

ADDENDUM

TO

SWR-85

by

David T. and Judith A.S. Chapman
32694 S. Dickey Prairie Rd.
Molalla, OR 97038 (503) 829-4983

RECEIVED

SEP 7 1993

WATER RESOURCES DEPT
SALEM, OREGON

Diversion and delivery system:

The spring is enclosed in a building approximately 20 ft. sq. Inside is a concrete cistern ± 5' x 10' x 5' deep.

Pump: Meyers shallow well jet.

Motor: Century 1 H.P. electric.

30 gal. pressure tank with on-off setting at 40-60 psi.

Pipe to house is 1½" gal.

Lift is 15-20 ft.

Irrigation of ½ acre of lawn, garden, and landscaping is done with garden hoses and sprinklers.

History:

A daughter of the original settler has been located. She was born in 1905 and reportedly remembers carry water from the spring to the house. *she has since died. JWG*

A hydraulic ram was installed in the early 1900's and pumped water to a wooden water tower to provide gravity flow to the homestead.

This was replaced by a pumping system when electricity came to the country, probably in the 1940's or early 50's.

The present house was built in 1889 and is being restored and may be registered as a historic site.

A written statement from the settlers daughter will be obtained if possible, and submitted as supporting evidence.

The Registration will assert a claimed priority date of 1889 or earlier.

Reinspected on August 18, 1993.

Tammy W. Johnson CWRE229

RECEIVED

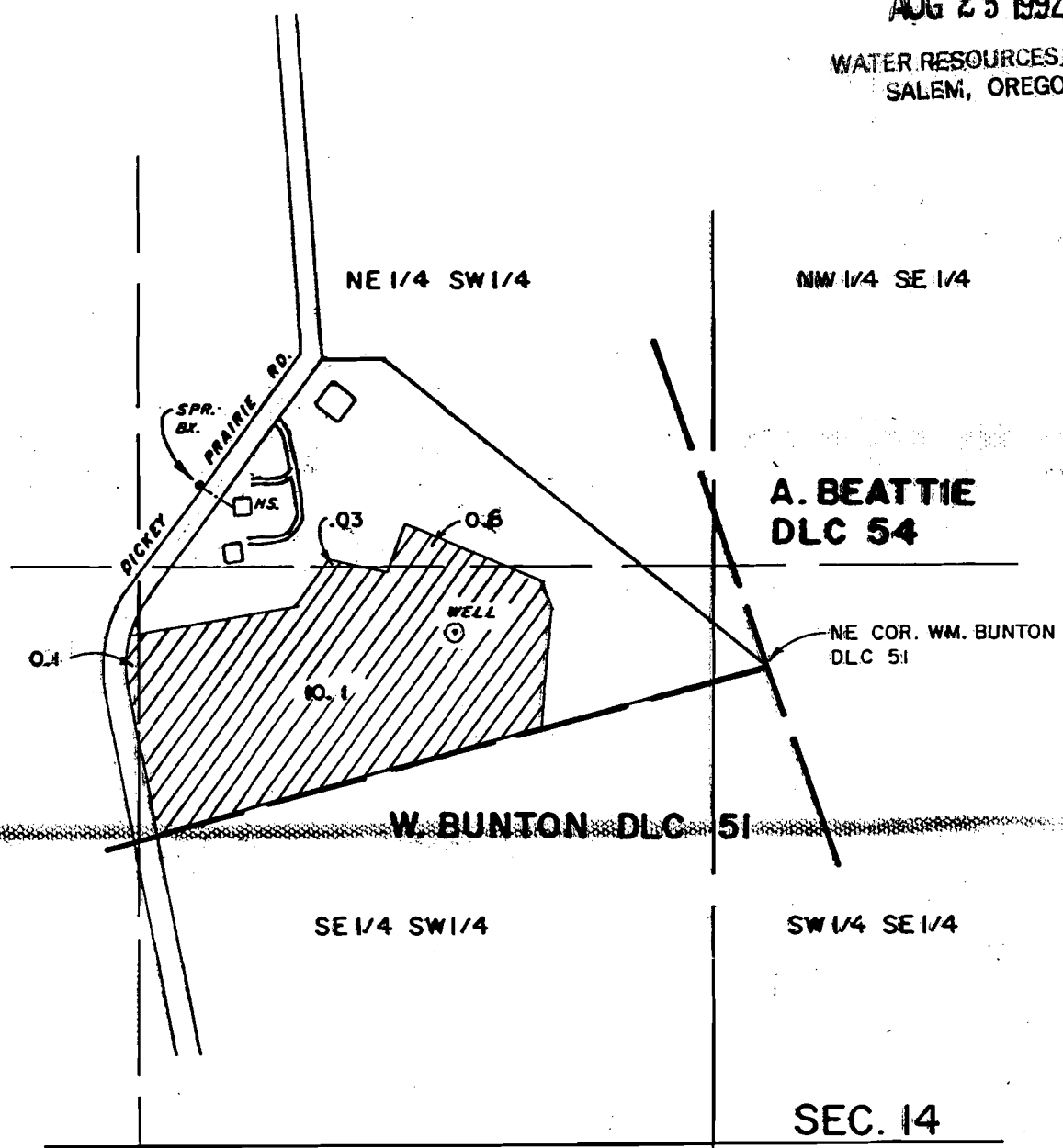
AUG 25 1992

**WATER RESOURCES DEPT.
SALEM, OREGON**

T. 5 S., R. 2 E., W.M.




1" = 400'



WATER RIGHT MAP FOR

DAVID T. & JUDITH A.S. CHAPMAN

SURVEYED ON FEB. 4, 1992

BY: 
LARRY V. SPOUSEK
 Dec. 7, 1969
STATE OF OREGON

THIS MAP WAS PREPARED FOR THE PURPOSE OF IDENTIFYING THE LOCATION OF A WATER RIGHT ONLY AND IS NOT INTENDED TO PROVIDE LEGAL DIMENSIONS OR LOCATION OF PROPERTY OWNERSHIP LINES.

SPR. BX. LOC. 420' N. & 1290' W. FROM NE COR. W. BUNTON DLC 51
WELL LOC. 90' N. & 700' W. FROM NE COR. W. BUNTON DLC 51

RECEIVED

SEP 14 1992

WATER RESOURCES DEPT.
SALEM, OREGON

10 Sept. 1992

As regards our surface
water registration claim no.
SWR-85, enclosed is a
historical overview which
clearly states our property
was purchased in 1888 and
the existing house built in
1889. This should satisfy
the Pre-1909 requirements.
Thank you

Judith & David Chapman
32094 S. Dickey Prairie Rd
Molalla, Or, 97038

April 1992

It has come to my attention some changes are due on the Clackamas County Historic Resources Inventory form for the Gottlieb Feyer Farmstead, located at 32694 S. Dickey Prairie Rd., Molalla, OR.

Gottlieb Feyrer (1844-1934), a weaver, immigrated to America from Germany in March, 1870. In 1882, he married Rosine Kathrine Vogt (1862-1924), also from Germany, and travelled to Oregon to settle at Needy. The Feyrers and their four children in 1888 purchased 160 acres on Dickey Prairie near Molalla.(1) They were grain farmers and raised cattle, horses, sheep and pigs. The family eventually tended extensive vegetable gardens, an apple orchard, various fruit trees and vines, and ornamental gardens.

The Feyrers resided in a cabin built by a previous landowner until the present house, a vernacular farmhouse, was completed by builder Phillip Leichtweise in late 1889.(2) At least three other houses by Leichtweise remain in the Dickey Prairie area. Leichtweise, a local German carpenter, also built homes in Oregon City, Highland, and Portland. It is unclear whether he assisted during construction of the Feyrer barn, also built in 1889. The barn is a traditional "side-opening" style with interior center drive-through on raised wood floor, low-pitched roof, flanking lean-tos for livestock, hayloft, grain bins, and plain, unpainted vertical siding. A motorized hammermill added at a later date remains in the barn. The frame is constructed of hand hewn-timbers with mortise and tenon joints. Reportedly the timber for the barn was sawn on the property, though it is unclear where materials for the house and other outbuildings may have originated.

Hardware seen today on the barn, fences and other outbuildings was hand-forged in the existing blacksmith shop. Though a date of 1907 can currently be seen on the forge, the shop as well as the smokehouse and pig barn were probably built before this date. Each building exhibits vertical board-and-batten siding left unpainted. Additional outbuildings on the property include a small granary to the east of the farmhouse, which was outfitted with a long butchering table and walk-in refrigerator/freezer in the 1940's, and a large and wonderfully appointed chicken house (1922) to the rear of the house. A two-story machine shed nearby, which was mainly used to store wood, was built in 1943. A lean-to on the north side of the building was added in the early 1970's by the last surviving Feyrer family member to live and work on the farm (Edward Feyrer died in 1978). A small children's playhouse was built in the late 1930's, complete with working woodstove. It is currently in poor condition.

In 1906, a cottage for use by Kathrine Feyrer's parents was built about 120 feet to the southwest of the farmhouse. It was constructed by local builder Willard Robbins. Robbins is most noted for having built the historic Methodist church in downtown Molalla and dozens of other fine homes and barns in the surrounding area. He was also a merchant, farmer and at one time, a school-teacher. The small Victorian cottage is a rather unusual architectural style for the region and today remains remarkably intact. It was never plumbed or wired until 1988 and retains the original dug-earth cellar beneath the structure. Near the cottage is a delightful chicken house which was probably built not long after completion of the cottage.

The Feyrer farmhouse, like the barn, was built in a traditional manner (possibly Germanic) and thus deviates somewhat from contemporary styles of the Victorian period. It appears to be a derivation of the popular rural Gothic Cottage style seen a few decades earlier. This is further evidenced by the appearance of two front doors leading to two separate sitting rooms. The house was originally painted white with blue/gray trim and had a cedar shingle roof, still there beneath the 1930's corrugated metal sheathing. Decorative detailing is present only on the porch in the form of sawn brackets and chamfered posts. The house remains architecturally intact, all changes having been made quite sometime in the past. For example, the house appears to have originally exhibited vertical board-and-batten exterior walls that were covered with lapped horizontal board siding after about 1902.

Because the Feyrers eventually had 11 children, an addition was constructed to the rear of the house which contains two bedrooms and a bathroom. Plumbing was installed once a water tower was erected about 40 feet east of the house. Prior to this, an outhouse 30 feet in back of the house and a water pump on the front porch were necessary. The water tower was filled by a hydraulic ram from a cistern in the springhouse. Later, the cistern, fed by an underground spring, and the springhouse were modernized and water was piped to the house and gardens. This system remains in use today. The house was wired for electricity around 1930 though a home generator supplied electricity to the blacksmith shop to run machinery in the 1920's. In the house, original wiring can still be seen in the upper stairhall, and all the rooms retain single bulb lighting centrally located on the ceiling. A walk-in pantry was removed from the kitchen and new cabinetry installed in the early 1930's by local cabinet and coffin maker, William Adams. A concrete basement was completed in 1941 and contains a bathroom, laundry area, insulated pantry, and forced-air wood-burning furnace, which remains as the only heat source for the house. The original dug-earth cellar underneath the parlor had to make way for the basement, but the cellar door, which now leads to nowhere, remains on the front porch.

Of interest is the fact that many of the original window panes in the farmhouse remain intact, and original paint and varnish can be seen on interior doors, door frames, and floors. Most of the original door hardware remains including decorative hinges, porcelain knobs and black metal lock boxes. There was no window hardware, but kitchen and bathroom hardware remains. Very little original wallpaper survived, however. Three free-standing wardrobes, built in the bedrooms specifically for the house, remain -- one in original paint.

Currently, restoration of the Feyrer farmhouse is underway and period style gardens are in the planning stages. At this time, it is of primary interest to re-roof the house and paint it the original color scheme. In the near future, it would be highly desirable to authentically restore the 1889 livestock and hay storage barn. In the fall of 1991, a metal-sided wood frame building was raised in the pasture as the start of a wholesale nursery operation. Original fences and outbuildings will remain, however, and the nursery container yard, work building, and greenhouses will be confined to the former pasture.

Judith Chapman
32694 S. Dickey Prairie Rd.
Molalla, OR 97038

829-4983

REFERENCES:

- 1.) Clackamas County Deed Records, Book No. 31, Page 105, May 3, 1888.
Clackamas County Courthouse, Oregon City, Oregon.
- 2.) Clackamas County Assessment Records, 1888-1889, Oregon State Archives,
Salem, Oregon.

SURFACE WATER REGISTRATION CHECKLIST

(received after July 18, 1990)

CHECK BASIN MAP DWF NAME WILLAMETTE^{MID} # 2B UNADJUDICATED AREA ? OK DWF
RECEIPT # 91028 S W R NUMBER 85
CHECK ENCLOSURES DF PRELIMINARY DATA BASE ENTRY DWF
ACKNOWLEDGEMENT LETTER DWF ENTER ON STREAM INDEX Dec 10-6-92
CHECK QUADRANGLE MAP Dec CHECK GLO PLATS DC
WATERMASTER CHECKLIST Dec 10-6-92 PUBLIC NOTICE PUBLICATION Dec 10-5-92

FORM REVIEW

- blanks filled in
- signed
- date received stamped

MAP REVIEW

- source and trib^{NO}
- diversion point location
- conveyances (pipes, ditch, etc.)
- place of use 1/2 acre irrig. not shown
- scale
- township, range, section
- north arrow
- CWRE stamp
- disclaimer
- date survey was performed
- P.O.B. of survey
- dimensions and capacity of diversion system
- "beneficial use" type title
- "permanent-quality" paper

12 WATER RIGHT RECORD CHECK 15 1/10 ALR3 FIELD INSPECTION _____

FINAL FILE REVIEW _____ FINAL DATA BASE ENTRY _____

ENTER ON PLAT CARDS _____

September 7, 1993

Larry W. Jebousek
4682 Cascade Hwy SE
Sublimity OR 97385

RE: SWR-85

Dear Mr Jebousek,

This will acknowledge the receipt of the map and information in support of the pre-1909 vested water right claim for DAVID & JUDITH CHAPMAN. I will add the map and information to the file.

Sincerely,



Don Knauer
Adjudication Specialist

J:\W\S\C\0\SWR-0085.002



June 4, 1993

LARRY W. JEBOUSEK
4682 CASCADE HIGHWAY SE
SUBLIMITY OR 97385

RE: File# SWR-85

DEAR LARRY W. JEBOUSEK,

The Water Resources Department (WRD) received a little over 500 surface water registration statements in December, 1992. All of the files have been set up and receipts for the fees have been sent. The next step is to insure the maps received in support of the claims are acceptable based on Oregon Revised Statutes (ORS) and Oregon Administrative Rules (OAR).

I am returning the map you prepared for David T. & Judith A.S. Chapman. You will find the item which requires completion or correction shown below. I have the description followed by the ORS or OAR site and paraphrased statute or rule.

- | | |
|------------------------|--|
| ✓ diversion point size | OAR 690-28-025-(4)-(c) "The dimensions and capacity of any existing diversion systems." |
| ✓ $\frac{1}{10}$ acre | OAR 690-28-025-(4)-(d) "The number of acres irrigated in each quarter quarter shall be shown to the nearest tenth of an acre." |

I am enclosing a copy of the checklist and claim to beneficial use report information used by the adjudication section. You may find it useful in preparing the required map and information. Many Certified Water Right Examiners have seen these and are using them.



You must return the map before the claim can be processed. If you cannot have the map to the WRD within 60 days, please inform me as to when it can be expected. Please mark all correspondence with the file number.

As always, if you have any questions, please give me a call.

Sincerely,

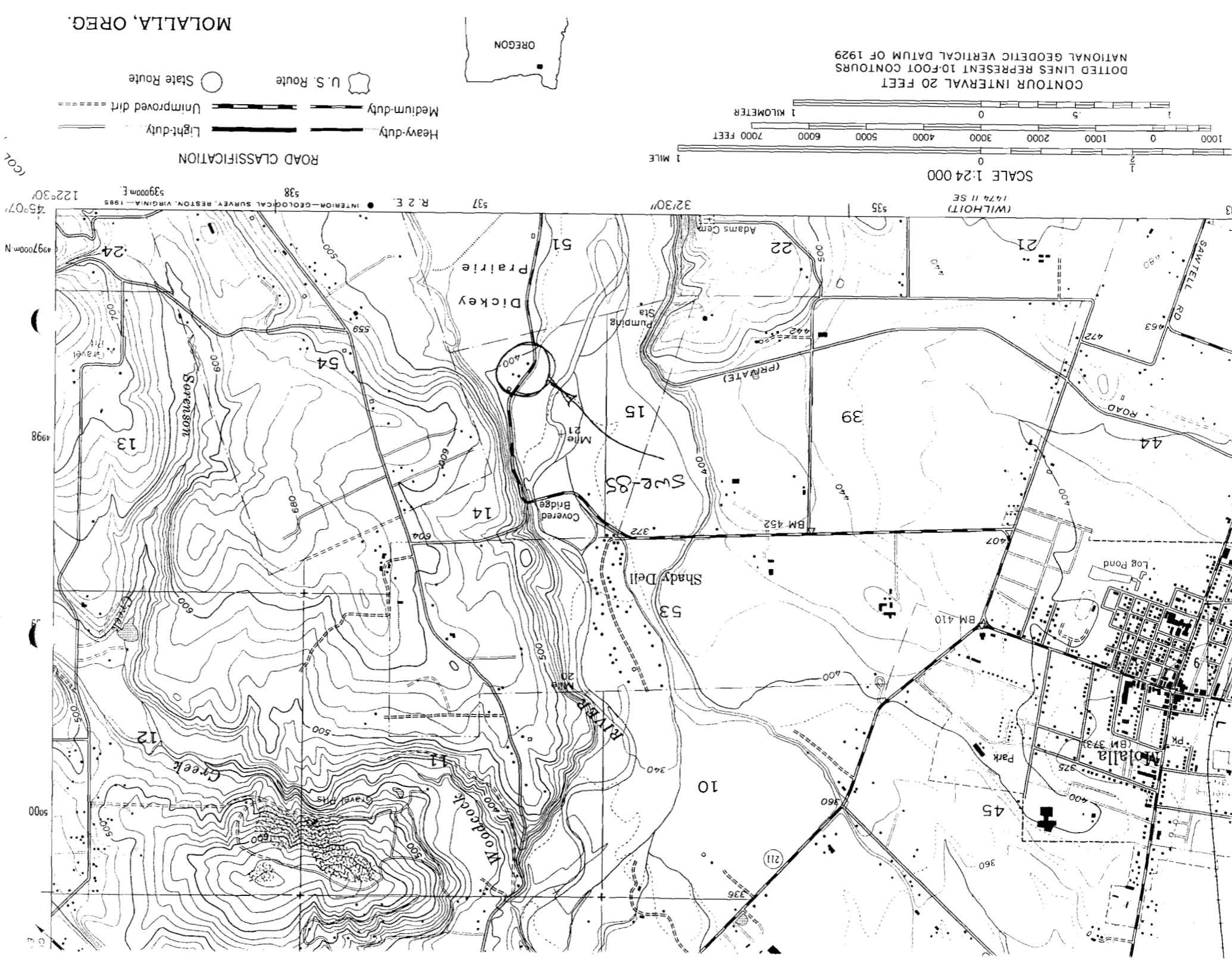
A handwritten signature in black ink, appearing to read "Don Knauer". The signature is fluid and cursive, with a large initial "D" and a long horizontal stroke at the end.

Don Knauer
Adjudication Specialist

Enclosures

J:\WP51\SWR\CLAIMANT\0\SWR-0085.00M

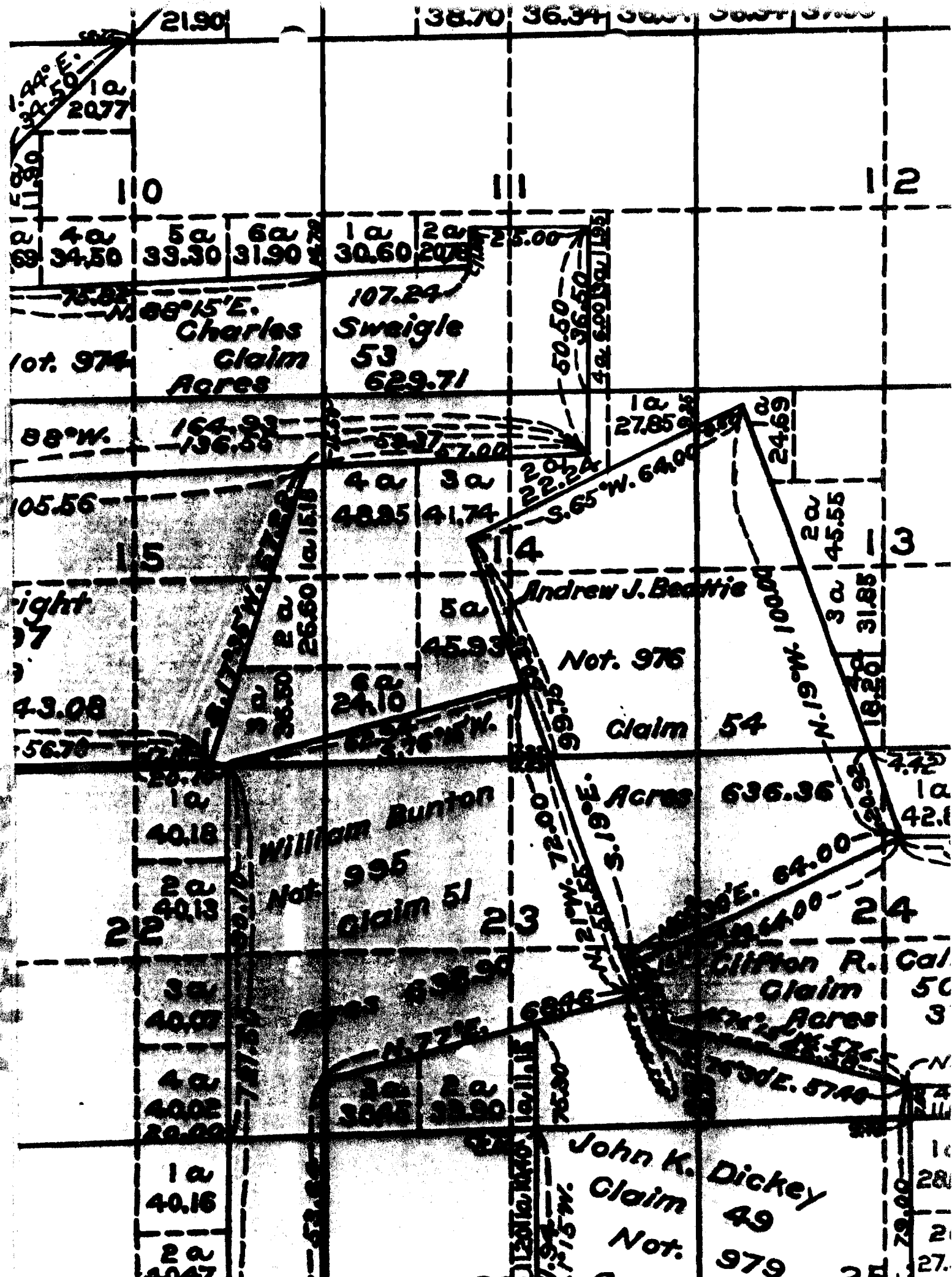
Clifton R. Galt
 Claim 50
 Acres 3
 John K. Dickey
 Claim 49
 Not. 979
 12.01
 40.16
 2.01
 1.01
 40.02
 2.00
 4.01
 2.00
 30.00
 60.00
 60.00
 30.00



NATIONAL GEODETIC VERTICAL DATUM OF 1929
 DOTTED LINES REPRESENT 10-FOOT CONTOURS
 CONTOUR INTERVAL 20 FEET

ROAD CLASSIFICATION
 Heavy-duty Light-duty
 Medium-duty Unimproved dirt
 U. S. Route State Route

33 32/30" 535 537
 INTERIOR-GEOLOGICAL SURVEY, RESTON, VIRGINIA, 1985 538
 R. 2 E. 122°30' W.
 497000m N 498000m N



21.90 38.70 36.34 30.00 30.00 37.00

11.90
 12
 20.77
 32°24'E.
 32.50

10
 4a 34.50
 5a 33.30
 6a 31.90
 1a 30.60
 2a 20.78
 107.24
 Charles Sweigle
 Claim 53
 Acres 629.71

25.00
 50.50
 36.50
 42.60
 193

88°W. 164.93
 136.55
 105.56
 15
 right
 97
 43.08
 56.76

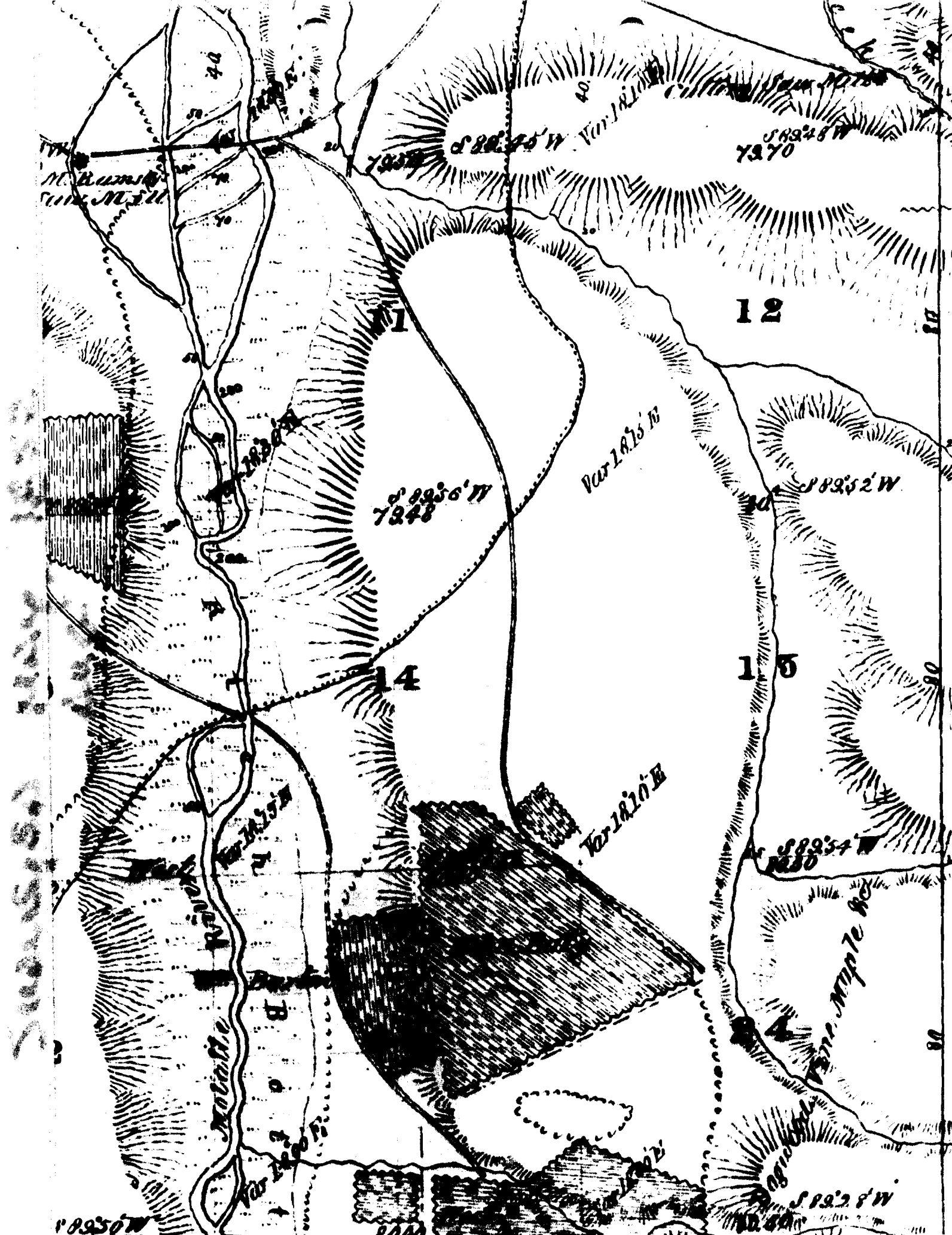
14
 4a 48.85
 3a 41.74
 2a 22.24
 5a 45.93
 24.10
 3.76°W.
 99.75
 Andrew J. Beattie
 Claim 54
 Not. 976

1a 27.85
 24.69
 2a 45.55
 3a 31.85
 18.20
 1000
 N.19°W.

22
 1a 40.18
 2a 40.13
 3a 40.07
 4a 40.02
 20.00
 1a 40.16
 2a 40.07

William Bunton
 Not. 995
 Claim 51
 Acres 636.36
 72.90
 N.21°W. 55.55
 S.19°E.
 68.46
 N.77°E.
 30.85
 30.90
 75.00
 John K. Dickey
 Claim 49
 Not. 979

24
 42.1
 42.1
 24
 Clifton R. Cal
 Claim 50
 Acres 3
 57.40
 25
 27.



10

10

7370

12

7348

Var 28° 15' N

7352

14

13

Var 28° 10' N

7354

Var 28° 15' N

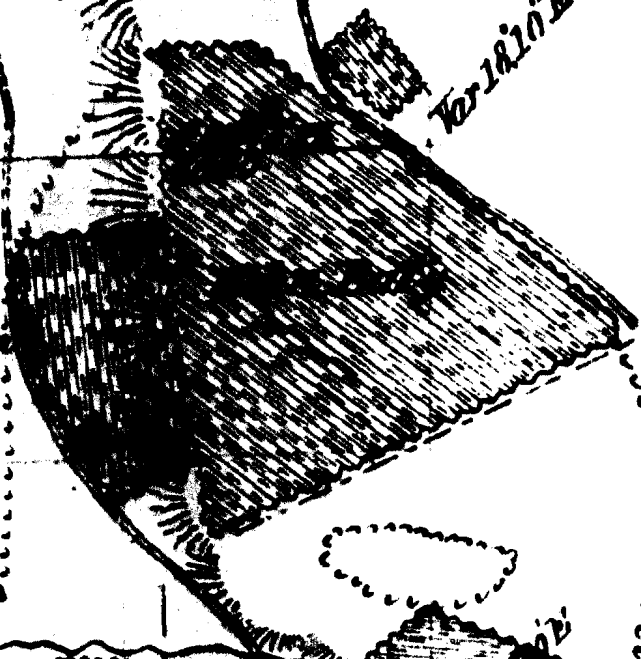
Var 28° 10' N

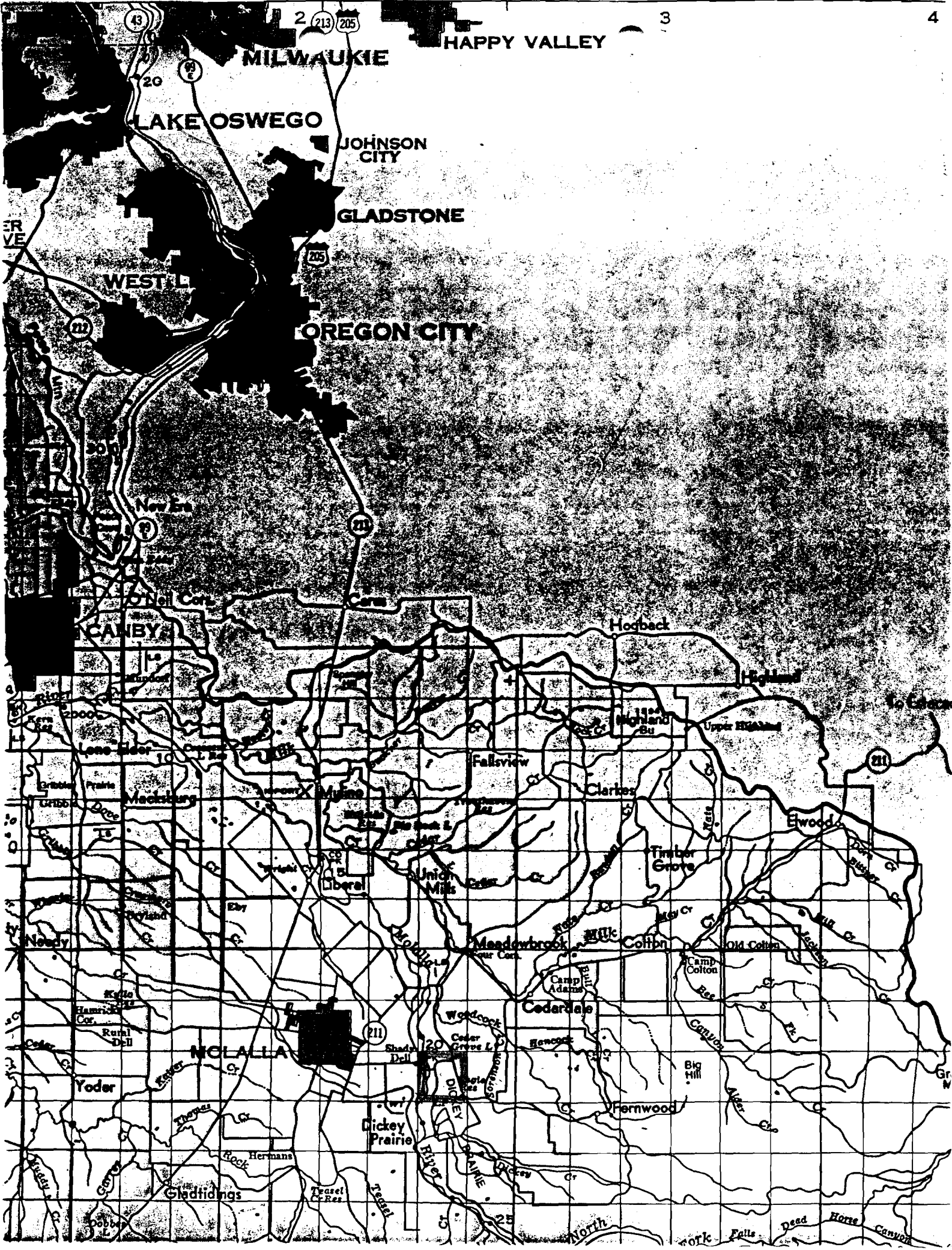
7358

7350

8000

N. B. ...





MILWAUKIE

HAPPY VALLEY

LAKE OSWEGO

JOHNSON CITY

GLADSTONE

WEST LAFAYETTE

OREGON CITY

CANBY

Hogback

McLALLA

211

20

DIXIE

25

211

211

20

DIXIE

25

North

York Falls

Dead Horse Canyon

DAVE

INTERDEPARTMENT MEMO

TO: Watermaster District # 16
FROM: Adjudication Section
RE: Surface Water Registration

Enclosed is a copy of a Registration Statement and accompanying map that has been filed in your district. It has been numbered SWR #85.

We are gathering information about this claim to a pre-1909 water use and would like you to assist us by filing out the checklist below and including any comments that you think might be of significance.

(Yes or No)

1. Do you know anything about this water use? No
2. Have there been any distribution problems relating to this claim? No
3. Do you have reason to believe that the claimed priority date is not accurate? No
4. Does the quantity of water claimed look unreasonable for the uses named? No
5. Does the place of use look to be accurately depicted by the CWRE map enclosed? ?
6. Do you know if there has been a period of more than a five years of non-use? No
7. Should someone in our section contact you concerning this claim? No

If you answered yes to any of the above questions, please explain below on an additional sheet of paper.

Attach any memo's or correspondence that deal with this water use and return to the Adjudication Section at the address below.

Thank you for your assistance.

Sincerely,

Don

Adjudication Section

Enclosures

August 28, 1992

David T. & Judith A.S. Chapman
32694 Dickey Prairie RD
Molalla OR 97038

RE: Surface Water Registration

Dear David T. & Judith A.S. Chapman,

This will acknowledge that your Surface Water Registration Statement in the name of David T. & Judith A.S. Chapman has been received by our office. The fees in the amount of \$200.00 have been received and a receipt # 91028 was given to you when you dropped off your claim. Your claim has been numbered SWR-85.

Our office will review your form and map in the near future. If necessary we will schedule a meeting with you that will include a site inspection. If there are problems with your form we are usually able to take care of them during our visit. We will be able to answer any questions you might have about the adjudication process at that time.

Please feel free to contact this office if you have any questions.

Sincerely,



Dwight French
Adjudication Section

enc.



STATE OF OREGON
WATER RESOURCES DEPARTMENT
 3850 PORTLAND ROAD NE
 SALEM, OR 97310
 378-8455/378-8130 (FAX)

RECEIPT # **91028**

RECEIVED FROM: David Chapman
 BY: _____

APPLICATION	
PERMIT	
TRANSFER	

CASH: CHECK: # 24-24 OTHER: (IDENTIFY)

TOTAL REC'D \$ 200.00

01-00-0 WRD MISC CASH ACCT

842.010	ADJUDICATIONS	\$ <u>200.00</u>
831.087	PUBLICATIONS/MAPS	\$
830.650	PARKING FEES Name/month	\$
_____	OTHER: (IDENTIFY)	\$

02-00-0 FEDERAL FUNDS

_____	OTHER: (IDENTIFY)	\$
-------	-------------------	----

03-00-0 WRD OPERATING ACCT

MISCELLANEOUS:		
840.001	COPY FEES	\$
850.200	RESEARCH FEES	\$
880.109	MISC REVENUE: (IDENTIFY)	\$
520.000	OTHER (P-6): (IDENTIFY)	\$
WATER RIGHTS:		
842.001	SURFACE WATER	\$
842.003	GROUND WATER	\$
842.005	TRANSFER	\$
WELL CONSTRUCTION		
842.022	WELL DRILL CONSTRUCTOR	\$
842.016	WELL DRILL OPERATOR	\$
	LANDOWNER'S PERMIT	\$

EXAM FEE		RECORD FEE
\$	842.002	\$
\$	842.004	\$
\$	842.006	\$
EXAM FEE		LICENSE FEE
\$	842.023	\$
\$	842.019	\$
	842.024	\$

06-00-0 WELL CONST START FEE

842.013	WELL CONST START FEE	\$	CARD #	
	MONITORING WELLS	\$	CARD #	

45-00-0 LOTTERY PROCEEDS

864.000	LOTTERY PROCEEDS	\$
---------	------------------	----

07-00-0 HYDRO ACTIVITY

842.011	POWER LICENSE FEE(FW/WRD)	LIC NUMBER	\$
842.115	HYDRO LICENSE FEE(FW/WRD)		\$
_____	HYDRO APPLICATION		\$

RECEIPT # **91028**

DATED: 8-25-92 BY: D. Chapman