

Oregon Historic Site Record

LOCATION AND PROPERTY NAME			
address:	554 Warner-Parrott Rd Oregon City, Clackamas County	historic name:	McCarver, Morton Matthew, House
assoc addresses:	18598 Aladdin Way	current/other names:	Locust Farm
location descr:		block/lot/tax lot:	
		twshp/rng/sect/qtr sect:	3S 2E 6
PROPERTY CHARACTERISTICS			
resource type:	Building	height (stories):	2.5
elig evaluation:	eligible/significant	total elig resources:	1
prim constr date:	1850	second date:	1852
		total inelig resources:	0
		NR Status:	Individually Listed
		date indiv listed:	01/21/1974
primary orig use:	Single Dwelling	orig use comments:	
second orig use:		prim style comments:	
primary style:	Vernacular	sec style comments:	
secondary style:	Federal	siding comments:	vertical board-and-batten siding
primary siding:	Vertical Board	architect:	
secondary siding:	Wood:Other/Undefined	builder:	Mccarver
plan type:	Central Passage		
comments/notes:			
One of earliest known pre-fabricated dwellings surviving in Oregon. 1/2006: Nominated parcel to be subdivided. Instead of a formal boundary adjustment, updated historical narrative, project description, and current photographs added to nomination file by consultant. (C.C.), Surrounded by New Development.			
GROUPINGS / ASSOCIATIONS			
Survey/Grouping Included In:	Type of Grouping	Date Listed	Date Compiled
Landmarks Oregon City ILS 2011	Survey & Inventory Project		
Settlement-era Dwellings, Barns & Farm Groups of the Willamette Valley, Oregon	Survey & Inventory Project		2013
SHPO INFORMATION FOR THIS PROPERTY			
NR date listed:	01/21/1974	Special Assessment	106 Project(s): None
ILS survey date:	01/25/2012	Status	Federal Tax Project(s): None
RLS survey date:	01/09/2013	Closed	
		Term	
		1st	
		End Yr	
		1994	
ARCHITECTURAL / PROPERTY DESCRIPTION			
<i>(Includes expanded description of the building/property, setting, significant landscape features, outbuildings and alterations)</i>			
<p>1-25-2011 Update The property on which the Morton Matthew McCarver house is located has been redeveloped into a subdivision of large suburban homes of eclectic design called McCarver Landing. The 1850 home was previously accessed via a long driveway off Warner Parrott Road centered on the formal entry to the house and framed by an alley of Black Locust trees. Today one row of trees is still present, but they are located in the front yards of individual residences in the subdivision. The property was originally a 640-acre donation land claim. In 2007 the house was sited on 4.8 acres. Today it occupies a .65-acre parcel. The house was rehabilitated in the late 2000s. An excellent report on the house's history and rehabilitation was developed by the architects Iselin Architects, P.C. in 2007 and is available as a PDF (see Research Sources). The subdivision itself was approved in 2006 and reviews of the rehabilitation process conducted by the Historic Review Board in 2006 through 2008. An addition to the house was approved in 2008 and an alteration in 2010. Today the original two-story I house portion of the house is intact, as is the 1852 addition that contained the dining and living room (office and living room today), and the kitchen ell. Over time various additions were located on the rear of the building and various outbuildings existed on the site. Today a new double-garage is located to the rear (south) of the house. The house was documented by the Historic American Building Survey (HABS) in 1934. It was nominated to the National Register of Historic Places in 1973. It was nominated to the local historic register in 1985. And it was rehabilitated in the late 2000s. It remains a historic resource. Diana Painter Setting: Occupies a large lot on Warner-Parrott Road. The house is invisible from Warner-Parrott Road, and is arrived at by traveling a long, narrow driveway. No other landmarks in vicinity. A completely residential area, of mostly newer subdivision homes. Plan: Rectangular Foundation: Basement: No Roof: Low-pitched gable roof. Exposed eaves. Central chimney. Wall: Wood/stud Window: Six-over-six double-hung windows with architrave trim Cladding: Board and batten siding Decorative features: Other: One-story kitchen wing. One-story gabled front entry porch with square columns Alterations: One-story kitchen wing with three additional rooms added, 1852. Two-story addition, 1900. Original corbelled chimney altered (n.d.) Landscape: Long isolated drive. Locust trees lining drive Associated structures: Caretaker's house on site Recorded by Patricia Erigero, 1985.</p>			
HISTORY			
<i>(Chronological, descriptive history of the property from its construction through at least the historic period - preferably to the present)</i>			
<p>The following statement of significance was taken from the 2007 study of the site (see Research Sources). "The McCarver house has historic significance as one of the oldest surviving pioneer homesteads; and one that remains on its original site, and location. It has significance as a surviving structure that incorporates a kit house that was brought by ship from New England around the horn that was expanded within two years of assembly. The house style is very similar to the two story I houses that were favored as for modest homes in the eastern states. Tire house retains architectural integrity from the earliest period. Some additions that previously existed have been removed over the years, in part due to changing technology and in part to deterioration or storms. Some plantings from the historic period also exist, but in a scattered pattern within substantial weeds and overgrowth. It is possible that significant orchard trees remain that may be able to be grafted. Previously significant accessory buildings have been demolished or removed by both natural causes and by changing needs. Significant years of its history are 1850 for the initial construction-assembly, and 1852 for the construction of the major addition directly behind the original structure. Similar to the one or one and a half story Hall and Parlor style family house, the I House (two rooms wide and one deep, two stories, with front porch and rear extension) was utilized commonly in the east being a familiar British house form. The plan was especially popular during the pre-railroad era in locations [sic] local timber for a hewn 1og structure. Later, after railroads were developed, the house materials were able to be transported inland where timber was scarce. This aspect may also have been useful for frame houses being shipped by sea, such as the McCarver house and others transported to the west coast. These transported houses brought not only materials, but their resultant assembled design from the east coast to the west coast. The house has further significance due to its associations with the lives of several of its owners, and the development of the Oregon City regional area." The following historical summary was taken from the 1985 survey of the building (see Research Sources). "It was 1850 that General Morton Matthew McCarver, who crossed the plain in 1843, built his two and a half story farm house on the outskirts of Oregon City. He used sawed timber which had been shipped around the Horn. Because most of the houses of that time were of somewhat more primitive nature, the house was for a time one of the showplaces of the lower Willamette Valley. McCarver was born in Lexington, Kentucky in 1807. He settled in Galena, Illinois in 1839. During the Black Hawk Indian War, he served as commissary-general of Iowa, and it was from this period that his title of "General" derived. McCarver founded Burlington, Iowa before emigrating to Oregon in 1843. With Peter Burnett, fellow immigrant, and first governor of the state of California, he founded Linnton, Oregon (now part of Portland). In 1845 he was elected Speaker of the Provisional Government of Oregon, and he served two terms. McCarver and his second wife, widow Julia Anne Buckalew, took up a donation land claim south of</p>			

Oregon City and planted an orchard. On hearing news of the gold strike, he left for California. There he platted the town of Sacramento for the sutters and was a delegate to the California Constitutional Convention in Monterey in 1849. McCarver purchased the passenger packet The Ocean Bird and returned to Oregon in 1850, bringing with him the materials for his house. McCarver moved to Portland in 1859 and sold his interests to the Warner family, occupants of the house until 1947. It was during the latter period that the property became known as "Locust Farm", so named for the locust trees which lined the drive. Among figures distinguished in Oregon history who were guests at McCarver's house were Dr. John McLoughlin, Peter Skene Ogden, Father Norbert Blanchet, and Robert Newell. Before his death in 1875, McCarver founded the town of Tacoma, Washington."

RESEARCH INFORMATION

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

Local Library:

University Library:

Historical Society:

Other Respository:

Bibliography:

Iselin Architects, PC, "Historic Review Application, Morton McCarver House Restoration & Addition," Oregon City, OR 97045, July 3, 2007. McCarver (Morton Matthew) House, National Register Nomination Form, 1973. Morton McCarver House, Mount Pleasant, Clackamas, OR, Historic American Building Survey HABS no. 39-0-5, 1934.