

# Cultural Resource Survey Form:

CLACKAMAS COUNTY

T. D. NUMBER \_\_\_\_\_

## PHOTO INFORMATION:

ROLL: LXIX  
FRAME: 20

STUDY AREA: ESTACADA  
LEGAL: T. 3 R. 4E SEC. 23  
TAX (LOTS): 3000  
ZONE \_\_\_\_\_ SIZE 43.70

## IDENTIFICATION:

COMMON/HISTORICAL NAME: PALMATEER CENTURY FARM  
ADDRESS: 37080 S.E. Coupland Road AREA: GARFIELD  
CURRENT OWNER: K. E. PALMATEER USE: Residence  
OWNER'S ADDRESS: Same Estacada 97023  
ORIGINAL OWNER: JOHN W. PALMER USE: Residence  
AREA OF SIGNIFICANCE: TOWN: \_\_\_\_\_ COUNTY: X CITY: \_\_\_\_\_ NATION: \_\_\_\_\_

## HISTORIC INTEREST:

THEME: Architecture - 19th Century DATE: ca. 1890  
DESCRIPTION: Palmateer emigrated from Garrett, New York and built this residence after the original DLC home burned. Palmateer operated a general farm which has the last prune dryer in the area. Indians would stop at the farm on their way to the coast.

## ARCHITECTURAL INTEREST:

STYLE: Queen Ann Vernacular STORIES: 2  
DATE: ca. 1890 CONDITION: Good ARCHITECT: \_\_\_\_\_  
SIDING: Wide shiplap, narrow bevel and decorative shingles.  
ROOF: Steeply pitched gable  
DOORS: Paneled  
WINDOWS: Double-hung sash with architrave molding. Polygonal bay with panels below windows.  
MAIN ENTRANCE: Projecting hip-roofed porch with central gable. Simple bracketed supports carry frieze.

NOTES: Decorative features include dentil course at eave line and variety of shingles: fishscale, imbricated. Shed-roofed addition on north elevation - prune drying building has metal gable roof and board and batten siding; tiny 4/4 double-hung sash windows; side entrance.



## BIBLIOGRAPHY:

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DATE: July 1984  
RECORDER: Borge/Pinger  
910



CLACKAMAS COUNTY

HISTORIC RESOURCES INVENTORY 1989-92

HISTORIC NAME: **PALMATEER, JOHN AND SARAH, FARM**  
COMMON NAME: Palmateer Century Farm  
PROPERTY ADDRESS: 37088 SE Coupland Road  
OWNER: Palmateer, K.E.  
OWNER ADDRESS: 37088 SE Coupland Road, Estacada, OR 97023  
RESOURCE TYPE: Buildings  
PRESENT USE: Farm Complex  
ORIGINAL USE: Farm Complex  
THEME: Agriculture; Culture: architecture  
ARCHITECT/BUILDER: Unknown  
COUNTY: Clackamas  
QUAD: Estacada  
T/R/S: 3S 4E 23  
TAX LOT: 3000  
ADDITION: N/A  
BLOCK: N/A  
LOT: N/A  
LOT SIZE: 43.70 Acres  
ZONE: RRFF-5

SETTING: The Palmateer Farm is located on the east and west side of Coupland Road, a two-lane thoroughfare. The site is rolling. The farm complex straddles the road. This area is predominately in agricultural use.

NOTEWORTHY LANDSCAPE FEATURES: None

NON-CONTRIBUTING FEATURES: Non-historic garage; non-historic dwelling; non-historic barn and outbuildings

RECORDED BY: Koler/Morrison  
DATE: April 1991



HOUSE

DATE BUILT: 1890  
STYLE: Queen Anne Vernacular  
PLAN/TYPE/SHAPE: Asymmetrical  
NO. OF STORIES: 2  
FOUNDATION MATERIAL: Concrete and post-and-beam  
BASEMENT: No  
ROOF FORM AND MATERIALS: Steeply pitched gable w/ composition shingles  
WALL CONSTRUCTION/STRUCTURAL FRAME: Wood/stud  
PRIMARY WINDOW TYPE: Double-hung sash w/ architrave molding  
EXTERIOR SURFACING MATERIALS: Wide shiplap siding; narrow bevel siding  
DECORATIVE FEATURES: Brackets; patterned shingles; decorative frieze  
OTHER: Hip roof porch projecting w/ central gable, simple jigsaw brackets supports carry frieze; enclosed porch, w. elev.; paneled door; polygonal window bay w/ panels below windows  
CONDITION: Good  
EXTERIOR ALTERATIONS (DATE): Side porch enclosed (1935); window sashed replaced (1991); ell added, n. elev. (1943); front door replaced w/ windows (1991)





**PRUNE DRYER**

DATE BUILT: 1917  
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: Tiny four-over-four double-hung sash  
EXTERIOR SURFACING MATERIALS: Board-and-batten  
DECORATIVE FEATURES: None  
OTHER: Full-width hip roof porch, s. elev.  
CONDITION: Good  
EXTERIOR ALTERATIONS (DATE): Windows added (n.d.)



**CELLAR**

ESTIMATED DATE BUILT: 1900  
STYLE: Vernacular  
PLAN/TYPE/SHAPE: Rectangular  
NO. OF STORIES: 1 1/2  
FOUNDATION MATERIAL: Concrete  
BASEMENT: No  
ROOF FORM AND MATERIALS: Gable w/ wood shingles  
WALL CONSTRUCTION/STRUCTURAL FRAME: Wood/stud  
PRIMARY WINDOW TYPE: None  
EXTERIOR SURFACING MATERIALS: Wide dropped w/ cornerboards  
DECORATIVE FEATURES: None  
OTHER: End-wall door  
CONDITION: Good  
EXTERIOR ALTERATIONS (DATE): Unknown





CHICKEN COOP #1

ESTAMATED 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/unknown  
PRIMARY WINDOW TYPE: Multi-light fixed  
EXTERIOR SURFACING MATERIALS: Vertical boards  
DECORATIVE FEATURES: None  
OTHER: None  
CONDITION: Good  
EXTERIOR ALTERATIONS (DATE): Unknown

**CHICKEN COOP #2**

ESTIMATED 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/unknown  
PRIMARY WINDOW TYPE: Multi-light fixed  
EXTERIOR SURFACING MATERIALS: Board-and-batten  
DECORATIVE FEATURES: None  
OTHER: None  
CONDITION: Good  
EXTERIOR ALTERATIONS (DATE): Unknown



## STATEMENT OF SIGNIFICANCE

Address: 37088 SE Coupland Road  
Historic Name: **PALMATEER, JOHN AND SARAH, FARM**

The Palmateer Farm is located within the J. Palmateer donation land claim at approximately two and a half miles east of Estacada. The resource may be evaluated as a turn-of-the-century farm and it may also be evaluated for its association with the Palmateer family. The house may also be evaluated as an example of the Queen Anne style of architecture.

### HISTORICAL BACKGROUND

The Colton-Highland-Estacada study area covers approximately 170 square miles, much of which is sparsely inhabited. The study area is bounded on the east by Mount Hood National Forest. Earliest settlement occurred primarily along the Clackamas River, which bisects the study area. The city of Estacada, on the north bank of the Clackamas River, is the dominant community. Many of the small towns in the most southern reaches of the study area are, and have been historically, linked to Molalla, which is southwest of Colton on Highway 211 but outside of the study area.

For the purposes of clarity this discussion is organized geographically. The area northwest of Estacada is the most level and it is the closest to Eagle Creek and the Barlow Road; consequently, the earliest settlement activity occurred here. The eastern portion of the study area is rugged, discouraging settlement and only subject to logging since the turn of the century.

The southern portion of the study area is composed of a series of small towns on Highway 211, which generally follows the route of the Kickapoo Trail--a trail from Eagle Creek to the Willamette Valley--which was used by Native Americans and by pioneers as well. To the south and east of Highway 211 is rugged, cut by creeks and streams. North of the highway, the landscape is marked by rolling hills, creeks and highlands, making it more suitable for farming.

Beginning in the 1850s many donation land claims were taken up on the more level terrain, and as noted above, the majority of which were located along the Clackamas River. Claimants include E. Olcott, George W. Weston, J. Young, R.P. Young, George Currin, Hugh Currin, William M. Wade, Fredrick Helms, H. Rowles, P. Warnock, Fredrick Wallenstein, M. Folscom, H. Brown, J. Stephenson, Franklin, Pierce, J.H. Miller, Henry Wehrheim, S. Torrence, Thomas Lee, G.W. Palmateer, J. Palmateer, S. Palmateer, Garrett Palmateer, I.W. Lacey, J.W. Garlets, William Tucker, William Stricklin, E. Wallenstein, Folsom, Sisson Chase, D.W. Tucker, Jacob Kandle, B. Tucker, Lewis A. Lacey, E.B. Llewellen, C.K. Callahan, N.W. Randall and James Stewart.



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

According to county records John W. Palmateer, the original owner, received the deed for the subject property in 1878 from the United States of America. According to the owner in 1991 Palmateer established his farm in 1853 and the lumber for the



house was paid for with six steers. Sarah E. Palmateer, John's widow, sold the property in 1912 to Louis J. and Ida Palmateer, who retained ownership until 1960. The farm is still in the family's ownership to date.

John W. Palmateer (1831-1898), who was named one of Garfield's oldest citizens at the time of his death, crossed the plains from Michigan with his family in 1852. He was a native of Genesee, New York. He arrived in Portland that same year. In the spring of 1853 Palmateer's parents and two brothers also settled donation land claims. Palmateer lived on his claim--of which the subject property is a portion--until his death, at which time his farm was called "one of the finest farms in Clackamas County." In 1867 Palmateer married Sarah Pierce in Portland. At the time of his death Palmateer was survived by his wife; five children; three brothers and three sisters, including Mrs. Eunice Harner.

According to her obituary in the *Oregonian*, Sarah Palmateer (1843-1917) and her husband settled in Oregon in 1852 and "founded the Palmateer settlement, now known as Garfield." At the time of her death she was survived by five of her children: Lou Palmateer and Irene Duncan, Garfield; William Palmateer, Morgan, Oregon; Henry Palmateer, Silverton, Oregon; and Mrs. Sadie Wade, Currinsville, Oregon.

Ida M. Palmateer (1879-1954), a native of Virginia, came west with her parents when she was 11-years-old. According to her obituary, they settled on a donation land claim, where she lived for the rest of her life. In 1900 she married Lewis J. Palmateer (-1961), son of John and Sarah. Ida was a member of the Methodist Church. At the time of her death she was survived by her husband, two sons, Clarence, Seaside; Kenneth, Estacada; a daughter, Mrs. Avis Curt Sagner, Seaside; a sister, Mrs. Saddle Burlingame, Troutdale; and three brothers, Eli Surface, Fairview; Emerson, Vista, California; Elbert, Park Place.

The subject property is composed of a Queen Anne style dwelling, cellar, a prune dryer, and two chicken coops, all of which date to the historic period. There are also several buildings which were constructed after the historic period.

Few dwellings in rural Clackamas County were built in the Queen Anne style, in general it is considered urban stylistic type.

Distinguishing features of this late Victorian-ear style include the plan and massing, as well as certain ornamental details. The Palmateer house has a fairly straight-forward plan, however, the array of fancywork on the facade qualifies the house as an example of the type.

Proponents of the Queen Anne style were fond of the decorative elements made possible by various machines. In contrast the some of the subsequent styles--such as the Craftsman/Bungalow--preferred a hand-crafted appearance. In the case of the



Palmateer House, there are patterned or imbricated shingles in the gable end. The exuberant treatment of the porch is particularly noteworthy. Here, there are a number of turned members, including the frieze, posts, and brackets.

The house has had a number of alterations since the historic period. The side porch was glass enclosed circa 1935, the windows sashes replaced in 1991, an ell was added circa 1943, and the front door replaced with windows circa 1951.

Across the road from house are the outbuildings which date from the historic period. Most notable is the prune dryer. Although the prune industry was a major element in Clackamas County history, there are very few extant examples remaining in the county. Only one other example of a prune dryer of this scale is listed on the Inventory. The subject prune dryer was once one of nine prune dryers in Garfield. The dryer has not been used since 1958.

In the Colton-Highland-Estacada study area, approximately 10% of the residences and 11% of the farm complexes on the inventory are designed in the Queen Anne Vernacular style. The Palmateer Farm is one of five Queen Anne Vernacular residences and one of two Queen Anne Vernacular farm complexes in the study area built during the Progressive Era (1884-1913).

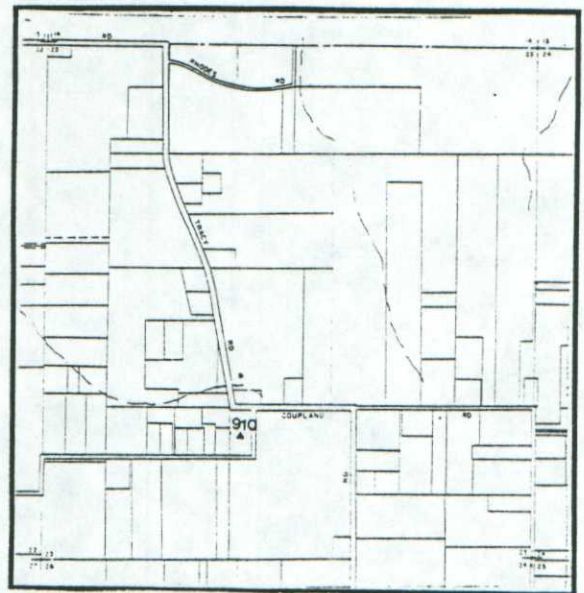
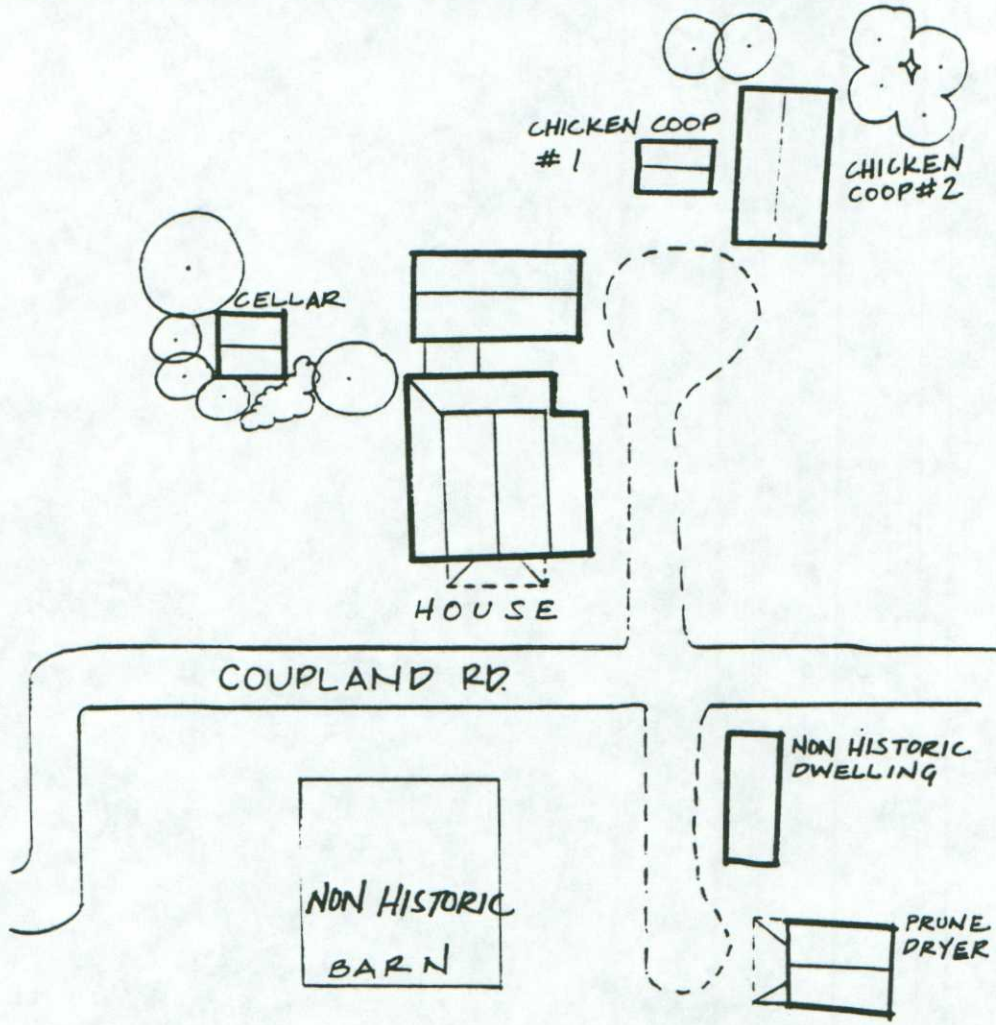
The Palmateer Farm is significant for several reasons. The house is a rare example of the Queen Anne style. The ensemble of buildings is one of few examples of a multi-unit farm complex, dating from the historic period. Within the complex, the prune dryer is one of few remaining examples, known to exist in the county. The farm is also significant for its association with the Palmateer family.

Bibliography: Clackamas County Cultural Resource Inventory, 1984.  
**Enterprise Courier**, 30 September 1898.  
**Enterprise Courier**, 8 April 1954.  
Looking Back-Old Times in the Estacada Country, p. 9.  
**Oregonian**, 30 July 1917, p. 2.  
Palmateer, K.E. Unrecorded interview with Jane Morrison, April 1991.  
TICOR Title Company, Oregon City, OR.



SITE PLAN AND VICINITY MAP

Address: 37088 SE Coupland Road  
Historic Name: PALMATEER, JOHN AND SARAH, FARM



SHPO NO.: 910