



STAFF RECOMMENDATION to HISTORIC REVIEW BOARD

This document represents the Staff Recommendation on a Land Use Application requesting the addition of a shade structure and landscaping in addition to the replacement of the front entrance stairs and front door. The site is a Historic Landmark and was designated as The William Stuwe Farm Complex.

SECTION 1 – SUMMARY

DATE: May 30, 2025

CASE FILE NO.: Z0150-25-HR

STAFF CONTACT: Joy Fields, jfields@clackamas.us; (503) 742-4510

LOCATION and Tax Lot: at 30384 S STUWE RD, approximately 1300 feet south of the intersection of S Stuwe Rd and S Barnards Rd.. Tax Map 05S01E05, Tax Lots 01200

APPLICANT: Seth Kauffman,

OWNER: Melissa Ann & Steven C Kauffman

TOTAL AREA: Approximately 14.6-15 acres

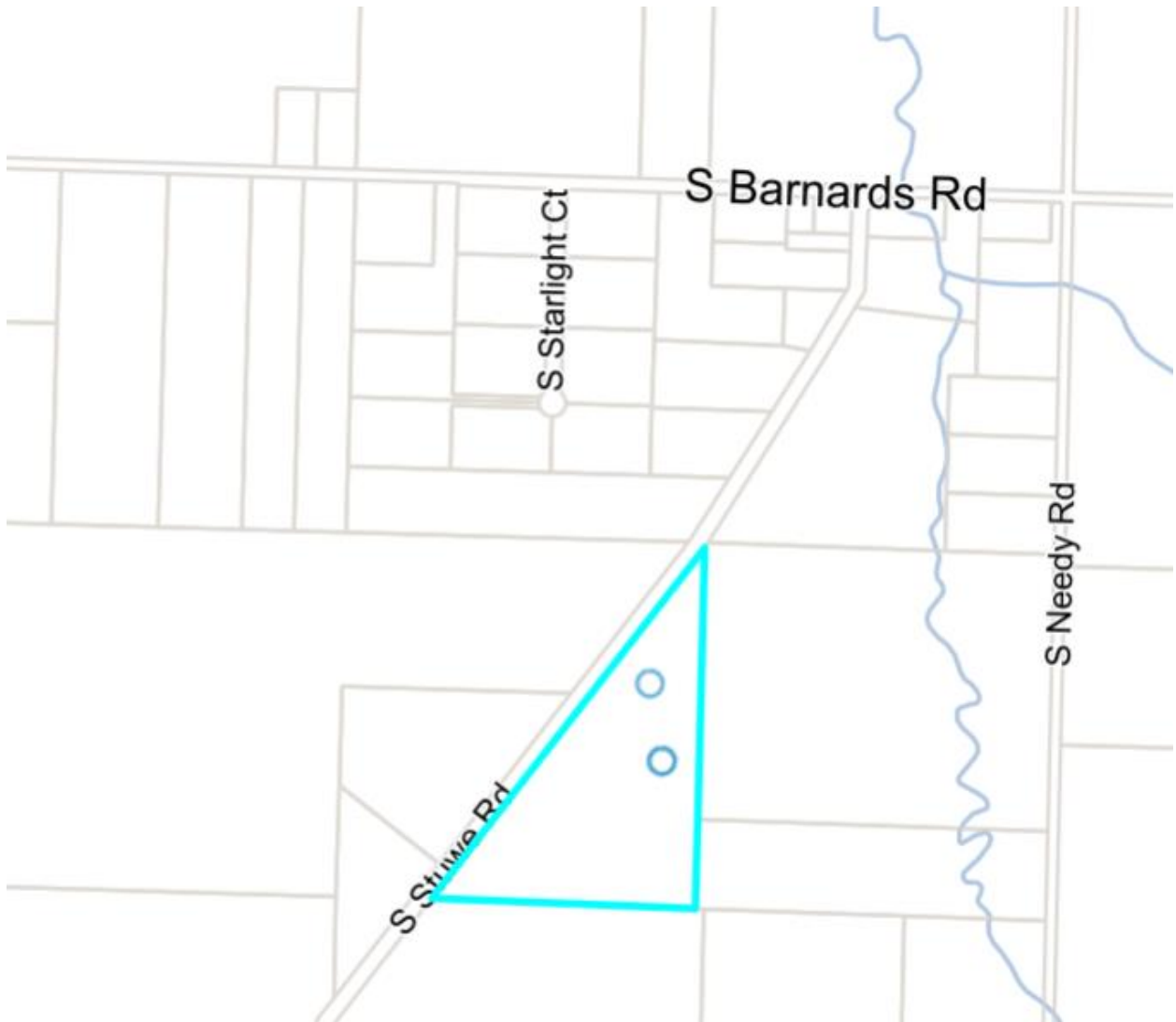
ZONING: EFU (Exclusive Farm Use)

CITIZENS PLANNING ORGANIZATION: South Canby

PROPOSAL: The applicant is requesting to add a pole building as an accessory storage building to property that was designated a Historic Landmark for the William Stuwe Farm Complex. No change is proposed to any of the historic structures located on the property.

APPLICABLE APPROVAL CRITERIA: This application is subject to Clackamas County Zoning and Development Ordinance (ZDO) Sections(s) 707.05, 707.06(C)(4) and 1307.

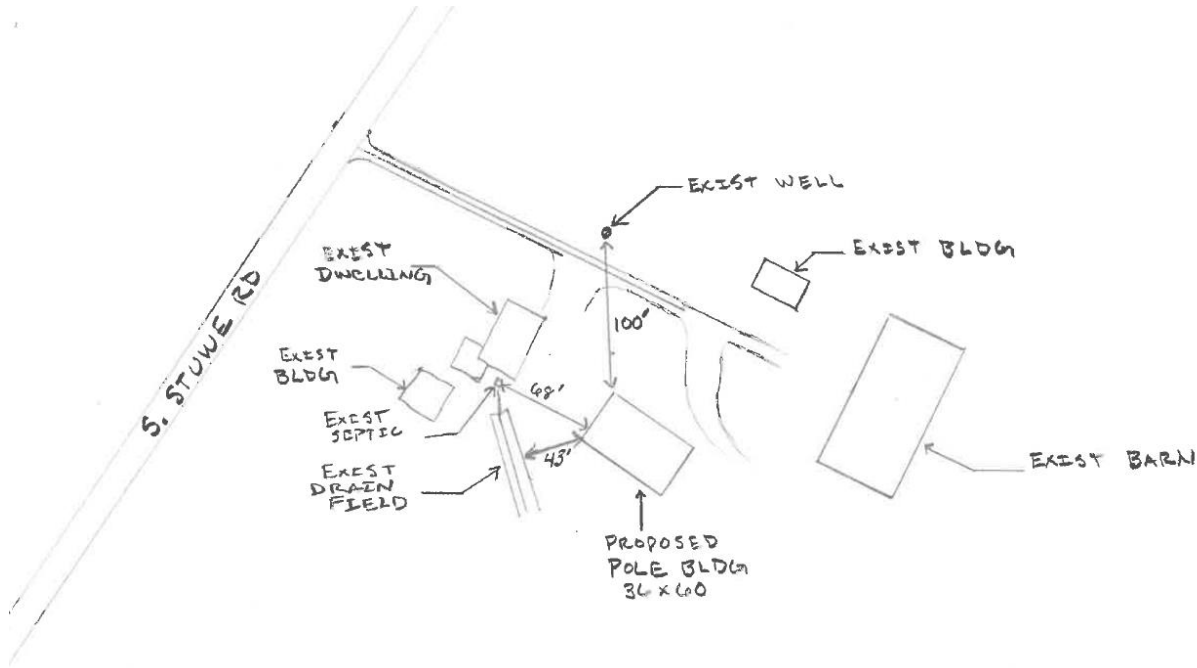
Location Map



Aerial Image

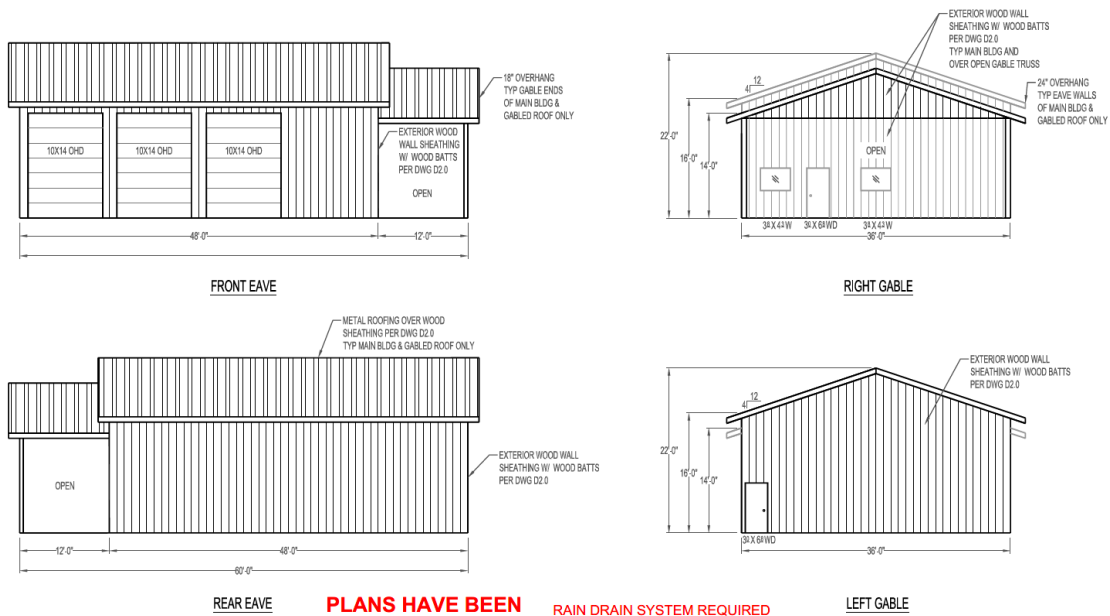


Site Plan

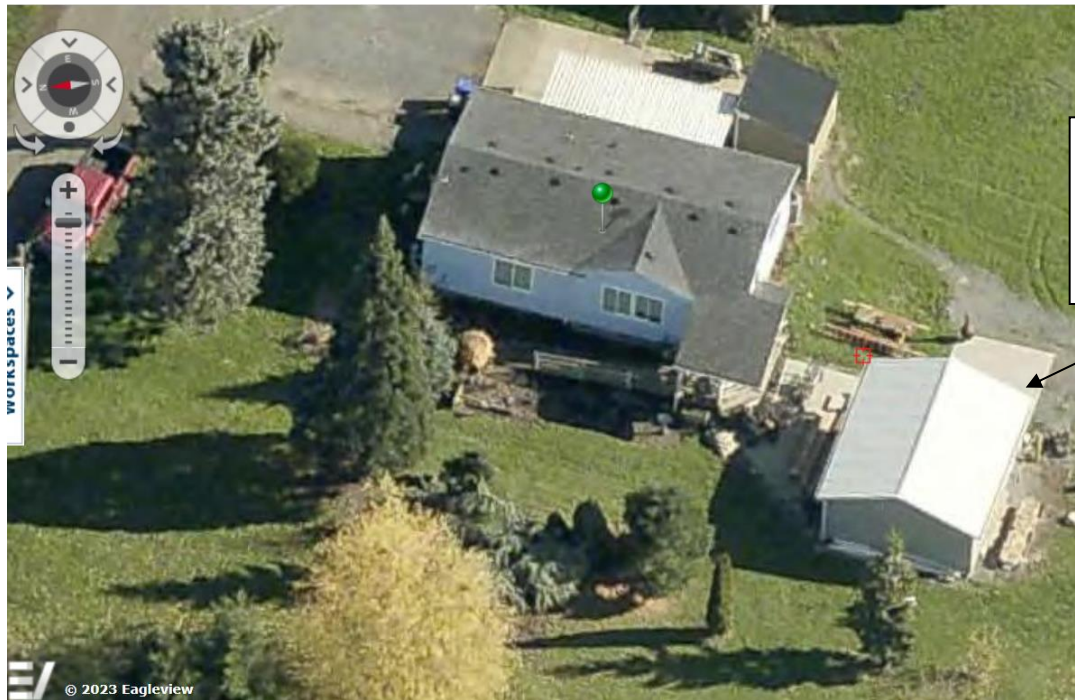


Proposed Plans

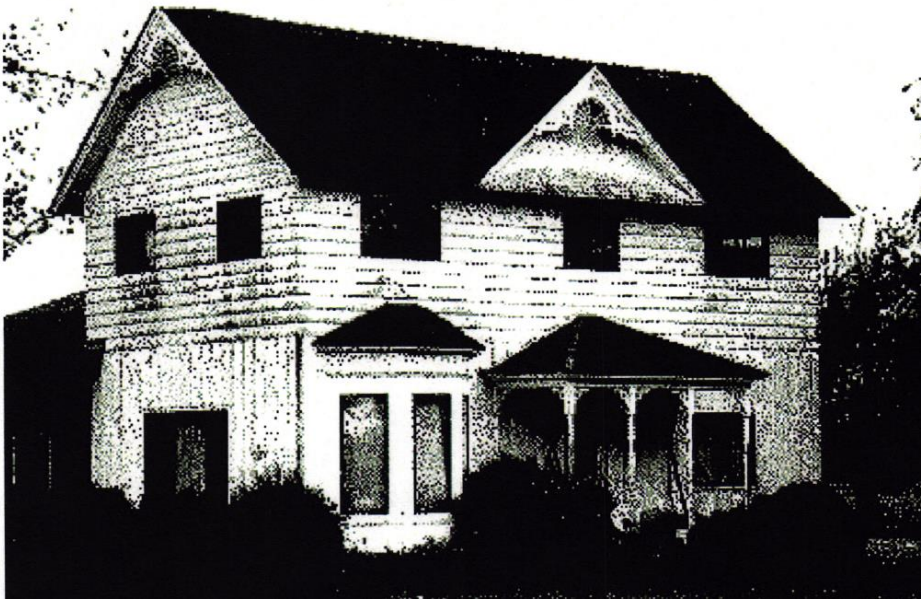
Storage Building



Current House Vs Historic Landmark Home



Outdoor pavilion
Approved through
Z0493-23



Building permit MH026397 indicates that the manufactured home was to replace the Single Family Residence that burned in January of 1997. Therefore, it appears the historic farmhouse was replaced by a manufactured home in 1997.

Other Existing Structures Mentioned in Historic Landmark Designation File



BACKGROUND:

The public hearings were held in October of 1996 with the Historic Review Board and the Board of County Commissioners for the Historic Landmark Designation file Z0670-96. Excerpts from the staff report follow: "Built circa 1900 in the Queen Anne Vernacular style of architecture, the William Stuwe Farm is a very good example of an early 20th century farm complex. The house, an asymmetrical two story structure is considered to be in good condition..... The house is part of a farm complex which includes, a milk house, a granary, a hops barn and an outhouse, all of which are believed to date to the historic period. In addition, a massive mature deciduous tree shares the site with the farm complex and adds to the historic character of the subject property." "Despite these alterations, the William Stuwe Farm remains significant as an example of an early 20th century farm complex and for its association with William Stuwe, founder of Needy."

When designated in 1996 the farm complex included the farm house, a milk house, a granary, a hops barn, an outhouse, and a very large deciduous tree all of which contributed to the historical character and significance of the farm complex. The 2007 historic inventory survey states “Bad shape; 2007; some buildings appear to be gone.” Additionally, the 2007 survey includes the following “The granary is believed to be contemporary with the dwelling. Architectural evidence, such as the covered double-hung sash windows, indicate the granary may have originally been a dwelling, according to architectural evidence. No other information to support this is currently known. The granary is in fair condition.” “A water tower and two storage sheds once occupied the subject property, but no longer extant...”

The Historic Landmark Designation file and the 2007 historic inventory file are devoid of a site plan. Therefore, based on the descriptions of the structures, staff provided a guess of the structures that currently exist and where they are on the property in relation to the proposed new construction.



In the current application the property owners are requesting approval to build an accessory storage building using a pole building construction method. The location of the pavilion is near the potential hops barn (see aerial and site plan above).

The 2023 aerial does not show the “large deciduous tree” either. Therefore, it does not appear that the proposed location of the pole building will result in the removal of any of the contributing resources.

Site Description: Located at 30384 S Stuwe Rd, Canby, 97013, the site is generally flat and surrounded by farms and farm fields. There are scattered trees located in the farm complex area near the home and out buildings.

DISCUSSION AND RECOMMENDATION:

The Planning and Zoning Staff finds that, based on the findings below, the subject site is eligible for the construction of the 20x24 outdoor pavilion located near the 1997 manufactured home to the south.

Applicable Criteria And Findings: Sections 707.01, 707.05, and 707.06(C) provide the criteria used to determine how the Historic Preservation Overlay zone are applied to Historic Landmarks. Section 1307 provides the process by which the application is reviewed.

Section 707.02 APPLICABILITY

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

Finding: The property at 30384 S Stuwe Rd is a designated Historic Landmark. This criterion is met.

Section 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 use of the property that has Historic Landmark Designation has and continues to be used for rural residential and farm use. In the EFU Zoning District farm use is an allowed primary use and the maintenance and alteration of primary homes are an allowed use. Accessory structures customarily accessory to the residential use or the farm use are allowed. This criterion is met.

Section 707.05 Historic Review Board

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

C. Review and make recommendations on all proposed new construction within a Historic District or Corridor, or on property on which a Historic Landmark is located, subject to Subsection 707.06;

Finding: Adding structures to the property requires building permits, and the 36x60 pole building is considered new construction on a property on which a Historic Landmark is located. Thus, the Historic Review Board is reviewing and providing recommendations to staff regarding Z0150-25. This criterion is met.

707.06 THE REVIEW PROCESS

4. New Construction: Applications for proposed structures on a Historic Landmark site, or within a Historic District or Historic Corridor shall be reviewed as Type II applications pursuant to Section 1307. Approval of an application shall be subject to the following criteria:

- a. The design of the proposed structure is compatible with the design of the landmark building(s) on the site or in the district or corridor considering scale, style, height, and architectural detail, materials, and colors.*
- b. The location and orientation of the new structure on the site is consistent with the typical location and orientation of similar structures on the site or within the district or corridor, considering setbacks, distances between structures, location of entrances, and similar siting considerations.*
- c. Changes to yard areas including planters, fences, ponds, walkways and landscape materials should be compatible with the overall historic setting.*
- d. Scale of commercial use: Individual permitted uses shall be of a scale appropriate to serve properties surrounding the historic overlay.*

Finding: The Stuwe farm complex has changed through the years including the destruction of the farm house that was replaced by a manufactured home and the removal and deterioration of the outbuildings that may, or may not, have contributed to the historic significance of the original farm complex. Therefore, the addition of the pole building with a metal roof is considered compatible with the design of the landmark buildings that have metal roofs. The pole building also includes the board and batten siding of the farm complex buildings. Unfortunately the proposed location of the pole building does not create any separation from the historic farm complex. The row of trees currently on site that adds separation of the new from the old will not separate the historic structures from the Pole Building. Therefore, staff look forward to hearing the Historic Review Board's recommendation on the proposed siting and distance between structures.

None of the proposed new construction change the use of the property and do not change the commercial scale of the use.

Therefore, staff find the new construction criterion to be potentially met.

SUMMARY OF FINDINGS AND RECOMMENDATION

The Planning and Zoning Staff finds that the addition of the proposed structure does not compromise the historic integrity of the site and should be allowed on this Clackamas County Historic Landmark. Based on the above analysis of the ordinance standards, staff recommends approval of the 36x60 accessory pole building on this property.



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

STAFF USE ONLY	
RECEIVED	
Apr 16 2025	
Clackamas County Planning & Zoning Division	Z0150-25
Staff Initials:	File Number:

Land use application for:

HISTORIC PROPERTY

ALTERATION, NEW CONSTRUCTION, MOVING, and/or
DEMOLITION

Application Fee: (None)

APPLICANT INFORMATION			
Applicant name: Seth Kauffman	Applicant email: sethk84@gmail.com	Applicant phone: 503-406-7007	
Applicant mailing address: 30384 S Stuve Rd	City: Canby	State: OR	ZIP: 97013
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: Accessory building added to southeast corner of current dwelling	Pre-application conference file number:

SITE INFORMATION			
Site address: 30384 S Stuve Rd Canby OR 97013	Comprehensive Plan designation:	Zoning district:	
Map and tax lot #: Township: <u>51</u> Range: <u>E</u> Section: <u>05</u> Tax Lot: <u>01200</u> Township: _____ Range: _____ Section: _____ Tax Lot: _____ Township: _____ Range: _____ Section: _____ Tax Lot: _____	Land area:		
Adjacent properties under same ownership: Township: <u>51</u> Range: <u>E</u> Section: <u>05</u> Tax Lot: <u>01100</u> Township: _____ Range: _____ Section: _____ Tax Lot: _____			

Printed names of all property owners: Melissa Kauffman Steven Kauffman	Signatures of all property owners: 	Date(s): <u>4-11-25</u> <u>4-11-25</u>
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>4/11/25</u>

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. **There is no charge for the pre-application meeting.**

B. Review applicable land use rules:

This application is subject to the provisions of [Section 707, Historic Landmark \(HL\), Historic District \(HD\), and Historic Corridor \(HC\)](#) 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. **There is no charge for this application.**
- ☐ **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 structures, fences, roads, driveways, parking areas, landscaping, 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
 - Wastewater treatment facilities (e.g., septic tanks, septic drainfield areas, replacement drainfield areas, drywells).
- ☐ **Exterior materials list:** Provide a list of exterior materials pertinent to the application request.
- ☐ **Building elevation diagrams (or photos):** Attach drawings of all affected structures. The drawings must indicate dimensions (height, length, width, and area) and be to-scale. They must show each side of the structure and any windows, doors, or other appurtenances. Photos may be used in lieu of drawings for small projects, but dimensions must also be indicated on the photos.
- ☐ **Floor plans:** Attach detailed, accurate, and to-scale floor plans of all affected structures. Label all rooms according to use, show all of their dimensions, include the square footage of each room, and identify all doors and partition walls.
- ☐ **Evidence of severe deterioration (for major alterations):** If the proposal includes a major alteration involving the replacement of a severely deteriorated distinctive feature, provide documentary, physical, or pictorial evidence of the deterioration.
- ☐ **Evidence of submitted preservation plan (if moving or demolishing):** If the proposal includes moving or demolishing a primary, secondary, or contributing structure or elements within a Historic District or Historic

D. Describe the proposal:

1. What Historic Landmark, Historic District, or Historic Corridor is being proposed for alteration, new construction, moving and/or demolition?

Name and description of historic property:

Stuwe Homestead at 30384 S Stuwe Rd

2. Describe all of the proposed alterations of, and/or development on, the subject historic property:

Adding an accessory building to use as Shop and storage. Trying to keep addition clustered to existing Dwelling:

Corridor, or moving or demolishing a structure/element designated as, or contributing to, a Historic Landmark, you must provide evidence of having already prepared and submitted the preservation plan detailed in ZDO Subsection 707.06(D)(1) to Planning and Zoning ahead of a media release. The preservation plan shall have included a narrative describing how the applicant will accomplish the following:

- Advertising the resource in local, regional, and historic preservation newspapers of general circulation in the area once per week during the pre-application period and providing evidence of such advertising;
- Giving public notice by placing a sign on the subject property informing the public of intended action which will remove or demolish the structure and including the County department and telephone number to call for further information, with the sign remaining on the subject property until a permit is issued;
- Preparing and making available information related to the history and sale of the subject property to all who inquire;
- Providing information regarding the proposed use for the Historic Landmark site; and
- Keeping a record of the parties who have expressed an interest in purchasing or relocating the structure, and ensuring that an adequate effort has been made to secure a relocation site by providing a list of property locations and owners who were contacted regarding purchase of a relocation site.

Note: Pursuant to [ZDO Subsection 1307.07\(C\)\(2\)](#), the Planning Director or designee may modify the preceding list of submittal requirements. Please consult the information provided in your pre-application conference.

3. Each property shall be recognized as a physical record of its time, place, and use. How will proposed changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, not be undertaken?

4. Most properties change over time. How will those changes that have acquired historic significance in their own right be retained and preserved?

5. How will the proposed alteration preserve distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize the historic property?

6. Will the proposed alteration include the replacement of a deteriorated distinctive feature?

☐ NO

- ☐ YES. (In the box below, describe why the replacement is necessary because of the severity of the deterioration, and explain how the new feature will match the old in design, color, texture, and other visual qualities and, where possible, materials.)

7. Will you use any chemical or physical treatments such as sandblasting?

☐ NO

- ☐ YES, but they are appropriate, will be undertaken using the least damaging or gentlest means possible, and will not cause damage to historic materials for the following reasons:

8. Will any significant archeological resources be affected by the project?

☐ NO

☐ YES, but they will be protected and preserved, or must be disturbed and mitigation measures will be undertaken, as described in the box below:

9. a. Is any new addition, exterior alteration, or related new construction proposed?

☐ NO (*No additional questions*)

☐ YES, but it will not destroy historic materials that characterize the property; will be differentiated from the old; and will be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment for the following reasons:

- b.** If you propose new additions or adjacent or related new construction, explain how the development will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property, including historic plant materials, and its environment would be unimpaired:

E. For major alterations:

If you are proposing a major alteration to a Historic Landmark, or to a primary, secondary, or contributing structure within a Historic District or Historic Corridor, accurately answer the following questions in the spaces provided. Attach additional pages, if necessary.

1. Explain how the property be used for its historic purpose or is being placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment:

2. How will the historic character of the property be retained and preserved, and how will the removal of historic materials or alteration of features and spaces that characterize the property be avoided?

3. Check the box next to the type(s) of alterations/development proposed, and complete the associated additional section(s) of this application that follow.

- ☐ **Minor alteration:** This is an alteration to restore portions of the exterior to the *original historic appearance* while performing repairs. Examples include: adding gutters and downspouts; repairing or providing a compatible new foundation that does not result in raising or lowering the building elevation; a change in material to match the original type of material on a structure or grounds; a change in type of roof material in character with the original roofing material; and replacing storm windows or doors.
(No additional questions to answer)
- ☐ **Major alteration:** This is an alteration that exceeds the scope of a minor alteration but does not include the development of a new structure.
(Answer additional questions in Part E on Page 6)
- ☒ **New construction:** This is the development of any *new structure* on a lot with a historic designation or in a Historic District or Historic Corridor, including construction of a new detached garage, barn, shed, or other accessory building.
(Answer additional questions in Part F on Page 11)
- ☐ **Moving:** This is the relocation of a primary, secondary, or contributing structure within a Historic District or Historic Corridor, or of a structure designated as, or contributing to, a Historic Landmark.
(Answer additional questions in Part G on Page 13)
- ☐ **Demolition:** This is the demolition of a primary, secondary, or contributing structure within a Historic District or Historic Corridor, or of a structure designated as, or contributing to, a Historic Landmark.
(Answer additional questions in Part H on Page 16)

F. For new construction:

If you are proposing new construction on a property with a Historic Landmark designation, in a Historic District, or in a Historic Corridor, accurately answer the following questions in the spaces provided. Attach additional pages, if necessary.

1. How is the design of the proposed structure compatible with the design of the Historic Landmark building(s) on the subject site, or in the subject Historic District or Historic Corridor, considering scale, style, height, and architectural detail, materials, and colors?

Proposed structure to follow external appearance of existing Hop barn with bat and board siding.

2. How is the location and orientation of the new structure on the site consistent with the typical location and orientation of similar structures on the site or within the subject Historic District or Historic Corridor, considering setbacks, distances between structures, location of entrances, and similar siting considerations?

New Building to placed in line with exisiting buildings so as not to disrupt the contour/flow of the exisitng drive ways while keeping close to Current dwelling to show the separation between the Historic portion of the farm.

3. Does your proposal include changes to yard areas, including planters, fences, ponds, walkways, and landscape materials?

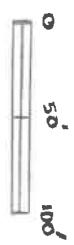
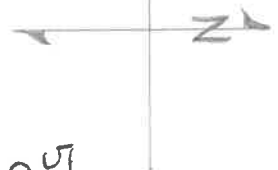
☒ NO

☐ YES, but those changes, which are described in the box below, will be compatible with the overall historic setting for the following reasons:

4. Explain how the new structure will be used and, if for a commercial use, how that use will be of a scale appropriate to serve properties surrounding the historic overlay:

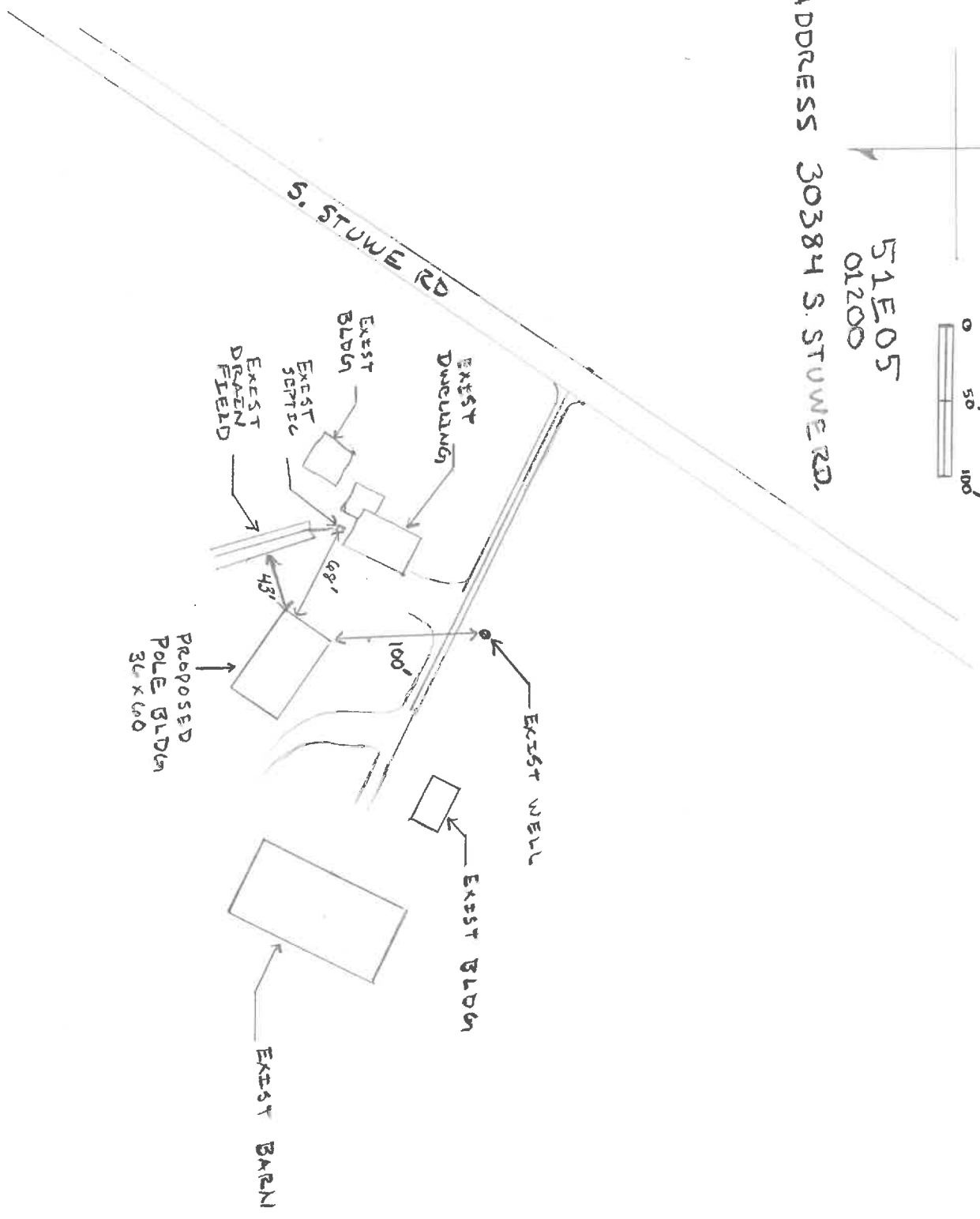
This is to be a Shop for the purpose of woodworking and storage. The hope is to get this in place to have a place to work on exisiting Grainery and Hop barn components, as well as provide storage for personal materials/items.

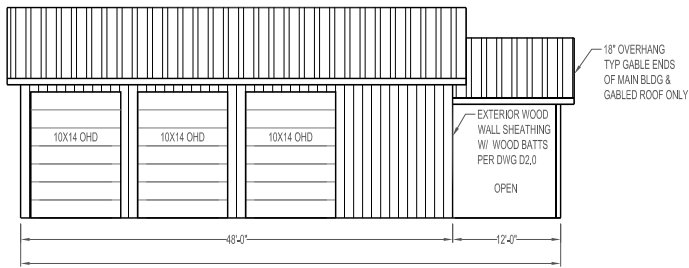
1" = 100'



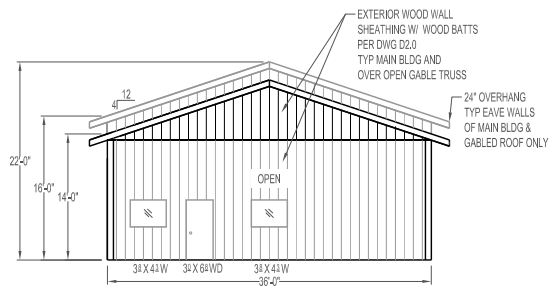
51E05
01200

ADDRESS 30384 S. STUWE RD.

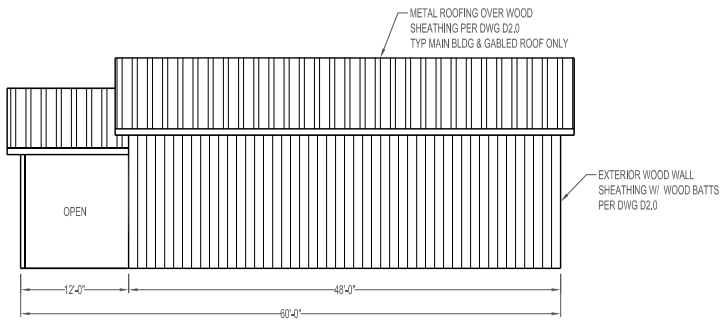




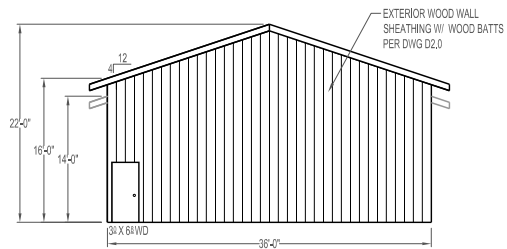
FRONT EAVE



RIGHT GABLE



REAR EAVE



LEFT GABLE

**PLANS HAVE BEEN
REVIEWED FOR
A FLAT LOT**

**RAIN DRAIN SYSTEM REQUIRED
FOR THIS STRUCTURE
OBTAIN REQUIRED
PLUMBING PERMIT**

Current Oregon Codes
are available for
viewing online at:
www.oregonbcd.org

PLANS ASSEMBLED FOR EXCLUSIVE USE ON
STEVE KAUFFMAN JOB
PLANS NOT TO BE USED OR COPIED BY OTHERS
LONG BROS. BUILDING SUPPLY, INC.
DATE 2/19/2025

Greg Ballweber



ELEVATIONS			
DRAWING NO.: E1.0	OWNER: STEVE KAUFFMAN		
REV.: 0	SHEET: 3	LOCATION: 20384 S STUWE ROAD	
PROJECT NO.: 12501043	CANBY, OR. 97013		
DATE: 13 FEB, 2025	SCALE: 3/32" = 1'-0"	DRAWN BY: RCC	
South Valley Engineering 4742 Liberty Rd. S #151 • Salem, OR. 97302 Ph. (503) 302-7020 • Fax (888) 535-6341 www.southvalleyengineering.com			

Oregon Historic Site Form--Intensive Level Survey

Location information

CLACKAMAS COUNTY HISTORIC LANDMARK

(approximate address)

Address: **30384 S Stuwe Rd**
street # pre-dir street name suffix post dir
(2nd nbr, e.g. 213 - 215)

city: **Canby** ☒ vicinity state: **OR** zip: **97013**

county: **Clackamas**

township: **5 S** range: **1E** section: **5** 1/4: tax lot nbr: **01200**

block nbr: **N/A** lot nbr: **n/a** acreage: **14.75**

addition: **Parson Gleason Homestead** zoning: **Farm Use**

map nbr: **Study Area 8** zoning_file_nbr: **Z0670-97**

location description:

(use for remote sites)

associated addresses: **Needy**

USGS Location Information

USGS Quad Name: **Yoder**

UTM Zone: UTM Easting: UTM Northing:

**Z0670-96 is the correct file #.
and the Board Order is 97-88**

Resource Information

resource type: **Building** evaluation:

NR Status:

historic name: **STUWE, WILLIAM & CHRISTINE, FARM**

primary constr date: **1900** (c.) ☒ secondary date: (c.) ☐

height (# stories): **2** (optional--use for major addns)

primary historic use: **FARMSTEAD**

secondary hist use: **Single Dwelling**

primary style: **QUEEN ANNE**

secondary style:

primary siding: **HORIZONTAL BOARD**

secondary siding: **WOOD:OTHER/UNDEFINED**

structural framing: **Wood/unknown**

foundation material: **Post-and-beam** secondary mat.:

roof material: **Wood shakes** window material: **Aluminum slider**

current/other names:

farmstead/cluster name: **Stuwe, William & Christine, Farm**

assoc resources: **3** # contributing: **3** # noncontr: **7**

description: **His granary, outhouse, hops barn; deteriorated sheds, milk**

local_designation: **Historic Landmark**

historic use comments:

prim style comments:

sec style comments:

siding comments: **Lap siding; board-and-batten**

plan type:

architect:

builder:

physical descr:

HOUSE

PLAN/TYPE/SHAPE: Asymmetrical

NO. OF STORIES: 2

FOUNDATION MATERIAL: Post-and-beam

BASEMENT: No

ROOF FORM AND MATERIALS: Gable w/ wood shakes

WALL CONSTRUCTION/STRUCTURAL FRAME: Wood/unknown

PRIMARY WINDOW TYPE: Aluminum sliders

EXTERIOR SURFACING MATERIALS: Lap siding; board-and-batten; watertable in bay

DECORATIVE FEATURES: Turned posts; jigsaw brackets; ornate door; gable ornament; flash glass

OTHER: Single-bay hip roof porch, w. elev.; paneled-and-glazed door; gable roof dormer; polygonal window bay w/ panels, w. elev.; two interior chimneys

GRANARY

ESTIMATED DATE BUILT: c. 1900

STYLE: Vernacular

PLAN/TYPE/SHAPE: Rectangular

NO. OF STORIES: 1 1/2

FOUNDATION MATERIAL: Post-and-beam

BASEMENT: No

ROOF FORM AND MATERIALS: Gable w/ sheet metal

WALL CONSTRUCTION/STRUCTURAL FRAME: Wood/unknown

PRIMARY WINDOW TYPE: Enclosed double-hung sash

EXTERIOR SURFACING MATERIALS: Narrow lap siding; shingles w/ cornerboards and rake boards

Oregon Historic Site Form--Intensive Level Survey

DECORATIVE FEATURES: None
OTHER: Side-wall overhead sliding door
EXTERIOR ALTERATIONS (DATE): Door removed (n.d.); windows altered (n.d.); six-light fixed windows covered by siding (n.d.); re-sided (n.d.); ell removed (n.d.)

OUTHOUSE
ESTIMATED DATE BUILT: 1932
STYLE: Vernacular
PLAN/TYPE/SHAPE: Square
NO. OF STORIES: 1
FOUNDATION MATERIAL: Post-and-beam
BASEMENT: No
ROOF FORM AND MATERIALS: Shed w/ wood shingles (check)
WALL CONSTRUCTION/STRUCTURAL FRAME: Wood/unknown
PRIMARY WINDOW TYPE: None
EXTERIOR SURFACING MATERIALS: Bevel siding w/ cornerboards
DECORATIVE FEATURES: None
OTHER: Flush door
EXTERIOR ALTERATIONS (DATE): Moved from behind house (n.d.)

HOPS BARN
ESTIMATED DATE BUILT: c. 1902
STYLE: Vernacular
PLAN/TYPE/SHAPE: Rectangular
NO. OF STORIES: 2
FOUNDATION MATERIAL: Post-and-beam
BASEMENT: No
ROOF FORM AND MATERIALS: Gable w/ sheet metal
WALL CONSTRUCTION/STRUCTURAL FRAME: Wood/unknown
PRIMARY WINDOW TYPE: None
EXTERIOR SURFACING MATERIALS: Board-and-batten
DECORATIVE FEATURES: None
OTHER: Side-wall overhead sliding door; two lean-tos, n. and s. elev.
EXTERIOR ALTERATIONS (DATE): Door removed (n.d.)

alterations:	Windows replaced (n.d.); several ells added, w. and n. elev. (n.d.); porch deck replaced w/ cement (n.d.); resided (n.d.); gable cool house w/ gable cupola attached (n.d.); shed roof garage added, e. elev. (n.d.). The house has had major alterations, including the replacement of the windows, the addition of several ells to the north and west elevations, the replacement of the porch deck with concrete, the replacement of the original siding with lap and board-and-batten and the attachment of a gable roof cool house with a gable cupola and the addition of a shed roof garage to the east elevation. The dates of these alterations is currently unknown. Despite these alterations the house retains much of its form and massing and decorative details.
landscape:	Extremely mature deciduous tree.
setting:	The William Stuwe Farm is located on the east side of Stuwe Road, a quiet, two-lane thoroughfare, an early 20th century road, near what was once known as the community of Needy. The house is close to the road. The site is level with mature deciduous trees and ornamental plantings. Across the road to the west is a cultivated field. On the north and east there are cultivated fields. On the south there is a pasture. The area is predominantly in agricultural use.
significance:	<p>Bad shape 2007; some buildings appear to be gone. The William Stuwe Farm is located along Stuwe Road, an early 20th century road, near what was once known as the community of Needy. The subject property is located within the Parson Gleason homestead.</p> <p>According to county records, William (or Wilhelm) Stuwe, the original owner, purchased the subject property in 1890 from William and Louisa E. Cline. Title records show that John H. Stuwe, William H. Stuwe, and Herman C. Stuwe sold their interest to Ernest L. Stuwe, August C. Stuwe, and Christina F. Stuwe in 1914. The Stuwe heirs retained ownership of the subject property through 1955. William Stuwe and Christine Stuwe came to Oregon from Galveston, Texas and settled on a farm in the Needy area in 1888 and later founded the community of Needy. In 1938 their living children included Herman (1892-1973), August (1890-1968), John (188-1964), Christina (1883-1964), Albert (1880-1945), Frederick (1877-1958), Ernest (1875-1944) and William, Jr. (1873-1954). Another daughter, Maria Pauline (1885-1885) died while the family was still in Texas. Their name remains as a landmark in Stuwe Road, once known as Silverton Trail, which runs by the old farm and goes to the Rock Creek Cemetery, where the Stuwe family is buried.</p> <p>The Queen Anne style enjoyed popularity in western Oregon from the 1890s through the first decade of the 20th century, coinciding with a boom in population. The style was most common in urban areas, however, rural examples were built. Typically the rural versions were modest and simple in comparison to the city examples. All variations of the Queen Anne style had some decorative materials such as patterned shingles, turned and jigsaw brackets, posts and gable ornaments. Bay windows or other attachments, which added interest to the wall surface and plan, were also common. The high-style Queen Anne and the Vernacular differed in terms of scale and massing. The former often featured a complex floor plan and multiple roof forms. The</p>

Oregon Historic Site Form--Intensive Level Survey

later often featured a simple rectangular plan, gable roof and some of the above mentioned ornament. The Queen Anne detailing found on the subject house includes turned posts, jigsaw brackets, an ornate door, gable ornaments and flash glass.

The house has had major alterations, including the replacement of the windows, the addition of several ells to the north and west elevations, the replacement of the porch deck with concrete, the replacement of the original siding with lap and board-and-batten and the attachment of a gable roof cool house with a gable cupola and the addition of a shed roof garage to the east elevation. The dates of these alterations is currently unknown. Despite these alterations the house retains much of its form and massing and decorative details. The house is part of a farm complex including a milk house, a granary, an outhouse and hops barn, all of which are believed to date to the historic period and therefore contribute to the historic character of the subject property.

The granary is believed to be contemporary with the dwelling. Architectural evidence, such as the covered double-hung sash windows, indicate that the granary may have originally been a dwelling, according to architectural evidence. No other information to support this is currently known. The granary is in fair condition. Alterations include removal of the door and the residing of the building, which enclosed the windows. The dates of these alterations are not currently known. The outhouse was built in 1932, according to the current owner. The building is in deteriorated condition and was moved from behind the house at an unknown date. The hops barn was built in 1902 or 1903, according to the current owners. The barn is in poor condition. Alterations since construction include the removal of a door at an unknown date. A water tower and two storage sheds once occupied the subject property, but are no longer extant. A massive mature deciduous tree shares the site with the farm complex and contributes to the historic character of the subject property. A deteriorated milk house and two sheds, non-historic machine shed, grain silo, metal silo, and manufactured home do not contribute to the historic character of the subject property.

Despite major alterations, the subject farm is significant as an example of an early 20th century farm complex and for its association with William Stuwe, founder of Needy. The house is one of four Queen Anne Vernacular style dwellings, dating from the Progressive Era (1914-1940), listed on the Clackamas County Cultural Resource Inventory for the Yoder/Marquam South County study area. The farm complex is one of two complexes which has a residence designed in the Queen Anne Vernacular style from this period. The resource may be evaluated as an example of an early 20th century farm.

Research Information

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

Research Local Library: _____ Research University Library: _____
Research Historical Society: _____ Research Other: _____

Bibliography: "The Molalla Bulletin", 11 May 1977, p. 1.
Clackamas County Cultural Resource Inventory, 1984.
Clackamas County Tax Assessor records, Oregon City, OR.
TICOR Title Company, Oregon City, OR.

Record Information

ILS survey date: 09/30/2007 recorder: Koler/Morrison; Sigler CC-SHPO #: 717
ILS date required (ID# used in city/agency database)

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

comments/notes: Bad shape 2007; some buildings appear to be gone.

SHPO FILE INFO FOR THIS RECORD

RLS Date: 03/30/1992 Gen File Date: _____ NR Date Listed: _____ Master ID#: 31300 record ID: 48308

Oregon Historic Site Form--Intensive Level Survey

Report Photos



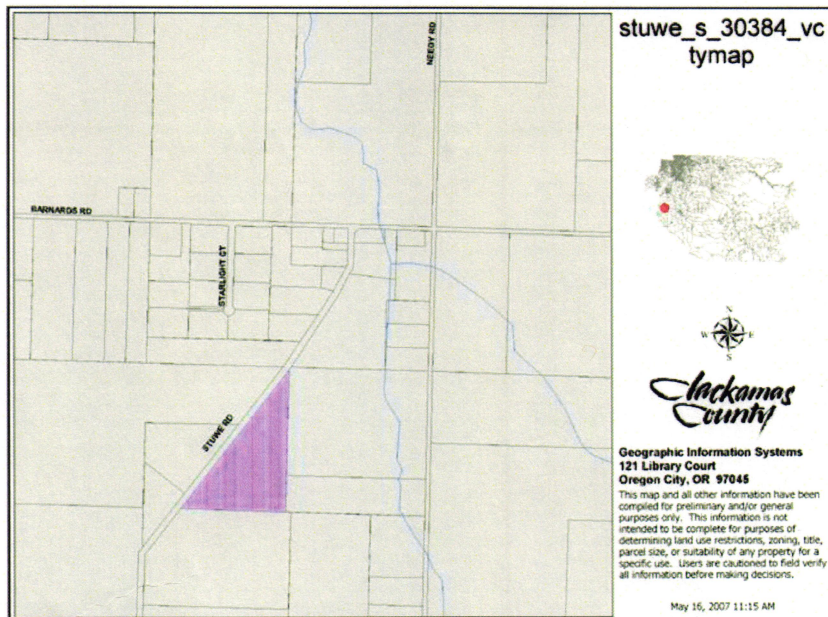
1 Stuwe House (1984)-west elev



2 Stuwe Barn-west elev

Oregon Historic Site Form--Intensive Level Survey

Report Maps



LAND USE FILES

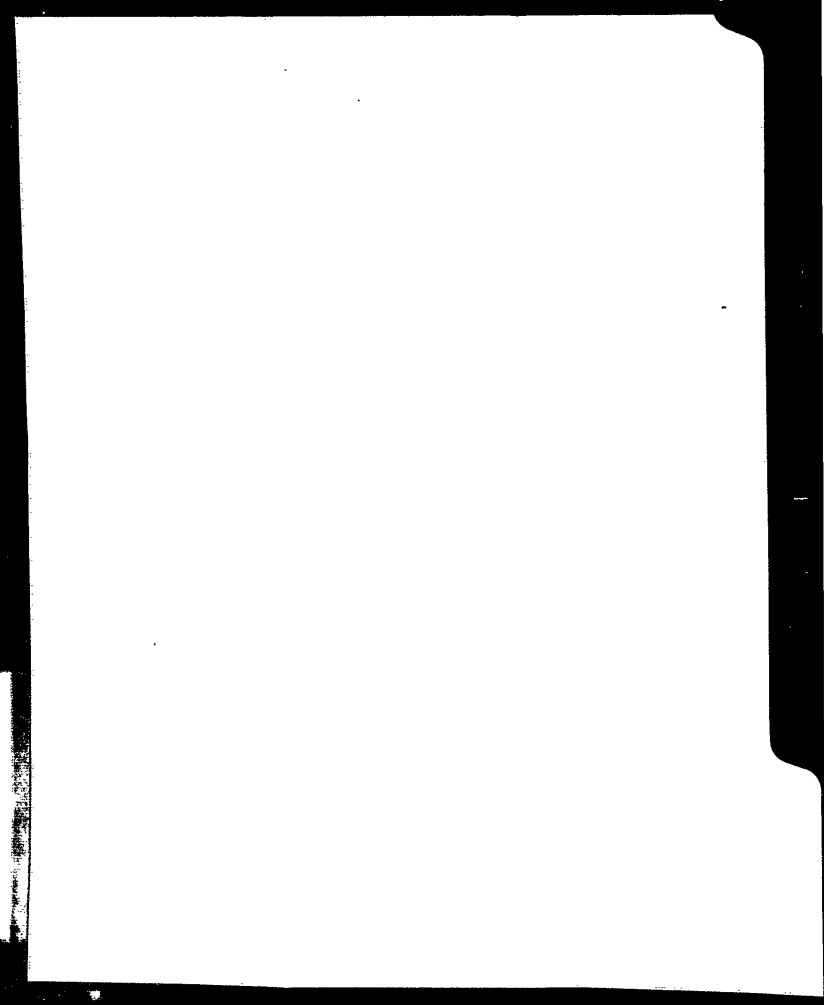
FILE # 20620-96-2

LEGAL DESCRIPTION:

5 S 1W ~~1~~ SEC. 5

TAX LOT 1200

MAP _____



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

In the Matter of
Designating the William Stuwe
Farm described as T5S, R1W,
Sec. 5 TL 1200 a Clackamas
County Historic Landmark in
compliance with State Land Use Law
Goal 5.

ORDER NO. 97-88

This matter coming on at this time and it appearing to the Board of County Commissioners that the William Stuwe Farm meets the criteria of Subsection 707 of the Zoning and Development Ordinance, "Historic Landmark, Historic District and Historic Corridor", and Goal 5 for designation as a Historic Landmark; Planning staff has recommended and

It further appearing to the Board that the Historic Review Board at its public hearing on October 9, 1996, has recommended designating the William Stuwe Farm as a Historic Landmark; and


It further appearing to the Board that hearings were held before this Board on October 16, 1996, at which testimony was taken and evidence presented; and

It further appearing to the Board that a decision was made by this Board on October 16, 1996; now, therefore,

It Is Hereby Ordered, for reasons stated in the staff report that the William Stuwe Farm is designated a Clackamas County Historic Landmark.

Adopted this 13th day of March, 1997.

BOARD OF COUNTY COMMISSIONERS


Ed Lindquist, Chair

Millicent Morrison, Recording Secretary

NOTICE OF PUBLIC INFORMATION MEETING AND HEARINGS

Public Information Meeting Date: October 2, 1996,; 7:00 p.m.; Clackamas County Department of Transportation and Development; Abernethy Creek Room; 902 Abernethy Road; Oregon City, Oregon.

HEARING DATES:

Clackamas County Historic Review Board: October 9, 1996; 7:00 p.m.; Department of Transportation and Development Abernethy Creek Room ; 902 Abernethy Road; Oregon City, Oregon.

Clackamas County Board of Commissioners: October 16, 1996 ; 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: Z0670-96-Z William Stuwe Farm; Zone Change

Applicant: Clackamas County

Owner of Property: Carol Lenhardt

Site Address: 30384 S. Stuwe Rd.

Proposal: Apply Historic Landmark overlay zone to historic building(s) named William Stuwe Farm; SHPO #717, built in 1900, in the Queen Anne Vernacular style of architecture.

Ordinance Criteria: Section 707

Legal Description: T5S, R1E, Section 5 , Tax Lot(s) 1200, W.M.

Total Area Involved: Approximately 14.60 acres

Zoning: EFU -20

Citizens Planning Organization For Area: South of Canby Citizens Assn.

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.

HL/Notice

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HEARING DATES:

Clackamas County Historic Review Board: October 9, 1996; 7:00 p.m.; Department of Transportation and Development Abernethy Creek Room ; 902 Abernethy Road; Oregon City, Oregon.

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Owner of Property: Carol Lenhardt

Site Address: 30384 S. Stuwe Rd.

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Ordinance Criteria: Section 707

Legal Description: T5S, R1E, Section 5 , Tax Lot(s) 1200, W.M.

Total Area Involved: Approximately 14.60 acres

Zoning: EFU -20

Citizens Planning Organization For Area: South of Canby Citizens Assn.

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

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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.

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HL/Notice

NOTICE OF PROPOSED ACTION

Must be sent to DLCD 45 days prior to final hearing

Jurisdiction Clackamas County

Date Mailed _____ Local File Number Z0670-96-Z

Date Set for Final Hearing on Adoption _____
month day year

Time and Place for Hearing Board of County Commissioners 9:30 AM

900 S. Main, Oregon City 97045

Type of Proposed Action (Check all that apply)

Comprehensive Land Use New Land Use
☐ Plan Amendment ☒ Regulation Amendment ☐ Regulation

Please complete (A) for Text Amendments and (B) for Map Amendment

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

Historic Landmark overlay to the William Stuwe Farm

SHPO #717

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: EFU-20 Proposed Plan Designation: EFU-20/HL

Current zone: EFU-20 Proposed Zone: EFU-20/HL

Location: 30384 S. Stuwe Rd.

5-1-5 TL 1200

Acreage Involved: 14.60 ac

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 Rd.
Oregon City, Ore. 97045
(phone) (503) 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 DCLD OFFICE USE ****

DLCD File Number _____ # Days Notice _____

<pa>proposedform

	<u>ARCHITECTURE</u>	<u>ENVIRONMENT</u>	<u>HISTORY</u>
	A B C D E	A B C D	A B C D
25. WILLIAM STUWE FARM, # 717			
5-1E-5, TL 1200	3 1 1 3 5	5 4 7 5	7 0 5 0
30384 S. STUWE RD			
EFU-20, 14.60 A			
C. 1900, STYLE: QUEEN ANNE VERNACULAR			
TOTAL POINTS: 46			

COMMENTS:

	<u>ARCHITECTURE</u>	<u>ENVIRONMENT</u>	<u>HISTORY</u>
	A B C D E	A B C D	A B C D
26. ROCK CREEK CHURCH AND CEMETERY, # 718			
5-1E-5, TL 2200	10 2 1 5 7	7 4 10 5	5 0 7 0
NW CORNER OF STUWE AND SCONEE ROADS			
EFU-20/HL, 4.59 A			
1858, STYLE: VERNACULAR			
TOTAL POINTS: 63			

COMMENTS:

	<u>ARCHITECTURE</u>	<u>ENVIRONMENT</u>	<u>HISTORY</u>
	A B C D E	A B C D	A B C D
27. ENOS HOSTETLER FARM, # 720			
5-1E-6, TL 100	3 3 1 3 5	5 4 10 5	0 0 5 0
30277 S. BARLOW RD			
EFU-20, 18.86 A			
1906, STYLE: VERNACULAR			
TOTAL POINTS: 41			

COMMENTS:

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>ARCHITECTURE</u>					<u>ENVIRONMENT</u>					<u>HISTORY</u>				
	A	B	C	D	E	A	B	C	D	A	B	C	D		
0000000000															
WILLIAM STUWE FARM #717															
5-1E-5 TL 1200															
30384 S. STUWE RD.															
EFU-20 14.60 AC															
C 1900, STYLE: QUEEN ANNE VERNACULAR	3	1	1	3	5	5	4	7	5	7	0	5	0		
TOTAL POINTS: 46															

COMMENTS: Situated close to the road, on a level site that is covered with ornamental plantings and mature deciduous trees, the William Stuwe Farm is located on the east side of Stuwe Road, a quiet two lane thoroughfare. Cultivated fields and pasture surround the subject property. The area is characterized by agricultural uses.

Built circa 1900, in the Queen Anne Vernacular style of architecture, the William Stuwe Farm is a very good example of an early 20th century farm complex. The house, an asymmetrical two story structure is considered to be in good condition. The rural version of the Queen Anne style as opposed to the urban Queen Anne's featured a simple rectangular plan, gable roof, with limited ornamentation. The subject house features details such as, turned posts, jigsaw brackets, an ornate door, gable ornaments and flash glass.

The house is part of a farm complex which includes, a milk house, a granary, a hops barn and an outhouse, all of which are believed to date to the historic period. These factors contribute to the historic character of the subject property. In addition, a massive mature deciduous tree shares the site with the farm complex and adds to the historic character of the subject property

Since its construction in 1900, the following alterations have been made to the building: several eills have been added to the north and west elevations, the porch deck has been replaced with concrete, the original siding has been replaced with lap and board-and-batten and a gable roof cool house with gable cupola has been attached to the east elevation. In addition, a shed roof garage has been added, also at the east elevation.

Despite these alterations, the William Stuwe Farm remains significant as an example of an early 20th century farm complex and for its association with William Stuwe, founder of Needy.

Cultural Resource Survey Form

CLACKAMAS COUNTY

T.D. NUMBER

PHOTO INFORMATION:

ROLL: LII

FRAME: 8

STUDY AREA: YODER/MARQUAM

LEGAL: T. 5 R. 1E SEC. 5

TAX (LOTS): 1200

ZONE SIZE 14.60

IDENTIFICATION:

COMMON/HISTORICAL NAME: STUWE FARM

ADDRESS: 30384 S. Stuwe Road

AREA: NEEDY

CURRENT OWNER: LESLIE LENHARDT

USE: Residence

OWNER'S ADDRESS: Same Canby 97013

ORIGINAL OWNER: WILLIAM STUWE

USE: Residence

AREA OF SIGNIFICANCE: TOWN: COUNTY: X CITY: NATION:

HISTORIC INTEREST:

THEME: Architecture - 19th Century

DATE: ca. 1900

DESCRIPTION: Stuwe Road once called the Silvertown Trail.

ARCHITECTURAL INTEREST:

STYLE: Queen Anne Vernacular

STORIES: 2

DATE: ca. 1900 CONDITION: Good ARCHITECT:

SIDING: Board and batten first floor; second floor weatherboard

ROOF: Gable with decorative scrollwork in gable end.

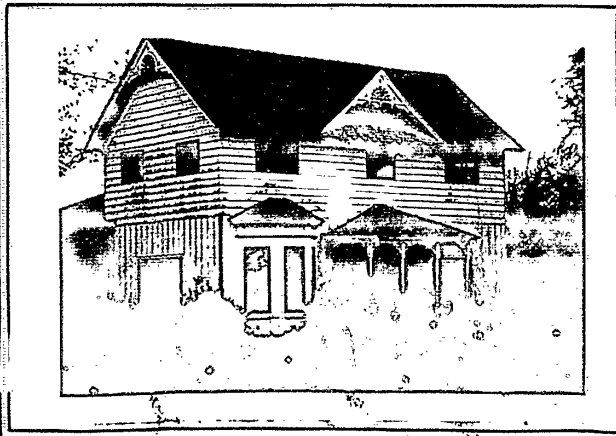
DOORS:

WINDOWS: Altered.

MAIN ENTRANCE:

Hip-roofed porch with turned-post supports and decorative brackets. Border of flash glass around central pane in door.

NOTES: Polygonal bay with panels. Gabled wall corner with decorative shingles. Addition on rear.



B. B. Borge

47, 123

RECORDER: Pinger/Borge
717

CLACKAMAS COUNTY
HISTORIC RESOURCES INVENTORY 1989-92

HISTORIC NAME: STUWE, WILLIAM, FARM
COMMON NAME:
PROPERTY ADDRESS: 30384 S. Stuwe Road
OWNER: Lenhardt, Leslie
OWNER ADDRESS: 30384 S. Stuwe Road, Canby OR 97013
RESOURCE TYPE: Buildings
PRESENT USE: Farm Complex
ORIGINAL USE: Farm Complex
THEME: Culture: architecture; Agriculture
ARCHITECT/BUILDER: Unknown
COUNTY: Clackamas
QUAD: Yoder
T/R/S: 5 1E 5
TAX LOT: 1200
ADDITION: N/A
BLOCK: N/A
LOT: N/A
LOT SIZE: 14.60 Acres
ZONE: EFU-20

SETTING: The William Stuwe Farm is located on the east side of Stuwe Road, a quiet, two-lane thoroughfare. The house is close to the road. The site is level with mature deciduous trees and ornamental plantings. Across the road to the west is a cultivated field. On the north and east there are cultivated fields. On the south there is a pasture. The area is predominantly in agricultural use.

NOTEWORTHY LANDSCAPE FEATURES: Extremely mature deciduous tree

NON-CONTRIBUTING FEATURES: Two deteriorated sheds; non-historic machine shed; non-historic metal silo; non-historic manufactured home; deteriorated milk house; non-historic grain silo

RECORDED BY: Koler/Morrison
DATE: March 1992



HOUSE

DATE BUILT: c. 1900

STYLE: Queen Anne Vernacular

PLAN/TYPE/SHAPE: Asymmetrical

NO. OF STORIES: 2

FOUNDATION MATERIAL: Post-and-beam

BASEMENT: No

ROOF FORM AND MATERIALS: Gable w/ wood shakes

WALL CONSTRUCTION/STRUCTURAL FRAME: Wood/unknown

PRIMARY WINDOW TYPE: Aluminum sliders

EXTERIOR SURFACING MATERIALS: Lap siding; board-and-batten; watertable in bay

DECORATIVE FEATURES: Turned posts; jigsawn brackets; ornate door; gable ornament; flash glass

OTHER: Single-bay hip roof porch, w. elev.; paneled-and-glazed door; gable roof dormer; polygonal window bay w/ panels, w. elev.; two interior chimneys

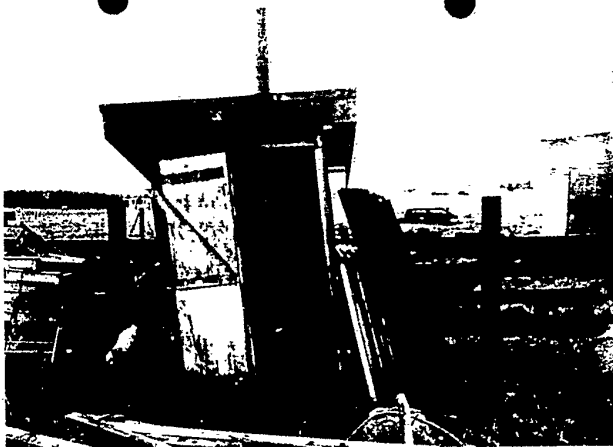
CONDITION: Good

EXTERIOR ALTERATIONS (DATE): Windows replaced (n.d.); several ells added, w. and n. elev. (n.d.); porch deck replaced w/ cement (n.d.); resided (n.d.); gable cool house w/ gable cupola attached (n.d.); shed roof garage added, e. elev. (n.d.)



GRANARY

ESTIMATED DATE BUILT: c. 1900
STYLE: Vernacular
PLAN/TYPE/SHAPE: Rectangular
NO. OF STORIES: 1 1/2
FOUNDATION MATERIAL: Post-and-beam
BASEMENT: No
ROOF FORM AND MATERIALS: Gable w/ sheet metal
WALL CONSTRUCTION/STRUCTURAL FRAME: Wood/unknown
PRIMARY WINDOW TYPE: Enclosed double-hung sash
EXTERIOR SURFACING MATERIALS: Narrow lap siding; shingles w/
cornerboards and rake boards
DECORATIVE FEATURES: None
OTHER: Side-wall overhead sliding door
CONDITION: Fair
EXTERIOR ALTERATIONS (DATE): Door removed (n.d.); windows
altered (n.d.); six-light fixed windows covered by siding (n.d.);
re-sided (n.d.); ell removed (n.d.)



OUTHOUSE

ESTIMATED DATE BUILT: 1932
STYLE: Vernacular
PLAN/TYPE/SHAPE: Square
NO. OF STORIES: 1
FOUNDATION MATERIAL: Post-and-beam
BASEMENT: No
ROOF FORM AND MATERIALS: Shed w/ wood shingles (check)
WALL CONSTRUCTION/STRUCTURAL FRAME: Wood/unknown
PRIMARY WINDOW TYPE: None
EXTERIOR SURFACING MATERIALS: Bevel siding w/ cornerboards
DECORATIVE FEATURES: None
OTHER: Flush door
CONDITION: Deteriorated
EXTERIOR ALTERATIONS (DATE): Moved from behind house (n.d.)



HOPS BARN

ESTIMATED DATE BUILT: c. 1902
STYLE: Vernacular
PLAN/TYPE/SHAPE: Rectangular
NO. OF STORIES: 2
FOUNDATION MATERIAL: Post-and-beam
BASEMENT: No
ROOF FORM AND MATERIALS: Gable w/ sheet metal
WALL CONSTRUCTION/STRUCTURAL FRAME: Wood/unknown
PRIMARY WINDOW TYPE: None
EXTERIOR SURFACING MATERIALS: Board-and-batten
DECORATIVE FEATURES: None
OTHER: Side-wall overhead sliding door; two lean-tos, n. and s. elev.
CONDITION: Poor
EXTERIOR ALTERATIONS (DATE): Door removed (n.d.)

STATEMENT OF SIGNIFICANCE

Address: 30384 S. Stuwe Road
Historic Name: STUWE, WILLIAM, FARM

The William Stuwe Farm is located along Stuwe Road, an early 20th century road, near what was once known as the community of Needy. The subject property is located within the Parson Gleason homestead. The resource may be evaluated as an example of an early 20th century farm.

HISTORIC BACKGROUND

SUBJECT PROPERTY

OWNERSHIP

According to county records, William (or Wilhelm) Stuwe, the original owner, purchased the subject property in 1890 from William and Louisa E. Cline. Title records show that John H. Stuwe, William H. Stuwe, and Herman C. Stuwe sold their interest to Ernest L. Stuwe, August C. Stuwe, and Christina F. Stuwe in 1914. The Stuwe heirs retained ownership of the subject property through 1955.

HISTORICAL INFORMATION

William Stuwe and Christine Stuwe came to Oregon from Galveston, Texas and settled on a farm in the Needy area in 1888 and later founded the community of Needy. In 1938 their living children included Herman (1892-1973), August (1890-1968), John (188-1964), Christina (1883-1964), Albert (1880-1945), Frederick (1877-1958), Ernest (1875-1944) and William, Jr. (1873-1954). Another daughter, Maria Pauline (1885-1885) died while the family was still in Texas. Their name remains as a landmark in Stuwe Road, once known as Silverton Trail, which runs by the old farm and goes to the Rock Creek Cemetery, where the Stuwe family is buried.

ARCHITECTURAL/PHYSICAL INFORMATION

The Queen Anne style enjoyed popularity in western Oregon from the 1890s through the first decade of the 20th century, coinciding with a boom in population. The style was most common in urban areas, however, rural examples were built. Typically the rural versions were modest and simple in comparison to the city examples.

All variations of the Queen Anne style had some decorative materials such as patterned shingles, turned and jigsaw brackets, posts and gable ornaments. Bay windows or other attachments, which added interest to the wall surface and plan, were also common. The high-style Queen Anne and the Vernacular differed in terms of scale and massing. The former often

featured a complex floor plan and multiple roof forms. The later often featured a simple rectangular plan, gable roof and some of the above mentioned ornament.

The Queen Anne detailing found on the subject house includes turned posts, jigsaw brackets, an ornate door, gable ornaments and flash glass.

The house has had major alterations, including the replacement of the windows, the addition of several ells to the north and west elevations, the replacement of the porch deck with concrete, the replacement of the original siding with lap and board-and-batten and the attachment of a gable roof cool house with a gable cupola and the addition of a shed roof garage to the east elevation. The dates of these alterations is currently unknown. Despite these alterations the house retains much of its form and massing and decorative details.

The house is part of a farm complex including a milk house, a granary, an outhouse and hops barn, all of which are believed to date to the historic period and therefore contribute to the historic character of the subject property.

The granary is believed to be contemporary with the dwelling. Architectural evidence, such as the covered double-hung sash windows, indicate that the granary may have originally been a dwelling, according to architectural evidence. No other information to support this is currently known. The granary is in fair condition. Alterations include removal of the door and the rediding of the building, which enclosed the windows. The dates of these alterations are not currently known.

The outhouse was built in 1932, according to the current owner. The building is in deteriorated condition and was moved from behind the house at an unknown date.

The hops barn was built in 1902 or 1903, according to the current owners. The barn is in poor condition. Alterations since construction include the removal of a door at an unknown date.

A water tower and two storage sheds once occupied the subject property, but are no longer extant.

A massive mature deciduous tree shares the site with the farm complex and contributes to the historic character of the subject property.

A deteriorated milk house and two sheds, non-historic machine shed, grain silo, metal silo, and manufactured home do not contribute to the historic character of the subject property.

SIGNIFICANCE

Despite major alterations, the subject farm is significant as an example of an early 20th century farm complex and for its association with William Stuwe, founder of Needy. The house is one of four Queen Anne Vernacular style dwellings, dating from the Progressive Era (1914-1940), listed on the Clackamas County Cultural Resource Inventory for the Yoder/Marquam South County study area. The farm complex is one of two complexes which has a residence designed in the Queen Anne Vernacular style from this period.

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