

Community Development - Planning

221 Molalla Ave. Suite 200 | Oregon City OR 97045 Ph (503) 722-3789 | Fax (503) 722-3880

April 26, 2017

Ian Johnson Associate Deputy State Historic Preservation Officer Oregon SHPO 725 Summer Street NE, Suite C Salem, Oregon 97301

Subject: Buena Vista Club Review and Concurrence-Supplemental Information

Dear Mr. Johnson,

The city is exploring the long term viability of the Buena Vista Social Clubhouse as a city facility. Since 1987, it has been used as a rental facility for events and parks programs. It is currently not on the National Register or locally designated but is over 50 years. No project is being proposed at this time. However, if a rehabilitation and programming plan is not financially feasible, the city may opt for demolition of the structure.

In anticipation, Oregon City submitted a ORS 358.653 clearance form requesting concurrence from SHPO on the potential eligibility of the structure for listing on National Register in spring of 2016, the first step in the ORS 35.653 process. Based on the integrity of the building, staff identified that it was potentially eligible. Along with the physical survey form, staff provided a small amount of information from a 1987 City Commission report and minutes relating to the city's acquisition of the building from the remaining club owners in the initial submittal.

In spring of 2016, Jason Allen, Historic Preservation Specialist with the Oregon State Historic Preservation office, indicated over email that additional information was needed on the context and history of the club as that was most likely the criterion the building would be eligible for, namely <u>Criterion A</u>; *That are associated with events that have made a significant contribution to the broad patterns of our history.* This information was passed on the Scott Archer, former Community Services Director for next steps.

As Community Services is again looking at the next steps for the Buena Vista Club building, the eligibility of the building needs to be resolved in order to move to the next steps of the ORS 358.653 process. In lieu of performing an Intensive level survey (ILS) at the beginning of this process, potentially holding up stakeholder outreach and alternatives analysis review, the city worked with the neighbors to provide additional research for Criterion A to support its eligibility for listing, which I have enclosed as an exhibit to this letter. This is hoped to be supplemented by a formal ILS by a paid consultant as part of any mitigation or rehabilitation program when funds can be made available in the next budget cycle.

The following information was requested by the State Historic Preservation Office:

- How and why was the Buena Vista Club created?
- Who belonged? Were they well known citizens of the community?
- How did the club contribute to the development of the city, the neighborhood?
- What activities happened at the club, were they political, social, leisure?
- How did this club connect the larger themes of Oregon City's context statement?

With this supplemental information, Oregon City is requesting a formal determination from SHPO of the Buena Vista Club's potential eligibility for listing on the National Register. This finding will allow the city to begin to discuss the options for the building through the lens of the ORS 358.653 as it creates a clear and transparent process.

Let me know if you have any questions.

Sincerely,

Christina Robertson-Gardiner Senior Planner

C. Pom Com

Phil Lewis, Community Services Director
Tony Konkol, City Manager
Laura Terway, Community Development Director
Denyse McGriff. McLoughlin Neighborhood Association
Todd Iselin

Exhibits:

A. April 2017- Supplemental Information

Supplemental information: Buena Vista Club House

1. How and why was the Buena Vista Civic Improvement Club created?

The Buena Vista Civic Improvement Club (Club) was formed and organized on February 27, 1923 by forty-five (45) residents who had a desire to improve their neighborhood. Prior to the late 1920's, the area now known as Buena Vista was named "Kansas City". The neighborhood was located from Jackson to Division Streets and from 14th to 18th Streets. The area was in need of street lighting, improved streets, and a connection across the canyon at Madison Street. The existing bridge was unsafe and there was no way for residents of the "Kansas City" area to get around their neighborhood and no access to downtown Oregon City. One of their first order of business was to rename the neighborhood from Kansas City to Buena Vista.

The neighbors banded together to determine what they could do to affect change in the under developed portion of northeast Oregon City. The residents met at the home of Mr. and Mrs Anton Naterlin in January of 1923. The initial goals of the club were as follows:

- Street improvements- new bridge across the Madison Street canyon;
- Clean neighborhood & downtown streets
- Better street lightening;
- Improved sewer connections;
- Neighborhood park
- Add more shade trees; and
- Improved street signage.

One of the first project of the Club was to get the city road commission (on November 21, 1925 meeting) to approve an expenditure of \$5,000 for the purchase and maintenance of a street flusher to clean the downtown and neighborhood streets. At the same meeting they put forth a program providing for the construction of a new and greatly needed bridge. The second big project was the purchase of a 23-acre tract of land at 16th and Jackson Street to establish a park and playground. Families in the area wanted to see a park on the property.

BY June of 1923, about 100 people belong to the Club.

2. Who belonged to the Club? Were they well known citizens of the community?

Organizers and members included:

- Ella & Anton Naterlin- it was in their home that the first organizing meeting was held;
 1422 Madison Street (designated landmark). Anton worked for Hawley Pulp and Paper Company
- A.J. & Anna Lewis- AJ was the first Club president, charter members;

1619 Harrison Street

- Kathryn Vonderahe Carothers & Chester Carothers- She was the first Club secretary and treasurer; charter members; Chester worked for Portland Traction Company;
 1616 Jackson Street. As of the 1982 inventory Kathryn (Kate) was still living there. She is the daughter of Henry Vonderahe, one of Oregon City premier builders (designated landmark)
- Dr. Mabel Hardenbrook, local dentist and one of the original founders of the Club-;
 1602 Jackson Street (designed landmark). Dr Hardenbrook office was in the US National Bank building on Main Street
- Eric & Mary Hedlund- charter members; he worked for Crown Willamette Paper Company;
 1501 15th Street
- Doris & Charles A. Thorpe- He worked for Western Machine Corporation; 1714 16th Street
- Jack & Mary Charriere- charter members; he worked for Crown Willamette Paper Company;
 1508 16th Street
- Arch & Leona Phillips- he was employed by Crown Willamette Paper Company; she was active in the club; 16th and Division Street
- Jack (John) Drumm, second Club president; 1405 Division Street
- Fred & Nell Wiley- last Club president 1982 to 1985-she was a clerk at the Oregon City Woolen Mills Company and he was a salesman for Wardrobe Cleaners- 514 Pleasant Avenue
- Bessie Anderson- charter member
- Bernetta Hedlund Nicholas- member; daughter of Eric & Mary Hedlund 511 15th Street
- Mike & Julia Long- charter member & renovated the donated building so it could be used as the Club house- he was a cement man; 1307 15th Street
- George Pursefull- charter member & renovated the donated building to be used as the Club house by members
- Florence and Kenneth Kerns- he was employed as a hardware clerk at Fredrich's Hardware; she was a clerk at Vic's Variety Store, 1810 14th Street
- Agnes & Bert Morgan- member- 404 Washington Street (designated landmark)
- Vera Marshall- member- 1510 Taylor Street
- Charles Scharbach- member; 18th and Division Streets
- Mrs. David Bradley- member
- Donald and Dolores Ireland- he was an employee of Crown Zellerbach Corporation, she is a clerk at Oregon City Hardware- 507 Abernethy Road

Club officers:

1923: AJ Lewis, president; Kate Vonderahe Carothers, secretary/treasurer

1923-28: Jack (John) Drumm, president

1941: William J. Croner, president; Mary Charriere, secretary

WJ & Myrtle Croner lived at 1817 12th Street

1987- Nell Wiley- last club president

The members of the Buena Vista Improvement Club were members of the Oregon City Community at large. Regular working class residents who saw a need to have improvements made in their neighborhood.

The men nd women of the neighborhood worked at the Woolen Mills, Crown Willamette Mills and Hawley Pulp and Paper and stay at home mothers. The exception being Dr. Mabel Hardenbrook who was one of the first women dentist in Oregon City. They all had one thing in common, a desire to improve their neighborhood. It is a very early example of citizen involvement where residents came together to solve a problem and "they rolled up their shirt sleeves" and got to work. They identified a community problem and became part of the solution by raising funds and contributing to their neighborhood and city as a whole

3. How did the Club contribute to the development of the city, neighborhood?

The group raised funds to purchase a street cleaner for the city to help improve the appearance of city streets. Their next project, a year in the making, was to raise funds to purchase land in the neighborhood for a park. The first funds were from small donations and fundraising by holding dinners, card parties, dances and donation from business firms and the local Kiwanis Club.

The park, Atkinson Memorial Park, was named for Reverend George H. Atkinson, who organized the first Congregational church in the northwest. The Club purchase of the property included a portion of land that was once owned by Reverend Atkinson. The families in the area wanted a park and playground. The group also moved a couple of small buildings to Atkinson Park. It was donated by Mr. and Mrs. Charlies Surfus. The building was originally located behind Huntly –Draper Drug Store located at 7th And Center Streets. The building was renovated by Mike Long and George Pursefull.

The Club was truly a grassroots organization and a classic example of citizen involvement. The efforts of the Buena Vista Improvement Club are an example of how a few civic minded citizens can have a profound and lasting effort on Oregon City. They identified a problem and took steps to solve it.

In addition to the projects listed above, the Club also sponsored activities for the youth of the community including the Buena Vista Boys band and the Junior Stamp Club.

4. What activities happened at the Club, were they political, social or leisure?

The initial goal of the Club was to bring improvements to their section of Oregon City. They started out by attending a meeting of the city road committee. They went there to request improvements- cleaner streets, a new bridge across Madison Street and street lightening. They raised money to buy a park and gave it to the City. The Club created programs and activities for the area children. The Club was active from 1923 to 1987.

The Club also moved a couple of small buildings to Atkinson Park. It was donated by Mr. and Mrs. Charlies Surfus. The building was originally located behind Huntly –Draper Drug Store located at 7th And Center Streets. The building was renovated by Mike Long and George Pursefull.

The Club used the building to hold their membership meetings. The Club also held fundraisers social activities that included dances. There were also the headquarters for youth activities: stamp club and several boy band groups. Relatives and friends of Club members were allowed to rent the clubhouse for parties and receptions. The Buena Vista Club house was the center of the social fabric of the neighborhood.

The July 1924 dedication celebration of Atkinson Memorial Park was a day to remember. Jack Drumm, club president, presented the "keys to the park" to Mayor William Andresen. Noted author, Eva Emery Dye spoke on the life of Reverend George Atkinson. The Club organized a parade and musical numbers for the day's festivities. A local girl was named Miss Liberty and she led the buglers in the procession.

5. How did this Club connect to the larger themes of Oregon City's context statement?

The Buena Vista Improvement Club came into existence in a very progressive time in Oregon City's history. Parts of Oregon City were improved during the progressive era of the city's growth and development. Electric lights and many of the city's streets were paved and improved. New community improvements included a new highway, a new grade school m swimming pool and other street and highway improvement. Much of these improvements came to fruition because of federal funds. However, the Buena Vista area of Oregon City was largely untouched by any progress. The formation of the Club coincided with Oregon City's motor age. After the members of the Club petitioned the road committee, improvements were made not only to the Buena Vista neighborhood, but with the purchase of the street cleaner other area of Oregon City were a lot cleaner.

The Buena Vista neighborhood became a booming area and was described by the Morning Enterprise as "the busiest growing place in Clackamas County".

In conclusion, the Buena Vista Improvement Club contributed to the health and vitality of Oregon City for over 64 years. The following quote fits the Club:

Never doubt that a small, group of thoughtful, committed citizens can change the world. Indeed, it is the only thing that ever has.

- Margaret Mead

Sources:

1941 Oregon City Directory
Clackamas County Directory- 1947-1948
Oregon City and Vicinity Directory, 1953
Polk's Oregon City and Vicinity Directory- 1971
Polk's Oregon City Directory- 1986
City of Oregon City Historic Resources Inventory- 1982/2002
The Sunday, *Oregonian*, Portland, June 29, 1924
Morning Enterprise, Tuesday, July 1, 1924

Morning Enterprise, Oregon City, Oregon, Friday, July 4, 1924
Morning Enterprise, Oregon City, Oregon, Saturday, July 5, 1924
Morning Enterprise, Oregon City, Oregon, Tuesday, November 24, 1925
Enterprise Courier, Oregon City, Oregon, Friday, May 14, 1965
Enterprise Courier, Oregon City, Tuesday, April 30, 1968
Oregonian, Metro section, 1987

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Morgan bidg Portland ph AT 2878
Kinney J E 1019 Main Milwaukie
MAUTHE M R Main st Camby ph 9001

Painters and Decorators
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Paints and Wallpaper

DICKEN FURNITURE CO 7th & Monroe ph 2-5271

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PREGON CITY SALEM

Phone 3541—Oregon City (See Buyers' Guide—clac latest Phone Directory)

ORGANIZATIONS

A F & A M—Multinomal Lodge No 1—meets 2nd Mondays Masonic Hall ph 2-4131 J Albert Roake Ir WM William Brown secretary

ARYE Inc—Club No 124—meets every Friday City Hall Mrs Pearl Burkhalter pres Mrs F J Aldredge sec

AMERICAN LEGION—Willamette Falls Post No 5—meets 2nd and 4th Tuesdays Court House Everett Burns commander Carlos P Johnson adjutant

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CLACKAMAS COUNTY LEAGUE OF WOMEN VOTERS—meets last Fridays Mrs H F Bergis Oswego pres Elenore Kurth Lake Grove sec CLACKAMAS COUNTY LIBRARY ASSOCIATION—meets 2nd Tuesdays A D Paddock Gladstone pres Mrs Gertrude Brumbaugh Ore City sec CLACKAMAS COUNTY MEDICAL SOCIETY—Dr Edwin A Hendry Camby pres Dr W Ross Edion Ore City sec

CLACKAMAS COUNTY PRODUCERS & DISTRIBUTORS ASSOCIATION—John Kunzmon press Mrs
Marlin M Fox sec
CLACKAMAS COUNTY PUBLIC HEALTH ASSOCIATION—Court House—Mrs Errol C Rees press
Mrs. H. A Peeples sec
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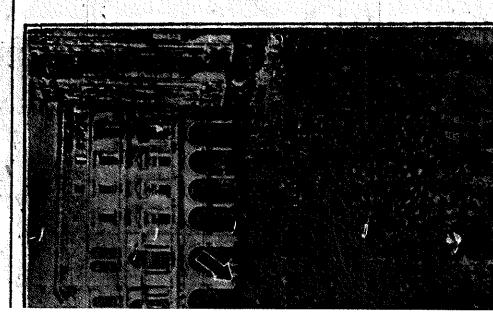


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Last Saturday night, while property owners of the main steam were indifferent or too busy to attend the city road meeting, these energetic people marched down the hill and marched back again, but not until they had put across a program providing for the construction of a new and greatly needed bridge over the Madison street canyon. That was not all. They recognized the necessity of cleaner streets in the business section as else where, so they voted \$5,000 for the purchase and maintenance of a street flusher. Glory bel

Our hat is off to Buena Vista, and for all the name stands for. We now know where to go when a public improvement is desired. Let it be remarked in passing that it is no selfish spirit which controls the attitude of the Buena Vista men and women. They are interested in their own locality, but are no less affichanged with a deep responsibility for the welfare of the city, as whole. If Buena Vista had saked for the city, as whole. If Buena Vista had saked for the city hall, it would never have been located on its present site, and if they ever seek to move it, good-for to Sprenth, stants

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Come Monday or Tuesday and Select From All Our Finest French Ratines At 75c and 95c Yd. All Our Finest Ratine Voiles All Wanted Plain Shades—Cheeks, Phaids and Nub—Heather Mixtures, Fitc., Etc.

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Historic era ends for Oregon City dub

By LINDA MCCARTHY
Compandent, The Oregonian CAGGON CTIY—A neighbor.
hood club that was organized 64
years ago has closed its clubhouse
doors, marking the end of an era in

The Buena Vista Civic Improvement Clib on Wednesday donated to the city its clubhouse in Attingson Memorial Park on Jackson Street near 16th Street. The gift came 63 years after the group turned over to the city five acres of land it had purchased to be used as a city north.

activ park.

The club was organized Feb. 27, 1923, by residents of the Buena Vista area who felt somewhat isolated from the rest of the city by a deep canyon that separated the area from the city center. The enthusiastic group was ready to push for improvements in the neighborhood, as well as other

parts of the city.

Nell Wiley, the club's last president, said most of the two dozan remaining members — including two charter members — are in fail ing health. She said no one was willing to take over the club presidency when she declined the offer

"I was the last president of the club from 1981 to 1985. When no one else wanted to take the office, it was the beginning of the end for the Buena Vista club. That's been heavy on my heart and my head."

The club was organized in an area that at the time was called "Kansas City." The neighborhood stretches from Jackson to Division streets and from 14th to 18th

organizers of the group immediately went to work on a plan to purchase five acres of vaccant arely went to work on a plan to purchase five acres of vaccant are view of Mount Hood, which was being considered for a housing tract. The young families in the neighborhood wanted to see a park on the property was purchased for 2,000 and the club put to gether a citywide Fourth of July celebration of the land to the city.

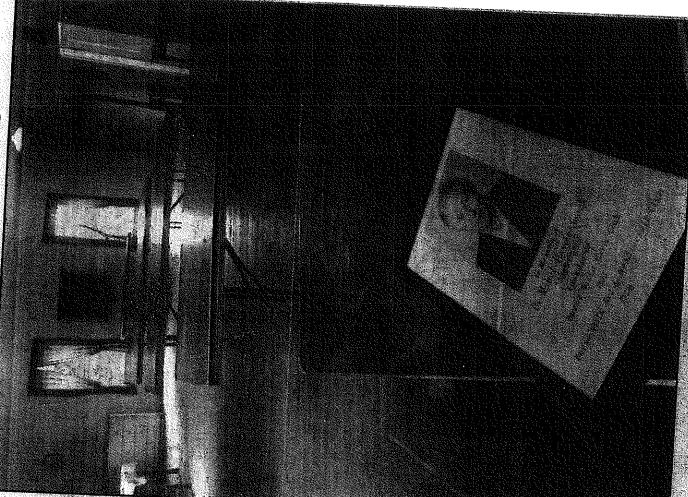
The park was named for the Rev. George H. Attinson, the man who organized the first Congressional chart of the land the club purchased.

The park was named for the Rev. George H. Attinson, the man who organized the first Congressional church in the Northwest and land the club purchased.

In that first year of business, the club also worked on a project to replace the Madison Street Bridge, which the city had labeled as manage. The bridge was an impordents and the rest of the city.

Club members embarked on a number of improvement projects in the neighborhood to spruce up the area, including the planting of the area.

By June 1923, about 400 people belonged to the club. The Briens Vista area was booming and was described in newspaper accounts as the "busiest growing place" in



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By LINDA MCCARTHY

Correspondent, The Cresponian

ORECON CITY — A neighborhood club that was organized 64
years ago has closed its chubhouse
doors, marking the end of an era in
the city.

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to the city its clubhouse in Attinson Memorial Park on Jackson
Street near 16th Street The gift
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1822. by residents of the Buena Vista area who felt somewhat isolated from the rest of the city by a
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1987 ONDONIAN

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Buena Vista 'Dream Realth D Becomes



At the top of Madison Screen bill in the Buena Vista distriction of Oregan City stands Attituses Memorial Park, a five-acrewoodsy tract with facilities for picnicking, a playground artibulifield, and attractive landscaping Near the entrance to the park is Buena Vista chubinose, The area around the park is an artifactive, well-kept residential

Back in 1922 this vision of Buena Vista was just the dream of a few civic minded chizens. In real life, Buena Vista was a run-down fisp-child of the edy, referred to as Kamsas City and sadly in need of better streets, slights and a new bridge across Madison street canyon.

In January, 1923,45 residents of the Buene Vista area mor at the home of Mr. and Mrs. C. H. Shurdhvant, bear on doby something drastic about their community. A month later they formed the Buena Vista Civic Inprovement Club at a mearing held at the home of Anton Naterilla, A. J. Lewis, elected first president, resigned at the near meaning, to be replaced by John Drumm who besided the programment of the wars. Mrs. Gherrer Carothers was these General Carothers was these General Carothers and treasurer.

The club's first move was to re-name the area, and the second to do something about the bridge. The decistive action has resulted was the subject of a front page-cliothal in The Mondule Insorted:

"Last Samuday aight, while property owners of the main stream were indifferent or too busy to attend the other read meeting, these energetic people (Givic Improvement Cab members) marched back forme again, but not until they had pur a

centry needed hadge over the found of the second of the se

i he or age issue betaed, to the orned brenergies to erre myrovenneits, better light setter sener-connections, sha of the organization, one the organizations are the purchase of a 23-bit trait in the triensection of Jackson and Sistemit in establish a part and playeround. A third port the port, begin with small donarious, was recalled by durid-raising themes, card parties, raising themes, count parties, firms, and some help from the fluores, donardonal count hashess firms, and some help from the Kwaris Onth.

The park were domined to the cuty, and these Fourier of July, and these Fourier of July, and dedication. A parade that the cluded 150 celluliers, half of cluded 150 celluliers, half of Christon Chryston Beaut Verdy the Company of t

Account Drought ment on indicate the distribution of the distribut

spire the edint against fires in the park. The clithiouse, still in state justs, was donated by Mr.
and Mrs. Cherie-Suria, Locatdd behind hunder-Oraper Drugstore at Seventh and Context, by
was moved to the park alth by
Cherier members of the othe,
Mile, Iong and George Perrolchill, and removated for use by
completes of the othe.

reachested the organization of the Chirt Chib and is credited this losing his formers, was also the organization of two groups that the othe fasterned, the Oregon Chy floys Band and The Jamber stamp Chib. thing part of 1973 and combined for fact of the years, was the numbers in the second of the second o

Mrs. Eric Hedhan has sorved as Secretary - Presence for the band committee. Other members my system many tenne in making the benul a going project mere Arts. C. A. Thorpe, Mrs. 1905, Characters, and Mrs. Arthritis.

The stemp citth became a country-wide endeavor, and green to a marrier of shore 45 members, thinken ever (Dandress, State Marrier, State Carlotte, committee that dereched

he gramp club.
There are last living charter thembers of the Busin Vista Club, which will materiate an utilitie themselves in club chickes.