

**CITY OF LAKE OSWEGO  
CULTURAL RESOURCES INVENTORY  
FIELD FORM 1988 - 1989**

HIST. NAME: Carman, waters, House  
DATE OF CONSTRUCTION: c. 1857  
COMMON NAME: Carman House  
ORIGINAL USE: Farm House  
ADDRESS: 3811 Carman Drive  
OWNER: Richard Willmot  
PRESENT USE: Residence  
ARCH./BLDR.: C.W. Bryant, builder  
T/R/S: 2S IE 5C  
TAX LOT: 1200

STYLE: Vernacular  
RESOURCE TYPE:  
Building  
THEME: Architecture,  
Agriculture;  
Settlement  
ADDITION: N/A  
BLOCK:  
LOT:  
QUAD: Lake Oswego  
LOT: 1.25 Ac.  
Farm  
ZONE: R-5

PLAN TYPE: L-plan  
NO. OF STORIES: 2  
FOUNDATION MATERIAL: Uncoursed rock  
BASEMENT: Yes  
ROOF FORM & MATERIALS: Gable w/ wood shingles

WALL CONSTRUCTION: Wood  
STRUCTURAL FRAME: Unknown  
PRIMARY WINDOW TYPE: Four-over-four and two-over-two double-hung sash; multi-light  
EXTERIOR SURFACING MATERIALS: Horizontal lap w/ corner boards  
DECORATIVE FEATURES: None

OTHER: Encircling porch w/ battered square posts and exposed rafters  
CONDITION: Good

EXTERIOR ALTERATIONS/ADDITIONS: Small front porch replaced w/ encircling porch, (n.d.) small shed incorporated into house, (n.d.); kitchen added, (n.d.); front door replaced, (n.d.); polygonal bay window added, w. elevation, (n.d.)

NOTEWORTHY LANDSCAPE FEATURES: Peach trees and other fruit and nut trees; ornamental shrubs, mature evergreens

ASSOCIATED STRUCTURES: Garage w/ gable roof (1950's) - noncontributing structure

SETTING: Located on n. side of Carman Drive across street from multi-family housing surrounded on three sides by single family homes

NOTES: Tax Lot 1201 removed from historic designation after the barn burned down

P-CORDER(S): KQler/Morrison DATE: January 1989  
SHPO #: FIELD #:

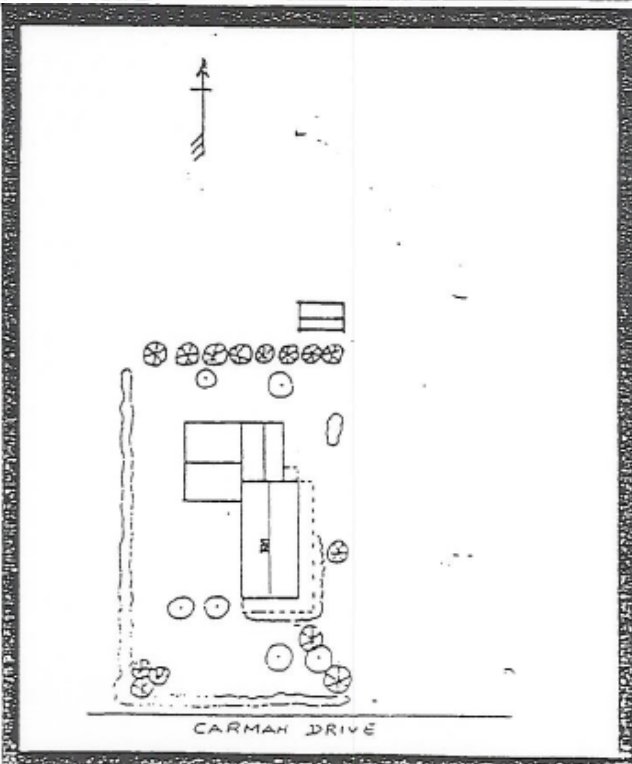
REVISED: December 17, 1992 per City Council Direction HR 7-90  
(A) & (B) Remand Decision on June 9, 1992

# CITY OF LAKE OSWEGO CULTURAL RESOURCES INVENTORY

ADDRESS 3811 CARMAN DRIVE

TAXMAP/LOT 2S 1E 5C/1200

SHPO# \_\_\_\_\_ ROLL/~RAME# \_\_\_\_\_



## STATEMENT OF SIGNIFICANCE

Address: 3811 Carman Drive  
Historic Name: Carman House

This Gothic Revival Vernacular style farmhouse was built in the mid-1850s by Waters and Lucretia Carman, pioneers in the Oswego area. Carman was born in Pennsylvania in 1811 and came west in 1849 during the Gold Rush. He arrived in Oregon in 1850, settling his land claim (signed by President Andrew Johnson) in the Oswego area by 1866. Carman worked briefly for Albert Durham who ran a sawmill on Sucker Creek. In 1861 Carman left his farm in the care of a man named Lisle and went to Washington Territory to construct a sawmill and gristmill. In addition to being a millwright, Carman was also a furniture craftsman. Today, since the house is owned by Carman's great grandson, many pieces of his furniture remain in the house.

The first building on the site was a tiny shed structure which housed the family in the 1850s until the larger house was built in 1856-57. This shed is still part of the house as a remodeled back room.

The larger house, built by Charles Bryant, "was an outstanding structure of the times," according to Mary Geodall in Oregon's Iron Dream. One-and-a-half to two foot walls line the hand dug basement. The Carman residence is believed to be one of the first homes in the region to have running water. A lead pipe at least 500 feet long was laid to a spring from the north elevation. Between 1905 and 1910, porches were added on two sides of the farm house.

In 1870 13 acres were split off and a house was built for the Rathbuns which is now the upper story of another house on Carman Drive. A barn was constructed in 1924, but it burned to the ground in 1991, reducing what was a 10 acre farm complex to a 1.25 acre historic farm house [HR 7-90(A & B)]. Stately fir and fruit trees remain on the grounds to date.

Wilbur K. Wilmot, who served as chair of the Springbrook School Board in the early 1920s, inherited the house from his mother, Waters Carman's daughter. The present owner, Richard Wilmot, son of Wilbur, lives in the house. The Carman house is well-preserved and a rare example of a dwelling from the Territorial period.

Bibliography: Burns, Don and Freda; McNulty, Wilma; Rieke, Robert, *correspondence*, 9/15/88.  
Clackamas County Cultural Resource Inventory, Department of Transportation and Development, 1984.  
Wilmot Richard. Unrecorded Interview by T. Buettner, 11/4/88.  
Oregon's Iron Dream, Mary Goodall, 1958.  
Oregon State Highway Dept. Planning Section  
Investigation Sheet by E. Walton.  
List of Requested Correction Submitted by Glenn Gregg [HR 7-90(A & B)], 1992