

**OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM**

Note: For properties 35 years old and newer, starred (*) sections are the only required fields.

					*County: Clackamas	
*Street Address: 3811 Carman Drive Situs Address				*City Lake Oswego		
USGS Quad Name: Lake Oswego				GPS Reading, UTM Format (Universal Transverse Mercator): Longitude: 122°42'58.15"W Latitude: 45°25'15.25"N		
Township: 2S	Range: 1E	Section: 5C	Block/Lot:	Tax Lot #: 1200		
Historic Name: Waters and Lucretia Carman House				Grouping or Cluster Name:		
*Date of Construction: ca. 1855		Other Name: Waters Carmen Farm Waters Carmen House Carmen-Wilmot Farm				
Historic Use or Function: DOMESTIC: Single Dwelling		*Current Use: DOMESTIC: Single Dwelling		Associated Archaeological Site: Unknown		
Architectural Classification(s): Vernacular Farmhouse (originally more Gothic Revival some elements replaced with Classic Revival)		Plan Type/Shape: L - Plan		Number of stories: Two stories, w/basement		
Foundation Material: Un-coursed stone		Structural Framing: Unknown		Moved? No		
Roof Type/Material: Composition			Window Type/Material: Four over four and two over two double-hung Sash Multi-Light			
Exterior Surface Materials Primary: Horizontal lap siding with corner boards		Secondary:		Decorative: Encircling porch with battered square posts		
Exterior Alterations or Additions, Approximate Date: small shed incorporated into house (date unknown); kitchen added (date unknown); front door replaced (date unknown); polygonal bay window added (date unknown)						
Number and Type of Associated Resources: Garage with Gable roof (ca. 1950); Barn (burned down)						
Integrity: Good	Condition: Good	Local Eligibility: On LDL		National Register Listed? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown		
Preliminary National Register Findings:						
Potentially Eligible: <input checked="" type="checkbox"/> Individually or <input type="checkbox"/> As a contributing resource in a District						
Not Eligible: <input type="checkbox"/> Intact but lacks distinction or <input type="checkbox"/> Not 50 years old or <input type="checkbox"/> Altered - Choose one: <input type="checkbox"/> Reversible/ potentially eligible individually or in a District <input type="checkbox"/> Reversible/ ineligible, lacks distinction <input type="checkbox"/> Irretrievable lack of integrity						
*Researcher/ Organization: L. Radwanski/E. Heideman/A. Boyd/ SWCA-1220 SW Morrison St, Portland, OR 97205 City of Lake Oswego, 380 "A" Avenue, Lake Oswego, OR 97034 Additional research and review by Erin O'Rourke-Meadors					Date Recorded: August 2014	
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Description of Physical an or landscape features

The Waters and Lucretia Carman House is located on 3811 Carman Drive, a private drive on the corner of Wilmot Way and Holly Springs Road. The house sits on an irregularly shaped lot covering approximately 0.07 acre, in a neighborhood of newer developments. The lot is covered with mature landscaping, and a garden is located to the west (rear) of the home. The lot is enclosed with a white picket fence, and perimeter plantings line the edge of the property. A large drive enters the property from the corner of Holly Springs Road and Wilmot Way, and a paved area is on the northeast side of the property.

The one-and-a-half-story house has a moderately pitched roof with boxed eaves and a wide verge board. The roof is clad in composition shingles, and a chimney projects from the roof's east slope. The home has an L-shaped plan with two stacked gables on the north-south section of the home, and a cross gable is located on the north side of the west façade. A full-width porch with exposed rafters is along the east façade. The wide porch roof is supported by square posts. The building is clad in horizontal board siding, and it sits on an un-coursed rock foundation.

The house exhibits all of the character-defining features of a Vernacular-style home from the Territorial period, including the simple form, horizontal lap siding, wide verge boards, multilight windows, full-width front porch, and general lack of ornamentation.

The Waters and Lucretia Carman House is Vernacular in style, but a ca. 1900 photo of the house shows Gothic Revival details in its original porch, which has since been replaced with a simpler, Classical Revival-style porch with Tuscan columns. It is not known when this alteration was made. As noted during the 1989 cultural resource inventory, it is believed that a small shed was incorporated into the house, a kitchen was added, the front door was replaced, and a polygonal bay window was added to the west elevation (Koler and Morrison 1989). It also appears that the large multilight window to the north of the front entrance was added at some point, but dates for these additions are not currently known. Many may have occurred during the historic period. Based on a visual inspection from the public right-of-way, it appears the Waters and Lucretia Carman House has undergone few alterations since the 1989 survey. There are no permits on file suggesting any major renovations, and the home's materials appear to be unchanged.

A non-contributing 1950s garage is located to the north of the house.

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Statement of Significance

The Waters and Lucretia Carman House, located at 3811 Carman Drive in Lake Oswego, is historically significant for its status as one of the few extant Territorial-era houses in Oregon. It is believed to have been constructed ca. 1855. The home is also significant for its association with Waters Carman, who was among the first to settle in the Oswego area and who had a lasting impact on the pioneer community.

The dwelling was built between 1855 and 1858 on a parcel of land that was patented by Waters Carman under the authority of the Oregon Donation Land Law in 1866 (Bureau of Land Management [BLM] 2014: Accession Number OROCAA 040846). A neighbor, Charles W. Bryant, was reportedly hired to aid in the construction of the home (*Portland Tribune* 2010). An 1851 map from the General Land Office (GLO) indicates that there was a structure present within a plowed field on the Carman parcel at the time (GLO 1851). It is believed that a small shed housed the family until the main house was constructed in 1855. The shed was then incorporated into the house as a remodeled back room. It was said that the non-coursed rock walls lined the “hand dug basement” (Kolar and Morrison 1989). Carman’s original parcel was 326 acres, although the property now consists of a present-day tax lot of 1.25 acres (BLM 2014: Accession Number OROCAA 040846).

Waters Carman was born on September 20, 1811, in Luzerne, Pennsylvania, and died on September 29, 1878, in Clackamas County, Oregon (Early Oregonians Database Index 2014). An article published in the *Portland Tribute* and written by noted historian Stephen Dow Beckham helps elucidate the history of Waters Carman:

In 1832, [Waters] joined the Illinois Mounted Volunteers as a private in Captain Moffett’s Company to fight the Sac and Fox Indian tribes; Abraham Lincoln was among the soldiers engaged in this conflict. (*Portland Tribune* 2010)

Carman married twice while in Illinois and once in Oregon. He married his second wife, Lavina Carman (nee Buckman), in 1843. She died in 1846, a few years before his arrival in Oregon, but their daughter, Lavina Rachel, and a son (from his first marriage), Joel Carman, eventually joined Carman at the home near “Sucker Creek,” which is known today as Oswego Creek (*Portland Tribune* 2010). Some reports suggested that these two marriages produced four children, two of whom later joined Waters Carman in Oregon. The number of children Waters had from these marriages has not been verified but was mentioned in an article in *The Sunday Oregonian* in 1970 (*The Sunday Oregonian* 1970). Waters joined the California gold rush, quickly relocating to Oregon when his dreams of fortune were not realized. He was first officially enumerated in Oregon in the 1850 census. At the time, he resided in a boarding house with the Albert Durham family and he was enumerated as a laborer (U.S. Bureau of the Census 1850). It has been reported that for a time during this period Carman resided in Durham’s sawmill at the mouth of Sucker Creek (*Portland Tribune* 2010).

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Waters Carman's third wife, Lucretia Allyn Carman (nee Gurney), was the recent widow of Gustav Gurney, who drowned in the Columbia River shortly after the young couple's arrival in the territory. Waters and Lucretia Waters were reportedly the first couple to be wed in Oswego in 1853 (*The Sunday Oregonian* 1970). The couple resided in a log cabin on the property until the Carman House was completed. A structure, likely the log cabin, is visible on an 1851 GLO map of the area (GLO 1851). The 1860 census showed Waters and Lucretia Carman living at the home with three of their children, George (born in 1854), Mary Lucretia (born 1856), and Henrietta J. (born 1859) (U.S. Bureau of the Census 1860). Waters and Lucretia reportedly had two more children, Helen Adelia (born 1860) and a son whose name is unknown (born in 1863) (*Portland Tribune* 2010). The 1870 U.S. census listed three of Waters and Lucretia's children living at the house—Helen Adelia, Henrietta, and Mary—along with Lavina and Joel Carman from Waters' previous marriages. There is no mention in the 1870 U.S. census of the Carmans' son who was reportedly born in 1863 (*Portland Tribune* 2010; U.S. Bureau of the Census 1870).

In addition to tilling his acres of property near the base of Mount Sylvania, Waters Carman also logged timber on his property, fired it to make charcoal, and sold it to Lake Oswego Iron Works (*Portland Tribune* 2010). To support his growing family, he briefly left for Fort Simcoe (now part of Washington) where he worked for the Office of Indian Affairs on the Yakima Indian Reservation. After Waters' death in 1878, Lucretia continued to live in the family home until her own passing on September 20, 1902 (*Portland Tribune* 2010). The Oswego Grange published a memorial for Waters Carman shortly after his death in October of 1878. The grange extended their sympathies to the family saying "the heartfelt sympathy of the grange be extended to his relatives in their affliction" (*The Morning Oregonian* 1878).

Remarkably, for the past 150-plus years, the house has continued to be under the ownership of descendants of the Carmans'. It is currently pending a sale as of this writing and may be demolished for a new residential development. In 2014, the City Council's decision to remove the house from the City's Landmark Designation List was overturned by the Land Use Board of Appeals (LUBA).

The Waters and Lucretia Carman House is Vernacular in style, but a ca. 1900 photo of the house shows Gothic Revival details in its original porch, which has since been replaced with a simpler, Classical Revival-style porch with Tuscan columns. The Gothic Revival-style porch included a narrow second-story veranda and brackets supporting the porch columns. While the alterations are evident, the exterior of the house is in remarkably good condition for its age. The Waters and Lucretia Carman House, as one of the few remaining Territorial-era houses in Oregon and as one of the most historically significant residences in Lake Oswego, is an invaluable historical landmark to not only the local area, but to the history of Oregon and its settlement by pioneers such as the Carman family.

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Attach Appropriate Map(s)

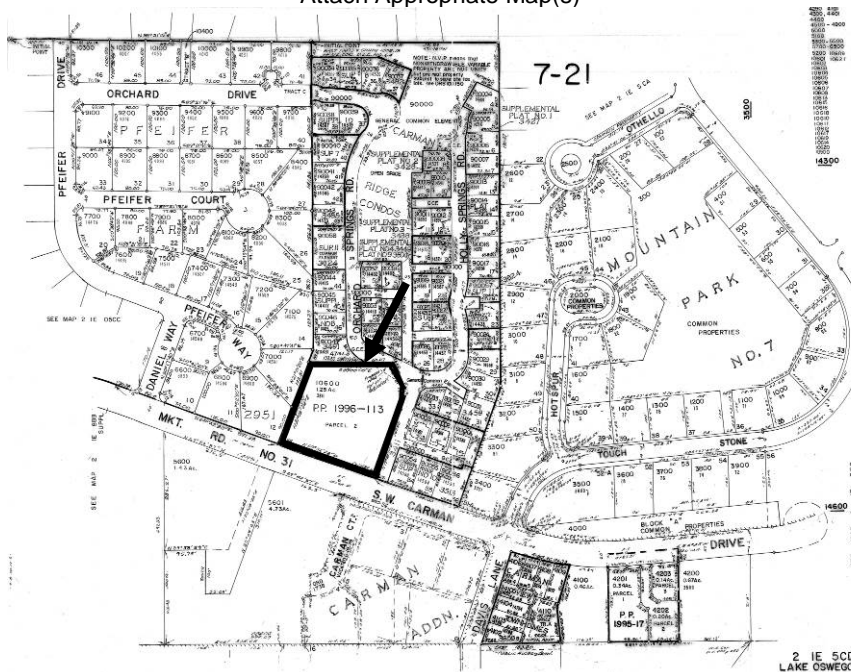


Figure 1: Tax map with property outlined.

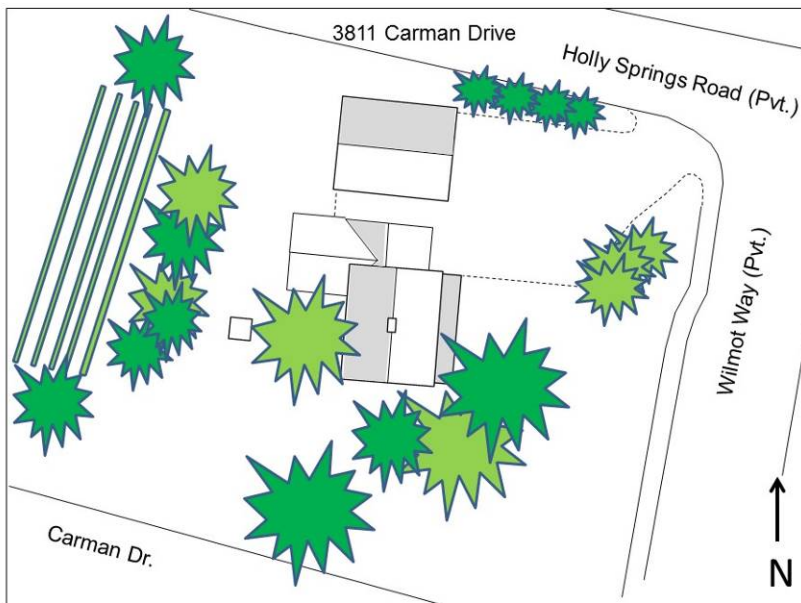


Figure 2: Site plan, provided by the City of Lake Oswego

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**Figure 3: Looking west at the east façade. Unknown date.
Photo courtesy of the Lake Oswego Public Library. Photo ID: HRAB57**



Figure 4: Looking west at the east façade. March 2014

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Note: This page of the survey form is required only for Intensive Level Survey

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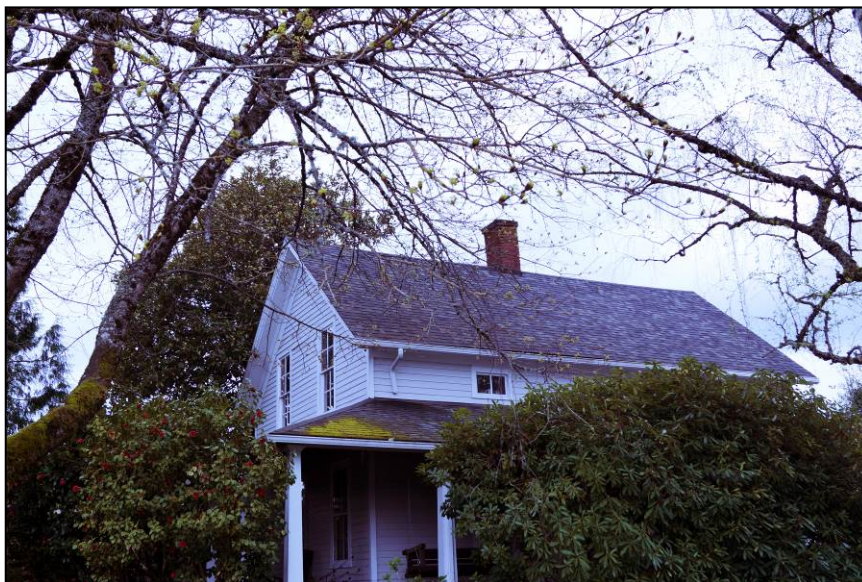


Figure 5: Looking northwest at the south and east façades. March 2014.



Figure 6: Looking west at the east façade. July 2013

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Figure 7: Porch roof detail. July 2013
Photo on file at the City of Lake Oswego



Figure 8: Looking west at the east façade. July 2013
Photo on file at the City of Lake Oswego

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Architect and / or Builder(s): Builder: Attributed to C. W. Bryant	Owner Type: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> Federal <input type="checkbox"/> Mixed Owner Name(s): Richard Wilmot (Mary Wilmot Trust)
Addition or Subdivision Name: N/A	Address: City, State, Zip: Phone Number(s):
Area(s) of Significance: Architecture Agriculture Settlement	
Property Category: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Site <input type="checkbox"/> Object <input type="checkbox"/> District	

Documentation

Research Sources: <input checked="" type="checkbox"/> Title/ Deed Records <input type="checkbox"/> Sanborn Maps <input checked="" type="checkbox"/> Obituary Index <input checked="" type="checkbox"/> City Directories <input checked="" type="checkbox"/> Census Records <input type="checkbox"/> Biographical Encyclopedias <input checked="" type="checkbox"/> Newspapers	<input checked="" type="checkbox"/> Building Permits <input checked="" type="checkbox"/> Tax Records <input type="checkbox"/> SHPO Files <input type="checkbox"/> State Archives <input type="checkbox"/> State Library <input checked="" type="checkbox"/> Local Histories <input type="checkbox"/> Personal Interviews <input checked="" type="checkbox"/> Historic Photographs	Local Library (specify): Lake Oswego Public Library University Library (specify): Historical Society (specify): Other (specify):
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Bibliographic References (Books, articles, interviews, etc.)

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