FHR-8-300 (11-78)

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received SEP 30 1982
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Babcock, Charles C., House

and/or common N/A

2. Location

street & number 1214 Washington Street N/A not for publication

city, town Oregon City N/A vicinity of congressional district Fifth

state Oregon code 41 county Clackamas code 005

3. Classification

Category	Ownership	Status	Present Use	
___ district	___ public	X occupied	___ agriculture	___ museum
X building(s)	X private	___ unoccupied	___ commercial	___ park
___ structure	___ both	___ work in progress	___ educational	X private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	N/A in process	X yes: restricted	___ government	___ scientific
	N/A being considered	___ yes: unrestricted	___ industrial	___ transportation
		___ no	___ military	___ other:

4. Owner of Property

name Mr. and Mrs. Larry S. Cartales

street & number 1214 Washington Street

city, town Oregon City N/A vicinity of state Oregon 97045

5. Location of Legal Description

courthouse, registry of deeds, etc. Clackamas County Courthouse

street & number 8th and Main Streets

city, town Oregon City state Oregon 97045

6. Representation in Existing Surveys

title Oregon City Architectural/Historical Inventory has this property been determined elegible? ___ yes X no

date 1977 ___ federal ___ state ___ county X local

depository for survey records Oregon City Planning Department

city, town Oregon City state Oregon 97045

7. Description

Condition		Check one	Check one
___ excellent	___ deteriorated	___ unaltered	X original site
X good	___ ruins	X altered	___ moved date N/A
___ fair	___ unexposed		

Describe the present and original (if known) physical appearance

The Babcock House was built as a private residence for Charles C. Babcock and family in 1892. The architect and builder of the Queen Anne Style house are unknown, but craftsmanship and detailing throughout are of fine quality. The house stands today without any major alterations in fair condition, and continues to serve as a private residence for its owners.

Site

The Babcock House is situated in the NE 1/4 of the NE 1/4 of Section 31, Township 2 South, Range 2 East of the Willamette Meridian. The house site encompasses Lots 1, 2, 7 and 8 of Block 69 of the original plat of Oregon City platted in 1850 by Dr. John McLoughlin, retired chief factor of the Hudson's Bay Company Columbia District.

The first Babcock House on the site was constructed on Lot 1 at the NE corner of the block. The old house became the cooking kitchen when the new house was constructed in 1892 on adjoining Lots 7 and 8 of Block 69. The front facade is oriented to the northwest and faces Washington Street. Standing 60 feet above the Willamette River on the city's second level, the house has a fine prospect overlooking lower Oregon City, the river and its northern valley. It is located in the McLoughlin Historic Conservation District and was designated a landmark structure within the district upon adoption of local preservation ordinances in 1980. The district as a whole has potential for listing in the National Register of Historic Places and contains six residences individually listed on the National Register in addition to the McLoughlin House National Historic Site. Many large Douglas Fir and deciduous trees are on the site, a few may be contemporary with the construction of the house. Although the property is often described as having a park-like setting, the remaining landscape elements are the work of subsequent owners.

Exterior

The house is two stories with a full basement and measures 25 feet in width and 55 feet in length. The thick rock foundation was reportedly quarried near Carver, eight miles east of Oregon City. It is set on a brick footing and has tooled joints on the exterior. The foundation is constructed to the sill supporting the main floor joists. Balloon frame wall construction is covered with shiplap siding on all elevations. The roof presents a full gable to the facade and on either side. The rear portion of the house is only one-and-one-half story, with a clipped gable to the rear. The front, side and rear porches all have shed roof construction with a pedimented gable over the main entrance at the front. Each porch with lattice base trim also has a similar gable trim. The turned post details of the front porch are reproduced in the side porch in smaller detail. Typical window construction is one over one double hung sash. Four windows have colored glass in the top sashes.

A polygonal bay window is set on the first floor front, and a two-story bay is formed on the northeast elevation. Beveled bays are decorated with canopies composed of fan brackets. The library window on the ground story of the southwest elevation is unusual. It has turned wood pilasters supporting the fancy brackets of a shingled window hood. Shingles with fancy butts also are found in the ends of the three main roof gables with their flared bases. The gable ends are accented with panels of repeating stylized ornament in the Eastlake tradition. Upper story window architraves are incorporated in the plain board frieze at the top of the wall.

The stove chimney at the rear of the house is original and has a corbelled cap. The original front chimney was removed to the roof line when a new chimney with straight stack was added at the exterior wall. Other exterior alterations are few. Around 1950, a portion of the rear porch was enclosed for a bath. The shiplap siding and trim of this addition match those of the house. Composition roofing is laid over the original shingles, and metal gutters at the eave replace the built-in gutters, which are shingled over. In 1981, four solar panels were added to the southeast rear roof area; these were placed with approval of the Oregon City Historic Review Board and are not visible from the front of the house.

The only other structure on the property is a small shed on Lot 1, facing 13th Street. It is in poor condition. It was built without a foundation within the last 50 years. The old house site is evident at the rear of the property. No evidence remains of the barn which fronted on the alley. The original well location is known. City water was extended to the property in 1890 prior to construction of this house.

Interior

The original interior plan is basically unaltered. The main floor consists of five main rooms. The front door opens into an entry stair hall with an Eastlake style staircase of exceptional craftsmanship lending to the second story. The hall connects by door to the reception room at the front and parlor in the center. The reception room, parlor and dining room are aligned front to rear nearly the full length of the house and are connected by double pocket doors.

The library connects to the central parlor by door. The dining room has a doorway to the side porch, china closet and kitchen. The kitchen has a doorway to the rear porch and a pantry (now a bath). The back stairs connecting to the upstairs and to the basement are in the kitchen. The basement contains two main rooms separated by a bearing stone wall. The rear room contains the original fruit room. The small basement toilet room contained an early funnel toilet.

The upstairs has a central hallway connecting all five main rooms. A bedroom with connecting dressing area is over the reception room and hall at the front. A bedroom is located over the parlor, library and dining room of the main floor. The hall connects to the back stairs and has a corner linen closet and small trunk room. At the rear is the original bathroom.

Unaltered during the historic period of Babcock's occupancy, the house sustained minor interior alterations under subsequent ownerships. Carpeting was added to all rooms on the main floor. The kitchen was modernized, and the two window sills raised and upper sashes shortened. The rear bath also was added. Upstairs, a connecting doorway between the front and middle bedrooms was closed up with the trim remaining. A small kitchen was added in the front bedroom dressing area and a small interior wall section adjoining the closet altered to accommodate appliances. Originally heated by seven wood-burning stoves and a wood burning water heater that have all been removed, the house is now heated by a basement furnace added in 1971 connecting only to the main floor and a wood-burning stove with tile surrounding in the parlor.

Oregon City was the site of early electric production from the Falls of the Willamette. The Babcock House was among the first houses in the city to be wired for electricity. The original lighting fixtures of the main floor are plain 2, 3, and 4 arm brass fixtures dating from about 1910. They are being re-located to the main rooms upstairs, which originally had plain ceramic sockets.

The interior trim and detail is basically unaltered. The rooms connect with 4-panel fir doors surrounded by fancy milled trim with corner blocks. Hinges and trim are cast with designs consistent throughout. The five-panel pocket doors also have cast trim and original works. Each room has a matching base, base cap and picture molding. Of vertical grain fir, the trim is of fine quality.

The turned newel post and banister on the open front stair are of maple or ash with carvings on the newel, beaded trim and medallions on the side. The reception room and front stair have windows set with borders of colored glass and central panels of colored glass set in copper foil with glass jewels.

The upstairs bath is original with wooden tank toilet. The corner sink has a porcelain bowl and marble trim. Of special interest is the fine bath. It has a rounded ash rail all around the top, original fittings and finely detailed raised feet in the Empire style.

8. Significance

Period	Areas of Significance—Check and justify below			
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	___ religion
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science
___ 1500–1599	___ agriculture	___ economics	___ literature	___ sculpture
___ 1600–1699	X architecture	___ education	___ military	___ social/ humanitarian
___ 1700–1799	___ art	___ engineering	___ music	
X 1800–1899	___ commerce	___ exploration/settlement	___ philosophy	___ theater
___ 1900–	___ communications	___ industry	X politics/government	___ transportation
		___ invention		___ other (specify)

Specific dates 1892 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

The two-story, wood frame Queen Anne Style house in Oregon City built for Charles C. Babcock in 1892 occupies a generous four-lot site on the bluff overlooking the central business district and the Willamette River to the west. The house is clad with shiplap siding and has the irregular plan and roofline, polygonal bays and beveled window bays, shingle gable ends, goffered porch pediment and stylized repeating ornament which are distinctive characteristics of the Queen Anne Style. It is one of the best-preserved examples of its style now remaining in Oregon City and is designated property within the McLoughlin Historic Conservation District, which includes most of the original city plat of 1850. Charles Columbus Babcock (1854-1921) was a native of Minnesota who came to Oregon City in 1872 with his father, Christopher C. Babcock. The younger Babcock filled various public positions for most of the years between 1890 and 1918. He served as City Treasurer, City Assessor and Collector, and was the City's first Superintendent of Streets. His wife, the former Hattie L. McCarver, was the granddaughter of Morton Matthew McCarver, overland pioneer of 1843 who laid out the towns of Linnton, Oregon, and Tacoma, Washington. Several McCarver relations lived in the house with the Babcocks in the historic period. The house has undergone only minor changes on the exterior, including construction of an outside chimney, an in-kind enclosure of an area of the back porch for a bathroom, overlay of composition roofing atop original shingles, and replacement of built-in gutters by metal gutters. Similarly, interior changes are limited and consist of such things as kitchen modernization and closure of a connecting doorway between upstairs bedrooms. Originally heated by wood stoves, the house is now heated by a basement furnace and wood-burning stove in the parlor. The house was wired for electricity in 1910, and original brass lighting fixtures are still in use. The house possesses integrity of location, design, setting, materials, workmanship, and feeling. It is significant also for its association with longtime public official Charles C. Babcock, who occupied the house from the time of its construction to his death in 1921.

Charles Columbus Babcock was born in Faribault, Minnesota on November 28, 1854. Charles was the only son of Christopher Columbus Babcock and Christina Addison Babcock. His father served in the Union Army during the Civil War and in 1872, having retired from active business, moved with his wife and 18 year old son to Oregon City. The elder Babcock was respected in the community, often serving as a judge in the local elections until his death in 1907. In 1877, Charles Babcock purchased Lots 1 and 2 which adjoin Lots 7 and 8, which he later purchased in 1892. Joined together, they form the half block site for the present Babcock House. An earlier house on Lots 1 and 2 was a small one-and-one-half story structure and continued in use as the kitchen for the big house until it burned in 1914.

In 1879, Charles married Hattie Lenora McCarver, later to be known as "Aunt Hattie". She was the daughter of Thomas J. McCarver, who was prominent in county politics. Her grandfather was General Morton Matthew McCarver, who, prior to emigrating to Oregon in 1843, founded Burlington, Iowa. With Peter Burnett, he founded Linnton,

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreage of nominated property 0.64 acres (less than one)

Quadrangle name Oregon City, Oregon **Quadrangle scale** 1:24000

UMT References

	Zone	Easting	Northing
A	10	531 380	5022 860
B			
C			
D			
E			
F			
G			
H			

Verbal boundary description and justification The Charles C. Babcock House occupies Lots 1, 2, 7, and 8 of Block 69 of the Original Plat of Oregon City, Clackamas County, Oregon. The parcel measures 132' x 210'.

List all states and counties for properties overlapping state or county boundaries

state	N/A	**code**	**county**	N/A	**code**
state	N/A	**code**	**county**	N/A	**code**

11. Form Prepared By

name/title John S. Chaney

organization N/A **date** April 25, 1982

street & number 517 SE 16th Avenue **telephone** 503/239-0202

city or town Portland **state** Oregon 97214

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national ___ state X local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

title Deputy State Historic Preservation Officer **date** September 23, 1982

For HCRS use only

I hereby certify that this property is included in the National Register

Entered in the National Register

Keeper of the National Register **date** 10/29/82

Attest: **date**

Chief of Registration

Oregon and in 1875, he founded Tacoma, Washington. "Aunt Hattie" was active in local civic activities and later in life, the American Red Cross.

Charles Babcock held many local offices in the fast-growing community of Oregon City. He served as City Treasurer, Assessor and Collector. However, financial matters took second place when he was appointed the first Superintendent of Streets for Oregon City.

Built on stepped rock ledges, Oregon City's commercial and residential areas were dependent on good street development. Charles Babcock served for 16 years as Oregon City Superintendent of Streets. In 1918, at age 64, he retired from public life and worked for Crown Willamette paper mills until his sudden death in 1921. He was a founding member and officer of the Commercial Club and its auxiliary, the "Live Wires." He was also a founding member of the Oregon City Elks Lodge in 1910 and held many offices.

The Babcock House was also the residence of Mrs. Babcock's mother, Mary E. McCarver; brother, Charles McCarver, and sister, Anita McCarver. All were active in local affairs. Miss Anita founded the Clackamas County Humane Society in 1898.

Charles and Hattie Babcock had one son, Charles Addison Babcock. Born in 1880, he resided in both the first house on the site and the existing, but left Oregon City to become a prominent Portland businessman. After graduating from Armstrong Business College in Portland, he entered the employ of R. Palitzsch & Company in 1908; by 1918 he purchased the firm, now re-named C. A. Babcock Company, and operated it until his death in 1960.

The Charles Babcock House is now the residence of Joan M. Cartales, the first woman to be Mayor in the 138 year history of Oregon City.

Lockley, Fred. History of the Columbia River Valley from The Dalles to the Sea. Volumes I and III, S. J. Clarke Publishing Company, Chicago, 1928.

City of Oregon City "Commission Proceedings". Volumes 3-9, years 1880-1923.

City of Oregon City "Water Commission Records", 1890-1945.

Jeff Lohr. "Oregon City Historic Inventory," Clackamas County Historical Society, 1975.

City of Oregon City. "Architectural and Historical Survey", City of Oregon City Planning Department, 1977.

Oregonian (Portland), 14 December 1921; 15 December 1921.

Oregon City Enterprise, 29 February 1944.

Morning Enterprise (Oregon City), 13 December 1921; 15 December 1921; 16 December, 1921.

Interview, Marvin and Fern Hughes, owners of Charles C. Babcock House from 1952 to 1971, 23 April 1982.

Babcock, Charles C., House
1214 Washington Street
Oregon City, Clackamas County, Oregon

1 of 14
Northwest (front) elevation, showing fish-scale shingle siding with in gable end and relief pattern in porch pediment which are typical of the

Queen Anne Style.

John Chaney Photo, 1982
517 SE 62nd Avenue
Portland, OR 97214

Babcock, Charles C., House
1214 Washington Street
Oregon City, Clackamas County, Oregon

2 of 14
Detail of gable on NW (front) elevation

John Chaney Photo, 1982
517 SE 62nd Avenue
Portland, OR 97214

Babcock, Charles C., House
1214 Washington Street
Oregon City, Clackamas County, Oregon

3 of 14
End view of front porch from the Northeast showing beveled window with canopy of solid S-curve brackets.

John Chaney Photo, 1982
517 SE 62nd Avenue
Portland, OR 97214

Babcock, Charles C., House
1214 Washington Street
Oregon City, Clackamas County, Oregon

4 of 14
Northeast (side) elevation, showing side entrance, intact stove chimney, and solar roof panels.

John Chaney Photo, 1982
517 SE 62nd Avenue
Portland, OR 97214

Babcock, Charles C., House
1214 Washington Street
Oregon City, Clackamas County, Oregon

5 of 14
Detail view of easterly end of porch on NE (side) elevation, showing lattice stick work pattern.

John Chaney Photo, 1982
517 SE 62nd Avenue
Portland, OR 97214

Babcock, Charles C., House
1214 Washington Street
Oregon City, Clackamas County, Oregon

6 of 14
Southeast (rear) elevation showing clipped gable, original, corbelled chimney stack, simple, shed-roofed porch.

John Chaney Photo, 1982
517 SE 62nd Avenue
Portland, OR 97214

Babcock, Charles C., House
1214 Washington Street
Oregon City, Clackamas County, Oregon

7 of 14
Southwest (side) elevation, showing removable solar roof panels.

John Chaney Photo, 1982
517 SE 62nd Avenue
Portland, OR 97214

Babcock, Charles C., House
1214 Washington Street
Oregon City, Clackamas County, Oregon

8 fo 14
Southwest (side) elevation.

John Chaney Photo, 1982
517 SE 62nd Avenue
Portland, OR 97214

Babcock, Charles C., House
1214 Washington Street
Oregon City, Clackamas County, Oregon

9 of 14
Detail of ground story hooded window bay, SW elevation.

John Chaney Photo, 1982
517 SE 62nd Avenue
Portland, OR 97214

Babcock, Charles C., House
1214 Washington Street
Oregon City, Clackamas County, Oregon

10 of 14
Eastlake style staircase, entry stairhall.

John Chaney Photo, 1982
517 SE 62nd Avenue
Portland, OR 97214

Babcock, Charles C., House
1214 Washington Street
Oregon City, Clackamas County, Oregon

11 of 14
Pocket doors to parlor typical of woodwork throughout.

John Chaney Photo, 1982
517 SE 62nd Avenue
Portland, OR 97214

Babcock, Charles C., House
1214 Washington Street
Oregon City, Clackamas County, Oregon

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Detail of embossed escutcheons, parlor pocket doors.

John Chaney Photo, 1982
517 SE 62nd Avenue
Portland, OR 97214

Babcock, Charles C., House
1214 Washington Street
Oregon City, Clackamas County, Oregon

13 of 14
Detail of corner block and architrave, typical doorway.

John Chaney Photo, 1982
517 SE 62nd Avenue
Portland, OR 97214

Babcock, Charles C., House
1214 Washington Street
Oregon City, Clackamas County, Oregon

14 of 14
Detail of decorated door hinge typical throughout house.

John Chaney Photo, 1982
517 SE 62nd Avenue
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