

Cultural Resource Survey Form:

CLACKAMAS COUNTY

I. D. NUMBER _____

PHOTO INFORMATION:

ROLL: LX
FRAME: 11

STUDY AREA: COLTON/HIGHLAND
LEGAL: T. 4 R. 3E SEC. 8
TAX (LOTS): 900
ZONE _____ SIZE _____

IDENTIFICATION:

COMMON/HISTORICAL NAME: CUMMINS RESIDENCE
ADDRESS: 25720 S. Beaver Creek Road AREA: BEAVERCREEK
CURRENT OWNER: ROY HENRICI USE: Farm Complex
OWNER'S ADDRESS: Same Beaver Creek 97004
ORIGINAL OWNER: EUGENE & OLIVE CUMMINS USE: Farm Complex
AREA OF SIGNIFICANCE: TOWN: _____ COUNTY: X CITY: _____ NATION: _____

HISTORIC INTEREST:

THEME: Architecture - 19th Century DATE: 1908
DESCRIPTION: _____

ARCHITECTURAL INTEREST:

STYLE: Vernacular STORIES: 2
DATE: 1908 CONDITION: Good ARCHITECT: _____
SIDING: Bevel with narrow corner pilasters, rake boards.
ROOF: Steeply-pitched intersecting gables with boxed eaves.
DOORS: _____
WINDOWS: Narrow 1/1 double-hung sash with architrave molding.

MAIN ENTRANCE: Wrap-around porch-rounded corners. Sides are enclosed.
Porch posts replaced with wrought iron.

NOTES:



BIBLIOGRAPHY:

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DATE: June 1984
RECORDER: Borge/Pinger
868



HOUSE

DATE BUILT: 1908
STYLE: Vernacular
PLAN/TYPE/SHAPE: Asymmetrical
NO. OF STORIES: 1 1/2
FOUNDATION MATERIAL: Concrete block
BASEMENT: No
ROOF FORM AND MATERIALS: Steeply-pitched intersecting gables;
boxed eaves
WALL CONSTRUCTION/STRUCTURAL FRAME: Wood/stud
PRIMARY WINDOW TYPE: Narrow one-over-one double-hung sash w/
architrave molding
EXTERIOR SURFACING MATERIALS: Vinyl siding; bevel w/ rake boards
and narrow corner pilasters
DECORATIVE FEATURES: Rounded porch roof
OTHER: Enclosed wraparound porch wrought iron posts; paneled
and glazed door
CONDITION: Good
EXTERIOR ALTERATIONS (DATE): Re-sided (n.d.); porch partially
enclosed and posts replaced (n.d.); chimney added (n.d.); deck
added, s. elev. (n.d.); porch deck under reconstruction (1991);



BARN

DATE BUILT: c. 1900
STYLE: Western
PLAN/TYPE/SHAPE: Asymmetrical
NO. OF STORIES: 2
FOUNDATION MATERIAL: Concrete
BASEMENT: Yes, daylight
ROOF FORM AND MATERIALS: Gable w/ sheet metal
WALL CONSTRUCTION/STRUCTURAL FRAME: Wood/unknown
PRIMARY WINDOW TYPE: Multi-light fixed
EXTERIOR SURFACING MATERIALS: Board-and-batten
DECORATIVE FEATURES: None
OTHER: Hay hood; sheet metal clad shed roof lean-to, side elev.
CONDITION: Good
EXTERIOR ALTERATIONS (DATE): Sheds added (n.d.)



GARAGE

DATE BUILT: c. 1920
STYLE: Vernacular
PLAN/TYPE/SHAPE: Rectangular
NO. OF STORIES: 1
FOUNDATION MATERIAL: Post-and-beam
BASEMENT: No
ROOF FORM AND MATERIALS: Gable w/ sheet metal
WALL CONSTRUCTION/STRUCTURAL FRAME: Wood/stud
PRIMARY WINDOW TYPE: None
EXTERIOR SURFACING MATERIALS: Narrow dropped siding w/ corner
and rake boards
DECORATIVE FEATURES: None
OTHER: End-wall overhead sliding doors
CONDITION: Good
EXTERIOR ALTERATIONS (DATE): Unknown



CHICKEN COOP

DATE BUILT: c. 1900
STYLE: Vernacular
PLAN/TYPE/SHAPE: Rectangular
NO. OF STORIES: 1
FOUNDATION MATERIAL: Post-and-beam
BASEMENT: No
ROOF FORM AND MATERIALS: Shed w/ composition shingles
WALL CONSTRUCTION/STRUCTURAL FRAME: Wood/stud
PRIMARY WINDOW TYPE: Multi-light sash
EXTERIOR SURFACING MATERIALS: Weatherboard
DECORATIVE FEATURES: None
OTHER: Clerestory windows; hinged end-wall door
CONDITION: Poor
EXTERIOR ALTERATIONS (DATE): Clerestory window covered (n.d.)



GRANARY

DATE BUILT: c. 1900
STYLE: Vernacular
PLAN/TYPE/SHAPE: Rectangular
NO. OF STORIES: 1
FOUNDATION MATERIAL: Post-and-beam
BASEMENT: No
ROOF FORM AND MATERIALS: Gable w/ sheet metal
WALL CONSTRUCTION/STRUCTURAL FRAME: Wood/stud
PRIMARY WINDOW TYPE: Multi-light fixed sash
EXTERIOR SURFACING MATERIALS: Weatherboard
DECORATIVE FEATURES: None
OTHER: Exposed rafters; hinged end-wall door
CONDITION: Fair
EXTERIOR ALTERATIONS (DATE): Door altered (n.d.)

Several big plans have failed in the **Austin Hot Springs** area. After purchasing the hot springs in 1914, Bill Carey planned to pipe the hot water into Estacada for residential heat, but due to its impracticality he moved into the bathing resort business. Due to the site's remote location "**Cary's Hot Springs**" also failed and the property was sold in 1928 to the power company.

In 1916 Estacada's agricultural industries included dairying, and mixed farming including the raising of various fruits, including apples, prunes, cherries, pears and small fruits. In 1916 the R.C. Demming Company was reported to have just completed a cannery in which fruit was to be preserved.

At that time Estacada had a real estate and insurance business, a bank, general store, and a weekly newspaper, the East Clackamas News, a volunteer fire department, a Christian Church, a Methodist Episcopal church, a Reorganized Church of the Latter Day Saints, a public library, movie theater, I.O.O.F. Lodge, and a Rebekahs Lodge.

In 1923 Estacada's population had grown to 483. A Methodist, Christian and Catholic church all functioned here. Both the Estacada Telephone and Telegraph Company and the Pacific Telephone and Telegraph Company functioned here. City directories indicate there were two railways operating, the Portland Railroad, Light and Power Company line and the Express-American Railway. Little is known of the latter line.

A produce transfer company, a barber, a sporting goods store, doctor, real estate company, garage, two lawyers, a dry goods store, feed company, hotel, state bank, nursery, undertaker, notions store, the Gem Theater, a printer, barber, dentist, plumber, welder, second hand goods store, an osteopath, hardware company, meat seller, druggist, real estate company and saw mill among others are all listed in the business directory for 1923. The first high school in **Estacada** was torn down in the 1930s, but they constructed a new grade school in 1932, which was in use until 1936.

Since World War II, the Colton-Highland-Estacada area has witnessed dramatic changes. Most noteworthy is the conversion of agricultural land to suburban subdivisions. The improvement of Highway 224 to Estacada and the development of recreational resources along the upper Clackamas River has stimulated suburban development.

SUBJECT PROPERTY

The Cumins House is a very good example of the Vernacular style. It displays an influence of the Classical Revival style and other elements, which are relatively uncommon in rural architecture. The Cumins House is composed of two intersecting rectangular

volumes. The house is clad with lap siding and finished with corner and rake boards. The classically inspired features include the partial roof returns. The rounded corners of the front porch are quite distinctive and indicate a certain architectural finesse. Only one other house, also in the Colton-Highland-Estacada study area is known to possess this same feature.

The house was constructed in 1908, according to county records, six years after Cumins purchased the property. The choice of building materials and design support the date of construction.

Since the historic period the house has had some alterations. These changes include the replacement of the porch posts with wrought iron and the re-siding of the building with vinyl.

In addition to the house there are several outbuildings, including a barn, chicken coop, garage and granary. The barn is an very good example of the Western barn type. Characteristic features include the tall profile, gable roof and board-and-batten siding. The barn has had wings added to either side, however, the original portion of the barn is clearly evident.

The chicken coop is not in good condition. It is identified by its distinctive shape. Clerestory windows were often used for poultry buildings in western Oregon. It is not known of this design feature promoted egg laying.

The granary is also not in good condition. Characteristic features include the raised floor, designed to keep the grain dry.

The garage is believed to have been constructed later than the house. Garages became a common element in the farm ensemble after the 1920s, when automobiles began to replace the wagon as the form of personal transportation.

In the Colton-Highland-Estacada study area, approximately 46% of the residences and 47% of the farm complexes on the inventory are designed in the Vernacular style. The Eugene and Olive Cumins Farm is one of 20 Vernacular residences and one of seven Vernacular farm complexes built during the Progressive Era (1884-1913) in the study area. The property also contains one of two Vernacular granaries on the inventory in the study area.

The subject house was probably originally owned by Eugene and Olive Cumins, who purchased the property in 1902 from Jennie E. and F.F. White. The Cumins sold the property in 1913 to J.A. Coulter, who retained the property until 1931, when he sold it to his wife, Florence E. Coulter. They sold the property in 1943 to J.W. and Celia Thomas, who retained ownership until 1977.

Eugene Cumins (1861-1936) was born in McGregor, Iowa and came to Oregon when he was 12 years old. Eugene married Olive White, who

is believed to have been related to Jennie E. and Frederick Francis White. According to Eugene Cumins' obituary, he was survived by Olive; three daughters Mrs. Ethel Van Donde of Walla Walla, Washington, Mrs. Tressie Larkins of Beaver creek and Mrs. Selma Jones of Yamhill; two sons Archie Cumins of Fresno, California and Lauren Cumins of Beaver creek; a niece, Mrs. Norma Fischer Wallowa, whom the Cumins' had raised from an infant; a brother, Bert Cumins of Portland; two sisters, Mrs. Carrie Ringo and Mrs. Elethe Lewis, both of Salem; 12 grandchildren and two great-grandchildren.

According to Business Gazetteers, a company named Cumins and Jones ran a saw mill at Clarkes from 1907-1910 and a Eugene Cummings ran a saw mill from 1911-1914.

Florence Coulter (1883-1965), wife of John A. Coulter, was born in Des Moines, Iowa. According to her obituary she came to Oregon circa 1888, lived in The Dalles for a period and later pioneered with her husband in the Madras area before moving to Oregon City, where she spent the last 22 years of her life. It is believed she resided at the subject property between 1913 and 1943. She married John A. Coulter in 1903, before which she had lived in Dufur. At the time of her death she was survived by five daughters, Vera Coulter of Oregon City, Elsie Tounton of Hillsboro, Hazel Nelson of Portland, Edna Hill (Mrs. Henry) of Seaside and Alice Rovlland of Pullman, Washington; five grandchildren and 12 great-grandchildren.

The Cumins Farm is significant as a very good example of a multi-unit farm complex.

Bibliography: Clackamas County Cultural Resource Inventory,
1984.
TICOR Title Company records, Oregon City, OR.

SITE PLAN AND VICINITY MAP

Address: 25720 S. Beaver Creek Road
Historic Name: CUMINS, EUGENE AND OLIVE, FARM

