

Cultural Resource Survey Form:

CLACKAMAS COUNTY

T. D. NUMBER LO-5-C1

PHOTO INFORMATION:

ROLL: XXXI

FRAME: 9

STUDY AREA: LAKE OSWEGO

LEGAL: T. 2S R. 1E SEC. 5C

TAX (LOTS): 1200

ZONE SIZE

IDENTIFICATION:

COMMON/HISTORICAL NAME: Waters Carmen Century Farm

ADDRESS: 3811 S. W. Carmen Drive

AREA: Lake Oswego

CURRENT OWNER: RICHARD B. WILMOT

USE: Residence

OWNER'S ADDRESS: Same Lake Oswego 97034

ORIGINAL OWNER:

USE: Residence

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

HISTORIC INTEREST:

THEME: Architecture - 19th Century; Farming

DATE: 1856-1857

DESCRIPTION: Carmen Waters was born in Pennsylvania in 1811 and came west in 1849

during the Gold Rush. He came to Oregon in 1850 and settled his claim in 1852. He worked briefly for Albert Durham who ran a sawmill on Sucker Creek. In 1861 he 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, Carmen was also a furniture craftsman

(Cont'd. on back)

ARCHITECTURAL INTEREST:

STYLE: Vernacular

STORIES: 2

DATE: 1856-1857 CONDITION: Good

ARCHITECT: Carmen Waters (builder)

SIDING: Shiplap with corner boards.

ROOF: Gable with wide eaves.

DOORS:

WINDOWS: Altered, some original sash windows remain.

MAIN ENTRANCE:

NOTES: Central interior brick chimney. House remodeled around turn of century; veranda added to south and east elevations replacing original small portico.



BIBLIOGRAPHY:

#20

DATE: Jan. 1984

RECORDER: PINGER/HAYDEN

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

HIST. NAME: Carman, Waters, Farm
DATE OF CONSTRUCTION: c. 1857, 1924
COMMON NAME: Carman - Wilmot Farm
ORIGINAL USE: Farm complex
ADDRESS: 3811 Carman Drive
OWNER: Richard Wilmot
PRESENT USE: Residence; Storage
ARCH./BLDR.: C.W. Bryant, builder
T/R/S: 2S 1E 5C
TAX LOT: 1201/1200

STYLE: Vernacular
RESOURCE TYPE:
Buildings
THEME: Architecture,
Agriculture;
Settlement
ADDITION: N/A
BLOCK:
LOT:
QUAD: Lake Oswego
LOT SIZE: 7.96 Ac.
Farm
ZONE: R-5

PLAN TYPE/SHAPE: 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: Pear and peach trees, other fruit
and nut trees; holly; ornamental shrubs
ASSOCIATED STRUCTURES: Large barn (1924) w/ gambrel roof,
horizontal siding, sidewall sliding-door, multi-light windows,
cupola & wood shingle roof; garage w/ gable roof, exposed
rafters, composition shingle roof, vertical panel doors

SETTING: Located on n. side of Carman Drive across street from
multi-family housing; between early 20th century farm complex and
housing tract

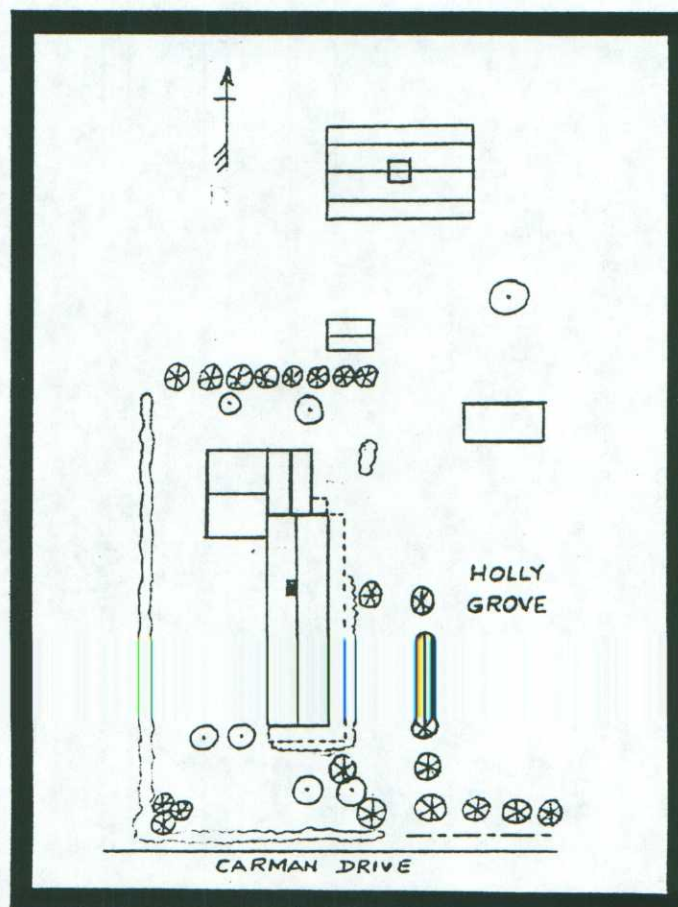
NOTES:

RECORDER(S): Koler/Morrison DATE: January 1989
SHPO #: 325 FIELD #:

325

CITY OF LAKE OSWEGO CULTURAL RESOURCES INVENTORY

ADDRESS 3811 CARMAN DRIVE
TAX MAP/LOT 2S 1E 5C/1201
SHPO# _____ ROLL/FRAME# _____



DATE: _____

STATEMENT OF SIGNIFICANCE

Address: 3811 Carman Drive
Historic Name: Carman Farm

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 Goodall 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 farmhouse.

In 1870 one acre was split off and a house was built for the Carmans which is now the upper story of another house on Carman Drive. A barn was constructed in 1924. An old holly orchard, spring fed pond, and stately fir and fruit trees remain on the grounds to date.

Wilbur W. 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, maintains the property as a working farm. 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.
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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.