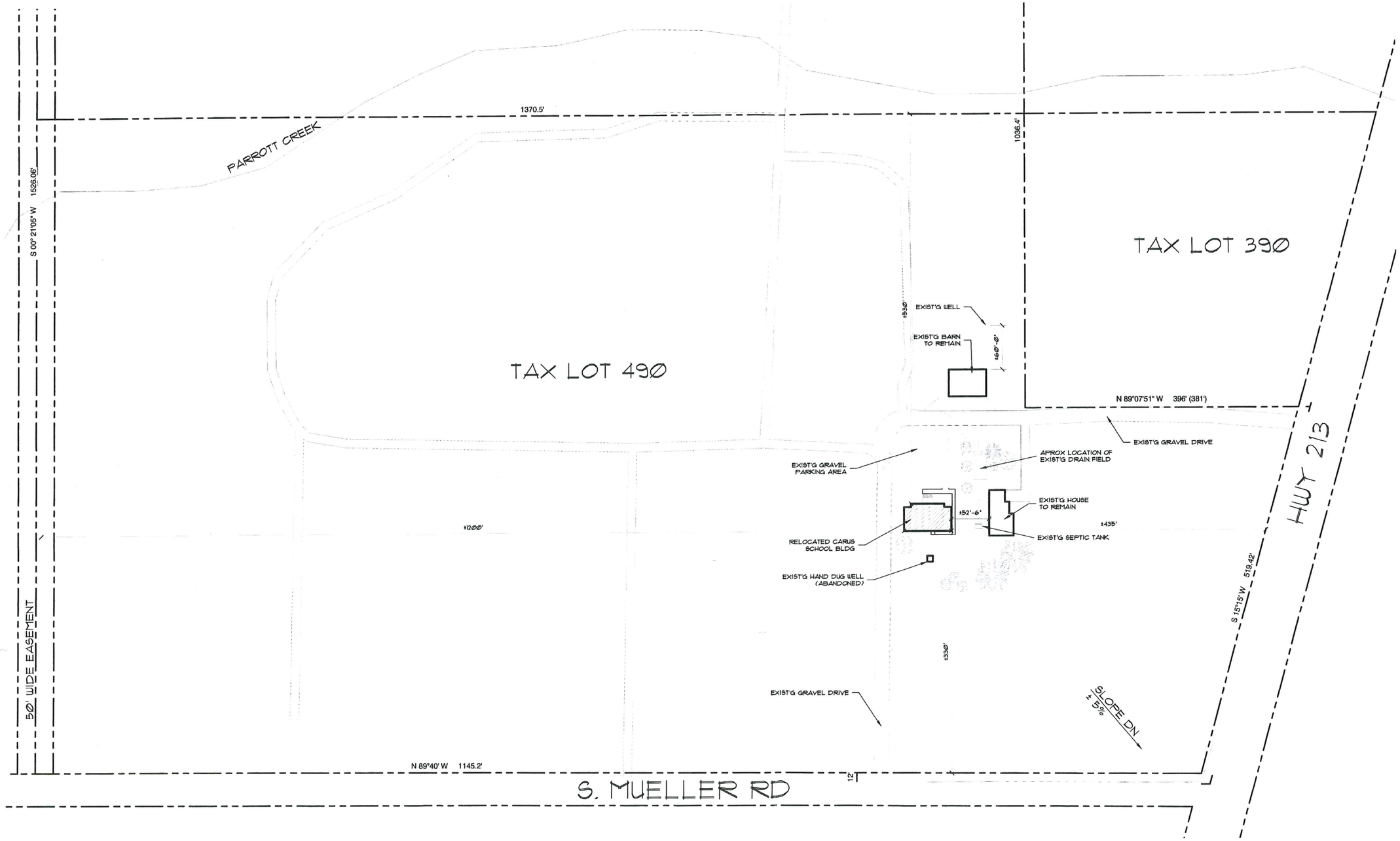
With the new site easily visible and accessible from Mueller Road, it is a conspicuous visual landmark in the neighborhood. The land surrounding the building is in agricultural use, currently in Christmas trees. Adjacent to the schoolhouse is an historic barn, typical of the style constructed somewhat later than the schoolhouse.

WHAT'S NEXT:

Now we hope to add another chapter in the life of the Carus Historic Schoolhouse—as a community space for all to enjoy. Through grant money, we recently installed a new roof and are currently raising funds to finish the foundation and renovate the interior of the building.

Like many communities, Carus School is the heart. It has tied folks together for over 100 years. And for almost as long, this beautiful Craftsman building has been a landmark for Carus, Clackamas County, and anyone who drives on Hwy 213.

Every historic building you see today exists because a group of people who cared about it took action. This is our moment to do the same for the historic Carus Schoolhouse and in the process preserve our local history while creating something new for us to share. Granting historic status to the building seems only fitting.



SITE PLAN

TAX LOT NO. 490 LOCATED IN SECTION 28, T3S, R2E, WM. CLACKAMAS CO. OREGON
3020 ACRES

1" = 600'

ISELIN ARCHITECTS P.C.
1307 Seventh Street
Oregon City, OR 97045
503-656-1942
www.iselinarchitects.com

NOT FOR PRELIMINARY CONSTRUCTION

Evens Farm Property
Carus School Adaptive Reuse
22575 S. Hwy 213
Oregon City, OR, 97045

PROJ. NO. :	2244
FILE :	A-SIT
DATE :	9/13/2023

SHEET #
A1.1

SITE PLAN

Z0155-26

RECEIVED

JUL 9 2026

Clackamas County
Planning & Zoning

CARUS HISTORIC SCHOOL LAND USE APPLICATION JUNE 2026

A. The Historic Status zone change for the schoolhouse is significant architecturally as it is an outstanding example of the Bungalow/Craftsman style. Built during the Motor Age (1914-1940), with gable roof, purlins and brackets and a gable porch it is a well preserved example of the style.
By recycling the building (moving it to the Mueller Road site) there is potential for tourism and further economic benefits. The conditional use as a community center will enhance the opportunities for the community as well as for economic gain. There is social, educational and cultural benefit to the community if designated a Historic Landmark while maintaining architectural, environmental and historical integrity of Goal 5 historic resource. It may potentially enhance property values.
The historic resource will be protected to enhance understanding and appreciation of the County's historical, cultural and architectural heritage. The Historic Status zone change is consistent with the goals and policies of the County's Comprehensive Plan.

9.C.5 There are no conflicts identified with regard to historic resources as no new construction, land division or demolitions are anticipated. The underlying zone is EFU. A conditional use designation as a community center poses no conflicts with the agricultural use of the property.

9.C.6 Potentially historic status may enhance property values and enhance tourism potential and economic gain to the community.

9C.7 The non-profit organization directing the restoration of the building regularly holds fund raising activities and has applied for grants. A benefit concert was held in April, 2026. Recently, a grant was received which purchased a new roof. Grants for a foundation and electrical work are pending.

9C.8 Once restored, the building will be used as a community center.

B. As the schoolhouse is now situated on private farm property, no need for public services is anticipated. Septic service on site and well water on site is available.

C. Parking is adequate and the site plan has been approved for the community center. The transportation system is adequate for the uses as intended.

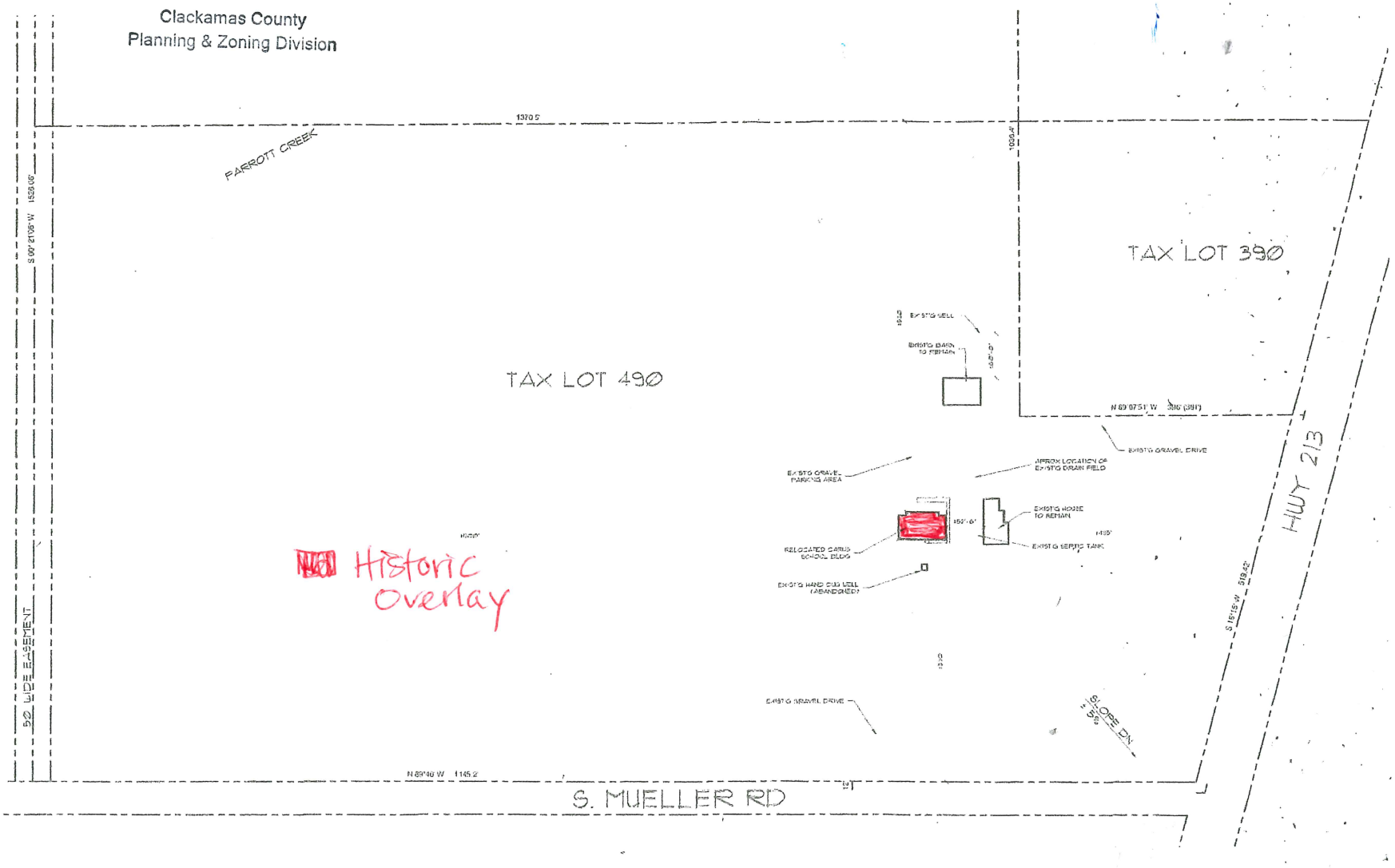
D. Adequate ingress and egress has been designed with parking off-road on site. The flow of traffic will not be impeded and thus, safety is ensured. The community center designation with site plan has been approved.

E. The Historic Landmark Designation proposed pertains only to the area developed with structures.

RECEIVED

JUL 30 2026

Clackamas County
Planning & Zoning Division



SITE PLAN
TAX LOT NO. 490 LOCATED IN SECTION 20, T3S, R2E, W.M., CLACKAMAS CO., OREGON
20.00 ACRES

1" = 100'

ISELIN ARCHITECTS P.C.
1307 Cleveman Street
Oregon City, OR 97045
503 656 1942
www.iselinarchitects.com

NOT FOR PRELIMINARY CONSTRUCTION

Evens Farm Property
Carus School Adaptive Reuse
22575 S. Hwy 213
Oregon City, OR, 97045

PROJ. NO.: 2214
FILE: A-SP
DATE: 9/13/2023

SHEET #
A1.1

SITE PLAN

Fields, Joy <JFields@clackamas.us> Thu, Jul 23, 2026 at 9:32 AM
To: "SALES@EVANSFARMS.NET" <SALES@evansfarms.net>

Good morning,

We received your additional material submission on July 9, 2026. However, your submittal did not include a signed copy of the attached incomplete notice, or a site plan showing the extent of the historic overlay that you are proposing.

I look forward to receiving these two additional items and continuing my review of your application.

[Quoted text hidden]

2 attachments

Z0155-26 Incomplete Application Notice.pdf
182K

Z0155-26 site plan.pdf
751K

The extent of the historic overlay only encompasses the exterior of the building imprint.

IMPORTANT

Your application will be deemed complete, if, within 180 days of the date the application was first submitted, Planning and Zoning 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.

Your application will be considered 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, ***if you do not intend to submit all of the missing information identified in this notice***, please check one of the following and return this notice to: **Clackamas County Planning and Zoning, 150 Beavercreek Road, Oregon City, OR, 97045 or the staff contact email on page 1 of this notice**

☒ I am submitting some of the information requested (attached) and no other information will be submitted; or unless requested ↗

☐ I will not be submitting the requested information. Please accept the application as submitted for review and decision.

Cindy Lou Pease
Signed

7/27/26
Date

Cindy Lou Pease
Print Name

The Hamlet of
BEAVERCREEK
PO Box 51 • Beavercreek • Oregon • 97004
Serving the Beavercreek, Carus, Fishers Corner, and Echo Dell Communities

09/24/2026
Joy Fields
jfields@clackamas.us

Clackamas County Planning and Zoning Division
Department of Transportation and Development
Development Services Building
150 Beavercreek Road
Oregon City, OR 97045

RE: Z0155-26

Greetings Joy,

On September 23rd, 2026 at the community meeting, the following land use application was discussed.

Applicant PEASE, CINDY LOU
22575 S HWY 213
OREGON CITY, OR 97045

Description EFU - HISTORIC LANDMARK DESIGNATION/PRESERVATION OVERLAY

After the Board and Community reviewed the land use application with the applicant and non-profit, a motion was made by board member Bill Merchant to move in approval of the application. This was seconded by community member Barbara Dermott. The community voted ten (10) in favor, zero (0) opposed, and zero (0) abstained. The board voted five (5) in favor (Tammy Stevens, Bill Merchant, Cheryl Buchert, Gina McMurry, Kenny Sernach), zero (0) opposed, and zero (0) abstained.

Thank you,

Gina McMurry
Secretary & Corresponding Secretary
The Hamlet of Beavercreek
secretary@beavercreek.org