

## **Chapter 23.108. HISTORIC AND CULTURAL**

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### **23.108.010. Historic and Cultural**

A. Introduction. Deschutes County's rural area represents a proud heritage of exploration, settlement, and agriculture as well as the experiences of communities and people. Deschutes County's countryside is a rich and descriptive historical document. It tells us how generations of people from vastly different backgrounds adapted to and exploited a land of lakes and rivers, mountains and hills, forests and high deserts. Buildings teach us valuable lessons. They show us how and why the area developed and what building materials were available. The ways in which they were constructed tell us about their functions and the influence of the land and elements. In addition to buildings, significant information is provided by rock shelters, cemeteries and individual graves, stones, ranches, trails, wagon train routes, islands, townsites, millsites, fish hatcheries, river crossings, bridges and other unique resources.

#### **B. Process.**

On November 1, 1979, the Board of County Commissioners adopted the Deschutes County Year 2000 Comprehensive Plan, including goals and policies for protection of historic resources, identification and listing of sites as "potential historic sites"; and provisions that the County establish a Historical Landmarks Commission and adopt an ordinance to protect designated historic sites. The approximately 140 potential historic sites identified in the Comprehensive Plan resulted from information provided by the Oregon State Historic Preservation Office and from input provided by the County-appointed Deschutes County Historic and Cultural Areas Citizen Advisory Committee, and with help of the Deschutes County Historical Society.

On September 17, 1980, the Board of County Commissioners adopted Ordinance PL-21, which established a Historical Landmarks Commission, set forth a designation process, and provided for regulation of exterior alterations and demolitions of designated structures and landmarks. PL-21 was subsequently amended by Resolution 82-001 and Ordinance 88-008. The ordinance outlines designation of historic buildings, sites and districts; standards and procedures for exterior alterations and demolitions; reviews of redevelopment and neighborhood improvement projects; inventory processes; and other functions and duties. Historic designation hearings are held before the Historical Landmarks Commission with final action by the Board of County Commissioners.

In September 1981, Oregon Administrative Rules, Chapter 660, Division 16, established the Goal 5 Rule for a wide variety of types of resources. The Rule requires jurisdictions to determine if a site is significant; to determine the location, quantity and quality; to identify conflicting uses and their attendant economic, social, environmental and energy consequences, analyzing them relative to the consequences of protecting the site as an historic resource; and to develop a program to achieve the Goal. The Historic Preservation Ordinance (Ordinance 88-008) was developed as the County's program.

From 1983 to 1985, the Historical Landmarks Commission systematically evaluated nearly 300 within and outside the incorporated cities. Of these, approximately one-half were newly identified sites with little or no previous information. Following a public hearing before the Commission, sites found to be significant were recommended to the Board of County Commissioners for historic designation. In 1990, the Commission followed the same process, reviewing over 100 sites in the County and the three cities identified as potential sites between 1983 and 1985. Of 54 sites in the unincorporated area, three were recommended for historic designation.

Potential conflicting uses were identified through discussions with property owners during site visits. In addition, public testimony at both hearings identified potential conflicting uses. The analysis required under Goal 5 was prepared by Staff. Decisions regarding how each site is to be protected were made by the Commission. Certain sites require additional analysis regarding significance, conflicting uses and other requirements of Goal 5. The Commission will conduct the analyses at a later date.

On December 18, 1991, the Board of County Commissioners held the initial public hearing to consider designating sites recommended by the Commission under the Goal 5 Rule. On March 18, 1991, the Board designated those sites found significant that lie within the unincorporated area and outside of lands managed by the United States Forest Service and the Bureau of Land Management.

C. Historic and cultural.

Historic and cultural areas are lands with sites, structures or objects that have local, regional, statewide or national historical significance or refer to an area characterized by evidence of an ethnic, religious or social group with distinctive traits, beliefs or social forms. Rapid growth and the subsequent loss of such sites and areas have made the protection of this County's important historic and cultural resources of significance locally. The program and policies recommended by the Historic and Cultural Citizen's Advisory Committee received support and approval throughout the committee reviews and public hearings and changed little during the planning process.

Based upon the following findings:

1. Public awareness of our history and cultural background has been and will continue to be an important source of knowledge, pride, education and enjoyment for this and future generations.
2. Rapid growth and development make it imperative that the County's historic and cultural resources be identified and protected.
3. Lack of private owner incentive for preservation has led to historic site deterioration or loss.
4. Inventorying, assessment and recording of historic and cultural resources are an ongoing process which must be kept current, particularly in the face of rapid growth and development.
5. Properly preserved and utilized historical or cultural resources enhance the economy of the area.
6. There exist State and Federal laws which protect cultural resources from disturbance or distraction and in light of the chosen alternative which seeks to enhance cultural amenities as well as housing policies encouraging housing rehabilitation, the citizens committee accepted the recommended goal.

(Ord. 2002-005 §1, 2002; Ord. 2000-017 §1, 2000; Ord. 94-006 §§1 and 2, 1994; Ord. 92-018, 1992, PL-20, 1979)

**23.108.020. Goals.**

1. To preserve and protect historic and cultural resources of Deschutes County.
2. To achieve the identified goal a number of policies were developed. These policies reflect concerns that there be a specific agency responsible for protecting historic and cultural resources and that the agency's specific authority and duties needed to be identified. Also, that appropriate means by which the new agency, the cities and the County could protect the resources had to be found.

(Ord. 2002-005 §1, 2002; Ord. 2000-017 §1, 2000; Ord. 94-006 §§1 and 2, 1994; Ord. 92-018, 1992, PL-20, 1979)

**23.108.030. Policies.**

1. A joint Cities/County Historical Landmarks Commission shall be created by the incorporated cities and Deschutes County. The joint commission is meant to assure greater coordination in regard to identifying historical and cultural resources, protecting those resources, being fully representative of the various communities, serving in an advisory capacity to all local governing bodies and their agents, as well as promoting greater efficiency and better information in protecting the resources. The duties of the commission would be to:
  - a. Create a local register and priority value for historic and cultural resources of the County.
  - b. Review applications for designation of historical sites.

- c. Advise governing bodies on ordinances and permits for demolition or alteration of historic or archeological sites.
  - d. Advise and help resolve land use conflicts affecting such resources.
  - e. Devise standards for historical markers.
2. Preservation of historic and cultural sites of high priority rating or that have been identified on the Deschutes County Inventory of Historical Places should take precedence over other developmental uses.
  3. Emphasis shall be on preservation of the exterior appearance of historic buildings. Interior modifications and exterior changes compatible with the continued maintenance of the historic appearance of the structure shall be approved upon such findings of compatibility by the Historic Landmarks Commission.
  4. Plans for the protection of an identified historic or cultural site shall be submitted to the Historic Landmarks Commission for approval with any application for subdivision or development of such site or area.
  5. Incentives should be developed to encourage private preservation and utilization of historical resources.
  6. Redevelopment, Neighborhood Improvement Projects and other similar mechanisms shall be encouraged for areas of significant historical or architectural interest.
  7. If funding is available, the County shall complete the Goal 5 process required for the Tumalo Grange, Terrebonne Grange, Central Oregon Irrigation District (numerous locations), and Rock O' the Range Bridge sites in accordance with OAR 660-16 by the end of the 1994-95 State Historic Preservation Office grant period.

(Ord. 2002-005 §1, 2002; Ord. 2000-017 §1, 2000; Ord. 94-006 §§1 and 2, 1994; Ord. 92-018, 1992, Ord. 80-203, 1980; PL-20, 1979)

**23.108.040. Goal 5 Inventory - Historic Resources.**

1. Alfalfa Grange: Grange building and community center, built in 1930, located on Willard Road, Alfalfa. 17-14-26 TL 400.
2. Allen Ranch Cemetery: Oldest cemetery in Deschutes County. 30' by 40' fenced cemetery plot. Situated 100 yards west of South Century Drive, one-half mile south of Road 42. Two marble gravestones, two wooden markers. 20-11-7 TL 1300.
3. Fall River Fish Hatchery "Ice House": The hatchery "Ice House" dates from the beginning of fishery management in Oregon, circa 1920. It is an 18 foot by 18 foot improvement, the only original building remaining on the property, and the only significant building or structure on the site. Located at 15055 S. Century Drive, E½; NE¼; Section 32, Township 20S, Range 10 E, Tax Lot 100. (Ordinance 94-006 §1, 1994).
4. Long Hollow Ranch – Black Butte: Headquarters complex of historic ranch, located on Holmes Road in Lower Bridge area, including headquarters house, ranch commissary, equipment shed, barn and bunkhouse. 14-11-1 TL 101.
5. Swamp Ranch – Black Butte: The present day site of the Black Butte Ranch was part of the vast holdings of the Black Butte Land and Livestock Company in 1904. No buildings from the period exist. 14-9-10A, 10B, 15B, 15C, 16A, 21A, 21B, 21C, 22A, 22B.
6. Brothers School: Only one-room schoolhouse currently in use in Deschutes County, located on Highway 20 in Brothers. 20-18-00 TL 3200.
7. Bull Creek Dam: The Bull Creek Dam, a component of the Tumalo Irrigation Project was constructed in 1914 to form a water storage reservoir to increase the amount of irrigated acreage at Tumalo. It is a gravity type of overflow dam. Two cut off walls are extended into solid formation, one at the upper toe and the other at the lower toes of the concrete dam. The dam proper is about 17 feet high from the foundation, although the completed structure is about 25 feet. Located on Tumalo Reservoir-Market Road. 16-11-33 TL 2700 SW-¼; SW-¼.

8. Bull Creek Dam Bridge (Tumalo Irrigation Ditch Bridge): Built in 1914, the bridge, which spans the dam, consists of five continuous filled spandrel, barrel-type concrete deck arch spans, each 25 feet long. The concrete piers are keyed into notches in the arch structure. The structure is the oldest bridge in Deschutes County. On Tumalo Reserve-market Road. 16-11-33 TL 2700/ SW-¼; SW-¼.
9. Camp Abbot Site, Officers' Club: Officers' Club for former military camp, currently identified as Great Hall in Sunriver and used as a meeting hall. 20-11-5B TL 112.
10. Camp Polk Cemetery: One of the last remaining pioneer cemeteries, located off Camp Polk Road near Sisters. The site is composed of a tract of land, including gravestones and memorials, containing 2.112 acres in the Southwest Quarter of the Southeast Quarter of Section 27, Township 14 South, Range 10 E.W.M., TL 2100, described as follows:  
Beginning at a point North 20 degrees 06' 20" West 751 feet from the corner common to Sections 26, 27, 34 and 35 in Township 14 South Range 10 E.W.M. and running thence South 88 degrees 30' West 460 feet; thence North 1 degree 30' East 460 feet; thence South 1 degree 30' 200 feet to the point of beginning.
11. Camp Polk Military Post Site: One of the oldest military sites in Deschutes County. Located on Camp Polk Cemetery Road. Site includes entire tax lots, listed as follows 14-10-34 TL 100, 300.
12. Cline Falls Power Plant: Early hydropower site on the Deschutes River, located off Highway 126 on White Rock Road west of Redmond. Site includes dam, penstock and powerhouse. 15-12-14 TL 901.
13. Cloverdale School: One-room school building in Cloverdale, located near 68515 George Cyrus Road. First building built in Cloverdale. 15-11-7 TL 600.
14. Eastern Star Grange: Grange hall for earliest grange organized in Deschutes County, located at 62850 Powell Butte Road. 17-13-19 TL 1900.
15. Enoch Cyrus Homestead Hay Station and Blacksmith Shop: The Enoch Cyrus Homestead was the original homestead of Oscar Maxwell, built in 1892 and purchased in 190 by Enoch Cyrus. Important stage/store stop for early travelers. The homestead house, including a back porch and cistern, and the Blacksmith Shop are designated. 15-11-10 TL 700.
16. Fremont Meadow: A small natural meadow on Tumalo Creek in Section 34, Township 17 South, Range 11 East, lying within Shevlin Park. TL 5900. Campsite for 1843 Fremont expedition. 17-11-34 TL 5900.
17. Harper School: One-room schoolhouse, located west of South Century Drive, south of Sunriver, moved halfway between the Allen Ranch and the Vandeventer Ranch from the former townsite of Harper. 20-11-17 TL 1900.
18. Improved Order of Redmond Cemetery: Historic cemetery used by residents of La Pine/Rosland area. Located on Forest Road 4270, east of Highway 97. A 40-acre parcel described as:  
The Southwest one-quarter of the Southeast one-quarter (SW-¼; SE-¼) Section 7, Township 22 south, Range 11, East of the Willamette Meridian, Deschutes County, Oregon.
19. Laidlaw Bank and Trust: One of the few remaining commercial buildings from the community of Laidlaw, located at 64697 Cook Avenue, Tumalo. 16-12-31A TL 2900.
20. La Pine Commercial Club: Building was built in 1912 as a community center, serving as a regular meeting place for civic organizations and occasionally served as a church. One of the oldest and continuously used buildings in La Pine. Located at 51518 Morrison Street, La Pine. 22-10-15AA TL 4600.
21. Lynch and Roberts Store Advertisement: Ad advertising sign painted on a soft volcanic ash surface. Only area example of early advertising on natural material. Lynch and Roberts established mercantile in Redmond in 1913. Roberts Field near Redmond was named for J. R. Roberts. Site includes the bluff. 14-12-00 TL 1501.
22. Maston Cemetery: One of the oldest cemeteries in County. Oldest grave marker is 1901. About one-half mile from site of Maston Sawmill and Homestead. Site includes the gravestones and memorials and the entire tax lot, identified as 22-09-00 TL 1800.

23. George Millican Ranch and Mill Site: Ranch established in 1886. Well dug at or near that date. Remains of vast cattle ranching empire. 19-15-33 TLs 100, 300.
24. George Millican Townsite: Town established 1913. Site includes store and garage buildings, which retain none of the architectural integrity from era. 19-15-33 TL 500.
25. Petersen Rock Gardens: The Petersen Rock Gardens consist of stone replicas and structures erected by Rasmus Petersen. A residence house and museum are part of the site. The site has been a tourist attraction for over 60 years. Located at 7930 SW 77<sup>th</sup>, Redmond. Site includes entire tax lot. 16-12-11 TL 400.
26. Pickett's Island: After originally settling in Crook County, Marsh Awbrey moved to Bend and then homesteaded on this island in the Deschutes River south of Tumalo. The site was an early ford for pioneers. Located in Deschutes River near Tumalo State Park. 17-12-6 NE-¼ TL 100. Portion between Deschutes River and Old Bend Road is designated.
27. Rease (Paulina Prairie) Cemetery: Historic cemetery on Elizabeth Victoria Castle Rease and Denison Rease's homestead. Earliest known grave is of their son, George Guy Rease, born in 1879, who was also a homesteader on Paulina Prairie. George Guy Rease died of smallpox on the Caldwell Ranch on May 2, 1903. Other known burials are William Henry Caldwell, 1841-October 15, 1910, died on the Caldwell Ranch of injuries sustained on a cattle drive; Melvin Raper, 1892-1914, died in a tent of tuberculosis; Addie Laura Caldwell, 1909-November 16, 1918, died of the Spanish influenza epidemic; and Emma Nimtz Deedon, 1886-April 15, 1915, died of complications from a pregnancy. There are several unmarked graves. The cemetery is a county-owned one-acre parcel on the north edge of Paulina Prairie, two miles east of Highway 97. 210-11-29, SE-¼; NW-¼ TL 99.
28. Terrebonne Ladies Pioneer Club: The Club was organized in 1910. The building has been a community-meeting place since 1911. Located at 8334 11<sup>th</sup> Street, Terrebonne. 14-13-16DC TL 700.
29. Tetherow House and Crossing: Site is an excellent example of an early Deschutes River crossing. Major route from Santiam Wagon Road to Prineville. Tetherow House was built in 1878. The Tetherows operated a toll bridge, store and livery stable for travelers. Oldest house in County. Site includes house and entire tax lot. 14-12-36A TL 4500.
30. Tumalo Creek – Diversion Dam and Headgate of Feed Canal: Constructed in 1914, the Feed Canal's purpose was to convey water from Tumalo Creek to the reservoir. The headworks of the Feed Canal consist of a low overflow weir dam, 94.2 feet in length. The entire structure is of reinforced concrete. 17-11-00 TL 5900.
31. Tumalo Community Church: The building is the oldest church in the County, built in 1905. It stands in the former town of Laidlaw, laid out in 1904. Located at 64671 Bruce Avenue, Tumalo. 16-12-31A TL 3900.
32. Tumalo Project Dam: Concrete core, earth-filled dam 75 feet high. First project by State of Oregon to use State monies for reclamation project. On Tumalo Creek. 16-11-29.
33. William P. Vandever Ranch Homestead House: The Vandever Ranch House stands on the east bank of the Little Deschutes River at 17600 Vandever Road near Sunriver. The homestead was established in 1892, and has been recently relocated and renovated. Vandever family history in the area spans 100 years. 20-11-00 TL 1900.
34. Kathryn Grace Clark Vandever Grave: Kathryn Grace Vandever, daughter of William P. Vandever, died of influenza during the epidemic of 1918. Her grave is located across a pasture due south of the Vandever House, 50 feet east of the Little Deschutes River. Site includes gravestone and fenced gravesite measuring is approximately 15 feet by 25 feet. 20-11-00 TL 1900.
35. Young School: Built in 1928, it is an excellent example of a rural "one-room" school which served homesteaders of the 1920s. Located on Butler Market Road. 17-13-19 TL 400.
36. Inventory note: Unless otherwise indicated the inventoried site includes only the designated structure. No impact areas have been designated for any inventoried site or structure.

37. Agnes Mae Allen Sottong and Henry J. Sottong House and Barn. House and barn are constructed with lumber milled on the property in a portable sawmill run by the Pine Forest Lumber Company in 1911. Henry was awarded homestead patent 7364 issued at The Dalles on Dec 1, 1904. Henry was president of the Mountain States Fox Farm. A flume on the Arnold Irrigation District is named the Sottong Flume. The structures are also associated with William Kuhn, a president of the Arnold Irrigation District; Edward and Margaret Uffelman, who were part of the group that privatized and developed the Hoo Doo Ski Resort; and Frank Rust Gilchrist, son of the founder of the town of Gilchrist and Gilchrist Mill and president of the Gilchrist Timber Company from the time of his father's death in 1956 to 1988. Frank R. Gilchrist served on the Oregon Board of Forestry under four governors and was appointed by the governors to serve as a member of the Oregon Parks and Recreation Advisory Committee. He served on the Oregon State University's Forest Products Research Lab and was a director and president of the National Forest Products Association. T18 R12 Section 22, 00 Tax lot 01600.

(Ord. 2005-028 §1, 2005; Ord. 2002-005 §1, 2002; Ord. 2000-017 §1, 2000; Ord. 94-006 §§1 and 2, 1994; Ord. 92-018, 1992, PL-20, 1979)

**23.108.050. Sites with Insufficient Information.**

Central Oregon Irrigation District – numerous locations; Terrebonne Grange - 14-13-16DC TL 700 (south half); Rock O' the Range Bridge- Bowery Land where it crosses the Swalley Canal; Tumalo Grange - 16-12-31A TL 3900.

(Ord. 2002-005 §1, 2002; Ord. 2000-017 §1, 2000; Ord. 94-006 §§1 and 2, 1994; Ord. 92-018, 1992, PL-20, 1979)