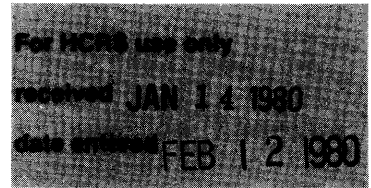


**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections



1. Name

historic Zorn, (Casper), Farmhouse

and/or common Zorn House

2. Location NE of St. Paul at

street & number 8448 Champoeg Road NE ___ not for publication

city, town St. Paul me vicinity of congressional district Second

state Oregon code 41 county Marion code 047

3. Classification

| | | | |
|---|---|---|---|
| Category | Ownership | Status | Present Use |
| <input type="checkbox"/> district | <input type="checkbox"/> public | <input checked="" type="checkbox"/> occupied | <input type="checkbox"/> agriculture |
| <input type="checkbox"/> building(s) | <input checked="" type="checkbox"/> private | <input type="checkbox"/> unoccupied | <input type="checkbox"/> commercial |
| <input checked="" type="checkbox"/> structure | <input type="checkbox"/> both | <input type="checkbox"/> work in progress | <input type="checkbox"/> educational |
| <input type="checkbox"/> site | Public Acquisition | Accessible | <input checked="" type="checkbox"/> private residence |
| <input type="checkbox"/> object | <input type="checkbox"/> in process | <input checked="" type="checkbox"/> yes: restricted | <input type="checkbox"/> religious |
| | <input type="checkbox"/> being considered | <input type="checkbox"/> yes: unrestricted | <input type="checkbox"/> scientific |
| | | <input type="checkbox"/> no | <input type="checkbox"/> transportation |
| | | | <input type="checkbox"/> other: |

4. Owner of Property

name Zorn Farms, Inc., and Henry Zorn Estate

street & number 8448 Champoeg Rd. NE

city, town St. Paul ___ vicinity of state Oregon 97137

5. Location of Legal Description

courthouse, registry of deeds, etc. County Clerk's Office, Marion County Courthouse

street & number

city, town Salem state Oregon 97301

6. Representation in Existing Surveys

title has this property been determined eligible? ___ yes no

date ___ federal ___ state ___ county ___ local

depository for survey records

city, town state

7. Description

| | | | |
|--|---------------------------------------|---|---|
| Condition | | Check one | Check one |
| <input type="checkbox"/> excellent | <input type="checkbox"/> deteriorated | <input type="checkbox"/> unaltered | <input checked="" type="checkbox"/> original site |
| <input checked="" type="checkbox"/> good | <input type="checkbox"/> ruins | <input checked="" type="checkbox"/> altered | <input type="checkbox"/> moved date _____ |
| <input type="checkbox"/> fair | <input type="checkbox"/> unexposed | | |

Describe the present and original (if known) physical appearance

Originally constructed in 1867-1870, the Casper Zorn Farmhouse combined elements of vernacular and Southern Greek Revival styles. The formal, axial massing of the original structure and the elegant exterior proportions and detailing probably resulted from John Hoefer, who, with Casper Zorn, built the house. Hoefer spent two years in New Orleans prior to moving to Oregon in 1852.

The house stands in a totally rural setting on the brow of a small hill on the south side of Champoeg Road NE, Marion County, Oregon, overlooking the road and Champoeg State Park to the north. A 450'-long driveway lined on one side with locust trees leads from the road to the home site. The house and the four-story windmill tower beside it are visible both from the road and the campground at Champoeg State Park, which formerly was a part of the Zorn Farm.

Consisting of 14 rooms, it is 80' long (including a 6½-foot deep front porch) and is of varying widths from 20' (including the 6½-foot wide and 42' long veranda) in the dining room area, 35' at the parlor and living room areas, and 49' at the kitchen, pantry and storage room areas in the rear.

The house was originally a modified H-style. Two north/south two-story wings were connected in the middle by a one-story wing. In 1880 the structure was enlarged to its present size and appearance. The rear (west) wing of the house was moved laterally to the south. The one-story connecting wing was increased to two stories and extended to meet the outside (west) wall plane of the moved wing. Thus, the old wing abutted the new on the south elevation of the new, effectively destroying the original gabled end of the old, which became an interior wall. The resulting configuration is ell-shaped.

The exterior siding is clapboard except along the walls of the porches, which are tongue-in-groove. The width of the boards on the addition is wider than that of the older wings. The fir lumber used in the construction was produced on the farm. Square, handmade wrought iron nails were used in the construction.

Further evidence of the Southern inspiration in the detailing appears in the functioning wooden window shutters. Painted in characteristic dark green, they cover tall, elegant 4 over 4 double hung sash windows which were an indigenous part of domestic architecture of New Orleans at the time Hoefer visited the city. These and other windows in the house are simply framed with shallow cornice moldings. The door in the east (original front) elevation is four-paneled and surrounded on three sides by recessed lights. Three tall single-stack chimneys straddle the roof ridge. Two are still in use. The structure is built on brick pillar foundations which are covered with zinc sheeting to protect the sills from moisture.

The porches are flat roofed. The front facade and the living room wing have small porches facing east. A wooden balcony was originally in place above the front elevation porch. The forty-two foot long porch, or veranda, on the north side leads to the living room and is currently used as the main entrance. The rear wing also has a porch running the length of the east side of the wing. The porch supports are turned posts and have ornamental scroll brackets abutting the cornices except for the front elevation, whose delicate scaled posts are connected by undecorated wooden segmental arches.

Two of the rooms in the house--the parlor and a bedroom--still have the original furniture and carpeting placed in the rooms when the house was enlarged in 1880, and the bedroom still has the original wallpaper hung at that time. The parlor furniture is graceful mid-Victorian, upholstered in black horsehair. The bedroom furniture includes a

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

Zorn (Casper) Farmhouse

| | |
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CONTINUATION SHEET

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marble topped bureau, washstand and commode and the original floral wallpaper in the room is in excellent unfaded condition. The rest of the interior is essentially unaltered with the exception of the kitchen, which has been modernized. The dining room was also renovated around 1910. Most of the original wallpaper has been lost. The floors are original. The relocated rear wing was probably used as a bunk house, as it was essentially unfinished until after 1910.

In 1896 the four story windmill tower was built to provide running water for the house. At the same time the ornate bell cupola housing the dinner bell to call the farm hands from the fields at noon time was added to the roof of the rear wing of the house. Both are essentially in the Queen-Anne style with elaborate Eastlake detailing, especially in the cupola.

The windmill is especially remarkable. While this type of functional structure is not unusual in Oregon, it is seldom richly decorated. The free-standing tower measures 20' square at the base. Two identical stories, demarcated by a wide shingled band course terminates in a bracketed cornice. The shingled roof above is broken by highly articulated dormer windows in axial alignment with the lower windows in each elevation. The steeply-pitched shingled roof flares out to support the shingled water tank room. Centrally positioned windows are found on three of the four elevations. A delicately scaled balcony surrounds this room. Corner posts support the Italianate cornice. The windmill wheel and blades were destroyed in a hurricane in 1962. Due to constant water damage, the interior has substantially deteriorated and is not used. A shed-type garage was added to the south end of the tower at an unknown date.

The house has been lived in and maintained in repair continuously and is in excellent condition. It is surrounded by well-kept lawns and garden.

8. Significance

| Period | Areas of Significance—Check and justify below | | | |
|---|--|--|---|--|
| <input type="checkbox"/> prehistoric | <input type="checkbox"/> archeology-prehistoric | <input type="checkbox"/> community planning | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion |
| <input type="checkbox"/> 1400–1499 | <input type="checkbox"/> archeology-historic | <input type="checkbox"/> conservation | <input type="checkbox"/> law | <input type="checkbox"/> science |
| <input type="checkbox"/> 1500–1599 | <input type="checkbox"/> agriculture | <input type="checkbox"/> economics | <input type="checkbox"/> literature | <input type="checkbox"/> sculpture |
| <input type="checkbox"/> 1600–1699 | <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> education | <input type="checkbox"/> military | <input type="checkbox"/> social/ humanitarian |
| <input type="checkbox"/> 1700–1799 | <input type="checkbox"/> art | <input type="checkbox"/> engineering | <input type="checkbox"/> music | <input type="checkbox"/> theater |
| <input checked="" type="checkbox"/> 1800–1899 | <input checked="" type="checkbox"/> commerce | <input checked="" type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy | <input type="checkbox"/> transportation |
| <input type="checkbox"/> 1900– | <input type="checkbox"/> communications | <input type="checkbox"/> industry | <input type="checkbox"/> politics/government | <input type="checkbox"/> other (specify) |
| | | <input type="checkbox"/> invention | | |

Specific dates 1867–1870 **Builder/Architect** John Hoefer and Casper Zorn

Statement of Significance (in one paragraph)

Located in an isolated setting, the Casper Zorn House, built between 1867 and 1870, is significant for several reasons: one, it is an excellently preserved document in the history of one of Oregon's pioneer families; two, it is associated with the politically and economically significant Champoeg area; and three, it is an excellent example of how an Eastern architectural vocabulary was transferred to Oregon and modified to suit local conditions. Additionally, the four-story windmill tower is one of the largest and most elaborately detailed examples of this diminishing type in the State of Oregon.

The house is prominently positioned overlooking Champoeg State Park. Located next to the banks of the Willamette River, the community of Champoeg was an important early commercial center. It was an outpost for the Hudson's Bay Company as well as the site of assemblages in 1843 which created the Provisional Government of Oregon and first written Constitution. Champoeg was destroyed in 1861 by a disastrous flood, rebuilt, destroyed again in 1890, and subsequently abandoned.

John Hoefer, a cabinet maker and carpenter in his youth, lived two years in New Orleans before coming to Oregon in 1852. Casper Zorn, Hoefer's future partner and brother-in-law, also passed through New Orleans. He traveled to Panama from there and crossed the Isthmus, arriving in Oregon in 1854. Undoubtedly the two men were exposed to various types of Southern Revival architecture, as elements of this architecture appear in the Zorn House.

The two pioneers lived in the Champoeg area from the time of their arrival in Oregon. By 1862, the year after the first flood, they were part owners of the Champoeg Flour and Grist Mill, the first grist mill south of the Columbia River. Robert Newell, important Champoeg pioneer and major land owner, left the area in 1867. After his departure, the various parcels into which his land claim had been divided were accumulated by the two men. By the time of John Hoefer's death in 1909, nearly all of the original Newell claim (640 acres) was owned by the two men. They sold the mill in 1876, but repurchased it after the 1890 flood. The reconstructed structure continued to be used until approximately 1934.

In 1901, Hoefer and Zorn deeded "one rod square" to the Oregon Historical Society for the purpose of allowing them to erect a granite monument commemorating the site of the original vote to establish the Provisional Government. This deed was extended by 2.19 acres in 1906 and subsequently added to through sales to the State by the Zorn heirs, creating what is now Champoeg State Park.

The size of the Zorn house increased with the prosperity of the two men. The 1880 addition created an imposing structure of 14 rooms. The prominence of the building was further enhanced by the equally inspiring windmill tower of 1896.

Adding to this significance of the house are two of the rooms, the parlor and a bedroom, furnished with the original furniture placed in the rooms when the house was remodeled a century ago. The parlor is furnished with black horsehair upholstered chairs and settee and the floor is covered with floral design old fashioned carpeting. A large square piano, traditionally reputed to have once belonged to Governor Gibbs, the second governor of Oregon, dominates the room. The bedroom is furnished with "Lincoln" type Victorian furniture, and the original floral wallpaper hung at that time is still in excellent unfaded condition.

9. Major Bibliographical References

Corning, Howard M. Dictionary of Oregon History. Portland: Binsford & Mort, 1956.
 Zorn Family Farm History Notes written by Henry Zorn (1880-1971), unpublished.
Illustrated Historical Atlas Map -- Marion and Linn Counties, by Edgar Williams.& Co.
 (1878).

10. Geographical Data

UTM NOT VERIFIED

Acreage of nominated property less than one (.79 acre)

ACREAGE NOT VERIFIED

Quadrangle name St. Paul

Quadrangle scale 1:24000

UMT References

A

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| Zone | | | | Easting | | | | Northing | | | | | | |

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| | | | | | | | | | | | | | | |
| Zone | | | | Easting | | | | Northing | | | | | | |

Verbal boundary description and justification Beginning at a point where the driveway leading to the Zorn House intersects the south boundary of Champoeg Road NE, in Sec. 1, T4S, R2W, W.M., Marion County, Oregon, running thence southerly along the east boundary line fence of the driveway a distance of 450' to a wooden post, the true point of beginning; (see continuation sheet)

List all states and counties for properties overlapping state or county boundaries

| | | | |
|-------|------|--------|------|
| state | code | county | code |
|-------|------|--------|------|

| | | | |
|-------|------|--------|------|
| state | code | county | code |
|-------|------|--------|------|

11. Form Prepared By

name/title Gatherine Zorn

organization _____ date September 7, 1979

street & number 8448 Champoeg Rd. telephone 503/678-1831 or 581-3525

city or town St. Paul state Oregon 97137

12. State Historic Preservation Officer Certification



The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature 

title SHPO Designee date December 18, 1979

| | |
|---|---------------------|
| For HCRS use only | |
| I hereby certify that this property is included in the National Register | |
|  | date <u>2/12/80</u> |
| Keeper of the National Register | |
| Attest:  | date <u>1/28/80</u> |
| Chief of Registration | |

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

Zorn (Casper) House

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ITEM NUMBER 8 PAGE 1

The garden surrounding the home contains two rows of white sweetwater grapes planted when the house was built and a collection of old fashioned roses. The grape vines are in vigorous condition and still bear fruit. Some of the roses date back to the original bushes and others have been collected in friendship garden fashion.

FHR-8-300A
(11/78)

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Hussey, John A. Champoeg: Place of Transition. Portland: Oregon Historical Society, 1967.

FHR-8-300A
(11/78)

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HERITAGE CONSERVATION AND RECREATION SERVICE

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CONTINUATION SHEET

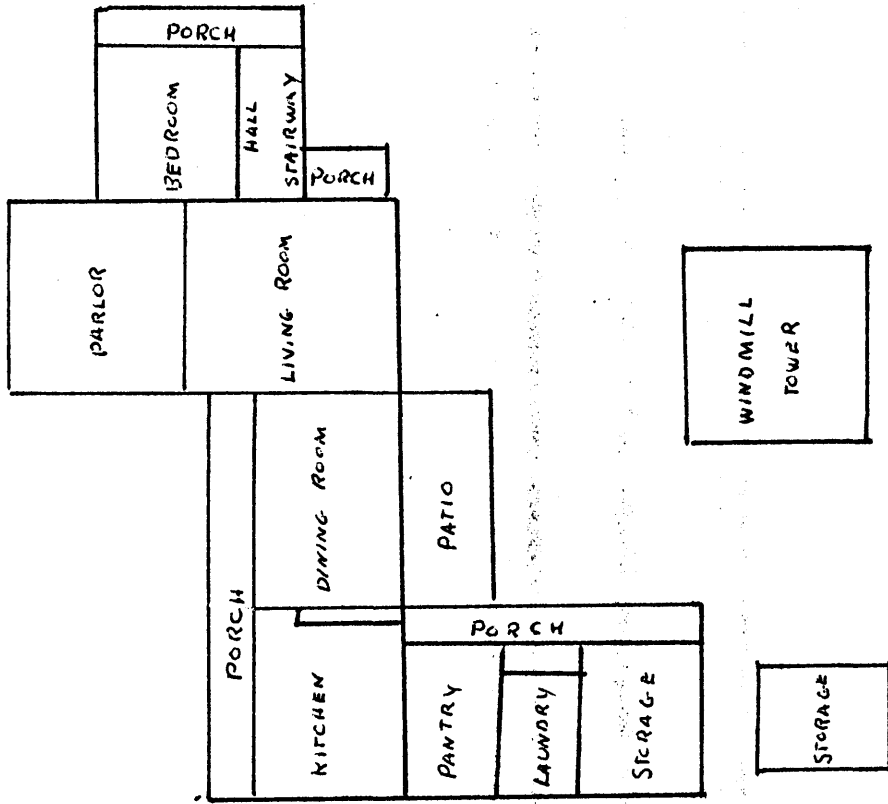
ITEM NUMBER 10 PAGE 1

thence running easterly a distance of 255'; thence southerly 125'; thence westerly 275'; thence northerly 125'; thence easterly 20' to the true point of beginning, containing .79 acres, more or less, comprising the grounds presently fenced in surrounding the Zorn House.

N

E

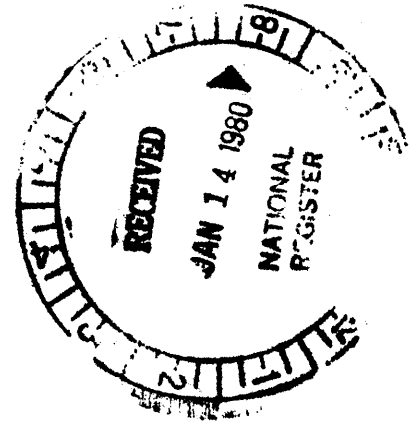
FRONT GABLE FACADE



W

HOUSE PLAN

SCALE: 1" = 20'



S

ZORN (CASPER) FARMHOUSE, CHAMPOEG, MARION COUNTY, OREGON



Zorn (Casper) Farmhouse
8448 Champoeg Rd. NE
St. Paul, Marion Co., Oregon

1 of 8

FEB 12 1980

Elisabeth Potter photo, 1979
State His Pres Office
525 Trade St. SE
Salem, OR 97310 JAN 4 1980

View of east elevation from
Champoeg Road



Zorn (Casper) Farmhouse
8448 Champeog Rd. NE
St. Paul, Marion Co, Oregon
2 of 8--view of site from the
north

FEB 12 1980

Elisabeth Potter photo, 1979
State Historic Pres Office
525 Trade St. SE
Salem, OR 97310

JAN 14 1980



Zorn (Casper) Farmhouse
8448 Champeog Rd. NE
St. Paul, Marion Co, Oregon

Elisabeth Potter photo, 1979
State His. Preservation Office
525 Trade St. SE
Salem, OR 97310

JAN 14 1980

3 of 8 -- View of site from
the northwest FEB 12 1980



ZORN HOUSE - Gable facade
facing east. Photographed
by Catherine Zorn, 8/19/79.

FEB 12 1980

Zorn (Casper) Farmhouse
8448 Champoeg Rd. NE
St. Paul, Marion Co, Oregon

Catherine Zorn photo, 1979
8448 Champoeg Rd. NE
St. Paul, OR 97137

JAN 14 1980

4 of 8 -- View of east (original front) elevation



ZORN HOUSE - North and
west sides. Photographed
by Catherine Zorn, 8/19/79

JAN 14 1980

Zorn (Casper) Farmhouse
8448 Champoeg Rd. NE
St. Paul, Marion Co, Oregon

Catherine Zorn photo, 1979
8448 Champoeg Rd. NE
St. Paul, OR 97137

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5 of 8 -- View of north
elevation



ZORN HOUSE - South and
east sides of house and
wind mill tower. Photo-
graphed by Catherine Zorn,
8/19/79.

JAN 14 1980

Zorn (Casper) Farmhouse
8448 Champoeg Rd. NE
St. Paul, Marion Co, Oregon

Catherine Zorn photo, 1979
8448 Champoeg Rd. NE
St. Paul, OR 97137

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6 of 8 -- View of windmill
from the southwest



ZORN HOUSE - East side of
rear wing. Photographed
by Catherine Zorn, 8/19/79

FEB 12 1980

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Zorn (Casper) House
8448 Champoeg Rd. NE
St. Paul, Marion Co, Oregon

Catherine Zorn photo, 1979
8448 Champoeg Rd. NE
St. Paul, OR 97137

7 of 8 -- View of rear wing
(east elevation)



ZORN HOUSE - Detail of bell
cupola. Photographed by
Catherine Zorn, 8/19/79

FEB 12 1980 JAN 14 1980

Zorn (Casper) House
8448 Champoeg Rd. NE
St. Paul, Marion Co., Oregon

Catherine Zorn photo, 1979
8448 Champoeg Rd. NE
St. Paul, OR 97137

8 of 8 -- Detail of belvedere,
rear wing