

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Buena Vista Social Clubhouse

other names/site number Buena Vista Club; Buena Vista Civic Club

Name of Multiple Property Listing N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

street & number 1601 Jackson Street

☐ not for publication

city or town Oregon City

☐ vicinity

state Oregon

code OR

county Clackamas

code 005

zip code 97222

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: national statewide X local

Applicable National Register Criteria: X A B C D

Signature of certifying official/Title: Deputy State Historic Preservation Officer

Date

Oregon State Historic Preservation Office

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

 entered in the National Register

 determined eligible for the National Register

 determined not eligible for the National Register

 removed from the National Register

 other (explain:)

Signature of the Keeper

Date of Action

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5. Classification

Ownership of Property
(Check as many boxes as apply.)

- | | |
|-------------------------------------|------------------|
| <input type="checkbox"/> | private |
| <input checked="" type="checkbox"/> | public - Local |
| <input type="checkbox"/> | public - State |
| <input type="checkbox"/> | public - Federal |

Category of Property
(Check only **one** box.)

- | | |
|-------------------------------------|-------------|
| <input checked="" type="checkbox"/> | building(s) |
| <input type="checkbox"/> | district |
| <input type="checkbox"/> | site |
| <input type="checkbox"/> | structure |
| <input type="checkbox"/> | object |

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
		site
		structure
		object
1	0	Total

**Number of contributing resources previously
listed in the National Register**

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

SOCIAL/Clubhouse
SOCIAL/Civic

Current Functions
(Enter categories from instructions.)

VACANT/NOT IN USE

7. Description

Architectural Classification
(Enter categories from instructions.)

Other: National Folk

Materials
(Enter categories from instructions.)

foundation: CONCRETE, WOOD
walls: WOOD: Weatherboard

roof: ASPHALT
other: WOOD: Trim

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Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity).

Summary Paragraph

The Buena Vista Social Clubhouse is a civic clubhouse located in Oregon City, Oregon. Oregon City is located in northwestern Clackamas County on the east bank of the Willamette River adjacent to Willamette Falls. The clubhouse building is located within Atkinson Park, which resides within the northern portion of Oregon City south of Abernethy Creek. It is composed of a single, one-story building and has no associated features or contributing landscaping components. The property is roughly bound by Atkinson Park on its northeast, northwest, and southwest elevations, and Jackson Street parallels the building approximately 25' to the southeast. The property boundary is the footprint of the clubhouse building. This boundary includes the 1,267 square-foot building as well as the exterior entry stoops. The rectangular-shaped building is oriented southwest-northeast, parallel to the northwest side of Jackson Street. The gable roof is covered with asphalt shingles and has two shed roof projections; one is located on the northwest elevation and one is located on the northeast elevation. The roof also retains original fascia boards. There are no chimneys associated with the building; however, the roof features six vents. The building is clad in beveled, horizontal drop lap siding and features wood corner boards as well as wood drip molding. The entire exterior is painted white. The foundation rests on an irregular slope and vertical wood board skirting covers the foundation on all sides. The skirting has a narrow v-notch joint. The foundation consists of concrete block and wood board piers. Windows are all one-over-one sash, with one original ca. 1896 wood sash window featuring lambs tongue molding on the southeast elevation, five ca. 1930 wood sash windows, and one ca. 2000 vinyl sash window. The date of the ca. 1930 windows is surmised by their material, wear, and joinery. In addition, there was no indication through archival research that the windows were ever replaced after new windows were installed shortly after the building was moved. All windows exhibit simple wood framing and narrow, beveled exterior wood sills. All of the windows are protected on the exterior with metal chicken wire that could be removed without damaging the building except for two of the windows, which are unobscured. The building has three entry doors located on the northwest elevation, one of which appears to date to ca. 1930 after the building was moved and two that date to ca. 1960 based on materials and design. The primary entrance is located on the northwest elevation near the west corner, a secondary entrance is located along the northwest elevation near the center of the elevation, and a third entrance is located on the northeast elevation. All three entry points have associated, wood-framed stoops, two of which (northwest elevation) exhibit wood railings at the entry stoops. The interior consists of a large, open meeting space, a stage, a kitchen, and a small bathroom. The building was originally constructed ca. 1896 on Block 39, Lot 2 at 619 Center Street and was at that time a residential building (*Oregon City Courier* Dec. 4, 1896). In 1930, the building was moved to its current location (*Banner Courier* Mar. 17, 1930). Alterations that occurred between ca. 1896 and 1930 are not well defined; however, the building was altered in 1930 when it was moved and received additional exterior and interior alteration through the 1960s, including new exterior doors and alterations to the kitchen and bathroom. The only exterior alterations that have occurred since the late 1960s consist of the wood entry stoops and wood railings, which were badly damaged and required replacement ca. 2000. As the building has remained in the same location since it acquired significance (1930) and the setting and structure have been minimally altered since that time, the property retains integrity of location, setting, design, materials, workmanship, feeling, and association. The character defining features of the building include the overall rectangular form; the 9/12 slope gable roof and simple fascia boards; the beveled wood siding, vertical-board foundation skirting, and water table and corner board trim; the ca. 1896 and ca. 1930 wood-framed windows; and the stage projection on the northwest elevation.

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Narrative Description

Location and Setting

The setting of the building is both park-like and wooded, and residential in nature as the property is located within Atkinson Park and within the historic Buena Vista Neighborhood, which is now a component of the greater McLoughlin Neighborhood. Atkinson Park was established in 1923 and totals 5.5 acres. The park features mature deciduous and coniferous trees, paved and unpaved walking trails, picnic benches, barbeque grills, a swing set, and a covered shelter. The McLoughlin Neighborhood has an irregular boundary and an image of the boundary, as well as the boundary of the historic Buena Vista Neighborhood superimposed is provided in the additional documentation. The Buena Vista Neighborhood comprises the northeast portion of the McLoughlin Neighborhood. The Buena Vista Neighborhood is roughly bound by 12th and 14th streets to the southwest, Madison St. to the northwest, 18th Street to the northeast, and Division Street to the east.

The immediate setting of the building consists of grass, four mature deciduous trees, and a concrete walking path that leads from a small paved parking area associated with the park adjacent to Jackson Street past the northwest elevation of the building and continuing into the park's interior. Residential properties located in the vicinity vary in age due to infill over time and date between ca. 1900 through ca. 2000. None of the surrounding landscape features contribute to the significance of the clubhouse building as they were all planted in support of Atkinson Park and are not directly related to the use of the clubhouse building. There is one non-historic bush located adjacent to the primary entrance on the northwest elevation that has an unknown origin and appears a fairly recent planting (ca. 2000). This bush may have been planted when the entry stairs were replaced; however, that was unable to be confirmed.

Exterior

The one-story, wood-framed building rests on concrete block and wood board pier foundation. The roof is gabled with slightly-projecting eaves and simple fascia boards. The building is clad in beveled, horizontal drop lap siding and features corner boards and drip molding, as well as vertical board skirting at the foundation. Windows are all one-over-one sash, with one original ca. 1896 wood sash window featuring lambs tongue molding on the southeast elevation, five ca. 1930 wood sash windows, and one ca. 2000 vinyl sash window. The building has three entry doors located on the northwest elevation, one of which appears to date to ca. 1930 after the building was moved and two that date to ca. 1960 based on materials and design. The primary entrance is located on the northwest elevation near the west corner.

The building contains three main sections due to its being moved in 1930. The main body of the building, the meeting room space, is composed of two, asymmetrical, rectangular squares that show how the building was split when it was brought to its current location in two pieces. The northeast elevation, where the kitchen, restroom, and storage are located, appears to have originally been an exterior porch that was in-filled prior to the building being moved (*Banner Courier* 1930). This is evidenced through early Sanborn maps of the building prior to being moved, which indicate a porch located on the building façade, and the lack of any indication that a porch was ever located on the southwest elevation (Sanborn 1900, 1911, 1925). Based on the orientation of the building shown on the Sanborn, the porch would have most likely been located at one of the gable ends (northeast and southwest elevations). Thus, the northeast elevation was likely the original façade and received a kitchen addition that appears to have occurred ca. 1920. The southeast elevation shows a cut line where the building was split for the move, as well as where siding was patched after the move. This indicates that the siding likely dates to ca. 1930, with some portions of siding located along the lower portion of the walls that may date 10-20 years earlier based on the cut mark and visible weathering.

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The façade faces northwest with three bays. The façade contains (from south to north) the primary entry door, which is a replacement single-leaf steel door (ca. 1960), the projecting shed roof that covers the exterior-projecting stage, and a secondary entrance door that appears original from ca. 1930 and has six wood panels. Both entry doors are accessed via ca. 2000 wood stairs and the primary entrance has a shed roof extension with replacement vertical wood posts (ca. 2000). The replacement of the primary door and replacement of the original entry stairs are the only known alterations on the façade.

The northeast elevation has two bays and contains the rear kitchen, restroom, and Americans with Disabilities Act (ADA) entry ramp. The concrete that leads up to the ramp likely dates to ca. 1950-1960, and the low ramp dates to the replacement of the entry stoop (ca. 2000). There are two doors located on this elevation. One door, which dates to ca. 1960, leads from the entry stoop to the kitchen. The second door leads to a storage closet accessible from the building exterior. Due to vandalism, the storage door is boarded and it is believed that the door beneath likely dates to ca. 1930-1960. As mentioned above, this elevation was likely the original façade until ca. 1920. Most of the material on this elevation dates to ca. 1930 and earlier except for the one ca. 1960 replacement door and ca. 2000 wood entry stoop. The roof covering the shed roof projection is clad in tar paper and some wood rafters are exposed.

The southeast elevation contains six bays and six one-over-one sash windows. One window is original to ca. 1896 (center window) and retains lambs tongue molding, see additional documentation for a picture of this window, as well as the entire exterior and interior. The two windows to the left and right of the center window were replaced ca. 1930 based on material, design, and joinery, and are one-over-one wood sash. These windows are located within the original ca. 1896 window frames and the original pulley mechanism and weight pocket are visible. The last window on the southeast elevation is located at the building's east corner and is a vinyl sash window that was replaced ca. 2000. This is the only window on the building that has been replaced since ca. 1930 and has frosted privacy glass. This elevation also features a metal vent pipe associated with the HVAC system as well as the vertical board skirting along the foundation. A gas meter is attached to the building below the vent pipe.

The southwest elevation contains two bays and two one-over-one, wood-sash windows. Both windows date to ca. 1930 and are located within the original ca. 1896 wood frames. The wood skirting is prominent on this elevation as well. A wood sign that reads "Buena Vista Club" is also located on this elevation and is painted white with black letters. This is not the original sign for the building, and it could be removed.

Interior

The interior consists of a large, open meeting space, a stage, a kitchen, and a small bathroom. The open meeting space exhibits interior plaster, oak flooring, and simple wood base molding. A 1930 article states that after the building was moved a partition was removed from the interior, which is evidenced by a shadow line across the floor adjacent to where the building was divided. In addition, the article states that the kitchen would "remain as is", indicating the configuration of the kitchen is likely the same as it was before the building was moved (*Banner Courier* Mar. 17, 1930).

The oak flooring, based on the evident cut-line from the building's relocation, was likely installed before the building was moved and likely dates to ca. 1910-20 based on materials. The plaster walls appear over 50 years old, but they may not be the original interior plaster. A drop ceiling has been installed in the meeting space; however, panels are missing and the original ceiling, with simple wood crown molding, is visible above the drop ceiling, which could be removed to restore the ceiling. The HVAC system visible in the meeting space appears to date to ca. 1970 and is located adjacent to the south southeast wall. Located on the interior along the northwest wall is a stage that projects from the building and features a polygonal alcove supported by wood timbers bolted to the wall. The stage was added after the building was moved and has similar wood oak flooring as the remainder of the meeting space. An overhead light located above the stage likely dates to ca. 1980 and wood paneling was added to the rear wall of the

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stage ca. 1950-60. The birch wood paneling has a glossy finish. A small mural, depicting geographic and natural forms, is was painted on the interior of the southwest wall at an unknown time. A cork board is located along the northwest wall between the stage and the entrance to the kitchen.

The door leading from the meeting space to the kitchen may date to ca. 1896 as it is the oldest apparent door and likely was the original main door before the porch was modified to add the kitchen. The wood door has four panels and is void of hardware. The kitchen includes a pass-through window connecting the meeting space with the kitchen that was added ca. 1930. The pass-through features a small counter supported by wood brackets. The kitchen floor linoleum likely dates to ca. 1980 based on the design and the cabinets date to ca. 1920. The wood cabinets have simple ceramic knobs and beveled crown molding. The counters and sink were replaced ca. 1960 and the sink hardware likely dates to ca. 1980-90. Lighting in the kitchen also dates to ca. 1980. The ceiling in the kitchen is sloped towards the northeast elevation. All appliances have been removed; however, a shadow of where the stove and refrigerator once sat is visible on the floor and an original three-prong outlet remains.

A short hallway connects the meeting space with the one restroom in the building. The plaster in the bathroom likely dates to ca. 1930, but the floor was replaced ca. 2000 when the vinyl window was added to the bathroom. There isn't any historic material in the bathroom other than the interior plaster.

Alterations

The building's porch appears to have been in-filled ca. 1920. The building was moved in 1930 to its current location, which is the start of the period of significance. The building was split in half for the move. Most of the windows date to ca. 1930, except for one original window (ca. 1896) and one window that dates to ca. 2000. The siding dates from ca. 1910-30 as some of the siding appears to pre-date the 1930 move. In addition, the entry stoops date to ca. 2000, two entry doors date to ca. 1960, and the sign on the southwest elevation was replaced ca. 1980 based on wear.

After the building was moved to its current location in 1930, it received a new foundation, the stage was added, and an interior dividing wall was removed. The drop-ceiling in the meeting space and kitchen flooring were both added/replaced ca. 1980 when the kitchen appears to have had a slight remodel to interior finishes. The bathroom was altered ca. 2000 when the window and flooring were replaced, as well as in the past few years when the bathroom fixtures were removed.

Despite the alteration that has occurred, the building retains many character-defining features associated with the period of significance and retains sufficient integrity to convey its significance. Integrity of location and setting are retained as the building remains within Atkinson Park, in its original location, and no buildings, structures, or objects have been added in the immediate setting. Integrity of materials, design, and workmanship are retained as the original building form, roof, and historic cladding remain minimally altered and the windows retain their one-over-one form and original trim. Integrity of feeling and association remain as the building has not been renovated or significantly altered since the 1960s and is a reflection of the time period within which the building was moved.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☐ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

SOCIAL HISTORY

Period of Significance

1930 - 1968

Significant Dates

1930 – Clubhouse Established

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation (if applicable)

N/A

Architect/Builder

Unknown

Period of Significance (justification)

The Period of Significance (1930-1968), extends from the date that the building became the Buena Vista Social Clubhouse (1930) through the historic period to the last notable event promoted by the group – the celebration of the clubs 45th year in 1968. Though the Club and clubhouse continued to be active after 1968 (the Club formally dissolved in 1987) the period from 1930-1968 includes the most significant and lasting achievements associated with the Buena Vista Social Club; as well as the time period within which all significant exterior alterations occurred to the building.

Criteria Considerations (explanation, if necessary): N/A

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations).

The Buena Vista Social Clubhouse is locally significant under Criterion A, for Social History, for its association with civic and social events that demonstrate a significant pattern of events within the Buena Vista neighborhood and greater McLoughlin Neighborhood. In addition, it is the only non-residential building that remains from the Buena Vista Neighborhood and thus stands as a surviving example of civic activity in the Buena Vista Neighborhood before it was absorbed into the greater McLoughlin Neighborhood. The building retains integrity and has been minimally altered since the period of significance (1930-68).

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Oregon City's Historic Context

Setting

Oregon City, the county seat of Clackamas County, is located southeast of Portland on the east side of the Willamette River, just below the falls, see location maps in the additional documentation section. Its unique topography includes three terraces, which rise above the river, creating an elevation range from about 50' above sea level at the riverbank to more than 250' above sea level on the upper terrace. The lowest terrace, on which the earliest development occurred, is only two blocks or three streets wide, but stretches northward from the falls for several blocks (City of Oregon City 2000).

Originally, industry was located primarily at the south end of Main Street nearest the falls, which provided power. Commercial, governmental and social/fraternal entities developed along Main Street north of the industrial area. Religious and educational structures also appeared along Main Street, but tended to be grouped north of the commercial core. Residential structures filled in along Main Street, as well as along the side and cross streets. As the city grew, the commercial, governmental and social/fraternal structures expanded northward first, and with time eastward and westward to the side and cross streets. Before the turn of the century, residential neighborhoods and schools were developing on the bluff. Some commercial development also occurred on this middle terrace, but the business center of the city continued to be situated on the lower terrace. Between the 1930s and 1950s, many of the downtown churches relocated to the bluff as well. The industrial area remained at the south end of the downtown area throughout the 20th century. As the city continued to grow, development eventually expanded to the upper terrace and spread eastward. The Historic Context Statement for Oregon City (City of Oregon City 2000). The clubhouse building is located on the upper terrace within the northern portion of Oregon City just south of Abernethy Creek. This area is residential in nature and away from the commercial and industrial core of the city.

Periods of Development

Oregon City's historic context is divided into six time periods, as defined and adopted by the city (City of Oregon City 2000). The Native American, Early Exploration, and Fur Trade and Missions period occurred from pre-history through 1846. 1847-65 is defined as the Settlement, Statehood and Steampower period. 1866-83 is defined as the Railroads and Industrial Growth period. The Progressive Era occurred 1884-1913 and is defined by extensive community development and growth. The community was expanding during this time to include new neighborhoods, new roads, and civic capital projects. The Motor Age (1914-40) brought about a strong focus on the automobile and accessibility for trucking and commercial traffic. Highway 99E, referred to in 1923 as the "Super Highway," was constructed through downtown Oregon City during this time. In addition to construction of the highway, street paving improved. A new bridge across the Willamette River replaced the Oregon City-West Linn suspension bridge in 1922. This is the period within which the clubhouse was established. The final major contextual period occurred 1941-50 and is defined by urban growth and an expansion into the upper terrace. This period also saw lots being divided on the upper terrace and community

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densification (City of Oregon City 2000).

A Brief History of Oregon City

Oregon City was the first permanent European settlement in the Willamette Valley and is considered the end of the Oregon Trail. The city was established in 1829 and was later incorporated by Dr. John McLoughlin, who was a Chief Factor of the Hudson's Bay Company, which primarily sold northwest furs. Recognizing the power of the Willamette Falls, McLoughlin established a lumber mill near the falls, which over time has undergone many industrial uses and exploration. He added a sawmill and a gristmill in 1832, both of which were powered by the falls. Word soon spread of McLoughlin's enterprise and many additional settlers soon followed. Platted in 1842 and incorporated in 1844, Oregon City was the first incorporated city west of the Rocky Mountains as well as the first territorial capital of Oregon from 1848 until 1852 when the seat moved to Salem (Carey 1933:397; Horner 1931:147; Keeney and Osborne 2009).

Between 1840 and 1860, the city continued to prosper and grow with development being centered on the falls. Many homesteaders seeking donation land claims (DLCs) came to Oregon City and established some of the state's earliest businesses and residences (Oregon City Land Office ca. 1860). Land was plentiful and nearly any unoccupied tract of land was made available for settlement. Each settler was required to describe the land that they had chosen and file their claim at the office of the Recorder of Provisional Government, located in Oregon City (Clark 1925:199; Keeney and Osborne 2009).

In 1846, the town had more than 500 residents. This year also saw the establishment of both the first Masonic Lodge and first newspaper company in the West. In 1856, the first paper mill in the West was started and, in 1864, the Jacob Brothers established a woolen mill. Main Street was, and still remains, the center of town with industrial activity focused along the southern end and business, commercial, governmental, and civic development occurring along the northern end (Keeney and Osborne 2009).

The principal industries in Oregon City in the 1870s were wool, lumber, and fishing, with nearly all industry focused around the Willamette Falls. In 1888, the first electric company in Oregon was established—the Oregon City Electric Company. Willamette Falls Electric Company soon followed and the two quickly joined. This led to the first long-distance transmission of electricity in the U.S., which occurred at the Willamette Falls in Oregon City in 1889. The line traveled 14 miles from the falls to downtown Portland, terminating at what is now called Chapman Park. The establishment of electrical transmission led to electrical advancements in both Oregon City and Portland including the ability to convert from direct current to alternating current in 1890, as well as the first interurban electrical railroad in the United States, which was established between Oregon City and Portland in 1893 (Clark 1925:303; Keeney and Osborne 2009; Lynch 1973:109).

Topography constrained growth in Oregon City and the impassibility of the Willamette Falls in Oregon City until 1873 when the Willamette Falls Locks were built led to restrictions in shipping. In addition, Portland was able to establish deep water ports along both the Willamette and the Columbia River. These factors, as well as business interests that had begun to establish themselves in Portland, led to Oregon City's slower growth and, ultimately, less dense population (Clark 1925:303; Keeney and Osborne 2009).

The first decades of the twentieth century brought about increased agricultural activity in Oregon City. This included the planting of flax and hops. These industries were focused along the Clackamas River at the northern edge of Oregon City. In 1922, streetcars that had been established as part of the interurban railway of 1893 were required to be removed from Main Street due to the increasing popularity of the automobile and issues that the tracks had created for vehicular traffic. In the early 1920s and throughout the 1930s, multiple gas stations were constructed along Main Street, none of which survive today as all gas stations are now located along OR 99E through downtown (Lynch 1973:354).

As previously mentioned, Oregon City is divided into three basalt terraces that created lower and upper shelves of town. Constrained by these geological features, most growth in the city after 1920 started to occur

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on the upper shelf of the town. During the Depression, the Works Progress Administration (WPA) completed stone steps from downtown to the upper shelf in an attempt to reconnect the two distinct areas. These efforts aided in the creation of one of the most scenic viewpoints in the city but did not spur significant investment in downtown, which continued to grow slowly. As a result, the entire project, known as the McLoughlin Promenade, was listed in the National Register in 2014 (OHS Oregon City Vertical File).

The slowed growth that occurred from the 1920s-40s, due to the Depression and competitive growth occurring in nearby Portland, had a lasting impact on the community, and beginning in the early 1960s, Oregon City's downtown started seeing high vacancy as companies were lured out of the downtown area to Portland and outlying areas within Oregon City that had more parking, space, and modern buildings. Many buildings on Main Street were lost between 1960 and 1980 and many lots remain vacant today (Keeney and Osborne 2009). Although downtown was declining, Oregon City as a whole continued to grow. In 1965, the population of Oregon City was estimated at 8,282 and by 1971 it had grown to 9,176 (Polk 1965, 1971).

The Buena Vista Neighborhood

Prior to the mid 1920s, the area now known as Buena Vista was named "Kansas City" due to the origin of some of the areas early settlers; however, the residents decided to change it in 1923. The neighborhood was located from Jackson to Division Streets and from 14th to 18th streets. Homes began being established in the late 1800s and by 1914 topographic imagery shows that the neighborhood had approximately 35 homes (USGS 1914). By 1939, the neighborhood had fully taken shape and nearly every lot had been developed (USGS 1939). See maps showing this progression in the additional documentation section. Circa 1980, the neighborhood was formally recognized by the city as a jurisdictional boundary and the community that had developed over time was brought in line with modern neighborhood planning within the city. By 1996, the neighborhood was no longer recognized by the city and it had lost the only other non-residential building that defined the community, the Buena Vista Grocery that once stood at the intersection of 16th and Polk streets. With the loss of the grocery store, the Buena Vista Social Clubhouse became the last surviving non-residential building notably associated with the neighborhood. Circa 2003, the land that encompasses the Buena Vista Neighborhood was formally added to the McLoughlin Neighborhood, within which the land currently resides. Though not much is known about the Buena Vista Neighborhood's early development, the clubhouse stands as the best known example in the vicinity of a community and civic building (McGriff 2019).

City directories and prior documentation show that the early residents of the Buena Vista Neighborhood worked in a variety of trades. These include woodworking at the Hawley Pulp and Paper Company (later the Crown Willamette Paper Company), railroad tradesmen at the Portland Traction Company, and cement tradesmen. One of Oregon City's earliest female dentists, Dr. Mabel Hardenbrook, was also an early resident of the neighborhood. Prior to the establishment of the Buena Vista Civic Improvement Club, the neighborhood did not have an active civic presence in the city and there were few non-residential buildings constructed (McGriff 2019; *The Oregonian* July 5, 1987; Polk).

The Buena Vista Civic Improvement Club

The Buena Vista Civic Improvement Club (Club) was formed and organized on February 27, 1923 by forty-five local residents who had a desire to improve their neighborhood. Both men and women were charter members, and many couples joined as well. 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 they had no access to downtown Oregon City. Upon establishment, one of their first orders of business was to rename the neighborhood from Kansas City to Buena Vista (*The Oregonian* July 5, 1987). It is unclear why the residents decided to change the name, but it may have been to attract more residents, or due to the fact that the original settlers, who arrived from Kansas City, had begun to move away or pass on and the name no longer seemed a proper fit.

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The Club came into existence on the heels of the “Progressive Era” of Oregon City’s development, which occurred between 1884 and 1913. Multiple areas of Oregon City were improved during the Progressive Era of 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 swimming pool and other street and highway improvements. Much of these improvements came to fruition because of federal funds. However, the Buena Vista Neighborhood of Oregon City was largely untouched by any progress during that time and did not see the benefits of progressive growth. This was largely due to the general isolation of the community from the remainder of Oregon City and the neighborhood’s small population. This is described in early newspaper articles located in the club scrapbook, which state that the neighborhood was isolated and lacked investment from the city. This meant that the citizens of the Buena Vista Neighborhood needed to form their own group to enact desired changes to the community, leading to the establishment of the only known civic group in Oregon City that was created for the sole purpose of improving a specific city neighborhood. The formation of the Club coincided with Oregon City’s “Motor Age”, which occurred between 1914 and 1940. This had a major impact on the group’s initial direction and early projects and initiatives, which leaned towards roadway improvement. In addition, members of the Club petitioned the road committee to purchase a street cleaner, which ended up benefitting the entire city. The activities of the Club, and their persistent improvement, led to neighborhood growth. As described in the *Morning Enterprise*, the neighborhood was the “busiest growing place in Clackamas County” (Buena Vista Civic Improvement Club Scrapbook; City of Oregon City 2000; McGriff 2019; *The Oregonian* July 5, 1987). This shows a direct correlation between neighborhood growth and success and the establishment of the Buena Vista Civic Improvement Club.

The following excerpt from a 1924 newspaper article, located within the Buena Vista Civic Improvement Club Scrapbook, emphasizes the impact that the Club had on regional growth and that the community was taking notice. It states:

“From a barren patch on Oregon City to a residential suburb of beautiful homes that are springing up on all sides, Buena Vista has attained the record of being the busiest growing place in the county, as witnessed in the latest building reports. Not so long ago, the Buena Vista district, with its now 100 acres, had only four homes. Now the district has many. And they are growing. Much of the credit for this achievement justly belongs to that active civic organization, the Buena Vista Improvement Club, which has been living up to its name with improvements. Buena Vista merits a hand-clap of praise for doing things (Buena Vista Civic Improvement Club Scrapbook).”

The following excerpt is from a 1987 letter from the last president of the club, Nell Wiley to Mr.; Noel J. Klein, City Manager, which provides additional information on the club’s formation.

“For your information, the Buena Vista Civic Improvement Club was organized in 1923 by residents of the neighborhood. Shortly thereafter the Club raised money by various means and purchased the land now known as Atkinson Memorial Park from the heirs of Dr. Atkinson and a then local dentist, Dr. L. G. Ice. The Buena Club was instrumental in putting playground equipment in the Park, as well as other improvements to the Park and the neighborhood. At a later date the Park was donated to the city.”

Nell Wiley, 1987

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 (McGriff 2019; *The Oregonian* July 5, 1987):

- Street improvements- new bridge across the Madison Street canyon;
- Clean neighborhood & downtown streets
- Better street lightening;

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- Improved sewer connections;
- Neighborhood park
- Add more shade trees; and
- Improved street signage.

By June of 1923, approximately 100 people belonged to the Club and it had begun enacting change. One of the first projects the Club initiated was to get the city road commission (on November 21, 1923 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 land at 16th and Jackson streets to establish a park and playground. Families in the area wanted to see a park on the property, this would become the 5.5 acre Atkinson Park (*The Oregonian* July 5, 1987).

The members of the Buena Vista Civic 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 and women of the neighborhood predominantly worked at the Woolen Mills, Crown Willamette Mills and Hawley Pulp and Paper and stay at home mothers. A notable exception being Dr. Mabel Hardenbrook who was one of the first women dentists in Oregon City. They all had one thing in common, a desire to improve their neighborhood. This demonstrates a significant 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 (McGriff 2019; Polk).

The names of the original charter members, as well as known members of the Club during the period of significance, is provided in the additional documentation section at the end of this document.

Atkinson Park

Atkinson Park was dedicated July 4, 1924. The park encompasses 5.5 acres and was purchased with funds raised by the Buena Vista Civic Improvement Club from Mrs. Anna Warren, daughter of Rev. George H. Atkinson. The sale included a clause requiring it to be used as a park and be named for Rev. Atkinson. Funds were raised from business donations; however, the largest amount was raised by the Club (Buena Vista Civic Improvement Club Scrapbook). The 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 and a local girl was named Miss Liberty and led the buglers in the procession (*Morning Enterprise* July 1, 1924; *Morning Enterprise* July 4, 1924; *The Oregonian* July 5, 1987).

Civic Involvement in Oregon City

Oregon City has a rich history of civic and social involvement, beginning with the establishment of the first Masonic Lodge in Oregon, Multnomah Lodge No. 1, in 1846 and continuing with the establishment of the first International Order of Odd Fellows (IOOF) Hall in 1853. The city's first charter of the Elks began in 1910 and the first Kiwanis charter began in 1923, the year that the Buena Vista Civic Improvement Club was established. The city's first Rebekahs charter was in 1954 and the first Lions Club was not established until 2008 (City of Oregon City 2000, 2019b, 2019c; Cochran 2008; Oregon City Kiwanis Club 2018; Open Corporates 2019).

Historically, many masons were associated with the trade of stonemasonry; however, multiple types of tradesmen were initiated into the group. One major difference between the masons and the Buena Vista Civic Social Club is that the masons did not allow women to join or hold positions and the social club had significant and early female involvement. Another difference is that the masons had significantly more funding from its donors and members, which is evidenced by the construction of the grand lodge. In addition, they were all tradespeople, again limiting who could join. Though the masons are known for constructing the grand lodge,

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they are not significantly associated with any infrastructural improvements in the city and are not known to have built any additional structures. No buildings or structures remain from the original establishment of the Freemason Masonic Lodge. In 1907, the masons constructed a grand, four-story building in downtown Oregon City on Main Street. That building is currently listed in the National Register and is significant architecturally and as the first Masonic Lodge in Oregon and the oldest lodge west of the Mississippi River. The building is no longer in use as a masonic lodge and has housed a variety of commercial entities over the years (City of Oregon City 2000).

The IOOF organization is largely focused on personal and social development and, similar to the masons, does not allow women to join. Historically, woman could join the Rebekahs, a sister group, if their husbands are in the IOOF, but they could not join as single women (which has changed in recent years). The Rebekahs did not initiate in Oregon City until 1954. The IOOF, similar to the masons, also had a club building, which is located on the upper terrace of Oregon City on 7th Street. The building, which is considered eligible for listing in the National Register, is a two-story brick building and currently serves commercial uses. One similarity between both the Masonic Lodge and IOOF Hall is that both buildings historically served both social and commercial needs and both buildings are no longer in use for social activities. This is in contrast with the Buena Vista club as the clubhouse building has never had a commercial use (City of Oregon City 2019c; IOOF 2019a, 2019b).

The purpose of the Elks organization is to promote and practice the four cardinal virtues of Charity, Justice, Brotherly Love and Fidelity; to promote the welfare and enhance the happiness of its members; to quicken the spirit of American Patriotism and cultivate good fellowship. In addition, the organization requires its members to recognize a belief in God, which is a strong differentiator for this group as access would be limited to those who practice religion. The group did have an impact on Oregon City as a whole and was active in civic affairs in addition to social affairs. The first Elks Lodge in Oregon City was constructed in 1912; however, it was destroyed by fire and replaced in 1923. The building, located on McLoughlin Boulevard across from the Willamette River, was remodeled in 1949 and enlarged in 1968. For those reasons, the building has been previously determined ineligible for listing in the National Register (City of Oregon City 2019b; Elks 2019).

Neither the Rebekahs or Lions Club were established until long after the Buena Vista Civic Improvement Club had gained significance and neither group has an associated building. In addition, though the Kiwanis Club was established the same year at the Buena Vista Civic Improvement Club, it also does not have any associated buildings.

Research did not identify any additional neighborhood groups similar to the Buena Vista Club that were active in Oregon City during the period of significance. Meaning no other groups were identified that had a significant impact on a particular neighborhood's infrastructure or the city's infrastructure as a whole. This shows the unique nature of the Buena Vista Club as it was created out of necessity and was not one of multiple chapters or part of a greater, established organization.

Civic and social involvement is a continual theme within Oregon City and has been since the city was first established. Though there were multiple civic groups active in Oregon City during the time that the Buena Vista Civic Improvement Club was active, they differ from the club in many ways. The Buena Vista club allowed both male and females to join, regardless of marital status, and allowed women to serve in positions. In addition, the club did not dictate membership based on religion, trade, or employment status. The club was focused on improving a specific neighborhood in Oregon City and completed multiple infrastructural projects. Research found that no other social or civic group had the specific goal of improving infrastructure and no other group had as much of an impact on infrastructural development. Thus, the Buena Vista Civic Improvement Club was truly unique in that the neighborhood residents came together, regardless of background or status, and had a significant impact on the neighborhood within which they lived. Another differentiator is the clubhouse building, which has never housed commercial functions, unlike the Mason Lodge and IOOF Hall. The Elks Lodge has only ever been a lodge; however, substantial alteration to the lodge also differentiates the clubhouse, which retains sufficient integrity for listing in the National Register.

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Civic Impact

The Club and the clubhouse building had a significant impact on the local community. As their first action, the group raised funds to purchase a street cleaner for the city to help improve the appearance of city streets and petitioned for a new bridge (1923). Their next major project, a year in the making, was to raise funds to purchase land in the neighborhood for a park (1924). The first funds were from small donations and fundraising by holding dinners, card parties, dances and donations from business firms and the local Kiwanis Club (*The Oregonian* July 5, 1987). Research and review of the club scrapbook does not indicate that the Kiwanis Club and Buena Vista Club were strongly tied and they do not appear to have ever partnered on any initiatives or specific projects.

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. The Club also created programs and activities for the area children and was active from 1923-87 (*Enterprise Courier* May 14, 1965). In 1930, the Buena Vista Social Clubhouse was established, providing a space for membership meetings, fundraisers, dances, stamp club meetings, youth music events, parties, educational lectures, and many social gatherings. Relatives and friends of Club members were allowed to rent the clubhouse for parties and receptions and it was opened to the public for rental use sometime later. The Buena Vista Club house was the center of the social fabric of the neighborhood (Buena Vista Civic Improvement Club Scrapbook; McGriff 2019).

Additional actions taken by the Club to improve the community included: the installation of neighborhood street signs (1923); establishing a 'boy's band' for local youth (1924); building a new bridge over Madison Street (1924); establishing a glee club for both boys and girls (1924); community recreation nights (1924); assisting in the paving of 12th Street (1924); establishing a scholarship fund for local youth (1924); the installation of drinking fountains and street lighting (1924); improvements along Jackson and Division streets (1925); dozens of fundraisers and social events between the late 1920s and 1960s; and establishing a stamp club (1955).

The boy's band was extremely active through the 1920s, playing music at dozens of events, parades, celebrations, and holidays. The Club sponsored the group's uniforms and used concerts to raise money for local initiatives (Buena Vista Civic Improvement Club Scrapbook). The Club maintained a scrapbook that is currently located at the Museum of the Oregon Territory and a copy is available online through the City of Oregon City (Buena Vista Civic Improvement Club Scrapbook; City of Oregon City 2019a). The scrapbook provides newspaper clippings, photographs, event brochures, and other archival information that was pivotal in understanding the history and significance of the clubhouse building.

By the 1960s, activity had begun to slow as many original members had passed away and the city had begun to take a more active role in improving the Buena Vista Neighborhood (including maintaining and installing signs and paving roads), taking the burden off of community members to advocate for their isolated community. Entries in the scrapbook show parties, fundraisers, educational lectures, and community celebrations continued to be active through the 1960s; however, no notable events occurred after 1968 that would have contributed to the Club's significance. The last notable event was the celebration of the club's 45th year in 1968. The only events celebrated in the 1970s were social in nature, largely wedding anniversaries, and no initiatives were promoted by the Club. The 1980s saw a period of continued decline and inactivity, with the group formally dissolving in 1987 (Buena Vista Civic Improvement Club Scrapbook). As no notable events were recorded by the club or noted in historic newspapers after 1968, the period of significance for the building is 1930-68 to capture the time period within which the group was most active until the last notable activities occurred

The Buena Vista Social Clubhouse

Ownership History

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The building that would become the Buena Vista Civic Clubhouse was originally constructed in ca. 1896 on Block 39, Lot 2 at 619 Center Street, directly behind the Huntley Drugstore. The clubhouse building, which is defined by a cut in the siding that divides the building, was moved to its current location in 1930 in two masses and joined on the property to become the Buena Vista Civic Clubhouse. The building was given a new foundation at that time and has resided in the same location within Atkinson Park since 1930 (*Banner Courier* Mar. 17, 1930).

The original owner of the building was Daniel Williams, who constructed the building in ca. 1896. Prior to constructing the residence, Williams had completed a commercial building on the same lot at the southwest corner of Center and Seventh Streets. The building was established ca. 1890 and became known as Huntley's Drug Store; however drug store operations were not conducted by Williams, who served as land lord. Ownership of the building remained with Williams through at least 1913 (*Oregon City Courier* Dec. 4, 1896, June 10, 1904, Oct. 23, 1913).

The 1900 census states that the Williams Family was living on 7th Street and Daniel Williams' occupation is listed as a landlord. Daniel Williams emigrated from Wales in 1849 at the age of 10. His wife Rhoda Williams was born in Wales in 1841 and emigrated in 1854. In 1900, the family included son Daniel (age 37) and daughter Eva (age 14). Their son was born in Wisconsin and their daughter in Oregon. The census also states that Ida gave birth to 10 children with 5 reaching adulthood. Of the nine lodgers living on the property in 1900, the majority were young, single men working at the Hawley Pulp and Paper Company (U.S. Bureau of the Census 1900).

In 1902, Williams' daughter Eva Williams married John E. Surfus (1880-1962); however, 1904 and 1913 Street Assessments show the property remained within the ownership of Daniel Williams. The 1920 U.S. Census states the building's occupants as John Surface (39 years old), Eva W. Surfus (34 years old), and Daniel Williams (father-in-law, 80 years old). Daniel is listed as a widower and John as a plumber for the paper mill. The owner of the property is stated as both Eva and Daniel. The 1930 U.S. Census states that at that time the house was occupied by only John and Eva and John is listed as the building owner. It is believed that the Williams-Surfus family occupied the residence from ca. 1896 until 1930 (*Oregon City Courier* Oct. 24, 1902, June 10, 1904, Oct. 23, 1913; U.S. Bureau of the Census 1920, 1930; 1962).

Eva's obituary states that the couple had been married for 51 years when Eva passes away in 1953. In 1953, the couple continued to live on the property at 613 Center St. and resided within a larger house that had been constructed after the clubhouse building was removed. Mrs. Eva Surfus was a member of the Easter Star and Rebekah social clubs as well as being a member of Atkinson Memorial Congregational Church (1953). She was born in Beavercreek Oregon and spent most of her life living in Oregon (1950; 1953).

Mr. Surfus was born in Rooks Co., Kansas, on January 5, 1880, and had lived in Oregon City for 79 years when he passed away in 1962. He was a member of Mason Lodge No. 1, A.F. & A.M., Lodge No. 3. At the time of his death in 1962, he had been living at the home of a niece, Mrs. Ethel Miller of Lake Oswego, who was raised by Mr. and Mrs. Surfus. John Everett Surfus was the son of Abraham Franklin Surfus and Sarah Margaret Boylan Surfus and the brother of Charles Everett Daniel Surfus (1882-1959) (Find a Grave 1959, 1962).

Charles Surfus was born Mar. 5, 1882 in Kansas and had lived in Oregon City for 76 years when he passed away in 1958. He was a retired cement contractor having worked in Oregon City for many years and also operated a transfer business. Survivors include his brother, John (1880-1962), and several nieces and nephews. His wife, Elma Olsen Surfus, died in 1955. The family had been married for nearly 50 years and wed in December 1907 in Oregon City (Find a Grave 1953, 1962).

The Clubhouse Moves

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A 1930 article states that in March 1930 the building, soon to become the clubhouse, was donated by Mrs. John Surfus and her brother-in-law Charles Surfus to the Buena Vista Civic Improvement Club.

The article also states:

"Mrs. John Surfus, owning a residence at the rear of the Williams Apartments [also known as the Huntley Drug Store] at Seventh and Center Streets, offered the building to her brother-in-law, who in turn presented it to the club. Mike Long and Mr. Davis have moved the building to Atkinson Memorial park in the northeastern part of the city. A partition will be removed to make room for an auditorium, but the kitchen will remain as it is. Meetings of the club and also of the auxiliary are to be held in the building (Banner Courier Mar. 17 1930)."

Research was unable to determine the exact motive for donating the building; however Mrs. Charles Surface was a previous officer for the club, and both she and Charles Surfus were active in the club in the 1920s and 1930s. Their involvement appears to have had an impact on the decision to donate the building (Buena Vista Civic Improvement Club Scrapbook).

1920 and 1930 census records indicate that Charles E. D. Surfus lived at that time near 15th and Monroe Streets in the Buena Vista neighborhood and there is no indication that Charles ever lived in the building (U.S. Bureau of the Census 1920, 1930). The building, which was split and moved in two masses, appears on 1900 and 1925 Sanborn maps; however, the building is no longer indicated on the 1950 Sanborn and is instead shown in its current location. The 1925 Sanborn map also indicates the land on which the clubhouse would stand as vacant (Sanborn 1900, 1925, and 1950). In addition, the 1950 Sanborn shows a much larger residence having been constructed where the clubhouse building once stood, indicating that the family constructed a new home on the same property after the clubhouse was donated. The 1940 census indicates that Eva and John continued to live at 619 Center Street, further indicating that the large building shown in the 1950 Sanborn map was the new Surfus home. Eva's obituary indicates that she and John continued to live at 619 Center Street until her death in 1953 (Find a Grave 1953).

Sanborn maps, historic imagery and building material evidence indicate that the porch indicated in the Sanborn maps was in-filled and converted into the kitchen space prior to being moved to the property (Sanborn 1900, 1911, 1925).

After being moved to its current location in 1930, the building received a renovation that was spearheaded by charter members Mike Long and George Pursefull (*The Oregonian* July 5, 1987). After the building was moved to its current location in 1930, it received a new foundation, the stage was added, and an interior dividing wall was removed. The drop-ceiling in the meeting space and kitchen flooring were both added/replaced ca. 1980 when the kitchen appears to have had a partial remodel. The bathroom was altered ca. 2000 when the window and flooring were replaced, as well as in the past few years when the bathroom fixtures were removed. The entry stairs and ADA ramp date to ca. 2000 and are the last known alterations that have occurred to the exterior. All other exterior alteration dates to the 1960s and earlier.

The building was transferred to the City of Oregon City in 1987 when the Club formally dissolved and currently the building is vacant and not accessible to the public. Over the past year, the Friends of the Buena Vista Club House (FBVCH) have invested time and money to plan necessary renovations to the building in order to keep it from falling into disrepair. Work has been done to clear gutters and remove invasive plants and the building was recently re-connected to electricity and now has working heat. It is the sincere hope of the FBVCH that the building will once again be used for community events and activities and will once again be a significant contributing civic building within the McLoughlin Neighborhood.

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Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67 has been requested)
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☒ Local government
☐ University
☒ Other

Name of repository: Denyse McGriff;
The Museum of the Oregon Territory

Historic Resources Survey Number (if assigned):

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10. Geographical Data

Acreage of Property Less than one

(Do not include previously listed resource acreage; enter "Less than one" if the acreage is .99 or less)

Latitude/Longitude Coordinates

Datum if other than WGS84: N/A

(enter coordinates to 6 decimal places)

1	<u>45.360590°</u>	<u>-122.593280°</u>	3	<u></u>	<u></u>
	Latitude	Longitude		Latitude	Longitude
2	<u></u>	<u></u>	4	<u></u>	<u></u>
	Latitude	Longitude		Latitude	Longitude

Verbal Boundary Description (Describe the boundaries of the property.)

The property boundary is the footprint of the clubhouse building, including the meeting room, stage, kitchen, storage, the exterior staircases and exterior concrete ramp. This boundary includes the 1,267 square foot building as well as the exterior entry stoops. The boundary does not include any associated hardscape or landscape and includes only the clubhouse building. The property is located within the southeastern portion of tax parcel 2-2E-29CD-03000 in the Park Addition subdivision.

Boundary Justification (Explain why the boundaries were selected.)

This boundary was selected as it includes all of the historic features of the property, which is surrounded by Atkinson Park on all sides. Atkinson Park was established in 1924, six years before the clubhouse was moved to its current location, and was not originally designed to have a structure on it. None of the surrounding landscaping was added specifically for the clubhouse and was already present within the park when it was moved in 1930. The park is considered a separate property from the clubhouse building with a different period and area of significance. Though it does contribute to the setting of the clubhouse, it is excluded from the property boundary.

11. Form Prepared By

name/title	<u>Leesa Gratrek; Denyse McGriff; Karin Morey; and Todd Iselin</u>	date	<u>12/08/2019</u>
organization	<u>Friends of the Buena Vista Club House</u>	telephone	<u>(503) 805-6481</u>
street & number	<u>6735 SE Catalina Lane</u>	email	<u>Leesa.gratrek@gmail.com</u>
city or town	<u>Milwaukie</u>	state	<u>Oregon</u> zip code <u>97222</u>

Additional Documentation

Submit the following items with the completed form:

- **Regional Location Map**
- **Local Location Map**
- **Tax Lot Map**
- **Site Plan**
- **Floor Plans (As Applicable)**
- **Photo Location Map** (Include for historic districts and properties having large acreage or numerous resources. Key all photographs to this map and insert immediately after the photo log and before the list of figures).

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Photographs:

Submit clear and descriptive photographs. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property:	Buena Vista Social Clubhouse		
City or Vicinity:	Oregon City		
County:	Clackamas	State:	Oregon
Photographer:	Jessica Iselin (exterior views); Leesa Gratreak (interior views)		
Date Photographed:	Exterior views 09/04/2019 and 06/14/2019 (only Photo 7); interior views 06/14/2019		

Description of Photograph(s) and number, include description of view indicating direction of camera:

- Photo 1 of 15:** OR_ClackamasCounty_BuenaVistaSocialClubhouse_0001
Exterior view facing northwest towards southeast elevation.
- Photo 2 of 15:** OR_ClackamasCounty_BuenaVistaSocialClubhouse_0002
Exterior view facing north towards southwest (left) and southeast (right) elevations.
- Photo 3 of 15:** OR_ClackamasCounty_BuenaVistaSocialClubhouse_0003
Exterior view facing northeast towards southwest elevation.
- Photo 4 of 15:** OR_ClackamasCounty_BuenaVistaSocialClubhouse_0004
Exterior view facing east-northeast towards northwest (left) and southwest (right) elevations.
- Photo 5 of 15:** OR_ClackamasCounty_BuenaVistaSocialClubhouse_0005
Exterior view facing southeast towards northwest elevation.
- Photo 6 of 15:** OR_ClackamasCounty_BuenaVistaSocialClubhouse_0006
Exterior view facing south towards northeast (left) and northwest (right) elevations.
- Photo 7 of 15:** OR_ClackamasCounty_BuenaVistaSocialClubhouse_0007
Detail photo of ca. 1896 wood-sash window. View facing west towards southeast elevation.
- Photo 8 of 15:** OR_ClackamasCounty_BuenaVistaSocialClubhouse_0008
Interior of meeting space, view facing northeast towards northeast elevation.
- Photo 9 of 15:** OR_ClackamasCounty_BuenaVistaSocialClubhouse_0009
Interior of meeting room, view facing west towards southwest elevation.
- Photo 10 of 15:** OR_ClackamasCounty_BuenaVistaSocialClubhouse_0010
Interior of meeting room, view facing northwest towards northwest elevation.
- Photo 11 of 15:** OR_ClackamasCounty_BuenaVistaSocialClubhouse_0011
Interior of kitchen, view facing north towards northeast elevation.

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- Photo 12 of 15:** OR_ClackamasCounty_BuenaVistaSocialClubhouse_0012
Interior of kitchen, view facing east towards southeast elevation.
- Photo 13 of 15:** OR_ClackamasCounty_BuenaVistaSocialClubhouse_0013
Interior of meeting room, view facing north towards northeast elevation.
- Photo 14 of 15:** OR_ClackamasCounty_BuenaVistaSocialClubhouse_0014
Interior of restroom, view facing northwest towards southeast elevation.
- Photo 15 of 15:** OR_ClackamasCounty_BuenaVistaSocialClubhouse_0015
Interior of restroom, view facing northwest towards northeast elevation.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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List of Figures

(Resize, compact, and paste images of maps and historic documents in this section. Place captions, with figure numbers above each image. Orient maps so that north is at the top of the page, all document should be inserted with the top toward the top of the page.)

- Figure 1:** Regional Location Map, Latitude/Longitude Coordinates: 45.360577°, -122.593285°
- Figure 2:** Local Location Map, Latitude/Longitude Coordinates: 45.360577°, -122.593285°
- Figure 3:** Zoomed in Location Map and Tax Lot Boundaries
- Figure 4:** Site Plan. Property located in southern portion of tax lot 2-2E-29CD-03000.
- Figure 5:** Floor Plan, Created by Todd Iselin
- Figure 6:** Elevation Drawings, Created by Todd Iselin
- Figure 7:** Elevation Drawings, Created by Todd Iselin
- Figure 8:** 1914 USGS Topographic Map (USGS 1914). Neighborhood outlined in red.
- Figure 9:** 1939 USGS Topographic Map (USGS 1939). Neighborhood outlined in red.
- Figure 10:** Image showing the McLoughlin Neighborhood overlain with the historic boundary for the Buena Vista Neighborhood (dark blue outline).
- Figure 11:** 1925 Sanborn Map (Sanborn 1925). Clubhouse building highlighted in yellow.
- Figure 12:** 1950 Sanborn Map (Sanborn 1925). The residential building that replaced the Clubhouse highlighted yellow.
- Figure 13:** List of Original and Known Members of the Buena Vista Civic Improvement Club

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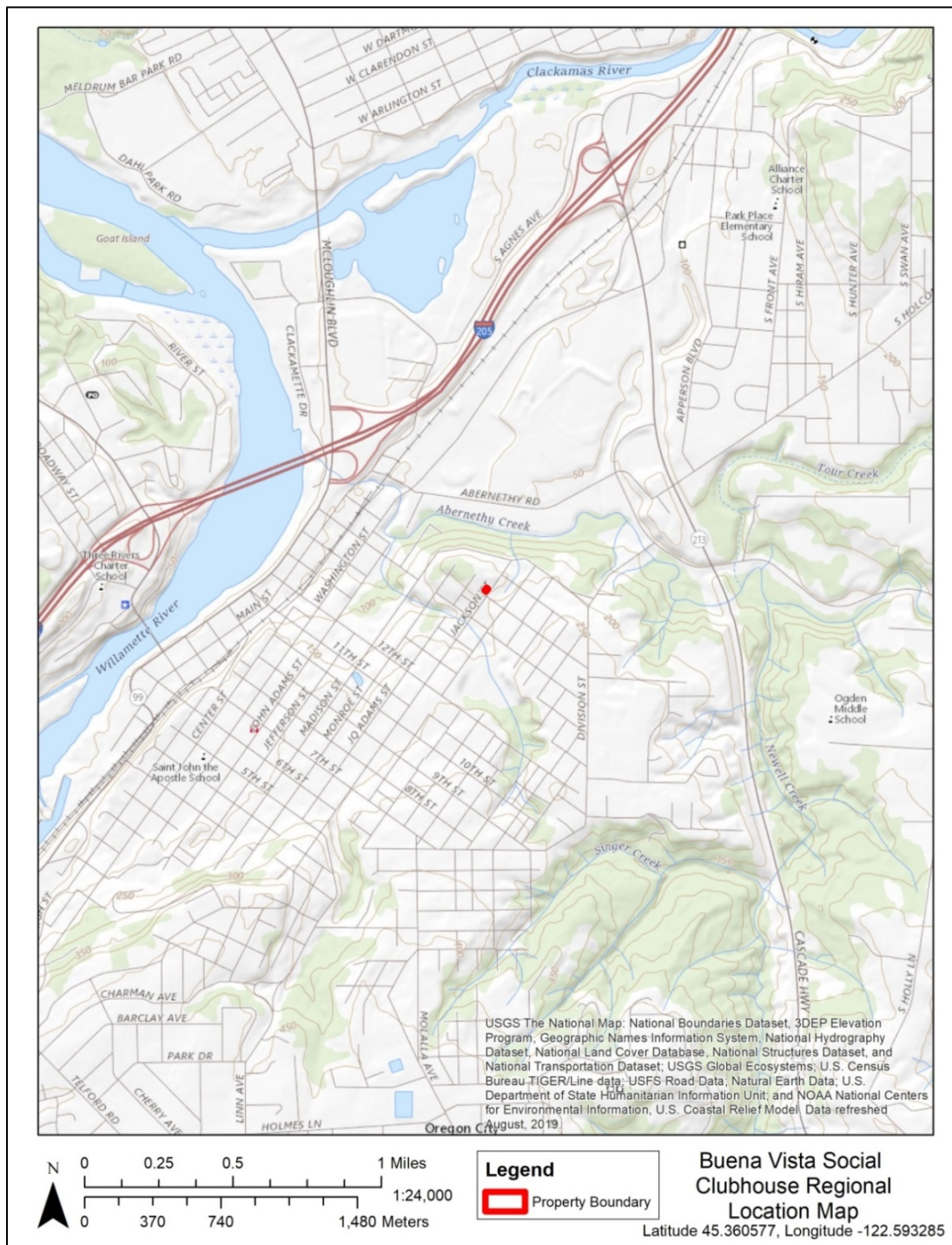
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Figure 1: Regional Location Map, Latitude/Longitude Coordinates: 45.360577°, -122.593285°



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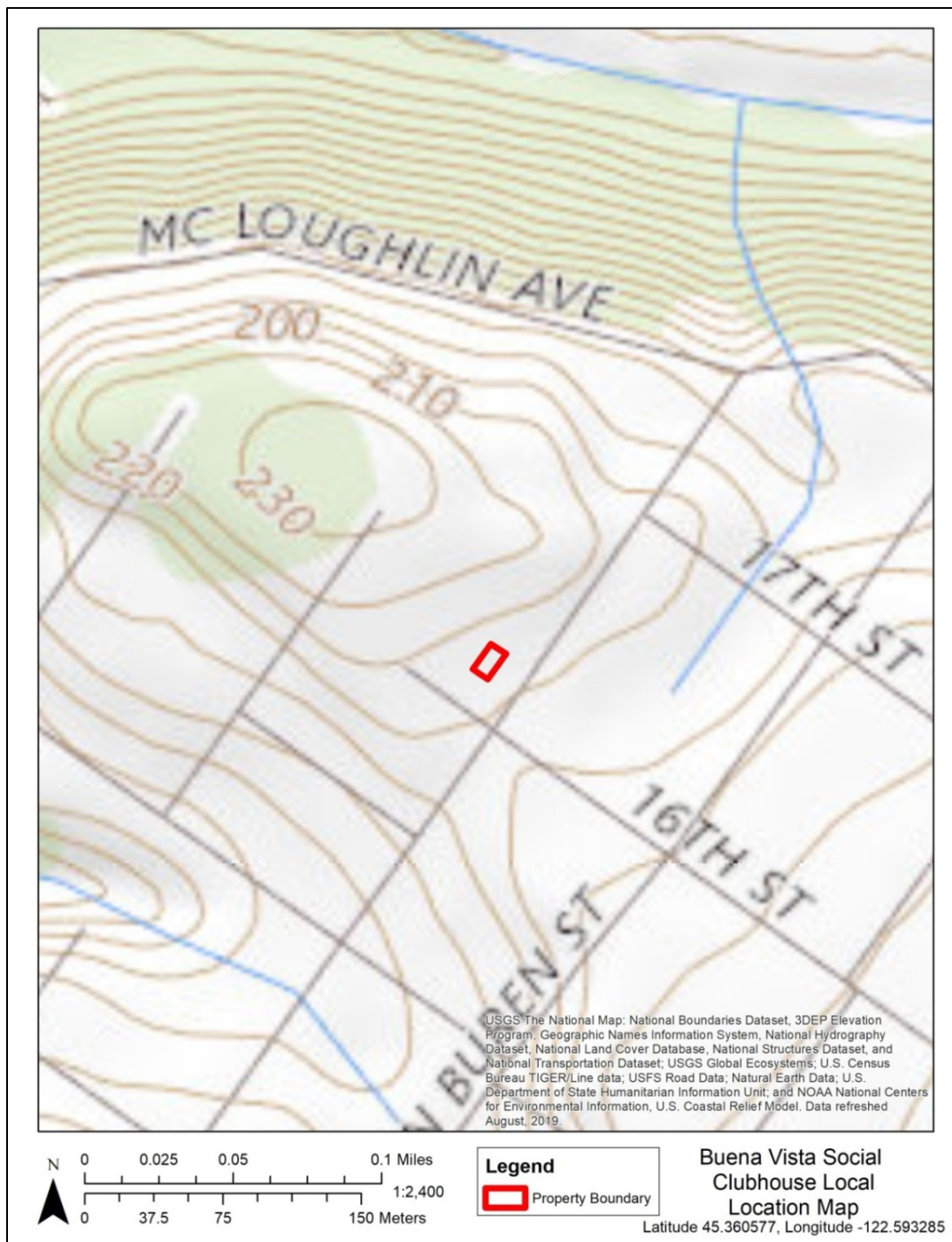
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N/A

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Figure 2: Local Location Map, Latitude/Longitude Coordinates: 45.360577°, -122.593285°



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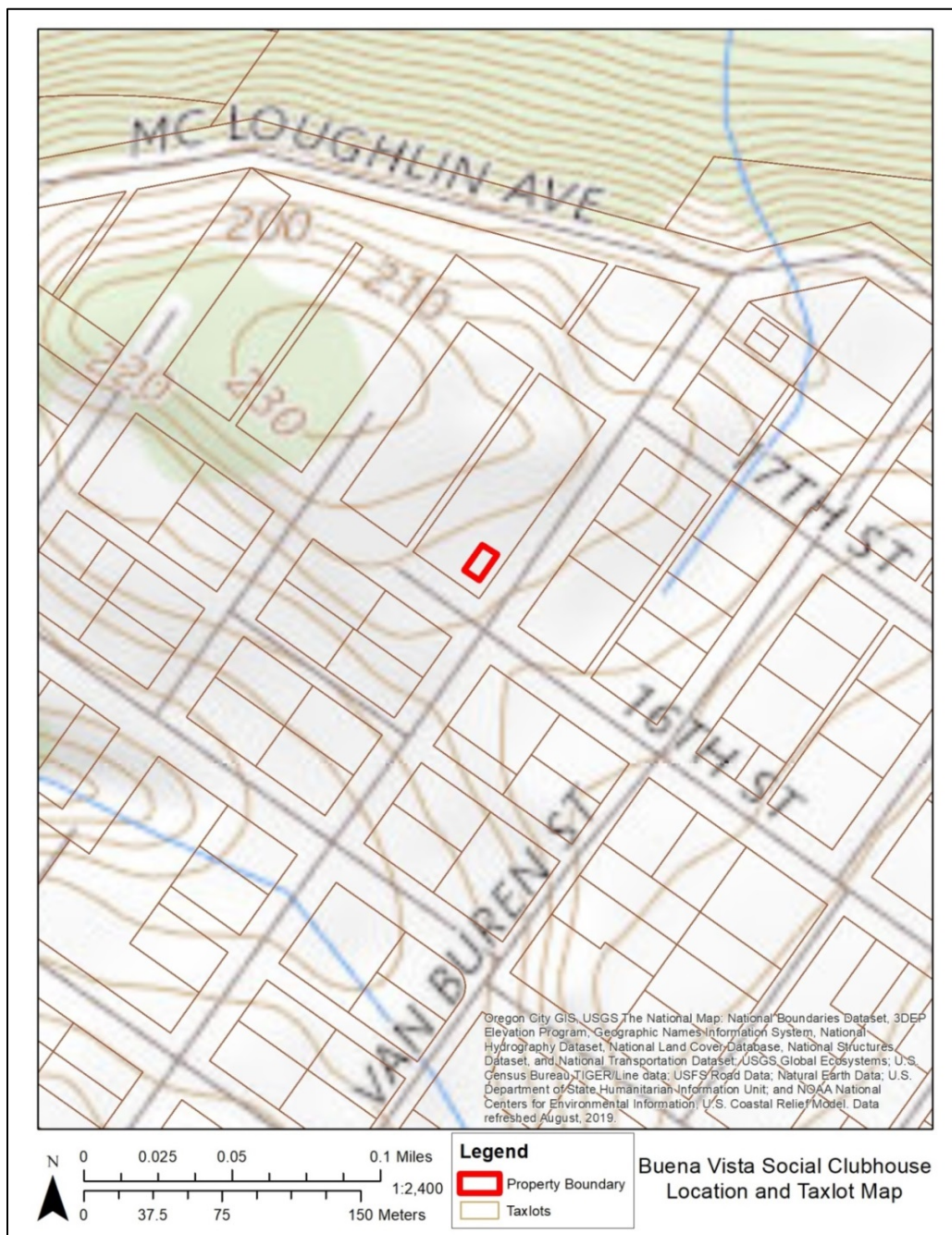
County and State

N/A

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Figure 3: Zoomed in Location Map and Tax Lot Boundaries. Property located on tax lot 2-2E-29CD-03000.
(Tax Lot Boundaries provided by Clackamas County Assessor's Office, GIS Shapefile accesses through ArcGIS Map)



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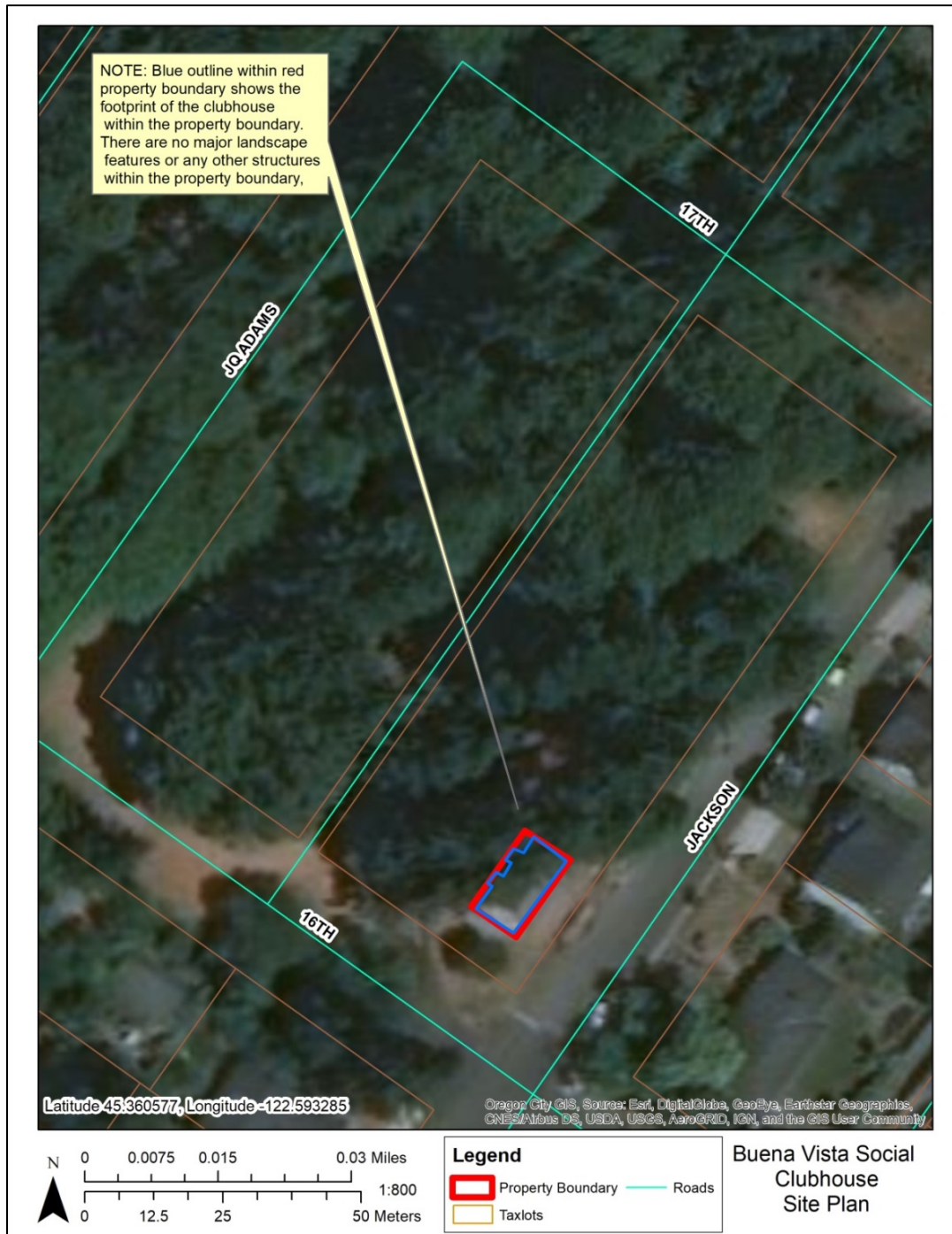
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Figure 4: Site Plan. Property located in southern portion of tax lot 2-2E-29CD-03000.



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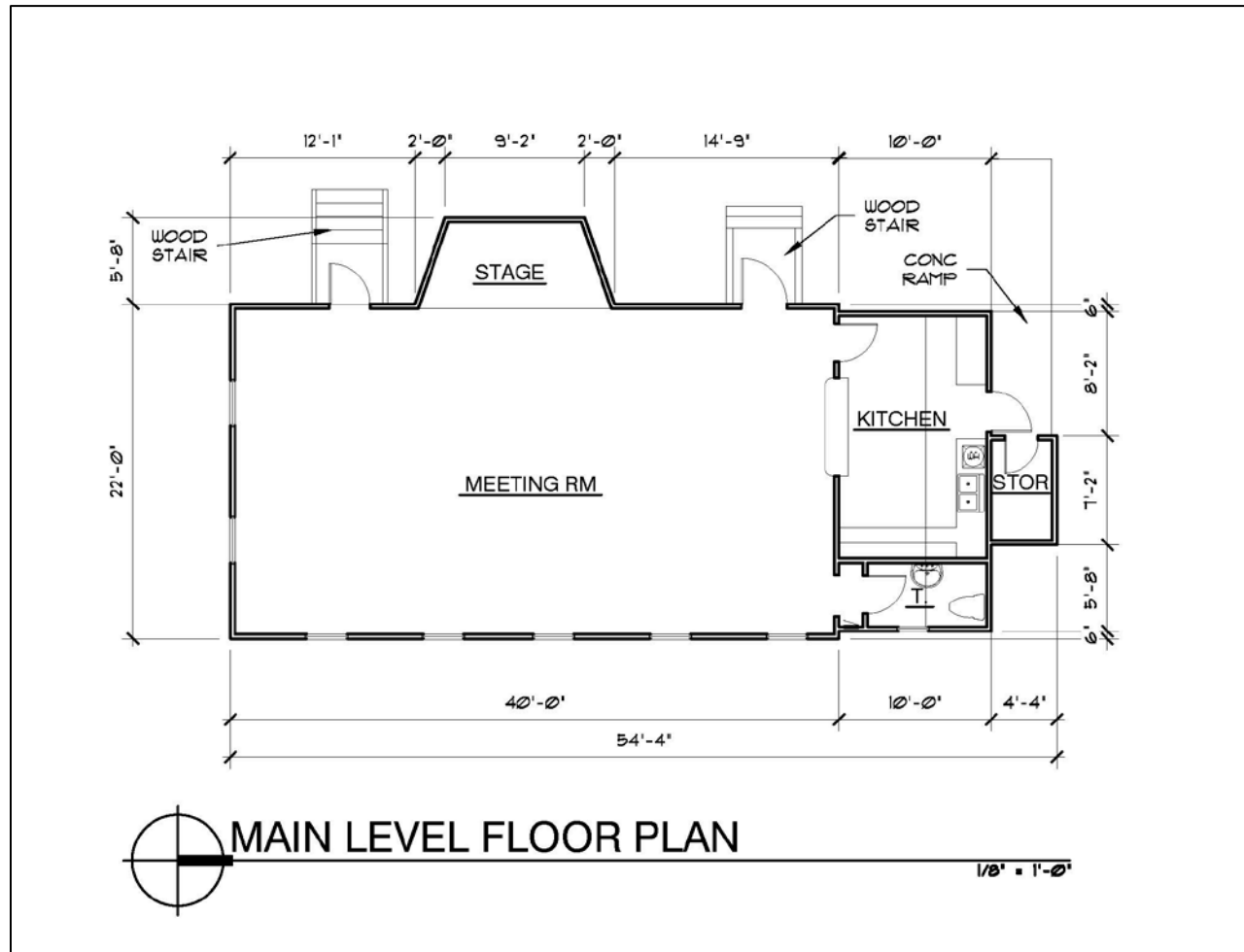
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Figure 5: Floor Plan, Created by Todd Iselin



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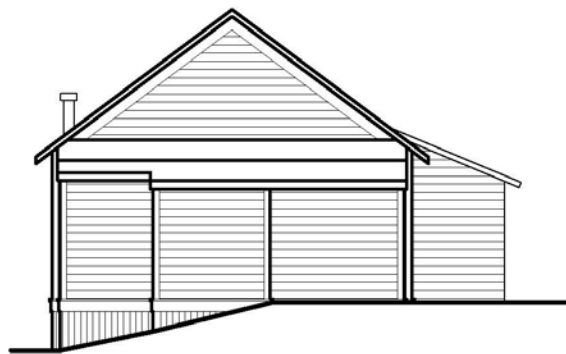
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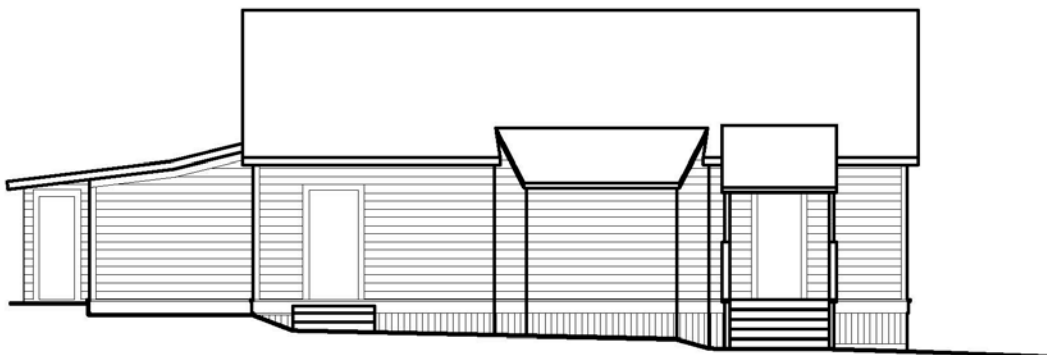
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Figure 6: Elevation Drawings, Created by Todd Iselin



RIGHT (NORTH) ELEVATION

1/8" = 1'-0"



REAR (WEST) ELEVATION

1/8" = 1'-0"

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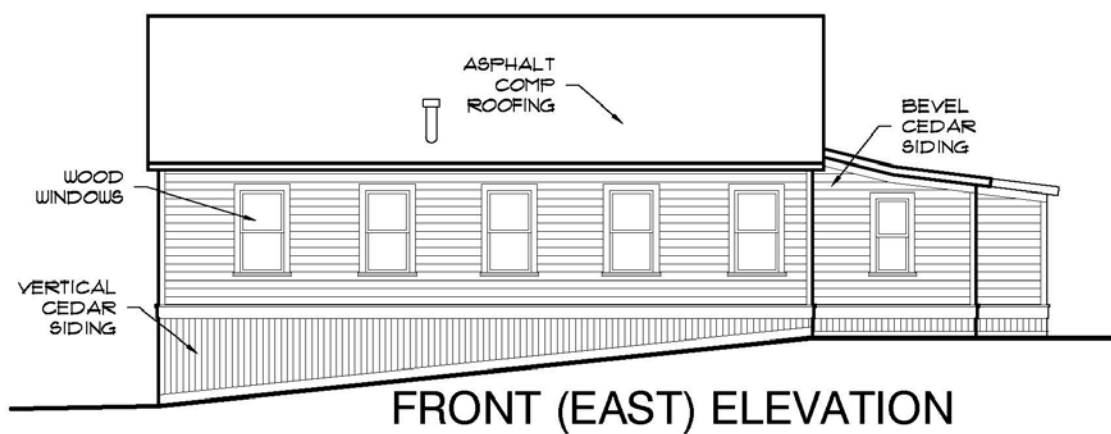
Name of Property
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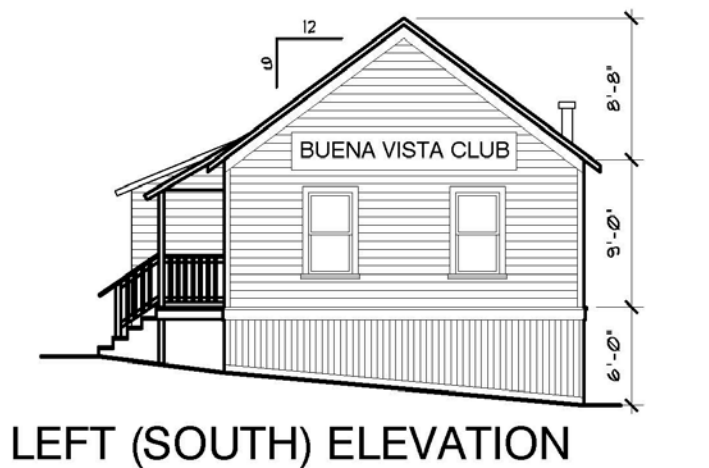
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Figure 7: Elevation Drawings, Created by Todd Iselin



1/8" = 1'-0"



1/8" = 1'-0"

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Figure 8: 1914 USGS Topographic Map (USGS 1914). Neighborhood outlined in red.



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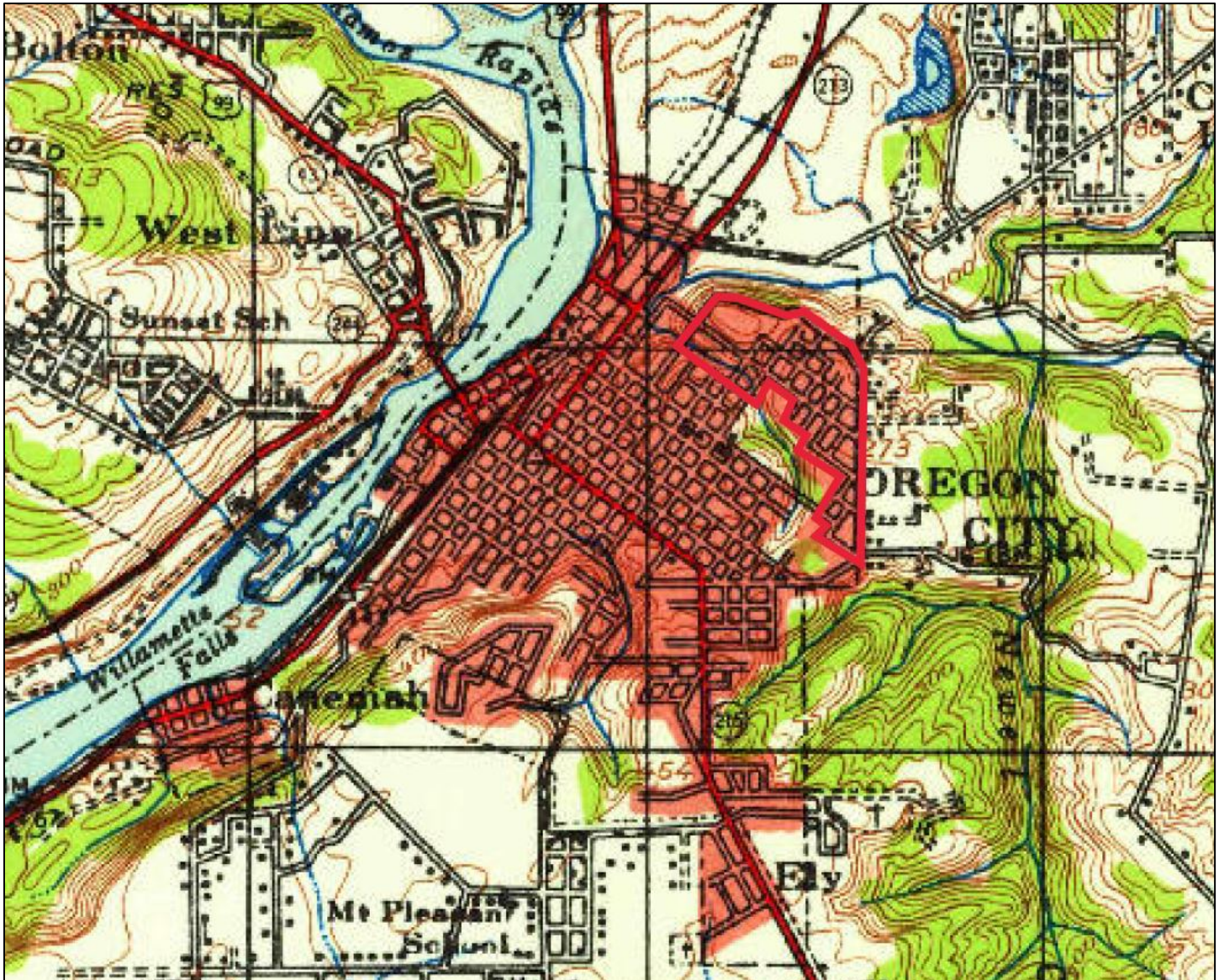
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Figure 9: 1939 USGS Topographic Map (USGS 1939). Neighborhood outlined in red.



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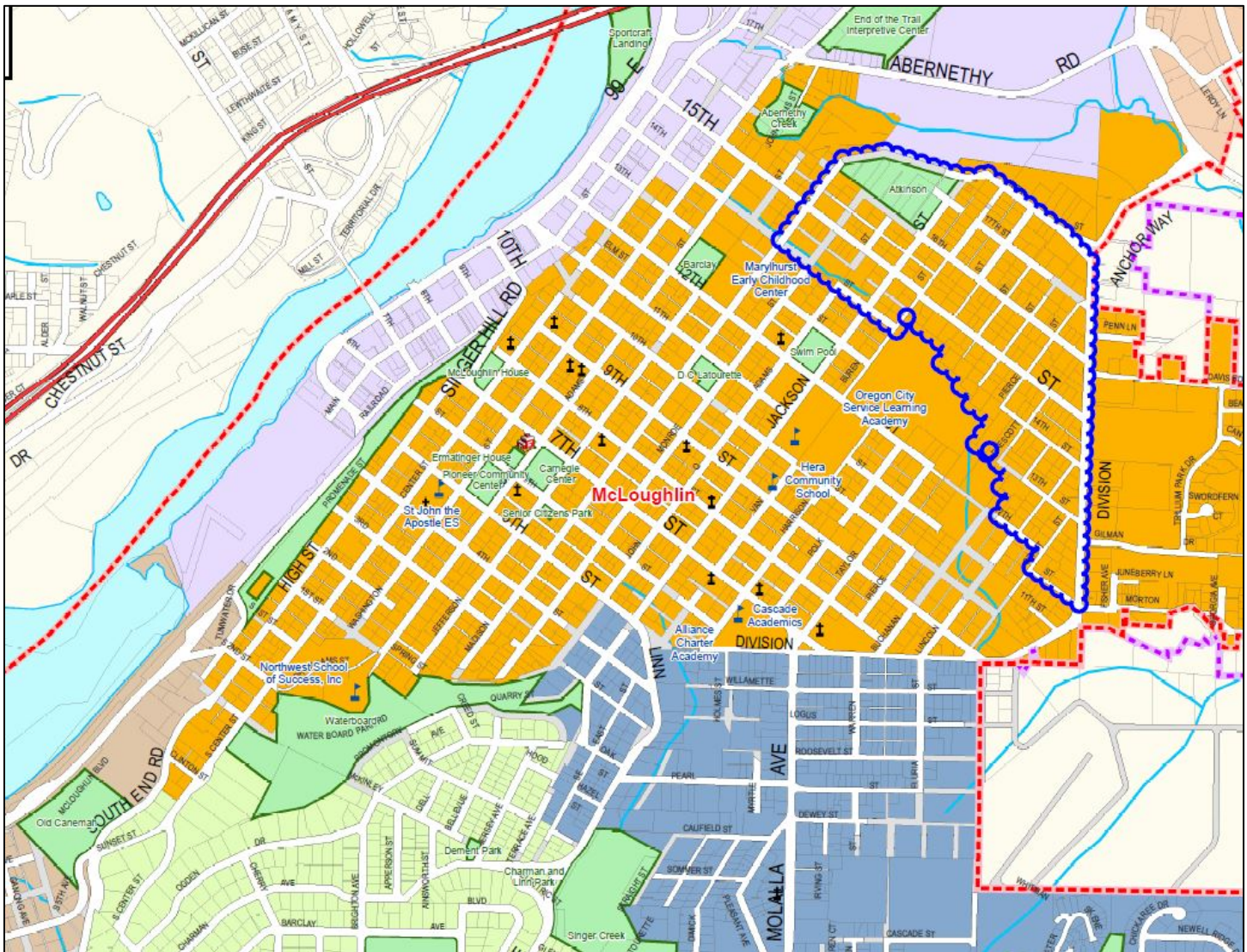
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Figure 10: Image showing the McLoughlin Neighborhood overlain with the historic boundary for the Buena Vista Neighborhood (dark blue outline).



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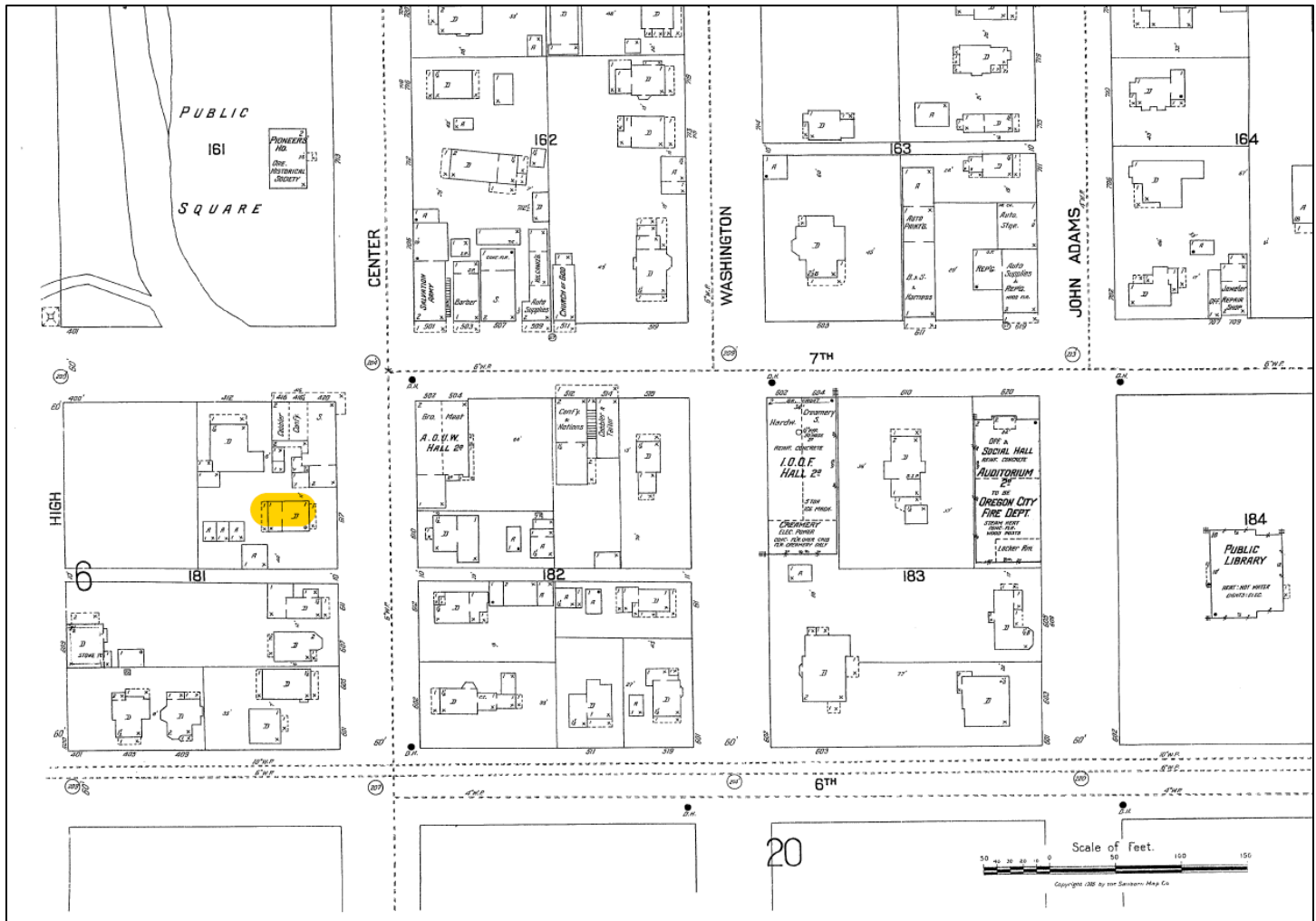
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Figure 11: 1925 Sanborn Map (Sanborn 1925). Clubhouse building highlighted in yellow.



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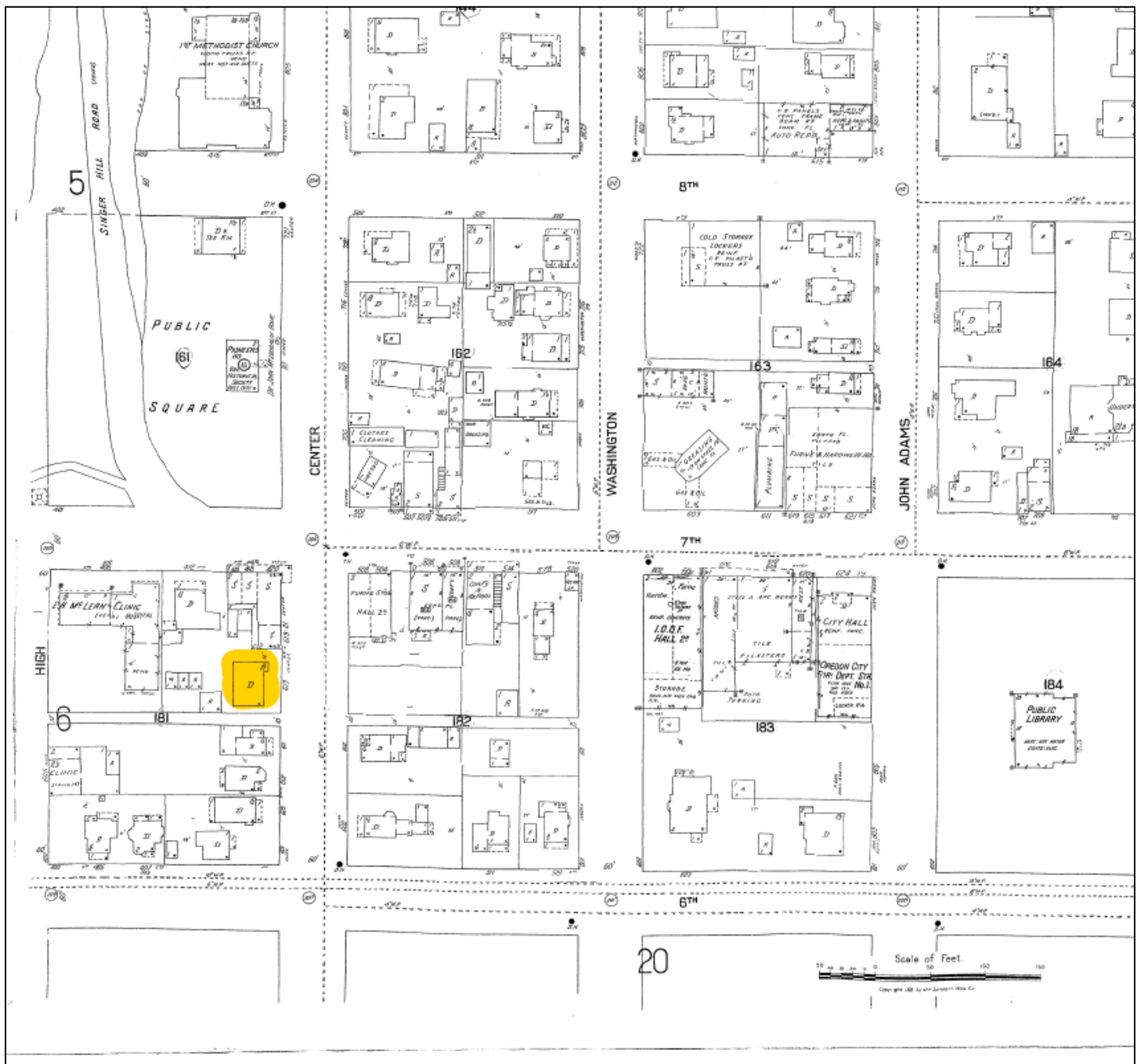
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Figure 12: 1950 Sanborn Map (Sanborn 1925). The residential building that replaced the Clubhouse highlighted yellow.



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Figure 13: List of Original and Known Members of the Buena Vista Civic Improvement Club

Sources: McGriff 2019; *The Oregonian* July 5, 1987; Polk.

Charter Members –

- Ella and Anton Naterlin – the Naterlin's hosted the first meeting of the organization in their home, which is located at 1422 Madison St. and is a listed Oregon City Landmark. Naterlin was a long-standing employee of the Hawley Pulp and Paper Company (Erigero 1983)
- A. J. and Anna Lewis – A. J. was the first Club president and he and his wife were charter members. The couple lived at 1619 Harrison St. in Oregon City.
- Kathryn Vonderahe Carothers and Chester Carothers – Kathryn was the first Club secretary and treasurer and both she and her husband were charter members. Chester worked for the Portland Traction Company and Kathryn was the daughter of Henry Vonderhe, one of Oregon City's early premier builders. The couple lived at 161 Jackson St.
- Jack (John) Drumm – Drumm was a charter member and the second club president. He lived at 1405 Division St.
- Dr. Mabel Hardenbrook – Dr. Hardenbrook was a charter member and prominent community member. His dental clinic was located in the U.S. National Bank Building on Main Street and his home was located at 1602 Jackson St.
- Eric and Mary Hedlund – The Hedlunds were charter members. Eric worked form Crown Willamette Paper Company and the couple lived at 1501 15th St.
- Jack and Mary Charriere – the Charriers were charter members. Jack worked at Crown Willamette Paper Company and lived at 1508 16th St.
- Bessie Anderson – Ms. Anderson was a charter member.
- Mike and Julia Long – The Longs were charter members and aided in renovating the Buena Vista Social Clubhouse after it was moved. Mike was a cement tradesman and assisted with the new foundation. the couple lived at 1307 15th St.
- George Pursefull – Pursefull was a charter member and was also associated with the physical building renovation of the clubhouse.

Additional Members –

- William J. and Myrtle Croner – The Croners were active members and lived at 1817 12th St. William was Club president in 1941.
- Doris and Charles A. Thorpe – The Thorpes were early members and Charles worked for Western Machine Corporation. The couple lived at 1714 16th St.
- Arch and Leona Phillips – The Phillips were early members and Arch worked for Crown Willamette Paper Company. The couple lived at 16th and Division Street and Leona was very active in the club.
- Bernetta Hedlund Nicholas – The daughter of Eric and Mary Hedlund, Bernetta was also active in the Club and lived at 511 15th St.
- Florence and Kenneth Kerns – the Kerns were working class members. Kenneth was a hardware clerk at Fredrich's hardware and Florence was a clerk at Vic's Variety Store. The couple lived at 1810 14th St.
- Agnes and Bert Morgan – The Morgan's were members and lived at 404 Washington St.
- Vera Marshall – Marshall was a member and lived at 1510 Taylor St.
- Charles Scharbach – Scharbach was a member and lived at 18th and Division St.
- Mrs. David Bradley – Mrs. Bradley was a member; however, it is unknown where she lived.
- Donald and Dolores Ireland – The Irelands were members and lived at 507 Abernethy Rd. Donald was employed by Crown Zellerbach Corporation (previously Crown Willamette Paper Company) and

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Dolores was a clerk at Oregon City Hardware.

- Andrew Naterlin (previous officer)
- T. L. Charman (previous officer)
- Mrs. C. Alldredge (previous officer)
- Mrs. Charles Surfus (previous officer)
- P. T. Soreghan (previous officer)
- Roy E. Marshall (previous officer)
- H. C. Arbuckle (previous officer)
- Roy Hedlund (previous officer)
- N. F. Reaksecker (previous officer)
- C. J. Kearney (previous officer)
- Edgar Ingram (previous officer)
- Russell Baker (previous officer)
- Mrs. Ed Hrovat (previous officer)
- Mrs. Lorraine Barnett (previous officer)
- Mrs. Kate Carothers (previous officer)
- Mr. Richard Long (previous officer)
- Mrs. Richard Long (previous officer)
- David Bradley (previous officer)
- Mrs. Lenora Parker (previous officer)
- Mr. Ted. Carpenter (previous officer)
- Mrs. Alice Strickland (previous officer)
- Dell Talent (previous officer)
- Margaret Vidmar (previous officer)
- Carl Goebel (previous officer)
- Mickey Goebel (previous officer)
- Bob Smith (previous officer)
- Nell and Fred Wiley – Nell was the last Club president from 1982-85. Fred was a salesman for Wardrobe Cleaners and Nell was a clerk at the Oregon City Woolen Mills Company. The couple lived at 514 Pleasant Ave.

Known Club Officers (Buena Vista Civic Improvement Club Scrapbook; *The Oregonian* July 5, 1987; Polk) –

- 1923: A. J. Lewis, president; Kate Vonderahe Carothers, secretary/treasurer
- 1923-27: Jack (John) Drumm, president
- 1928: Andrew Naterlin, president
- 1929: T. L. Charman, president
- 1930-32: Mrs. C. Alldredge, president
- 1933: Mrs. Charles Surfus, president
- 1934: C. A. Thorpe, president
- 1935-36: Jack Charriere
- 1937: P. T. Soreghan, president
- 1938: Eric Hedlund, president
- 1939: Roy E. Marshall, president
- 1940: Charles Scharback, president
- 1941: William J. Croner, president; Mary Charriere, secretary

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- 1942-43: H. C. Arbuckle, president
- 1944: Roy Hedlund, president
- 1945-46: N. F. Reaksecker, president
- 1947: C. J. Kearney, president
- 1948: William J. Croner, president
- 1949: Edgar Ingram, president
- 1950-51: Russell Baker, president; Edgar Ingram, vice-president; Mrs. Ed Hrovat, secretary; Mrs. Richard Long, treasurer
- 1952-54: Mr. Ken Kerns, president
- 1955: Russell Baker, president
- 1956-58: Dr. Mabel Hardenbrook, president
- 1959: Eric Hedlund
- 1960-61: David Bradley, president
- 1962: Mrs. Vera Marshall, president; Mr. Ken Kerns, vice-president; Mrs. Lorraine Barnett, secretary; Mrs. Kate Carothers, treasurer
- 1963: Mrs. Vera Marshall, president; Mr. Ken Kerns, vice-president; Mrs. Delores Ireland, secretary; Mrs. Kate Carothers, treasurer
- 1964: Mr. Richard Long, president; Mrs. Lorraine Barnett, vice-president; Mrs. Lenora Parker, secretary; Mr. N. Carpenter, treasurer
- 1965: Mrs. Vera Marshall, president; Mr. Ken Kerns, vice-president; Mrs. Delores Ireland, secretary; Mrs. Kate Carothers, treasurer.
- 1966: Mrs. Lenora Parker, president
- 1967: Mrs. Lenora Parker, president; Mr. Richard Long, vice-president; Mrs. Lorraine Barnett, secretary; Mr. Ted Carpenter, treasurer
- 1968: Mrs. Ken Kerns, president
- 1969: Mrs. Ken Kerns, president; Mr. Richard Long, vice-president; Mrs. Lenora Parker, secretary; Mr. Ted Carpenter, treasurer
- 1972: Mrs. Alice Strickland, president; Mr. Richard Long, vice-president; Mrs. Lenora Parker, secretary; Mr. Ted Carpenter, treasurer
- 1973: Mrs. Alice Strickland, president; Mr. Richard Long, vice-president; Dell Talent, secretary; Mr. Ted Carpenter, treasurer
- 1975: Margaret Vidmar, president
- 1976-77: Mrs. Alice Strickland, president
- 1978: Carl Goebel, president; Mickey Goebel, vice-president, Mrs. Lorraine Barnett, secretary; Bob Smith, treasurer
- 1978-80: Carl Goebel, president
- 1981-87: 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.

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Photo 1 of 15: OR_ClackamasCounty_BuenaVistaSocialClubhouse_0001
Exterior view facing northwest towards southeast elevation.



Photo 2 of 15: OR_ClackamasCounty_BuenaVistaSocialClubhouse_0002
Exterior view facing north towards southwest (left) and southeast (right) elevations.

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Photo 3 of 15: OR_ClackamasCounty_BuenaVistaSocialClubhouse_0003
Exterior view facing northeast towards southwest elevation.



Photo 4 of 15: OR_ClackamasCounty_BuenaVistaSocialClubhouse_0004
Exterior view facing east-northeast towards northwest (left) and southwest (right) elevations.

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Photo 5 of 15: OR_ClackamasCounty_BuenaVistaSocialClubhouse_0005
Exterior view facing southeast towards northwest elevation.



Photo 6 of 15: OR_ClackamasCounty_BuenaVistaSocialClubhouse_0006
Exterior view facing south towards northeast (left) and northwest (right) elevations.

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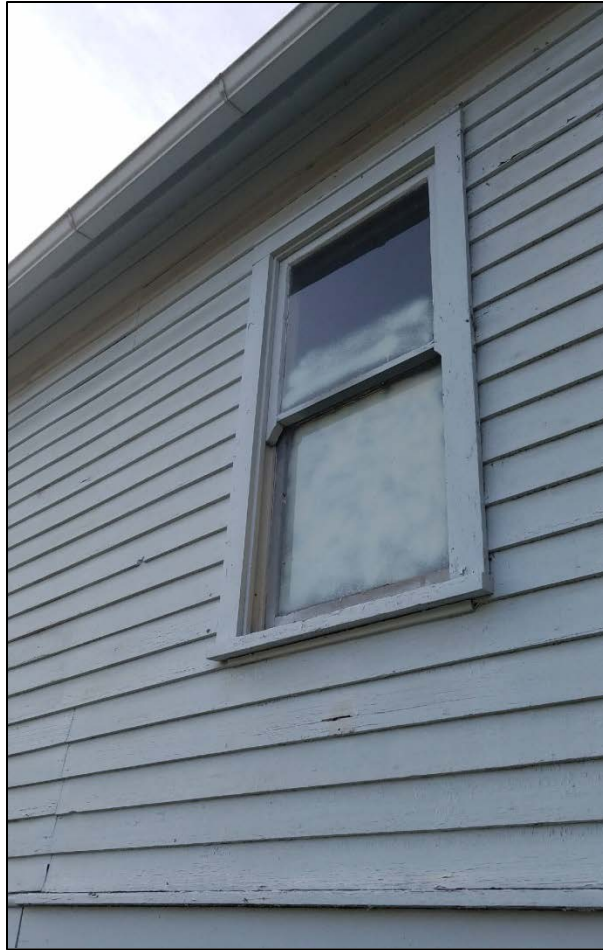


Photo 7 of 15: OR_ClackamasCounty_BuenaVistaSocialClubhouse_0007
Detail photo of ca. 1896 wood-sash window. View facing west towards southeast elevation.



Photo 8 of 15: OR_ClackamasCounty_BuenaVistaSocialClubhouse_0008
Interior of meeting room, view facing northeast towards northeast elevation.

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Photo 9 of 15: OR_ClackamasCounty_BuenaVistaSocialClubhouse_0009
Interior of meeting room, view facing west towards southwest elevation.



Photo 10 of 15: OR_ClackamasCounty_BuenaVistaSocialClubhouse_0010
Interior of meeting room, view facing northwest towards northwest elevation.

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Photo 11 of 15: OR_ClackamasCounty_BuenaVistaSocialClubhouse_0011
Interior of kitchen, view facing north towards northeast elevation.



Photo 12 of 15: OR_ClackamasCounty_BuenaVistaSocialClubhouse_0012
Interior of kitchen, view facing east towards southeast elevation.

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Photo 13 of 15: OR_ClackamasCounty_BuenaVistaSocialClubhouse_0013
Interior of meeting room, view facing north towards northeast elevation.

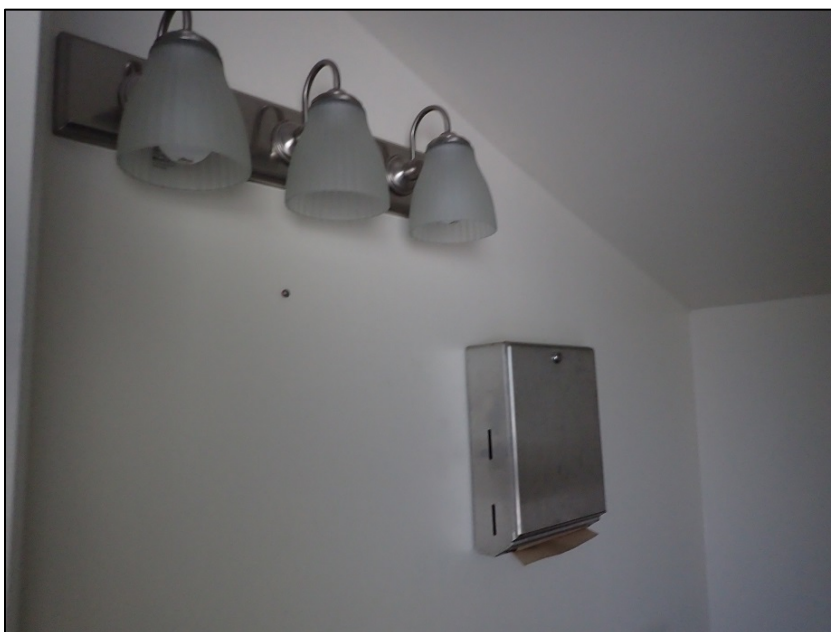


Photo 14 of 15: OR_ClackamasCounty_BuenaVistaSocialClubhouse_0014
Interior of restroom, view facing northwest towards southeast elevation.

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Photo 15 of 15: OR_ClackamasCounty_BuenaVistaSocialClubhouse_0015
Interior of restroom, view facing northwest towards northeast elevation.