

Oregon Historic Site Record

LOCATION AND PROPERTY NAME			
address:	2525 N Baker Dr Canby vcty, Clackamas County (97013)	historic name:	Kraft-Brandes-Culbertson Farmstead
assoc addresses:		current/other names:	Three Rivers Farm
location descr:	Riverside	block/lot/tax lot:	N/A / N/A / 00100
		twshp/rng/sect/qtr sect:	3S 1E 29

PROPERTY CHARACTERISTICS							
resource type:	Building	height (stories):	2.5	total elig resources:	2	total inelig resources:	1
elig evaluation:	eligible/significant			NR Status:	Individually Listed		
prim constr date:	1904	second date:	1922	date indiv listed:	11/01/1982		
primary orig use:	Farmstead			orig use comments:			
second orig use:				prim style comments:	1922 remodel created A&C styling		
primary style:	Bungalow (Type)			sec style comments:	Original farmhouse was a temple-front vernacular		
secondary style:	Vernacular			siding comments:	Lap siding w/cornerboards, bargeboards, watertable; variegated shingles in gable ends		
primary siding:	Horizontal Board			architect:			
secondary siding:	Wood:Other/Undefined			builder:	Kraft, Jacob (Barn 1904)		
plan type:	Rectangular Block						
comments/notes:							

GROUPINGS / ASSOCIATIONS			
Survey/Grouping Included In:	Type of Grouping	Date Listed	Date Compiled
Clackamas County Historic Landmarks	Survey & Inventory Project		2008

SHPO INFORMATION FOR THIS PROPERTY							
NR date listed:	11/01/1982	Special Assessment		Federal Tax Program		106 Project(s): None	
ILS survey date:	09/30/2007	Status	Term	End Yr	Status	Start	Compl
RLS survey date:	05/30/1984	Closed	1st	1998	Dormant		

ARCHITECTURAL / PROPERTY DESCRIPTION

(Includes expanded description of the building/property, setting, significant landscape features, outbuildings and alterations)

House: DATE OF MAJOR REMODEL: 1922 ROOF FORM AND MATERIALS: Gable PRIMARY WINDOW TYPE: Eight-over-eight double-hung sash w/ architrave molding and shutters DECORATIVE FEATURES: Overhanging eaves; purlins and braces; posts OTHER: Encircling porch w/ flat roof supported by plain posts w/ modest caps and balustrade, w. and s. elevs.; encircling balcony w/ balustrade, n., w. and s. elevs.; enclosed sun porch w/ flat roof, n. elev.; concrete stoop, n. elev.; single-bay porch w/ flat roof on second floor, s. elev.; multi-light paneled-and-glazed door; French doors; gable roof dormers, e. and w. elevs.; rectangular window bay, e. elev. ALTERATIONS: Porch added, w. and s. elevs. (1922); sun porch added, n. elev. (1922); porch balcony added, s. elev. (1922); porch enclosed, n. elev. (n.d.); some doors replaced (n.d.). The subject building has been altered since construction. An encircling porch, a porch balcony, and a sun porch were added in 1922, a porch was enclosed, and some doors were replaced. The 1922 additions were done during the historic period and add to the historic character of the subject building. Barn: DATE BUILT: 1904 STYLE: Western PLAN/TYP/SHAPE: Rectangular NO. OF STORIES: 2 FOUNDATION MATERIAL: Concrete ROOF FORM AND MATERIALS: Gable w/ composition shingles WALL CONSTRUCTION/STRUCTURAL FRAME: Wood/stud PRIMARY WINDOW TYPE: Multi-light casement EXTERIOR SURFACING MATERIALS: Board-and-batten OTHER: Paneled-and-glazed door; end-wall overhead sliding door; side-wall overhead sliding door; shed roof lean-to, n. and s. elevs.; hay hood; hay door EXTERIOR ALTERATIONS (DATE): Lean-to added, n. and s. elevs. (1920s); re-roofed (n.d.) Received "Barn Again" award c. 1992 from National Trust for Historic Preservation and "Farming" magazine Watertower: DATE BUILT: c. 1910 STYLE: Vernacular PLAN/TYP/SHAPE: Rectangular NO. OF STORIES: 3 FOUNDATION MATERIAL: Concrete ROOF FORM AND MATERIALS: Flat w/ balustrade WALL CONSTRUCTION/STRUCTURAL FRAME: Wood/stud PRIMARY WINDOW TYPE: One-over-one double-hung sash w/ architrave molding; multi-light fixed EXTERIOR SURFACING MATERIALS: Shingles w/ cornerboards OTHER: single-bay porch w/ shed roof, s. elev.; paneled door LANDSCAPE: Foundation plantings; mature deciduous trees. Significant English walnut, elm, horse chestnut, birch The Kraft-Brandes-Culbertson Farm is located along a small branch of the Molalla River, within the John Barlow homestead. The Willamette River is approximately one mile to the north and the Pudding River and Molalla River are approximately one-quarter mile to the southeast of the subject property. The farm is located approximately one mile north of Canby. The Kraft-Brandes-Culbertson Farm is located at the end of Baker Drive, a quiet, two-lane thoroughfare. The house is set back from the road. The site is level with mature trees surrounding the house. To the north, south, east and west there are cultivated fields. The area is predominantly in agricultural use.

HISTORY

(Chronological, descriptive history of the property from its construction through at least the historic period - preferably to the present)

SUBJECT PROPERTY The Kraft-Brandes-Culbertson Farm is located along a small branch of the Molalla River, within the John Barlow homestead. The Willamette River is approximately one mile to the north and the Pudding River and Molalla River are approximately one-quarter mile to the southeast of the subject property. The farm is located approximately one mile north of Canby. The resource may be evaluated as an example of a farm complex and the house may be evaluated as an example of the Craftsman/Bungalow style and for its association with Jacob Kraft, Carl Brandes, and W.C. Culbertson. OWNERSHIP Jacob Kraft, the original owner, purchased the subject property circa 1900. He sold the property to Carl A. Brandes in 1908. Brandes sold the property to George Bates in 1916. Culbertson acquired the farm in 1920 and title of the farm was transferred to Mrs. Culbertson in 1927. Mrs. Culbertson sold the farm in 1930 to George Gettmans who retained ownership through 1935. In 1900, Jacob Kraft came to Oregon from Russia with his parents, Peter and Elizabeth Kraft, and his two brothers, Henry (see SHPO #641 and 636) and Christian (see SHPO #647 & #648). Jacob had four sons and one daughter. He built a house and barn on the subject property in 1904. His brother, Christian lived in a smaller house on the farm. Carl A. Brandes was born in Germany in 1865 and came to Portland in 1877. He worked as an upholsterer, then went into the dairy business with his brother, Fred, and from 1889 to 1891 he was the deputy county assessor in Multnomah County. From 1894 to 1900 he was the deputy clerk of the circuit court and then traveled to Nome, Alaska for 1 1/2 years. He was Multnomah County's first elected county auditor from 1902 to 1910, when he purchased the subject farm and engaged in the creamery business in Portland until 1917. Brandes tore down the Jacob Kraft house and built the present dwelling on the same site in 1909-1910. William Lepinsky and family lived on and operated the farm for Brandes from 1913 to 1916. They first lived in the Christian Kraft house and then the Brandes house. George Farewell Bates was born in Beatrice, Nebraska in 1877. He married Mary Eva Wyman in 1903. The Bates' moved to Canby in 1912 from Nebraska. Mr. Bates joined his brother, Elroy W. Bates (see SHPO #592), and Horace W. Patch in the painting contracting firm of Bates & Patch. The firm later became Bates Bros. George Bates served as painting foreman for Southern Pacific's southern Oregon division during the depression. He served on the city council, and was a master of Champeog Masonic Lodge No. 27 in 1925 and in 1940. His wife, Mary Bates, died in an automobile accident in 1928. At the time of his death in 1955, Mr. Bates was survived by three daughters, Mrs. D.D. (Marabel) Hodge, Mrs. Don L. (Lillian) Hodge, Mrs. Derald (Esther) Salter, all of Portland; a son, Charles F. Bates, Las Vegas, Nevada; three grandchildren; and two brothers. Bates owned a house within the city of Canby on Sixth Avenue (see SHPO #585) at the same time. Therefore, it is unknown whether Bates ever lived on the subject property. W.C. Culbertson owned the Canby Herald, the Seward and the Cornelius hotels in Portland,

the Hotel Corvallis, and a hotel in Salem. He ran the farm at the peak of its productivity in the 1920s and coined the name Three Rivers Farm. The eastern portion of the farm was timber and filbert trees and the remaining acreage was crops such as potatoes, parsnips, asparagus, grains and hay. The vegetable crops, as well as a dairy herd of 24 cows, supplied the Seward and Cornelius Hotels in Portland. Supplies were shipped by boat to Portland from what is now the Canby Ferry landing (see SHPO #570). According to the National Register Nomination Form for the subject property: "The farm was also the site of a number of agricultural firsts in the Canby area. In 1924, one of the first electrically-run mechanical milking systems was installed. By 1928, the three teams of horses, used for plowing, were replaced by one of the first tractors in the area. Ben Cummings, who was to become one of the major flower growers in Canby, was put under contract by Culbertson to build a mile-long ditch to the Willamette River to drain the lower acreage for improved crop growth. According to Cummings, the ditch was 11 feet deep and 12 inches wide, dug entirely by hand. Tile was placed along the bottom of the ditch, and Cummings contends that it was the biggest job of tiling done in the state." Katherine Culbertson obtained title to the farm in a divorce settlement and her son, Cornelius Bateson, lived with his bride in the farmhouse from 1928 to 1930. George Gettmans came to Canby from Ritzville, Washington. George and Margaret Gettmans owned and operated the farm until 1935 when they moved to Sherwood and according to the 1936 Directory of Rural Residents, the Gettmans owned approximately 217 acres. According to the National Register Nomination Form, after 1935 the farm headed into decline and the farmhouse was occupied by a long series of tenants. About 1975, the farm was further subdivided. Thirty acres of flood plain was added to adjacent Molalla River State Park, and larger parcels were sold off. The historic farmstead with 60 associated acres were acquired by Dr. W. Kurt and Martha Schrader in 1982. Kurt Schrader served many years on the City of Canby Planning Commission, in the Oregon House of Representatives from 1997-2002 and as an Oregon Senator 2003 > , including as the Co-Chair of Ways and Means Committee. Martha Schrader served as Clackamas County Commissioner 2004 > . ARCHITECTURAL/PHYSICAL INFORMATION The Kraft-Brandes-Culbertson House is an example of the Craftsman/Bungalow style of architecture and was built in 1910. Architectural evidence supports this date of construction. Proponents of the Bungalow style felt that a linkage with nature through design elements, functions and materials was important. With that in mind, dormers permitted light into the interior of the upper floor and the porch provided an outdoor living space. Multi-light windows and exposed rafters recalled a past time--prior to the advent of machine-made ornament--when handmade building parts were the norm. The form of the building, with the predominance of horizontal lines, gives the house a "ground-hugging" quality, a concept which conforms to the Bungalow design philosophy. The roof form and deep eaves is evidence of this concept. The subject building has been altered since construction. An encircling porch, a porch balcony, and a sun porch were added in 1922, a porch was enclosed, and some doors were replaced. The 1922 additions were done during the historic period and add to the historic character of the subject building. In addition to the house, there are two outbuildings which are believed to date from the historic period. The Western barn, located to the west of the house, is clad with board-and-batten siding and the pumphouse, located to the north of the house, is a rectangular building clad with shingles. The Western Barn type was popular in Oregon during the 1870s through the first part of the 20th century. Barn design began to change in the 1860s because of new technologies including: the ability to bale or press hay, a new threshing process which bagged grain in the field and the invention of the hayfork lift. With the adoption of the hayfork lift in the 1870s, the building of the low profile barn became less common. The larger and taller barns would store greater amounts of hay than the smaller low profile barns. Characteristic features of Western style barns include a rectangular plan, gable roof, tall profile and often included a hay door and/or a hay hood. Board-and-batten was the preferred siding for these barns. Doors tend to be side-wall overhead sliding doors. There are two other buildings on the property, a machine shed, built in 1974, and a playhouse (gone in 2006), which post-date the historic period. The Kraft-Brandes-Culbertson Farm is significant as an excellent example of a farm complex and for its association with Jacob Kraft, Carl Brandes, and W.C. Culbertson. The house is significant as an example of a Craftsman/Bungalow residence. The house is one of three Craftsman/Bungalow dwellings, dating from the Progressive Era (1884-1913), listed on the Clackamas County Cultural Resource Inventory for the Canby/Barlow study area.

RESEARCH INFORMATION

✓ Title Records Sanborn Maps Obituaries ✓ City Directories	Census Records Biographical Sources Newspapers Building Permits	✓ Property Tax Records ✓ SHPO Files State Archives State Library	✓ Local Histories Interviews Historic Photographs
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Local Library: _____
Historical Society: _____

University Library: _____
Other Respository: _____

Bibliography:

Clackamas County Cultural Resource Inventory, 1984. Clackamas County Tax Assessor records, Oregon City, OR. "Directory of Rural Residents", 1936. Schrader, Kurt and Martha. National Register Nomination Form, April-May, 1982. TICOR Title Company, Oregon City, OR.