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October 20, 2020

VIA E-MAIL

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Cannon Beach Planning Commission and
Mr. Jeffrey Adams
City of Cannon Beach
Post Office Box 368
163 E. Gower Street
Cannon Beach, Oregon 97110

Subject: Appeal¹ by Stanley and Rebecca Roberts (the "Appeal") of Development
Permit for Tax Lot 51031AA00600 (the "Property")

Dear Commissioners and Mr. Adams:

Miller Nash Graham & Dunn LLP represents Haystack Rock, LLC, the owner of the historic Oswald West Cabin, which is adjacent to the Property at issue in the subject Appeal. This comment, made on behalf of our client, opposes the relief sought in the Robertses' Appeal and requests a revocation of their development permit altogether. Please submit this letter into the record for Appeal of AA 20-02, AA 20-03, and AA 20-04. As discussed below, the proposed development fails to meet legal requirements and would be highly detrimental to the City and greater Cannon Beach community.

I. Introduction

This Appeal concerns the Robertses' application to construct a home on the Property, which is a small lot, downhill of the Hemlock S-curves, located adjacent to and south of the Oswald West Cabin—the only property in Cannon Beach listed on the

¹ While we refer to the Robertses' "Appeal" in this submittal, the Robertses actually filed three appeals (AA 20-02, AA 20-03, and AA 20-04). This comment is made for and shall be submitted into the record of each of these three appeals.

National Register of Historic Places. The forested character of the Property and abutting unimproved Nenana right-of-way is of historical significance for the Oswald West Cabin and its proximity to Haystack Rock. As noted in the National Register of Historic Places:

It is clear that inspiration for the means by which further sale of Oregon tidelands to private ownership could be blocked had come to Governor West while he occupied his own summer retreat on what was then uninhabited shoreline.¹ Others would soon discover the wonders of the Oregon Coast. When West bought the property from Mark S. and Edna Warren on September 5, 1911, he had his choice of the entire coast. This site, still intact for the most part, is dramatic and is made more so by the parcel of undeveloped land adjacent to the southwest corner of the holding. The hope is to preserve this most compelling part of coastline that served as West's inspiration and, thereby, to commemorate his far-reaching conservation initiative.

A copy of the National Register of Historic Places listing record for the Oswald West Cabin is attached as Exhibit 1.

The Property has sat undeveloped for decades because of its unsafe location, lack of access, and steep slope, as well as the difficulty of siting a home on a lot this small under clear zoning restrictions imposed by the Cannon Beach Municipal Code (the "CBMC"). The Robertses seek to:

- A. Make an unbuildable lot buildable;
- B. Remove mature City trees to enable their private project;
- C. Build a long nonconforming driveway in the City's unimproved Nenana right-of-way; and
- D. Create a dangerous nonconforming intersection in the Hemlock S-curves.

The City should deny the Robertses' proposals.

One zoning restriction applicable to the Property and central to this Appeal is the Oceanfront Setback requirement in CBMC 17.42.050(6). This setback rule ensures that nearby homes on the ocean shore are built at about the same distance from

the beach, thus preserving the aesthetic quality of the coastline, as well as the scenic views of existing neighbors. It also preserves the natural setting for public beachgoers, including those at Haystack Rock. This setback also addresses a safety issue, with the eroding coastline. Because of the Property's small dimensions, however, this setback requirement renders a significant portion of the lot unbuildable.

Although the Robertses were (or should have been) fully aware of the Oceanfront Setback when they purchased this lot in 2001, they try to pressure the City to not apply the rule. As noted in the staff report, the Oceanfront Setback dates back to at least the 1990s. The Robertses have argued during the application process that their beachfront Property does not technically "abut the ocean shore" because there is an undeveloped public right-of-way between them and the vegetation line, which they claim is a "buildable lot." This argument is nonsensical, since this right-of-way is neither buildable nor a lot. It is legally and literally the ocean shore.

On September 4, 2020, the City issued a decision on the Robertses' application to build a home and access road (the "Decision"²). Therein, the City rejected the Robertses' untenable theory that this undeveloped street was a buildable lot, and accordingly made the routine determination that the Oceanfront Setback rules apply because the Property abuts the ocean shore. The City has consistently applied the Oceanfront Setback rule in this context for decades. The City, however, still granted a conditional "approval" because it found that "it may be possible" for the Robertses to comply with the setback requirement. (Decision at 4.) The City stated that, alternatively, the Robertses could move forward with the project by pursuing a reduction of the setback requirement pursuant to the process in CBMC Chapter 17.64. (Decision at 4 & 6, Condition 2.)

On September 17, 2020, the Robertses filed this Appeal³, requesting reversal of the City's application of the Oceanfront Setback to the Property. They claim that the application of the setback rule to their oceanfront property is unconstitutional, violates numerous state laws, is the product of a review process that is "an elaborate game of under which shell hides the pea[.]" based on unclear and discretionary standards, and is harming them by causing unreasonable cost and delay. Explained below, these arguments are clearly meritless and easily dispatched.

² Findings of Fact, Conclusions, and Order DP# 20-04.

³ Actually, three appeals, as noted in footnote 1.

We do agree with one point the Robertses assert in their Appeal filing. The Decision was not actually an "approval" of the application and should not be treated or designated as such. The Decision is in effect a predetermination of nonexistent, unsubmitted plans, which if submitted in current form will require an application for discretionary approval of a setback variance that is not warranted under the City's zoning code. In fact, it is difficult to understand what plans would even have been subject to review because the Robertses initially failed to submit a required survey, then submitted a survey showing non-compliance with the Oceanfront Setback. The Robertses also omitted a compliant tree plan and other "approved" specifications, despite not being submitted to or reviewed by the City. (Decision at 5, 6; Condition 1.)

As explained below, neither the current plans nor future revised plans are or could be compliant with local code and Oregon law. Accordingly, the Decision should be revoked altogether and a denial should be issued.

II. The Lot Abuts the Ocean Shore and Is Subject to the Oceanfront Setback Requirement

It seems that no explanation is necessary for the propositions that a street is not a lot and that a buildable lot means a tract of land where a dwelling can be erected. Yet, a rejection of these basic principles is at the heart of the Robertses' attempt to avoid compliance with the Oceanfront Setback rule.⁴

The City informed the Robertses, in writing, during the application process that a platted but unimproved public street is not a "lot" and certainly not buildable.⁵ Accordingly, the City also informed the Robertses that their lot abutted the ocean shore, and thus, they would need to show compliance with the Oceanfront Setback in their plans or obtain a variance thereto. *Id.* As set forth below, no other conclusion is possible.

⁴ See memorandum dated August 5, 2020, from Sabrina Pearson to Jeffrey Adams, stating that the Property is not a "[l]ot abutting the oceanshore", because the City owns 'Ocean Avenue', a buildable lot between Tolovana Park Block 1 Lot 13 and the Oregon Coordinate Line." and letter dated August 25, 2020, from Wendie Kellington to Jeffrey Adams arguing that Ocean Avenue is a lot and that it is buildable.

⁵ See August 11, 2020, letter from Jeffrey Adams to Stanley Roberts ("As my earlier letter indicated the City does not consider the platted right-of-way of Ocean Avenue a 'buildable lot' and requests that the steps of 17.42.050(A)(6) be addressed, so that an oceanfront setback line can be established.")

In fact, even just a reference to the definitions section of CBMC illustrates the untenable nature of the Robertses' theory—there are separate subsections for the definitions of "lot" and "street," and there is no overlap between the two:

- **CBMC 17.04.315 Lot.** "'Lot" means a plot, parcel, or tract of land."
- **CBMC 17.04.535 Street.** "'Street" means the entire width between the right-of-way lines of every way for vehicular and pedestrian traffic and includes the terms "road," "highway," "lane," "place," "avenue," "alley" and other similar designations."

If the City intended the term "lot" to include "streets," it could have easily said so. Because it did not, the Robertses' attempted conflation of the two must be rejected. Oregon courts have repeatedly recognized that when a legislative body supplies a definition in a code, that exact definition must be given effect.⁶ Further, when different terms are used in the same code, courts recognize that it is nearly certain the legislative body intended them to have different meanings.⁷

Further, the terms "lot," "parcel," and "tract of land" have accepted meanings in the Oregon land use context—including in Oregon statute—which also must be given effect.⁸ Simply put, "lot" and "parcel" mean single units of land, with the only difference being how they were created—a subdivision or a partition, respectively.⁹ A "tract," on the other hand, means multiple lots or parcels that are contiguous and under common ownership.¹⁰ Streets are nowhere in Oregon law or local code referred to as a lot, parcel, or tract, but instead are consistently defined as the dedicated land providing

⁶ *Comcast Corp. v. Dep't of Revenue*, 356 Or 282, 295, 337 P3d 768 (2014) ("When the legislature provides a definition of a statutory term, we of course use that definition.")

⁷ *Dep't of Transp. v. Stallcup*, 341 Or 93, 101, 138 P3d 9 (2006); *Nw. Nat. Gas Co. v. City of Gresham*, 359 Or 309, 323-24, 374 P3d 829 (2016).

⁸ *State v. McNally*, 361 Or 314, 322, 392 P3d 721 (2017) ("When the phrase is a term of art, drawn from a specialized field, courts 'look to the meaning and usage of those terms in the discipline from which the legislature borrowed them.'" *Comcast Corp. v. Dept. of Rev.*, 356 Or. 282, 296, 337 P.3d 768 (2014).").

⁹ "'Lot' means a single unit of land that is created by a subdivision of land." ORS 92.010(4).

"'Parcel' means a single unit of land that is created by a partition of land. ORS 92.001(6).

¹⁰ "'Tract' means one or more contiguous lots or parcels under the same ownership." ORS 215.010(2).

"'Tract' means a lot or parcel or more than one contiguous lot or parcel in a single ownership." ORS 197.435(7).

ingress/egress to lots, parcels, and tracts of land. Consistent with these universally recognized meanings, the City's zoning code uniformly refers to "streets" as distinct from "lots," "parcels," or "tracts."¹¹

And even if the term "lot" could be distorted to include a street, the street would not be considered "buildable." That term is universally understood in the land use context to mean a tract of land where a *dwelling* may be built. For example, the definitions section of Oregon's "needed housing" states that "'Buildable lands' means lands in urban and urbanizable areas that are suitable, available and necessary for **residential** uses * * *." ORS 197.286(1) (emphasis added). Likewise, Oregon Statewide Planning Goal 10 states that "Buildable Lands" "refers to lands * * * suitable, available and necessary for residential use." Consistent with this common definition, the CBMC uses the terms "buildable" to refer to a lot or other tract of land where a home can be sited. CBMC 17.10.040, 17.08.040. Even if right-of-way could be a buildable lot under City and state law, the subject section of Ocean Avenue is not buildable because it is literally on the beach and not buildable under Oregon Parks and Recreation Department ocean shore permitting laws.

Because Ocean Avenue is neither a lot nor buildable, the Property is a "lot abutting the ocean shore,"¹² and the Oceanfront Setback rule applies to all development thereon.¹³

III. The Oceanfront Setback Rule Is Clear and Objective

Perhaps recognizing the complete lack of legal or logical support for their theory, the Robertses water down their arguments in their Appeal filing, claiming instead that the definitions for "lot" and "buildable" are not "clear and objective" because they *could* refer to a street under the CBMC. The Robertses argue that these "unclear" criteria violate Oregon law mandating that only "clear and objective" standards may apply to the permitting of housing. (Appeal at 4, citing ORS 197.307(4).)

¹¹ See CBMC 17.42.030 [u]ses and activities permitted, which uses the phrase "For lots **or** right-of-way" (emphasis added) six times; see also CBMC 16.04.160, 16.04.180, 16.04.230, 17.08.040, 17.78.030, 17.82.060, etc., treating lots and streets as distinct, non-overlapping terms.

¹² "Lot abutting the ocean shore" means a lot which abuts the Oregon Coordinate Line or a lot **where there is no buildable lot between it and the Oregon Coordinate Line.**" CBMC 17.04.320 (emphasis added).

¹³ "For all lots abutting the ocean shore, the ocean yard shall be determined by the oceanfront setback line." CBMC 17.42.050(6).

The Robertses further argue that there are other unclear terms and criteria in the Oceanfront Setback rule that also violate Oregon statute.

In support of their arguments, the Robertses correctly point out that a standard is unclear if "it can be interpreted to support either of two diametrically opposed conclusions." (Appeal at 4, quoting *Group B LLC v. City of Corvallis*, 72 Or LUBA 74, *aff'd*, 275 Or App 577 (2015), *rev denied*, 359 Or 667 (2016).) Their follow-up premise, however, that "the fact that the City and Applicants disagree on the meaning of the OSS standard demonstrates that the OSS is ambiguous," has been consistently and resoundingly rejected by Oregon courts. *Rudell v. City of Bandon*, 249 Or LUBA 309, 319 (2012) (finding the words and phrases "slope," "foredune," and "relatively flat" clear and objective despite arguments of varying interpretations). The subjective interpretation of the statute by a party is irrelevant; it is for the appellate body to decide whether a code provision is susceptible to more than one reasonable interpretation.

As set forth below, each of the provisions attacked by the Robertses are clear and objective.

A. "Oregon Coordinate Line"

The Robertses argue that "the first thing that is 'ambiguous' * * * is the term 'Oregon Coordinate Line,' which is not defined, does not show up in any dictionary and is not defined in any administrative rule." (Appeal at 5.) The Robertses claim that because this term is part of the definition for "lot abutting ocean shore," the Oceanfront Setback rule is invalid.

The "Oregon Coordinate Line," however, may be one of the most precise measurements in Oregon statutory law. As recognized by the Oregon Court of Appeals, the line establishes the western boundary of all lots abutting the ocean shore. *Save Oregon's Cape Kiwanda Org. v. Tillamook Cty.*, 177 Or App 347, 349, 34 P3d 745 (2001) ("The western property boundary is the Oregon Coordinate Line (OCL), the boundary line between public and private ownership of Oregon beaches.").

The coordinate line is also known as the vegetation line. *State Highway Comm'n v. Bauman*, 16 Or App 275, 277, 517 P2d 1202 (1974) ("The entire property also abuts and lies immediately eastward and upward of the vegetation line or coordinate line established by and described in ORS 390.605 et seq.").

The reason the line is referred to under both names is because the "vegetation line" is established "through detailed descriptions following the Oregon Coordinate System." *Hay v. Oregon Dep't of Transp.*, 301 Or 129, 132, 719 P2d 860, (1986) (internal citations omitted). This coordinate-vegetation line is set forth in ORS 390.770, including 27 coordinate points in Cannon Beach (i.e., between "[a] point on the south side of Tillamook Head near the south boundary of Ecola State Park" and "the north boundary of Tolovana Beach State Wayside.").

Past parties and LUBA have had no issue applying the Oregon Coordinate Line in past cases, including a matter involving Cannon Beach. *Beta Trust v. City of Cannon Beach*, 33 Or LUBA 576, 583 (1997) ("There is no dispute * * * that the grading would occur west of the Oregon Coordinate Line.").

Accordingly, the Oregon Coordinate Line, as set out in Cannon Beach by identification of 27 coordinate points, is not ambiguous and does not offend Oregon law.

B. "Buildable Lot"

The Appeal states that "[t]he second thing that is not 'clear and objective' about the City's OSS, is the term 'buildable lot.'" As set forth in Section 2, above, however, the terms "lot" and "buildable lot" could not be clearer, and certainly do not include a public street.

The Robertses attempt to defend the indefensible by stating that their theory was confirmed orally by city planner Mr. Jeffrey Adams during a meeting with their planning consultant. (Appeal at 7.) The Robertses, however, do not put forth a declaration or other support for this claim. Further, the record contains multiple writings from Mr. Adams stating that the lot was abutting the ocean shore and required to comply with the Oceanfront Setback. And regardless, alleged past oral statements have no relevance to the validity of the City's application of the Oceanfront Setback rule.

C. Qualifying "Buildings"

Next, the Robertses argue that the determination of the Oceanfront Setback rule is itself unclear because the measurement is based on buildings on neighboring lots, and the term "building" is unclear—at least as applied in this case. (Appeal at 7.) This argument, however, is redundant, relying on their theory that Ocean Avenue could qualify as a "buildable lot." The Robertses argue that this ambiguity makes it impossible to know whether the Oswald West Cabin counts as a "building" for

determination of the Oceanfront Setback on the Property because the Oswald West Cabin also abuts Ocean Avenue. As set forth above, the phrase "buildable lot" could not be clearer and does not encompass a platted but unimproved street such as Ocean Avenue.

The Robertses also argue that the Oswald West Cabin does not abut the ocean shore because it contains a developable "plot." (Appeal at 9.) The argument is difficult to decipher because the appeal does not identify how they determined the existence of a "plot." Regardless, even if made up of more than one "plot," the Oswald West Cabin still qualifies as a "lot abutting the oceanshore" because it would be a "tract of land" with a common owner, and thus fall under the CBMC definition of "lot." Moreover, to the extent the Robertses claim that the Cabin is not on a lot abutting the oceanshore (Appeal at 9) they are incorrect. As correctly noted at Appeal at 18, the Cabin is located on Lots 10 and 11. Accordingly, the Oswald West Cabin residence is a qualifying "building" for determination of the Oceanfront Setback on the Property.

D. "Average"

Demonstrating that no stone will be left unturned in challenging the application of the Oceanfront Setback rule to their Property, the Robertses claim that the word "average" is not clear and objective because it cannot be applied to a single qualifying property. (Appeal at 10.) But reference to a children's mathematics textbook will explain that a "set" of numbers can be one number, and that the average of one number is always the number itself. See <https://www.theschoolrun.com/what-is-an-average>; www.calculator.net/average-calculator.html. And even if such elementary principles did not exist, it is clear that the code is using the term in a manner that could apply to one or more buildings.

E. The Decision Did Not "Condition" Approval on Obtaining a "Subjective" Setback Variance

The Robertses' final argument on the lack of clear and objective standards is that the City imposed a requirement that they obtain a setback variance, which is not an objective review. While the Robertses are correct that the variance criteria are not objective, the standards therein were not imposed through the Decision. The City merely observed that the Robertses could either comply with the objective Oceanfront Setback rules or seek a variance thereof.

IV. The Review Process Applicable to the Robertses' Application Is Clear and Objective

In addition to their arguments on purported ambiguous standards, the Robertses claim that the City's review process for a new residence is unclear. In fact, they state that it "is impossible to ascertain under the City code, what process/procedure the City is supposed to apply * * *." (Appeal at 10.)

As set forth in the Decision, however, determining the applicable process is quite simple. Because the proposed development requires a building permit pursuant to the state Family Dwelling Code, the Robertses must also obtain a "development permit." CBMC 17.92.010(A)(1)(a). Unless a development at issue is specifically identified in Title 17 as being subject to a higher level of review (called a Type II or Type III permit), the development permit is designated as Type I and subject to an administrative review. CBMC 17.92.010(A)(1)(b).

Because the City determined that the proposed development was not subject to a higher review, the City imposed the process under CBMC 17.92.010(C)(1) for Type I permits. This section states that:

"The building official shall issue a development permit to the applicant if the building official finds that the work described in an application for a development permit and the plans, specifications, and other data filed with the application conform to the requirements of this title, and any conditions imposed by a reviewing authority. A decision of the building official may be appealed to the planning commission in accordance with Section 17.88.140."

The process in this section could not be clearer. The applicant submits plans and other required information, the City determines compliance with the CBMC, and if in conformance, issues the permit. This decision may then be appealed to the planning commission.

The Robertses argue that the City was not allowed to attach conditions to a Type I permit, which is only permitted for Type 2 reviews. But for the Robertses, the *process* is identical: review by the City and appeal to the planning commission. The only difference in process affects Haystack Rock LLC and the greater Cannon Beach community, and that difference relates to whether the City should have issued public notice. There has been no prejudice to the Robertses related to process, and thus, the

complexity—or lack thereof—in the process is irrelevant to the validity of the substance of the Decision.

V. Application of the Oceanfront Setback Provision Does Not Violate State Density Law

The Robertses argue in Section II.1 that application of the Oceanfront Setback violates ORS 227.175(4)(c) because it requires a reduction in the permitted floor area square footage below the limit in the CBMC. They state that under the CBMC 17.10.040(D), the Robertses are allowed a maximum floor area of 3,000 square feet, and Condition No 2 requires the reduction of the maximum floor area of the Robertses' lot to less than 1,399 square feet.¹⁴

But this argument is based on a conflation of the allowed footprint of a building and maximum square footage in the building. Based on the Robertses' own calculations, it appears that the proposed building footprint must be reduced to comply with the Oceanfront Setback, but the Robertses have not demonstrated that the smaller footprint mandates a building with square footage below the allowable limit. Basically, they ignore their ability to request one or more basements or additional floors.

Even if the Robertses could make this showing, state law does not prohibit a city from applying standard setback rules that may indirectly limit square footage. The law states that the city cannot directly "condition an application for a housing development on a reduction in density." No such condition has been applied in this case, and ORS 227.175 is irrelevant.

VI. The Application of the Oceanfront Setback Is Not Causing the Robertses Delay or Additional Costs

The Robertses next argue in Section II.2 that the Oceanfront Setback cannot be applied to the Property because ORS 197.304(4)(b) forbids the City from imposing regulations, including procedures, that discourage "needed housing through unreasonable cost or delay."

¹⁴ It should be noted that, somehow, despite all the purportedly ambiguous terms incorporated into the Oceanfront Setback provision, the Robertses were able to define in their Appeal where the Oceanfront Setback line would be on their Property, in exactly the same way that the City and surveyors calculate the setback. See Appeal, Exhibit 2.

This argument needs no consideration, however, because the Robertses have incorrectly concluded that the proposed development qualifies as "needed housing." ORS 197.303 provides that while "needed housing" generally includes five types of units, the definition does not encompass "single-family housing" in cities with a population of less than 2,500. ORS 197.303(5)(a); Goal 10 ("Needed Housing Units").¹⁵ In fact, LUBA has specifically found that similar "needed housing" law does not apply in Cannon Beach¹⁶:

"There is no dispute the population of the City of Cannon Beach is less than 2,500 people[, t]herefore * * * the city's plan and land use regulations do not implement either ORS 197.307(6) or the "needed housing" provisions of Goal 10. Accordingly, the city's interpretation of its plan and land use regulations is not subject to reversal or remand on the basis of inconsistency with statutory and goal standards relating to "needed housing."" *Shelter Res., Inc. v. City of Cannon Beach*, 27 Or LUBA 229 (1994).

But even if the Robertses' desired luxury home could qualify as "needed housing," the Oceanfront Setback rule does not impose "unreasonable cost or delay." The Oceanfront Setback rule is easy to apply, and the Robertses should have been fully aware of its implications when they purchased the Property. It is not the Oceanfront Setback that is causing the Robertses any delay or additional costs—it is their unreasonable disregard of rules in drafting their plans and their attempt to compel the City to ignore its own code.

VII. The Application of the Oceanfront Setback Is Constitutional

Finally, the Robertses argue that the Oceanfront Setback may not be applied to their Property because of constitutional limitations. They argue that the regulation causes a "total wipeout of the Robertses' property" and "is not capable of supporting any reasonable dwelling." (Appeal at 14-15.) Thus, they argue, the

¹⁵ *1000 Friends of Oregon v. City of Dundee*, 49 Or LUBA 601, 611-12 (2005) ("ORS 197.303(2)(a) exempts cities with populations less than 2,500 from the responsibility to consider certain types of needed housing. For those smaller cities, for instance, 'needed housing' does not include attached and detached single-family housing * * *").

¹⁶ The population of Cannon Beach is 1,690 according to the 2010 United States Census.

application of the Oceanfront Setback is an unlawful taking under the Fifth Amendment of the United States Constitution.

This argument is meritless because the three limited types of regulatory takings obviously do not apply.¹⁷ First, there is no taking under the economic-impact standards of *Penn Cent. Transp. Co. v. City of New York*, 438 US 104, 98 S Ct 2646, 57 L Ed 2d 631 (1978), because the Oceanfront Setback rule applied to the Property when they purchased the Property, and thus was a part of the Robertses' investment-backed expectations. Nor can the Robertses argue a taking under *Lucas v. So. Carolina Coastal Comm'n*, 505 US 1003, 112 S Ct 2886, 120 L Ed 2d 798 (1992) because the Oceanfront Setback does not deprive them of all reasonable use of the land (they just need to adjust the building's footprint). Finally, there is no violation of the exaction limitations in *Dolan v. City of Tigard*, 512 US 374, 114 S Ct 2309, 129 L Ed 2d 304 (1994) and *Nollan v. California Coastal Comm'n*, 483 US 825, 107 S Ct 3141, 97 L Ed 2d 677 (1987), because the Decision imposes no exaction at all. The Decision simply applies the Oceanfront Setback, which concerns the design of the proposed development itself.

Although irrelevant to the constitutional analysis, it should be noted that the Robertses incorrectly argue that the Oceanfront Setback is being applied to benefit one neighbor. The Oceanfront Setback is being applied because it is applicable to all properties abutting the ocean shore. The fact that there is only one qualifying home for the calculation of the setback in this case is irrelevant. The specific circumstances in a particular review does not transform the nature of the code into a special privilege for a neighbor. Indeed, applicant's Exhibit 5 clearly shows that the view to and from the south of the Oswald West Cabin would be obstructed by the proposal.

¹⁷ *Lingle v. Chevron U.S.A. Inc.*, 544 US 528, 548, 125 S Ct 2074, 161 L Ed 2d 876 (2005) (holding that there are only three categories of regulatory takings, as described in the paragraph above).

VIII. The Decision Should Be Revoked And Other Permits Denied.

As mentioned above, we agree with the Robertses that the Decision was not in effect an "approval" and should not be treated or designated as such.¹⁸ The Robertses are also correct that the Decision should not have been based on conditions.¹⁹

The Decision reviews the proposed development under CBMC 17.92.10(C)(1), which governs Type I permits. (Decision at 5-6.) This type of review, however, does not allow for flexible approval, such as through the imposition of conditions. Rather, the section states that the City shall issue a development permit if "the work described in an application for a development permit and the plans, specifications, and other data filed with the application conform to the requirements of this title, and any conditions imposed by a reviewing authority." This is a yes/no review based on the plans and specifications submitted.

The City has no authority to approve a Type I permit unless all standards are satisfied in submitted plans. Here, the City not only approved the permit through flexible conditions, but also could be mis-interpreted as approving site plans and tree-removal specifications that were not submitted (or even yet created) by the applicant. This is clearly incorrect, and the Decision should be revoked altogether.

Going forward, for this type of development, the Robertses must *first* submit *all* required plans. Only then shall the City review the application and issue a permit if all standards have been satisfied, including the Oceanfront Setback. If the Robertses do not want to comply with the Oceanfront Setback rule, they can apply for a variance of the setback under CBMC Chapter 17.64. We doubt that the Robertses can comply with those rules, but we would need to see an application first.

Even if the City had followed the correct process, and the Oceanfront Setback code did not exist, the Decision would still be subject to revocation because the proposed development does not comply with other development standards. The City

¹⁸ "Please note that while the Director's Decision is captioned as an approval, it is not an approval of the Roberts' application. It is a denial of the Roberts' application as it was submitted and in fact denies any application anywhere close to that which the Roberts' submitted." Appeal at 4.

¹⁹ "Similarly, the above quoted CBMC provision makes plain that the building official does not have authority to impose conditions. Rather, he merely has authority to check on an application's conformity with conditions imposed by others. Yet, the challenged decision imposes six conditions." Appeal at 10.

should deny the application and related applications for the following, independently sufficient reasons:

A. Dangerous New S-Curves Intersection

The proposed access off the Hemlock S-curves is exceedingly dangerous, and the proposed design does not comply with applicable design requirements, including appropriate sight distance. Drivers regularly drive fast on this section of Hemlock. The vertical and horizontal curves at the proposed intersection make it too dangerous to allow.

B. Unpermitted City and Private Tree Removal

The Robertses appear to propose removal of about 20 mature trees, with most of those trees being City-owned, in the Nenana right-of-way. No public notice has been given regarding this proposed unnecessary removal of City-owned trees as required by CBMC 17.70.030(I). Further, as noted in the Decision, the Robertses fail to provide the required tree plan.

C. Private Use of Public Right-of-Way

The Robertses propose a long and steep driveway to provide access to their Property, which is not an allowed use of public right-of-way.

D. Preventing Access from Abutting Lots

The Robertses' proposed long driveway is designed with features that would prevent access to abutting lots. Any proposed access must enable abutting owners to the north and south to use the right-of-way.

E. Inadequate Geotechnical Analysis

The City is relying on conclusive geotechnical reports from a consultant who previously worked for the City, but now appears to be working for the Robertses and adverse to the City. This section of Hemlock and the surrounding hillside is prominently mapped by the City for its geotechnical instability. Public resources have been spent many times, often in coordination with private abutting owners, to try to mitigate the slide risk here. The City should hire a new geotechnical consultant, different from the one compensated by the Robertses, to assess the risks posed by the proposed deforestation, house, and driveway proposed in this high-risk area.

F. Missing Wetland Delineation and Protection

The area of Nenana and the Robertses' Property where the proposed driveway crosses from Nenana to the Property is a wetland. It has dark, hydric soils and wetland reedgrass vegetation. To comply with CBMC 17.43.020.B, federal and state laws regarding wetlands on public property, the City should require the Robertses to delineate, then preserve or mitigate, for these wetlands as required.

G. Violating Setback Requirements

The Robertses propose a five-foot setback on their north and east borders, abutting the Oswald West Cabin. The north border setback is 15 feet as a rear yard setback under CBMC 17.10.040.B.5.

H. Diminishing Inspiration Point

The City acquired the parcel on the south side of unimproved Nenana ("Inspiration Point") across from the Robertses Property with the help of private citizen to preserve the natural character of this area just south of Haystack Rock. One-half of the funds to acquire Inspiration Point were provided by the City and one-half of the funds were raised by private citizens of Cannon Beach. This public-private partnership was to further the historic character surrounding the Oswald West Cabin discussed above and in the attached National Register of Historic Places materials. Allowing the proposal to move forward would diminish the character of Inspiration Point and undermine the goodwill generated by this public-private partnership.

I. Prohibited New Street Improvements in Oceanfront Overlay

In addition to proposing a new house in the Oceanfront Setback, the Robertses propose a new street in the City's Oceanfront Management Overlay Zone. See Exhibit 2, Cannon Beach Oceanfront Management Overlay Zone. Maintenance and repair of existing streets is allowed in the Oceanfront Overlay under CBMC 17.42.030.A.3, but new streets for residential development and removal of stabilizing vegetation are prohibited by CBMC 17.42.040. Further, if any development were allowed in this unimproved Nenana right-of-way, it would need to comply with the general standards of CBMC 17.42.050 and specific standards of CBMC 17.42.060, which the Robertses have not even attempted to do. The City must revoke and deny all grading and development permits in unimproved Nenana until the Robertses demonstrate compliance with these criteria. The Robertses depiction of their proposed

Cannon Beach Planning Commission and
Mr. Jeffrey Adams
October 20, 2020
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Road/Driveway structure, which appears to be elevated more than 25-feet above grade is attached as Exhibit 3. Instead of Haystack Rock beachgoers seeing the historic forested setting of this slope, they would now look at what appears to be the bottom of a cement parking garage.

For all of these reasons, the Decision should be revoked, and the Robertses' ongoing development efforts should be denied.

IX. Conclusion

Despite the surrounding complexity, the primary issue in this Appeal is straightforward. The Oceanfront Setback is a simple code provision that applies to the Property because it abuts the ocean shore. This is the same as the City treats every similarly situated lot in town. The routine application of this setback does not violate the Robertses' rights. The provision existed when they purchased the Property, and they have no reason to complain about its objective and mandatory enforcement. The only purported additional delay or cost has been caused by the Robertses' unreasonable attempts to ignore and then avoid the setback.

Accordingly, we request that the planning commission deny the Robertses' challenge to the application of the Oceanfront Setback rule and deny the Robertses' proposal outright.

Very truly yours,

A handwritten signature in blue ink, appearing to read "William L. Rasmussen", is written over a faint, light blue rectangular background.

William L. Rasmussen

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 92000066 Date Listed: 2/26/92

Oswald West Coastal Retreat
Property NameClatsop OR
County StateN/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

for *Autumnella J. Lee*
Signature of the Keeper

2/28/92
Date of Action

=====

Amended Items in Nomination:

Classification: The Category of Property is amended to read "building."

This information was confirmed with Elisabeth Potter of the Oregon State historic preservation office.

=====

DISTRIBUTION:
National Register property file
Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Registration FormRECEIVED
JAN 2 1992NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name West, Oswald, Coastal Retreat (preferred)other names/site number West-Bouvy Log House Site

2. Location

street & number 1981 Pacific Avenue

N/A not for publication

city, town Cannon Beach

N/A vicinity

state Oregon code OR county Clatsop code 007 zip code 97110

3. Classification

Ownership of Property

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

- ☐ building(s)
☐ district
☒ site
☐ structure
☐ object

Number of Resources within Property

Contributing	Noncontributing
<u>2</u>	<u> </u> buildings
<u>1</u>	<u> </u> sites
<u>1</u>	<u> </u> structures
<u> </u>	<u> </u> objects
<u>4</u>	<u>0</u> Total

Name of related multiple property listing:

N/ANumber of contributing resources previously
listed in the National Register N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this
☒ 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. ☐ See continuation sheet.

James L. Smith
Signature of certifying officialJanuary 1, 1992
DateOregon State Historic Preservation Office
State or Federal agency and bureauIn my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- ☒ entered in the National Register.
☐ See continuation sheet.
☐ determined eligible for the National
Register. ☐ See continuation sheet.
☐ determined not eligible for the
National Register.

- ☐ removed from the National Register.
☐ other, (explain:)

Antoinette J. Lee2/26/92

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: single dwelling

Recreation: coastal retreat

Current Functions (enter categories from instructions)

Work in Progress

7. Description

Architectural Classification

(enter categories from instructions)

Early 20th century American Movements:

Craftsman/Rustic (this classification
pertains to spring house and carriage
house notwithstanding loss of the log
house)

Materials (enter categories from instructions)

foundation stone

walls wood: shingle

roof wood: shingle and weatherboard

other stone stairs, pathways and

other accessory features

Describe present and historic physical appearance.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 1

Section 7: GENERAL DESCRIPTION

1. INTRODUCTION

The Oswald West home on a bluff high above a spectacular section of beach close to Haystack Rock south of Cannon Beach has special meaning to citizens of Oregon for two reasons: It is a very good example of a coastal Adirondack style log cabin. More importantly, it was built by Oswald West in 1913 who was then the state's Governor (1911-1915) and who was responsible for the famous legislation securing all of Oregon's beaches for the public by declaring them public highways. Clearly his love for Oregon's beaches is reflected in his love for this home and site, his only known residence still existing. Sadly, the house burned by arson in May of 1991 leaving charred walls and a detailed reconstruction project to come. Nevertheless, this special association of site (and potentially the restored home) to a cherished heritage of Oregon, its public beaches, make it worthy of the historic register.

2. HISTORY

The house was built as a summer retreat for Governor West and his family. Construction was completed by July 25, 1913 as verified by a postcard bearing the postmark of that date. William Knighton, the noted state architect, is associated with the building as it was designed by a woman in his office. Lot P. Keeler was the carpenter/foreman. Governor West gave him the southerly most lot (lot 13) for compensation.

Buildings on the property consist of the log house, spring house and barn. The site, log house and spring house are proposed in this nomination to the register. The house is oriented for a view to the ocean and has a wide covered front porch, large stone fireplace, exposed log construction and shingle roof. It is of an Adirondack design adapted for the Oregon Coast.

Uphill to the east sits the original spring house with spring water still bubbling away. Food was stored here and water piped to the house. Originally, the spring house had a log base similar to the house as seen in the early photos. This was reconstructed in stone by a later owner, Dr. Harry Matthew Bouvy. Dimensions and design were all identical to the original. No changes to the two pit wells inside took place.

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A wood barn for the Governor's horses and carriage was built shortly after 1913 some distance southeast of the main house. A carriage road led down the southern ravine to the beach, which of course was used as the highway. The barn was reconstructed in 1981 and altered by the addition of a window, removal of stall partitions and change in roofing material.

Dr. Harry Matthew Bouvy purchased the property in February of 1936. During the early years of his ownership, 1936 - 1940, he made the following improvements: enclosed the southeast porch, created a small basement area with concrete retaining wall and floor, installed a central heating system, added electricity and constructed a concrete path system around the house including the concrete patio on the south side of the house.

Very sadly, arson destroyed most of the log house May 31, 1991. The fireplace and chimney are still standing along with enough walls, partitions and other features for accurate measurements necessary for reconstruction. Much of the wrought-iron door hardware and other accessories have been salvaged. Many other items such as charred doors, windows and railings, while not reusable, can be used as a source of restoration information. A preservation architect will be retained to thoroughly document the remains of the residence to ensure all appropriate dimensions, materials and details are recorded prior to any demolition.

3. SITE

"Magnificent" accurately describes this nearly 1 acre site. With the whole coast to choose from, the Governor selected a then remote, wooded section south of the City of Cannon Beach. While to the north there are now many houses, to the south the vegetation remains much as it was.

The house perches some 80' above the beach on a small hill with ravines north and south. It centers on this knoll and faces the commanding view of the ocean to the west with Haystack Rock to the north west.

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The landscape remains much as it always was. Broad lawns still sweep down the hill on all sides of the house to mounds of native salal bushes. The original path of dark beach rock and cement bordered by daisies yet winds its way from the porch down the steep hill to the beach. Originally, tall stands of Sitka spruce trees towered beyond the house. One old, windblown specimen remains in the northwest corner of the site and is a significant landscape feature. To the south, up the ravine is the original carriage house, now changed into a wood storage barn. The grassy drive is still visible here and now leads along the east side to the north end of the property and present public road. The original carriage drive up the beach along the southern ravine is long overgrown with brush.

Just east of the house several yards and uphill along a concrete path is the small spring house. Shallow drainage ditches lead excess water away north and south down the ravines. Old logs along its edge provide both a protective barrier and seating.

Items of current period use dot the yard about the house: a wooden teeter totter to the north, a small stone grill to the south east, near it a small square sandbox edged with logs, and about the concrete patio to the south several short benches made of split logs with branch legs.

The property occupies approximately .88 acres and is described as Lots 8 through 12, 14 and 15, Block One, Tolovana, Southeast one-quarter, Southeast one-quarter, Section 30, T4N R 10W, W.M., Clatsop County (Note: Governor West initially owned Lot 13 in this group; however, gave it Mr. Keeler, Superintendent for construction of the Governor's log house. Lots 5 and 6, Block 3, Tidalview, were originally owned by Governor West and lie north of Chena Avenue and in a different ownership than the property subject to this application. Chena Avenue separates Lots 5 and 6, Block 3 of Tidalview from the log house site. Governor West had the pick of the entire Oregon coast and selected one of the most desirable settings, approximately 90 feet above the beach with a combination of path and stair access route to the beach. The tax lot description is Parcel 500, Township 510, Section 31-AA.

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4. DETAILED DESCRIPTION - HOUSE

Note: For purposes of this nomination and as a record, this report will describe the house in it's original condition and to which it will be reconstructed.

a. Massing:

As would be expected for a weekend residence built of logs, the Oswald West cabin had a simple, straightforward appearance. The form was basic: a broad rectangular, one story volume roughly 40' by 48'. The ocean facade was inset 11' forming a broad porch the length of the house. A one-story shed roof entry porch some 7' x 25' was attached to the northeast corner. The slope of this roof was a bit shallower than the main body of the house.

A pitched, split cedar shingle roof spanned the entire length with a 6 in 12 slope, roughly parallel to the rise of the hill. An upper floor tucked within this broad roof. Wide, shed roof dormers lifted up from the middle of each side. Stone chimneys rose above each dormer.

b. Construction:

The major structural materials employed through the house were massive, peeled spruce logs ranging in diameter from 11" to 18" in size. In classic log cabin design, walls were formed by stacking peeled logs with saddle notches and extending them at the corners 11" to 18" for stability. Initially, the logs were chinked with okra and pecora. Inside, this was finished with a coat of plaster and calcimine. After some time, the exterior chinking was replaced with cement. Openings for doors and windows were simply cut out where needed. It is interesting to note how strong lateral stability is provided by interior log wall partitions that interlock mid way through the exterior walls. The interior log surfaces were varnished. Outside, the walls were untreated and weathered to a silver grey. The wood windows and french doors, painted red, added a handsome accent of color.

Pier blocks, simply made by setting very large boulders in the ground, supported the log floor beams. Floor joists were more conventional 2x wood framing.

Ceiling beams in the first floor were exposed logs spaced 4' apart. The ceiling/floor was exposed 1 x 4 tongue and groove fir stained and varnished.

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The roof structure was not exposed and was of more conventional milled wood framing covered by split cedar shingles - also weathered grey.

c. Plan:

The house had a simple organization with a few major living areas on the ground level and private sleeping areas above. Except for enclosing the southeast porch, the layout was never changed from the original plan.

1). Entry: Access was gained from the east side via a semi-enclosed porch. This lead to an enclosed hallway. Another lead to a bathroom. A door to the south provided a side access to the stair way. A door at the end of this short hall lead directly to the main living room space.

2). Living room: This was by far the major space in the cabin, some 18' x 32' in size. A massive (9') fireplace constructed of rounded beach stones dominated the center of the western wall. An open, floor level hearth was created by an arched brick opening. A 6" thick timber spanned the whole face of the chimney which created a suitably massive mantel.

Walls were exposed, varnished spruce logs. Likewise the ceiling was formed of exposed log beams and structural fir decking. The flooring was a finished vertical grain, tongue and groove fir. Fixed picture windows were located on either side of the chimney and of the south end of the room which took advantage of the magnificent ocean views. A door in the north end of the west wall lead to the porch.

3). Sunroom: A pair of french doors in the south end of the east living room wall lead to the sunroom (originally a covered porch). The south wall had a pair of picture windows and the east wall had another pair of french doors leading to the outside.

4). Dining: An 11' opening at the north end of the living room framed the dining area beyond which is some 13' x 18' in size. Floor, wall and ceiling materials were the same as the living room. The east wall featured an Adirondack style cabinet. Fixed picture windows were located on the north and west exterior walls.

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5). Kitchen: East of the dining room was the kitchen area, some 19' x 13' in size. A utility door lead from the southeast corner to the entry porch. Another opening to the east lead to the small pantry room within the porch structure.

6). Stairway: In the east living room wall opposite the fireplace a large opening in the log wall lead to a terraced system of stairs to the upper level. This was also located under a roof dormer which provided adequate clearance and flooded the space with natural light from its windows high above.

7). Upstairs: The stair landing lead to a hallway which connected the four bedrooms. The guardrail was formed of small tree limbs, in keeping with the Adirondack style. Bedrooms were located one at the north, two at the south and a fourth in the middle of the hallway to the west under a dormer. A bathroom lead off the east end of the north bedroom creating a master suite. A second bath with original fixtures was located to the east at the south end of the hall.

Finish materials were rustic, in keeping with the style of the house: Floors were lightly varnished wood. Walls were exposed 1 x 12 fir boards with 1 x 4 fir battens and ceilings were unfinished 1 x 4 tongue and groove fir.

d. Detailed Exterior Description

1). East elevation: This was the entry elevation and presented some of the more utilitarian features of this house. The north half of the first floor was the one-story lean-to porch that protruded from the body of the house. The north portion was a log enclosure for the pantry area. The south side featured vertical siding creating a sheltered entry and utility room. A pair of french doors was located on the far south side. The shingled roof extended a short distance. A wide shed dormer dominated the middle portion of the roof with a stone chimney rising up on the right (north) side. Three windows were randomly placed along the dormer front: two vertical and one horizontal.

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**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 7

2). West elevation: This is the most impressive side as befits its orientation to the ocean and the magnificent view. An 11' wide porch runs the entire length of the house. Six massive log columns, some 20" in diameter support, the roof. With capitals of thick wood blocks, and peri-style arrangement, the columns strongly resemble precursors of Greek Doric columns. The columns are arranged to create three bays: pairs of columns at the corners and single ones at third points.

The exterior log wall under the porch features a wide expanse of rock chimney plus three fixed windows and a door. Here again, these are randomly arranged. Yet the regular spacing of the columns and simple form of the house lend a rustic sense of order to the whole.

A shed dormer rises from the middle third of the roof sits well back from the column line. The shed dormer also encloses the chimney to the right side. A pair of double hung windows center in the wall.

3). North elevation: This wall of exposed logs presents the full profile of the gabled roof. The porch creates a void on the right and the pantry lean-to a "bump out" on the left. Four bays in an A-B-C-B rhythm are created by the "butting out" of intersecting log partitions through the exterior log wall. Windows, each of a different size, center in each of these bays. But here again, there is enough order to create a rustic harmony.

4). South elevation: This other gable end facade was covered later by a layer of vertical board and batt siding for extra protection from winter storms. The B-C-B rhythm of bays matches the north elevation. Windows likewise center in each bay plus the gable. A unique feature of this sunny exposure is a wood awning located over the window in the central bay at the living room. Log knee braces support a log beam, log rafters and shingle roof.

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The Barn:

The barn, which is shown under construction in the photo on the July 25, 1913, postcard, contained two stalls, a storage area on the east half, and an area on the west, which was not partitioned, for the carriage. The area under the pitched roof to the height of the siding was boarded up as a loft for (hay) storage. In 1943, Dr. Bouvy made alterations to accommodate his daughter's horse: two stall partitions were removed; the carriage area was boarded off as a large box stall, with siding over half way up the north opening. The original door opening was restored by Lyle Warren. The siding for the box stall was removed; exterior siding (3" x 10" bevelled timbers) was replaced on the west, but Lyle Warren added a window of his own volition.

The restoration and alterations took place to stabilize the structure. The loft was eliminated in order for the entire structure to store fireplace wood 30" long, 4 to 5 cords at a time due to heavy year-round use of the house by the families. The original shingle roof now has shakes on the north side and roofing paper on the south side. No attempt was ever made for faithful restoration. Rather, it was preserved for a different use from that for which it was built.

The Sea Wall:

The sea wall was completed by Oswald West by July, 1913. It is interesting to observe the importance attached to that effort in terms of preserving the toe of the slope of the land next to the beach. Dr. Bouvy dug down to its base, added drainage provisions behind the wall, and grouted the wall, all in the summer of 1937, as part of his immediate efforts to preserve and stabilize his property. The stone steps and paths from the beach to the center of the west porch of the house remain unchanged from 1913 to the present day. It is necessary to cut back vegetation several times each year, but the path always has been maintained. (The amount of sea wall above sand level varies annually as the sand either builds up or is lowered by tidal action during the winter.)

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5. DETAILED DESCRIPTION - SPRING HOUSE:

The spring house is a charming small structure several yards uphill from the house. It is square in plan, only 8' per side. A 24" cased door opening (no door) centers on the west side. A 32" wide cased opening is found on the north and south walls. The east wall is blank. The walls are some 7' high. The bottom half is of dark, rounded beach stone set in mortar. The upper half is of wood studs with weathered shingle siding. The hipped wood shingled roof slopes steeple-like from each wall to a central point. A small wooden cupola crowns this peak. Inside a 3' circle of large (9") smooth beach stones set in the earth edges a pool of water created by the spring. A smaller circle of stones abuts to the south.

The spring house was originally constructed of small logs on the ground course. In 1936, these logs were completely rotten. Dr. Bouvy rebuilt the spring house during the summer of 1937, following the exact dimensions and proportions of the original in every detail. He rebuilt the ground course out of rocks found on the beach, the same rocks used to build the sea wall and the chimney of the main house. These walls remain intact, today.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☒ statewide ☐ locally

Applicable National Register Criteria ☐ A ☒ B ☒ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)	Period of Significance	Significant Dates
--	------------------------	-------------------

Field of Significance (other categories from instructions)	Period of Significance	Significant Dates
<u>Politics/Government</u>	1913-1915	1913

	1913-1915	1913
Conservation		

Recreation	1913-1939	1913-1926; 1936-
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Landscape Architecture	1913-1939	1913-1926; 1936
------------------------	-----------	-----------------

Cultural Affiliation _____

General Animation
N/A

Period of Significance	Significant Dates
------------------------	-------------------

Period of Significance	Significant Dates
1913-1915	1913

1913-1915

1913

1913-1939	1913-1926; 1936-
<p>1913-1939</p>	<p>1913-1926; 1936-</p>

1913-1939 1913-1926; 1936

Cultural Affiliation

Cultural Animation:
N/A

Significant Person	Architect/Builder
<p>1. James O'Connell (1860-1930)</p> <p>James O'Connell was a prominent figure in the early development of the area, known for his role in the construction of the first bridge across the river.</p>	<p>1. James O'Connell (1860-1930)</p> <p>James O'Connell was the primary architect and builder of the first bridge, which was a simple wooden structure.</p>
<p>2. John Smith (1875-1945)</p> <p>John Smith was a local businessman who played a significant role in the development of the area, particularly in the construction of the second bridge.</p>	<p>2. John Smith (1875-1945)</p> <p>John Smith was the architect and builder of the second bridge, which was a more substantial stone structure.</p>
<p>3. Robert Johnson (1890-1960)</p> <p>Robert Johnson was a local engineer who played a significant role in the development of the area, particularly in the construction of the third bridge.</p>	<p>3. Robert Johnson (1890-1960)</p> <p>Robert Johnson was the architect and builder of the third bridge, which was a more complex stone structure.</p>
<p>4. William Brown (1900-1970)</p> <p>William Brown was a local businessman who played a significant role in the development of the area, particularly in the construction of the fourth bridge.</p>	<p>4. William Brown (1900-1970)</p> <p>William Brown was the architect and builder of the fourth bridge, which was a more complex stone structure.</p>
<p>5. Thomas White (1910-1980)</p> <p>Thomas White was a local engineer who played a significant role in the development of the area, particularly in the construction of the fifth bridge.</p>	<p>5. Thomas White (1910-1980)</p> <p>Thomas White was the architect and builder of the fifth bridge, which was a more complex stone structure.</p>

<u>West, Oswald (1873-1960)</u>	Unnamed associate of State Architect
---------------------------------	--------------------------------------

Architect/Builder

Unnamed associate of State Architect

William C. Knighton (attributed)

Keeler, Lot P., construction foreman

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

☒ See continuation sheet

9. Major Bibliographical References

Bouvy-Drake-Neupert family photographs and/or records.
Ticor Title Corporation records, Astoria, Oregon.
Portland Telephone Directory, 1915; Salem (capital city) directories 1911-1914.
Bob Clay, Portland Bureau of Housing, information on William C. Knighton.
Jean West McHugh, daughter of Oswald West, interview 1991.
Sally Stone McLaughlin, granddaughter of Oswald West, interview 1991.
Cecil L. Edwards, Legislative Historian, Salem, telephone interview 1991.
Armstrong, Chester H., History of the Oregon State Parks 1917-1963, Salem:
Oregon State Highway Department, 1965, p. 167-170. Oswald West State Park.
Corning, Howard McKinley, ed., Dictionary of Oregon History, Portland:
Binfords and Mort, 1956, page 261.
Turnbull, George S., Governors of Oregon. Portland: Binfords and Mort,
1959, p. 63-65.

☐ See continuation sheet

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 # _____

Primary location of additional data:

- ☐ State historic preservation office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other

Specify repository: _____

10. Geographical Data

Acres of property 0.88 acres Cannon Beach, Oregon 1:62500

UTM References

A 10 425400 5081200
Zone Easting Northing
C

B
Zone Easting Northing
D

☐ See continuation sheet

Verbal Boundary Description

The nominated property is located in SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 30, T5N, R10W, Willamette Meridian, Clatsop County, Oregon and is legally described as Lot 8, excepting therefrom a fraction lying in a separate tax lot at the northeast corner and that portion taken for Hemlock Street; Lots 9 through 12, Lot 14 and that portion of Lot 15 not dedicated to street right-of-way, all in Block 1 of the Tolovana subdivision, Cannon Beach. The nominated area is otherwise identified as Tax Lot 500 at ☐ See continuation sheet said location.

Boundary Justification

The nominated area includes all of the property held by Governor Oswald West at Cannon Beach in the years 1911-1926 that is presently associated with the main developed features of the historic coastal retreat. The contributing features of the nominated area are counted as follows: site of burned log house that is slated for reconstruction, spring house, carriage house and system of native boulder retaining walls and stairs and pathways providing access from the house to accessory features and the beach, making a total of four contributing features ☐ See continuation sheet

11. Form Prepared By

name/title Franklin G. Drake
organization _____ date August 15, 1991
street & number 4004 SW Scholls Ferry Road telephone (503) 292-3208 or 226-3991
city or town Portland state Oregon zip code 97221

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The quintessential coastal retreat at Cannon Beach in Clatsop County, a property of slightly under one acre that was developed by Oswald West during the time he was governor of Oregon, is proposed for nomination under Criterion B as that site, notwithstanding loss of its focal element to fire, that is most importantly associated with Governor West and his fundamental contribution to the Oregon conservation movement.

The site, notwithstanding recent loss of the log house, also meets Criterion C as an outstanding example of sensitive early 20th Century site development in a natural setting of recognized scenic quality. In resort architecture, vernacular log construction and the Arts and Crafts ideal married well because the object was to celebrate hand craftsmanship and materials native to the landscape. The result was a stylistic type that was self-consciously rustic and which reached its highest expression in the luxurious retreats of wealthy industrialists in the Adirondack Mountains of New York. The style was chiefly at home in the forested setting, but it adapted well to the northern Oregon coast, where timbered ridges of the Coast Range are an ever-present backdrop, and stretches of sandy beach are bracketed by rugged headlands. The beaches were declared public highways by Governor West with the support of the Oregon Legislature in 1913 in an effort to stop the sale of state-owned tidelands, namely that area stretching from the ordinary high tide line out to the three-mile zone. West's was one of the first important actions to shape the state's strong scenic and environmental conservation ethic.

The log house which was the focal feature of the timbered beachfront tract acquired by Governor West in 1911 is thought to have been designed by a female architect working in the office of then current State Architect William C. Knighton. Knighton's masterwork in the capital city was being brought to completion concurrently. The Oregon State Supreme Court Building was opened for use in 1913. As is confirmed by a picture post card sent by Mabel West to her mother from Ecola, the site had been cleared and the house was complete and in use by the family in the summer of 1913, the very year of the governor's momentous act in reference to natural resources. From the outset, the property extended the Arts and Crafts aesthetic to the immediate surroundings. Naturally-smoothed beach stones, or boulders of the type commonly used for fireplace chimneys in Craftsman buildings of the rustic vein, were deployed also for the sea-level retaining wall and lining of driveways and footpaths to the beach which the governor so much admired in its pristine state. Virtually at the foot of the stone stairway leading up from the dry sand area stands Haystack Rock, a distinctive outcrop that has come to be the identifying symbol of

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Section number 8 Page 2

Cannon Beach. Construction of the house was overseen by Lot Keeler, a local carpenter to whom West awarded a small subdivision from the southwest corner of his parcel. The adjacent gift lot has remained undeveloped to the present day. The Wests visited their coastal retreat regularly until it was sold in 1926. No other standing property has been identified either in Portland or in the capital city that is more immediately or importantly associated with Os West, governor of Oregon from 1911 to 1915.

On May 31, 1991, the log house was destroyed by fire. The loss is considered irretrievable with the exception of the main fireplace chimney of stone and, possibly, a few of the lowermost log courses. The present owners are descendants of the property's second long-term occupants, Dr. and Mrs. Harry M. Bouvy, who acquired the retreat in 1936 and made certain improvements entirely in the spirit of the place and the rustic mode. Because initial improvements carried out by the Bouvys in the first three years of their ownership enhanced the rustic architectural and landscape values of the property established in the West period, the historic period of significance is drawn to the year 1939.

The object of the proposed nomination is to recognize the historical significance of the site as a whole in the context of conservation and outdoor recreation in Oregon. The setting, despite the loss of the log house, is distinguished by its enhanced native landscape embracing conifers, shore pines, salal and areas of lawn, by the boulder retaining wall, stairway and pathways, the spring house and a partially-reconstructed carriage house, or barn. Each of the developed features is counted a contributing feature except a Craftsman-style, single-bay garage lying far off the northeast corner of the house site. It is in poor condition and is to be cleared away in the aftermath of the fire. Because it post-dates the period of the Wests' association with the site and pre-dates the period of the Bouvys' thoughtful improvements to house and yard, it would be considered a non-contributing element if classified for purposes of this nomination. However, it falls outside the legal lot lines of the nominated area and, therefore, is not classified.

Land encompassing one of the rugged headlands (Cape Flacon) that lay in the path of Governor West's historic horseback ride by beach and mail trail from Cannon Beach to Nehalem in 1913, during which time he conceived of setting aside Oregon tidelands, came into public ownership as a state park, beginning in 1931. The name first selected for the area was Short Sand Beach State Park. In 1956, the recreation area of some 2,500 acres forested acres in

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Clatsop and Tillamook counties was rededicated as Oswald West State Park in honor of Governor West's initiative in protecting nearly 400 miles of Pacific Ocean shoreline.

Oswald West (1873-1960), banker and lawyer, was born at Guelph, Ontario, Canada, the son of John and Sarah West, who came to Oregon when the future governor was seven years of age. The family settled in Salem, the capital city, where West was educated in local public schools. He entered banking as a clerk and teller in Salem's Ladd and Bush Bank in 1889. After several years with the First National Bank of Astoria on the northern Oregon coast, he returned to Salem in 1903 and was appointed state land agent by Governor George Chamberlain and, subsequently, state railroad commissioner. It was from the vantage of his public service that West, a naturalized citizen, was nominated and elected governor in 1910. Entering at the age of 37, he was one of the youngest men to hold the office. Following his term in the statehouse, he practiced law in Portland. With his wife, the former Mable Hutton of Salem, whom he married in 1897, he raised three children.

As governor, "Os" West, as he was known to most Oregonians, compiled an outstanding record in the stewardship of natural resources that encompassed more than his tidelands preservation order. Under his administration the State Forestry Department and Fish and Game Commission were established. West was ahead of his time by 50 years in suggesting formation of a regional pact governing use of water resources. He was known for vigorously pursuing prison reform and creating the State Parole Board. an array of progressive legislation was enacted at his urging, including laws to eliminate indeterminate sentencing for criminal offenses and provide for minimum wage, workmen's compensation and widow's pensions. The woman's suffrage initiative was passed in Oregon in 1912 with the support of Governor West. During his term, in 1913, the Legislative Assembly created the State Highway Commission, which initially was composed of the governor, secretary of state and state treasurer. Thus, Os West presided over and materially contributed to the founding of the system of highways and parks that would develop as a distinguishing feature of the state of Oregon.

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SECTION NO. 8:

The history of ownership regarding the subject property is as follows:

- M.S. and Edra Warren to Oswald West, September 5, 1911
- Oswald West to Mabel West September 27, 1912
- Mabel and Oswald West to Robert and Blanche Ellis January 25, 1926
- Robert Ellis to Blanche Ellis May 28, 1932
- Blanche and Robert Ellis to Margaret Olds February 24, 1936
- Margaret Olds to Doctor Harry M. Bouvy February 27, 1936
- Dr. Bouvy died in 1964; Mrs. Bouvy then owned it until 1978 when she gifted the property to her family, the present owners.

Oswald West constructed the log cabin while he was Governor of the State of Oregon. The Governor was best known for his early interest in the conservation of the State's natural resources.

Following the Governor's term of office, in the mid-1920s, the Governor found it necessary to sell the property to Robert and Blanche Ellis. Sale date was in Jan., 1926. Little was done with the property during the ensuing period until Doctor Harry M. Bouvy purchased the property in February, 1936. Doctor Bouvy made the improvements noted in the residence under Item 7 above, and the Bouvy s continued to maintain the property in excellent condition throughout their ownership. Doctor Bouvy died in 1964 and Mrs. Bouvy continued to own and maintain the property until 1978 when she gifted the property to her family, who are the present owners.

Research indicates that there are no other known existing residences of Oswald West in the State of Oregon. He was known to have lived at two locations in Salem, Oregon, both of which have been replaced with new buildings. A 1915 phone book listed his Portland address as 750 Irving. Today, at 750 N.E. Irving, the main branch of the U.S. Post Office is standing. West's Granddaughter also recalls his living in an apartment at 20th and Irving, following his Governorship.

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PERTINENT BIOGRAPHICAL INFORMATION REGARDING
OSWALD WEST, GOVERNOR OF OREGON, 1911-1915

Oswald West was born on a stock ranch near Guelph, Ontario, Canada May 20, 1873. West was only 36 when he became Governor of Oregon and his wife, Mabel, was only 34. Though Republicans then outnumbered Democrats 4 to 1 in Oregon, West, a Democrat had won over his friend, Jay Bowerman, a prominent Republican, by 650 votes.

Mr. West's father moved his family to Salem when Os West was four and from the time he and his wife-to-be entered Grammar School, Mabel was somewhere near. Os West's father dealt in horses and cattle and he became an excellent rider and horseman at an early age. Mrs. West was the daughter of Owen D. Hutton, a long-time resident of Salem. The Hutton family crossed the plains in 1845, settling on Mission Bottom, north of Salem.

Thanks to Oswald West, Oregon's 14th Governor, legislation was adopted in 1913 making tideland areas part of the State Highway System, thereby preserving for the people the beaches of Oregon. In 1959, in grateful recognition, the State named a scenic ocean front area "Oswald West Park." The park is a few miles south of Cannon Beach, Oregon.

The law adopted states: "The shore of the Pacific Ocean, between ordinary high tide and extreme low tide, and from the Columbia River on the north to the Oregon/California state line on the south, excepting such portion or portions of such shore as may have heretofore been disposed of by the State, is hereby declared a public highway, and shall forever remain open as such to the public."

There were only small stretches that had been disposed of before the law was passed, about 22 miles in all, mostly along the northern coastline. On this momentous reservation of tidelands, or wet sands, was based the legislation of 1965 and 1967 that secured public recreational use of the beaches.

The Capital Journal, Salem, Oregon, Thursday, March 24, 1949 issue carried an outstanding tribute to Governor West by the editorial writer and by Theodore Roosevelt concerning the conservation policies of Oswald West. The article is quoted in its entirety below.

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"Os West Had the Vision

Governors of five northwestern states and representatives of the governors of two others are meeting in Pocatello, Idaho, to discuss a Columbia River interagency for future power, irrigation and industrial development.

The governors are, at long last, trying to do what Governor Oswald West suggested be done in his first message to the Oregon legislature, 26th session, 1911, on the conservation of our resources. The excerpt from West's message follows:

'It has been suggested, and the suggestion is a good one, that the interstate waters of basin lying within the boundaries of several adjoining states might, as far as possible be turned over to the joint control of these states. As an instance, the Columbia basin is practically all within the boundaries of Oregon, Washington and Idaho. The water of that river and its tributaries could undoubtedly, upon the passage of effective uniform water laws approved by congress, be safely turned over to the joint control of these states.'

'Oregon through the adoption of most excellent water laws and their effective administration has shown her ability and willingness to control, protect and regulate the water of the streams within her jurisdiction. To join with her sister states in the passage and administration of uniform laws for the interstate stream in the Columbia basin would be but a short step forward.'

Oswald West was one of the most progressive governors Oregon ever had and always a strong advocate of conservation, development and welfare measures. We owe largely to his energy and foresight such creations as the fish and game commission to preserve wild life, the highway commission to build good roads, the industrial accident commission to protect labor, reforms of the state prison to abolish the old exploitation and cruelty, and reforms in the management of state hospitals and other institutions.

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The late President Theodore Roosevelt, writing on the "People of the Pacific Coast," in The Outlook, September, 1991, pays this tribute to the conservation policies of Oswald West:

' In Governor West of Oregon, I found a man more intelligently alive to the beauty of nature and of harmless wild life, more eagerly desirous to avoid the wanton and brutal defacement and destruction of wild nature, and more keenly appreciative of how much this natural beauty should mean to civilized mankind, than almost any other man I have ever met holding high political position...He desires to preserve for all time our natural resources, the woods, the water, the soil, which a selfish and short sighted greed seeks to exploit in such fashion as to ruin them, and thereby to leave our children and our children's children heirs only to an exhausted and impoverished inheritance; he desires also to preserve, for sheer love of their beauty and interest, the wild creatures of woodland and mountain, of marsh and lake and seacoast; and while he puts the economic need first, the need of permanently bettering the material well-being of our people being the foundation purpose of the movement, he also puts in prominent position the desirability of adding to our stock of popular pleasure and interest the inexhaustible delight that comes from knowing and loving, in and for itself, the wealth of beauty in bird and tree and blossom. The lack of power to take joy in outdoor nature is as real as misfortune as the lack of power to take joy in books.'

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Oswald West had the vision which many of his successors lacked, or Oregon would have long ago taken the lead in a cooperative regional agency of state and national control and development of the columbia river valley, which the national administration seeks to make a centralized, federal political agency like the TVA, and deprive the entire region of control of its resources and their development which will be turned over to carpet bag politicians to play with. And 'where there is no vision the people perish.'"

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Continuation SheetSection number 8 Page 8

In the search to locate other properties associated with Oswald West from 1911 to 1915, while he was Governor of Oregon, none could be found remaining today. In fact, there is no other residence in the capital city or in Portland that the Wests occupied after leaving the statehouse that is more importantly associated with Oswald West and his public deeds. The significance of the Cannon Beach property and the log house West built is strengthened in relationship to the legislation Governor West promoted. West had the foresight to block the sale of Oregon's tidelands. In declaring the wet sands area from ordinary high tide to three miles seaward a public highway based on the customary use of the beaches as wagon and mail routes, and in getting the legislature to support the executive order in law, West laid the foundation for legislation in the 1960s that made firm the public's right of access to and use of the beaches for recreational purposes. In 1965, the Oregon Legislature reclassified the beaches as a recreation area, rather than a public highway. In 1967, the legislature enacted the Oregon Beach Law, thus giving legal underpinning to traditional public use of the adjacent dry sands area and giving the state authority to control development seaward of a permanently established zone line.

It is clear that inspiration for the means by which further sale of Oregon tidelands to private ownership could be blocked had come to Governor West while he occupied his own summer retreat on what was then uninhabited shoreline.¹ Others would soon discover the wonders of the Oregon Coast. When West bought the property from Mark S. and Edna Warren on September 5, 1911, he had his choice of the entire coast. This site, still intact for the most part, is dramatic and is made more so by the parcel of undeveloped land adjacent to the southwest corner of the holding. The hope is to preserve this most compelling part of coastline that served as West's inspiration and, thereby, to commemorate his far-reaching conservation initiative.

¹Oswald West to Chester Armstrong, Superintendent of Oregon State Parks, from Portland, June 15, 1958. The inscription on the postal-card photograph reads as follows: "Dear Armstrong: This is my old saddle horse, 'Fred the Freak.' I rode him from Elk Creek down Cannon Beach, and via Arch Cape over Neahkahmie Mountain mail trail to Nehalem. This was when and where I caught my inspiration. Your friend, Oswald West." Oregon State Parks files.

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Continuation Sheet

Section number ~~PHOTOS~~ Page 1

PHOTOGRAPHS - SERIES A

Photo No.: 1 of 19:

West-Bouvy Log House

Cannon Beach, Clatsop County, Oregon

Photographer: Unknown, Richard C. Powers copy

Date: Summer 1911

Negative Location: Dick Powers, 9900 SW Inez, Tigard, OR 97223

View: Site, Seawall Footpath, Road for horses to pull logs up to site from beach, beginning of construction.

Photo No.: 2 of 19:

West-Bouvy Log House

Cannon Beach, Clatsop County, Oregon

Photographer: Unknown, possibly Woodfield, Richard C. Powers copy

Date: July, 1913

Negative Location: Harriet B. Drake, 4004 SW Scholls Ferry Road, Portland, Oregon 97221

View: Front of #3 of 19, Site, Terrain, west and south elevation

Photo No.: 3 of 19:

West Bouvy Log House

Cannon Beach, Clatsop County, Oregon

Photographer: Richard C. Powers, Post Card by Mrs. Mark Warren

Date: July 25, 1913

Negative Location: Harriet B. Drake, 4004 SW Scholls Ferry Road, Portland, Oregon 97221

View: Back side of #2 of 19 - confirms date of completion of construction

Photo No.: 4 of 19:

West-Bouvy Log House

Cannon Beach, Clatsop County, Oregon

Photographer: Unknown, Richard C. Powers copy

Date: 1936

Negative Location: Dick Powers, 9900 SW Inez, Tigard, OR 97223

View: Site, terrain, west elevation

Photo No.: 5 of 19:

West-Bouvy Log House

Cannon Beach, Clatsop County, Oregon

Photographer: Unknown, Richard C. Powers copy

Date: 1939

Negative Location: Dick Powers, 9900 SW Inez, Tigard, OR 97223

View: West Elevation

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Continuation Sheet

Section number PHOTOS Page 2

Photo No: 6 of 19:

West-Bouvy Log House

Cannon Beach, Clatsop County, Oregon

Photographer: Unknown, Richard C. Powers copy

Date: 1939

Negative Location: Dick Powers, 9900 SW Inez, Tigard, OR 97223

View: South elevation and patio

Photo No: 7 of 19:

West-Bouvy Log House

Cannon Beach, Clatsop County, Oregon

Photographer: Unknown, Richard C. Powers copy

Date: 1939

Negative Location: Dick Powers, 9900 SW Inez, Tigard, OR 97233

View: SE corner, south elevation, looking west

Photo No: 8 of 19:

West-Bouvy Log House

Cannon Beach, Clatsop County, Oregon

Photographer: Unknown, Dick Powers, 9900 SW Inez, Tigard, OR 97223

Date: 1939

Negative Location: Dick Powers, 9900 SW Inez, Tigard, OR 97223

View: East elevation, southeast sunroom enclosed

Photo No: 9 of 19:

West-Bouvy Log House

Cannon Beach, Clatsop County, Oregon

Photographer: Unknown, Richard C. Powers copy

Date: 1914, Summer

Negative Location: Dick Powers, 9900 SW Inez, Tigard, OR 97223

View: Spring house, west elevation

(L.to R: Back Row: Sarah Barker Hutton, mother of Mabel Hutton West; R. ?; Helen (daughter with bow), Oswald West-Governor, Mabel (wife); George Lovell and Lynn Lovell, friends from Salem; Rt. Owen D. Hutton, Father of Mabel Hutton West; Holding Baby (Chester Olcott, b. May, 1914) is baby's mother, Lena Hutton Olcott, sister of Mabel West.

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Continuation Sheet

Section number PHOTOS Page 3

Photo No: 10 of 19:

West-Bouvy Log House

Cannon Beach, Clatsop County, Oregon

Photographer: Unknown, Richard C. Powers copy

Date: 1920

Negative Location: Dick Powers, 9900 SW Inez, Tigard, OR 97223

View: Spring house, with Oswald West daughters, Jean and Helen on horse; west elevation - log base

Photo No: 11 of 19:

West-Bouvy Log House

Cannon Beach, Clatsop County, Oregon

Photographer: Unknown, Richard C. Powers copy

Date: 1939

Negative Location: Dick Powers, 9900 SW Inez, Tigard, OR 97223

View: Spring house, rebuilt with stone base, west elevation

Photo No: 12 of 19:

West-Bouvy Log House

Cannon Beach, Clatsop County, Oregon

Photographer: Unknown, Richard C. Powers copy

Date: 1937

Negative Location: Dick Powers, 9900 SW Inez, Tigard, OR 97223

View: Living Room fireplace, looking west

Photo No.: 13 of 19:

West-Bouvy Log House

Cannon Beach, Clatsop County, Oregon

Photographer: Unknown, Richard C. Powers copy

Date: 1939

Negative Location: Dick Powers, 9900 SW Inez, Tigard, OR 97223

View: Living room, looking north

Photo No.: 14 of 19:

West-Bouvy Log House

Cannon Beach, Clatsop County, Oregon

Photographer: Unknown, Richard C. Powers copy

Date: 1939

Negative Location: Dick Powers, 9900 SW Inez, Tigard, OR 97223

View: Dining room, kitchen door, sideboards

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Continuation Sheet

Section number PHOTOS Page 4

Photo No.: 15 of 19:

West-Bouvy Log House

Cannon Beach, Clatsop County, Oregon

Photographer: Unknown, Richard C. Powers copy

Date: 1939

Negative Location: Dick Powers, 9900 SW Inez, Tigard, OR 97223

View: Dining room, looking north

Photo No.: 16 of 19:

West-Bouvy Log House

Cannon Beach, Clatsop County, Oregon

Photographer: Unknown, Richard C. Powers copy

Date: 1939

Negative Location: Dick Powers, 9900 SW Inez, Tigard, OR 97223

View: Upstairs hall, stair rail, sea grass chair, wool rag rugs,
looking east.

Photo No.: 17 of 19:

West-Bouvy Log House

Cannon Beach, Clatsop County, Oregon

Photographer: Unknown, Richard C. Powers copy

Date: 1939

Negative Location: Dick Powers, 9900 SW Inez, Tigard, OR 97223

View: Master (north) bedroom looking west

Photo No.: 18 of 19:

West-Bouvy Log House

Cannon Beach, Clatsop County, Oregon

Photographer: Unknown, Richard C. Powers copy

Date: July, 1938

Negative Location: Dick Powers, 9900 SW Inez, Tigard, OR 97223

View: North elevation

Photo No.: 19 of 19:

West-Bouvy Property

Cannon Beach, Clatsop County, Oregon

Photographer: Harriet B. Drake

Date: May 31, 1991

Negative Location: Harriet Bouvy Drake, 4004 SW Scholls Ferry Road,
Portland, Oregon 97221

View: North elevation

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Series B
Section number PHOTOS Page 5

PHOTOGRAPHS - SERIES B

OSWALD WEST COASTAL RETREAT (1913), Cannon Beach
Clatsop County, Oregon

1 of 12

Historic view, circa 1913

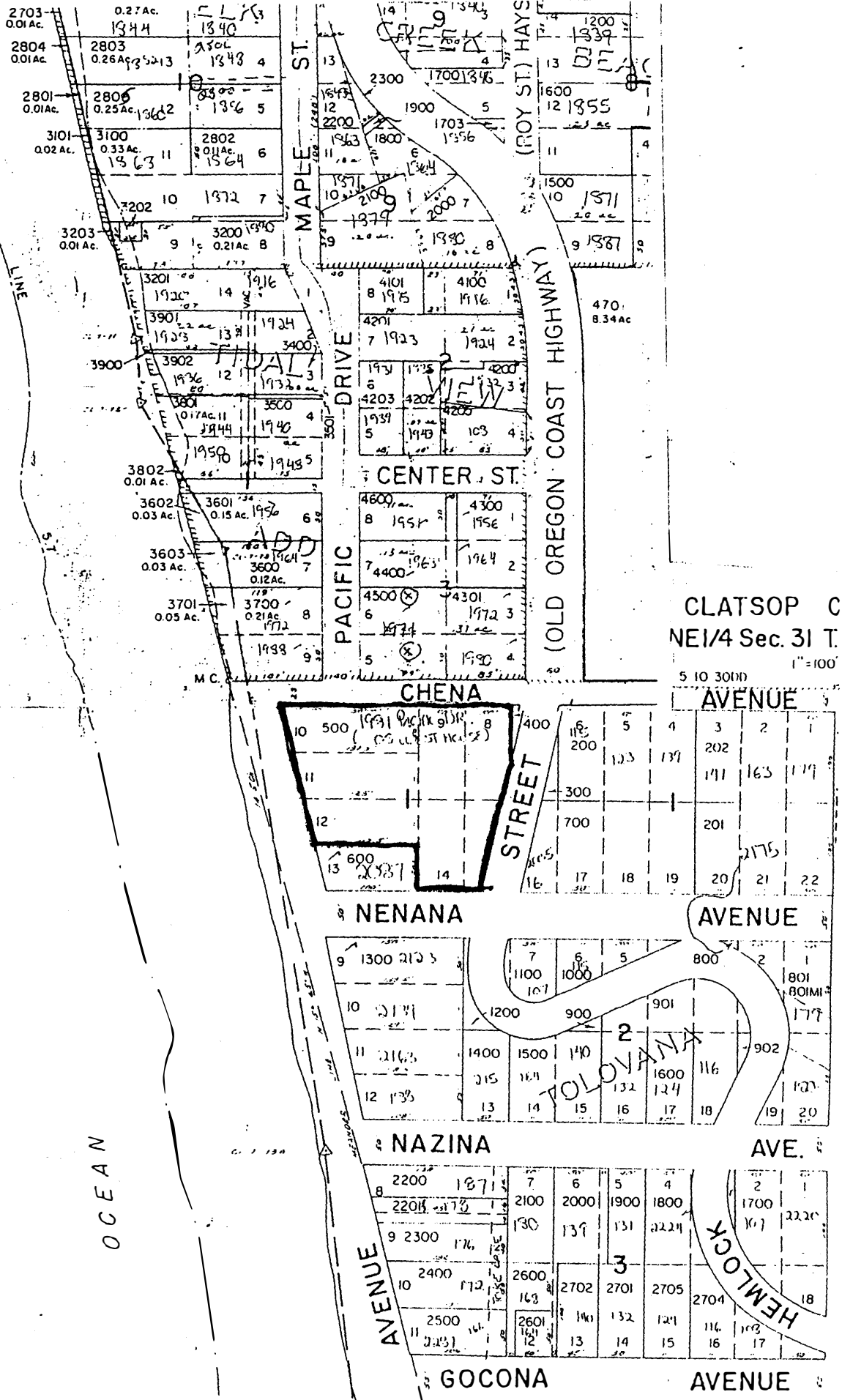
Source of original and negative: Oregon State Parks and Recreation Department
525 Trade Street SE, Salem, OR 97310

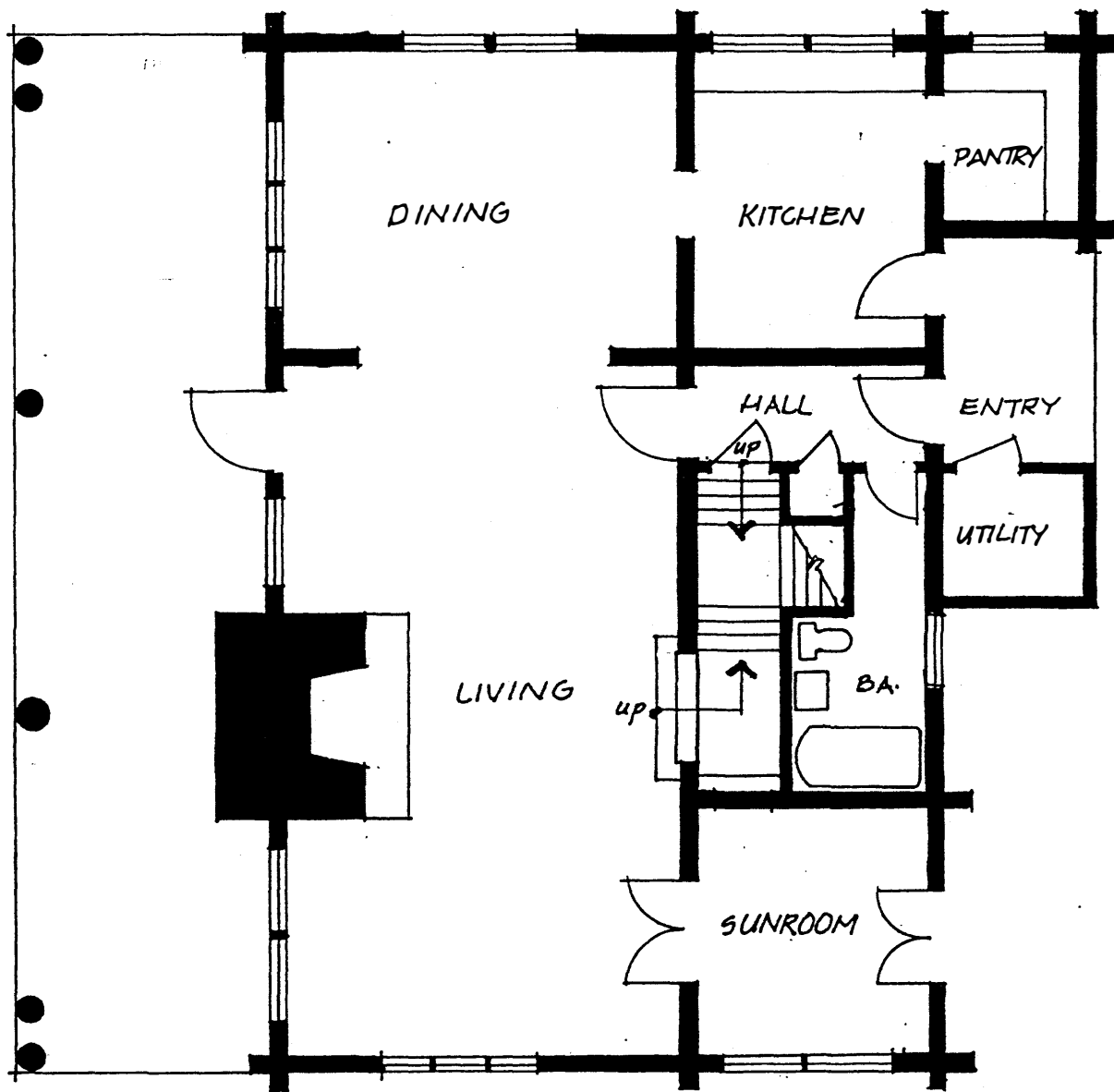
Oswald West, governor of Oregon 1911-1915 and protector of Oregon tidelands, is pictured astride his saddle horse on Crescent Beach in present-day Ecola State Park, in Clatsop County. Tillamook Rock Light is offshore in the distance. In 1913, West declared the beaches a public highway and was backed by legislative action which laid the foundation in law for later initiatives concerning recreational use of the ocean shores. In a 1958 inscription to Parks Superintendent Chester Armstrong on this postal-card photograph, the former governor recalled the momentous ride he made some 45 years earlier from Elk Creek down Cannon Beach and via Arch Cape over the Neahkah-nie Mt. mail trail to Nehalem. "This was when and where I caught my inspiration," he explained.

Recent views, May-July, 1991

Photographer: John Barker, Fletcher Farr Ayotte, Architects
115 NW First Avenue, Portland, OR 97209

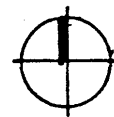
- 2 of 12 General view of site from the west.
- 3 of 12 General view of the house and site from the beach (looking east).
- 4 of 12 Detail of stone stairs leading to front porch.
- 5 of 12 Close view of stone fire grate at rear of house.
- 6 of 12 Detail of stone well surround in spring house.
- 7 of 12 Historic spring house, north and west elevations.
- 8 of 12 Historic spring house, west and south elevations.
- 9 of 12 Craftsman style, shingle-clad garage post-dating Oswald West's period of occupation. This building is slated for removal. Its status is not classified because it is outside the nominated area.
- 10 of 12 View of south end of house, looking west/northwest.
- 11 of 12 View of south and east elevations of house following the fire of May 31 showing extensive loss of upper story and damage generally.
- 12 of 12 View of north and west elevations following the fire.



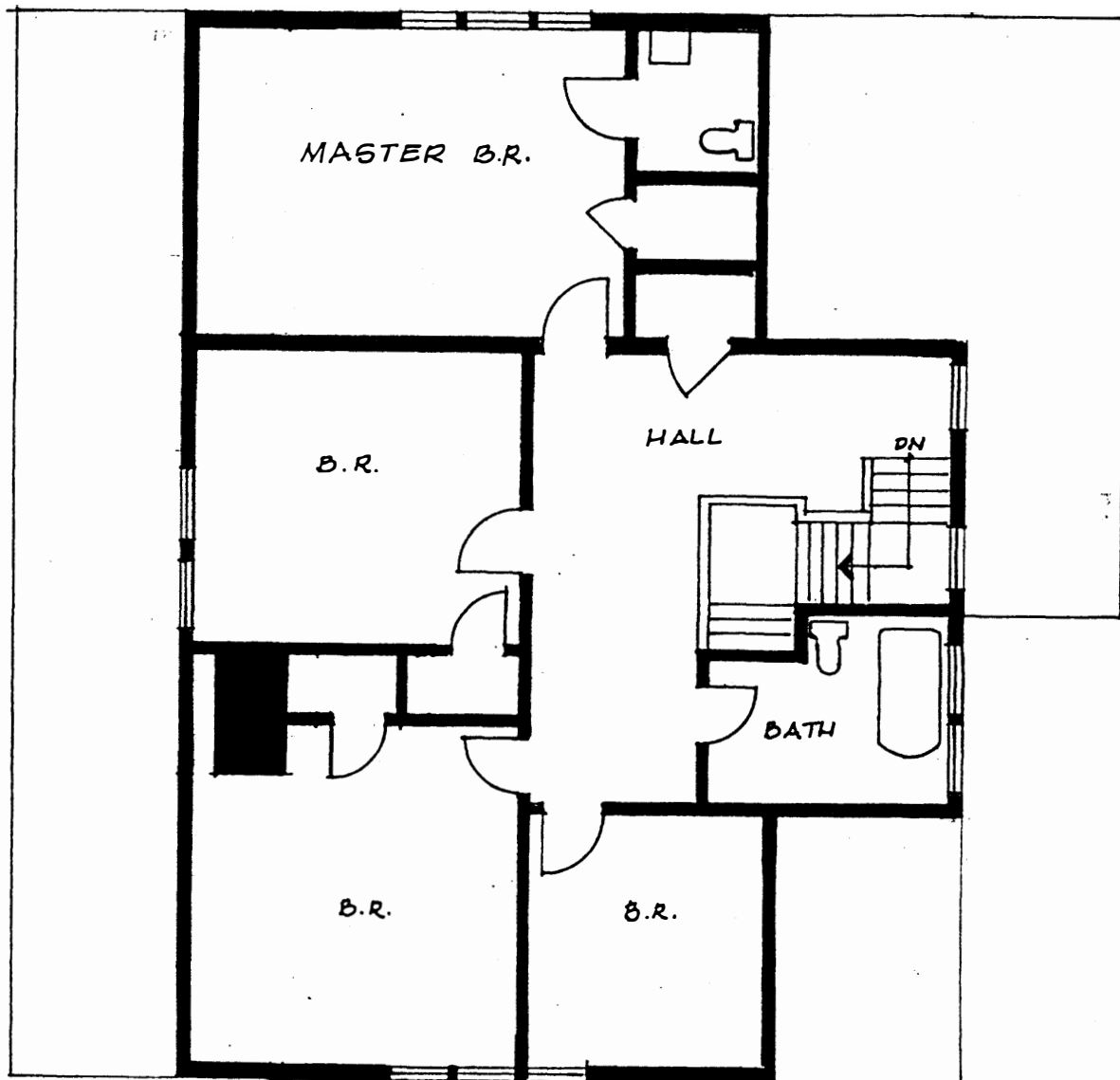


1ST FLOOR PLAN

0' 1' 3' 5' 10' 20'



OSWALD WEST HOUSE



2ND FLOOR PLAN

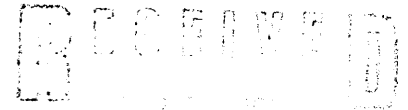
0' 1' 3' 5' 10' 20'



OSVALD WEST HOUSE

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National Register of Historic Places
Continuation Sheet



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Series B
Section number PHOTOS Page 5

PHOTOGRAPHS - SERIES B

OSWALD WEST COASTAL RETREAT (1913), Cannon Beach
Clatsop County, Oregon

1 of 12

Historic view, circa 1913

Source of original and negative: Oregon State Parks and Recreation Department
525 Trade Street SE, Salem, OR 97310

Oswald West, governor of Oregon 1911-1915 and protector of Oregon tidelands, is pictured astride his saddle horse on Crescent Beach in present-day Ecola State Park, in Clatsop County. Tillamook Rock Light is offshore in the distance. In 1913, West declared the beaches a public highway and was backed by legislative action which laid the foundation in law for later initiatives concerning recreational use of the ocean shores. In a 1958 inscription to Parks Superintendent Chester Armstrong on this postal-card photograph, the former governor recalled the momentous ride he made some 45 years earlier from Elk Creek down Cannon Beach and via Arch Cape over the Neahkah-nie Mt. mail trail to Nehalem. "This was when and where I caught my inspiration," he explained.

Recent views, May-July, 1991

Photographer: John Barker, Fletcher Farr Ayotte, Architects
115 NW First Avenue, Portland, OR 97209

- 2 of 12 General view of site from the west.
- 3 of 12 General view of the house and site from the barn (looking north).
- 4 of 12 Detail of stone stairs leading to front porch, following fire May 31.
- 5 of 12 Close view of stone fire grate at rear of house.
- 6 of 12 Detail of stone well surround in spring house.
- 7 of 12 Historic spring house, north and west elevations.
- 8 of 12 Historic spring house, west and south elevations.
- 9 of 12 Craftsman style, shingle-clad garage post-dating Oswald West's period of occupation. This building is slated for removal. Its status is not classified because it is outside the nominated area. (Haystack Rock is in the background.)
- 10 of 12 View of south end of house, looking west/northwest.
- 11 of 12 View of south and east elevations of house following the fire of May 31 showing extensive loss of upper story and damage generally.
- 12 of 12 View of north and west elevations following the fire.

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Continuation Sheet

Section number _____ Page _____

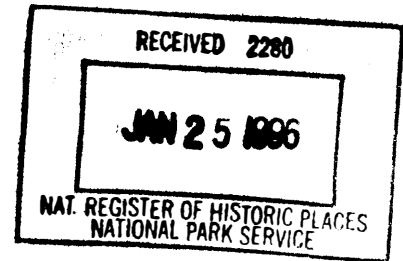
West, Oswald, Coastal Retreat
Clatsop County OREGON 92000066

ADDITIONAL DOCUMENTATION APPROVED

 3/1/96

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**



Section number 8 Page 9

**WEST, OSWALD, COASTAL RETREAT (1913-1939)
(WEST-BOUVY LOG HOUSE)**

1981 Pacific Avenue
Cannon Beach, Clatsop County, Oregon

NRIS #92000066

Listing date: 2-26-92

The purpose of these continuation sheets is to designate as a contributing feature the reconstructed log house which is the focal element of the Oswald West Coastal Retreat, a property of slightly less than an acre [0.88] that was listed in the National Register in 1992. Because the building had been destroyed by fire in 1991, the property was accepted for listing as a site of singular associative value to the State of Oregon, a site in which there was potential for a faithful recreation of the primary contributing feature. (Please refer to the accompanying State Historic Preservation Office letter of June 11, 1991 which documents consultation with staff of the National Register on this point.)

The following comments of the State Historic Preservation Office are accompanied by 1) a substantial addition to Section 7 to describe the reconstructed building, 2) eleven sheets of reduced-scale reconstruction drawings, and 3) 45 historic and completion photographs.


Deputy Oregon State Historic Preservation Officer

Date: 1/9/96

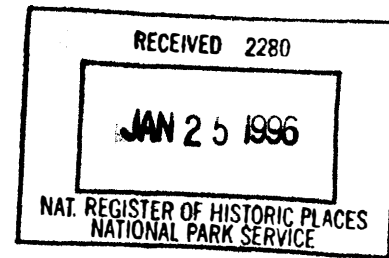
COMMENTS OF THE STATE HISTORIC PRESERVATION OFFICE

During its meeting of October 20, 1995, the State Advisory Committee on Historic Preservation determined that the reconstructed log house originally erected for Governor Os West in 1913 and sensitively modified by subsequent owner Harry M. Bouvy meets Criteria Consideration E because its recreation is accurately executed in a suitable environment and is presented in a dignified manner as part of an overall preservation plan. Also, the recreated house replaces a one-of-a-kind feature having the capacity to evoke significant associations that are not conveyed elsewhere. While the total number of contributing features (4) associated with the listed property is not affected by this initiative, the West-Bouvy log cabin now is counted as a building, as opposed to the site of a ruin.

**United States Department of the Interior
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The closest precedent for a review of this kind in the annals of the Oregon State Advisory Committee on Historic Preservation was the Arts and Crafts-style brick house in northwest Portland designed by Whidden and Lewis for the banker and art patron Charles Francis Adams. The house had been built in 1904, modified by the original owner in 1918, converted to nursing home use in the 1940s, and badly damaged in a storm in 1979. The subsequent, painstaking reconstruction of the upper story and reversal of non-historic improvements throughout by the latest owners, allowed the house to be found eligible for listing. Adequate photo-documentation had been available for control. Another close, and more recent, precedent was the John and Charlotte Pelton House in Ashland which the Committee approved for nomination in 1993 after substantial parts of the upper story were reconstructed following a fire.

The premise of the 1992 nomination of the Oswald West Coastal Retreat was that the property meets both Criterion B for its important association with a historic person and Criterion C as an outstanding example of sensitive early 20th Century vernacular site planning and log construction in the Adirondack Rustic/Arts and Crafts tradition. The original builder was Lot Keeler.

Os West, governor of Oregon (January 11, 1911- January 12, 1915), was noted for urging an array of progressive legislation during his tenure, much of it relating to conservation of natural resources. For conservationists, the governor's defining action was taken in 1913, when he blocked the further sale of Oregon tidelands by declaring the wet sands area a public highway based on the customary use of beaches as wagon and mail routes. The 1913 Legislative Assembly supported his executive order and laid the groundwork for additional legislation of the 1960s that affirmed the public's right of access to, and use of the beaches.

The source of Governor West's inspiration for protecting the tidelands can be traced directly to his retreat on the Oregon coast south of Cannon Beach. In 1911, West acquired a tract opposite Haystack Rock that was backed by a fine stand of timber. By the summer of 1913, his family was in residence in the commodious log house sited on a bench of land above the dry sand. A pathway winding from the house to the beach was lined with boulders, and the foot of the bench was retained by a boulder facing.

Except for the felling of timber, distinguishing characteristics of the site remained little changed over the years. The Wests sold their retreat in 1926. In 1936, Portlanders Dr. and Mrs. Harry M. Bouvy acquired the property and made certain improvements in keeping with the Rustic mode.

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Since most of the Bouvys' substantial improvements were completed within a few years, the property's historic period of significance was drawn from 1913 to 1939. The spring house, located behind the main building, for example, originally was constructed of logs in its ground course, and by 1939 had a base of native rock.

The distinguishing features of the main building were its construction of Sitka spruce logs, a full front veranda with peeled log columns and cushion blocks like a massive Doric portico, and its scale. The building had a footprint of 46 x 50 feet. Seen from the beachfront, or as approached by the drive from the north, the house was an imposing presence in the landscape even as development filled in along the beachfront to north and south. It was an excellent specimen of saddle-notched log joinery in which log ends were extended in graduated fashion to enhance stability. The exterior was untreated, and it weathered silver-gray.

The house burned on May 31, 1991 as the plan of Franklin and Harriet Bouvy Drake to nominate the property to the National Register was underway. After the extent of damage was evaluated, it proved infeasible to reutilize original fabric. The few exceptions were some exterior stones of a fireplace of random-coursed basalt. With this disclosure, the property was entered into the National Register. The architectural firm of Fletcher, Farr, Ayotte was asked by other Bouvy descendents, the Neupert family, to continue efforts to measure and record the ruined building with an eye toward precise replication. Family photographs as well as field measurements guided the work, which was supervised by David Wark. Reconstruction commenced in 1994 and was completed in 1995. The West-Bouvy Log House reconstruction was commended by the National Trust for Historic Preservation when it tied for Second Prize with a project in Maryland in the Exterior category of the 1995 Great American Home Awards.

Accompanying drawings and photographs show that the building's presence in the historic setting is authentically recreated. An extremely close match has been achieved between conditions before the fire and after reconstruction.

The concrete patio of the 1930s at the south end of the house and the historic flagstone patio and pathway in the back have been retained. The new building was tied by survey points to the corners of the ruined shell, and a new concrete basement for storage and mechanical equipment was poured. While the rear, or east elevation reads authentically, minor adjustments

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were made in access to the utility attachment. Since the 1950s, the south end wall had been clad with boards and battens as a weatherization measure. In the reconstruction, the log walls of the south elevation were exposed again. All roof pitches, including main gable, cedar shake-clad shed dormers, and south ground story window canopy, were accurately replicated.

For the reconstruction, the porch columns and other logs of Sitka spruce were obtained in neighboring Tillamook County. To meet seismic code, the logs were reinforced with steel rods and anchored to the concrete walls of the basement. Second story gable walls originally were of frame construction, with a log veneer, and this treatment was repeated.

The livingroom fireplace in the west wall is the indispensable, character-defining feature of Arts and Crafts interiors in the Rustic mode. In the reconstruction, the quality of stone work, including a Roman-arched fireplace opening, quoins framing random coursing, and an overmantel accent representing the profile of Haystack Rock, was painstakingly reproduced. The carved mantelpiece was recreated from a log salvaged from the fire.

To meet code requirements and improve circulation, the placement and run of stairs to the upper story were modified slightly. Otherwise, the historic organization of interior space is preserved, and such details such as hand-forged steel hardware and a built-in china cabinet are faithfully reproduced along with original interior wall joint dimensions and finishes, namely, varnished logs with plaster-coated chinking.

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INTRODUCTION

The purpose of this supplemental document is to have the Oswald West cabin considered as a contributing building to its historic site. The Oswald West Cabin overlooks a spectacular section of beach close to Haystack Rock just south of Cannon Beach, and has special meaning to Oregon citizens for two reasons: It is a very good example of a coastal Adirondack style log cabin and, more importantly, it was built by Oswald West who was then the state's Governor (1911-1915). West was responsible for the famous legislation securing Oregon's beaches for the public by declaring them public highways.

West had his cabin built by Lot P. Keeler in 1913 and it remained little changed until it was destroyed by a fire in 1991. Dr. and Mrs. Bouvy purchased the cabin in 1936 and made improvements that were sensitive to the style of the cabin. The present owners are descendants of Dr. and Mrs. Bouvy. In 1995 a reconstruction of the cabin was completed. A reconstruction of the historic cabin has been completed based on extensive and detailed field measurements of what remained of the original cabin. Historic family photographs were used to supplement field documentation.

Oswald West's love for Oregon's beaches was reflected in his love for this home and site. The reconstructed cabin exists once again as the centerpiece to this historic site.

RECONSTRUCTION

The reconstruction of the Oswald West house began with extensive field documentation, salvaging samples of materials for later reproduction, and gathering historic and family photographs of the few elements that were totally destroyed in the fire. Execution of the reconstruction was based on this information and guided by the Secretary of the Interior's *Standards for Rehabilitation*. In addition to the Secretary of the Interior's *Standards*, seven elements to measure the integrity of an historic project were identified and referenced throughout the process, from the beginning of field documentation to owner occupancy. Those seven elements are historic location, design, setting, materials, workmanship, feeling, and association.

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Historic Dates	1913-1939
Original Construction	1913
Bouvy Improvements	1936-1939
Reconstruction	1993-1995
Occupied	February 10, 1995
Documentation	Field Measurements Identify Historic Character-Defining Features Material Testing and Salvage Historic and Family Photographs Verbal Interviews
Codes	Integration of Life/safety, Seismic and Structural Codes
Program	Faithful Reconstruction New Mechanical/Electrical/Plumbing Systems

SITE

For his cabin, Governor West selected a remote, wooded area south of the City of Cannon Beach, Oregon. While there are now many houses to the north, the view and vegetation to the immediate south remain much as they were at the time the cabin was built.

The house is perched eighty feet above the beach on a small hill with a ravine to the south. A level building site was created for the cabin which faces commanding views of the ocean to the west and Haystack Rock to the northwest.

Landscaping on the site remains much as it was. Wide lawns of grass have been established and sweep down the hill to mounds of native Salal shrubs. Only a few branches from the large trees near the cabin were damaged by the fire.

Several other landscape features have been rebuilt: The upper portion of the stone walkway leading to the beach, concrete sidewalks, a log-bordered sandbox, the flagstone patio and the concrete porch along the south elevation. Near the cabin's southeast corner is a stone barbecue grille dating from before the fire.

During the documentation and field measurements, the corners of the cabin were located and recorded in reference to newly established survey points. The cabin was then reconstructed in its exact historic location.

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DESCRIPTION OF CABIN RECONSTRUCTION

The Oswald West cabin is a simple, almost square plan, roughly 46' x 50'. It is a two-story gabled structure with an 11' deep one-story porch running the length of the west elevation. A 26' long by 9' deep one-story shed, porch and pantry extend from the main body of the house on the east elevation.

A new basement with concrete retaining walls and footings was constructed below the house. The basement was necessary to provide the owners with adequate storage space in an inconspicuous manner. There is limited storage space in the original cabin so a basement was a preferred alternative to additional plan changes or any type of addition to the exterior. The basement also accommodates the new mechanical equipment.

The primary wall material is composed of Sitka Spruce logs, as was the original cabin. After an exhaustive search for logs, which included Washington and Alaska, suitable logs were located near the coast in Tillamook, Oregon, south of the site.

Since the log walls are the primary load-bearing system in the cabin, they had to meet current seismic codes. As a result, they are internally reinforced with continuous vertical steel rods which run the entire height of the wall, tying the logs together and anchoring them to the concrete basement walls.

While all of the exterior walls appear to be "full" logs, the second story gable walls at the north and south elevations are actually log veneer installed over a 2 x 6 frame wall. This detail was recorded during field documentation and repeated in the reconstruction.

The floor system of the second story was originally made up of 9" diameter log beams, placed between 3' and 4' on-center, 2" x 3" studs laid on their sides at 1'-10" on-center and sandwiched between a 1 x 6 ceiling and a 2 x 4 floor. This system did not meet current structural codes, nor did it allow for any routing of mechanical, electrical, or plumbing systems. For the reconstruction, the exposed materials remained the same, while 9-1/2" TJI floor joists were utilized as the hidden structural floor system. This system was selected because it had the shortest depth that could span the required distances and also meet structural calculations.

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The primary roof is a wood-framed 7:12 sloped gable. A large shed dormer is approximately centered on each side of the gabled roof. The east dormer slopes at 3-1/2:12, while the west dormer maintains a 4:12 slope. Above the utility room, porch and pantry the 7:12 gable roof transitions to a 3:12 slope.

WEST ELEVATION

This is the most impressive and formal elevation, as it faces the ocean and its spectacular view. An 11' deep porch runs along the entire west facade. Six large Sitka Spruce log columns, 16" -18" in diameter are paired at the ends, and create a 3- bay porch. With no base and heavy wood capitals, the columns have a formal, almost Doric Order quality. A temporary wood trim above the column capitals conceals a settlement jack. As the log walls shrink and settle this trim will be removed giving the columns the same appearance as before the fire. At the top and bottom of the columns are continuous 16" diameter beams running the length of the porch. The porch ceiling consists of irregularly spaced 9" diameter log beams with 1 x 6 tongue and groove fir and the porch deck is 1 x 4 tongue and groove fir.

Windows and doors in the log wall roughly align with the porch bays. Three large single lite windows occupy the north bay, while one single lite window and the log-clad entrance door are in the middle bay. Splitting the middle and south bay is a 9'-6" wide stone chimney rising this same width from deck to ceiling. As the stone chimney rises above the gabled roof, it narrows to 5'-0" wide, and is intersected by the shed dormer. Stones in the chimney are primarily native basalt with a variety of other glacial tailings. A few quoin-like stones help define the corners, but the vast majority of the chimney is composed of irregular sizes and shapes of stones, resulting in a loose "rubble" quality. Mortar joints are also inconsistent, ranging from very thin (1/4" or less) to 1-1/2"-2" wide. Most of the original stones were severely cracked and spalled by the extreme temperatures of the fire. As a result, only a few of the exterior stones were reused in the reconstructed chimney. Two large single-lite windows are slightly off-center in the south bay.

Centered above the middle bay, a large shed dormer springs from the gable roof's ridge and extends to a point above the front porch. The gable roof has been flattened in front of the dormer to allow for a pair of 1-over-1 single hung windows. All exposed rafter ends are 3" x 8" rough sawn fir at 24" on-center with an overhang of 2'-7". During field documentation it was discovered that the actual structural roof rafters were 2 x 6s at 24" on-center, while the exposed eave members were scabbed on 3 x 8s.

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NORTH ELEVATION

This is a four bay elevation defined by the log ends of intersecting walls. The front porch occupies the west bay and the middle right bay has a pair of large single pane dining room windows. Directly above these windows and centered on the end gable are three 1-over-1 single hung windows. To the left of these three bedroom windows, and breaking the symmetry of this elevation, is a smaller single hung bathroom window. The middle left bay has a pair of 1-over-1 single hung kitchen windows while the east bay, an extension of the main body of the cabin, has one single hung pantry window. All of the windows are centered in their respective bays.

Logs ranging in diameter from 9" to 14" are laid horizontally to form cabin walls. These log walls are the primary aesthetic and structural material. The tenth log high on the wall, which extends past the body of the house to become a beam on the porch, is actually the last full round log in the wall. Above the tenth log a 2 x 6 frame wall with sectional log cladding gives the appearance of a real log wall. A saddle notch has been used as the connection detail for all log corners.

Above the middle left bay the 7:12 sloped gable roof transitions to a 3:12 slope to form a shed over the east bay.

EAST ELEVATION

Even though the west elevation presents the more formal front of the cabin, the east elevation is actually used as the entrance. The north half of the first floor is a one story shed roofed massing which extends from the main body of the house. This massing is divided into three bays: the north bay is a log enclosure housing a pantry, the middle bay is a porch, and the south bay is a utility room.

Logs extending past the corners of the north bay are cut to a variety of lengths, reinforcing the primitive and rustic aesthetic of the cabin. All of the log extensions (around the entire cabin) were field measured and repeated in the reconstruction. This feature is one of the primary historic character-defining details of the exterior.

The south bay is a utility room clad in vertical cedar board and batten siding. The entrance to this room, formerly from the porch, has been relocated to the cabin's interior. During winter storms or cold temperatures (which are common to the Oregon coast), direct access to the utility room from the house was preferred. Two ten-lite french doors provided access

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from the porch to the hall and kitchen. In order to provide the kitchen with sufficient work surface and to reduce traffic patterns dividing the room, the door connecting the kitchen and porch was modified. The new "door" now has an operable casement window above the counter and a fixed solid 4-panel door below. As a result, the appearance of a door has been maintained from the exterior.

South of the shed massing the main log body of the house is visible. This section is divided into two bays by the ends of intersecting log walls. The south section was originally a covered porch that had been enclosed in the 1930s, and for the reconstruction remained enclosed. In the middle of this bay are two salvaged ten-lite french doors with a large stone step below.

A large shed dormer, roughly centered in the elevation, springs from the roof ridge and ends above the exterior log wall. Hand split cedar shakes clad the dormers' roof and walls. A pair of single hung bathroom windows are to the left of two widely spaced stairway casement windows. A small stone chimney on the north side of the dormer formerly vented a woodstove. It was rebuilt with a core of CMU for seismic requirements and now vents mechanical equipment located in the basement.

SOUTH ELEVATION

The south facade is a three bay composition with a large gable end. In the east bay are two single lite fixed sunroom windows. The middle bay has three single lite fixed living room windows at its center with three single hung bedroom windows aligned above in the gable. An open porch occupies the west bay.

Above the lower living room windows of the middle bay is an awning supported by log beams and log knee braces. The awning is slightly wider than the middle bay and is framed with 3 x 8 rough sawn fir rafters and roofed with hand split cedar shingles.

Severe winter storms hit the south elevation with their full force and can quickly damage even the most solidly built structures. In the hope of reducing water damage caused by these storms, board and batten siding was installed in the 1950s over the log walls. Since this was done at such a late date, the board and batten siding was eliminated and the log walls were left exposed. As in the north elevation, log sheathing is installed over a 2 x 6 frame wall in the second story gable end.

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INTERIOR

Organization of the house is simple with primary living spaces on the first floor and four bedrooms organized around a central hall and stair on the second floor. The spatial sequence, size, and arrangement of rooms remains faithful to the original plan. In particular, the primary rooms appear as they did when the cabin was first completed in 1913.

LIVING ROOM

Measuring 17' x 30' the living room is the primary room in the cabin. A 10' wide fireplace at the center of the west wall has been rebuilt based on field measurements of the original fireplace. A stone hearth is flush with the floor and above it is an opening composed of three concentric courses of arched brick supporting stone above. All of the interior stones of the original fireplace were badly cracked and spalled and could not be reused. A forged steel pot holder was saved from the original fireplace and reused and a new wood mantle was sawn from a salvaged log and matches the original mantle. Centered just above the mantle is a stone in the shape of Haystack Rock, a detail copied from the original fireplace.

All of the walls are exposed Sitka Spruce logs. Floors are 1 x 4 tongue and groove vertical grain fir and the ceilings are 9" diameter log beams (3'-0"-4'-0" on-center) with 1 x 6 tongue and groove vertical grain fir.

Penetrating the east log wall, opposite the fireplace, a large terraced stair leads to the second floor. At the north end of the west wall the log clad front door leads to the large porch. A "Z" door in the east wall and on axis with the front door connects to the entrance hall.

Light pours into the living room through three large windows in the south wall, two windows left of the fireplace, and a single window right of the fireplace.

DINING

With a 7'-6" high x 11'-6" wide opening between them, the living room and large dining room (14' x 17') are perceived as a continuous space. At the upper corners of this opening in the log wall, a log has been extended 7" and beveled at a 45° angle to form a corbel. A major feature located in the southeast corner of the dining room is a rustic china cabinet/buffet. This was reconstructed based on field measurements and family photographs. Wall, ceiling, and floor materials are the same as in the living room. Three fixed single lite

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windows are centered in the west wall and two similar windows are centered in the north wall. A "Z" door centered in the east wall leads to the kitchen.

KITCHEN

With dimensions of 10' x 14', the kitchen matches the original kitchen plan. A vertical fir board and batten covers the south wall. A masonry flue in the southeast corner was rebuilt to meet seismic codes. A pair of single hung windows are centered in the north wall above the sink. A door in the east wall that used to access the porch is now an operable casement window with a sill above the counter. Another door in the east wall leads to a small log pantry, while still another door in the south wall leads to the entry hall. Exposed finish materials match the living room; log walls and ceiling beams, 1 x 6 tongue and groove vertical grain fir ceiling and 1 x 4 tongue and groove vertical grain fir floors.

HALL

An entrance door from the east porch opens onto a central hall that leads to several rooms. On axis with the entrance door is a door to the living room. A short extension of the hall leads south to the utility room, bathroom, and a stair connecting to the basement. The walls are fir 1 x 12 boards with fir 1/4" x 1-1/4" battens. Floors and ceilings are the same as the living room.

SUNROOM/BEDROOM 1

A former covered porch at the southeast corner was enclosed with logs in the 1930s. Two pair of 10-lite doors are centered in the east and west walls directly on axis with each other. In the south wall are two fixed single lite windows. A 2' x 2'-4" single hung window in the north wall looks up into the stairway, giving one a clue that this was once a window providing an exterior view from the stair. The floor, ceiling, and wall finishes match the living room.

STAIR

A large, terraced, almost "ceremonial" stair leads from the east wall of the living room to a second floor hallway. The first and second steps are broad half logs of Sitka spruce. The remaining risers are faced with spruce log sections and the treads are 1-1/2" thick vertical grain fir. On its way upward the stair turns north behind a 4'-6" high log wall and looks

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back into the living room. The log corbel detail at the dining room log wall is repeated at each corner of the log wall opening.

Subtle changes to the stair were prompted by structural and programmatic requirements. More risers and treads were required due to the new structural floor system and the increase in height between floors. This resulted in a longer stair run. The owners wished to expand the size of bathrooms 1 and 2, and sufficient headroom for the basement stair was worked out with the primary stair. These factors combined in the design to shift the stair slightly to the north. The stair winds its way up to the second floor in a manner very similar to the original stair. At the upper hall is a guardrail of Sitka Spruce branches and a 6" diameter log column at the guardrail corner.

SECOND FLOOR

The second floor plan is virtually the same as the original plan. Four bedrooms open onto a broad central hallway and stair located below the shed dormer. Two bedrooms orient south, one to the west and the fourth toward the north. The north bedroom includes its own bathroom, creating a master suite. All of the bedrooms are identical to their original locations and dimensions. Both upstairs bathrooms have been modified. All of the finish materials in the stair, hall and bedrooms are the same as the original cabin. Walls are 1 x 12 fir boards with 1/4" x 1-1/4" battens. Ceilings and floors are 1 x 4 tongue and groove vertical grain fir. New "Z" doors were made based on the design of historic doors. They are staved vertical boards with 1 x 6 trim boards that form a Z frame. Custom hardware for all the doors was hand forged by a blacksmith to match the original hardware, most of which had been stolen before salvage could begin.

A notable detail is the wood trim around all the second floor doors and windows. Vertical grain fir jambs have been tapered from a broad base to a narrower top and is capped with a small 1 x 2 resulting in the appearance of columns. A triangular piece of fir at the window head suggests an almost classic pediment. The pediment visually continues through the jamb trim and is "pegged" in place, a craftsman style detail. These trim details are the most refined details in an otherwise primitive and rustic cabin.

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CONCLUSION

The Oswald West Cabin meets Criteria Consideration E for reconstructed properties in that it is accurately executed in a suitable environment, is presented in a dignified manner as part of a restoration master plan, and is the only surviving building or structure with an association to Governor Oswald West.

As mentioned in the Reconstruction section, seven elements of integrity can be measured as to the success of an historic project. An evaluation of each is as follows:

1. Historic location - The cabin is not only on the same site, but in its exact historic location on the site.
2. Design - The reconstruction is based on extensive field documentation of dimensions, details, and materials. Only minor changes to secondary spaces were made. Primary spaces are the same.
3. Setting - Site is much as it was historically with extensive grounds, ocean, and Haystack Rock.
4. Materials - All of the original materials have been repeated: Sitka Spruce logs, cedar shakes, stone, interior(fir) board and batten walls, fir floors and ceilings.
5. Workmanship - Logs are hand peeled, saddle notches at log corners, hardware is hand forged, wood finishes and trim are identical to original quality.
6. Feeling - The cabin speaks in the same voice as before the fire. It appears to belong to its site and to have been there for many years.
7. Association - The association with Oswald West and his connection to landmark legislation making Oregon's beaches public property is as strong as ever. This is the only remaining property that can be associated with Oswald West.

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**WEST, OSWALD, COASTAL RETREAT (1913-1939)
(WEST-BOUVY LOG HOUSE)**

1981 Pacific Avenue
Cannon Beach, Clatsop County, Oregon

Supplementary information for Section 7 describing the log house reconstruction was prepared and submitted July 31, 1995 by:

David Wark
Fletcher Farr Ayotte PC
708 SW Third Avenue, Suite 200
Portland OR 97204
503/222-1661

The West-Bouvy Log House currently is under ownership of the Neupert Family in care of:

Ann Neupert Durfee
430 SW Iron Mountain Boulevard
Portland OR 97219
503/635-5380

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Section number PHOTOS-C Page 1 West, Oswald, Coastal Retreat, Clatsop County, OR

#1 of 45

PHOTOGRAPHER: Unknown, Richard Powers copy

DATE: Summer, 1911

NEGATIVE: Richard Powers, 9900 SW Inez, Tigard, OR 97223

DESCRIPTION: West elevation of site; start of construction

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Section number PHOTOS-C Page 2 West, Oswald, Coastal Retreat, Clatsop County, OR

#2 of 45

PHOTOGRAPHER: Unknown

DATE: July, 1913

NEGATIVE: Harriet Drake, 400 SW Scholls Ferry Rd., Portland, OR 97221

DESCRIPTION: Southwest view of log house; construction just completed.

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Section number PHOTOS-C Page 3 West, Oswald, Coastal Retreat, Clatsop County, OR

#3 of 45

PHOTOGRAPHER: Richard Powers

DATE: July 25, 1913

NEGATIVE: Harriet Drake, 400 SW Scholls Ferry Rd., Portland, OR 97221

DESCRIPTION: Postcard by Mrs. Mark Warren. Postcard which confirms completion date of construction.

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Section number PHOTOS-C Page 4 West, Oswald, Coastal Retreat, Clatsop County, OR

#4 of 45

PHOTOGRAPHER: Unknown, Richard Powers copy

DATE: 1936

NEGATIVE: Richard Powers, 9900 SW Inez, Tigard, OR 97223

DESCRIPTION: West elevation of site and log house.

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Section number PHOTOS-C Page 5 West, Oswald, Coastal Retreat, Clatsop County, OR

#5 of 45

PHOTOGRAPHER: Unknown, Richard Powers copy

DATE: 1939

NEGATIVE: Richard Powers, 9900 SW Inez, Tigard, OR 97223

DESCRIPTION: Dining Room looking north.

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Section number PHOTOS-C Page 6 West, Oswald, Coastal Retreat, Clatsop County, OR

#6 of 45

PHOTOGRAPHER: Unknown; Fletcher Farr Ayotte (FFA) copy

DATE: 1939

NEGATIVE: Fletcher Farr Ayotte PC, 708 SW Third Ave., Suite 200, Portland, OR
97204

DESCRIPTION: China Cabinet in Dining Room.

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Section number PHOTOS-C Page 7 West, Oswald, Coastal Retreat, Clatsop County, OR

#7 of 45

PHOTOGRAPHER: Ann Durfee; Fletcher Farr Ayotte (FFA) copy

DATE: May 1991

NEGATIVE: Fletcher Farr Ayotte PC, 708 SW Third Ave., Suite 200, Portland, OR
97204

DESCRIPTION: Southeast corner of house.

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Section number PHOTOS-C Page 8 West, Oswald, Coastal Retreat, Clatsop County, OR

#8 of 45

PHOTOGRAPHER: Unknown; Fletcher Farr Ayotte (FFA) copy

DATE: Circa 1990

NEGATIVE: Fletcher Farr Ayotte PC, 708 SW Third Ave., Suite 200, Portland, OR
97204

DESCRIPTION: Living Room looking east toward stair.

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Section number PHOTOS-C Page 9 West, Oswald, Coastal Retreat, Clatsop County, OR

#9 of 45

PHOTOGRAPHER: Unknown; Fletcher Farr Ayotte (FFA) copy

DATE: Circa 1990

NEGATIVE: Fletcher Farr Ayotte PC, 708 SW Third Ave., Suite 200, Portland, OR
97204

DESCRIPTION: Living Room looking southeast toward stair and Sunroom/Bedroom.

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**National Register of Historic Places
Continuation Sheet**

Section number PHOTOS-C Page 11 West, Oswald, Coastal Retreat, Clatsop County, OR

#10 of 45

PHOTOGRAPHER: David Wark; Fletcher Farr Ayotte (FFA) copy

DATE: May, 1991

NEGATIVE: Fletcher Farr Ayotte PC, 708 SW Third Ave., Suite 200, Portland, OR
97204

DESCRIPTION: Southeast corner of house after fire.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number PHOTOS-C Page 11 West, Oswald, Coastal Retreat, Clatsop County, OR

#11 of 45

PHOTOGRAPHER: David Wark; Fletcher Farr Ayotte (FFA) copy

DATE: May, 1991

NEGATIVE: Fletcher Farr Ayotte PC, 708 SW Third Ave., Suite 200, Portland, OR
97204

DESCRIPTION: China cabinet in Dining Room after fire.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number PHOTOS-C Page 12 West, Oswald, Coastal Retreat, Clatsop County, OR

#12 of 45

PHOTOGRAPHER: David Wark; Fletcher Farr Ayotte (FFA) copy

DATE: May, 1991

NEGATIVE: Fletcher Farr Ayotte PC, 708 SW Third Ave., Suite 200, Portland, OR
97204

DESCRIPTION: Fireplace in Living Room after fire.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number PHOTOS-C Page 13 West, Oswald, Coastal Retreat, Clatsop County, OR

#13 of 45

PHOTOGRAPHER: David Wark; Fletcher Farr Ayotte (FFA) copy

DATE: May, 1991

NEGATIVE: Fletcher Farr Ayotte PC, 708 SW Third Ave., Suite 200, Portland, OR
97204

DESCRIPTION: "Z" door with hardware in upstairs Bedroom

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number PHOTOS-C Page 14 West, Oswald, Coastal Retreat, Clatsop County, OR

#14 of 45

PHOTOGRAPHER: David Wark; Fletcher Farr Ayotte (FFA) copy

DATE: Fall, 1993

NEGATIVE: Fletcher Farr Ayotte PC, 708 SW Third Ave., Suite 200, Portland, OR
97204

DESCRIPTION: Southeast corner looking northwest; Basement under construction.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number PHOTOS-C Page 15 West, Oswald, Coastal Retreat, Clatsop County, OR

#15 of 45

PHOTOGRAPHER: David Wark; Fletcher Farr Ayotte (FFA) copy

DATE: Spring, 1994

NEGATIVE: Fletcher Farr Ayotte PC, 708 SW Third Ave., Suite 200, Portland, OR
97204

DESCRIPTION: Southeast corner looking northwest; house under construction.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number ~~PHOTOS-C~~ Page 16 West, Oswald, Coastal Retreat, Clatsop County, OR

#16 of 45

PHOTOGRAPHER: David Wark; Fletcher Farr Ayotte (FFA) copy

DATE: Summer, 1994

NEGATIVE: Fletcher Farr Ayotte PC, 708 SW Third Ave., Suite 200, Portland, OR
97204

DESCRIPTION: Southeast corner looking northwest; house under construction.

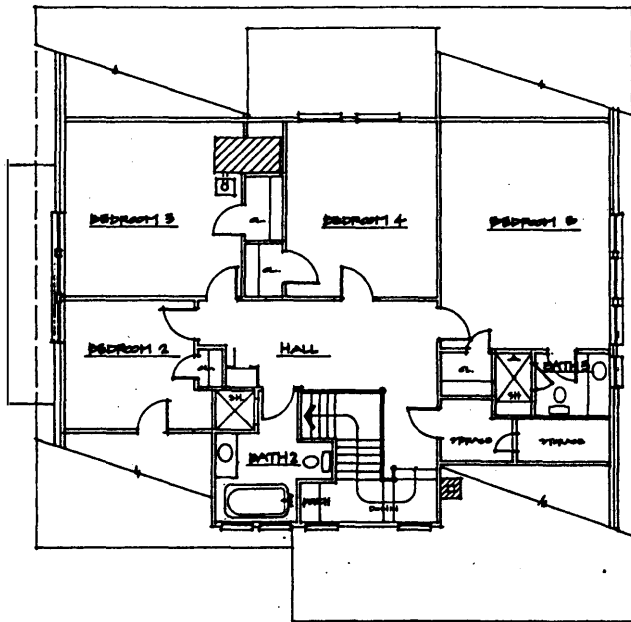
**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

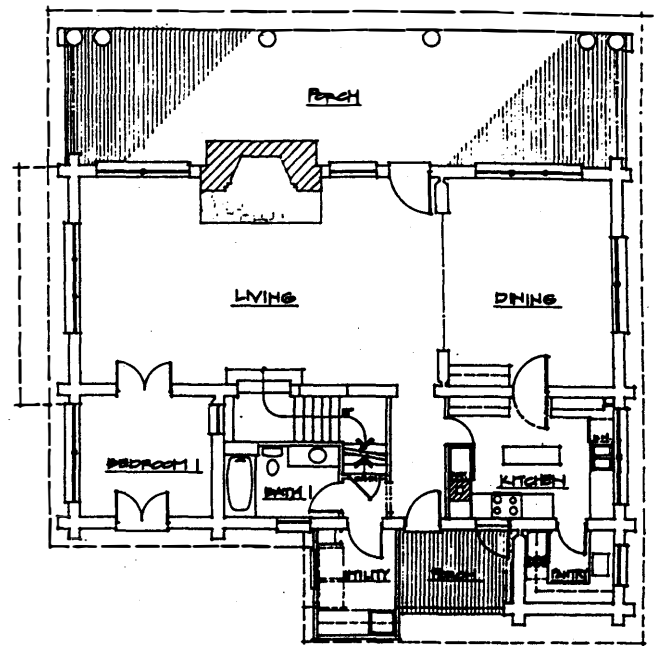
Section number PHOTOS-C Page 17 West, Oswald, Coastal Retreat, Clatsop County, OR

Subject: West, Oswald, Coastal Retreat
Cannon Beach, Clatsop County, Oregon
Photographer: David Wark; Fletcher Farr Ayotte
Date: July, 1995
Negatives: Fletcher Farr Ayotte PC
708 SW Third Avenue, Suite 200
Portland OR 97204

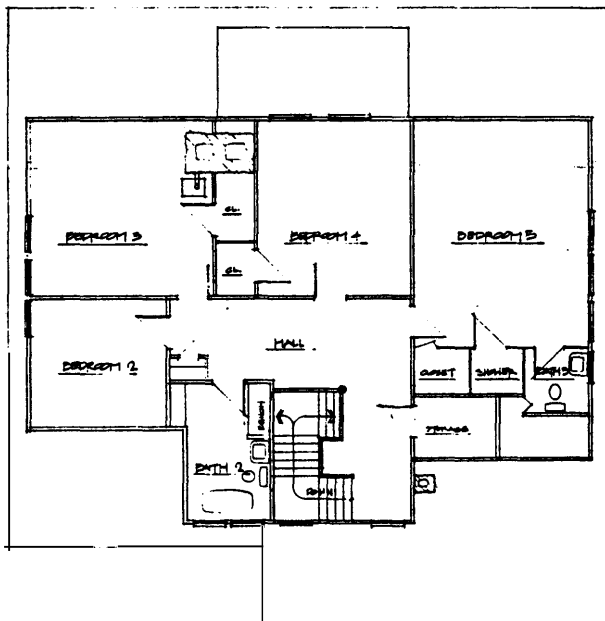
- 17 of 45 Southeast corner, looking northwest; reconstructed house complete and occupied.
- 18 of 45 South elevation.
- 19 of 45 Southwest elevation from beach.
- 20 of 45 North elevation.
- 21 of 45 West elevation.
- 22 of 45 Southeast corner, looking northwest.
- 23 of 45 Chimney at front porch, looking east.
- 24 of 45 Southwest corner of front porch, looking northwest.
- 25 of 45 Log detail at southeast corner of pantry, looking north.
- 26 of 45 Log detail at southwest corner with log canopy, looking northeast.
- 27 of 45 Log canopy on south elevation, looking northeast.
- 28 of 45 Log door on front porch, looking east.
- 29 of 45 View of dining room, looking northeast.
- 30 of 45 View of living room, looking southeast.
- 31 of 45 Stone fireplace in living room, looking west.
- 32 of 45 Detail of fireplace in living room, looking west.
- 33 of 45 China cabinet in dining room, looking east.
- 34 of 45 View of living room, looking southeast toward stairs.
- 35 of 45 Staircase from living room, looking northeast.
- 36 of 45 Stairs, looking down to first landing, looking south.
- 37 of 45 Log rail detail at second floor, looking east.
- 38 of 45 Southeast bedroom on second floor, looking south.
- 39 of 45 "Z" door and hardware between living room and hall, looking east.
- 40 of 45 Second floor "Z" door, hardware, trim, and board and batten walls.
- 41 of 45 Trim detail at second floor doors.
- 42 of 45 Trim detail at second floor doors.
- 43 of 45 Forged steel hardware at front door.
- 44 of 45 Typical forged steel hardware latch at interior doors.
- 45 of 45 Typical forged steel hinge at all doors.



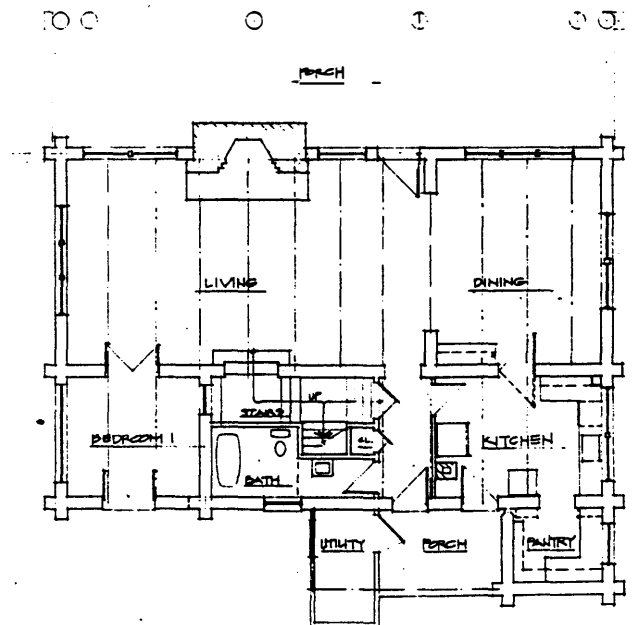
RECONSTRUCTED SECOND FLOOR PLAN



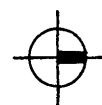
RECONSTRUCTED FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN

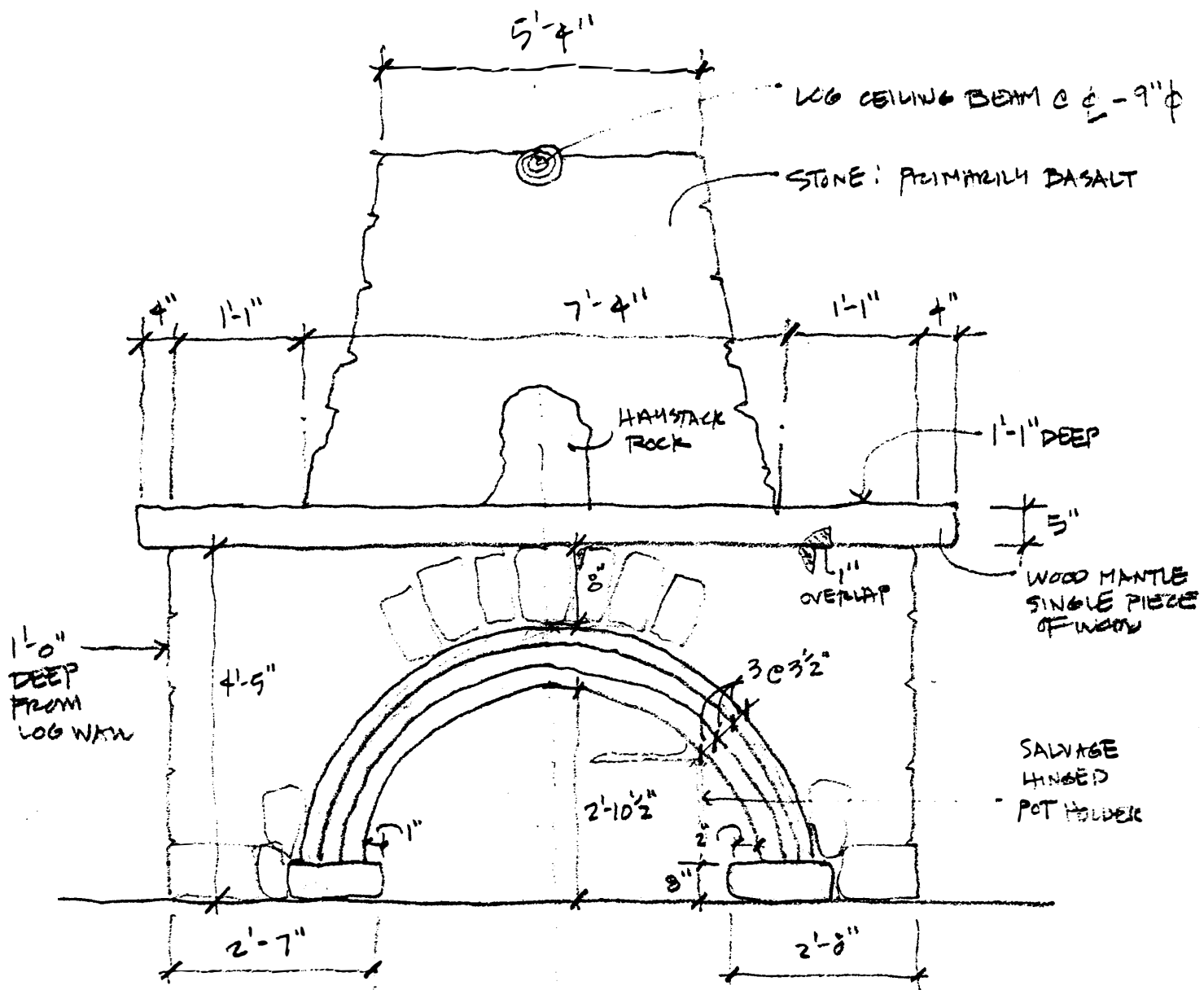


EXISTING FIRST FLOOR PLAN



RECONSTRUCTION OF THE
DONALD WEST CABIN
CANNON PORCH ORIGIN





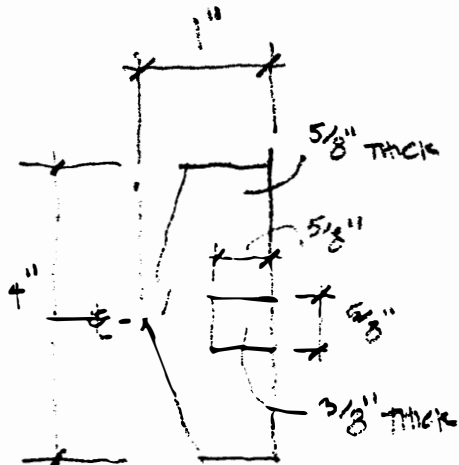
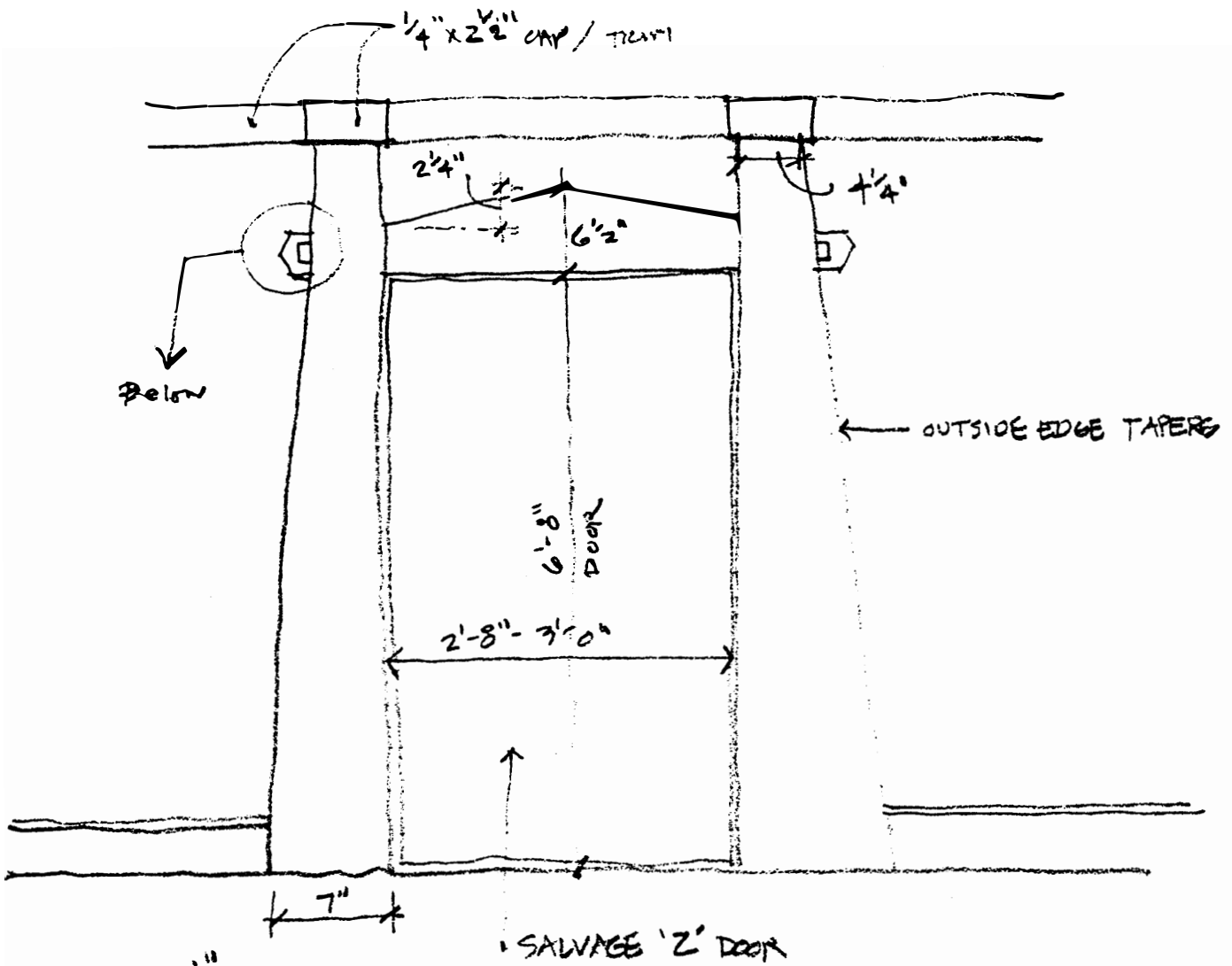
STONE HEARTH - 10'-5" L x 2'-9" deep

FIREPLACE

CS WEST CABIN

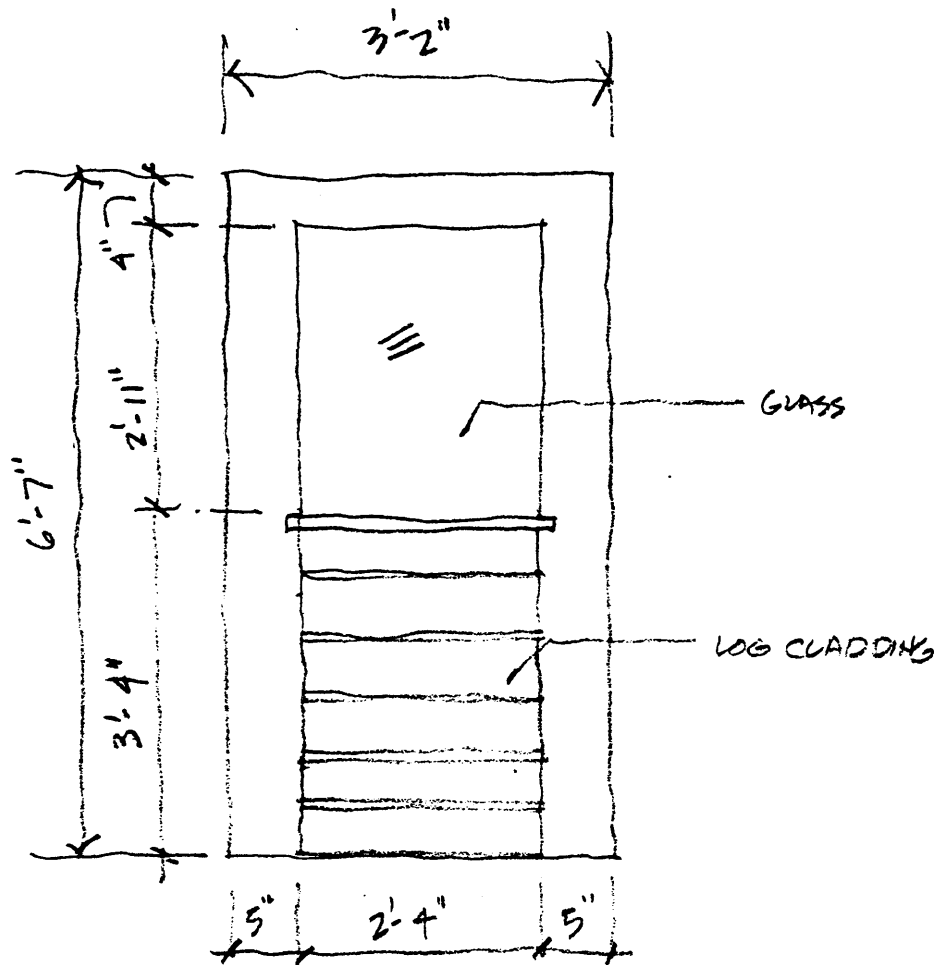
on

8.26.13



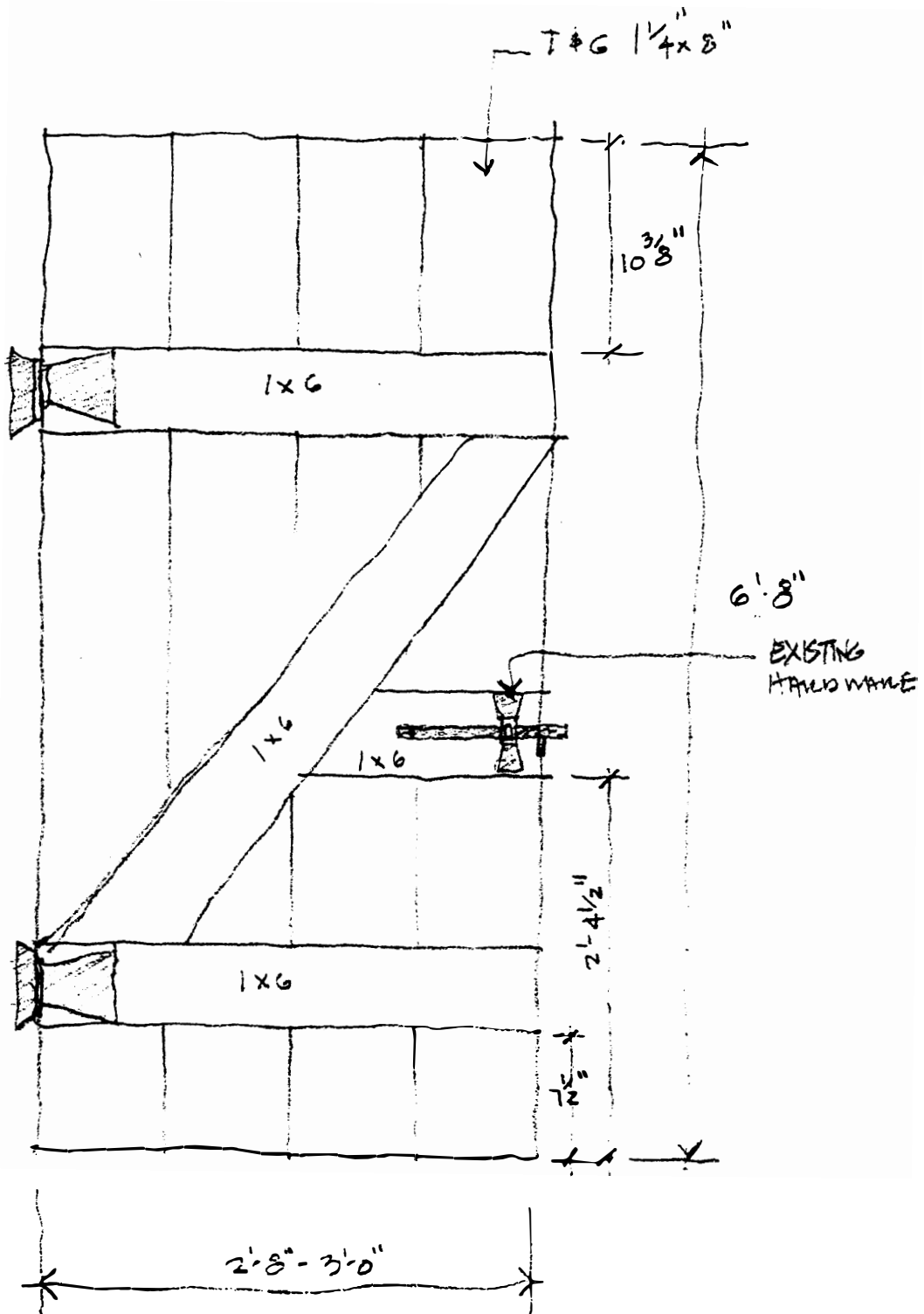
PEG DETAIL

DOOR TRIM DETAIL	DW
OSWALD WEST CHAIN	8.26.93

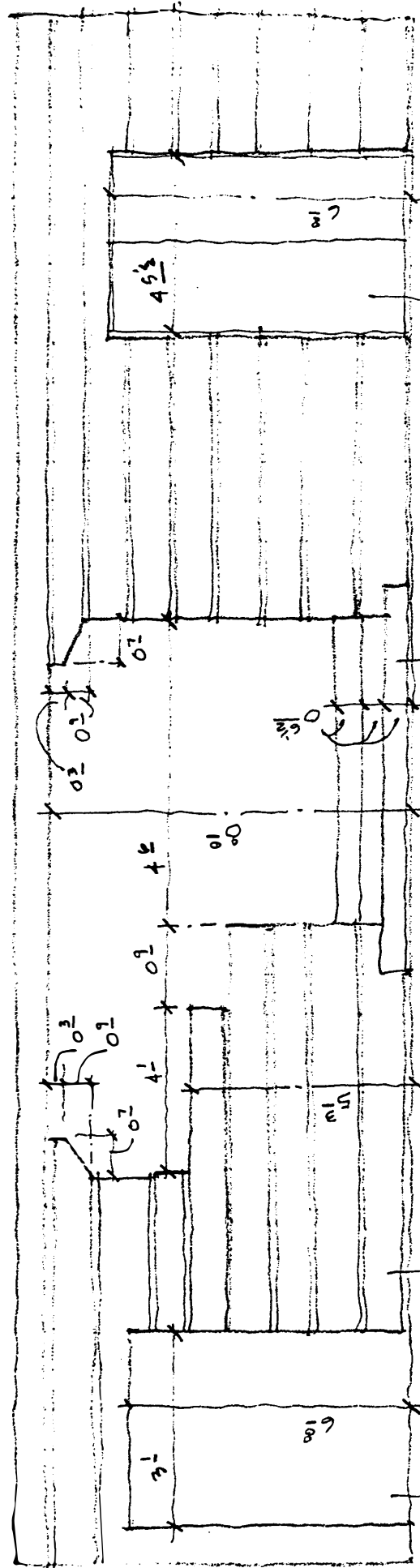


FRONT DOOR
OS WEST CABIN

on
5.5.91



INTERIOR Z DOOR on
 OSWEGO WEST CHAMBER 8.26.93



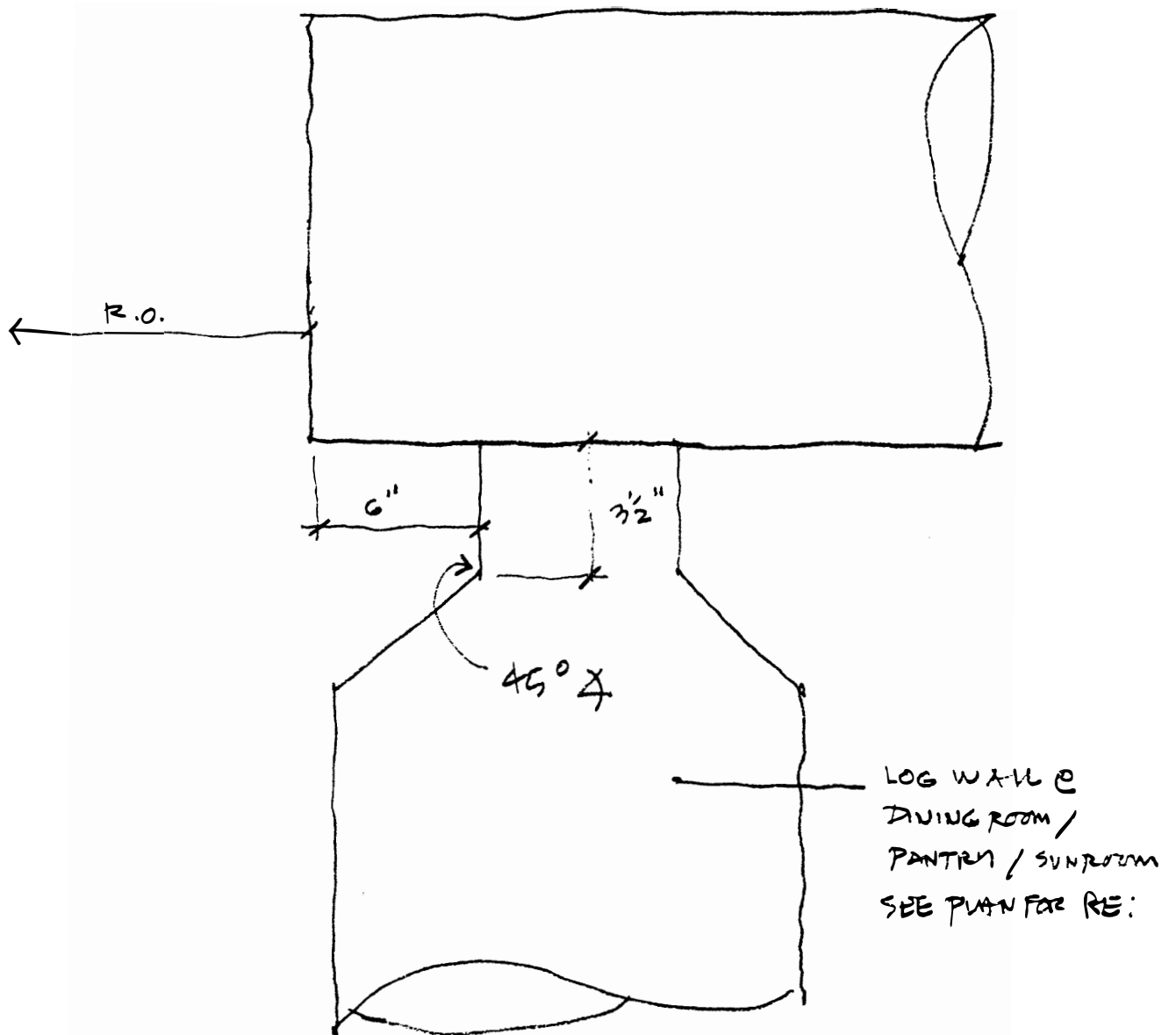
2 - DOOR
(GONE)

LOG WALLS

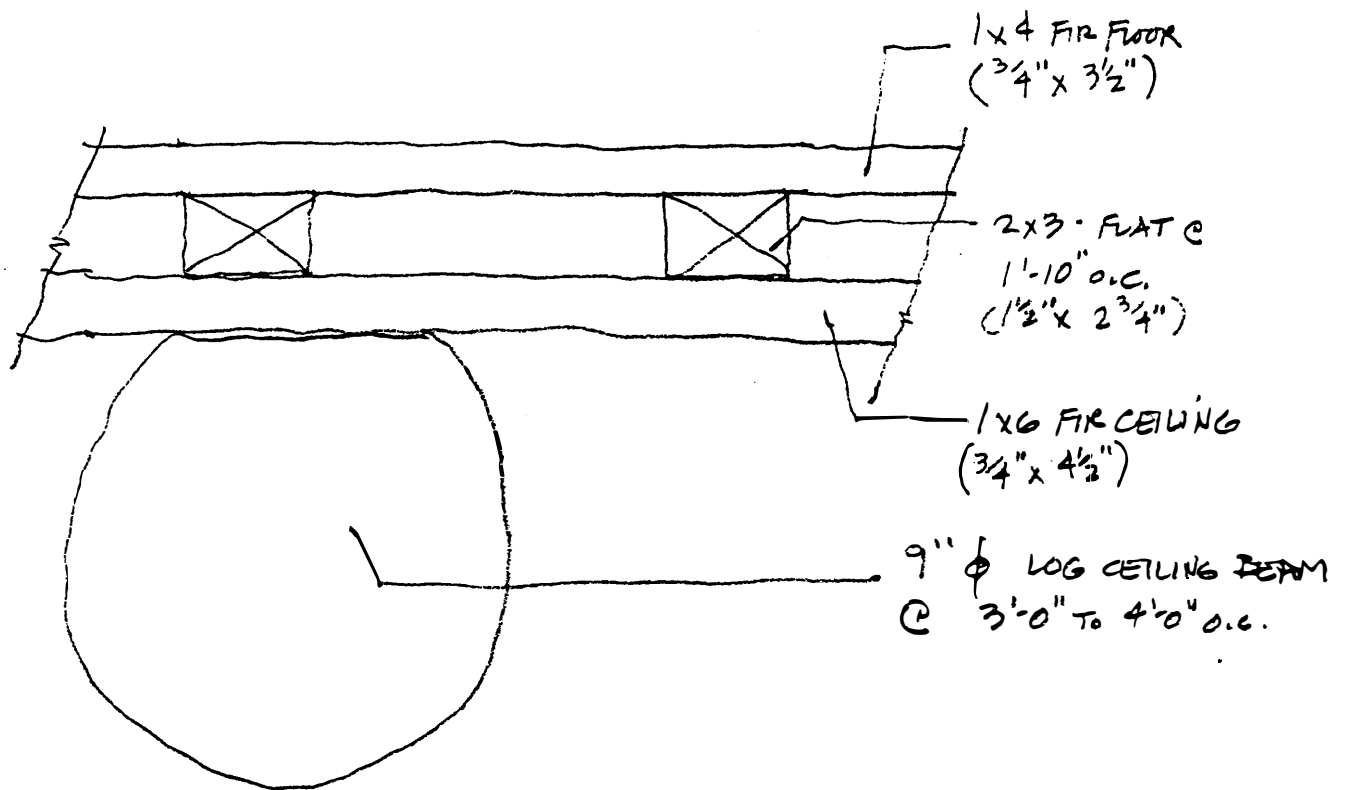
1/2 LOG TREAD / RISER
1/2" TREADS - FIRST
TWO TREADS

PAIR OF DOORS
(GONE)

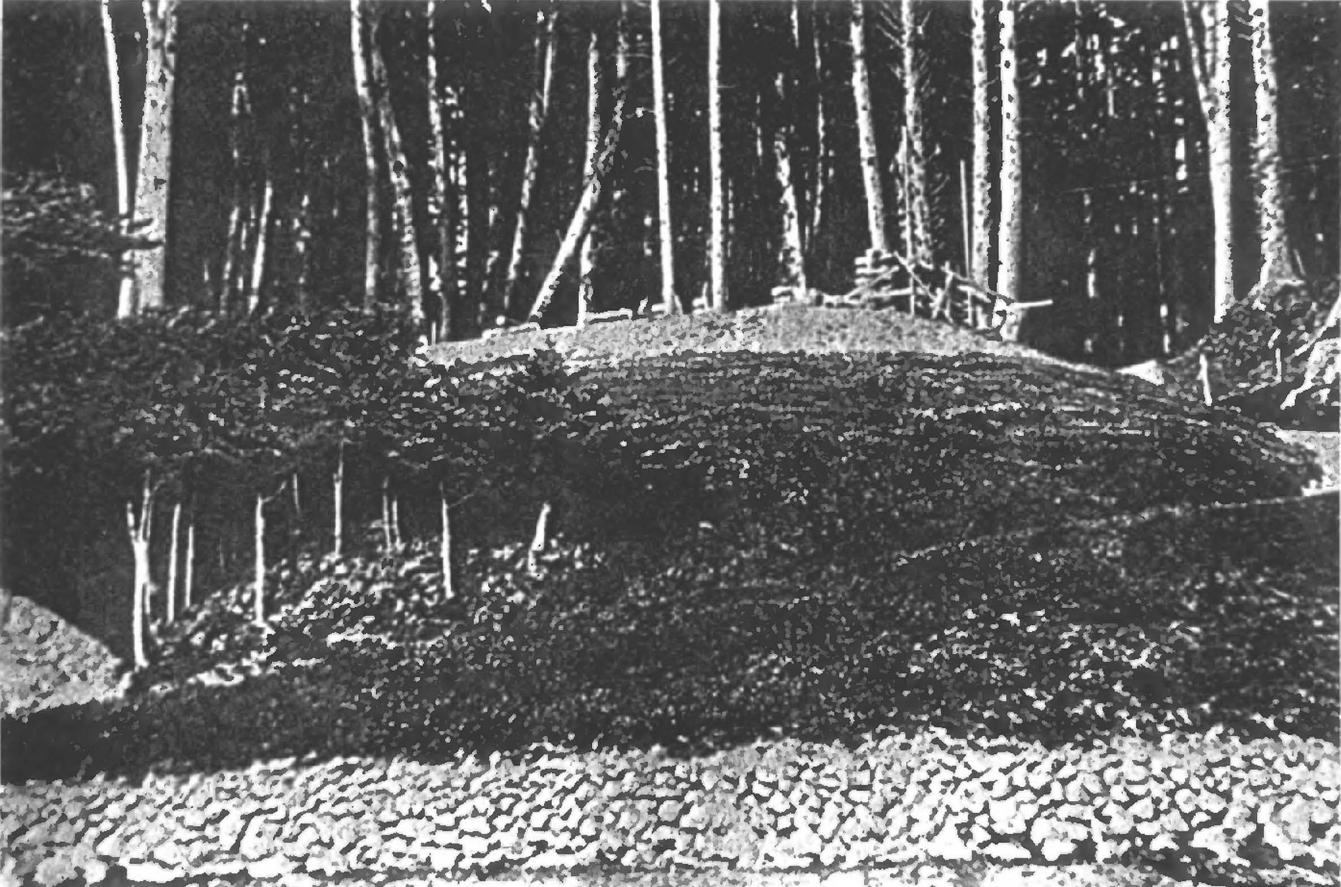
LIVING ROOM EAST ELEVATION . DW
OS WEST CABIN 9.5.91



CORNER DETAIL DW
OS. WEST 5-5-91



2 ND FLOOR / 1 ST FLR CEILING	DW
OS WEST CABIN	5.5.11



WEST-BOUVY LOG HOUSE, CLATSOP COUNTY, OR. #1 OF 45

WEST - BOUVY LOG HOUSE

CANNON BEACH, CLATSOP COUNTY, OREGON

UNKNOWN

SUMMER 1911

DICK POWERS 9900 SW. INEZ, TIGARD OREGON 97223

SITE, SEAWALL, START OF CONSTRUCTION

1 OF 46

SANIAS C



035 GOVERNOR WEST'S SUMMER COTTAGE CANNON BEACH OREGON.

WEST BOUVY LOG HOUSE, CLATSOP COUNTY, OR. #20F45

WEST-BOLVY LOG HOUSE

CANNON BEACH., CLATSOP COUNTY, OR.

UNKNOWN

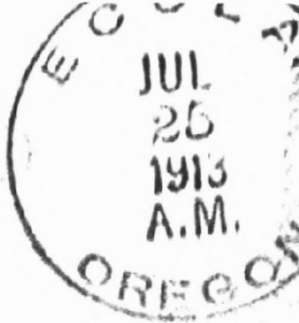
JULY 1913

HARRIET DRAKE 4004 SW. SCHOLLS FERRY ROAD
PORTLAND OR 97221

SOUTHWEST VIEW OF LOG HOUSE (JUST COMPLETED)

#2 OF 46

SANIAS C



NAME AND ADDRESS HERE

Mrs. M. E. Tilton
Timber
Clatsop Co. Oregon

Dear Mother: Just a
line to say we are fine
and pretty busy. But
will this visit be good
as it was last year.
The boys are all fine
but most of myself
and dance now.

WEST-BOVVY LOG HOUSE. CLATSOP COUNTY, OR. #3 OF 45

5

4

2

1

1

5

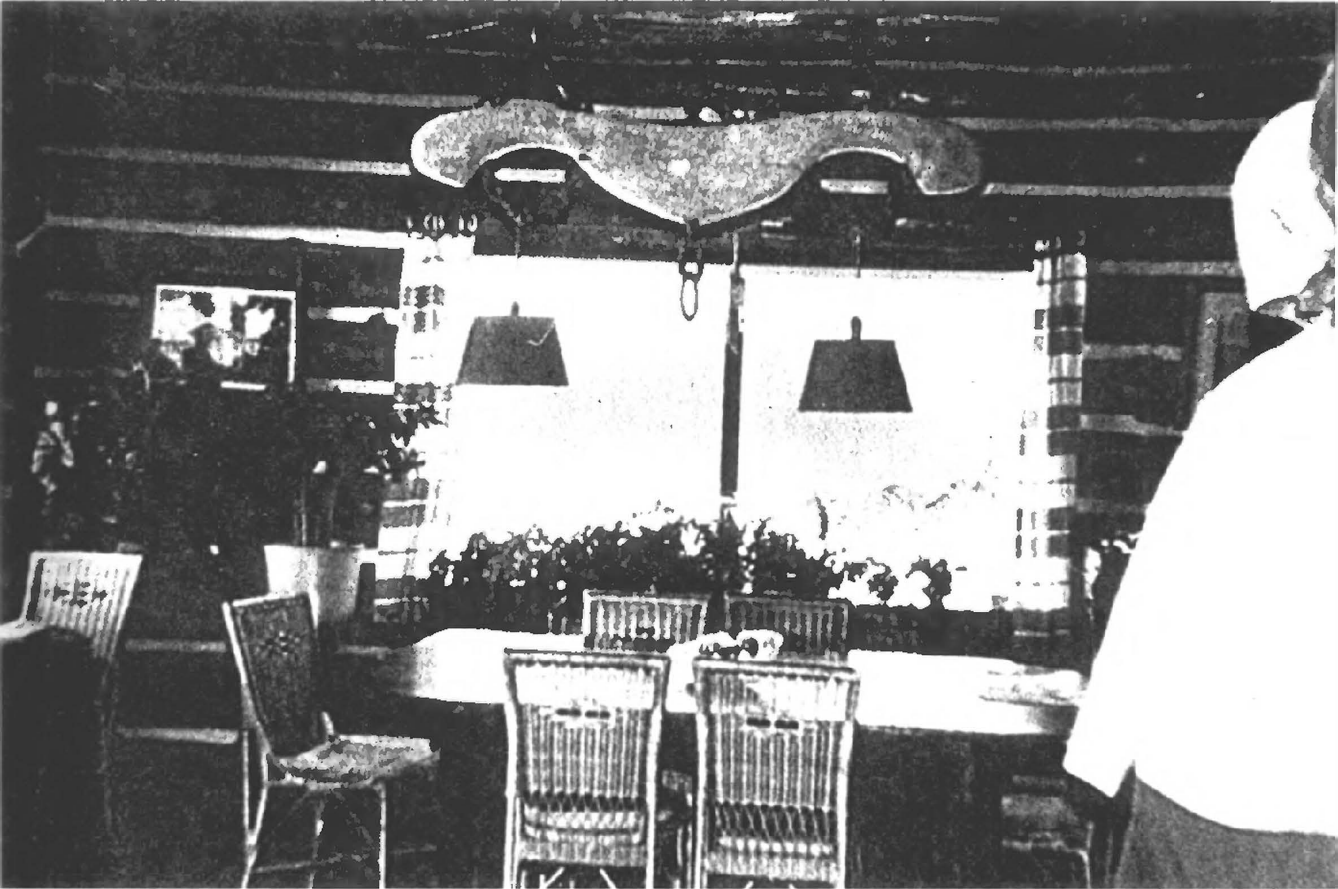
C



WEST-BOUVY LOG HOUSE, CLATSOP COUNTY, OR #40F45

Sanias C

4 OF 46

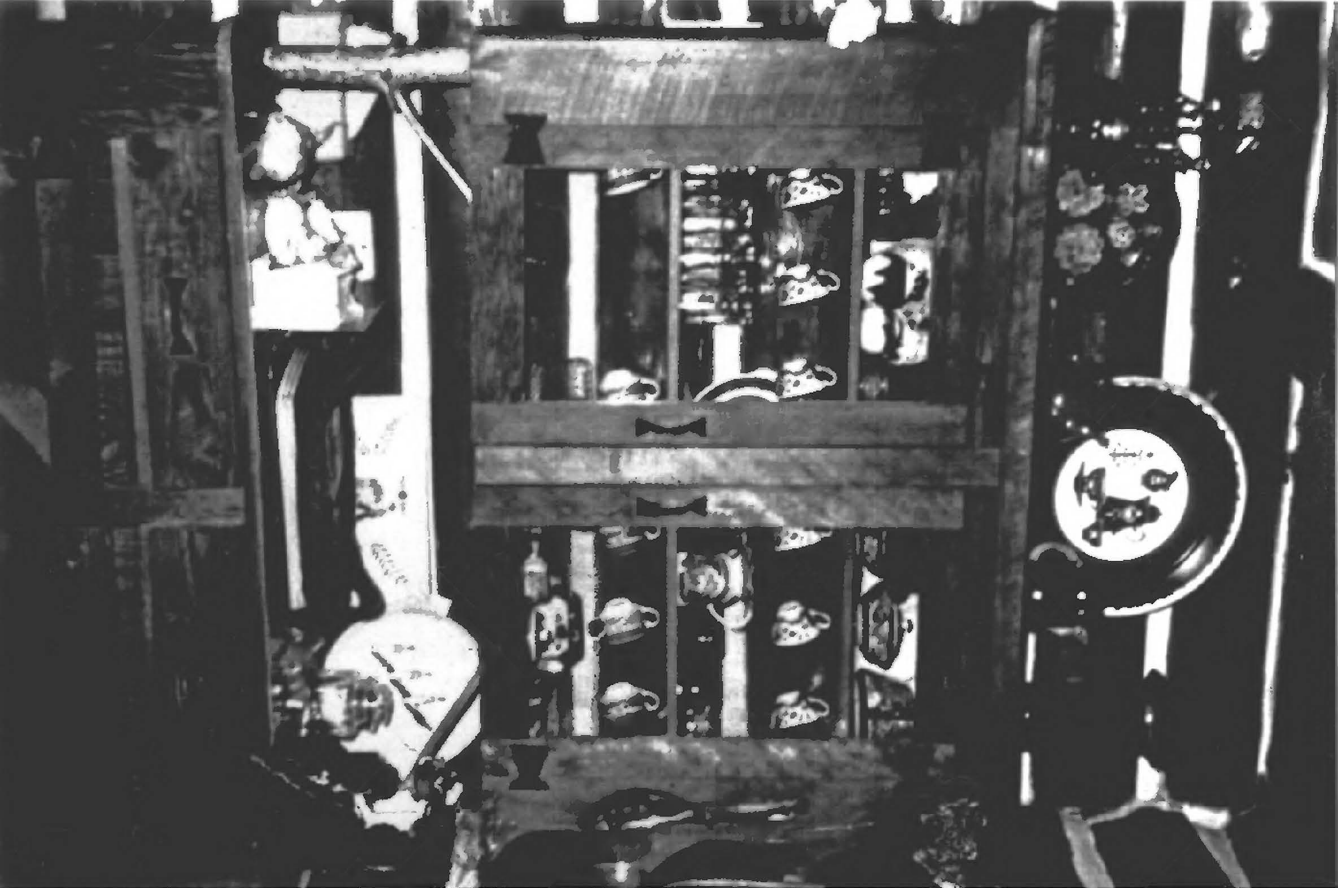


WEST-BOUVY LOG HOUSE, CLATSOP COUNTY, OR

#50F45

Sanins C

#5 of 46



WEST-BOUVY LOG HOUSE, CLATSOP COUNTY, OR #6 OF 45

542145C

#6 of 46



West-Bonny Log House, Clatsop County, OR

7 of 95

Sanias C

7 of 46



#80F45

WEST BURNY LOG HOUSE, CLATSOP COUNTY, OR

542145 C

#8 of 46



WEST - BOUVY LOG HOUSE, CLATSOP COUNTY, OR

9 OF 95

Seniors c

#0 of 16



WEST-BOWNY LOG HOUSE, CLATSOP COUNTY, OR

#10 OF 45

Series C

10 of 46



11 of 95

WEST-BOWY LOG HOUSE, CLATSOP COUNTY, OR

Series C

11 OF 46



WEST-BOWNY LOG HOUSE, CLATSOP COUNTY, OR

12 OF 45

Sanias C.

12 OF 46



West - Bunny Log. House, Clatsop County, OR

#13 of 45

Summa C

#13 of 46



West-Boury Log House, Clatsop County, OR

#14 of 45

Sanias C

14 OF 46



WEST-BOUVY LOG HOUSE, CLATSOP COUNTY, OR

#15 OF 45

5471ms C

15 of 16



WEST-BOWMY LOG HOUSE, CLATSOP COUNTY, OR

#16 of 45

SARINAS C

16 OF 46



WEST-BOWRY LOG HOUSE, CLATSOP COUNTY, OR

#17 OF 45

Sanias C

#17 of 46



WEST-BOWMY LOG HOUSE, CLATSOP COUNTY, OR

18 OF 45

Sanias C

18 OF 46



WEST-BOWMY LOG HOUSE, CLATSOP COUNTY, OR

#19 OF 45

SANIAS C

#19 SF 46



WEST-BOWVY LOG HOUSE, CLATSOP COUNTY, OR

#20 OF 45

Saniasc

20 cl 46



WEST-BONNY LOG HOUSE, CLATSOP COUNTY, OR

#21 OF 45

Sannas C

#21 of 46



#22 of 45

WEST·BOWNY LOG HOUSE, CLATSOP COUNTY, OR

SANIS C

22 IF 16



WEST-BOWEN LOG HOUSE, CLATSOP COUNTY, OR

#230F-95

Sams C

#23 at 46



West-Bunny Log House, Clatsop County, OR

24 of 45

Series C

24 of 16



25 of 45

WEST-BURN LOG HOUSE, CLATSOP COUNTY, OR

S421AS C

25 of 4



26 of 45

West-Bouvy Log House, Clatsop County, OR

Samias C

$\frac{1}{2}$ 1/6 of 1/3



WEST-BOWLY LOG HOUSE, CLATSOP COUNTY, OR

#27 OF 45

Sannias C

27-34-46



WEST-BOWNY LOG HOUSE, CLATSOP COUNTY, OR

28 of 46

5421MS C

#28 of 40



WEST-BOWY LOG HOUSE, CLATSOP COUNTY, OR

#29 of 45

Sanias C

29 of 46



WEST-BOWY LOG HOUSE, CLATSOP COUNTY, OR

#30 of 45

Sanias C

Aug 26



WEST-BOUVY LOG HOUSE, CLATSOP COUNTY, OR

31 of 45

Sanias C

#31 OF 46



WEST BOUVY LOG HOUSE, CLATSOP COUNTY, OR

32 OF 45

SANIAS C.

32 of 46



West-Bouvy Log House, Clatsop County, OR #330745

SARIN C

#33 of 46



West-Bouvy Log House, Clatsop County, OR

39 of 45

SANIAS C

34 of 46



West - Boovy Log House, Clatsop County, OR

75 of 45

Sanna C

35 OF 46



WEST-BANY LOG HOUSE. CLATSOP COUNTY, OR

36 of 45

Series C

#36 OF 46



WEST-BOWNY LOG HOUSE. CLATSOP COUNTY, OR. #37 of 45



WEST BOWY LOG HOUSE, CLATSOP COUNTY, OR #38 of 45

West-Bourne Log House, Carters County, GA #39 of 45





West-Bowry Log House, Clatsop County, OR

40 of 45



WEST-BOWNY LOG HOUSE, CLATSOP COUNTY, OR

#410P45



WEST-BOUVY LOG HOUSE, CLATSOP COUNTY, OR

42 OF 45

5 4 3 2 1 0



WEST-BOWING LOG HOUSE, CLATSOP COUNTY, OR

43 OF 95

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4

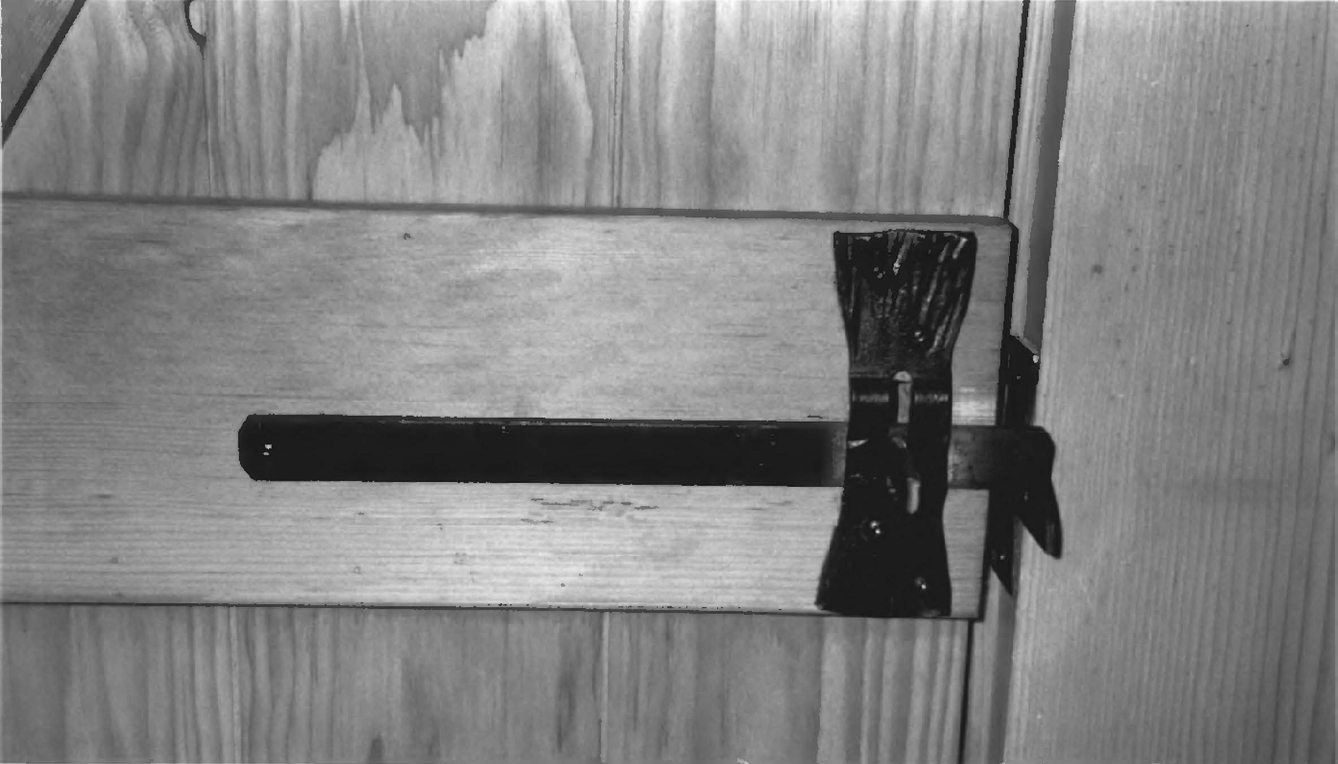
7

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C



WEST BOUVY LOG HOUSE, CLATSOP COUNTY, OR

#44 of 45

1875



West-Bouvy Log House, Clatsop County, OR

45 of 45

5

4

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WEST-BOUVY LOG HOUSE

West, Vanuise Coastal Plant

CANNON BEACH, CLATSOP COUNTY, OREGON

UNKNOWN; RICHARD C. POWERS COPY

SUMMER, 1911

DICK POWERS, 9900 S.W. INEZ, TIGARD, ORE. 97223

SITE, SEAWALL, FOOTPATH, ROAD FOR HORSES TO PULL LOGS
UP TO SITE FROM BEACH.

BEGINNING OF CONSTRUCTION

1. of 19. SKINNS. 4



No 35 GOVERNOR WEST'S SUMMER COTTAGE CANNON BEACH OREGON.

WEST-BOUVY LOG HOUSE West, across Coastal Street
CANNON BEACH, CLATSOP COUNTY, OREGON
UNKNOWN - POSSIBLY WOODFIELD; RICHARD C. POWERS COPY
JULY, 1913

HARRIET B. DRAKE, 4004 S.W. SCHOLLS FERRY ROAD
PORTLAND, OREGON 97221

FRONT OF #3 of 19; SITE, TERRAINE, WEST & SO. ELEV.
#2 of 19 SERIES A



NAME AND ADDRESS HERE

Mrs. M. E. Titus

Furnish

Clatsop Co. Oregon

Dear Mother: Just a
line to say we are fine
and pretty busy. but
still this is a good
as it was last year.
The year are all fine
but most of my new
and done now.

WEST-BOUVY LOG HOUSE ~~Went, owner's account~~

CANNON BEACH, CLATSOP COUNTY, OREGON

PHOTO BY RICHARD C. POWERS; POSTCARD BY MRS. MARK WARREN

JULY 25, 1913

HARRIET B. DRAKE, 4004 S.W. SCHOLLS FERRY ROAD
PORTLAND, OREGON 97201

BACK SIDE OF #2 of 19 - CONFIRMS DATE OF COMPLETION
OF CONSTRUCTION

#3 of 19 SERIES A



WEST - BOUVY LOG HOUSE
CANNON BEACH, CLATSOP COUNTY, OREGON
UNKNOWN, RICHARD C. POWERS COPY
1936

DICK POWERS, 9900 S.W. INEZ, TIGARD, ORE. 97223

SITE, TERRAIN, WEST ELEV.

A of 19 SPAN 145 A





WEST-BOUVY LOG HOUSE

~~West, owned Coastal~~ ~~Return~~

CANNON BEACH, CLATSOP COUNTY, OREGON

UNKNOWN, RICHARD C. POWERS COPY

1939

DICK POWERS, 9900 SW. INEZ, TIGARD, OREGON 97223

SOUTH ELEV. & PATIO

6 of 19 SKETCHES A

~~Return~~



WEST-BOWUY LOG HOUSE ~~Went, James Center~~
CANNON BEACH, CLATSOP COUNTY, OREGON
UNKNOWN, RICHARD C. POWERS COPY

1939

DICK POWERS, 9900 SW. INEZ, TIGARD, ORE. 97223
SE. CORNER, SO. ELEV., LOOKING WEST

7 of 19 SERIES A



WEST-BOUVY LOG HOUSE

~~Went, owned, Tigard~~

CANNON BEACH, CLATSOP COUNTY, OREGON

UNKNOWN, RICHARD C. POWERS COPY

1939 (?)

VICK POWERS, 9900 S.W. INEZ, TIGARD, OREGON 97223

EAST ELEVATION, S.E. Sunroom enclosed

8 of 19 SERIES A



WEST-BOUVY LOG HOUSE ~~West, Cannon Beach, Oregon~~
CANNON BEACH, CLATSOP COUNTY, OREGON
UNKNOWN; RICHARD C. POWERS COPY

1914, Summer

DICK POWERS, 9900 S.W. Inez, TIGARD, OREGON 97223

SPRING HOUSE, WEST ELEVATION

L. to R.

Back row: Sarah Barker Hutton, mother of Mabel Hutton West
R. ?

Helen (daughter with bow), Oswald West - Governor, Mabel (wife)
George Lovell & Lynn Lovell - friends from Salem

Rt. Owen D. Hutton, Father of Mabel Hutton West

Holding baby (Clester Olcott, b. May, 1914) is baby's mother,
Lena Hutton Olcott, sister of Mabel West.

9 of 19 ~~snaps~~



WEST-BOWRY LOG HOUSE

CANNON BEACH, CLATSOP COUNTY, OREGON

UNKNOWN; RICHARD C. POWERS COPY

1920

DICK POWERS, 9900 S.W. INEZ, TIGARD, OREGON 97223

SPRING HOUSE WITH OSWALD WEST DAUGHTERS, JEAN & HELEN
ON HORSE; WEST ELEVATION - LOG BASE

10 of 19 scans A



WEST-BOWMY LOG HOUSE ~~ant; ~~ant~~ ^{ant}~~
CANNON BEACH, CLATSOP COUNTY, OREGON
UNKNOWN; RICHARD C. POWERS COPY

1939

DICK POWERS, 9900 S.W. INEZ, TIGARD, ORE. 97223

SPRING HOUSE REBUILT WITH STONE BASE

WEST ELEVATION

11 of 19 samples A



WEST-BOUVY LOG HOUSE ~~west, Cannon Beach~~ Retreat

CANNON BEACH, CLATSOP COUNTY, OREGON

UNKNOWN; RICHARD C. POWERS COPY

1937

DICK POWERS, 9900 S.W. INEZ, TIGARD, OREGON 97023

LIVING ROOM FIREPLACE, LOOKING WEST

12 of 19 Series A-



WEST-BOUVY LOG HOUSE ~~west, down and constant retreat~~
CANNON BEACH, CLATSOP COUNTY, OREGON
UNKNOWN, RICHARD C. POWERS COPY
1939

DICK POWERS, 9900 S.W. INEZ, TIGARD, OREGON 97223
LIVING ROOM, LOOKING NORTH
13 of 19 SPRINGS A



WEST-BOUVY LOG HOUSE ~~Went, small Coastal Retreat~~

CANNON BEACH, CLATSOP COUNTY, OREGON

UNKNOWN; RICHARD C. POWERS COPY

1939

DICK POWERS, 9900 S.W. INEZ, TIGARD, OREGON 97223

DINING ROOM, KITCHEN LOOP, SIDE BOARD

14 of 19 scans A-



WEST-BORRY LOG HOUSE

~~West-Borrry~~ Coastal Retreat

CANNON BEACH, CLATSOP COUNTY, OREGON

UNKNOWN; RICHARD C. POWERS COPY

1939

DICK POWERS, 9900 S.W. INEZ, TIGARD, OREGON 97223

DINING ROOM, LOOKING NORTH

15 of 19 STANAS A



WEST-BOUVY LOG HOUSE

West, several coastal plants

CANNON BEACH, CLATSOP COUNTY, OREGON

UNKNOWN; RICHARD C. POWERS COPY

1939

DICK POWERS, 9900 S.W. INEZ, TIGARD, OREGON 97223

UPSTAIRS HALL, STAIR RAIL, SEA GRASS CHAIR, WOOL BAG RUGS,
LOOKING EAST

16 of 19 series A-



WEST-BOVY LOG HOUSE ~~West, or~~ Coastal Retreat
CANNON BEACH, CLATSOP COUNTY, OREGON
UNKNOWN; RICHARD C. POWERS COPY
1939

DICK POWERS, 9900 S.W. INEZ, TIGARD, OREGON 97223

MASTER (NORTH) BEDROOM LOOKING WEST

17 of 19 ~~slides~~ A-



WEST-BOVY LOG HOUSE

West, Oswald Coastal Redwood

CANNON BEACH, CLATSOP COUNTY, OREGON

UNKNOWN; RICHARD C. POWERS COPY

JULY, 1938

DICK POWERS, 9900 S.W. INEZ, TIGARD, OREGON 97223

NORTH ELEVATION

18 of 19 *series A*



WEST-BOUVY PROPERTY
CANNON BEACH, CLATSOP COUNTY, OREGON

West, Oswald

Crossed
Retreat

HARRIET B. DRAKE

MAY 31, 1991

HARRIET BOUVY DRAKE, 4004 S.W. SCHOLLS FERRY ROAD
PORTLAND, OREGON 97221

NORTH ELEVATION

19 of 19 SKINMS A-



WEST, OSWALD COASTAL RETREAT

SLIDES B- 1 OF 12

HISTORIC VIEW c. 1913

WEST, OSWALD, COASTAL RETREAT
(WEST-BOUY LOG HOUSE SIDE.)

CANNON BEACH

CLATSOP COUNTY, OREGON

OSWALD WEST, GOVERNOR OF OREGON 1911-1915
AND PROTECTOR OF OREGON TIDALANDS, ASHORE
HIS SADDLE HORSE ON HISTORIC TRIP OF c. 1913
FROM BLK CLARK DOWN CANNON BEACH AND VIA
BEACH CAPE OVAR NEATHANNIE MOUNTAIN
MAIL TRAIL TO NAITHAM.

SOURCE: OREGON STATE PARKS AND RECREATION DEPT.
525 TRADE STREET SE, SEASIDE, OR 97130



B-2

West, Oswald, Coastal Retreat
Clatsop Co.
OR



3-3

West, Oswald, Coastal Retreat
Clatsop Co.
OR



B-4

West, Oswald, Coastal Retreat
Clatsop Co.

OR



B-5

West, Oswald, Coastal Retreat
Clatsop Co.
OR



B-6

West, Oswald, Coastal Retreat
Clatsop Co.

OR



B-7

West, Donald, Coastal Retreat
Clatsop Co.
OR



B-8

West, Oswald, Coastal Retreat
Clatsop Co.
OR



B-9

West, Oswald, Coastal Retreat
Clayton Co.
OR



B-10

Walt, Oswald, Coastal Retreat
Clatsop Co.
OR



B - 11

West, Oswald, Coastal Retreat
Clatsop Co.
OR



B-12

West, Donald, Coastal Retreat
Blatrap Co.
OR

Exhibit 2

**CITY OF CANNON
BEACH, OREGON**

SHEET 4 OF 6

**OCEANFRONT
MANAGEMENT
OVERLAY
ZONE**

 OVERLAY ZONE CITY BOUNDARY URBAN GROWTH BOUNDARY

MAP SCALE 1:6,000

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Sheet 4

Exhibit 3



